



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Floodplain Advisory Committee

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Thursday, December 2, 2021

4:30 PM

Southside Neighborhood Center  
Virtual Via Lifesize

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#### Call to Order

Meeting was called to order by Chair Richmond at 4:30 PM.

#### Roll Call

All members present, in addition to Sarah Rafajko, Mitch Reynolds, Mark Neumann, and David Reinhart.

Present: 7 - Andrea Richmond, Scott Neumeister, Barb Janssen, Bill Bosshard, Mac Kiel, Richie Schultz, Sharon Hampson

#### Approval of Minutes from 10/07/2021 Meeting

A motion was made by Janssen, seconded by Kiel, that this be ADOPT ACTIONS BY SINGLE VOTE . The motion carried by voice vote.

#### Agenda Items:

##### [21-1678](#)

Ebner Coulee LOMR-F

Sarah gave a demonstration of how to use the City GIS Floodplain Inventory Map which shows the new floodplain effective March 2, 2022. Discussed that all properties that are questionable will have to be evaluated with an Elevation Certificate, owners of which will be notified at a later date, but prior to the March 2nd effective date.

Also spoke about Elevation Certificates and who should bear the burden of that expense. Michael Lydon provided an estimate of \$175 per EC if the City contracts and pays him to do the ECs and \$350 per EC for if each homeowner contracts it individually. The Committee would like to get more quotes. Sarah explained that it is not customary for municipalities to provide EC's and they fall under the owner's responsibility, and in this case the EC's will pay for themselves.

The Committee commended the work of SEH and City for their work to make this happen and those who fought hard to start the process to begin with.

[21-1680](#)

## Flood Hazard Mitigation Plan

Levees were discussed and an example was provided regarding a small town in Minnesota who built their levee at the same time and to get it certified, they are paying \$10 million. Their levee is about 700 feet long. City of La Crosse has 4-5 miles of levee so we would be looking at \$70-100 million.

We are looking at every possible option including acquisition, structural mitigation, large scale infrastructure, and remapping. No form of large scale infrastructure will address the groundwater issue. The only option for remediation on those is to fill the basement.

Next Flood Hazard Mitigation Plan Meeting is scheduled for January 19th, 2022 at 5pm.

[21-1681](#)

## FEMA Violations

Some letters have been sent out. We are still waiting for the Deed Restriction to be approved by FEMA. Once approved, the deed restriction will have to be approved by the council. The letters that have gone out thus far are for the vents. If you hear from a constituent, please have them contact me.

Chairperson Richmond elaborated on the circumstances of a particular case on 2139 Charles St. where the City took care of installation of the vents. It was stated that the floodplain manager at the time was onsite and took photos.

The City also contracted the work, so there should be an invoice on file with finance that we can use to verify the permit amount. Sarah reached out to engineering and planning for any records of the work that took place, and both departments responded that they don't have anything.

Richie asked about the FEMA violations and Sarah explained that FEMA does a visit every 3-5 years. FEMA was in the City 2004, 2007, 2012, and 2017. Several violations are a result of code misinterpretation. There are currently 46 violations, but there were 54. FEMA removed 8 because the City was able to prove with documentation that those were not violations. Of the violations that remain: 23 can be resolved with a deed restriction, 11 can be solved with flood vents, and 8 that will require elevation and basements abandoned.

Sharon asked what form the deed restriction would take. The deed restriction would alert future owners that they will not be able to pull any permits besides demolition or remediation on the garages that are less than 2 feet below flood.

## Reschedule Meeting Time to 4 PM

All members who are present support moving the meeting time to 4 PM.

**Present:** 6 - Andrea Richmond, Scott Neumeister, Barb Janssen, Mac Kiel, Richie Schultz, Sharon Hampson

**Excused:** 1 - Bill Bosshard

## Adjournment

Chairperson Andrea Richmond adjourned the meeting at 5:18 PM.

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

**You are invited to call Floodplain Advisory Committee on Lifesize.**

**Join the meeting: <https://call.lifesizecloud.com/9480115>**

**Click to call from Mobile (audio only)**

**United States: +1 (877) 422-8614,, 9480115#**

**Call in by Phone (audio only)**

**United States: +1 (877) 422-8614**

**Meeting extension: 9480115#**

**VIEW AND LISTEN ONLY:**

**<https://stream.lifesizecloud.com/extension/9480115>**

*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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*