

**Combined Notice of Finding of No Significant Impact and Notice
of Intent to Request a Release of Funds**

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST RELEASE OF
FUNDS**

Date of Publication: April 21, 2025
Waukesha County Community Development
Division 515 W. Moreland Blvd., Room AC 320
Waukesha, WI 53188
262.896.3370

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Waukesha County Community Development Division.

REQUEST FOR RELEASE OF FUNDS

On or after May 7, 2025 the Waukesha County Community Development Division will submit a request to U.S. Department of Housing & Urban Development (HUD) for the release of HOME funds under HOME INVESTMENT PARTNERSHIPS ACT (THE HOME ACT) at TITLE II OF THE CRANSTON-GONZALEZ NATIONAL AFFORDABLE HOUSING ACT, as amended, (42 U.S.C. 12701 et seq) to undertake the following project:

Project Title: Habitat for Humanity Schumacher Way Duplex

Purpose: Construct affordable housing consisting of one (1) duplex unit.

Location: 700 Schumacher Way, City of Fort Atkinson, Jefferson County, State of Wisconsin, 53538.

Project Description: One (1) duplex of affordable housing will be constructed on currently vacant land. The proposed project will construct a duplex with no basement on one corner lot. Habitat for Humanity will sell the duplex to two low-moderate income households between 30%-80% LMI.

Project Issues: No serious environmental adverse impacts or hazards were identified in the course of the environmental review. The lot is partially located in the 500-year floodplain.

Mitigation Measures/Conditions/Permits (if any): The proposed project is partially located in the Federal Flood Risk Management Standard (FFRMS) 500-year floodplain. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach. The main/ground floor of the duplex will be elevated above Base Flood Elevation (BFE) level. The lot is an undeveloped land parcel, and it is relatively flat and is zoned as residential. The duplex will be designed and constructed to avoid the duplex or any lot improvements to be in the FFRMS identified 500-year floodplain, identified as being in the eastern corner of the lot. This portion of the lot will be undisturbed except for the potential for minor landscaping. 8-Step Decision-Making Process for Executive Order 11988/13690 has been completed. No public comments were received. Radon testing will be conducted once building is enclosed. If radon is at unacceptable levels, appropriate mitigation will be required.

Estimated Project Cost: Total project cost \$564,713.00

\$200,000.00 HOME funds requested, remaining funds from other sources. Project for residents 30%-80% LMI.

FINDING OF NO SIGNIFICANT IMPACT

Waukesha County Community Development Division has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at 515 W. Moreland Blvd. Room AC320, Waukesha, WI 53188, and may be examined or copied weekdays 8:00 A.M to 4:30 P.M. or can be located online at <https://www.hudexchange.info/programs/environmental-review/environmental-review-records/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the address listed above. All comments received by May 7, 2025, will be considered by Waukesha County Community Development Division prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION/RELEASE OF FUNDS

The Waukesha County Community Development Division certifies to HUD that Mr. Paul Farrow, Certifying Officer, in his capacity as County Executive consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Waukesha County Community Development Division to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS HUD will accept objections to its release of fund and the Waukesha County Community Development Division certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Waukesha County Community Division; (b) the Waukesha County Community Development Division has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to U.S. Department of Housing & Urban Development, Office of Community Planning & Development- Milwaukee at MKE-ENV@hud.gov of HUD. Potential objectors should contact U.S. Department of Housing & Urban Development, Office of Community Planning & Development-Milwaukee via email to verify the actual last day of the objection period.

Paul Farrow, Waukesha County Executive, Certifying Officer