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Lake Arbutus map changes

Friday, March 20, 2009 7:29 AM

From: "Devine, John" <john.devine@dhs.gov>
To: hel.bohac@yahoo.com

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Virgil:

See the two memos below for additional clarifications for your community. The Federal Register issue noted in the first memo is what will delay the process somewhat: we expect the maps to go effective in July.

I am awaiting permission to send you a rough draft of the panel changes. I may or may not be permitted to do this, but I can tell you that the floodplain boundary is significantly closer to the lake, in some place right on the shoreline.

John Devine
NFIP Outreach Team
FEMA Region 5
312-408-5567

2 Memos RELATED TO CLARK COUNTY LAKE ARBUTUS

The appeals period for Clark County was closed on 9/01/08, but FEMA and the DNR continue to coordinate resolution of local concerns forwarded through local governmental bodies. One issue is the delineation of the SFHA along Lake Arbutus, which is adjacent to Jackson County. I believe that Senator's Kohl's office may have picked up on some local concerns for this issue. FEMA and the DNR held a phone conference this afternoon, and we agreed to revise two panels of the preliminary map issued to Clark County in response to inaccuracy found during our review. The inaccuracy is associated with the use of data pulled from a USGS 10-foot contour map in ways that took the next-highest contour line around the lake on this Approximate A Zone designation, effectively showing the BFE about five foot higher than it should have been based on data in Jackson County.

For record, the Lake Arbutus inferred BFE is 884.9 at the dam, with roughly 0.7 foot of gradient upstream about one mile to the reservoir's mouth. The FERC-established normal pool is 882.5. Photo-rectified pool for Lake Arbutus is 883.0 as shown on USGS maps. The FEMA-DNR team also agreed on two related actions in follow-up: 1. FEMA (CDM) will contact the Clark County Zoning Office (Steve Coons) to make sure that we have received all topo data available at this time; and 2. the DNR will look at all lakes along the roughly 100 miles of new Approximate A Zone stream threads to determine whether conditions similar to lake Arbutus are present elsewhere in this DFIRM. The LFD for this map is project to be July 15, a delay of four months on earlier schedules due to an eleventh hour BFE notification requirement, and complicated by the stoppage of all Federal Register notices until sometime in early April.

A conference call was held on Thursday March 19, 2009 between representatives of FEMA, CDM and WDNR concerning the preliminary 100-year floodplain elevation proposed around Lake Arbutus in Clark County. It was determined that the flood elevation shown on the revised floodplain maps was incorrect. Basically, this was a result of a faulty boundary condition which was used as a starting point for determining the flood elevation. It was decided that a new map panel will be created for the area around Lake Arbutus in question, that will more closely resemble the elevation currently used by the local zoning officials.

It should be noted that this new map will not change the floodplain elevations in the upper reaches of receiving streams to Lake Arbutus (Arnolds Creek, East Fork of Black River) but there will be options for those folks who believe that they are not in the floodplain to apply for a LOMR (letter of map revision).

Because of problems with publication of the required BFE (base flood elevation) notice FEMA determined it was necessary to delay the publication of the Letter of Final Determination to a later time period. This will greatly benefit the Lake Arbutus situation as it will allow time to incorporate the new map panels before the maps are published.

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