

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/Website Posting: May 23, 2025
Waukesha County Community Development Division
515 W. Moreland Blvd., Room AC320
Waukesha, WI 53188-3878
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 about June 9, 2025, the Waukesha County Community Development Division will submit a request to the U.S. Department of Housing & Urban Development (HUD) for the release of HOME funds under HOME INVESTMENT PARTNERSHIP ACT (THE HOME ACT) at TITLE II OF THE CRANTSTON-GONZALEZ NATIONAL AFFORDABLE HOUSING ACT, as amended, (42 U.S.C. 12701 ET SEQ), to undertake the following project.

Project Title: Habitat for Humanity of Waukesha County– College Park Watertown Duplex Project

Purpose: Building affordable housing for LMI Households in the form of six (6) duplexes.

Project Location: 1220 W. Main Street and 1220 Wilbur, Watertown, Wisconsin, Jefferson County, State of Wisconsin.

Funding Sources: Geater Watertown Community Health Foundation, Quirk Family Foundation, Habitat General Operating Support, HOME funding.

Description: Twelve (12) units of affordable housing in the form of six (6) duplexes (11 units will include HOME funding) will be constructed on currently vacant land. The proposed project will construct duplexes and feature a 2-story design with a full basement, offering 1,236 square feet. Habitat for Humanity will sell the duplex to 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.

Mitigation Measures/Conditions/Permits (if any): No project issues identified. Radon testing will be conducted once the buildings are enclosed, and construction is completed. If radon limits exceed acceptable amounts of being above 4 pCi/L, then mitigation will be required.

Estimated Project Cost: Total project cost \$3,303,554, \$1,100,000 in HOME funds requested, remaining funds from other sources. Project for homeowners at 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 [CPD Public System](#).

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the address listed above. All comments received by June 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 Division of Community Development (b) the Waukesha County Division of Community Development 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Milwaukee Field Office at MKE-ENV@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Paul Farrow, Waukesha County Executive, Certifying Officer