



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Floodplain Advisory Committee

Wednesday, March 6, 2024

4:00 PM

Grandad Room

Call to Order

Roll Call

Approval of Minutes

Minutes of the November 9, 2023

Agenda Items:

Introduce Tera Maldonado as the Floodplain Manager

[24-0341](#) Update on Floodplain Violations.

[24-0342](#) Floodplain Relief Grant for 3102 Chestnut Pl.

Attachments: [AR Contract Billings and Receipts](#)
[ebner flood plain relief grant](#)
[sign page 127](#)

Future Agenda Items

Adjournment

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: Bill Bosshard, Tamra Dickinson, Karla Doolittle, Erin Goggin, Sharon Hampson, Barb Janssen, Mac Kiel



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Text File

File Number: 24-0341

Agenda Date: 3/6/2024

Version: 1

Status: Agenda Ready

In Control: Floodplain Advisory Committee

File Type: General Item

Agenda Number:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0342

Agenda Date: 3/6/2024

Version: 1

Status: Agenda Ready

In Control: Floodplain Advisory Committee

File Type: General Item

Contract Billings and Receipts

Contract: 23458-00 West Coast Developments LLC Material Hauling

Customer # 32169 West Coast Developments LLC	Contract Billed	Retainage	Tax	Current Due
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Billings

Invoice :	66591	12/15/23	JB App #1-Final	24,091.14	0.00	0.00	24,091.14
Total Billings :				24,091.14	0.00	0.00	24,091.14

Receipts

Check # 1014	01/02/24	Trans # 10				-24,091.14
Total Receipts:				-24,091.14		-24,091.14

Current Balance Remaining:23458-00

0.00

Contract Billings and Receipts

Grand Totals	Contract Billed	Retainage	Tax	Current Due
	24,091.14	0.00	0.00	24,091.14
			Total Receipts	-24,091.14
			Total Balance Remaining	<u>0.00</u>



Floodplain Relief Program

Section A-Name, Address, Property Information

Tax Parcel Number(s) North part of 17-10315-618, north of Floodway line to Chestnut Street.

Address 3102 Chestnut Place, La Crosse, WI

Owner's Name : West Coast Development LLC, 3152 33rd St So, La Crosse, WI

Owner's Telephone Number 608-317-9292

Owner's Email Address (preferred, but optional) vanaelstyn.joe@gmail.com

Buyer's Name*

Buyer's Address*

Buyer's Telephone Number*

* Only required if property is being sold

Section B-Property Floodplain Information

Base Flood Elevation on Parcel 654.1

Lowest Finished Floor Elevation of Principal Structure (House) (minimum) 656.56, Proposed 660. Most designs have first floor garage with Living space at 670 elevation.

Lowest Adjacent Grade Elevation (Next to Principal Structure) (existing and proposed) 658

Are the Furnace, Water Heater, AC, Air Exchange, etc. above the flood protection elevation (2 feet above the base flood elevation)?yes per plans

Section B Required Attachments☒ Aerial Image of Parcel**Section C-Engineer and Contractor Information****Engineer Contact Information (Optional)**

Engineer Business Name Verbicher

Engineer Business Telephone Number 608-524-6468

Engineer Representative Name Niel Pfaff

Engineer Representative Telephone (Direct Line or Cell Phone) Number 608-393-1881

Engineer Representative E-mail Address npfa@verbicher.com

Also Braun Intertec

Contractor Contact Information

Contractor Business Name Jon Sopher

Contractor Business Telephone Number 608-779-9717

Contractor Representative Name Jon Sopher

Contractor Representative Telephone (Direct Line or Cell Phone) Number 608-769-9898

Contractor Representative E-mail Address jon@intrustllc.com

Estimated Cost of Improvements \$47,000 to \$55,000 prior to shovel in the ground.

Section C Required Attachments☒ Line-item detailed contractor estimate/quote attached

Section D-Improvements Information

Nature of Improvements (List all eligible activities)

North Portion will be mixed use Commercial and Multifamily, center will be walking and biking trails hopefully linking to State Trail and City Trail providing access to Kwik Trip Industrial and Downtown. South of center is Multifamily. There is a natural existing Canoe and Kayak landing on adjacent DOT land to West. We have proposed a lease from DOT for the Landing and Trail extension.

Final Cost of Improvements Three to Ten Million depending on Success of LOMA-F

Date of Completion of Improvements 12/31/2024

Letter of Map Revision Date of Application (If applicable) Winter 2023

Letter of Map Revision Date of Receipt/Confirmation (If applicable) Spring 2024

Section D Required Attachments

- ☐ Letters or signatures of approval from neighbors (If applicable) not applicable
- ☒ Engineer and Contractor Invoice, Payment Confirmation
- ☐ Conditional Letter of Map Revision and Letter of Map Revision (If applicable)

Requested Reimbursement Amount \$40,000

- ☒ For LOMR-F (No More than 90% of eligible engineering and construction costs up to \$40,000)
- ☐ For basement stabilization (No more than 90% of the costs up to \$40,000)
- ☐ For noncompliance identified by FEMA (No more than 90% of the costs up to \$40,000)

Note: The cost of engineering services related to all floodplain relief grants are part of the \$40,000 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 Relief 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's Signature

Joseph Van Aelstyn – Member West Coast Development LLC

Date 12/01/2023



Floodplain Relief Program

Terms

Who Is Eligible?

All landowners having property within the corporate limits of the City of La Crosse including residential property owners, businesses, non-profit organizations, state agencies and educational institutions with all or a portion of their property located in the 1% annual chance flood zone (Special Flood Hazard Zone) are eligible. Tenants and others not having direct financial ownership or interest are not eligible. Programs are applicable to targeted areas indicated in the City's flood relief mapping zones, based upon need and feasibility.

What Activities Does This Program Fund?

All eligible activities included below when the resulting effect is the removal of property structures from the Special Flood Hazard Zone resulting in a Letter of Map Amendment or Revision:

- Earthwork
- Foundation and Structure Improvements including fill
- Electrical, Plumbing, Utility and HVAC improvements when necessary due to other eligible activities
- Relocation of utilities and/or addition of a utility closet
- Raising or Elevating Structures
- Demolition or Razing
- Survey Work, Elevation Certificates
- Consultant Assistance for the application of a LOMA or LOMR
- Landscaping, retaining walls, paving as needed to repair or replace any components removed or damaged by the site work
- Reimbursement for temporary relocation accommodations arranged through the City.

Commented [CK1]: "find property improvements under Federal change to property structures"

Commented [CK2]: "as needed to repair or replace any components removed or damaged by the site work"

How Much Funding is Available?

The City of La Crosse offers this program annually and conditionally pending City Council annual Capital Improvement Appropriations. Applicants may qualify for other municipal funding programs to supplement this grant.

City Responsibilities

The City of La Crosse is offering 90% toward preliminary engineering and 90% toward construction reimbursement up to a total of \$40,000 per parcel to eligible applicants with improvement costs that result in compliance with the Floodplain Zoning Ordinance, potentially

mitigating the costs of high-risk flood insurance. The City and its agents shall not be held liable or responsible for the actual construction or construction contract administration which is the sole responsibility of the property owner.

Basement Stabilization Only Program

Under this program, the City is also offering 90% funding up to a total of \$40,000.00 per parcel to eligible applicants who plan to fill basement spaces to address groundwater inundation or who make improvements in compliance with an order to correct for floodplain related compliance issues. This portion of the program does not require the applicant achieve a Letter of Map Revision, but applicants must comply with all local, state and federal requirements. In order to apply for the basement stabilization funding, applicants must meet the following:

- Submit a complete application and gain approval from the City's Floodplain Advisory Committee
- Provide a comprehensive contractor cost estimate for the project
- Meet all local, state and federal requirements for making improvements in the Special Flood Hazard Area
- Enter into a first right of refusal agreement with the City for city-acquisition, should the property be put on the market, limited to the appraised fair market value of the property at the time of the sale. (for basement fill grants only)

Note: Recipients of City funding will need to provide a W-9 before funds are dispersed and detailed (line item) invoices for the eligible expenses under this program. In order to receive direct payment to contractors, 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.

Instructions for Applicant

All fields are required unless otherwise noted.

Before beginning work

1. Complete **Section A: Name, Address, Property Information**
2. Complete **Section B: Property Floodplain Information**
3. Complete **Section C: Contractor Information**

After work has been completed

4. Complete **Section D: Improvements Information**
5. Complete **Section E: Request for Reimbursement**

August 3, 2023

City of La Crosse Floodplain Relief Program

Section E-Request for 90% Reimbursement

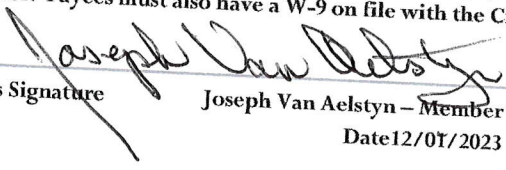
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Owner's Signature


Joseph Van Aelstyn – Member West Coast Development LLC
Date 12/07/2023