

April 9, 2025

Project Reference #23668

Mr. Benji Timm
Project Manager
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Re: Wetland and Floodplain Review – Century City
44 Acres of 3025 & 3055 W. Hopkins St, Milwaukee, Wisconsin

Dear Mr. Timm:

The Sigma Group, Inc. (Sigma) has prepared the following summary related to the potential wetlands and floodplains located at the subject property (Site).

Wetlands

The National Wetlands Inventory indicates that there are no mapped wetlands at the site.

The WDNR Surface Water Data Viewer does indicate that there are wetlands present along the north and west side of the site. Sigma was the original designer for the development and the area flagged in the WDNR Data Viewer was a ditch and stormwater pond associated with the development. The wetlands indicated on the Viewer are noted as being created from construction of the stormwater pond. Wisconsin State Statute Section 281.36 (4n) allow for manmade wetlands, similar to the pond and ditches on the site, to be exempt from State wetland permitting. In addition, these wetlands are isolated from a “water of the US” and therefore are not under the jurisdiction of federal oversight (U.S. Army Corps of Engineers). An artificial exemption could be submitted to the WDNR along with a Jurisdictional Determination to the US Army Corps of Engineers and approval would be expected within 4-6 weeks.

Floodplains

The Surface Water Data Viewer indicates that there is no floodplain present at the site.

If you have any further questions concerning this reliance letter, please do not hesitate to contact the undersigned.

Sincerely,
THE SIGMA GROUP, INC.



Paul J. Imig, P.E.
Civil Engineering Group Leader



Christopher Carr, P.E.
Vice President



Wetlands and Floodplain

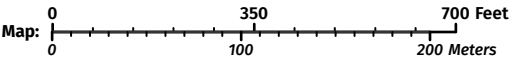


Legend: (some map layers may not be displayed)

- FIRM Panels
- Wetland Class Areas
- Latest Leaf On Imagery
- City or Village
- County Boundaries
- County and Local Roads
- Local Road
- Railroads

Notes:

Service Layer Credits:
Wisconsin Wetland Inventory NWI (cached): ,
Wetland Indicators & Soils: Surface Water Data
Viewer Team, EN Basic Basemap WTM Ext: , 2022
Leaf On: , Wisconsin Wetland Inventory NWI
(Dynamic): Calvin Lawrence, Dennis Weise, Nina
Rihn, Paper FIRMS: Federal Emergency
Management Agency, Wisconsin Department of
Natural Resources, Digital FEMA Floodplains
(National Flood Hazard Layer):



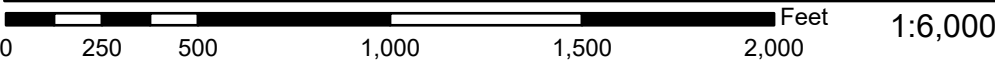
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

National Flood Hazard Layer FIRMMette



87°57'22"W 43°5'19"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/10/2025 at 1:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.