



Request for Redevelopment Proposals and Offers to Purchase

Carnegie Building, 111 Main Avenue, Kaukauna

Issue Date: December 2, 2019

Due Date: February 7, 2020

Submit To: Robert Jakel, AICP

Director of Planning and Community Development

submittals@kaukauna-wi.org

www.cityofkaukauna.com

PURPOSE OF RFP

The purpose of this Request for Proposal (RFP) is to solicit offers to purchase and proposals for redevelopment of the Historic Carnegie Building. Background information on the history and present condition of this property is included as Addendum A-E at the conclusion of this file.

SPECIFICATIONS OF RFP

PURPOSE

1. The Redevelopment Authority of the City of Kaukauna (RACK) requests redevelopment proposals from qualified parties for the preservation and redevelopment of the Historic Carnegie Building.
2. The primary goals/objectives to be achieved through this Request for Proposal include, but are not limited to:
 - a. Preservation – RACK seeks to ensure the continued preservation of a National Register-Listed Historic Property with significant emotional importance for residents of the City.
 - b. Redevelopment – RACK seeks to ensure that the property is adaptively reused for private use and is added to the municipal tax rolls.
 - c. Develop an Anchor for the Commercial Core District – The redevelopment of this property, concurrent with redevelopment of the Cops Building at 101 Main Avenue will create an anchor development in the City’s downtown area.
 - d. Identify New Activation Opportunities for Central Park – The adjacent municipal park and greenspace (Central Park) to the Carnegie Building is underutilized and offers an opportunity for creative activation of the space.
 - e. Endorsement – The proposal must be authentic and resonate with RACK leadership.

ELIGIBILITY

1. Proposal respondents should have experience in property redevelopment, adaptive reuse of historic properties and preservation experience.
2. The City of Kaukauna desires to enter into a redevelopment agreement and offer to purchase with a single entity to lead the project. Proposals based on a consortium approach where multiple parties will be engaged in the redevelopment process are acceptable with a single project manager point of contact for the purchasing entity.

SCOPE OF WORK

Proposals and offers to purchase should include the following:

1. A letter stating an offer price for the purchase of the Historic Carnegie Building.
2. Intentions for the future commercial or mixed use redevelopment of the Historic Carnegie Building.
3. A summary list of proposed improvements and their estimated costs (we understand that at this time, these are likely to be just rough estimates).
4. A draft proforma indicating expected cash flow for the building.
5. Demonstration of financial capability to proceed with a redevelopment project, indicated by a bank letter.
6. If the proposed commercial tenants are an existing business, please share some brief background information on the nature of the business, its history and ownership.
7. *Suggested, but not required:* Activation ideas for the adjacent Central Park property and how this will tie into the redevelopment of the Historic Carnegie Building
8. Redevelopment Timeline: An estimated timeline for acquisition, improvements for the redevelopment and tenant occupancy.

Redevelopment Authority Financial Assistance and Tax Incremental Finance Expenditure Eligibility

1. RACK has the lending capacity to offer low interest (starting at 2%) loans as gap financing for projects located within the Downtown Redevelopment Area. Gap financing means that the applicant should pursue a mixed financing strategy (conventional financing + personal leverage + RACK financing). Loans can be used for expenditures like acquisition of buildings, fixed equipment, internal or external building improvements and soft costs (like engineering, architectural/surveying work performed prior to construction).
2. The Historic Carnegie Building is located within Tax Increment District #4 and certain expenditures may be eligible for Tax Incremental Financing. These expenditures would be highlighted in a redevelopment agreement and subject to Common Council approval.

Questions related to RACK Loans and Tax Incremental Financing should be directed to the Planning and Community Development Department.

SPECIFIC PROPOSAL PREPARATION INSTRUCTIONS

Proposals should be as thorough and detailed as possible so that RACK may properly evaluate the capabilities of the firm to provide the required Services and Results.

Planning and Community Development Staff are able to provide on-site tours of the facility and additional background information on the building (such as building condition reports) upon request.

Respondents shall submit one (1) electronic copy by email to submittals@kaukauna-wi.org with the subject line **Carnegie Building RFP (and the name of your firm)**, or by emailing a link to a file sharing platform. If you send an email auto-generated from a file sharing platform, please also send a separate email from your firm confirming receipt. Please do not send hard (paper) copies by mail. Submissions are due by 4:30 PM (CST) on Friday, February 7, 2020.

EVALUATION CRITERIA

Proposals will be evaluated by the Redevelopment Authority of the City of Kaukauna (RACK) using the following criteria:

1. Preservation, adaptive reuse, and redevelopment experience of the respondent in other historic preservation projects.
2. Intended future use of commercial / mixed use space of Historic Carnegie Building.
3. Estimated value of proposed improvements to the property.
4. Respondents' financial capability to invest personal finances and access conventional financing to fund a portion of the redevelopment project as demonstrated by a bank note.
5. A well-structured proforma for the redevelopment expenditures and future cash flow for the commercial property.
6. All qualified submissions received by the deadline will be analyzed by the City according to the criteria outlined in this RFP. Failure to comply with the provisions of the RFP may cause a proposal to be rejected.
7. RACK reserves the right to (a) accept or reject any/or all submissions of proposals; (b) to waive any irregularity, technicality, informality or discrepancy in a proposal; (c) accept any alternative submission of proposals presented, which in its opinion, would best serve the interests of the City; (d) give full and proper evaluation of the Vendor or team presenting the proposal.
8. RACK shall be the sole judge of the proposals, and the resulting negotiated agreement that is in its best interest, and its decision shall be final.

A White Paper on the Redevelopment of the Island Street Municipal Complex / Central Park Area

Prepared by the Planning and Community Development Department, July 2019

Target Redevelopment Properties

The target properties include the former City of Kaukauna Municipal Building (“Cops Building”, Parcel 323041000) and the former City of Kaukauna Carnegie Library (“Carnegie Building”, Parcel 323040900). These adjoining properties make up approximately 6.17 acres in the middle of the Fox River along the major North/South thoroughfare of Lawe Street/Crooks Avenue/State Highway 55.

These properties stand out as an excellent candidate for a joint redevelopment effort. The underutilized properties will be addressed individually below:

Cops Building, 101 Main Avenue, Kaukauna

The Cops Building served as the City of Kaukauna Municipal Building from 1918 to the mid-1970s. The two story building (excluding the basement) is currently underutilized with two tenants: Linked Living Homes, a pre-fabricated construction contracting company building additions to single-family homes for senior living, and the Kaukauna Clinic, which uses an upstairs office for file storage. The structure is located directly on Crooks Avenue, with only 18-35’ of distance between the façade and the street. An on-site (shared) parking lot between the Cops Building and the Carnegie Building provides parking for 36 vehicles and 3 handicap parking spaces. Unstriped space on the rear of the Cops Building could accommodate additional parking.

The small setback detracts from the buildings success in one regard, in that the very busy North/South thoroughfare, while offering high visibility, also creates a busy street presence for access to the front of the building. The building does not take (presently) advantage of its proximity to the Fox River or the greenspace of Central Park and the views it offers to the rear/west of the building.

The parcel is 1.54 acres, zoned “Commercial Corridor”, the zoning layer applied to the downtown district of the City of Kaukauna. This island area bridges, quite literally, the Uptown Wisconsin Avenue commercial district and Downtown Second and Third Street commercial districts. Existing improvements include a two-story 25,000 SF structure (with full basement) with parking in front and along its side and rear.

The property is currently owned by Tom and Monica Cops of Kaukauna, and is assessed at \$197,800 for tax purposes with the land assessed at \$52,100 (26.3%) and improvements at \$145,700 (73.7%). The property owners are interested in selling the property for redevelopment and can be contacted directly with questions regarding the property or to arrange a tour of the property. Mr. Tom Cops can be reached through his business Linked Living, his contact information is listed on their business website: www.linkedlivinghomes.com.

The property is ideally located for a mixed use development that takes advantage of its proximity to the Uptown and Downtown Commercial districts, and views and access to the Fox River. Since the property is located on Crooks Avenue, it has the advantage of the high visibility and high traffic count of 14,000 cars per day traveling this major arterial through Kaukauna. Unlike much of the rest of Downtown Kaukauna, this property offers easy on/off access from State Highway 55 to the property and

unmatched high visibility. This would be an ideal space for a mix of commercial office space tenants and perhaps a bar/restaurant/brewery on the lower level. This use could maximize the underutilized opportunity for river views and access with a rear patio. The current overhead garage doors in the space could be modified to a glass door, fitting the current trend popular in bar and restaurant design.

Zoning and the City of Kaukauna Comprehensive Plan encourages mixed use development and could accommodate residential apartments on floor 2, which would offer commanding views of the Fox River, downtown district and the nearby Central Park. Surface parking for residents could be accommodated on-site behind the building. Public parking is available on site for employees and customers, as well as additional parking a short walk across the pedestrian bridge in the 2nd Street lot. The pedestrian bridge connection offers a future multi-modal connection to the in-development Fox River Heritage Trail, which will connect to the Village of Little Chute and greater Fox Cities area.

Before purchasing the subject property, due diligence would be completed to develop a comprehensive picture of the physical, financial, legal and environmental condition of both the site and structure, such as:

- Title search, deed, existing loan documents
- Document review (e.g. lease, permits, financial statements, insurance, etc.)
- Site inspection and survey
- Phase I environmental study, followed by phase II if indicated

The site is located in a Special Flood Hazard Area (SFHA) that has a 1% annual chance (100-year flood) and is recognized as Zone AE (Base Flood Elevation) on the most recently issued Flood Insurance Rate Map issued by FEMA. The map is attached as an exhibit. This property owner would need to hold flood insurance on this property, an added cost of redevelopment that should be factored.

The building façade is largely unchanged from the original in the early 20th century and may qualify for National Register for Historic Places listing. Such a listing would qualify a redevelopment project for historic tax credits, a potentially significant source of funding for a redevelopment effort.

Notably, the property is located adjacent to, but not within, the Badger Hydroelectric Historic District, designated by the National Park Service in 1986.

Carnegie Building, 111 Main Avenue, Kaukauna

The Carnegie Building was originally constructed in 1906 for the purpose of serving as Kaukauna's public library. This was one of more than 2,500 Carnegie libraries funded by the Carnegie Corporation of New York across the United States, and one of the 63 libraries that received funding in Wisconsin. Grants totaling more than \$1.15 million dollars were contributed to dozens of libraries between 1901-1915. The original grant to Kaukauna was for \$12,000 in December 1902. The Carnegie Building served as home to the Kaukauna Public Library until 2016, when the library relocated to its new location in the Grand Kakalin Development. The Carnegie Building was used by City recreational programs until spring 2019, when programs moved into the recently completed Streets Parks and Recreation building in Reaume Avenue.

The original Carnegie Library structure was a two story building of approximately 5,000 SF. The modified arts and crafts style architecture features a limestone base, red brickwork and leaded glass windows. The unique architectural feature of the property are the flanking buttresses at the entry porch. The original building features large windows with ample natural lighting on the second story. The rooms are compartmentalized into separate sections for different parts of the library collection. The lower level features rooms used as offices, storage, a kitchen area and restrooms. The historic section of the structure is not ADA-accessible.

A 6,800 SF two story addition was constructed seventy years later (1976) on the rear of the original structure at a cost of \$167,600. The addition features an elevator, providing ADA-accessibility to the second story and a more open-concept space. The lower level is almost entirely open and the second story features a wrap-around balcony overlooking the open first floor. The design does not incorporate a great deal of natural lighting. The addition does not contribute to the historic architecture of the original structure. While the original structure is listed on the National Register of Historic Places and in the State of Wisconsin register, the 1976 addition is not a contributing feature to the building and could be removed if desired for future redevelopment.

An on-site (shared) parking lot between the Carnegie Building and the Cops Building provides parking for 36 vehicles and 3 handicap parking spaces. A reconfiguration of the site could include additional paved surface for parking as needed. The Carnegie Building is sited at the termination of Main Avenue, across the street from the historic Kaukauna Post Office, a privately owned building which is operating as a church. The property shares the same high visibility as the Cops Building, including proximity to the Uptown and Downtown Commercial districts, and views and access to the Fox River, as well as the advantages of the high visibility and high traffic count of 14,000 cars per day on Crooks Avenue. Being located slightly off-street, the building façade is still highly visible, but not located quite as close to traffic.

The building is located on two parcels of land (323041100 and 323040900). The building portion of the parcel is 1.1 acres, zoned "Commercial Corridor", the zoning layer applied to the downtown district of the City of Kaukauna. The parcels will be formally reconfigured at the time of redevelopment by certified survey map to separate one parcel with the entire building footprint from the parcel containing Central Park. This island area bridges, quite literally, the Uptown Wisconsin Avenue commercial district and Downtown Second and Third Street commercial districts. Existing improvements include a two-story 11,300 SF structure with parking along its side. The parcel currently contains the entirety of Central Park – a municipally-owned natural open space in the heart of the downtown area.

The property is currently owned by the City of Kaukauna, and as such, does not have assessment data at this time.

Central Park, a municipally-owned natural space is presently used for passive recreation – such as wildlife viewing, fishing. The park's future is integrally tied to the redevelopment of the Carnegie Building and the Cops Building. Future redevelopments may depend on some of the current park acreage to meet property expansion needs or parking needs. The City-owned greenspace is an asset to the redevelopment of these properties and the future use of this land will be largely informed by the redevelopment prospects of these properties.

The property is ideally located for a commercial development that takes advantage of its proximity to the Uptown and Downtown Commercial districts, and views and access to the Fox River, as well as the unique charm of an historic building with cultural significance in the community. This would be an ideal space for a mix of commercial office space tenants and perhaps even a bar/restaurant/brewery on the lower level. This use could maximize the underutilized opportunity for river views and access with a rear patio. A residential redevelopment or mixed use redevelopment incorporating residential use is possible, but has some challenges to it with the layout of the building presently.

Surface parking is available on site for employees and customers, as well as additional parking a short walk across the pedestrian bridge in the 2nd Street lot. The pedestrian bridge connection offers a future multi-modal connection to the in-development Fox River Heritage Trail, which will connect to the Village of Little Chute and greater Fox Cities area.

An exhaustive review of the accessibility and design of the property was completed in 2005, at the time when the Kaukauna Public Library was exploring a potential remodel and expansion of the property. Some of the high level findings from that study include:

- The shared parking lot with the Cops Building may not be adequate for a fully-occupied redevelopment of both buildings.
- Installing an accessible ramp on the front of the building would detract from the architectural and historic character of the façade – ramp access would need to be made to the South or West of the building.
- The roof was replaced in 2003 and utilized a 50-year shingle which emulates the original slate roof.
- The 1906 Carnegie Building was identified to be structurally sound at the time of the audit in 2005, but for use as a library – it was determined to pose challenges for staff to program the space and provide adequate climate control and security.
- The 1976 addition to the Carnegie Building has some issues with moisture on the interior surface of concrete walls, as well as several cracks in masonry block joints. The flat roof likely requires replacement, as does the HVAC system (most recently work was completed in 2011). The 1976 addition is not a contributing factor to the building's historic designation and could be removed in a future use.
- None of the four restrooms in the building comply with ADA standards in terms of door and widths. Cosmetic accessibility features such as grab bars, lower mirror heights, lower towel and soap dispensers and lever or automatic faucets should be made in a redevelopment plan.
- Stairs do not have appropriate handrail extensions, edge protection or tactile warning devices.
- The building also does not contain audible and visible fire alarms.
- The elevator was most recently installed in 2002, but has not been in use since the building use ceased use as a library in 2016.
- Electrical improvements were made on the site in 2007 and 2011.

With this being a National Register-Listed Historic Property, it is necessary that the historic façade of the library be maintained and that the steps to the front porch (currently removed) be reintroduced as a testament to the original architectural integrity. Presently the 30+ year old landscaping has grown to a height where it masks much of the architectural character of the façade – a redevelopment and future landscaping plan could incorporate a landscaping plan that highlights, rather than masks, the original

façade of the Carnegie Building. Notably, the property is located adjacent to, but not within, the Badger Hydroelectric Historic District, designated by the National Park Service in 1986.

The site is located in a Special Flood Hazard Area (SFHA) that has a 1% annual chance (100-year flood) and is recognized as Zone AE (Base Flood Elevation) on the most recently issued Flood Insurance Rate Map issued by FEMA. The map is attached as an exhibit.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM), zone 16. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA/NNGS12
 National Geodetic Survey
 SSMC-3 #6202
 1315 East-West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided by Outagamie County. The aerial photography was acquired in the spring of 2005 to create 1:15000 scale digital orthophotos with 24-inch ground resolution.

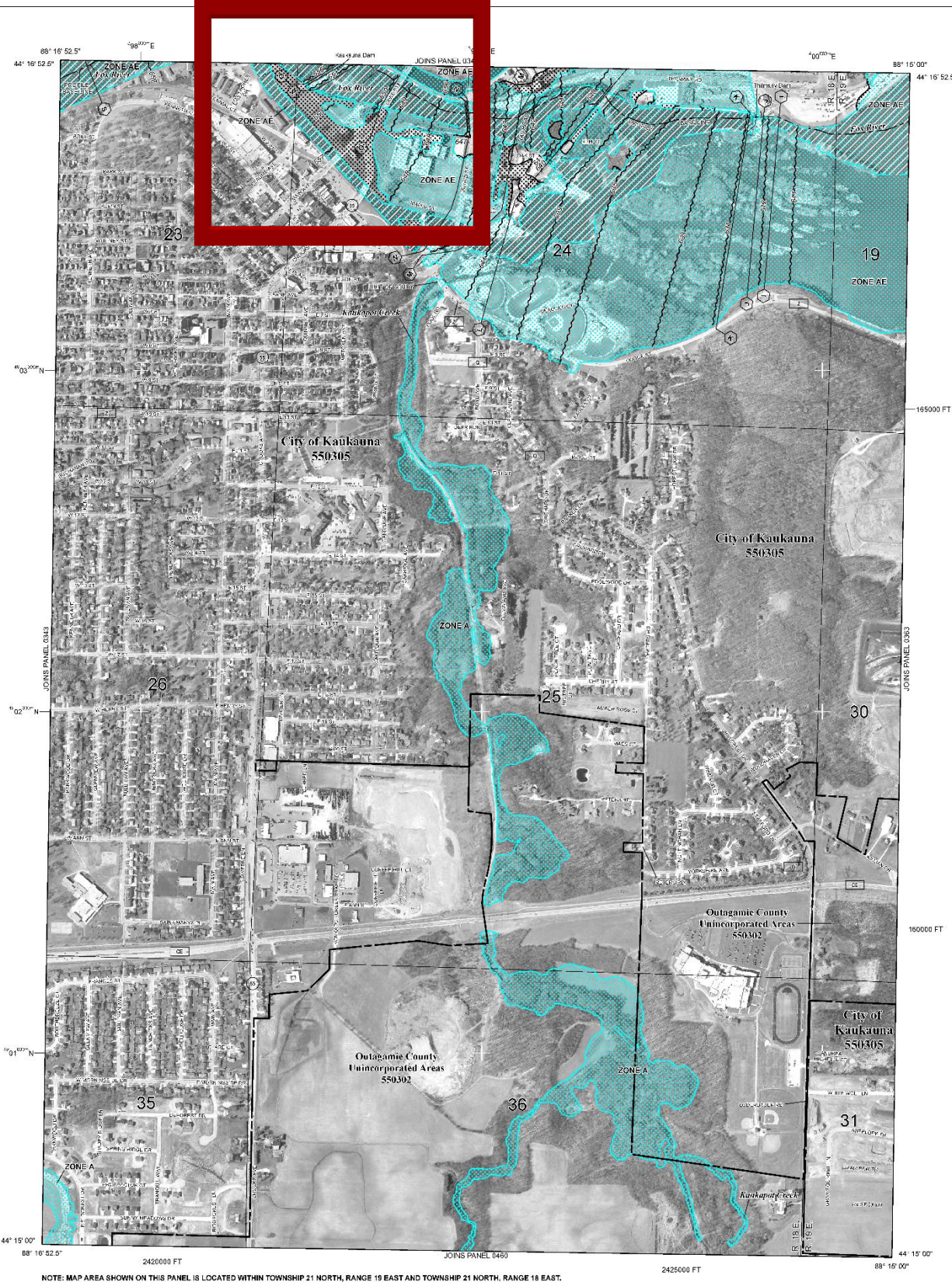
Based on updated topographic information this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unregulated streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of communities with participating National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

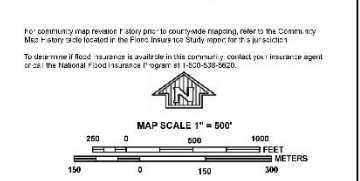
Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-358-2627) or visit the FEMA website at <http://www.fema.gov/business/firm/>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD**
 The 1% annual chance flood (100-year flood) is known as the **base flood**. It is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding from the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AV, A19, V, and VE. No base flood elevation is the water surface elevation of the 1% annual chance flood.
- ZONE A** No base flood elevations determined.
 - ZONE AE** Base flood elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (based on areas of parking). Base Flood Elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (based on flow on logging levees); average depth determined. For areas of gravel logging levees also determined.
 - ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently removed. Zone AE indicates that the former flood control system is no longer intended to provide protection from the 1% annual chance or greater flood.
 - ZONE AR1** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction. No base flood elevations determined.
 - ZONE V** Coastal flood zone with velocity hazard (wave action). Base Flood Elevations determined.
 - ZONE VE** Coastal flood zone with velocity hazard (wave action). Base Flood Elevations determined.
- FLOODWAY AREAS (ZONE AF)**
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.
- OTHER FLOOD AREAS**
 - ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; flood areas indicated by wavy lines on an annual chance flood.
 - OTHER AREAS**
 - ZONE D** Areas in which flood hazards are indeterminate, but possible.
 - COASTAL HAZARD FROM SURGING SEAS (HURRICANE) AREAS**
 - OTHERWISE PROTECTED AREAS (OPAs)**
- OPAs and OPAAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
 - 0.2% Annual Chance Floodplain Boundary
 - roadway boundary
 - Zone U boundary
 - CRS and ORA boundary
 - Boundary of a Special Flood Hazard Area of different base flood elevations, flood depths or flood velocities.
 - Base Flood Elevation line and value; elevation in feet (EL 987)
 - Base Flood Elevation value where different within zone; elevation in feet
- *Reference to the North American Vertical Datum of 1988
- (A)-(B) Cross section line
 - (1)-(2) Flooded line
 - (3)-(4) Channel
 - (5)-(6) Edge
- 44° 02' 00" N, 88° 02' 00" W
 Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
 2420000 M
 5000 Foot scale; Wisconsin State Plane Central Zone
 UTM Zone 16N, datum: North American Datum of 1983
 1000-meter Universal Transverse Mercator grid values, zone 16
 DMS51 X
 2420000
 5000
 10000
 15000
 20000
 25000
 30000
 35000
 40000
 45000
 50000
 55000
 60000
 65000
 70000
 75000
 80000
 85000
 90000
 95000
 100000
 105000
 110000
 115000
 120000
 125000
 130000
 135000
 140000
 145000
 150000
 155000
 160000
 165000
 170000
 175000
 180000
 185000
 190000
 195000
 200000
 205000
 210000
 215000
 220000
 225000
 230000
 235000
 240000
 245000
 250000
 255000
 260000
 265000
 270000
 275000
 280000
 285000
 290000
 295000
 300000
 305000
 310000
 315000
 320000
 325000
 330000
 335000
 340000
 345000
 350000
 355000
 360000
 365000
 370000
 375000
 380000
 385000
 390000
 395000
 400000
 405000
 410000
 415000
 420000
 425000
 430000
 435000
 440000
 445000
 450000
 455000
 460000
 465000
 470000
 475000
 480000
 485000
 490000
 495000
 500000
 505000
 510000
 515000
 520000
 525000
 530000
 535000
 540000
 545000
 550000
 555000
 560000
 565000
 570000
 575000
 580000
 585000
 590000
 595000
 600000
 605000
 610000
 615000
 620000
 625000
 630000
 635000
 640000
 645000
 650000
 655000
 660000
 665000
 670000
 675000
 680000
 685000
 690000
 695000
 700000
 705000
 710000
 715000
 720000
 725000
 730000
 735000
 740000
 745000
 750000
 755000
 760000
 765000
 770000
 775000
 780000
 785000
 790000
 795000
 800000
 805000
 810000
 815000
 820000
 825000
 830000
 835000
 840000
 845000
 850000
 855000
 860000
 865000
 870000
 875000
 880000
 885000
 890000
 895000
 900000
 905000
 910000
 915000
 920000
 925000
 930000
 935000
 940000
 945000
 950000
 955000
 960000
 965000
 970000
 975000
 980000
 985000
 990000
 995000
 1000000



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0344D

FIRM
FLOOD INSURANCE RATE MAP
OUTAGAMIE COUNTY,
WISCONSIN
AND INCORPORATED AREAS

PANEL 344 OF 500
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COUNTY	NUMBER	PANEL	SUFFIX
OUTAGAMIE COUNTY	55087C	0344	D
OUTAGAMIE COUNTY	55087C	0344	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
55087C0344D

EFFECTIVE DATE
JULY 22, 2010

Federal Emergency Management Agency

FLOOD INSURANCE RATE MAP, ISSUED BY FEMA, REFLECTING SITE LOCATION



MAP OF PARCEL 323041100 - ONE OF CARNEGIE LIBRARY PARCELS



MAP OF PARCEL 323040900 - ONE OF CARNEGIE LIBRARY PARCELS CONTAINING CENTRAL PARK



MAP OF PARCEL 323041000 - COPS BUILDING PARCEL