



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

Floodplain Advisory Committee

Thursday, March 2, 2023

4:00 PM

City Hall Grandad Room
Virtual via Zoom

Call to Order

Roll Call

Code of Ethics - Chapter 2, Article V, Division 2

https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodet=PTIGEOR_CH2AD_ARTVOFEMDE_DIV2COET

Approval of Minutes from December 1, 2022

Meeting Slides - <https://filecloud.cityoflacrosse.org/index.php/s/bDe8mP7rp7JxZis>

Agenda Items:

[21-1681](#)

FEMA Violations

[23-0176](#)

Resolution appropriating ARPA funds to pay for the remediation required on detached garages which violate the current floodplain standards per FEMA.

Sponsors: Richmond

Attachments: [Resolution](#)

[Staff Report](#)

[23-0139](#)

Floodplain Ordinance Repeal/Replace Sponsor

[23-0140](#)

Emergency Management and Grants

[23-0262](#)

Floodplain Grant application and waiver- 2833 Hamilton Street.

Attachments: [Floodplain Application 2833 Hamilton.pdf](#)

[Towne Fill invoice.pdf](#)

[FINAL AS BUILT EC.pdf](#)

[PRE-CONSTRUCTION EC.pdf](#)

Next Meeting

Adjournment

PARTICIPATION LINK for Council Members and Department Heads and others needing to participate:

Join Zoom Meeting

[https://cityoflacrosse-org.zoom.us/j/89411280950?](https://cityoflacrosse-org.zoom.us/j/89411280950?pwd=SEUrUUFhTngreVFyM25TRHBGbeE9WQT09)

pwd=SEUrUUFhTngreVFyM25TRHBGbeE9WQT09

Meeting ID: 894 1128 0950

Passcode: 986651

One tap mobile

+16465588656,,89411280950# US (New York)

+16469313860,,89411280950# US

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Committee Members:

Andrea Richmond (Chair)

Barb Janssen

Scott Neumeister

Mac Kiel

Bill Bosshard

Richard Schultz

Sharon Hampson



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 21-1681

Agenda Date: 3/2/2023

Version: 1

Status: Agenda Ready

In Control: Floodplain Advisory Committee

File Type: Status Update

Agenda Number:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0176

Agenda Date: 3/2/2023

Version: 3

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution appropriating ARPA funds to pay for the remediation required on detached garages which violate the current floodplain standards per FEMA.

RESOLUTION

WHEREAS, Federal Emergency Management Agency (FEMA) manages the National Flood Insurance Program (NFIP) that provides flood insurance to the public; and

WHEREAS, Resolution 22-0643 was approved for \$24,000 for the remediation of sixteen garages, an additional ten properties have come forward; and.

WHEREAS, Resolution 22-1352 was approved for \$30,000 for the remediation of the additional ten properties, four more owners opted for flood vents as remediation in lieu of Deed Restrictions raising the number of vents, installs, and Elevation Certificates required; and

WHEREAS, there are currently in excess of thirty properties on the north side of La Crosse who have garages that are below the base flood elevation, which violates the current floodplain standards; and

WHEREAS, in order for City residents to continue to qualify for subsidized flood insurance per the NFIP, these violations are required be mitigated either by placing flood vents in the existing garages or by elevating the finished floor; and

WHEREAS, FEMA requires verification of compliance in the form of an updated elevation certificate.

NOW, THEREFORE, BE IT RESOLVED BY THE Common Council of the City of La Crosse that it hereby appropriates an additional sum of up to \$10,000.00 from the ARPA Lost Revenue Allocation fund to pay for the purchase and installation of flood vents and updated elevation certificates.

BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that the Fire Department – Division of Community Risk Management and the City Finance Department are hereby authorized to take any and all steps necessary to effectuate this resolution.



CITY OF LA CROSSE

**400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org**

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0139

Agenda Date: 3/2/2023

Version: 1

Status: Agenda Ready

In Control: Floodplain Advisory Committee

File Type: Status Update

Agenda Number:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0140

Agenda Date: 3/2/2023

Version: 1

Status: Agenda Ready

In Control: Floodplain Advisory Committee

File Type: Status Update



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0262

Agenda Date: 3/2/2023

Version: 1

Status: Agenda Ready

In Control: Floodplain Advisory Committee

File Type: Request

Agenda Number:

Section A-Name, Address, Property Information

Property Identification Number/s:

17-10235-20

Address:

2833 Hamilton St.

Owners Name:

Victor Towne

Owners Telephone Number:

608-738-6726

Owners Email Address:

Buyers Name *(If property is being sold):

Buyers Address*:

Buyers Telephone Number*:

Section B-Property Floodplain Information

Base Flood Elevation on Parcel:

643.8

Lowest Finished Floor Elevation of Principal Structure (House):

Lowest Adjacent Grade Elevation (Next to Principal Structure):

641.0

Location of Furnace, Water Heater, AC, Air Exchange, Etc.

1st floor

Number of Structures other than the Principal Structure/House on Parcel (Including sheds and garages with a roof supported by walls or columns)



Aerial Photograph of Parcel Attached

Section C-Engineer and Contractor Information

Engineering Consultant and Contact Information:

Engineer Business Name:

Engineer Business Telephone Number:

Engineer Representative Name:

Engineer Representative Telephone (Direct Line or Cell Phone) Number:

Engineer Representative E-mail Address:

Contractor Business Name:

Lynn Builders LLC

Contractor Business Telephone Number:

608-487-1120

Contractor Representative Name:

Contractor Representative Telephone (Direct Line or Cell Phone) Number:

Contractor Representative E-mail Address:

Attach: Contractor Estimate/Quote (Detailed by Line Item).

Section D-Improvements Information

Nature of Improvements (List all eligible activities)

Fill prior to construction of home

Estimated Cost of Improvements

\$ 15,950.82

Final Cost of Improvements

\$ 15,950.82

Date of Completion of Improvements

invoice date 10/26/2022

Letter of Map Revision Date of Application (Not applicable for basement only fill grants)

Letter of Map Revision Date of Receipt/Confirmation: (Not applicable for basement only fill grants)

Approval from Neighbors (Attach signatures and/or letters) (Not applicable for basement only fill grants)

Engineer and Contractor Invoice, Payment Confirmation Attached

Conditional Letter of Map Revision and Letter of Map Revision Attached

Requested Reimbursement Amount:

LOMR Improvements (No More than 90% of eligible engineering and construction costs up to \$25,000.

Basement Stabilization Grant (No more than 90% of the costs up to \$25,000.00)

Noncompliance identified by FEMA (No more than 90% of the costs up to \$25,000.00)

Note: The cost of engineering services related to all floodplain relief grants are part of the \$25,000 maximum allowed under this program.

Section E-Request for 90% Reimbursement

Owner hereby certifies that the above stated work and successful Letter of Map Revision (LOMR) has been completed or in the case of basement stabilization funding, the work has been completed in accordance with all local, state and federal requirements, received and is on file with the City and the contractor and engineer/consultant has been paid for the above stated services in their entirety (Paid Invoices are Required for city documentation).

Owner acknowledges the terms and conditions of the Floodplain Grant Program.

Owner is hereby requesting a reimbursement grant for all above stated eligible activities/costs based upon the terms of this program.

Important Note: In order to receive direct payment to contractors (only under the compliance-basement fill portion of this grant), contractors must submit invoices to owners first for their signature and then to the City for direct payment requests from the City to the contractor. Payees must also have a W-9 on file with the City.

Owner/Sellers Signature

Completed by Staff

Date

Lynn Builders LLC

950 Stannard Dr.
Sparta, WI 54656

Date	Invoice #
10/26/2022	1240

Bill To
Towne, Victor & Kimberly 2883 HAMILTON St. La Crosse, WI 54601

Terms	Project
Due on receipt	

Quantity	Description	Rate	Amount
	FILL FOR FLOOD PLAIN LOT @ 2883 HAMILTON ST NEW HOME	15,950.82	15,950.82

WE APPRECIATE THE OPPORTUNITY TO SERVE YOU!

Total **\$15,950.82**

Phone # 608-487-1120 Fax # 1-608-269-2705 sambrown@lynnbuilders.biz

Payments/Credits \$0.00

Balance Due \$15,950.82 **14**

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Victor Towne				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2833 Hamilton Street				Company NAIC Number:	
City La Crosse		State Wisconsin		ZIP Code 54603	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 19 & 20, Freimuth's Subd'v of Blocks 20 & 25 of Oak Grove Park Addn., City of La Crosse, La Crosse Co., WI; parcel 17-10235-20					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>residential</u>					
A5. Latitude/Longitude: Lat. <u>43.86282</u> Long. <u>-91.23251</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>960.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of La Crosse, 555562			B2. County Name La Crosse County		B3. State Wisconsin
B4. Map/Panel Number 55063C0251D	B5. Suffix D	B6. FIRM Index Date 01-06-2012	B7. FIRM Panel Effective/ Revised Date 01-06-2012	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 643.8 feet
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2833 Hamilton Street			Policy Number:	
City La Crosse	State Wisconsin	ZIP Code 54603	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: City of La Crosse Benchmarks Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


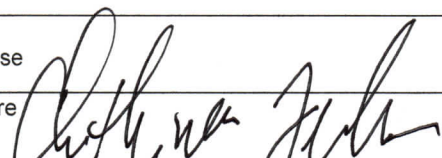
Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 646.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | 646.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 646.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 645.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 645.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Christopher W. Fechner	License Number S2448		
Title Wisconsin Professional Land Surveyor			
Company Name Coulee Region Land Surveyors, LLC			
Address 917 South 4th Street, Ste 104			
City La Crosse	State Wisconsin		ZIP Code 54601
Signature 	Date 02-17-2022	Telephone (608) 784-1614	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

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City La Crosse		State Wisconsin		ZIP Code 54603	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 19 & 20, Freismuth's Subd'v of Blocks 20 & 25 of Oak Grove Park Addn., City of La Crosse, La Crosse Co., WI; parcel 17-10235-20					
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ELEVATION CERTIFICATE

OMB No. 1660-0008
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Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>646.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>646.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>646.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>645.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>645.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

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This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Christopher W. Fechner	License Number S2448		
Title Wisconsin Professional Land Surveyor			
Company Name Coulee Region Land Surveyors, LLC			
Address 917 South 4th Street, Ste 104			
City La Crosse	State Wisconsin		ZIP Code 54601
Signature 	Date 11-23-2021	Telephone (608) 784-1614	Ext.

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Comments (including type of equipment and location, per C2(e), if applicable)