

Final Notice and Public Explanation of a Proposed Activity in a Standard Designated Floodplain or Wetland]

To: All interested Agencies, U.S. Department of Housing & Urban Development, State of Wisconsin, Fort Atkinson, WI, Groups and Individuals

This is to give notice that Waukesha County under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded **U.S. Department of Housing & Urban Development (HUD), 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), MC-22-DC-55-0209**. The proposed project(s) is located 700 Schumacher in Fort Atkinson, Jefferson County, WI and is partially located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach. The proposed project will construct a duplex with no basement on one corner lot. The main/ground floor of the duplex will be elevated above BFE level. The lot is an undeveloped land parcel, and it is relatively flat and is zoned as residential. The project will provide much needed affordable housing. Habitat for Humanity will sell the duplex to two low-moderate income households. The duplex will be designed and constructed to avoid the duplex or any lot improvements to be in the FFRMS identified 500-yr floodplain. The 500-year floodplain is identified as being in the eastern corner of the lot and will be undisturbed except for the potential for landscaping.

Waukesha County has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: The duplex will be elevated at a minimum of 2.0 ft above FFRMS levels to the elevation height standards. Descriptions of the potential impacts from the proposed actions are below:

Option A – No part of the duplex or other lot improvements on the property would be in the designated 500-year floodplain. The structure and other lot improvements were re-designed to have no portions within the 500-year floodplain. The ground floor will be elevated above the BFE.

Option B – The “No Action Alternative” would involve not constructing the duplex. Instead, the land would remain vacant in the residential neighborhood. This option would not help in the construction of affordable housing.

Engineers/Architects were consulted to design the duplex and lot improvements outside the 500-year floodplain. The floodplain was preserved through elevation and positioning of the duplex. The design is meant to offer an aesthetically pleasing structure. By elevating the duplex and disallowing impervious surfaces in and around the floodplain, the construction will have minimal effect on water.

Potential alternatives to the proposed project were analyzed. Waukesha County has determined that there are no practicable alternatives due to adverse social and economic impacts on the local community. The proposed action is not expected to induce future floodplain development.

Waukesha County has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to construction the duplex on the property with a portion identified as a floodplain. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and/or Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by Waukesha County Community Development Division at the following address on or before April 13, 2025 (this notice was posted on the Waukesha County Community Development webpage on 4/3/25): 515 W. Moreland Blvd., AC320, Waukesha WI 53188 or by phone 262-370-3370, Attention: Kristin Silva, Community Development Manager. A full description of the project may also be reviewed from 8:00 am to 4:30 pm at 515 W. Moreland Blvd., AC320, Waukesha, WI 53188. Comments may also be submitted via email at ksilva@waukeshacounty.gov.

Date: 4/3/2025