



## Floodplain Relief Program

### Section A-Name, Address, Property Information

Tax Parcel Number(s) 17-10264-10

Address 1007 PALACE ST

Owner's Name City of La Crosse

Owner's Telephone Number 608-789-7559

Owner's Email Address (preferred, but optional flottmeyerj@cityoflacrosse.org)

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 643.8

Lowest Finished Floor Elevation of Principal Structure (House)

Lowest Adjacent Grade Elevation (Next to Principal Structure)

Are the Furnace, Water Heater, AC, Air Exchange, etc. above the flood protection elevation (2 feet above the base flood elevation)? N/A

**Section B Required Attachments**

- Aerial Image of Parcel

**Section C-Engineer and Contractor Information**

**Engineer Contact Information (Optional)**

Engineer Business Name River Architects

Engineer Business Telephone Number 608-785-2217

Engineer Representative Name Mike Swinghammer

Engineer Representative Telephone (Direct Line or Cell Phone) Number 608-785-2217 Ext 102

Engineer Representative E-mail Address Michael Swinghamer <M.Swinghamer@river-architects.com>

**Contractor Contact Information**

Contractor Business Name N/A

Contractor Business Telephone Number N/A

Contractor Representative Name N/A

Contractor Representative Telephone (Direct Line or Cell Phone) Number N/A

Contractor Representative E-mail Address N/A

Estimated Cost of Improvements \$750,000.00

**Section C Required Attachments**

- Line-item detailed contractor estimate/quote

### Section D-Improvements Information

Nature of Improvements (List all eligible activities)

Removal of the structure in FEMA violation and the re-construction of a new facility.

Final Cost of Improvements \$750,000.00

Date of Completion of Improvements Unknown

Letter of Map Revision Date of Application (If applicable)

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

#### Section D Required Attachments

- Letters or signatures of approval from neighbors (If applicable)
- Engineer and Contractor Invoice, Payment Confirmation
- Conditional Letter of Map Revision and Letter of Map Revision (If applicable)

Requested Reimbursement Amount

- 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.**

James Flottmeyer

09-18-2024

Owner's Signature

Date

## Badger Hickey Park:

### *January 2022 Update from the City:*

Letter is provided below. I have been in communications with the Parks Department on remediation and have given them my recommendation to consult with an engineer on the most cost-effective solution. Parks will go with the method suggested by the engineer and inform me of their decision so I can alter the compliance date if necessary. Parks has assured me that they will have no issue remediating.

### *August 2021 Update from the City:*

The city provided the below timeline for mitigation of the structure via dry floodproofing or elevation of the lowest floor.

30 days	Send OTC to the parks department with the following options: <ul style="list-style-type: none"><li>• Dry floodproof structure to 1 foot above BFE, elevate electrical and mechanicals to at or above FPE within 1 year.</li><li>• Elevate the structure so finished floor is at or above FPE within 2 years.</li></ul>
60 days	Contact the parks department and request their chosen plan of action.
120 days	Check for permit and request signed contract from contractor performing mitigation. Begin sending citations if the owner has made no contact and no progress.
Every 30 days	Check for permits on file, contact the owner for a progress report. Continue citations if no contact and no progress.
Upon Completion	Send as-built documentation and photos to FEMA

### *Regional Response/Comments:*

The Region concurs with either of the two proposed options and timeframes. If dry floodproofing is used an architect or professional engineer must complete and seal the dry flood proofing form as part of the permit process.

### *Community Actions Remaining:*

- The city to provide 90-day updates on progress including copies of the initial letter to the property owner.
- The city will need to issue permits, review plans for compliance and inspect the remediation work.
- Once completed, the city will need to provide as-built documentation (new elevation certificate or floodproofing certificate if dry floodproofed)/photos of completion.



**La Crosse Fire Department - Division of Community Risk Management**  
Ken Gilliam - Fire Chief

400 La Crosse St., La Crosse, WI  
(608) 789-7530

[www.cityoflacrosse.org](http://www.cityoflacrosse.org)  
[inspection@cityoflacrosse.org](mailto:inspection@cityoflacrosse.org)



## OFFICIAL ORDER TO CORRECT CONDITION OF PREMISES

CITY OF LA CROSSE  
400 LA CROSSE ST  
LA CROSSE, WI 54601

Ref No: OTC-BLDG-018137-2021

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Parcel: 17-10264-10 (1007 PALACE ST )

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A recent inspection of the above captioned premises revealed conditions that are in violation of the Ordinances for the City of La Crosse and/or Wisconsin Administrative Code. Failure to correct the violations noted herein within the time set or failure to comply with the notice may subject you to prosecution and to penalties of up to \$500.00 per violation and/or other penalties in the manner provided in of the City of La Crosse Municipal Code.

You are hereby ordered to correct each violation listed below by the following date: 12/30/2022, except as otherwise set forth below. Your failure to maintain compliance with this order may subject you to prosecution as noted above.

**VIOLATION.** - *Dry floodproof structure to 1 foot above BFE, elevate electrical and mechanicals to at or above FPE within 1 year.* - *Elevate the structure so finished floor is at or above FPE within 2 years. CONTACT ME BY MARCH 1, 2022 REGARDING YOUR CHOSEN REMEDIATION.*

Pursuant to the City of La Crosse Municipal Code of Ordinances and pursuant to s,Comm, 115-281 of the Wisconsin Administrative Code,

Sec. 115-281. - Floodfringe district (FF). Zone AE on the FIRM Map; outside the floodway which is covered by floodwaters during the regional flood and is associated with standing water rather than flowing water,  
(1)Applicability. This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to section 115-282(1)(d), (2)Permitted uses. Any structure, land use, or development is allowed in the Floodfringe District if the standards in section 115-281(3) are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates have been issued.(3)Standards for development in the Floodfringe. Section 115-276 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of section 115-222 Nonconforming Uses;a.Residential uses. Any structure, including a manufactured home, which is to be newly constructed, or moved into the floodfringe shall meet or exceed the following standards: Any existing structure in the floodfringe must meet the requirements of section 115-222 Nonconforming Uses;1.The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 115-281(3)(a)(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.2.The basement or crawlway floor may be placed at the regional flood elevation if it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation;3.Contiguous dry land access shall be provided from a structure to land outside of the floodplain, except as provided in subsection (3)a.4 of this section.4.In developments where existing street or sewer line elevations make compliance with subsection (3)a.3 of this section impractical, the City may permit new development and substantial improvements where roads are below the regional flood elevation, if:(i)The City has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or(ii)The City has a DNR approved emergency evacuation plan.b.Accessory structures or uses.1.Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.

By order of the Fire Department - Division of Community Risk Management per Inspector: Sarah.

**OFFICIAL ORDER TO CORRECT CONDITION OF PREMISES**

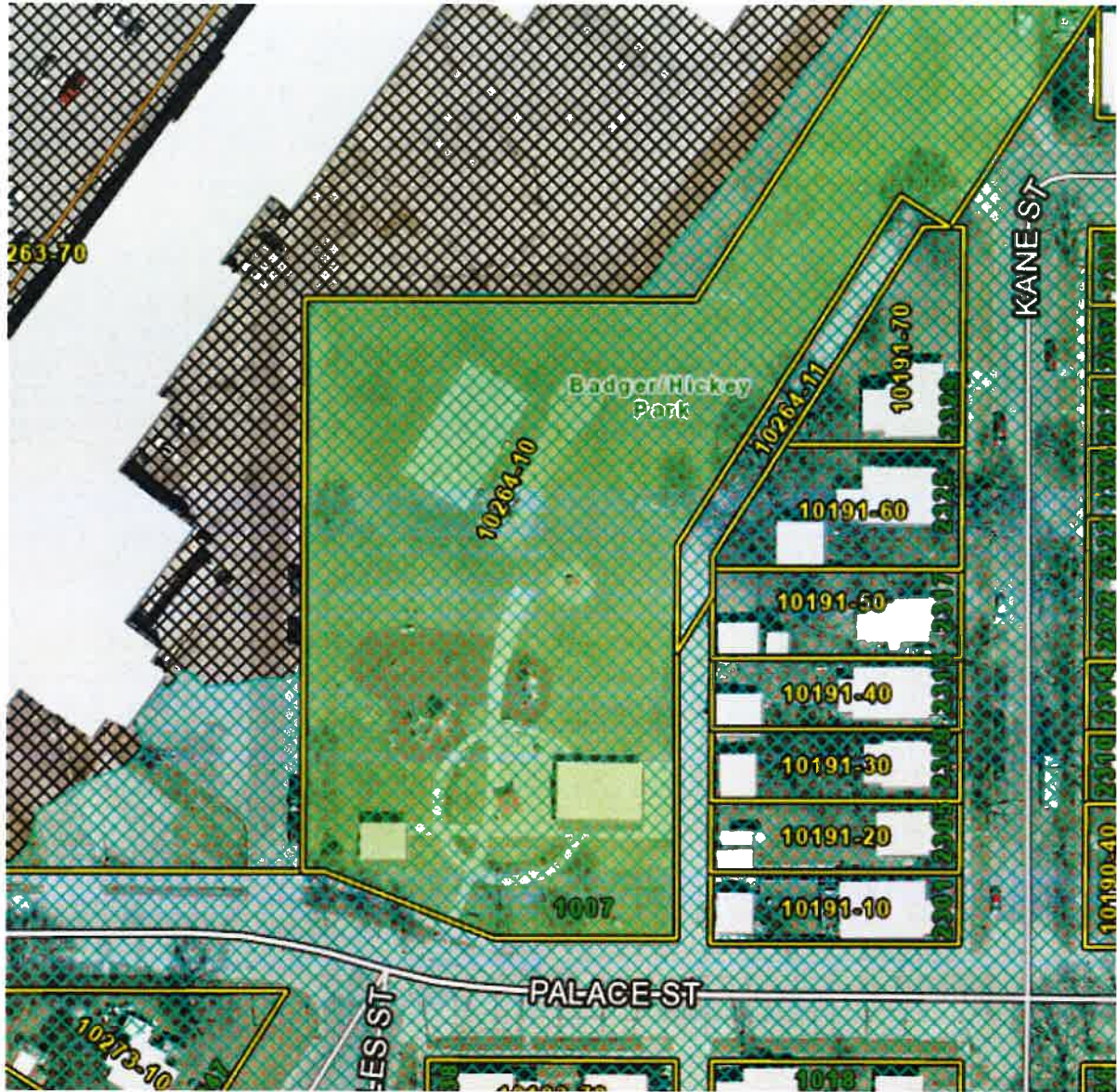
For further information, call the above named Inspector at (608) 789-8678 or the department's main number (608) 789-7530. Department hours are from 7:30 a.m. to 4:30 p.m. weekdays.

This order was served via US Mail on 12/30/2021.

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Inspector: [Signature]

By Sarah on 12/30/2021







**CONSTRUCTION ESTIMATE**

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Option or probable construction cost to raise the new structure above the required base flood elevations vs. a standard slab on grade.

ITEM	COST
Extra excavation and fill	4,500
Additional east and west concrete steps	8,700
Additional southwest concrete steps and seating platforms	9,200
Additional concrete ramp	28,700
Additional handrails at steps	6,900
Additional concrete foundation walls at raised platform and building structure	39,800
Additional handrails and metal guardrails around ramp and raise platform	31,400
Additional structure and reinforcing required for the increase in building height	12,500
Additional foundation insulation	2,800
Additional electrical and plumbing runs	2,500
Construction subtotal	\$147,00
General Conditions (12%)	17,640
<b>TOTAL</b>	<b>\$164,640</b>

# Invoice

## Les Manske & Sons Excavating & Landscaping, LLC

VENDOR #

# 13756

W4845 N. Chipmunk Road  
Stoddard, WI 54658

DATE

3/12/2024

BILL TO

Dept of Parks and Recreation  
Atten: Jim Flottmeier  
City of LaCrosse  
400 LaCrosse St  
LaCrosse, WI 54601

PROJECT #	
JOB NAME	Badger Hickey Park
TERMS	Net 30

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
3/7/2024	Mini Excav...	m1-moved machine to jobsite	1	125.00	125.00
3/7/2024	Mini EX	m1-digging to cap and cut water and sewer	7	125.00	875.00
3/12/2024	50G Excava...	m1-moved machine to job site	1	140.00	140.00
3/12/2024	50G Excava...	m1-digging up water line for drinking fountain and cap	7	140.00	980.00
3/13/2024	Misc job exp.	Items purchased for this job: iron pipe wrench, groove joint plier, galv. cap, hose clamp, male adapter		53.99	53.99
3/28/2024	Misc job exp.	Items purchased for this job: Padlock for locking shelter		7.90	7.90
4/1/2024	truck & trailer	nm-moved 135 excavator from shop to Badger Hickey Park	1.5	145.00	217.50
4/8/2024	Labor	nm-taking shelter apart - salvaging beams	12	75.00	900.00
4/8/2024	Service Truck	m1-hauling amish to jobsite	1	85.00	85.00
4/8/2024	135 Hitachi	m1-taking building down, salvaging beams for re-use at new location	10	170.00	1,700.00
4/10/2024	Service Truck	m1-hauling amish to jobsite	1	85.00	85.00
4/10/2024	19- Kenworth	nm-hauling materials out	8	120.00	960.00
4/10/2024	135 Hitachi	m1-loading materials onto truck & trailer	8	170.00	1,360.00
4/11/2024	135 Hitachi	m1-loading demo and taking out concrete	10	170.00	1,700.00

*It's always a pleasure working with you!*

**Total**

Phone #

608-788-1674

Fax #

608-788-4423

E-mail

lesmanskeandsons@gmail.com

# Invoice

## Les Manske & Sons Excavating & Landscaping, LLC

VENDOR #

# 13756

W4845 N. Chipmunk Road  
Stoddard, WI 54658

DATE 3/12/2024

BILL TO

Dept of Parks and Recreation  
Atten: Jim Flottmeier  
City of LaCrosse  
400 LaCrosse St  
LaCrosse, WI 54601

PROJECT #	
JOB NAME	Badger Hickey Park
TERMS	Net 30

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
4/12/2024	19- Kenworth	nm-hauled 2 loads of demo to La Crosse Co Landfill ( 3.99t, 1.45t )	2	130.00	260.00
4/12/2024	Service Truck	m1-cleaning up metal	5	85.00	425.00
4/12/2024	135 Hitachi	m1-finishing demo of block and concrete	5	170.00	850.00
	Landfill fees	La Crosse Co	5.44	78.75	428.40
4/8/2024	Misc job exp.	Items purchased for this job: Schackle, long paper punch		43.48	43.48
4/8/2024	Misc job exp.	Items purchased for this job: snow fence 4' x 100'		52.74	52.74
4/8/2024	Misc job exp.	Items purchased for this job: 2 pc joint skt adapter		11.85	11.85
4/12/2024	misc	Asbestos Removal		732.62	732.62
4/12/2024	misc	Plumbing permit for cut and cap, furnish and install 1 - 1/2" cap and adapter onto water service line, 1 - 4" cap onto sewer lateral, labor & materials		443.75	443.75
4/16/2024	Dodge	m1-hauled wood away	6	93.00	558.00
4/17/2024	19- Kenworth	nm-hauled out concrete	10	0.00	0.00
4/17/2024	Labor	m1-took out concrete	10	75.00	750.00
4/18/2024	19- Kenworth	nm-hauled out concrete	11	120.00	1,320.00
4/18/2024	Labor	m1-took out concrete	12	75.00	900.00
4/19/2024	19- Kenworth	nm-hauled out concrete	4	120.00	480.00

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**Total**

Phone #

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DATE 3/12/2024

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Dept of Parks and Recreation  
Atten: Jim Flottmeier  
City of LaCrosse  
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LaCrosse, WI 54601

PROJECT #	
JOB NAME	Badger Hickey Park
TERMS	Net 30

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
4/19/2024	135 Hitachi	nm-digging out concrete and loading beams	5	170.00	850.00
4/19/2024	Labor	nm-cutting off posts	3	75.00	225.00
4/19/2024	19- Kenworth	jm-hauled concrete to Mathy	5	120.00	600.00
4/19/2024	135 Hitachi	jm-hauled machine back to shop	1	170.00	170.00
4/19/2024	135 Hitachi	m1-took out brick	7	170.00	1,190.00
4/19/2024	Dodge	m1-hauled brick to Upper Hixton	3	93.00	279.00
7/31/2024	Skidsteer	Truck/trailer to move skidsteer to work site	1	115.00	115.00
7/31/2024	Skidsteer	kb-graded area	5	115.00	575.00
7/31/2024	Labor	kb-seeded and mulched area	5	75.00	375.00
7/31/2024	Labor	jp-raked and seeded area	10	75.00	750.00
7/31/2024	Quad	tw-delivered 7 loads Natural Black Dirt	7	425.00	2,975.00
	Madison Pa...	Madison Parks grass seed per pound	25	5.26	131.50
	Quick2grow	Quick 2 Gro per pound	25	3.56	89.00
	Mulch	Mulch	12	8.00	96.00

*It's always a pleasure working with you!*

<b>Total</b>	<b>\$24,865.73</b>
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Interest at the rate of 1.5% per month will be added to all unpaid balances after 30 days.  
WISCONSIN LEIN LAW REQUIRES US TO NOTIFY OWNER THAT COMPANIES FURNISHING LABOR OR MATERIALS ON THE OWNERS LAND MAY HAVE LEIN RIGHTS ON OWNERS LAND AND BUILDINGS IF NOT PAID FOR LABOR, MATERIALS, AND SERVICES FURNISHED.

Phone #

Fax #

E-mail

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lesmanskeandsons@gmail.com