



Federal Emergency Management Agency

Washington, D.C. 20472

June 13, 2016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Paul R. Soglin
Mayor, City of Madison
210 Martin Luther King Jr. Boulevard, Room 403
Madison, WI 53703

IN REPLY REFER TO:

Case No.: 16-05-3204P
Follows Conditional
Case No.: 15-05-6759R
Community Name: City of Madison, WI
Community No.: 550083
Effective Date of
This Revision: **October 27, 2016**

Dear Mayor Soglin:

The Flood Insurance Study Report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Chicago, Illinois, at (312) 408-5500, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Joe Parisi
County Executive, Dane County

Mr. Roger Lane
Zoning Administrator, Dane County

Mr. Greg Fries, P.E.
Sanitary and Storm Sewer Principal Engineer
City of Madison

Mr. Uriah P. Monday, P.E., CFM
MSA Professional Services

Ms. Michelle Staff
State NFIP Coordinator

Follows Conditional Case No.: 15-05-6759R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Madison Dane County Wisconsin	DETENTION BASIN	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 550083		
IDENTIFIER	Upper Badger Mill Creek LOMR	APPROXIMATE LATITUDE & LONGITUDE: 43.001, -89.499 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 55025C0394G	DATE: January 2, 2009	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 17, 2014 PROFILE(S): 03P, 30P FLOODWAY DATA TABLE: 8
TYPE: FIRM	NO.: 55025C0413G	DATE: January 2, 2009	
TYPE: FIRM	NO.: 55025C0557G	DATE: January 2, 2009	
TYPE: FIRM	NO.: 55025C0576G	DATE: January 2, 2009	

Enclosures reflect changes to flooding sources affected by this revision.
 * FIRM - Flood Insurance Rate Map

FLOODING SOURCE(S) & REVISED REACH(ES)	See Page 2 for Additional Flooding Sources
Badger Mill Creek - From just upstream of US Highway 18 to approximately 100 feet downstream of Nickel Road	

SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Badger Mill Creek	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (unshaded)	YES	YES
	BFEs*	BFEs	YES	YES
	Floodway	Floodway	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 6 NORTH, RANGE 8 EAST AND TOWNSHIP 6 NORTH, RANGE 9 EAST.

Dane County
Unincorporated
Areas
550077

City of Fitchburg
550083

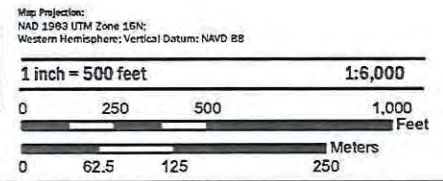
City of Madison
550083

Dane County
Unincorporated
Areas
550077

REVISED
AREA

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A.V, A.B, A.C, A.D, A.E, A.F, A.G, A.H, A.I, A.J, A.K, A.L, A.M, A.N, A.O, A.P, A.Q, A.R, A.S, A.T, A.U, A.V, A.W, A.X, A.Y, A.Z
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
DANE COUNTY, WISCONSIN
AND INCORPORATED AREAS

PANEL **413** OF **850**

COMMUNITY	NUMBER	PANEL	SUFFIX
DANE COUNTY	550077	0413	G
FITCHBURG, CITY OF	550610	0413	G
MADISON, CITY OF	550083	0413	G

REVISED TO REFLECT
LOMR EFFECTIVE:
OCTOBER 27, 2016

VERSION NUMBER
1.0.0.0
MAP NUMBER
55025C0413G
EFFECTIVE DATE
JANUARY 2, 2009

JOINS PANEL 0394

ZONE AE
(EL 966)

ZONE AE
(EL 962)

ZONE AE
(EL 964)

ZONE
AE

ZONE AE
(EL 963)

FLOODING EFFECTS
FROM BADGER
MILL CREEK

2105000 FT

Dane County
Unincorporated
Areas
550077

Profile
Baseline

966.4

965.7

47° 64' 00" N

Badger
Mill Creek

43° 00' 00"

89° 30' 00"

JOINS PANEL 0576

Goose
Lake

MAPLE GROVE DR

DOLPHIN DR

BEIHOFF CT

APPLEGLEN LN

DALLAS DR

12

URICH TER

TONKINESE TR

COSGROVE DR

CORTINAS DR

EVEREST DR

WEIR CIR

KRESTELLER CIR

PHOENIX CT

TILLER TR

ADOBEWAY

12

SANSENS LN

BASALT LN

WOPAT LN

PIZARO CIR

DORAL CIR

PRESCOTT CIR

PAYSON CT



CREATIVITY BEYOND ENGINEERING

Wetland Delineation Report



Maple Grove Drive Parcels

**Town of Verona
Dane County, Wisconsin**

raSmith Project No. 1190974

November 1, 2019

Prepared for:
Sun Prairie Self Storage, LLC
Jamie Lindau
321 Cheyenne Trail
Madison, Wisconsin 53705

Prepared by:
raSmith
Theran Stautz, PWS
Ecologist/Project Manager
4001 Felland Road, Suite 108
Madison, Wisconsin 53718
(608) 421-5317





Sun Prairie Self Storage, LLC
 Maple Grove Drive Parcels
 Town of Verona
 Dane County, Wisconsin


- Map Legend
-  Off-site Wetland
 -  Delineated Wetland (2.13 Acres)
 -  Study Area (13.18 Acres)

NA
 Esri, HERE, Garmin, (c) OpenStreetMap contributors
 NA

Figure 3
 Contour Map

raSmith

CREATIVITY BEYOND ENGINEERING

October 30, 2019 0 75 150
 1190974 1 inch = 150 feet 

Sun Prairie Self Storage, LLC
Maple Grove Drive Parcels
Town of Verona
Dane County, Wisconsin

Map Legend

- Off-site Wetland
- Delineated Wetland (2.13 Acres)
- Study Area (13.18 Acres)

Esri, HERE, Garmin, (c) OpenStreetMap contributors
NA

Figure 6E
2017 Aerial Photo



September 18, 2018 0 75 150
1190974 1 inch = 150 feet



Dane County Land Conservation Division

Shoreland Erosion Control Permit

<i>Permit Number</i>			<i>Project Name</i>	
SE2011-0310			Swan You See Site Grading	
<i>Approved By</i>			<i>Landowner Name</i>	
Jeremy Balousek			Barbara Temkin	
<i>Issued by</i>			<i>Parcel Number</i>	
Jeremy Balousek			0608-132-8790-0	
<i>Issued To</i>			<i>Municipality</i>	
Barbara Temkin			Town of Verona	
<i>Disturbed Area (sq ft)</i>	<i>New Impervious Area (sq ft)</i>	<i>Redeveloped Impervious Area (sq ft)</i>	<i>Location</i>	
220,000	0	0	NW 1/4 of Section 13	
<p>An erosion control and/or stormwater management plan for this project has been reviewed and approved under Chapter 11 or 14, Dane County Code of Ordinances. The plan shall be in effect for the duration of the erosion control permit or in perpetuity for stormwater management permits. All erosion control and stormwater management practices shall be installed and maintained as specified by the approved plan.</p> <p>This card must be posted prominently on site until all disturbed soil has been stabilized. This permit is only for the items specified above. Other permits may be needed.</p>				
<i>Start Date</i>			<i>Stabilization/Expiration Date</i>	
Monday, October 17, 2011			Friday, June 15, 2012	

For questions or concerns related to this permit, please contact Dane County's Land Conservation Division at 608.224.3730



Land Conservation Division
Dane County Land & Water Resources Department
Patrick J. Sutter, County Conservationist

DATE: October 13, 2011

TO: Barbara Temkin
Swan You See, LLC

FROM: Jeremy Balousek, P.E.
Urban Conservation Engineer

RE: **Swan You See Site Grading – Shoreland Erosion Control Plan, SE2011-0310**

The submitted shoreland erosion control plan meets the needs of the site. The plan includes the following requirements:

1. The site may only be accessed off Maple Grove Drive Road using stone tracking pads. The tracking pads must be a minimum of 50' long x 24' wide x 12" deep and be constructed of 3-inch clear stone. No other access may be used and material deposited in the road must be cleaned up at the end of each workday.
2. The existing sediment basins must be maintained during construction. Sediment must be removed as necessary to maintain trapping efficiency.
3. Grading must be confined to the areas shown on the plan. No material storage, vehicle traffic or grading may occur outside the "limits of disturbance" identified on the plan. In the event any of disturbance outside of the proposed limits, additional erosion control measures will be required.
4. The plan includes a construction schedule as follows:

Grading and construction is planned to begin October 17, 2011.

All disturbed areas must be restored, as noted in the plan, by June 15, 2012.

The construction site must follow the plan according to the schedule approved by Dane County Land Conservation. **This permit will expire on the stabilization date included in the plan (June 15, 2012) and may be amended prior to permit expiration only.** This review is for the erosion control requirements of Chapter 11, Dane County Code of Ordinances only and other approvals may be necessary. **The applicant must obtain a permit card from the Land Conservation counter and display it on the site prior to disturbing ground.** It is recommended that you contact the Land Conservation Division prior to picking up the permit card.

Cc: Ryan Quam, P.E., Quam Engineering, LLC (by email)



Construction • Geotechnical
Consulting Engineering/Testing

September 14, 2011
C11265

SEP 16 2011

Mr. Harvey Temkin
Reinhart Boerner Van Deuren sc
22 E. Mifflin Street, Suite 600
Madison, WI 53703

Re: Nesbitt Road – Maple Grove Drive Site
Town of Verona, Wisconsin

Dear Harvey:

As requested, the undersigned visited the site on September 9, 2011 to observe test pits excavated within previously filled areas on the subject site. The property is bounded on the north and west by Maple Grove Drive, on the east by City of Madison storm water detention ponds, and on the south by USH 18-151. We understand the site was filled above original grades by importing soil fill. Reportedly the fill was compacted in layers with a sheepsfoot compactor.

The primary purposes of the test pit exploration were to evaluate the composition of the existing fill and to explore the nature and composition of the underlying native soils. A total of six test pits were excavated on September 9, 2011 in representative locations selected by CGC within the previously filled portion of the site. The pits were excavated by Hammersley Stone Corporation, under subcontract to CGC, using a tracked excavator. The pits were logged by a CGC geotechnical engineer and were then backfilled and tamped with the excavator bucket to compact the spoils. A test pit location map and logs of test pits are attached to this report.

The soil profile revealed in the test pits can be described in general terms by the following soil strata, in descending order:

- 3 to 14.5 ft of *mixed soil fill*, including lean clay, sand, gravel and crushed sandstone, underlain by
- 2 to 6 ft (or more) of stiff to hard, *native lean clay*, followed by
- Native fine to coarse *sand and gravel*, extending to the maximum depth explored, except where test pits terminated in clay above the sand/gravel layer.

Note that occasional wood or concrete fragments were uncovered during excavation of the six pits, but the observed soils were generally free of debris. Some of the fill contained topsoil seams or pockets, but the majority of the soils appeared to be non-organic clays, silts, sands and gravels. Note that the compaction level of the existing fill could not be assessed as part of this limited exploration program but can be further evaluated in future soil borings performed for a specific development project. The native soils underlying the fill appear to be competent based on



Mr. Harvey Temkin
Reinhart Boerner Van Deuren sc
September 14, 2011
Page 2

approximate unconfined compressive strengths in the clays and the coarse texture of the sand and gravel layer. These strata can also be evaluated more quantitatively during future soil boring exploration programs

No groundwater was observed in the test pits prior to their being backfilled. However, groundwater levels can be expected to fluctuate due to seasonal variations in precipitation, evapotranspiration rates, the level of nearby streams or ponds, and other factors.

In our opinion, the soil conditions exposed in the test pits are generally favorable for development of structures in the one to four-story range. The existing fill appears suitable for floor slab and pavement support but may require some removal and replacement below foundations, depending on the type of structures being proposed. If not precluded by flood plain restrictions, structures which include below-grade parking or basements would be beneficial at this site because their foundations in many locations would extend below the fill layer into native soils. Detailed geotechnical recommendations will require a project-specific subsurface exploration program reflecting the proposed footing grades and structural loads.

We trust the information provided in this report is sufficient for your immediate needs. We would be pleased to assist you in the future once a specific development plan has been formulated.

Sincerely,

CGC. Inc.

A handwritten signature in black ink, appearing to read "William W. Wuellner", with a long horizontal flourish extending to the right.

William W. Wuellner, P.E.
Senior Geotechnical Engineer

Attachments:

- Test Pit Location Map
- Logs of Test Borings (6)



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

02/12/2020

Regulatory File No. MVP-2020-00264-KDZ

THIS IS NOT A PERMIT

Sun Prairie Self Storage, LLC
Jamie Lindau
321 Cheyenne Trail
Madison, WI 53705

Dear Mr./Ms. Lindau:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2020-00264-KDZ

Applicant: Sun Prairie Self Storage, LLC

Project Name: Sun Prairie Self Storage/Maple Grove Drive Parcel WD

Project Location: Section 13 of Township 6 N North, Range 8 E, Dane County, Wisconsin (Latitude: 42.9933637974; Longitude: -89.4944929572363)

Received Date: 02/05/2020

Project Manager: Kyle Zibung
(651) 290-5877
Kyle.D.Zibung@usace.army.mil

Additional information about the St. Paul District Regulatory Program, including the new Clean Water Rule, can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch

Cc: raSmith, Theran Stautz
WDNR, Allen Ramminger