



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN	Lots 10 through 15, Northfield Green, as shown on the Plat Map, recorded as Document No. 3165745, in Volume 52, Pages 21 and 22, in the Office of the Register of Deeds, Waukesha County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550486	
AFFECTED MAP PANEL	NUMBER: 55133C0361F; DATE: 11/19/2008	
FLOODING SOURCE: QUIETWOOD CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.916, -88.114 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
10	--	Northfield Green	--	Portion of Property	X (shaded)	795.9 feet	--	796.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STATE LOCAL CONSIDERATIONS
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lot 10:

BEGINNING at the Northeast corner of Lot 10; thence S01°35'55"E, a distance of 139.51 feet; thence Southeast along an arc of a curve, with a radius of 180.00 feet and a 170.21 foot chord bearing S29°48'52"E, a distance of 177.28 feet; thence S88°24'45"W, a distance of 97.92 feet; thence N02°08'13"W, a distance of 94.27 feet; thence N29°57'58"W, a distance of 29.22 feet; thence S88°41'55"W, a distance of 25.34 feet; thence S32°35'44"W, a distance of 18.84 feet; thence S00°45'45"W, a distance of 23.33 feet; thence N29°42'59"W, a distance of 187.06 feet; thence Northeast along an arc of a curve, with a radius of 370.00 feet and a 163.12 foot chord bearing N73°01'03.5"E, a distance of 164.47 feet to the POINT OF BEGINNING

Lot 11:

BEGINNING at the Northerly corner of Lot 11; thence S29°42'59"E, a distance of 187.06 feet; thence S03°11'26"E, a distance of 25.68 feet; thence N83°36'04"W, a distance of 159.57 feet; thence Northwest along an arc of a curve, with a radius of 75.00 feet and a 56.06 foot chord bearing N15°32'56.5"W, a distance of 57.47 feet; thence Northeast along an arc of a curve, with a radius of 45.00 feet and a 59.73 foot chord bearing N04°04'49"E, a distance of 65.31 feet; thence Northeast along an arc of a curve, with a radius of 370.00 feet and a 94.19 foot chord bearing N52°58'14.5"E, a distance of 94.45 feet to the POINT OF BEGINNING

Lot 12:

BEGINNING at the Northerly corner of Lot 12; thence S83°36'04"E, a distance of 159.57 feet; thence S01°02'51"W, a distance of 131.46 feet; thence S48°03'47"W, a distance of 79.85 feet; thence S26°08'08"W, a distance of 29.46 feet; thence N33°41'44"W, a distance of 210.35 feet; thence Northeast along an arc of a curve, with a radius of 75.00 feet and a 63.26 foot chord bearing 31°20'36"E, a distance of 65.30 feet to the POINT OF BEGINNING

Lot 13:

BEGINNING at the Northwest corner of Lot 13; thence Northeast along an arc of a curve, with a radius of 65.30 feet and a 63.26 foot chord bearing N81°13'56"E, a distance of 65.30 feet; thence S33°42'44"E, a distance of 176.86 feet; thence S35°02'09"W, a distance of 56.93 feet; thence N69°48'16"W, a distance of 95.88 feet; thence N89°15'46"W, a distance of 14.49 feet; thence N62°38'07"W, a distance of 65.86 feet; thence N16°10'36"E, a distance of 125.50 feet to the POINT OF BEGINNING

Lot 14:

BEGINNING at the Northwest corner of Lot 14; thence Southeast along an arc of a curve, with a radius of 75.00 feet and a 63.26 foot chord bearing 48°52'44"E, a distance of 65.30 feet; thence S16°10'36"W, a distance of 120.45 feet; thence N79°51'51"W, a distance of 34.50 feet; thence N50°25'23"W, a distance of 11.64 feet; thence N54°28'28"W, a distance of 29.17 feet; thence N57°42'12"W, a distance of 43.62 feet; thence

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

N52°14'41"W, a distance of 34.59 feet; thence N58°37'06"W, a distance of 33.92 feet; thence N66°03'56"E, a distance of 159.47 feet to the POINT OF BEGINNING

Lot 15:

BEGINNING at the most Northern corner of Lot 15; thence S64°02'44"E, a distance of 195.77 feet; thence Southwest along an arc of a curve, with a radius of 75.00 feet and a 63.26 foot chord bearing S01°00'36"W, a distance of 65.30 feet; thence S66°03'56"W, a distance of 155.60 feet; thence N52°33'10"W, a distance of 50.10 feet; thence N55°03'45"W, a distance of 39.65 feet; thence S87°57'58"W, a distance of 8.01 feet; thence 40°38'28"W, a distance of 38.01 feet; thence N46°31'43"E, a distance of 28.75 feet; thence N09°26'41"E, a distance of 27.74 feet; thence N45°19'24"W, a distance of 27.03; thence Northwest along an arc of a curve, with a radius of 2227.35 feet and a 92.17 foot chord bearing N45°51'45"E, a distance of 92.18 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
11	--	Northfield Green	--	Portion of Property	X (shaded)	795.9 feet	--	796.0 feet
12	--	Northfield Green	--	Portion of Property	X (shaded)	796.0 feet	--	796.0 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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DETERMINATION

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13	--	Northfield Green	--	Portion of Property	X (shaded)	796.2 feet	--	796.6 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

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LEGAL PROPERTY DESCRIPTION STATE LOCAL CONSIDERATIONS
DETERMINATION TABLE (CONTINUED)
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DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
14	--	Northfield Green	--	Portion of Property	X (shaded)	797.0 feet	--	797.0 feet
15	--	Northfield Green	--	Portion of Property	X (shaded)	797.3 feet	--	797.5 feet

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 3 Properties.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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Handwritten signature of Kevin C. Long in cursive.

Kevin C. Long, Acting Chief
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