

**VILLAGE OF PLEASANT PRAIRIE  
PUBLIC NOTICE FOR A FLOODPLAIN MAP AMENDMENT**

The Village of Pleasant Prairie Community Development Department in accordance with the National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the Village's intent to revise the flood hazard information along Tributary No. 1 to Des Plaines River for the request of the property owner, TI Investors of Lakeview Nitto Parcel LLC (Zilber Property Group) to develop 22.85 acres of vacant property generally located at the southwest corner of STH 31 and 108th Street (identified as Tax Parcel Number 92-4-122-272-0502) with two (2) speculative industrial buildings.

The flood hazard revisions are being proposed as part of Conditional Letter of Map Revision (CLOMR) for a proposed project along Unnamed Tributary No. 1 to the Des Plaines River. Pinnacle Engineering Group is applying for a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) on behalf of the property owner, TI Investors of Lakeview Nitto Parcel LLC (Zilber Property Group) to revise FIRM 55059C0194D for Pleasant Prairie, Wisconsin along Tributary No. 1 to Des Plaines River. The property owners are proposing to develop 22.85 acres of vacant property generally located at the southwest corner of STH 31 and 108th Street (identified as Tax Parcel Number 92-4-122-272-0502) with two (2) speculative industrial buildings. The site has wetlands, 100-year floodplain and no direct access to STH 31 which makes this site a challenge to develop. As such, the site is not intended to be subdivided and access to service the two buildings will be from two access points on 108th Street.

The wetlands on the property were field delineated by Wetland & Waterway Consulting, LLC in April 2016. Some of the wetlands on the site are intended to be filled to allow for construction of the buildings and associated parking. Wetlands on the western portion of the site and a portion of the wetland in the middle of the site are proposed to remain. The petitioner has received a wetland exemption determination from the Wisconsin Department of Natural Resources (WI DNR) on October 20, 2016 for the stand alone pocket wetland, which was an old sedimentation basin. Permits to fill portions of the wetland between the two buildings will need to be obtained from the WI DNR and permits are required to be obtained for all wetland filling from the US ACOE.

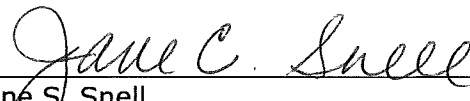
The 100-year floodplain is also proposed to be amended. Specifically, 256 cubic yards of floodplain will be filled and 1,347 cubic yards of floodplain will be created. The floodplain area that is being filled is located within open space and parking areas and the access aisle way to the southern building. Base Flood Elevations (BFEs) will remain unchanged or decrease along Unnamed Tributary No. 1 to the Des Plaines River. Furthermore, the floodway will be revised from 1.869 miles in stream distance above the Wisconsin State Line (RS-1.869) to 2.099 miles in stream distance above the Wisconsin State Line (RS-2.099) along Unnamed Tributary No. 1 to the Des Plaines River; and the Special Flood Hazard Area (SFHA) will increase and decrease along Unnamed Tributary No. 1 to the Des Plaines River.

Once the project has been completed, a Letter of Map Revision (LOMR) request shall be submitted to FEMA that will, in part, revise the flood hazards along Unnamed Tributary No. 1 to the Des Plaines River.

This project will also affect the flood elevations on vacant property located south of the development site (Mompers Woods) owned by the Village and further identified as Tax Parcel Number 92-4-122-273-0204 after the project is completed and a LOMR request is submitted to FEMA.

Maps and a detailed analysis of the proposed flood hazard revisions can be reviewed at the Village Hall located at 9915 39<sup>th</sup> Avenue, Pleasant Prairie, WI 53158. If you have any questions or concerns about the proposed project or its effect on your property, you may contact Jean Werbie-Harris, Community Development Director of Pleasant Prairie at 262-925-6717 until December 10, 2020 to January 10, 2021.

Dated and posted this 10<sup>th</sup> day of December 2020.

  
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Jane S. Snell  
Village Clerk