

# MONROE COUNTY OPEN SPACE MANAGEMENT PLAN



2024 - 2029





# ACKNOWLEDGEMENTS

Monroe County would like to thank the property owners that participated in the voluntary buyout program to return their properties in the floodplain back to open space in order to prevent future property damages and expenses from flooding.

Additional thanks to Federal Emergency Management Agency, Wisconsin Emergency Management, Wisconsin Department of Natural Resources, and Couleecap Inc. for providing grant funding and guidance to complete the voluntary buyouts.

This plan is made possible through the support of the Monroe County Board of Supervisors.

## 2024 County Board of Supervisors

Cedric Schnitzler, Chair	David Kuderer	Eric Devine
Wallace Habegger, Vice-Chair	Toni Wissestad	Remy Gomez
David Pierce	Zachariah Zebell	James Kuhn
Nodji Van Wychen	Todd Sparks	Joey Esterline
Jason Jandt	Mary Cook	Doug Rogalla
	Adam Balz	

The knowledge and expertise of Monroe County Staff will provide successful implementation of this plan.

Bob Micheel, Land Conservation Director  
Alison Elliott, Zoning and Sanitation Director  
Chad Ziegler, Forestry and Parks Administrator  
Roxie Anderson, Land Use Planner  
Jared Tessman, Emergency Management Coordinator

Plan Prepared by Monroe County Land Use Planner, Roxie Anderson  
Plan Adopted by Resolution August 28, 2024 by the Monroe County Board





08-24-03  
**RESOLUTION No.** \_\_\_\_\_

**RESOLUTION APPROVING THE  
MONROE COUNTY OPEN SPACE MANAGEMENT PLAN 2024 - 2029**

- 1 **WHEREAS**, Monroe County has acquired open space properties through voluntary buy-out grant  
2 programs funded by the Federal Emergency Management Agency (FEMA), Wisconsin Emergency  
3 Management (WEM), Wisconsin Department of Natural Resources (DNR), and Couleecap Inc; and  
4
- 5 **WHEREAS**, the terms of the grant program statutory authorities, Federal program requirements  
6 consistent with 44 C.F.R. Part 80, grant agreements, and State-local agreements require that the Grantee  
7 agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and  
8 preserve natural floodplain functions; and  
9
- 10 **WHEREAS**, the plan document reflects the conditions and restrictions described in the FEMA and DNR  
11 Deed Restrictions that were recorded with the properties; and  
12
- 13 **WHEREAS**, the plan document outlines goals, objectives, and management considerations for the open  
14 space properties while also considering compatible uses, such as flood mitigation, passive outdoor  
15 recreation, and environmental education activities; and  
16
- 17 **WHEREAS**, the plan is a dynamic document and will be reviewed and updated periodically to address  
18 changing community needs or environmental conditions and to ensure consistency with County planning,  
19 policies and regulation; and  
20
- 21 **WHEREAS**, the Monroe County Land Conservation Department will be responsible for the general  
22 administration, updates, and amendments to this plan; and  
23
- 24 **WHEREAS**, this plan has been reviewed and approved by the Monroe County Natural Resource and  
25 Extension Committee and the Sanitation and Zoning Committee and is being submitted for approval of  
26 the Monroe County Board of Supervisors.  
27
- 28 **NOW, THEREFORE, BE IT RESOLVED**, that the Monroe County Board of Supervisors that they do  
29 hereby approve the Monroe County Open Space Management Plan 2024 – 2029.

Dated this 28th day of August, 2024.

Offered by the Natural Resource & Extension Committee and Sanitation & Zoning Committee

Purpose: To approve the Monroe County Open Space Management Plan for 2024-2029.

Fiscal Note: No direct impact on the budget.

Drafted by Roxie Anderson, Land Use Planner, Monroe County Land Conservation Department.

Sanitation & Zoning

Finance Vote (If required):

\_\_\_ Yes \_\_\_ No \_\_\_ Absent

Approved as to form: 8/22/2024

*Lisa Aldinger Hamblin*  
Lisa Aldinger Hamblin, Corporation Counsel

Natural Resource & Extension Committee Forwarded on:

August 19, 2024

VOTE: 4 Yes 0 No 1 Absent

Committee Chair:

*Mary G Cook*

Natural Resources & Extension  
Sanitation & Zoning Committee Forwarded on:

August 19, 2024

VOTE: 5 Yes 0 No 1 Absent

Committee Chair:

*Joey Esterline*

ADOPTED  FAILED  AMENDED  
 OTHER \_\_\_\_\_

County Board Vote on: Aug. 28 20 24

15 Yes 0 No 1 Absent

STATE OF WISCONSIN  
COUNTY OF MONROE  
I, SHELLEY R. BOHL, Monroe County Clerk, DO HEREBY CERTIFY  
that the foregoing is a true and correct copy of Resolution  
# 08-24-03 acted on by the Monroe County Board of  
Supervisors at the meeting held on August 28, 2024

*Shelley R. Bohl*  
SHELLEY R. BOHL, MONROE COUNTY CLERK  
A raised seal certifies an official document.

# Table of Contents

---

Chapter 1. Introduction .....	1
1.1 Open Space Use.....	2
1.2 Purpose of Open Space Management Plan .....	3
1.3 Planning Process.....	4
Chapter 2. Open Space Management Goals and Considerations .....	5
2.1 Vision, Goals, and Objectives.....	5
2.2 Property Management Considerations.....	7
2.3 Property Use Considerations.....	9
2.4 Property Maintenance Considerations .....	10
2.5 Property Improvement Considerations .....	10
2.6 Partnership Considerations .....	12
Chapter 3. Property Overview .....	13
Brinkman’s Landing .....	15
Hammer Road Property .....	16
Jameson Road Property .....	17
Highway 27 (Leon) Property .....	18
Highway 27 (Portland) Property .....	19
Chapter 4. General Administration .....	21
APPENDIX A – DEED RESTRICTIONS .....	23
APPENDIX B – PROPERTY MAPS .....	33



## Chapter 1. Introduction

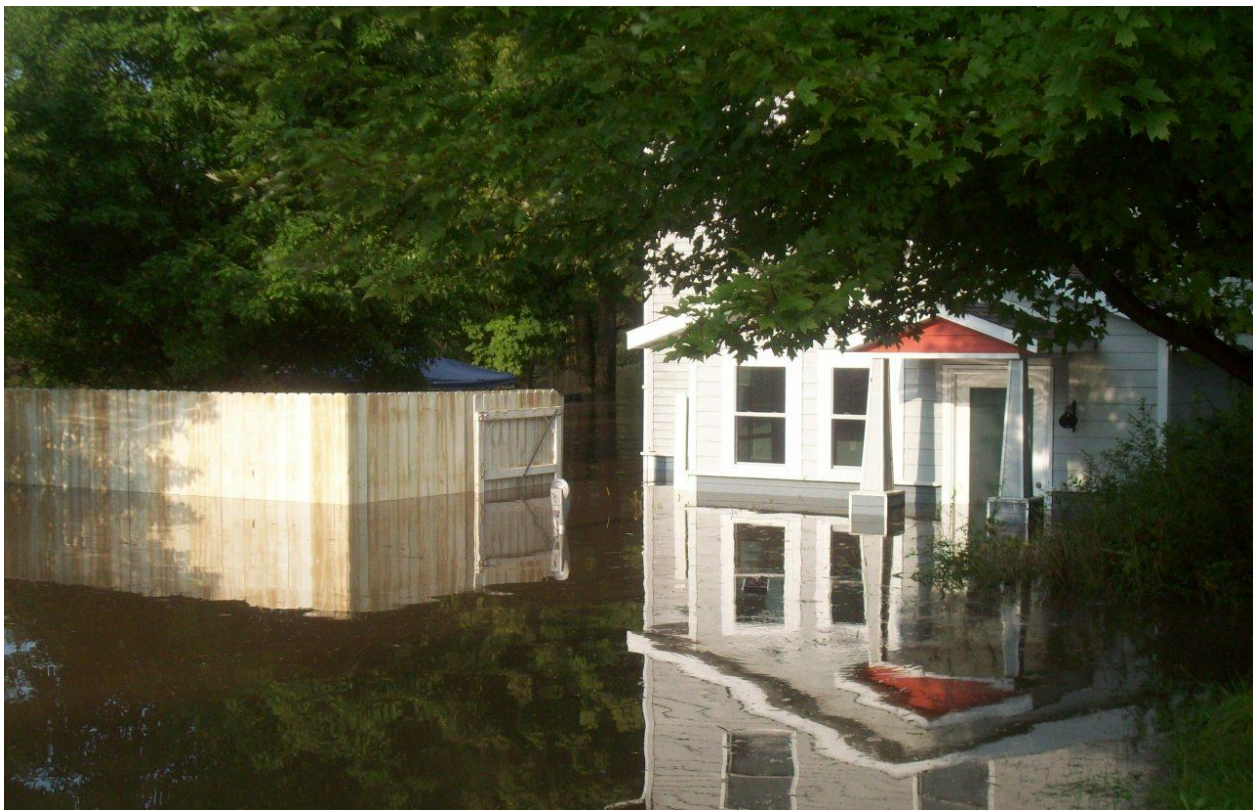
---

### Background

In late 2018, Monroe County applied for Federal Emergency Management Agency (FEMA) grant funding through the Hazard Mitigation Grant Program to provide relief to property owners whose homes sustained significant flood damage from the 2017 and 2018 flooding events. Several property owners along the Little La Crosse and La Crosse Rivers were identified in the grant application as voluntary participants for property acquisition and demolition.

In September of 2020, FEMA and Wisconsin Emergency Management (WEM) grant funding was awarded to Monroe County. Additional grant funding from the Wisconsin Department of Natural Resources (WDNR) Municipal Flood Control Grant Program and Coulecap's Community Development Block Grant was also secured to provide matching funds and cover project costs for additional properties.

In November of 2021, Monroe County completed the acquisition and structure removal for eight properties, returning approximately 18 acres of land within the floodplain to open space. Grant requirements for the properties included recording deed restrictions, during acquisition of the properties, which will maintain the use of the properties as open space in perpetuity.



August 18, 2018 Flooding Event – Hammer Road Property (Town of Sparta)



## 1.1 Open Space Use

Federal law requires that property acquired under the Hazard Mitigation Grant Program (HMGP) must be forever dedicated and maintained as open space. Open space is generally defined as land that is undeveloped (has no buildings or other built structures) and is partly or completely covered with grass, trees, shrubs, or other vegetation. Open spaces are usually accessible to the public.

### *What uses are allowed on Open Space?*

Open space can be used in many ways. Open space can have combined uses such as recreational, flood management, and environmental education. It is the community's and property owner's responsibility to determine how the open space can be used and what management needs and costs should be considered for long term use and management.

### *What is prohibited on Open Space?*

Generally, "development" of any type is prohibited if it:

- Impedes the ability to convey flood flows
- Reduces the capacity to store floodwaters
- Increases downstream velocities
- Significantly alters the terrain and natural appearance (except as needed for flood control measures)

Deed restrictions are recorded with open space properties and run with the land in perpetuity. Property ownership is restricted to public entities or qualified conservation organizations. See Appendix A for deed restrictions.

### *What are the benefits of Open Space?*

Open spaces have aesthetic, recreational, cultural, educational, and natural resource values that are beneficial to local communities. Responsible stewardship and management of these open spaces must be practiced in order to pass these benefits on to future generations.

Community benefits of open space include:

- Provide an economic benefit by bringing people into the community for outdoor recreation activities.
- Provide environmental benefits allowing plants and animals to thrive. Vegetation also helps control erosion and improve air and water quality.

- Improve quality of life by providing publicly accessible natural places for outdoor recreation or education. Natural aesthetically pleasing places can contribute to mental and emotional well-being.
- Provide hazard mitigation benefits to reduce flooding impacts. Floodplain management practices to increase flood storage capacity and slow down drainage can protect surrounding communities. Open space also requires little or no search and rescue efforts during flooding disasters.
- Improve the Community Rating System (CRS) ratings and lower National Flood Insurance Program (NFIP) premiums by mitigating flood hazards.

Creating open spaces provides benefits to the whole community, not just the property owners that sold their properties.

## 1.2 Purpose of Open Space Management Plan

The Open Space Management Plan is intended to guide the management and use of open space properties. Monroe County acquired 8 properties, approximately 18 acres of land, located at five different locations along the Little La Crosse and La Crosse Rivers within three Townships (Sparta, Leon, and Portland). The open space properties carry certain restrictions and require ownership by a public entity or non-profit conservation organization. Monroe County and the Towns have varying levels of interests regarding management of the open space properties presenting the need for a plan to be developed and implemented based on the input from the County, Town, and community members.

The purpose of this plan is to create a practical and effective management plan that does the following:

- Define a vision, goals, and objectives for management of the open space properties
- Inventory and assess the existing conditions
- Identify the management issues and maintenance needs
- Prioritize maintenance responsibilities to preserve the open space
- Identify potential improvements and projects
- Identify community stewardship and educational opportunities
- Identify potential funding sources to implement plan
- Develop a collaborative and coordinated management approach to planning, implementation, and maintenance activities

The plan is a best effort to address current and anticipated future needs and will serve as a living guide that should be updated as conditions and management needs of the open space properties change.

### 1.3 Planning Process

The Open Space Management Plan was developed by the Monroe County Land Conservation Department. The planning team included Monroe County's Land Conservation Department Director, Land Use Planner, Soil and Water Conservationists, Zoning Director, and the County. The planning team inventoried the open space properties, assessed the management needs, and identified potential improvement projects and funding sources.

#### *Plan Notification*

The Towns of Portland, Leon, and Sparta and property owners abutting the open space properties were notified of the consideration of this Open Space Management Plan for adoption and shall be notified of any subsequent proposed amendments to this plan.

#### *Plan Adoption*

The draft Open Space Management Plan was presented to the Sanitation and Zoning Committee and the Natural Resource and Extension Committee for review and approval. The resolution will be forwarded to the Monroe County Board for approval to adopt the Open Space Management Plan.

Committee and Board meeting dates:

Natural Resource and Extension Committee – August 19, 2024

Sanitation and Zoning Committee meeting – August 19, 2024

Monroe County Board meeting – August 28, 2024

#### *Plan Update*

The time scope of this plan is approximately 5-10 years. This initial plan is a preliminary assessment of the management goals and needs for the open space properties and will become more specific over time. Changing community needs, environmental conditions, and County management capacity will lead to the need for amendments and updates to the plan. The plan will be updated periodically to ensure consistency with County policies and regulations. The County's Land Use Planner will be responsible for facilitating the plan's amendments and updates.

## Chapter 2. Open Space Management Goals and Considerations

---

### VISION STATEMENT

*Monroe County and the community are engaged in the stewardship of the open space lands. The open spaces are carefully managed and used for environmental, recreational, and flood management purposes. The County and the community work collaboratively to provide opportunities for recreation, education, conservation, natural resource management, floodplain management, and public access to the rivers.*

---

### 2.1 Vision, Goals, and Objectives

The following goals and objectives were identified to guide the management, maintenance, and future improvements of the open space properties.

#### **GOAL 1: PRESERVE, PROTECT, AND MANAGE OPEN SPACE IN PERPETUITY.**

##### Objectives:

- Ensure compliance with property deed restrictions, Floodplain Zoning Ordinance, and Shoreland Protection Ordinance.
- Establish regular vegetation, habitat, and stream monitoring to protect open space and minimize negative impacts.
- Establish maintenance schedule which designates responsibilities and management activities.
- Identify funding sources and mechanisms to cover maintenance and improvement costs.

#### **GOAL 2: IMPROVE FLOOD RESILIENCY AND INCREASE FLOOD STORAGE.**

##### Objectives:

- Preserve and reconnect the floodplain by redesigning and restoring eroded or degraded streambanks.
- Identify and implement conservation practices to improve vegetation, erosion control, drainage, and ecological health of floodplain and riparian corridor.
- Identify flood mitigation projects to include in the County's Multi-Hazard Mitigation Plan.

### GOAL 3: PROVIDE PUBLIC ACCESS TO OPEN SPACE.

#### Objectives:

- Implement signage to distinguish property boundaries and access points to manage traffic access to open space properties and minimize impacts.
- Identify public safety concerns and coordinate with local law and public safety officials to ensure compliance with local laws and ordinances.

### GOAL 4: PROVIDE OPPORTUNITIES FOR PASSIVE OUTDOOR RECREATIONAL AND EDUCATIONAL ACTIVITIES.

#### Objectives:

- Encourage passive recreation and increase awareness of open space activities.
- Identify improvements to provide passive recreational opportunities to the community.
- Promote education about the open space properties roles related to flood management within the watershed. Develop informational brochures and utilize social media platforms to increase awareness of open space stewardship.
- Identify and form partnerships with conservation organizations and environmental educators to provide outdoor educational activities at open space properties.

### GOAL 5: PROVIDE MONITORING OPPORTUNITIES FOR DATA OBSERVATION AND DATA COLLECTION.

#### Objectives:

- Establish and maintain flood monitoring stations at open space properties to provide stream water level data.
- Cooperate with Monroe County Invasive Species Working Group to record, monitor, and manage invasive species.
- Cooperate with Wisconsin Department of Natural Resources (WDNR) to provide opportunities for fish species population surveys and aquatic habitat assessments.
- Monitor changes in surrounding land uses.

### GOAL 6: COLLABORATIVELY WORK WITH TOWNS AND THE LOCAL COMMUNITY IN THE MANAGEMENT AND STEWARDSHIP OF THE OPEN SPACE.

#### Objectives:

- Continually monitor open space properties and changes in surrounding land use to determine when changes in management are needed to address any issues that arise.



- Manage the open space properties in an inclusive and collaborative manner while developing a communication structure with the community, Towns, and public safety officials about planning, implementation, and maintenance activities.
- Seek and form partnerships that create cost-sharing opportunities and utilize in-kind or volunteer services to help with maintenance or management activities.

## 2.2 Property Management Considerations

Open space properties will be maintained and managed consistent with the identified goals and objectives of this plan, subject to fiscal and policy considerations. Management of properties shall include periodic monitoring in order to identify maintenance needs, safety issues, and other environmental concerns. The County may modify and/or amend this management plan as needed. State statutes, local ordinances, easement language, and deed restrictions shall apply to all open space management activities. All proposed management activities shall be submitted to Wisconsin Emergency Management and FEMA for open space compatibility determinations in accordance with FEMA’s Deed Restrictions.

### Floodplain Management

- Identify projects and improvements to preserve the floodplain, improve flood resiliency, and increase flood storage.
- Conservation practices may also be identified to reduce streambank erosion and sediment runoff, while improving aquatic habitat.
- Flood hazard mitigation should be considered in open space management decisions.

### Vegetation Management

- Vegetation management shall provide aesthetic and environmental benefits without compromising the natural function of the floodplain.
- Strategic mowing is allowed depending on uses of property and shall be scheduled outside of nesting and brood-rearing season (generally from April to August).
- Mowing shall be limited near riparian corridors and shall conserve at least a 35-foot minimum vegetative buffer.
- Invasive species monitoring and management will also be performed as needed.
- Vegetation plantings shall be approved by the Land Conservation Department.

### Trees Management

- Fallen trees form habitat for wildlife as the wood decays and should be left in place as long as there are no safety concerns for open space users.
- Trees may be removed for flood management purposes, streambank protection, or for safe access to the river.
- If trees are removed they shall be cut close to the ground and the stumps shall be ground to prevent mowing hazards or tripping hazards.
- Tree plantings or removals shall be approved by the Land Conservation Department.

### Wildlife Management

- The County does not manage wildlife. Any wildlife management issues that occur at the open space properties shall be directed to the Wisconsin Department of Natural Resources (WDNR) for assistance.
- Maintain wildlife corridors.

### Access & Security Management

- Post and cable may be utilized to help keep motorized vehicles out of the open space site and driveway access may be gated if there are security issues.
- County open space standard signage should be utilized to identify site regulations and operations information and/or restricted areas.
- Site access should be provided by clearly identified ingress/egress points.
- Site addresses and fire signs shall be provided and maintained by Monroe County Land Information Director and Emergency Management.

### Recreation Management

- Passive recreational and environmental educational uses will be allowed and open space properties may include improvements such as walking trails, picnic tables, interpretative signage, and fishing, canoe, and kayak access.
- Improvements may require permission from FEMA, WEM, and/or WDNR, per deed restrictions.
- Improvements shall be low impact and avoid environmentally sensitive areas.
- Improvements will require routine upkeep and periodic maintenance. Trash removal may also be necessary depending on the popularity of the open space property.
- The County will address and maintain safety concerns within the surrounding areas of improvements as they are observed or reported.

## 2.3 Property Use Considerations

Passive recreational use of the open space properties by the public is encouraged where environmentally compatible and socially responsible. Types of use will vary by property and will require improvements and public access. Areas that are environmentally sensitive will be protected from improvements and passive recreational use. State statutes or County regulations that place protections and restrictions upon public property are also applicable.

### **Permitted recreational activities (include but are not limited to):**

- Fishing
- Wildlife viewing and bird watching
- Picnicking
- Canoeing / kayaking / non-motorized boating
- Nature walks
- Foraging

### **Prohibited Activities (include but are not limited to):**

- Motorized recreational vehicles, except for use for maintenance, public safety, and emergency response.
- Industrial or commercial activities.
- Open fires, grills, or fuel stoves.
- Disposal of sand, gravel, brush, and other household or commercial material or refuse.
- Disturbance or removal of vegetation, except by written approval by the County's Land Conservation Department.

### **Activities allowed with permission from the County (include but are not limited to):**

- Organized events involving groups of 20 or more people shall require written approval from the County's Land Conservation Department, prior to event.
- Posters, brochures, or advertisements shall not be distributed or affixed to open space properties without written approval from the County's Land Conservation Department.

The open space deed restrictions also outline permitted and prohibited activities and are included in Appendix A. All proposed open space activities shall be submitted to Wisconsin Emergency Management and FEMA for open space compatibility determinations in accordance with FEMA's Deed Restrictions.

Requests for written approval shall be submitted and reviewed by Monroe County's Land Conservation Department and Natural Resource & Extension Committee. Contact information for the Land Conservation Department is on page 22.

## 2.4 Property Maintenance Considerations

Maintenance of the open space properties is to be conducted when necessary to promote the goals of the management plan. Site inspections should be performed annually and after flooding or major storm events to help determine and prioritize maintenance activities for each open space property.

An annual work plan and budget will be prepared by the Land Conservation Department and will be approved by the Natural Resources & Extension Committee.

The following list outlines the proposed maintenance activities that should be performed periodically. Some maintenance activities will only need to be performed if there are safety hazards or concerns. Following maintenance activities will include but are not limited to:

- Site inspections – include streambank erosion inspection
- Litter removal
- Mowing
- Invasive species management
- Tree maintenance - removal of hanging limbs or fallen trees (if safety concern or hazard)
- Brush removal (if safety concern or mowing hazard)
- Storm/ flood debris removal – after flooding or major storm events (if safety concern or hazard)
- Trail maintenance
- Parking and driveway maintenance

Inspection and maintenance of any on-site improvements such as signage, picnic tables, benches, educational kiosks, post and cable fencing, etc.

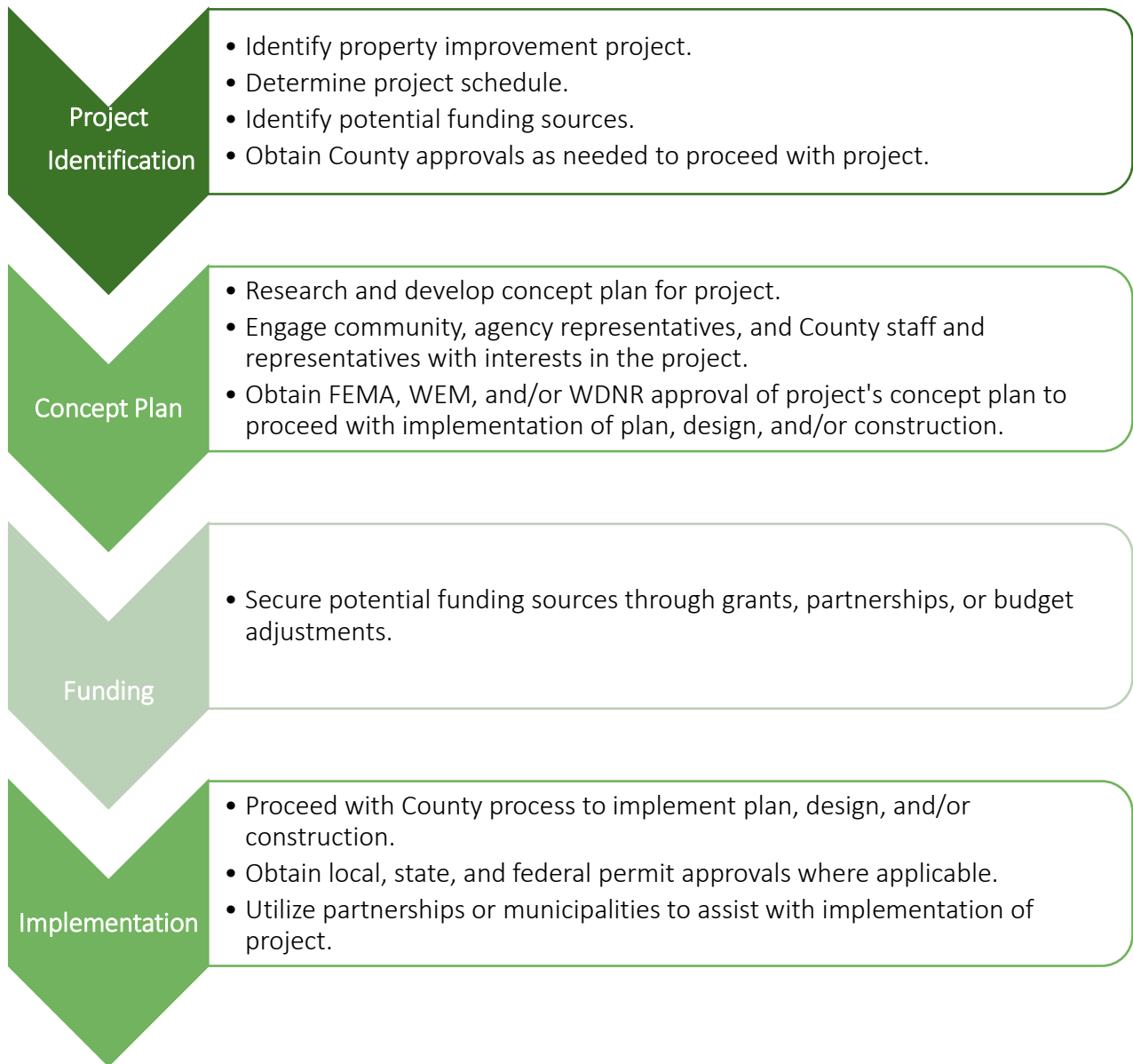
## 2.5 Property Improvement Considerations

Physical improvements to the properties are to be conducted when necessary to promote the goals of this management plan. Any improvements to the open space should foster a sense of public safety and enhance passive recreational and educational opportunities without impeding the natural function of the floodplain. Improvements may require permission from FEMA, WEM, and/or WDNR. All proposed improvements shall be submitted to WEM and FEMA for open space compatibility determinations in accordance with FEMA's Deed Restrictions. Obtain local, state, and federal permit approvals where applicable.

- Walking trails
- Picnic tables and benches
- Informational signage
- Interpretative signage / educational kiosks

- Fishing and boat access to the river
- Pollinator habitats
- Streambank restoration
- Flood storage and mitigation
- Bird and fish habitats
- Driveways and parking areas
- Post and cable fencing

Improvement projects require concept planning, research, and funding to be implemented. The County should go through the general process outlined below. Potential improvements for each open space property are listed in the property overviews in Chapter 3.





## 2.6 Partnership Considerations

Monroe County will be able to implement this plan by successfully cultivating collaborative relationships with local municipalities, landowners, stakeholders, organizations and other interest groups. This collaborative approach will reduce the need for outside funding and it will build community relationships and stewardship by the people that have the greatest interest in the properties.

Collaborative partnerships may include property use agreements, public-private partnership agreements, or memorandums of understanding which shall be approved by Monroe County.

### POTENTIAL PARTNERSHIPS

Potential Partner	Potential Programs / Assistance
<b>Municipalities – Towns of Sparta, Leon, &amp; Portland; Villages of Melvina &amp; Cashton</b>	Maintenance assistance, local events, programs, cost-share open space improvements or flood mitigation projects
<b>Sparta Chamber of Commerce</b>	Local events, programs, promotional materials for tourism
<b>Trout Unlimited Chapters</b>	Fishing programs, streambank and habitat restoration projects
<b>WI Department of Natural Resources</b>	Fishing programs, streambank and habitat restoration projects, environmental education
<b>Monroe County Invasive Species Working Group</b>	Invasive species management, environmental education, field day events
<b>Schools and Youth Organizations</b>	Environmental education, volunteer projects
<b>La Crosse and Coulee Region Paddlers' Clubs</b>	Cost-share installation of canoe & kayak landings, local events & tourism, volunteer river cleanup
<b>Local campgrounds &amp; sportsman gear shops</b>	Local events & tourism, fishing programs, promotional materials for tourism, cost-share recreational improvements

## Chapter 3. Property Overview

---

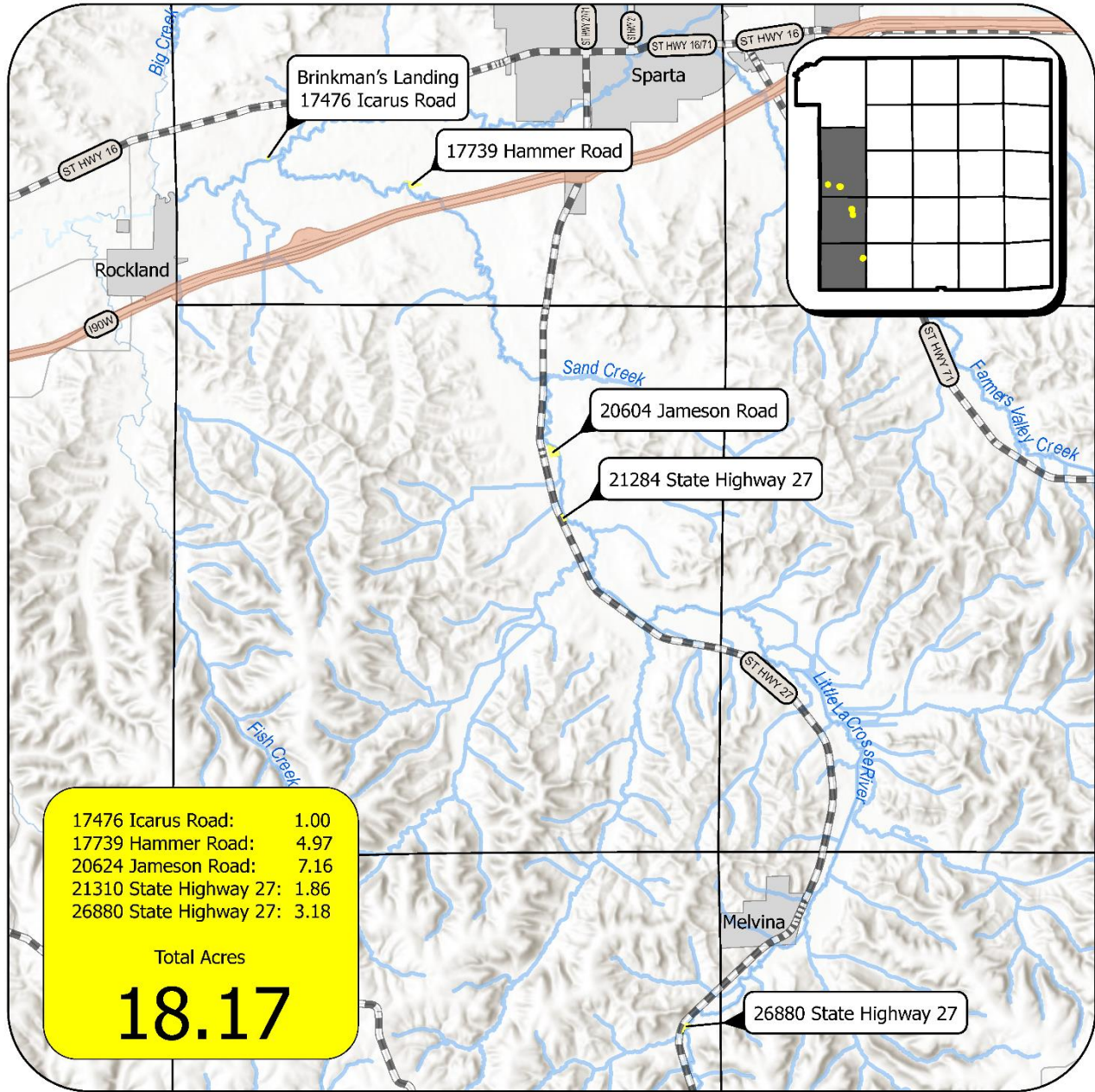
This chapter includes individual property profiles of each open space property. The table below summarizes information for each property. Only one of the open space properties has been formally named the other properties will be identified by their location. Maps of each property are provided in Appendix B.

### OPEN SPACE PROPERTY SUMMARY

Property Name	Township	Property Address	Parcel Number(s)	Acres
<b>Brinkman's Landing</b>	Sparta	17476 Icarus Road	040-00973-7500	1.0
<b>Hammer Road Property</b>	Sparta	17739 Hammer Road	040-00956-5000, 040-00956-2500, 040-00956-0000	4.97
<b>Jameson Road Property</b>	Leon	20604 & 20626 Jameson Road	022-00838-0000, 022-00843-0000, 022-00846-0000, 022-00843-1000	7.16
<b>Hwy 27 Property (Leon)</b>	Leon	21284, 21308 & 21310 St. Hwy 27	022-00321-2500, 022-00322-0000, 022-00323-0000	1.86
<b>Hwy 27 Property (Portland)</b>	Portland	26880 St. Hwy 27	032-00247-0000	3.18
			<b>TOTAL ACRES</b>	<b>18.17</b>

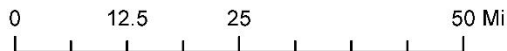
Deed restrictions for open space properties are included in Appendix A.

# Open Space Property Locations



Monroe County LCD  
 Created: June 2023  
 Created By: D. Lueck

Data Sources:  
 Monroe County LIO,  
 Esri, NASA, NGA, USGS, Esri,  
 HERE, Garmin, SafeGraph,  
 GeoTechnologies, Inc, METI/  
 NASA, USGS, EPA, NPS, USDA



This map shows the approximate location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.



## Brinkman's Landing



Brinkman's Landing is a 1.0 acre site along the La Crosse River in Town of Sparta. The site is located a quarter mile north of a popular private campground site that also offers canoe, kayak, and tubing access to the river. The Little La Crosse River confluence is upstream from this site.

### EXISTING FACILITIES:

- Sign w/brochure holders
- Driveway / parking
- Canoe & kayak launch

### IMPROVEMENT OPTIONS:

- Picnic table
- Walking paths to access river
- Streambank restoration
- Signage at street entrance and canoe & kayak landing.

### PARTNERSHIP / PROGRAM OPPORTUNITIES

- Whiskey Creek Family RV Park
- La Crosse Paddling Club
- Coulee Region Paddlers
- Trout Unlimited Chapter
- Sparta Chamber of Commerce

### DEED RESTRICTIONS & POLICIES:

- Open Space Deed Restriction
- Floodplain & Shoreland Ordinances



## Hammer Road Property



The Hammer Road property is a 4.97 acre site along the Little La Crosse River in Town of Sparta. The property is adjacent to the Canadian Pacific Railway along the southern boundary and U.S. Silica Company owns land adjacent to northern and western boundaries.

### EXISTING FACILITIES:

- Driveway entrance and parking area

### IMPROVEMENT OPTIONS:

- Picnic table
- Walking paths to access river
- Streambank restoration
- Fishing easement between western boundary of property and Little La Crosse River
- Canoe & kayak landing
- Interpretative signage or kiosk
- Signage at street entrance and canoe & kayak landing

### PARTNERSHIP / PROGRAM OPPORTUNITIES

- Whiskey Creek Family RV Park
- La Crosse Paddling Club
- 4-H Club
- Coulee Region Paddlers
- Trout Unlimited Chapter
- Sparta Chamber of Commerce

### DEED RESTRICTIONS & POLICIES:

- FEMA Deed Restriction
- Floodplain & Shoreland Ordinances



## Jameson Road Property



The Jameson Road property is a 7.16 acre site along the Little La Crosse River. The property is adjacent to the Leon Community Center and Park. Building remnants from the Mill Reserve are located on this property. La Crosse Area Comprehensive Fishery Area, managed by the WDNR, is on the east side of the Little La Crosse River, across Jancing Ave. and downstream of the open space property.

### EXISTING FACILITIES:

- Four (4) driveway entrances
- Stream monitoring station
- La Crosse Area Comprehensive Fishery Area
- Historical building remnants

### DEED RESTRICTIONS & POLICIES:

- FEMA Deed Restriction
- Floodplain & Shoreland Ordinances
- CenturyTel Utility Easement

### PARTNERSHIP / PROGRAM OPPORTUNITIES

- Town of Leon
- Leon Community Center
- 4-H Club
- Trout Unlimited Chapter
- Wisconsin DNR

### IMPROVEMENT OPTIONS:

- Picnic tables
- Walking paths to access river
- Streambank restoration
- Interpretative signage or kiosk
- Signage at street entrance

## Highway 27 (Leon) Property



The Highway 27 (Leon) property is 1.86 acre site along the Little La Crosse River.

### EXISTING FACILITIES:

- Two (2) driveway entrances

### PARTNERSHIP / PROGRAM OPPORTUNITIES

- Town of Leon
- 4-H Club
- Wisconsin DNR
- Trout Unlimited Chapter

### IMPROVEMENT OPTIONS:

- Picnic table
- Walking paths to river access
- Streambank restoration
- Interpretative signage or kiosk
- Signage at street entrance

### DEED RESTRICTIONS & POLICIES:

- FEMA Deed Restriction
- WI Department of Natural Resources Deed Restriction
- Floodplain & Shoreland Ordinances



## Highway 27 (Portland) Property



The Highway 27 (Portland) property is a 3.18 acre site along the Little La Crosse River. The property is adjacent to the Village of Cashton Water Treatment Plant.

### EXISTING FACILITIES:

- Driveway entrance

### PARTNERSHIP / PROGRAM

#### OPPORTUNITIES

- Town of Portland
- 4-H Club
- Cashton middle and high schools
- Village of Cashton
- Trout Unlimited Chapter
- Wisconsin DNR

### IMPROVEMENT OPTIONS:

- Picnic tables
- Walking paths to access river
- Streambank restoration
- Interpretative signage or kiosk
- Signage at State Highway 27 entrance
- Parking area

### DEED RESTRICTIONS & POLICIES:

- FEMA Deed Restriction
- WI Department of Natural Resources Deed Restriction
- Floodplain & Shoreland Ordinance
- CenturyTel Utility Easement



## Chapter 4. General Administration

---

General administration of the open space properties will comply with the properties' deed restrictions and County policies and ordinances. The County's Land Conservation Department has interest in the general administration of the open space properties and will cooperate with the Zoning Department, Forestry & Parks Department, and the Natural Resources and Extension Committee to carry out the goals and implementation of this plan.

The County Administrator and County Board will advise and make policy decisions concerning the management of the open space properties.

Additional authority of the County Board may include approval of the following:

- Grant or loan applications
- Land acquisitions
- Open space property policies and regulations
- Open Space Management Plan updates

### **Annual Work Plan & Budget**

The Land Conservation Director shall have the authorization to prepare the annual work plan and budget for the open space properties. Maintenance responsibilities will be assigned to Monroe County staff and shall be approved by Department Heads. The following staff may be assigned responsibilities:

- Land Conservation Director
- Zoning Director
- Forestry & Parks Administrator
- Land Use Planner
- Land Information Officer / GIS Coordinator
- Soil and Water Conservationists
- Highway Department
- County Interns

The annual budget shall outline the funding needed to carry out the annual work plan for the open space properties.

### **Grant Funding**

Grant funding is available through various programs and agencies for implementation of improvement projects for the open space properties. The property profiles in Chapter 3 list proposed improvements projects that may qualify for grant funding.

Monroe County's Comprehensive Outdoor Recreation Plan and Hazard Mitigation Plan shall also list the open space properties' proposed improvement projects in order to qualify for grant funding programs. The Land Conservation Department and Forestry & Parks Department shall coordinate to ensure that proposed project improvements are reflected in both plans.

The application for, acceptance of, and administration of grant funding shall comply with Monroe County's Grant Administration Policy.

### **FEMA and Wisconsin DNR Policies and Deed Restrictions**

The properties shall be maintained as open space to protect and preserve natural floodplain values. Each property has recorded deed restrictions with conditions and restrictions that shall apply in perpetuity to the property. Ownership of the properties must be held by a public entity or a qualified conservation organization and any transfers of properties must be approved by FEMA, WDNR, and/or the County.

See Appendix A for deed restrictions.

### **Emergency Response**

The County's Sheriff's department, local fire departments, and ambulance services, are responsible for emergency procedures to be in place for response to emergencies at open space properties. Motorized vehicles are allowed on the open space lands for public safety emergencies.

### **Communications Contact**

Comments, suggestions, requests for permission and all other communication with regard to this Plan and use of the properties should be directed to Monroe County Land Conservation Department.

Monroe County Land Conservation Department

820 Industrial Drive

Sparta, WI 54656

Tel: (608) 269- 8975

## APPENDIX A – DEED RESTRICTIONS

---

The following table lists the model deed restrictions that were recorded with each property. The deed restrictions that were recorded with the properties are shown on the following pages. The warranty deeds and deed restrictions for each property can be obtained from the Monroe County Register of Deeds.

Property Name	Township	Property Address	Parcel Number(s)	Deed Restrictions
Brinkman's Landing	Sparta	17476 Icarus Road	040-00973-7500	County
Hammer Road Property	Sparta	17739 Hammer Road	040-00956-5000, 040-00956-2500, 040-00956-0000	FEMA
Jameson Road Property	Leon	20604 Jameson Rd.	022-00838-0000, 022-00843-0000	FEMA
Jameson Road Property	Leon	20626 Jameson Rd.	022-00846-0000, 022-00843-1000	FEMA
Hwy 27 Property (Leon)	Leon	21284 St. Hwy 27	022-00321-2500	FEMA & WDNR (Amended)
Hwy 27 Property (Leon)	Leon	21308 St. Hwy 27	022-00322-0000	County
Hwy 27 Property (Leon)	Leon	21310 St. Hwy 27	022-00323-0000	FEMA & WDNR (Amended)
Hwy 27 Property (Portland)	Portland	26880 St. Hwy 27	032-00247-0000	FEMA & WDNR (Amended)



## COUNTY DEED RESTRICTIONS

In reference to the property or properties ("Property") conveyed by the Deed between ("the Grantor") and Monroe County, ("the Grantee"), its successors and assigns:

This Deed is made subject to the following terms and conditions which shall be binding upon the Grantee, its successors and assigns and shall run with the land:

1. Compatible uses. The Property shall be dedicated and maintained in perpetuity as open space for conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; unimproved unpaved parking lots; buffer zones; and other uses consistent with open space. The Property shall be open to the public for outdoor recreational purposes limited to open-space activities, unless it is necessary to close the property to the public to protect wild animals, plants or other natural features.
2. Structures. No new structures or improvements shall be erected on the Property.
  - a. No permanent land attachments of any nature shall be attached to or constructed on the Property. This restriction includes, but is not limited to, land attachments such as flagpoles, fences, gazebos, swimming pools, billboards, paving, signs, etc.
  - b. No personal property of any nature whatsoever shall be placed on or stored on the Property.
3. Topographic Changes. There shall be no topographic changes, extraction of subsurface materials, or alteration of the natural landscape of the property by excavation, filling, drainage, tiling, ditching, or any other means except as needed for flood control measures and as required for maintenance.
4. Transfer. The Grantee, including successors in interest, shall convey any interest in the Property only in accordance with this paragraph.
  - a. The transfer must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this section, and documentation of its status as a qualified conservation organization if applicable.
  - b. The Grantee may convey a property interest only to a public entity or to a qualified conservation organization. If title to the Property is transferred to a public entity other than one with a conservation mission, it must be conveyed subject to a Conservation Easement that shall be recorded with the deed and

shall incorporate all terms and conditions set forth in this section, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

- i. The Grantee shall convey, in accordance with this paragraph, a conservation easement to an entity other than the title holder, which shall be recorded with the deed, or
- ii. At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.
- iii. Conveyance of any property interest must reference and incorporate the original deed restrictions providing notice of the conditions in this section and must incorporate a provision for the property interest to revert to the State, Tribe, or local government in the event that the transferee ceases to exist or loses its eligible status under this section .

## WDNR MODEL DEED RESTRICTIONS

In reference to the property or properties (“Property”) conveyed by the Deed between (*property owner*) participating in the State of Wisconsin, Dept. of Natural Resources, Municipal Flood Control Grant Program (“the Grantor”) and (*grantee name*), (“the Grantee”), its successors and assigns:

It is the requirement of the State of Wisconsin that the acquired PROPERTY identified herein is to be left in a natural permanent open space state, and that no structures or encumbrances that would affect flood levels or obstruct the natural water flowage to the water body be allowed.

In conformance with (*grantee name*) Municipal Flood Control Grant (*grant number and project name*) for the Property Acquisition Project from the Wisconsin Department of Natural Resources – hereinafter “WDNR”, the following Deed Restrictions are implemented and shall run with the PROPERTY and be incorporated with any subsequent transfers of the said PROPERTY.

1. The (*grantee name*) , their permittees, successors or assigns agree to manage the PROPERTY herein described consistent with section 281.665 of the Wisconsin State Statutes, Chapter NR 199 of the Wisconsin Administrative Code, and all of the terms and conditions stated in WDNR’s Municipal Flood Control Grant Agreement (*grant number and project name*).
2. The natural, conservation, open space and outdoor recreation values of the PROPERTY will be protected in perpetuity as permanent open-space with only open-space activities allowed, and any use of the PROPERTY that will significantly impair or interfere with those values is prohibited.
3. There shall be no topographic changes, extraction of subsurface materials, or alteration of the natural landscape of the property by excavation, filling, drainage, tiling, ditching, or any other means except as needed for flood control measures and as required for maintenance by ch. NR 199, Wis. Adm. Code.
4. There shall be no construction or placement of any new building or structures, permanent or mobile, on the PROPERTY or construction or placement of any billboards or other advertising material, or playing fields or playgrounds or placement of an obstacle that would obstruct the natural water flowage to the water body.
5. There shall be no placing or storing, temporarily or permanently, of any equipment, vehicles or material including animal feeds and wastes, soil, ashes, trash, sawdust, brush, piles of gravel, garbage or any unsightly, offensive or hazardous material on, under or in the PROPERTY except in connection with activities authorized herein.
6. There shall be no industrial or commercial activity undertaken or allowed on or across the PROPERTY.
7. The PROPERTY shall be open to the public for outdoor recreational purposes limited to open-space activities such as a walking path, unless the WDNR determines it is necessary to close the property to the public to protect wild animals, plants or other natural

features. The PROPERTY shall not be closed to the public without prior written authorization of the WDNR.

8. THE WDNR, its agents, officers, employees and permittees shall have the right to enter the PROPERTY in order to monitor compliance with the Deed Restrictions. The WDNR may take actions necessary to prevent any activity on or use of the PROPERTY that is inconsistent with the purpose of this document as required under ch. NR 199, Wis. Adm. Code and may require the restoration of any area or feature of the PROPERTY that is damaged by the inconsistent activity or use of (*grantee name*), it's permittees, successors or assigns.
9. The WDNR shall have the right, but not the obligation, to undertake land management responsibility for the PROPERTY if the (*grantee name*) its permittees, successors or assigns, fails to meet its land management responsibilities as outlined in these Deed Restrictions and ch. NR 199, Wis. Adm. Code. Before undertaking such responsibility, the WDNR shall provide the (*grantee name*), its permittees, successors or assigns with a minimum of six (6) months prior written notice of the land management activity required and shall give the Town of Portland its permittees, successors or assigns the opportunity to perform that activity within the 6-month period, or within a reasonable time thereafter if more time is needed due to weather constraints.
10. The (*grantee name*), its successors or assigns may grant various utility easements throughout the above reference PROPERTY as long as said easement is not in conflict with the limitation of the Deed Restriction document and ch. NR 199, Wis. Adm. Code. In addition, no utility structure may be erected on the property that would obstruct the water flowage to the water body.
11. The (*grantee name*), its successors or assigns may sell or transfer the PROPERTY to a third party other than a creditor of Town of Portland with the prior written approval of the WDNR. All restrictions imposed by the above-referenced grant contract and land management plan shall remain with the property and any subsequent owners shall execute a grant agreement assignment which states that they have received and reviewed the grant contract and land management plan and shall abide by their provisions. WDNR approval of the transfer is not valid until the contract assignment is signed by and recorded with the Monroe County register of Deeds office.
12. Any changes or modifications to the above stated Deed Restrictions must be reviewed and approved in writing by the WDNR Municipal Flood Control Grant Manager and filed with the Monroe County Register of Deeds as an amendment to this Declaration of Deed Restrictions.

## FEMA MODEL DEED RESTRICTIONS

In reference to the property or properties ("Property") conveyed by the Deed between (*property owner*) participating in the federally-assisted acquisition project ("the Grantor") and Monroe County, ("the Grantee"), its successors and assigns:

WHEREAS, The Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("The Stafford Act"), 42 U.S.C. § 5121 et seq., identifies the use of Disaster Relief Funds under § 5170, Hazard Mitigation Grant Program Section 404 ("HMGP"), including the acquisition and relocation of structures in the floodplain;

WHEREAS, the mitigation grant program provides a process for a local government, through the State, to apply for federal funds for mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

WHEREAS, Wisconsin has applied for and been awarded such funding from the Department of Homeland Security, Federal Emergency Management Agency ("FEMA"), and has entered into a mitigation grant program Grant Agreement dated October 29, 2018, with FEMA and herein incorporated by reference; making it a mitigation grant program grantee.

WHEREAS, the Property is located in Monroe County, Monroe County participates in the National Flood Insurance Program ("NFIP") and is in good standing with NFIP as of the date of the Deed;

WHEREAS, Monroe County, acting by and through the Monroe County Board, has applied for and been awarded federal funds pursuant to an agreement with Wisconsin dated September 11, 2020 ("State-Local Agreement") and herein incorporated by reference, making it a mitigation grant program subgrantee;

WHEREAS, the terms of the mitigation grant program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State-local Agreement require that the Grantee agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;

NOW, therefore, the grant is made subject to the following terms and conditions:

1. Terms. Pursuant to the terms of the Hazard Mitigation Grant Program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State-local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to FEMA program requirements concerning the acquisition of property for open space:

- a. Compatible uses. The Property shall be dedicated and maintained in perpetuity as open space for conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved unpaved parking lots; buffer zones; and other uses consistent with FEMA guidance for open space acquisition, Hazard Mitigation Assistance, Requirements for Property Acquisition and Relocation for Open Space.
  
- b. Structures. No new structures or improvements shall be erected on the Property other than:
  - i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;
  
  - ii. A public rest room; or
  
  - iii. A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in Paragraph 1.a., above, and approved by the FEMA Administrator in writing before construction of the structure begins.

Any improvements on the property shall be in accordance with proper floodplain management policies and practices. Structures built on the Property according to paragraph b. of this section shall be floodproofed or elevated to at least the base flood level plus two foot of freeboard, or greater, if required by FEMA, or if required by any State, Tribal, or local ordinance, and in accordance with criteria established by the FEMA Administrator.

- c. Disaster Assistance and Flood Insurance. No federal entity or source may provide disaster assistance for any purpose with respect to the Property, nor may any application for such assistance be made by any Federal entity or source. The Property is not eligible for coverage under the NFIP for damage to structures on the property occurring after the date of the property settlement, except for pre-existing structures being relocated off the property as a result of the project.
  
- d. Transfer. The Grantee, including successors in interest, shall convey any interest in the Property only if the FEMA Regional Administrator, through the State, gives prior written approval of the transferee in accordance with this paragraph.

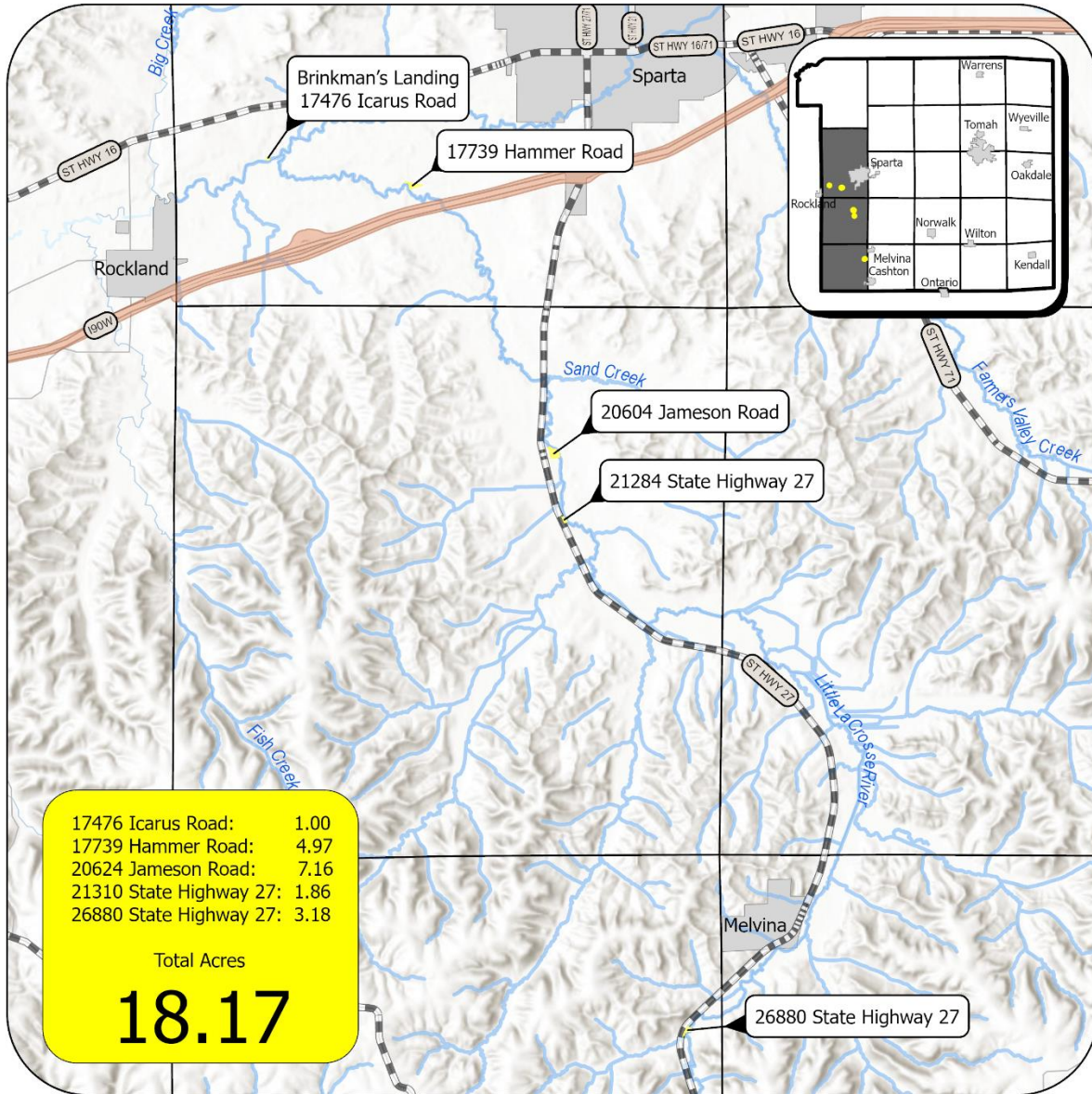
- i. The request by the Grantee, through the State, to the FEMA Regional Administrator must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this section, and documentation of its status as a qualified conservation organization if applicable.
  - ii. The Grantee may convey a property interest only to a public entity or to a qualified conservation organization. However, the Grantee may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in paragraph (a), of this section, with the prior approval of the FEMA Regional Administrator, and so long as the conveyance does not include authority to control and enforce the terms and conditions of this section.
  - iii. If title to the Property is transferred to a public entity other than one with a conservation mission, it must be conveyed subject to a Conservation Easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth in this section, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:
    - a) The Grantee shall convey, in accordance with this paragraph, a conservation easement to an entity other than the title holder, which shall be recorded with the deed, or
    - b) At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.
  - iv. Conveyance of any property interest must reference and incorporate the original deed restrictions providing notice of the conditions in this section and must incorporate a provision for the property interest to revert to the State, Tribe, or local government in the event that the transferee ceases to exist or loses its eligible status under this section.
2. Inspection. FEMA, its representatives, and assigns, including the State or Tribe shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of this part, the Property conveyance and of the grant award.



3. Monitoring and Reporting. Every three years on September 1, the Grantee (mitigation grant program Grantee), in coordination with any current successor in interest, shall submit through the State to the FEMA Regional Administrator a report certifying that the Grantee has inspected the Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of 44 CFR Part 80, the property conveyance, and the grant award.
4. Enforcement. The Grantee (mitigation grant program subgrantee), the State, FEMA, and their respective representatives, successors and assigns, are responsible for taking measures to bring the Property back into compliance if the Property is not maintained according to the terms of 44 CFR Part 80, the property conveyance, and the grant award. The relative rights and responsibilities of FEMA, the State, the Grantee, and subsequent holders of the property interest at the time of enforcement, shall include the following:
  - a. The State will notify the Grantee and any current holder of the property interest in writing and advise them that they have 60 days to correct the violation.
    - i. If the Grantee or any current holder of the property interest fails to demonstrate a good faith effort to come into compliance with the terms of the grant within the 60-day period, the State shall enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to bringing an action of law or in equity in a court of competent jurisdiction.
    - ii. FEMA, its representatives, and assignees may enforce the terms of the grant by taking any measures, it deems appropriate, including but not limited to 1 or more of the following:
      - a) Withholding FEMA mitigation awards or assistance from the State or Tribe, and Grantee; and current holder of the property interest.
      - b) Requiring transfer of title. The Grantee or the current holder of the property interest shall bear the costs of bringing the Property back into compliance with the terms of the grant; or
      - c) Bringing an action at law or in equity in a court of competent jurisdiction against any or all of the following parties; the State, the Tribe, the local community, and their respective successors.

5. Amendment. This agreement may be amended upon signatures of FEMA, the State, and the Grantee only to the extent that such amendment does not affect the fundamental and statutory purposes underlying the agreement.
  
6. Severability. Should any provision of this grant or the application thereof to any person or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this grant and their application shall not be affected and shall remain valid and enforceable.

# Open Space Property Locations



<p>Monroe County LCD                  Created: June 2023                  Created By: D. Lueck                  Data Sources:                  Monroe County LIO,                  Esri, NASA, NGA, USGS, Esri,                  HERE, Garmin, SafeGraph,                  GeoTechnologies, Inc, METI/                  NASA, USGS, EPA, NPS, USDA</p>			
<p>This map shows the approximate location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.</p>			

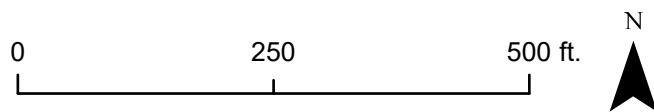


# Open Space Property

17476 Icarus Road: Brinkman's Landing



Monroe County LCD  
Created: June 2023  
Base Imagery: 08-30-2022  
Township: Sparta  
Tract: 29-17N-04W SW NW  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

Total Acres  
**1.0**





# Open Space Property Past Conditions

17476 Icarus Road: Brinkman's Landing



Monroe County LCD  
Created: June 2023  
Base Imagery: April 2020  
Township: Sparta  
Tract: 29-17N-04W SW NW  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft

0 50 100 ft.



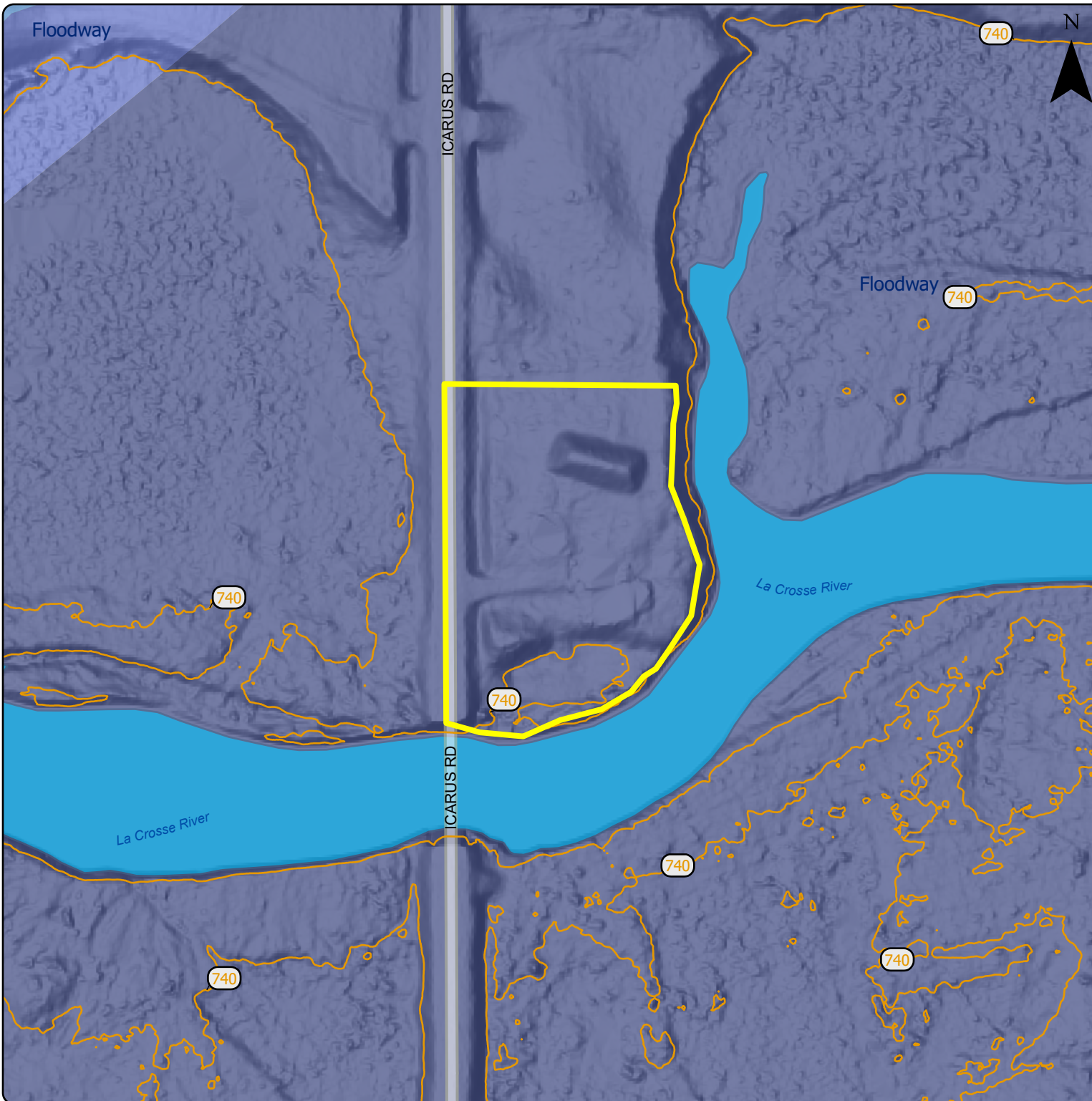
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

Total Acres

**1.0**

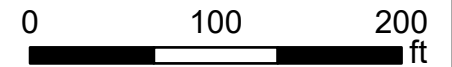
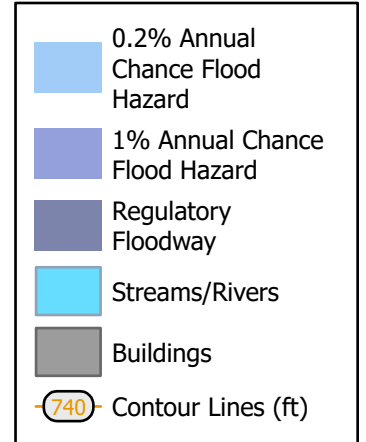






# Open Space Properties Flood Zones

17476 Icarus Road



Monroe County LCD  
Created: June 2023  
Created By: D. Lueck  
Township: Sparta  
Imagery: 2019

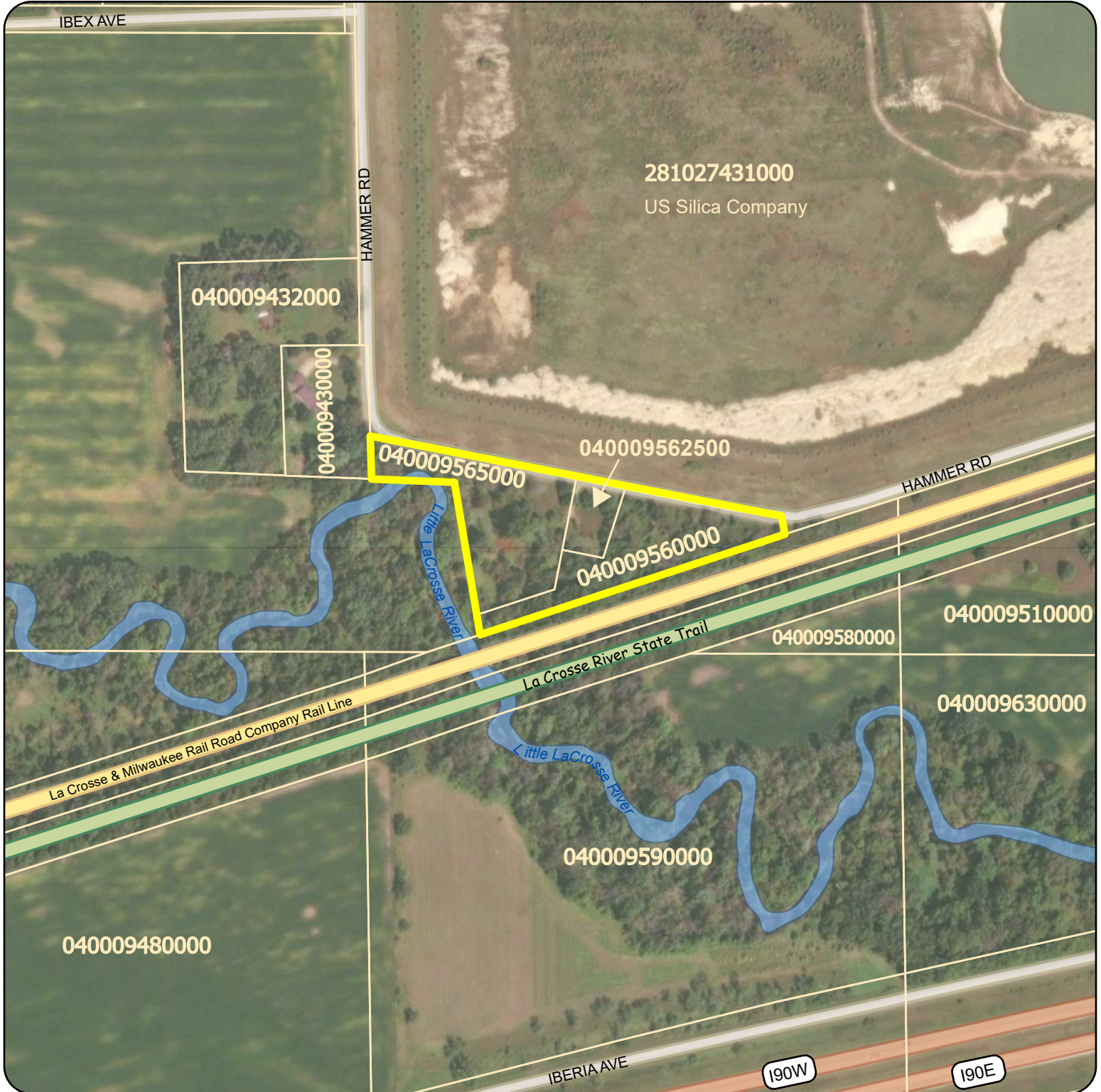
Data Sources:  
Monroe County LIO

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. It is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. FEMA's National Flood Hazard Layer (NFHL) data is updated as studies become effective. This data (map) was created 7-1-2023 and does not reflect changes or amendments subsequent to this date. This map is for general reference only and should not be used for official National Flood Insurance Program purposes

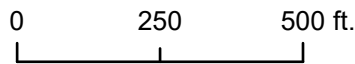


# Open Space Property

17739 Hammer Road



Monroe County LCD  
Created: June 2023  
Base Imagery: 08-30-2022  
Township: Sparta  
Tract: 28-17N-04W NW SE  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

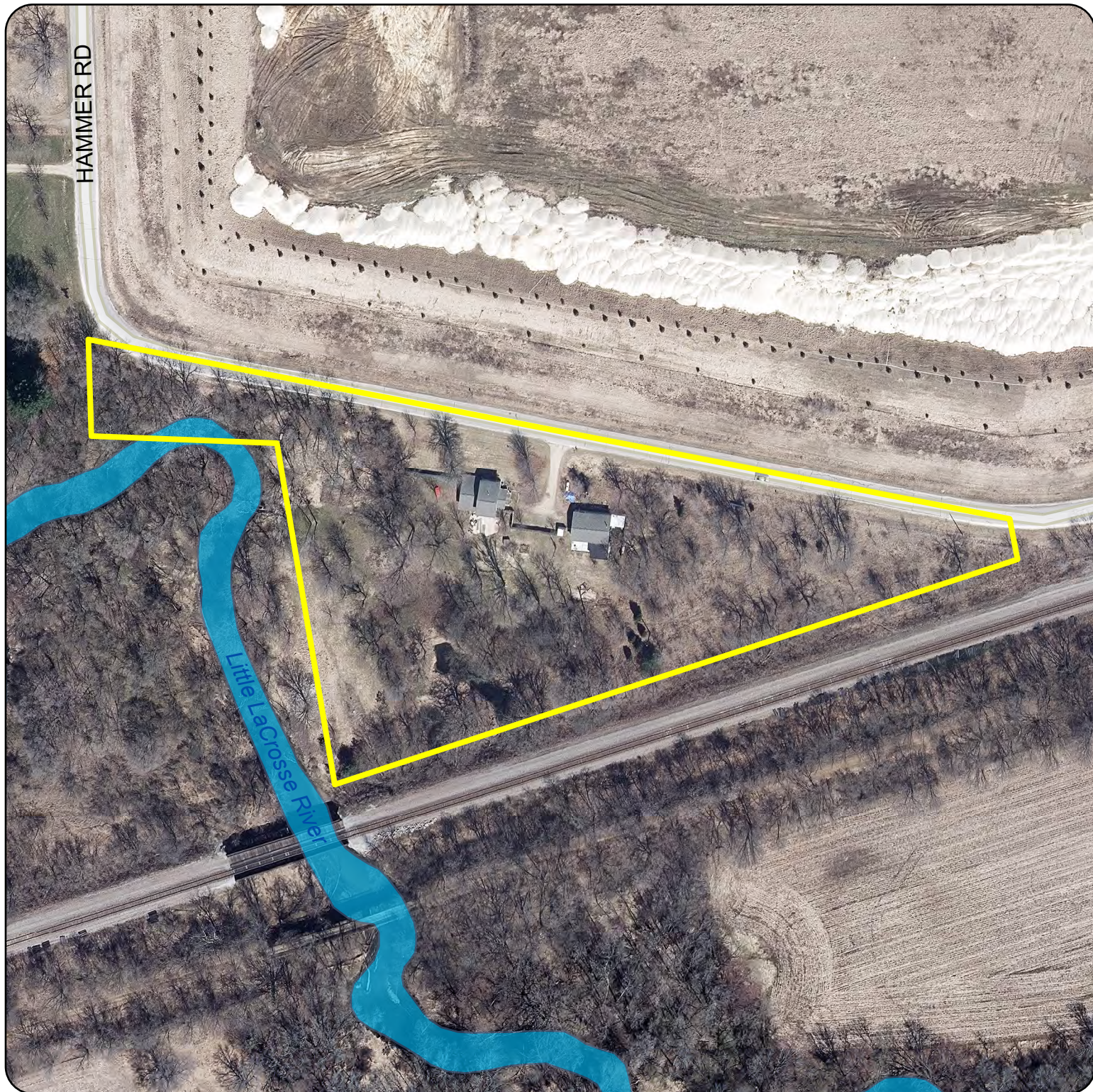
Total Acres  
**4.97**



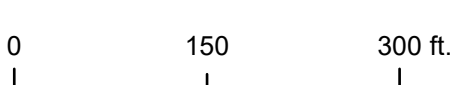


# Open Space Property Past Conditions

17739 Hammer Road



Monroe County LCD  
Created: June 2023  
Base Imagery: April 2020  
Township: Sparta  
Tract: 28-17N-04W NW SE  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar

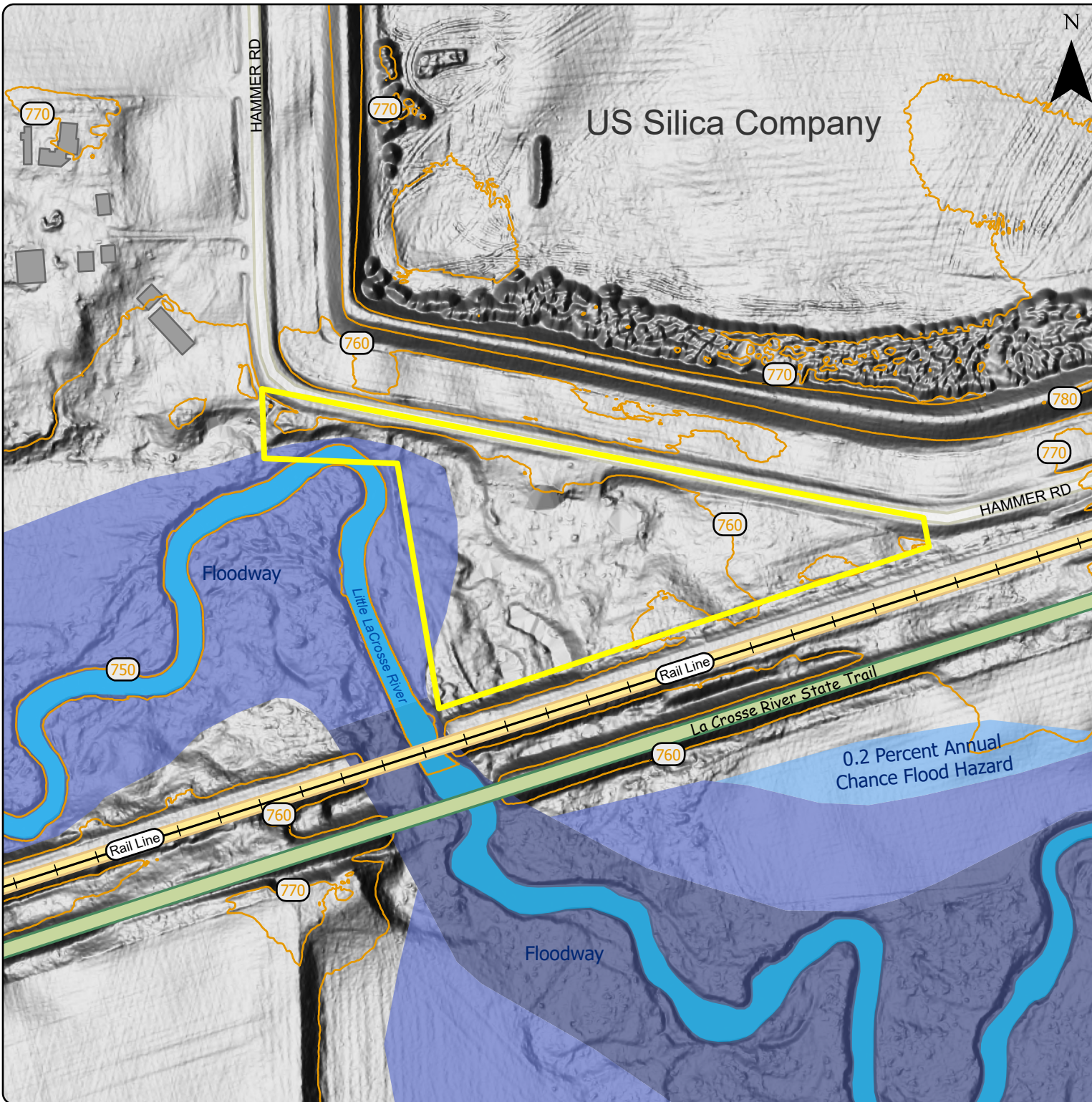


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

Total Acres  
**4.97**

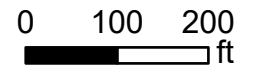
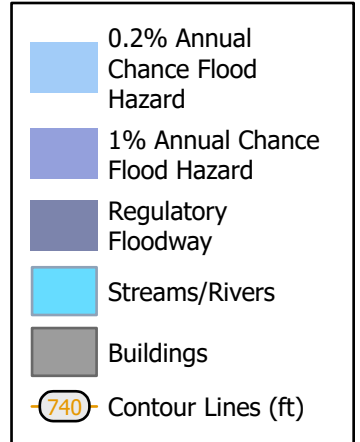






# Open Space Properties Flood Zones

17739 Hammer Road



Monroe County LCD  
Created: June 2023  
Created By: D. Lueck  
Township: Sparta  
Imagery: 2019

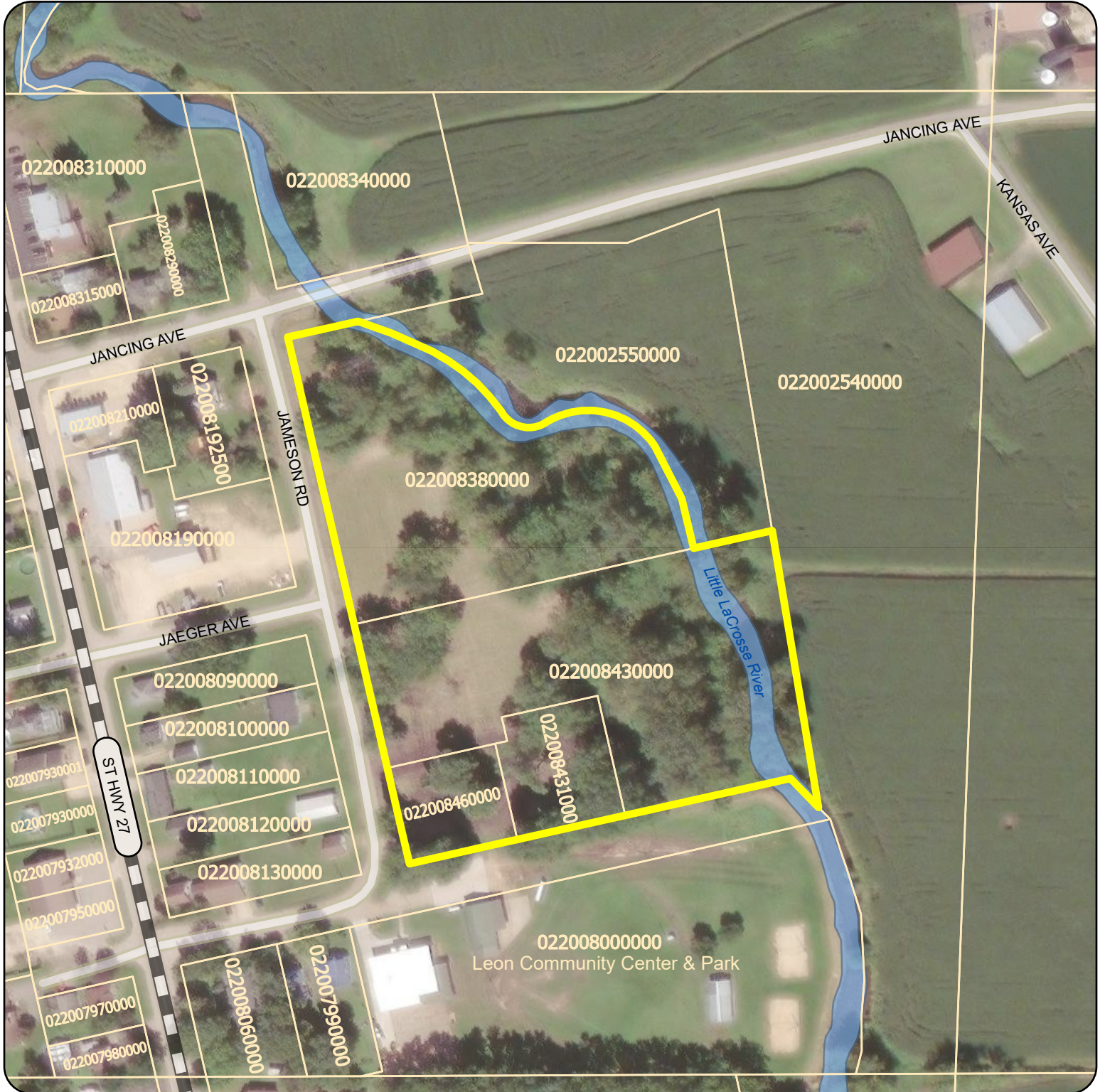
Data Sources:  
Monroe County LIO

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. It is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. FEMA's National Flood Hazard Layer (NFHL) data is updated as studies become effective. This data (map) was created 7-1-2023 and does not reflect changes or amendments subsequent to this date. This map is for general reference only and should not be used for official National Flood Insurance Program purposes

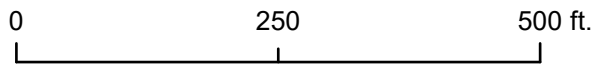


# Open Space Property

20642 & 20626 Jameson Road



Monroe County LCD  
Created: June 2023  
Base Imagery: 08-30-2022  
Township: Leon  
Tract: 11-16N-04W NW SW  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar



N



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

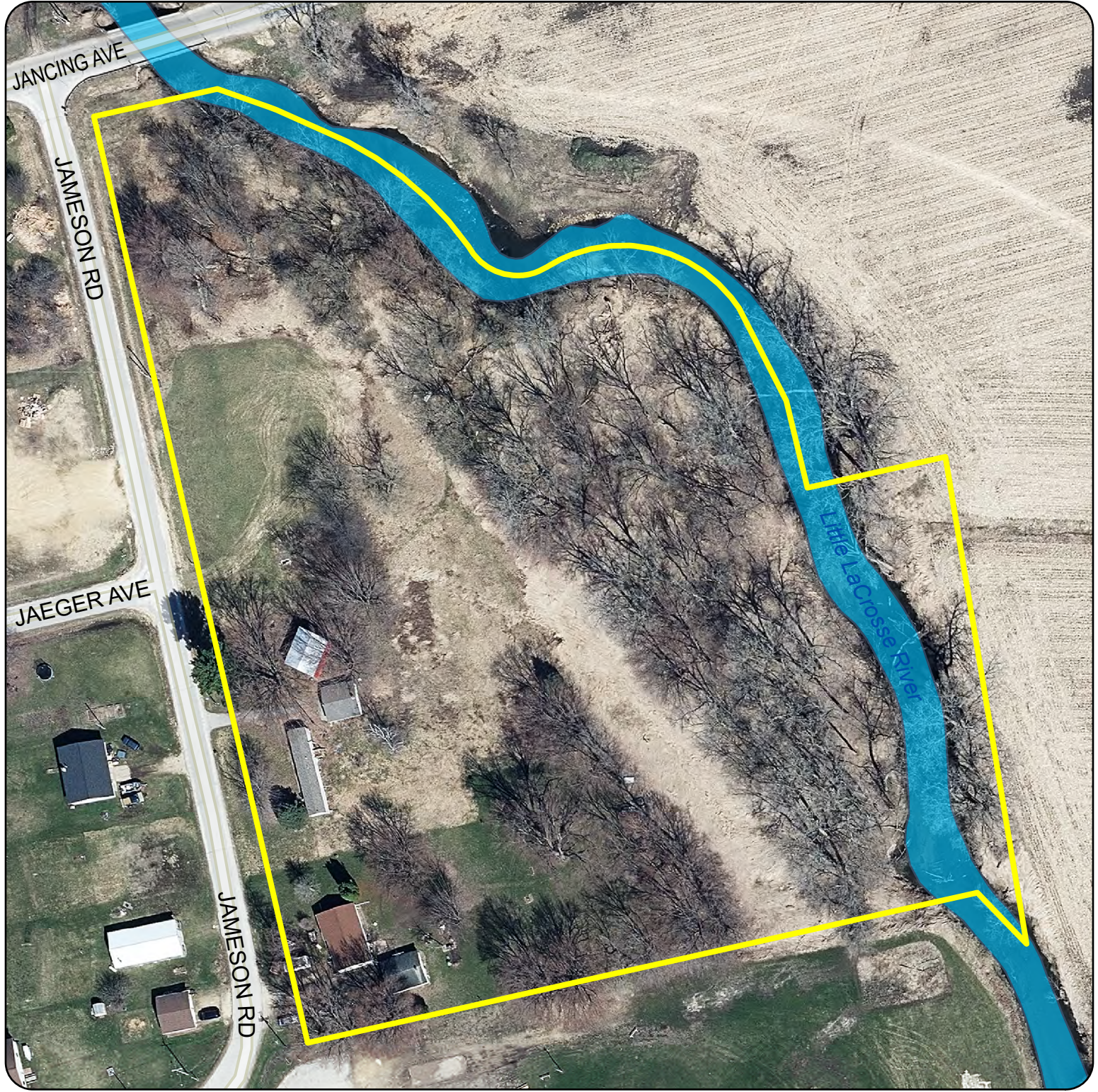
Total Acres  
**7.16**



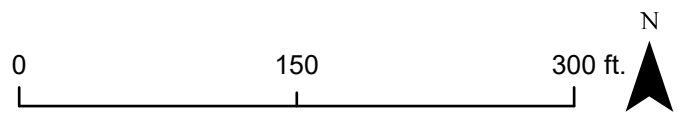


# Open Space Property Past Conditions

20642 & 20626 Jameson Road



Monroe County LCD  
Created: June 2023  
Base Imagery: April 2020  
Township: Leon  
Tract: 11-16N-04W NW SW  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft

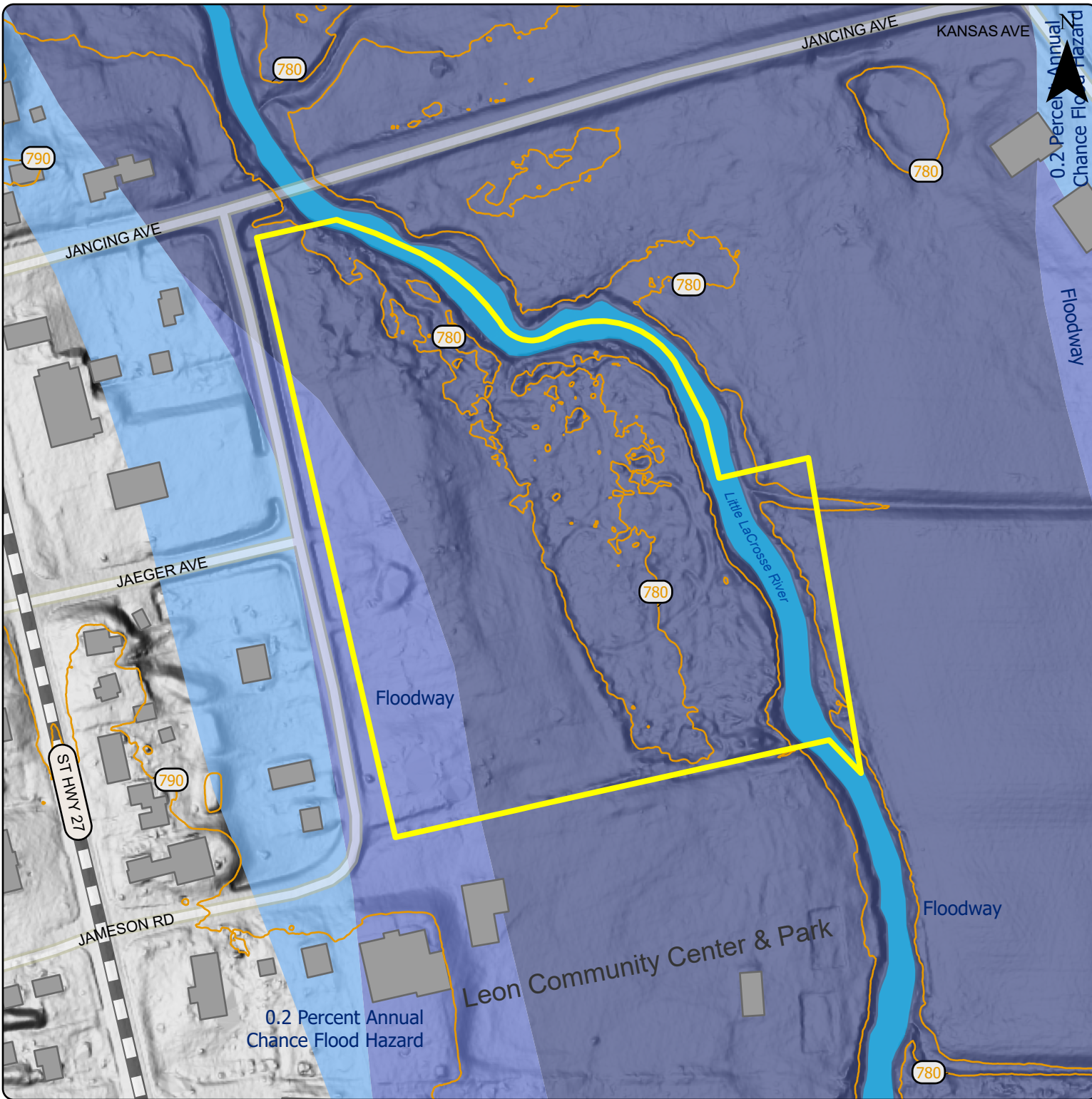


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

Total Acres  
**7.16**









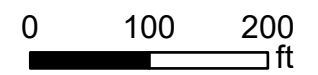




# Open Space Properties Flood Zones

20624 & 20626 Jameson Road

	0.2% Annual Chance Flood Hazard
	1% Annual Chance Flood Hazard
	Regulatory Floodway
	Streams/Rivers
	Buildings
	Contour Lines (ft)



Monroe County LCD  
 Created: June 2023  
 Created By: D. Lueck  
 Township: Sparta  
 Imagery: 2019

Data Sources:  
 Monroe County LIO

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. It is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. FEMA's National Flood Hazard Layer (NFHL) data is updated as studies become effective. This data (map) was created 7-1-2023 and does not reflect changes or amendments subsequent to this date. This map is for general reference only and should not be used for official National Flood Insurance Program purposes

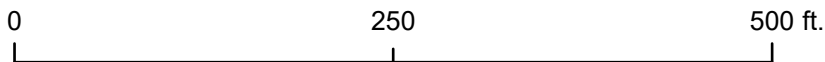


# Open Space Property

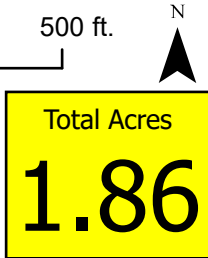
21284, 21308, 21310 State Highway 27



Monroe County LCD  
Created: June 2023  
Base Imagery: 08-30-2022  
Township: Leon  
Tract: 14-16N-04W SW NW  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.





# Open Space Property Past Conditions

21284, 21308, 21310 State Highway 27



Monroe County LCD  
Created: June 2023  
Base Imagery: April 2020  
Township: Leon  
Tract: 14-16N-04W SW NW  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft

0 100 200 ft.

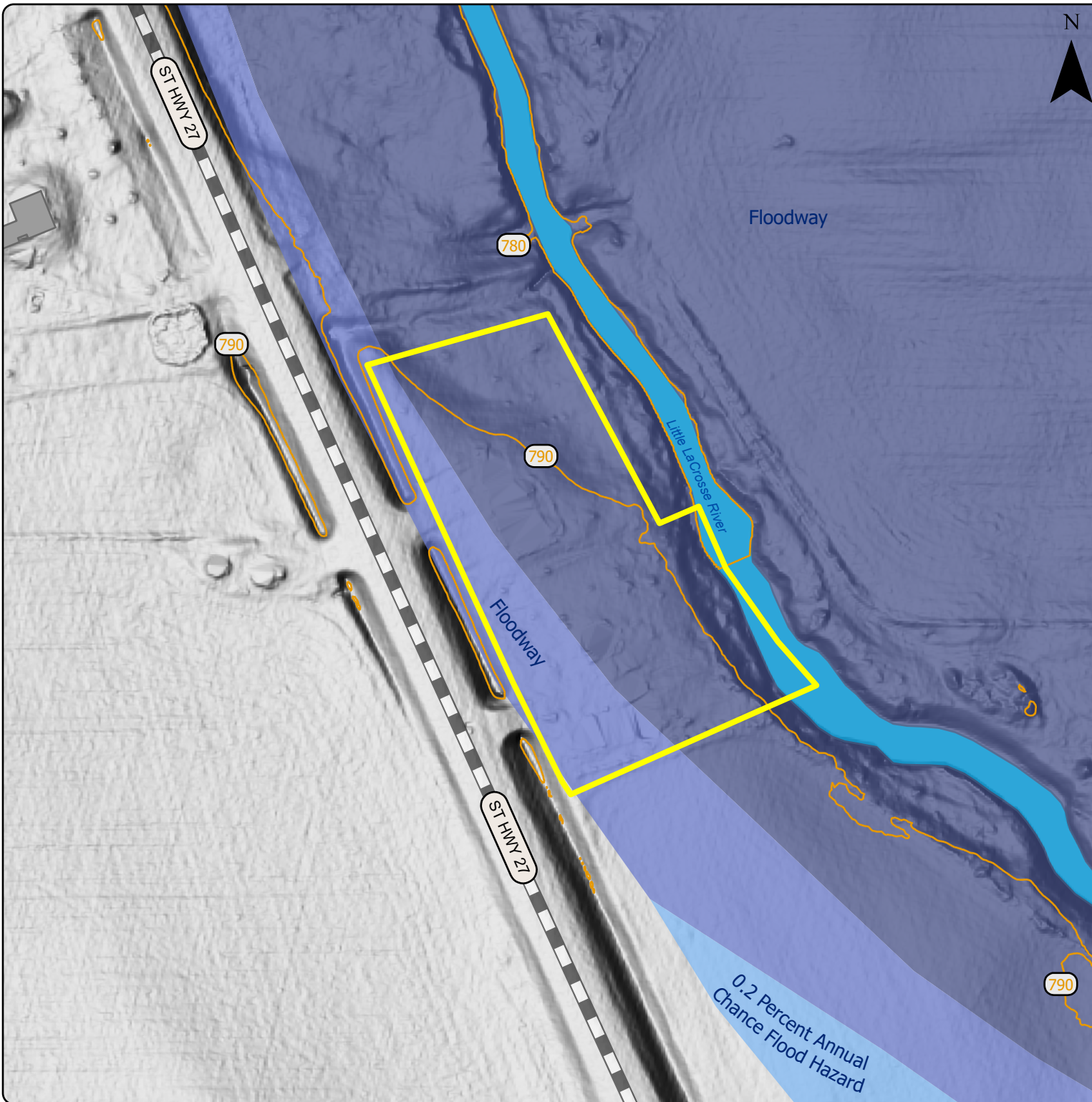
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.



Total Acres  
**1.86**









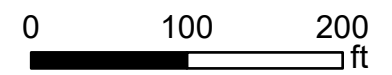




# Open Space Properties Flood Zones

21284, 21308, 21310 St Hwy 27

-  0.2% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Streams/Rivers
-  Buildings
-  -740 Contour Lines (ft)



Monroe County LCD  
 Created: June 2023  
 Created By: D. Lueck  
 Township: Sparta  
 Imagery: 2019

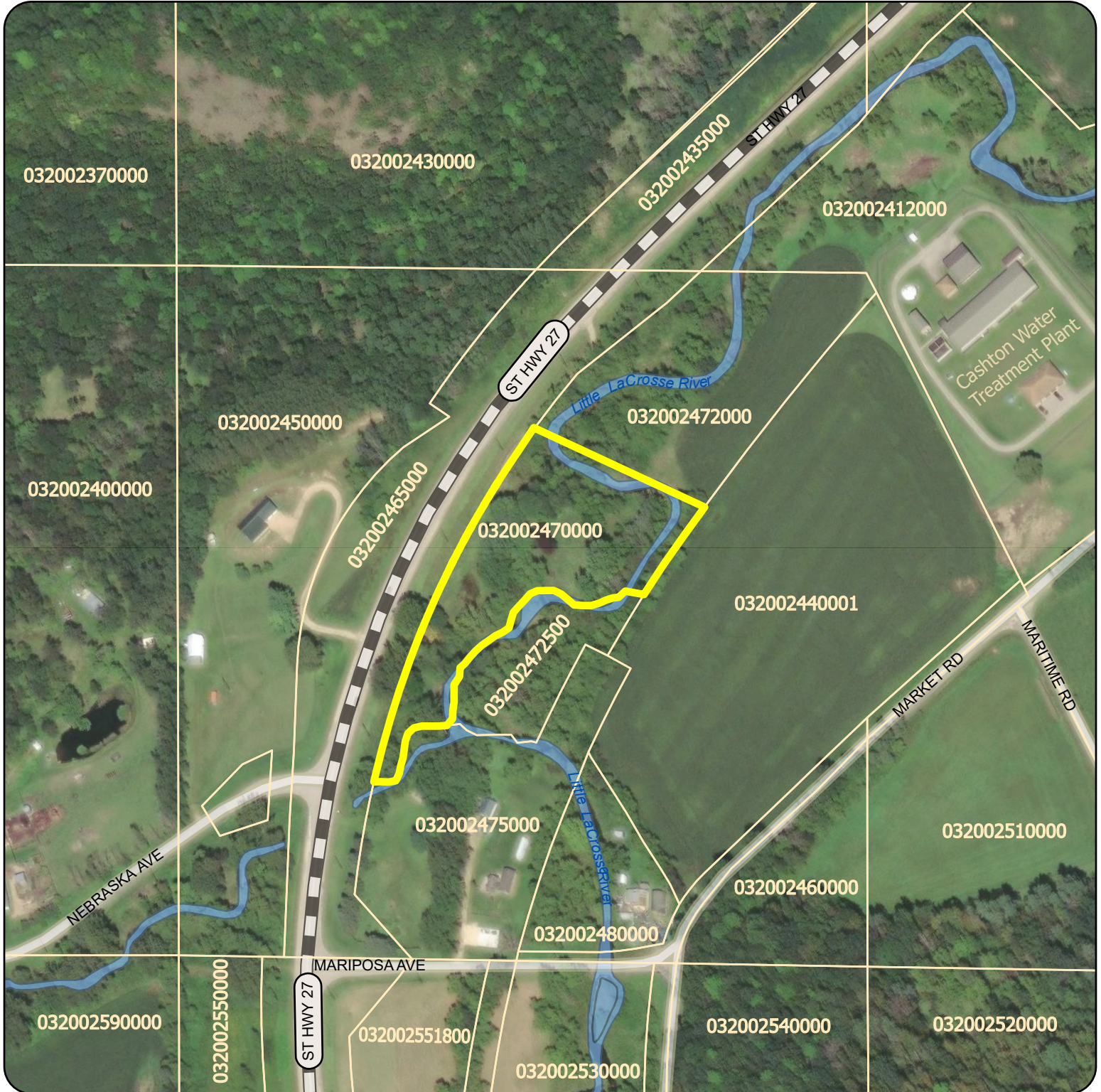
Data Sources:  
 Monroe County LIO

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. It is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. FEMA's National Flood Hazard Layer (NFHL) data is updated as studies become effective. This data (map) was created 7-1-2023 and does not reflect changes or amendments subsequent to this date. This map is for general reference only and should not be used for official National Flood Insurance Program purposes

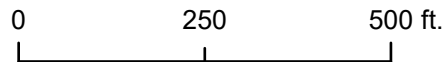


# Open Space Property

26880 State Highway 27



Monroe County LCD  
Created: June 2023  
Base Imagery: 08-30-2022  
Township: Portland  
Tract: 12-15N-04W SW SE  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft



N



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

Total Acres

**3.18**



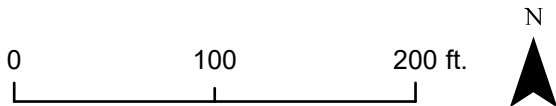


# Open Space Property Past Conditions

26880 State Highway 27



Monroe County LCD  
Created: June 2023  
Base Imagery: April 2020  
Township: Portland  
Tract: 12-15N-04W SW SE  
Created By: D. Lueck  
Data Sources:  
Monroe County LIO  
Maxar, Microsoft

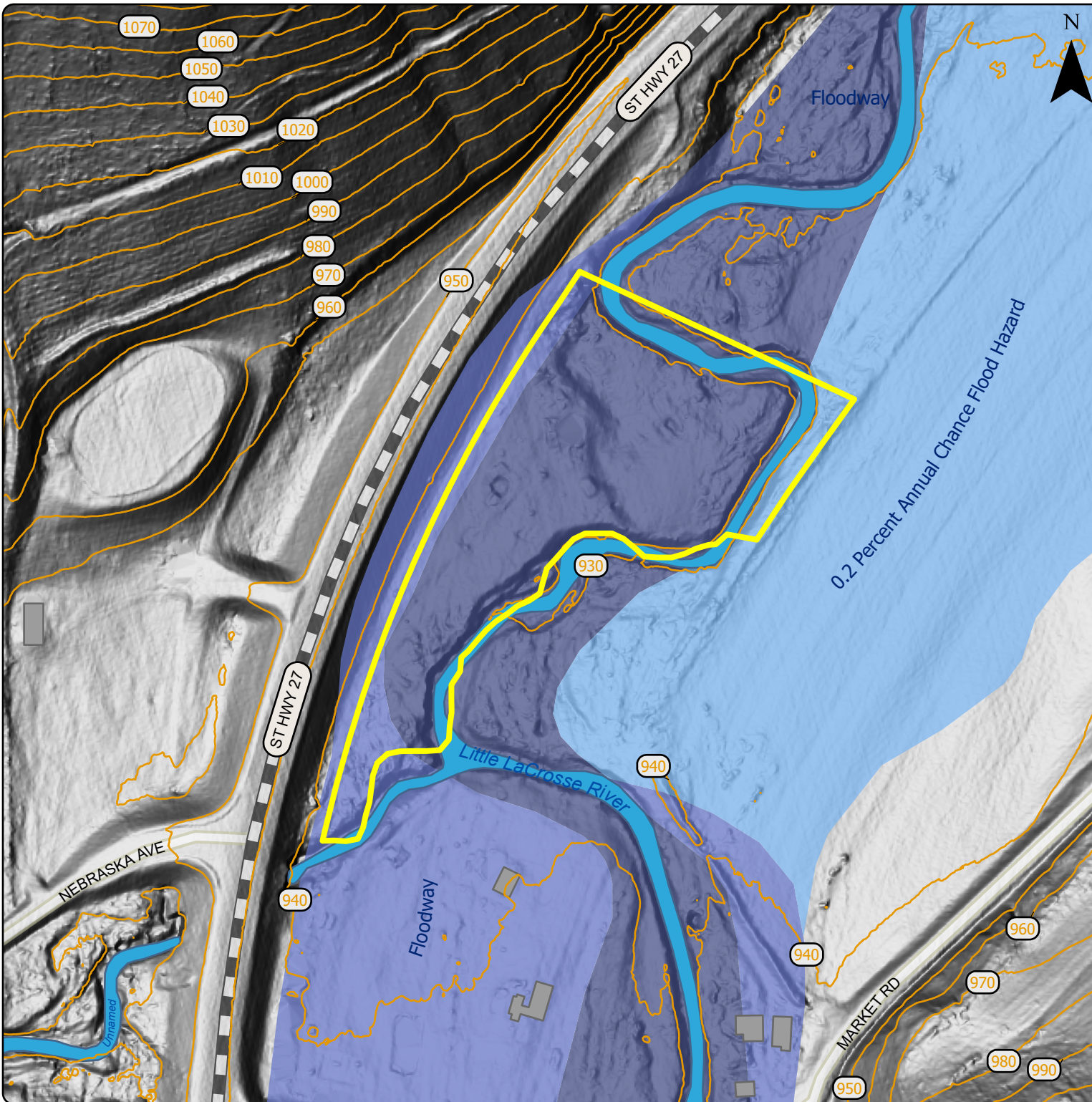


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. Produced by the Monroe County Land Conservation Department.

Total Acres  
**3.18**







# Open Space Properties Flood Zones

26880 State Highway 27

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Streams/Rivers
- Buildings
- 740 Contour Lines (ft)

0      100      200  
ft

Monroe County LCD  
 Created: June 2023  
 Created By: D. Lueck  
 Township: Sparta  
 Imagery: 2019

Data Sources:  
Monroe County LIO

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. It is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This product may not reflect current information. FEMA's National Flood Hazard Layer (NFHL) data is updated as studies become effective. This data (map) was created 7-1-2023 and does not reflect changes or amendments subsequent to this date. This map is for general reference only and should not be used for official National Flood Insurance Program purposes