



**FEMA**

September 2, 2008

Peter Adler  
Chairperson, Pepin County  
Board of Supervisors  
Pepin County Government Center  
Post Office Box 39  
Durand, Wisconsin 54736

RE: Digital Flood Insurance Rate Map (DFIRM) and Flood Insurance Study (FIS)  
Report for Pepin County, Wisconsin and Incorporated Areas

Dear Mr. Adler:

We are pleased to present you with one digital Preliminary copy of the above-referenced DFIRM and FIS report for your review and comment. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has produced the DFIRM and FIS report in Countywide Format, which means that flood hazard information for the entire geographic area of the county, including both incorporated and unincorporated areas, is presented. The flood hazard information presented on the DFIRM includes Special Flood Hazard Areas (SFHAs), which are the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); Base Flood Elevations (BFEs); and regulatory floodways, which are the areas that must be kept free of encroachment; so that the base flood can be carried without significant increases in flood levels.

In addition to preparing the DFIRM and FIS report in our countywide format, we made other format revisions. The specific revisions are summarized in Section 2.1 of the FIS report.

For those flooding sources that were not affected by the restudy, we have prepared the enclosed Preliminary version of the DFIRM using the flood hazard information presented on the effective Flood Insurance Rate Maps (FIRMs) for the county and the incorporated areas using a process that involves capturing data in a digital format and plotting map panels using computer technology. In so doing, we have incorporated all non-revised floodplain data from all previously effective FIRMs.

The new map panels are produced in the DFIRM standard panel layout that is based on the U.S. Geological Survey (USGS) 7.5-minute quadrangle map grid. The USGS grid is subdivided for production of larger scale maps. This may result in an increase in the number of map panels for your community.

We are sending the Preliminary copy at this time to give your community an opportunity to review the DFIRM and FIS report. We will contact you shortly to discuss them and consider scheduling a community coordination meeting. The purpose of this meeting would be to present the results of the study, discuss the information presented on the DFIRM and FIS report, discuss the impact of the DFIRM and FIS report on your community's participation in the National Flood Insurance Program (NFIP), and give your community a chance to comment or ask questions regarding the DFIRM and FIS report and the NFIP in general. In the meantime, we encourage you to circulate the enclosed copy as widely as possible among elected officials, staff, and other individuals or organizations in your community that would have an interest in the DFIRM and FIS report so that they will have the opportunity to review them thoroughly before requesting or declining a meeting.

To assist your community in maintaining the DFIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the DFIRM panels become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the DFIRM panels; (2) LOMCs for which results could not be shown on the DFIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the DFIRM; (3) LOMCs for which results have not been included on the DFIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to the community shortly before the effective date of the DFIRM and will become effective 1 day after the DFIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the DFIRM becomes effective.

During the course of preparing the countywide DFIRM and FIS report, we added or modified BFEs where appropriate. Therefore, we will initiate a statutory 90-day appeal period for the new or modified BFEs. We will send you a letter approximately 2 weeks before the start of the 90-day appeal period detailing the appeal process. The letter will forward a list of the BFEs published in the Federal Register in a "Notice of Proposed Flood Elevation Determinations," and will provide the first and second publication dates of the public notice to be published in your local newspaper. The appeal period will start on the second publication date. During the appeal period, community officials and/or other interested parties may submit scientific or technical information that would serve to refute the proposed or proposed modified BFEs.

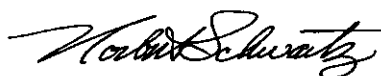
After the appeal period has ended and all comments/appeals have been addressed, we will initiate final preparation of the DFIRM and FIS report. The new DFIRM and FIS report for your community will become effective approximately 6 months later. Before the effective

date, you will be reminded that your community must adopt new floodplain ordinances or modify existing ordinances as necessary to reflect any changes in the DFIRM or FIS report, including reference to the new effective date. If you or other community officials have any questions regarding the floodplain ordinance for your community, you may raise them at the community coordination meeting if such a meeting is held, or you may discuss those issues with your State NFIP Coordinator. Approximately 1 month before the effective date, we will send your community printed copies of the DFIRM and FIS report.

Once the DFIRM and FIS report have been printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

Your community's comments on the Preliminary DFIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the DFIRM and FIS report in their final form. If you are interested in discussing the enclosed documents, please contact the Consultation Coordination Officer designated for your community at (312) 408-5230.

Sincerely,



Norbert F. Schwartz  
Director  
Mitigation Division

List of Enclosures:

DFIRM and FIS

Preliminary Summary of Map Actions

State NFIP Coordinator List

cc: John Egli, Zoning Director/Land Management Records/Emergency  
Government/Environmental, Pepin County  
Gary Heinrichs, State NFIP Coordinator  
Amanda Schwoegler, Wisconsin DNR Project Manager  
Eric Kuklewski, Consultation Coordination Officer, FEMA Region V  
Ken Hinterlong, Engineering Services Team Lead, FEMA Region V

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: PEPIN COUNTY

Community No: 55570

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

**1. LOMCs Incorporated**

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

**2. LOMCs Not Incorporated**

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	02-05-2779A	05/15/2002	DEER ISLAND RESORT, BLK F, LOT 1, 2 & PART OF LOTS 10-12 & X5; W10861 EAST LAKE DRIVE	555570 18C	55091C0305D
LOMA	04-05-2300A	07/16/2004	A PORTION OF THE N1/2, S1/2, SEC. 32, T25N R12W, W4352 COUNTY ROAD B	555570_08C	55091C0230D
LOMA	06-05-C500A	01/04/2007	PORTION OF SECTION 23, T25N, R13W - N6135 DORWIN MILL ROAD (W)	5555700008C	55091C0070D
LOMA	08-05-2864A	05/22/2008	CERTIFIED SURVEY MAP NO. 185, LOT 1 - W3794 COUNTY ROAD B	5555700008C	55091C0230D

**3. LOMCs Superseded**

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
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