



Type II Environmental Assessment

Wisconsin School for the Deaf New Student Dormitory Project

Wisconsin School for the Deaf

DFD Project Number 22G2W

WIDOA 180852 | January 2025



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Type II Environmental Assessment

Wisconsin School for the Deaf New Student Dormitory Project

Prepared for:
Wisconsin Department of Administration
Division of Facilities Development

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Acronyms/Abbreviations	Definition
AADT	Average Annual Daily Traffic
ACM	Asbestos Containing Materials
APE	Area of Potential Effect
AST	Aboveground Storage Tanks
BMP	Best Management Practices
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CLEAN	Contaminated Lands Environmental Action Network
DATCP	Department of Agriculture, Trade and Consumer Protection
DPI	Department of Public Instruction
DOA	Department of Administration
DFD	Division of Facilities Development
EA	Environmental Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
MSP	Municipal Services Payments
NHI	Natural Heritage Inventory
SHWIMS	Solid and Hazardous Waste Information System
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
UST	Underground Storage Tanks
WDNR	Wisconsin Department of Natural Resources
WEPA	Wisconsin Environmental Policy Act
WHS	Wisconsin Historical Society
WisDOT	Wisconsin Department of Transportation
WSD	Wisconsin School for the Deaf

Environmental Assessment

Wisconsin School for the Deaf New Student Dormitory

DFD Project Number 22G2W

Prepared for Wisconsin Department of Administration, Division of Facilities Development

Introduction

The State of Wisconsin Department of Administration (WDOA) Division of Facilities Development (DFD) has retained Short Elliot Hendrickson Inc. (SEH) on behalf of the Wisconsin Department of Public Instruction (DPI) to prepare an Environmental Assessment (EA) for the proposed Wisconsin School for the Deaf New Student Dormitory. The EA is prepared in accordance with the Wisconsin Environmental Policy Act (November 6, 1981). The purpose of the EA is to assess potential beneficial or adverse impacts of the project on the physical, biological, social, and economic environments.

Project Description

This project will replace the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

The new three-story campus dormitory will total 43,781 S.F. and will replace the existing 87,106 S.F. dormitory, Huff Hall. Coed student residents will range in age from Kindergarten to 21 years old. K-12 students will occupy the lower two levels while young adult students will occupy the top floor as part of the Agency's step program for transitioning to independent living.

EA Process

Scoping Letter

A Scoping Letter to solicit input on potential environmental effects of the project was sent to selected parties and agencies on September 20, 2024. A copy of the Scoping Letter and distribution list is included in Appendix A. Comments received for the project include:

- Wisconsin Department of Natural Resources (WDNR): A response from WDNR was received on September 23, 2024 requesting an informal coordination meeting. A coordination meeting was held with WDNR on September 24, 2024 to discuss potential impacts from the project. A number of summary notes were discussed to incorporate into the EA (see appendix D). DNR noted in follow up email that they agree with summary notes dated 09/25/2024 and have no further comments on the proposal at this time.
- Wisconsin Historical Society (WHS) - A response was received from WHS on September 24, 2024 requesting to be notified of the availability of the draft EA.

- Forest County Potawatomi Community of Wisconsin: A scoping response was received on September 30, 2024 noting that Forest County Potawatomi Community of Wisconsin has no concerns regarding the project, but they asked to be notified immediately and that all work cease on site should a discovery be made during construction.

Draft EA

The Draft EA was made available on January 9, 2025, for the required 15-day public review period. A hard copy of the Draft EA is available at the Aram Public Library, 404 E Walworth Ave, Delavan, WI 53115. An electronic version was available via email request and was also available to view online with the following link:

www.sehinc.com/online/wisdoa-dfd

The deadline for comments to incorporate into the Final EA document is January 24, 2025. Comments can be submitted via email to the environmental project manager at dfortney@sehinc.com.

A copy of the Notice of Availability for the 15-day public review period is included in Appendix B.

1 Description of Proposed Action

1.1 Title of Proposed Project

Wisconsin School for the Deaf New Student Dormitory

DFD Project No. 22G2W

1.2 Project Location

Location: Wisconsin School for the Deaf, 309 W Walworth Avenue, Delavan, WI 53115

County: Walworth County

City, Village, or Town: City of Delavan, WI

The project site is located at 309 W Walworth Avenue, Delavan, WI 53115. The project site is located in the Southwest ¼ of the Northwest ¼ of Section 18, Township 2 North, Range 16 East, in the City of Delavan, Walworth County, Wisconsin. Maps of the project are included in Appendix C.

1.3 Project

1.3.1 Description of Proposed Action

This project will replace the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

The proposed new dormitory will be three stories tall and will house approximately 100 beds, a multi-purpose room, laundry, campus receiving, and student life administration offices. The proposed location for the new building is in the location of Baran Hall and will be connected to the educational buildings and the campus cafeteria.

The new facility will have full fire suppression, to meet current residential occupancy requirements and would complete connectivity of all campus buildings, improving security and omitting need to connect Huff Hall to the main campus across a fire access lane.

The new dormitory will have separate wings for female and male students with age groups further separated on three different levels. The layout of student rooms will permit line of sight supervision from a single work station. Rooms will be a variety of sizes, from 4-bed units to single bed units, allowing accommodations for the diverse student population.

Site improvements around the new dormitory will include a large outdoor play area and redevelopment of the existing parking lot to improve stall layout efficiency and safe vehicle circulation around the new facility.

1.3.2 Purpose and Need

This project will replace the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

1.4 Estimated Cost and Funding Source

Total Estimated Project Costs: \$25,000,000

Funding Source: General Fund Supported Borrowing.

1.5 Project Schedule

SBC Approval	February 2025
Bid Opening	May 2025
Start Construction	July 2025
Substantial Completion	January 2027
Project Closeout	March 2027

2 Existing Environment

2.1 Physical

2.1.1 Soils and Topography

Existing topography is basically flat with minimum slope away from the project area.

USDA soil data accessed on September 24, 2024 indicates that soils on the site consist predominantly of Casco-Rodman complex, 20 to 30 percent slopes, eroded and McHenry silt loam, 2 to 6% slopes, eroded. These soils are non-hydric and relatively well-draining. There exists a few small portions of another soil classification throughout the Wisconsin School for the Deaf (WSD) campus, which is also non-hydric and relatively well-draining. There are no issues regarding groundwater on the proposed site.

Existing and proposed site maps showing the topography of the project site is included in in Appendix C.

2.1.2 Utilities

Sanitary Sewer – The building is served by the Walworth County Metropolitan Sewerage District.

Stormwater – Stormwater is currently conveyed offsite via storm sewer system.

Water – The site is served via public water main.

Electrical – Electrical is provided on site by Alliant.

Gas – Gas is provided on site by We Energies.

Other Utilities/Notes – Fiber is currently provided on site. Presently, all utilities serve the site with adequate capacity.

2.1.3 Surface Water and Groundwater

There is no surface water mapped within the proposed project site (WDNR Surface Water Data Viewer, 2022). The nearest surface waters are an unnamed Creek, located approximately 820 feet to the east and Turtle Creek, located approximately 1,018 feet to the north. There are mapped wetlands associated with these waterbodies, but there are none located in the project area.

The proposed project site is located within the Turtle Creek Watershed. This watershed, which measures 288 square miles, lies within the Lower Rock River Basin.

This project is regulated by Wisconsin Administrative Code NR 216 (establishes construction site stormwater discharge permit standards) and NR 151 (runoff pollution performance standards).

Walworth County has a Separate Storm Water MS4 General Permit under Wisconsin Administrative Code NR 216, which require municipalities to reduce polluted stormwater runoff by implementing stormwater management programs with BMPs.

WDNR also reviewed the proposed footprint and has determined that waterway impacts are not a concern for the project. WDNR Noted that the project lies within close proximity to Turtle Creek and that post-construction stormwater management may or may not be required resulting from minor increases to impervious surface. The designer should consider the following throughout the course of project development:

- BMPs to mitigate construction impacts to Turtle Creek.
- NR 216 NOI to request coverage under the Construction Site Storm Water Runoff General Permit.
- Post-construction stormwater treatment - if required.

WNDR comments were documented at the consultation meeting held on September 24, 2024 (See Appendix D).

2.1.4 Wetlands and Floodplains

According to the U.S. Army Corps of Engineers (USACE), wetlands are “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” A wetland is defined by a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology. All three of these criteria must be met for an area to be delineated as a wetland.

There are no mapped wetlands, wetland indicators, or hydric soils within the proposed project site (WDNR Surface Water Data Viewer, 2024). Additionally, vegetation and hydrology indicative of wetlands has not been observed in the proposed project site. The nearest mapped wetland on the Wisconsin Wetland Inventory is located near Turtle Creek, approximately 543 feet north of the proposed project site. A wetland map from the Surface Water Data Viewer is included in Appendix C.

According to flood insurance rate map data prepared by the Federal Emergency Management Agency (FEMA) and incorporated in the WDNR’s Surface Water Data Viewer, the proposed project site lies in an area of minimal flood hazard and has less than a 0.2% chance of flooding annually. Floodplains with a 1% chance of flooding annually, associated with Turtle Creek, are located north and east of the project area and are well outside of the project area. A floodplain map from the Surface Water Data Viewer is included in Appendix C.

WDNR also reviewed the proposed footprint and has determined that wetland impacts are not a concern for the project. This was documented at the consultation meeting held on September 24, 2024 (See Appendix D).

2.1.5 Air

Chapters within the NR 400 series of the Wisconsin Administrative Code regulate air pollution. Criteria pollutants regulated by these chapters include particulate matter, sulfur dioxide, organic compounds, nitrous oxides, carbon monoxide, and lead in addition to other hazardous air pollutants and visible emissions.

As of September 11, 2024, the pollutant with the highest Air Quality Index in the City of Delavan is Ozone, with an index value of 21. Air quality index values of 50 or less are considered “good” with low levels of health concern. The EPA maintains a list of all non-attainment counties for air quality standards. As of September 24, 2024, Walworth County does not appear on this list for any criteria pollutants. The project site is not located within a nonattainment area for criteria pollutants according to the WDNR Air Management Data Viewer.

2.2 Biological

2.2.1 Flora and Fauna

The project site features a mature landscape of mixed perennial and shrub foundation plantings, and young and mature deciduous trees.

WDNR was included as part of the project scoping process and was sent a project scoping letter on September 20, 2024 to inform them of the project. A coordination meeting was held on September 24, 2024. At the meeting, DNR noted that:

- NHI review – State-regulated species are known to occur in the general area, if public portal search NHI search results do not indicate the presence of regulated species, follow up with WDNR.
- Federally-listed species – The state does not currently list any bat species. Assuming no federal funding would be use for the project, federally-listed bat species are not a concern for the project.

DNR indicated that they had no additional comments on the proposed project at this time.

An Endangered Resources Preliminary Assessment was conducted for the project site through the Natural Heritage Inventory Public Portal on September 26, 2024. The results indicated that endangered resources are present and the proposed project, as anticipated. WDNR had previously indicated that there were no additional concerns for the project.

Best management practices will be considered for inclusion in the final design, such as using native trees, shrubs, and flowering plants in landscaping; providing plants that bloom from spring through fall; and removing/controlling invasive plants.

2.3 Social

According to the 2022 US Census Bureau, WSD is located within Census Tract 7.01, Walworth County, Wisconsin. All the following data will be extrapolated from within this census tract.

Census tract 7.01 has a total population of 4,200. The demographic breakdown is as follows: 69.3% white, 1.9% African American, 12.2% Hispanic, 0.7% Asian, 1.3% American Indian, 0.0% Native Hawaiian and 14.4% Biracial. Within the census tract 7.01 there is an estimated 20.2% of the population with a bachelor's degree. This area has 7.1% of the population below the poverty level.

The City of Delavan has a total population of 8,505. The demographic breakdown is as follows: 70.3% White, 1.5% African American, 11.4% Hispanic, 0.9% Asian, 1.0% American Indian and 14.8% Biracial. Approximately, 25.5% of the population in Delavan, Wisconsin has attained a bachelor's degree and 9.0% are below the poverty level.

2.4 Economic

In addition to providing teaching jobs, WSD provides numerous administrative, and facilities management jobs for local residents. Overall, WSD currently employs approximately 100 people.

WDOA annual payments to local municipalities under the Municipal Services Payments (MSP) program. In addition to paying established user fees for water, sewer, and electricity, WDOA makes an annual payment to compensate for police, fire, and solid waste pick-up services. The payment is based on a pro-rated portion of the state building and land value compared to the total building and land value (including state property) in the municipality. The 2024 scheduled MSP payment (adjusted total) to the City of Delavan was \$172,380.85 for services provided in 2022.

2.5 Other

2.5.1 Hazardous Materials

A number of databases and desktop review tools were used to identify potential hazardous materials concerns. The results for each are described in the following subsections.

2.5.1.1 DATCP Registered Tanks

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) database was searched for sites with registered aboveground storage tanks (ASTs) and/or underground storage tanks (USTs) on September 25, 2024. A search for ASTs and USTs owned by Wisconsin Dept Public Instruction and the Wisconsin School for the Deaf was conducted. A total of 0 tanks were identified.

Search results are included in Appendix E.

2.5.1.2 EPA Database Search

The United States Environmental Protection Agency's (EPA's) multi-system database and EnviroMapper was searched on December 9, 2024 for sites listed as Superfund (CERCLIS) sites and generators or handlers of hazardous waste. One Superfund site was identified within the City of Delavan. This site was closed in 1982 and is located approximately 8,000 feet (1.57 miles) from the project site. No concerns were identified within the project area.

Search results are included in Appendix E.

2.5.1.3 BRRTS

The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) database and corresponding RR Sites Map was searched on September 25, 2024. The RR Sites Map is the WDNR's web-based mapping system that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. The RR Sites Map is part of the WDNR's Contaminated Lands Environmental Action Network (CLEAN), an inter-linked network of WDNR databases tracking information on different contaminated land activities.

The RR Sites Map shows two sites related to WSD. Both of these sites are listed as closed storage tanks with no ongoing commitments. Neither of these sites are located within the project area or would be impacted by the project.

Search results are included in Appendix E.

2.5.1.4 SHWIMS

The Solid and Hazardous Waste Information System (SHWIMS) provides access to information on sites, and facilities operating at sites that are regulated by the WDNR Waste Management program. WDNR regional specialists were emailed to access the SHWIMS database on December 11, 2024. The search identified one inactive small quantity hazardous waste generator (formerly small quantity). The project is not anticipated to interfere with the handling of hazardous or infectious waste. Coordination with WDNR regional specialist and SHWIMS database search results are included in Appendix E.

2.5.1.5 Asbestos Removal

The project will include the demolition of the existing metal warehouse west of Hannon Hall prior to the construction of the new dormitory. Coordination with WDNR indicated that asbestos may be present on site where demolition of the warehouse is proposed. All required identification and abatement measures should be taken where they apply. Documentation of WDNR coordination is included in Appendix D.

The existing Hagestad Hall would be abandoned and is not proposed to be demolished as part of the project. There are no asbestos concerns for Hagestad Hall related to the project.

2.5.2 Archaeological and Historic Resources

There are no known archaeological or historical sites located within the project site boundaries. SEH retained the Cultural Resource Management program (CRM) at the University of Wisconsin-Milwaukee (UWM) To conduct an architecture, history, and archaeology review of the project. CRM reviewed the area of potential effect (APE), defined as the proposed project site and immediately adjacent properties, for historic resources on October 14, 2024. Searches of the Architecture History Inventory (AHI) of the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP) indicated one previously surveyed and NRHP-listed property within the project APE; however, this resource (Phoenix Hall, AHI 10087, NRHP 87000492) is not extant. The nearest extant previously surveyed properties are located outside of the Wisconsin School for the Deaf campus and are outside of the project APE. Because no extant previously surveyed or NRHP listed buildings are located within the proposed project APE, no further architecture/history review is recommended.

The project was further reviewed by the DHS historic preservation officer and the finding that no historic properties or archaeological properties would be affected by the project was recommended. The 44.40 coordination form was completed recommending this finding and was sent to SHPO on December 11, 2024. SHPO concurred with this determination in their response email dated 1/3/2025.

2.5.3 Parking and Transportation

Based on current traffic count map data published by the Wisconsin Department of Transportation (WisDOT), the following average annual daily traffic (AADT) volume occurs on roadways within 0.5 miles of the project site:

- Walworth Avenue (Between Walnut & Beloit St): 2,600 AADT
- Walworth Avenue (South 113 between Richmond Rd & Beloit St): 6,500 AADT
- STH 11 (Between Richmond Rd & n Terrace St): 7,300 AADT
- CTH X (North of Washington St): 1,800 AADT
- Richmond Rd (North of STH 11): 2,100 AADT
- Terrace St (North of STH 11): 1,100 AADT

There is vehicle parking on the project site, which includes an open parking lot and angled parking by the front entrance of the WSD campus. The most direct access points are via Walworth Ave and Kostner Drive.

Pedestrians have access to the facility via paved sidewalks along Walworth Avenue and an extensive network of sidewalks and walking paths throughout the WSD campus. There are no

dedicated bike facilities, however the WSD campus is suitable for biking on account of their low speed limits and low volumes of traffic.

3 Proposed Environmental Change

3.1 Manipulation of Terrestrial Resources

While some earthwork would be required to accommodate the proposed improvements for parking lot expansion, pathways, and landscaping, the existing grade of the proposed project site is not anticipated to be significantly altered during the course of the project.

Most of the existing site vegetation would remain. The project would require the removal of some trees and shrubs. Building foundation landscape may be temporarily impacted by the proposed improvements. Ultimately, the project would improve landscaping and vegetation on-site with the addition on new trees, shrubs, perennials and planting beds.

3.2 Manipulation of Aquatic Resources

Aquatic resources and surface water features are not located within the boundaries of the project site. However, site construction activities have the potential to impact stormwater. Post-construction stormwater management may or may not be required resulting from minor increases to impervious surface. The designer should consider the following throughout the course of project development:

- BMPs to mitigate construction impacts to Turtle Creek.
- NR 216 NOI to request coverage under the Construction Site Storm Water Runoff General Permit.
- Post-construction stormwater treatment - if required.

3.3 Structures

Other than the demolition a small metal warehouse west of Hannon Hall, this project does not include work on other existing buildings. A new building would be constructed as part of the project.

3.4 Other

3.4.1 Sustainable Design

The project will consider the inclusion of DFD's new Sustainability Guidelines published in August of 2020. Per DFD's sustainability guidelines, this project shall achieve a minimum of 1% energy sourced from an onsite renewable source. The design will incorporate the following sustainable design features into the new facility:

- High window to wall ratios for building facades.
- Integration of Solar Array: Provide (30) 450W solar panels which will cover approximately 600SF of roof area. Provide 1% of total energy consumption.
- Incorporate natural materials into building finishes to improve biophilic design.
- Maximizing HVAC system efficiency while incorporating on-campus central steam system.
- Decrease water waste by incorporating efficient plumbing fixtures.
- Reduce building life cycle total carbon emissions.

3.4.2 Hazardous materials

Adverse impacts associated with hazardous materials or environmental conditions on-site are not anticipated. Any asbestos abatement would be conducted in safe manner consistent with regulatory standards to protect the health and welfare of the workers and residents of the facilities.

3.4.3 Utilities

Underground utility services and infrastructure are present within the project area which served buildings that have since been demolished. This infrastructure will be utilized for the construction of the new student dormitory. Utility improvements that will be required include:

- Sanitary to be routed around new dorm and refeed to existing Hannon, Shipman and Kastner Hall.
- Public Water main to be relocated around new dorm. Will require an updated easement agreement with the City of Delavan.
- Fiber and power will need to be refeed and routed around building.
- New gas service to Kastner and new dorm.
- WSD has already coordinated with WE Energies to have existing meter on Hannon Hall relocated to the east to avoid future construction.
- Tunnel feeding Kastner to be removed. New emergency power and fiber will need to be rerouted to Kastner and fed to new building with project.
- New electric power with transformer by Alliant to be located in north parking lot and adjacent to Kastner.
- Site lighting with six new light poles to cover lighting of parking lot and driveway.

Utilities will be maintained to WSD throughout the construction duration. Any shutdowns required will be coordinated with WSD and WSD staff to ensure that operations and student care aren't negatively impacted.

3.4.4 Noise

Short-term noise impacts would occur during the demolition and construction periods. Major elements that would produce elevated noise levels include demolition activities, vibrations, equipment noise, material delivery, hauling, grading, and landscaping. Anticipated noise would most directly impact those individuals living or working near the project, including nearby

residents, staff, and visitors utilizing nearby buildings and recreation areas. Nearby buildings or areas include the other WSD buildings and WSD facilities, and nearby residences.

Outdoor construction noise is expected to be short in duration with hours of operation between which comply with the City of Delavan noise ordinance.

To minimize the impacts of construction noise, contractors would be responsible for ensuring that exhaust mufflers and engine enclosures are in place and in good working order for all on-site trucks and equipment. An engine enclosure reduces low-frequency noise coming from the engine, while an exhaust muffler deadens the noise of escaping gases from combustion, similar to a car muffler. On-site workers would also be responsible for hearing protection as necessary to prevent long-term health effects from working near or around these types of construction equipment over extended periods of time.

3.4.5 Air Quality

The project is not anticipated to impact air quality. There is a potential for dust resulting from construction activities. Best management practices would be followed to mitigate dust levels resulting from construction.

3.4.6 Traffic and Parking

The existing parking and vehicular circulation will be expanded as part of this project. There may be temporary disruptions to vehicle circulation by construction activities on the site, but long-term impacts to circulation and parking will be positive via the expanded parking lot.

4 Probable Adverse and Beneficial Impacts

4.1 Physical Impacts

No significant adverse physical impacts are anticipated with the project. There would be short-term impacts due to noise and dust generated by construction equipment. Temporary disruption to vehicular, pedestrian, and bicycle circulation are anticipated. However, these impacts would be temporary and localized to the immediate project site. The pedestrian network within WSD has numerous redundancies, and the network as a whole would remain functional during construction. No long-term impacts are anticipated.

Air emissions would be limited to those from short-term use of equipment and site work during project construction, and there are no significant emission sources in the planned use of the facility once constructed.

Existing civil utilities (water, storm, and sanitary) will be adapted to serve the new facility as part of the project. Any interruption to services will be coordinated with WSD and WSD staff to ensure that operations and patient care aren't negatively impacted.

4.2 Biological Impacts

No significant biological impacts are anticipated with the project. While some vegetation would be disturbed and some trees may need to be removed with the project, new vegetation and trees included with the project landscaping would result in no anticipated loss to potential habitat or biodiversity.

Correspondence from WDNR, along with additional desktop review of the project, have indicated that there would be no direct impacts to wetlands or other waterbodies, public lands, floodplain, or and species which are of Threatened, Endangered, or Special Concern Status.

4.3 Socioeconomic Impacts

The project is anticipated to have a long-term social benefit for students, staff, and visitors at WSD. The project would provide an overall improvement to the facility, allowing it to better serve students and ensuring that staff can provide required services.

In the short-term, temporary disruption to vehicular, pedestrian, and bicycle circulation are anticipated, which may provide an inconvenience to students and staff. This impact is unavoidable as the construction equipment and deliveries are required for successful completion of the project. However, these impacts would be temporary and localized to the immediate project site. No long-term impacts are anticipated.

The construction project is also anticipated to provide a beneficial short-term economic impact to the community. Construction projects typically provide short-term job opportunities and result in spending that supports local service and material providers.

4.4 Other

4.4.1 Energy

There would be a continued commitment of energy resources to construct the project, including fossil fuel consumption used by construction vehicles and equipment. Energy that would irreversibly be consumed includes fuel and electricity used to run construction equipment and to operate construction material manufacturing plants and quarries. Other electrical needs may include lighting, compressors, and tools.

In the long-term, the proposed action is anticipated to reduce energy consumption for lighting, heating, and general electricity use. This reduction in energy would be the byproduct of both newer, more efficient building components. New building components that are to be installed would be installed with DFD Sustainable Facilities Standards.

4.4.2 Archaeological and Historic Resources

Since the project area does not have any historic resources, the proposed project would have no anticipated impact to these resources. The project is also not anticipated to disturb any nearby archaeological resources. Precautions will be taken during construction to ensure that any potential impacts would be mitigated should unexpected resources be discovered.

4.4.3 Hazardous Materials

Through proper handling commitments, adverse impacts associated with hazardous materials or environmental conditions on-site are not anticipated. Any asbestos abatement would be conducted in safe manner consistent with regulatory standards to protect the health and welfare of the workers and residents of the facilities.

5 Probable Adverse Impacts that Cannot be Avoided

Probable adverse impacts that cannot be avoided include temporary disruptions to circulation, short-term noise and dust impacts during construction, and long-term commitments of energy, materials, and financial resources. These are impacts which cannot be avoided with a project which meets the purpose and needs of the project.

6 Relationship between Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity.

During the short-term, the local project environment would be adversely affected by construction and construction-related activities resulting in low to moderate degrees of impacts from noise and dust emissions, interference with local vehicle, pedestrian, and bicycle traffic. However, these impacts are necessary to meet the purpose and need of the project.

The project is anticipated to have a long-term social benefit for WSD students, visitors, and employees who would use the updated facility. The project would provide an overall improvement to WSD campus facilities, allowing for the better provision of services.

The long-term operating and maintenance costs of the new building are anticipated to be lower relative to the existing building due to the improved efficiency and updated technology.

7 Irreversible or Irretrievable Commitments of Resources if Action is Implemented

7.1 Energy

There would be a commitment of energy resources to construct the project, including fossil fuel consumption used by construction vehicles and equipment. Energy that would irreversibly be consumed includes fuel and electricity used to run construction equipment and to operate construction material manufacturing plants and quarries. Electrical needs may include lighting, compressors, and tools.

Long-term consumption of resources to allow project completion, and continued operation of the facility, would not negatively impact or overload existing supplies. New building components would be installed with DFD Sustainable Facilities Standards.

7.2 Archaeological and Historic Features or Sites

The project is not anticipated to impact any historic or archeological resources on account of their absence within the project area.

8 Alternatives

Alternatives to the proposed project are described below.

8.1 No Action/Defer the Project Request.

This alternative would make no improvements to the WSD campus and Huff Hall. Huff Hall would continue to serve as a dormitory and its condition would continue to decline and safety concerns would increase. This would not meet the needs of WSD and would not satisfy the purpose and need of the project.

8.2 Construction of new Student Dormitory

This alternative would construct a new student dormitory as discussed in this EA.

The existing 50-year-old campus dormitory, Huff Hall, is not properly sized and is incapable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

9 Evaluation

A. As a result of this action, is it likely that other events or actions will happen which may significantly affect the environment? If so, list and discuss. (Secondary effects)

This no additional events or actions are anticipated as a result of the project. Eventually Hagestad Hall may be demolished as a separate, unrelated project. Additional environmental documentation would occur as part of any future project including that demolition.

B. Does the action alter the environment so a new physical, biological, or socioeconomic environment would exist? (New environmental effect)

No, the proposed action would not substantially alter the environment or create a new physical, biological, and socioeconomic environment. Minor improvements to landscaping and vegetation are anticipated. The new student dormitory would allow for adequate provision of services to students and meet the intended need of the facility.

C. Are the existing environmental features which would be affected by the proposed action scarce, either locally or statewide? If so, list and describe. (Geographically scarce)

No, the environmental features anticipated to be affected by the project are not considered to be scarce on a local or statewide scale. Coordination with WDNR has confirmed that no impacts to Threatened, Endangered, or Special Concern Species are anticipated with the project.

D. Does the action and its effects require a decision which would result in influencing future decision? Describe. Is the decision precedent setting?

No, the proposed action and its effects do not require a decision which would result in influencing future decisions. The proposed project involves only the demolition of the small warehouse on site and construction of the new student dormitory. This does not set a precedent for WSD.

E. Discuss and describe concerns which indicate a serious controversy? (Highly controversial)

Concerns indicative of serious controversy were not identified during the course of this EA. Scoping letters were distributed to potentially interested local officials, agencies, and Native American Tribes. The public was notified of the project and provided an opportunity to express concerns. No additional issues of controversial nature were identified by the public.

F. Does the action conflict with official agency plans or with any local, state, or national policy? If so, how? (Is the action inconsistent with long-range plans or policies?)

The project does not conflict with any known official agency plans or local, state or, national policy. The project would comply with all state and local regulations and all necessary permits would be acquired.

G. While the action by itself may be limited in scope, would repeated actions of this type result in major or significant impacts to the environment? (Cumulative impacts)

No, repeated actions similar to the proposed action would not result in significant cumulative impacts to the environment. The project includes a demolition and the construction of a new dormitory. These site improvements will occur on a fully developed urbanized site and does not substantially convert the use of that site. Replacement of infrastructure that has reached the end of its useful lifecycle and adapting to meet evolving needs are necessary actions for the continued operation of WSD.

H. Will the action modify or destroy any historical, scientific, or archaeological site?

No, the proposed action is not anticipated to modify or destroy any historical, scientific, or archaeological sites according to research conducted for this EA.

I. Is the action irreversible? Will it commit a resource for the foreseeable future? (Does it foreclose future options?)

The proposed action is not irreversible, but substantial additional funding would be required to reverse this project. It would be possible to revert the site to its current uses or convert the property to another use if necessary.

J. Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns? (Social-cultural impacts)

No, the proposed action would not result in direct or indirect impacts on ethnic or cultural groups or alter social patterns. The proposed construction would ultimately help WSD to better serve its students and faculty.

K. Other:

The proposed project would not result in other environmental impacts warranting additional evaluation.

10 Conclusion

The recommended alternative of the project is to construct a new student dormitory building, as discussed in this EA.

DPI and WDOA will review the Draft EA and comments received during the Draft EA public comment period and prepare a recommendation as to the need for an Environmental Impact Statement (EIS) for this project. If these parties conclude that this project is not a “major action that would significantly affect the quality of the human environment,” a Final EA will be prepared that includes that recommendation. If it is found that this project might have a significant impact, a full Environmental Impact Statement (EIS) would be recommended, drafted and final public hearing would be held before the project is authorized for construction.

11 References

AirNow, USEPA and partners

<https://www.airnow.gov/>

DATCP registered Tanks Database

https://mydatcp.wi.gov/Home/ServiceDetails/4a171523-04c7-e611-80f6-0050568c4f26?Key=Services_Group

US Census Bureau, 2020 Decennial Census and 2019 American Community Survey Data

<https://www.census.gov/data.html>

USDA NRCS Web Soil Survey

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

USEPA Current Nonattainment Counties for All Criteria Pollutants

<https://www3.epa.gov/airquality/greenbook/ancl.html>

USEPA EnviroMapper

<https://enviro.epa.gov/enviro/em4ef.home>

WDHS – About the Department of Health Services

<https://www.dhs.wisconsin.gov/aboutdhs/index.htm>

WDHS Wisconsin School for the Deaf Homepage

<https://www.dhs.wisconsin.gov/WSD/index.htm>

WDNR BRRTS on the web database

<https://dnr.wisconsin.gov/topic/Brownfields/Disclaimers.html>

WDNR Surface Water Data Viewer

<https://dnr.wisconsin.gov/topic/SurfaceWater/swdv>

WDNR SHWIMS database

<https://dnr.wi.gov/sotw/SetUpBasicSearchForm.do>

WDOA Municipal Service Payments

https://doa.wi.gov/Pages/LocalGovtsGrants/Municipal_Services_Payments.aspx

12 Recommendation

RECOMMENDATION (to be completed by institution WEPA Coordinator only)

☐ **EIS Not Required**

Analysis of the expected impact of this proposal is of sufficient scope and detail to conclude that this action which would significantly affect the quality of the human environment. In my opinion therefore, an environmental impact statement is not required before the board undertakes this action.

☐ Major and Significant Action: **PREPARE EIS**

Additional factors, if any, affecting the evaluator's recommendation:

CERTIFIED TO BE IN COMPLIANCE WITH WEPA -
Public Notice Completed (include copy of public notice for permanent record)

Institution WEPA Officer

Date:

This decision is not final until approved by the appropriate Director.

Regent Resolution 2508 11/06



Appendices

Appendix A

Scoping Documentation

Distribution list

First	Last	Title	Organization	email
Craig	Webster	EA Liaison	Wisconsin Dept of Natural Resources	craig.webster@wisconsin.gov
Daina	Penkiunas	State Historic Preservation Officer	Wisconsin Historical Society	daina.penkiunas@wisconsinhistory.org
Tyler	August	Representative, Distict 32	Wisconsin State Assembly	Rep.August@legis.wisconsin.gov
Steve	Nass	Senator, District 11	Wisconsin State Senate	Sen.Nass@legis.wisconsin.gov
Terri	Hackett	Public Works Administrative Assistant	City of Delavan	delpwsec@ci.delavan.wi.us
Jim	Hansen	Chief of Police	City of Delavan	jhansen@ci.delavan.wi.us
Tim	O'Neill	Fire Chief	City of Delavan	fdchief@ci.delavan.wi.us
Andi	White	City Clerk	City of Delavan	clerk@ci.delavan.wi.us
T.	Welsh	Building and Zoning Administrator	City of Delavan	bldginsp@ci.delavan.wi.us
Lawrence	Plucinski	THPO	Bad River Band of Lake Superior Chippewa Indians of Wisconsin	thpo@badriver-nsn.gov
Luke	Heider	THPO	Forest County Potawatomi Community of Wisconsin	Luke.Heider@fcp-nsn.gov
William	Quackenbush	THPO	Ho-Chunk Nation	bill.quackenbush@ho-chunk.com
Alina	Shively	THPO	Lac Vieux Desert Band of Lake Superior Chippewa Indians	alina.shively@lvd-nsn.gov
Raphael	Wahwassuck	THPO	Prairie Band Potawatomi Nation	RaphaelWahwassuck@pbpnation.org
Noah	White	THPO	Prairie Island Indian Community	noah.white@piic.org
Marvin	DeFoe	THPO	Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin	marvin.defoe@redcliff-nsn.gov
Gary	Bahr	THPO	Sac and Fox Nation of Missouri in Kansas and Nebraska	gary.bahr@sacandfoxks.com
Chris	Boyd	Historic Preservation Officer	Sac and Fox Nation of Oklahoma	chris.boyd@sacandfoxnation-nsn.gov
Johnathon	Buffalo	NAGPRA Rep.	Sac and Fox of the Mississippi in Iowa	SENT HARD COPY TO 349 Meskwaki Road Tama, Iowa 52339-9629



Building a Better World
for All of Us®

September 20, 2024

RE: Environmental Assessment
New Student Dormitory
DFD Project #22G2W

Dear Agency/Tribal Representative:

The State of Wisconsin Department of Administration's Division of Facilities Development (DFD) has retained Short Elliott Hendrickson Inc. (SEH) on behalf of the Department of Public Instruction (DPI) to prepare an Environmental Assessment (EA) of the proposed new dormitory building for the Wisconsin School for the Deaf (WSD). The EA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11. An initial requirement of the EA is the scoping process. The intent of the scoping process is to identify any potential impact of the project on the physical, biological, social, and economic environments. Because you or your agency or group may have an interest in the project, we are inviting you to participate in the scoping process.

Project Background/Proposed Action

This project will replace the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

The new three-story campus dormitory will total 43,781 S.F. and will replace the existing 87,106 S.F. dormitory, Huff Hall. Coed student residents will range in age from Kindergarten to 21 years old. K-12 students will occupy the lower two levels while young adult students will occupy the top floor as part of the Agency's step program, for transitioning to independent living.

Due to the nature and extent of construction, this project has been classified as a WEPA Type II action that requires an EA in accordance with WI Statute 1.11.

See Attachment A for project location map.

EA Schedule

The Draft EA report will evaluate the potential positive and adverse environmental impacts of the project in accordance with WEPA and Wisconsin Administrative Code guidelines. Issues identified during the scoping process will be addressed in the report. As part of our standard EA process, SEH will perform research using available databases and resources to collect information pertaining to environmental, social, economic, cultural or historic aspects of the project. The Draft EA report is anticipated to be made available to the public for a 15-day comment period starting in Winter 2024/2025. A notice will be published in state and local media to announce the availability of the Draft EA. Following completion of the public comment period, any comments received will be considered and a Final EA Report will be published.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 6808 Odana Road, Suite 200, Madison, WI 53719-1137

608.620.6199 | 800.732.4362 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

If you are interested in this project, we welcome any comments, suggestions, or other input you feel is pertinent. Please submit your comments electronically or in writing by **October 20, 2024** for consideration in the Draft EA report to:

Darren Fortney
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
dfortney@sehinc.com

Marty Falk
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
mfalk@sehinc.com

Comments received after October 20, 2024 will be addressed after the Draft EA 15-day comment period and incorporated into the Final EA. You will have additional opportunity to comment on this project during the Draft EA comment period. If no comments are received, we will assume that there are no project issues that negatively impact you or your group. If you have any questions or concerns regarding this process, please contact Darren Fortney or Marty Falk (contact information above).

Sincerely,



Darren Fortney AICP, NCI, LEED GA
Environmental Project Manager



Marty Falk, AICP
Environmental Project Planner

Attachments: Attachment A - Project Location Map

cc: Caleb Janus, Wisconsin Department of Administration
Holly Berry, Wisconsin Department of Public Instruction

SITE CONTEXT PLANS



From: [Webster, Craig M - DNR](#)
To: [Marty Falk](#); [Darren Fortney](#)
Subject: informal meeting request RE: Scoping Letter - WDOA #22G2W - New Student Dormitory - Input Requested
Date: Monday, September 23, 2024 4:10:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Marty and Darren, do you have time to discuss at 9am or 1pm on Tuesday?
Informal discussion with screen sharing and you don't have to prepare anything more than what you have already in your file.

If yes, let me know and I'll send a Teams invite.

Thanks

Craig

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Craig Webster

Environmental Review Specialist – Transportation Liaison & Environmental Management

Bureau of Environmental Analysis and Sustainability

Wisconsin Department of Natural Resources

141 NW Barstow ST, Room 180, Waukesha WI 53188

Desk Phone: (262) 574-2141

Cell Phone: (414) 303-3011

Craig.Webster@Wi.Gov



dnr.wi.gov



From: Marty Falk <mfalk@sehinc.com>

Sent: Friday, September 20, 2024 10:34 AM

To: Webster, Craig M - DNR <Craig.Webster@wisconsin.gov>; Penkiunas, Daina J - WHS <Daina.Penkiunas@WisconsinHistory.org>; Rep.August - LEGIS <Rep.August@legis.wisconsin.gov>; Sen.Nass - LEGIS <Sen.Nass@legis.wisconsin.gov>; delpwsec@ci.delavan.wi.us; jhansen@ci.delavan.wi.us; fdchief@ci.delavan.wi.us; clerk@ci.delavan.wi.us; bldginsp@ci.delavan.wi.us; Bad River THPO <THPO@badriver-nsn.gov>; Heider, Luke <Luke.Heider@fcp-nsn.gov>; Quackenbush, Bill <bill.quackenbush@ho-chunk.com>; Shively, Alina <alina.shively@lvd-nsn.gov>; Wahwassuck, Raphael <RaphaelWahwassuck@pbpnation.org>; White, Noah - DNR <noah.white@piic.org>; Defoe, Marvin - DNR <marvin.defoe@redcliff-nsn.gov>; Bahr, Gary <gary.bahr@sacandfoxks.com>; Boyd, Chris <chris.boyd@sacandfoxnation-nsn.gov>

Cc: Fortney, Darren <dfortney@sehinc.com>; Janus, Caleb - DOA <caleb.janus@wisconsin.gov>;

Holly.Berry@dpi.wi.gov

Subject: Scoping Letter - WDOA #22G2W - New Student Dormitory - Input Requested

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Agency/Tribal Representative,

The State of Wisconsin Department of Administration's Division of Facilities Development has retained Short Elliott Hendrickson Inc. on behalf of the Department of Instruction to prepare an Environmental Assessment for the proposed new dormitory building for the Wisconsin School for the Deaf. The project is located in the City of Delavan, Walworth County, Wisconsin.

Your agency has been identified to participate in the scoping process for this project. The attached scoping packet includes a project scoping letter with instructions for providing input and a project location map.

Thank you for your timely review of the project and for any input you may have.

Marty Falk, AICP
Environmental Planner
Short Elliott Hendrickson Inc.
608.620.6182 direct | 608.575.9029 mobile | 608.620.6199 main
Building a Better World for All of Us®

From: madeline.norton@wisconsinhistory.org
To: [Marty Falk](#)
Subject: 21-2030/WL - Construct New Student Dormitory, Wisconsin School for the Deaf
Date: Tuesday, September 24, 2024 9:45:52 AM

Dear Marty Falk,

Thank you for the notice of the Draft EA coming this Winter. Please notify us when the Draft is open for comment and review.

I look forward to working with you on this project.

Best,

Madeline Norton
Compliance Reviewer
State Historic Preservation Office

Wisconsin Historical Society
816 State Street, Madison, WI 53706
608-261-2457
madeline.norton@wisconsinhistory.org

Wisconsin Historical Society
[Collecting, Preserving, and Sharing Stories Since 1846](#)

From: [Luke Heider](#)
To: [Marty Falk](#)
Subject: RE: Scoping Letter - WDOA #22G2W - New Student Dormitory - Input Requested
Date: Monday, September 30, 2024 10:35:22 AM

Pursuant to consultation under Section 106 of the National Historic Preservation Act (1966 as amended) the Forest County Potawatomi Community (FCPC), a Federally Recognized Native American Tribe, reserves the right to comment on Federal undertakings, as defined under the act.

The Tribal Historic Preservation Office (THPO) staff has reviewed the information you provided for the project. Upon review of site data and supplemental cultural history within our Office, the FCPC THPO is pleased to offer a finding of No Historic Properties affected of significance to the FCPC, however, we do wish to remain as a consulting party for this project.

As a standard caveat sent with each proposed project reviewed by the FCPC THPO, the following applies. In the event an Inadvertent Discovery (ID) occurs at any phase of a project or undertaking as defined, and human remains or archaeological materials are exposed as a result of project activities, work should cease immediately, and the Tribe(s) must be included with the SHPO in any consultation regarding treatment and disposition of the find.

Thank you for protecting cultural and historic properties and if you have any questions or concerns, please contact me at the email or number listed below.

Respectfully,

Luke Heider | Tribal Historic Preservation Officer | Land & Natural Resources

Forest County Potawatomi | 5320 Wensaut Lane | PO Box 340, Crandon, WI 54520

P: 715-478-7354 | C: 715-889-0585 | Main: 715-478-7222

www.fcpotawatomi.com | luke.heider@fcp-nsn.gov

Please note the office hours are Monday – Thursday: 7:00 am – 5:00 pm. Our office is closed on Fridays

From: Marty Falk <mfalk@sehinc.com>

Sent: Friday, September 20, 2024 10:34 AM

To: craig.webster@wisconsin.gov; daina.penkiunas@wisconsinhistory.org;
Rep.August@legis.wisconsin.gov; Sen.Nass@legis.wisconsin.gov; delpwsec@ci.delavan.wi.us;
jhansen@ci.delavan.wi.us; fdchief@ci.delavan.wi.us; clerk@ci.delavan.wi.us;
bldginsp@ci.delavan.wi.us; thpo@badriver-nsn.gov; Luke Heider <Luke.Heider@fcp-nsn.gov>;
bill.quackenbush@ho-chunk.com; alina.shively@lvd-nsn.gov; RaphaelWahwassuck@pbnation.org;
noah.white@piic.org; marvin.defoe@redcliff-nsn.gov; gary.bahr@sacandfoxks.com;

chris.boyd@sacandfoxnation-nsn.gov

Cc: Darren Fortney <dfortney@sehinc.com>; Janus, Caleb - DOA <caleb.janus@wisconsin.gov>; Holly.Berry@dpi.wi.gov

Subject: Scoping Letter - WDOA #22G2W - New Student Dormitory - Input Requested

Dear Agency/Tribal Representative,

The State of Wisconsin Department of Administration's Division of Facilities Development has retained Short Elliott Hendrickson Inc. on behalf of the Department of Instruction to prepare an Environmental Assessment for the proposed new dormitory building for the Wisconsin School for the Deaf. The project is located in the City of Delavan, Walworth County, Wisconsin.

Your agency has been identified to participate in the scoping process for this project. The attached scoping packet includes a project scoping letter with instructions for providing input and a project location map.

Thank you for your timely review of the project and for any input you may have.

Marty Falk, AICP
Environmental Planner
Short Elliott Hendrickson Inc.
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Appendix B

Draft EA Notice of Availability and Public Notice

NOTICE OF AVAILABILITY AND PUBLIC MEETING
DRAFT ENVIRONMENTAL ASSESSMENT (EA)
Department of Administration/Division of Facilities Development
Department of Public Instruction
Wisconsin School for the Deaf New Student Dormitory (Project ID: 22G2W)
Delavan, WI

The Department of Administration (DOA), Division of Facilities Development (DFD), on behalf of the Department of Public Instruction (DPI), announces the availability of a Draft “Environmental Assessment” (EA) and public meeting for the newly proposed Wisconsin School for the Deaf New Student Dormitory project.

This project will replace the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

The new three-story campus dormitory will total 43,781 square feet and will replace the existing 87,106 square feet dormitory, Huff Hall. Coed student residents will range in age from Kindergarten to 21 years old. K-12 students will occupy the lower two levels while young adult students will occupy the top floor as part of the Agency’s step program, for transitioning to independent living.

Provided there are no substantive comments which warrant further evaluation, the DOA/DFD intends to issue a “Finding of No Significant Impact” (FONSI) following a fifteen-day public comment period in accordance with the regulations for implementing the procedural provisions of the Wisconsin Environmental Policy Act (WEPA) and DPI policy. Interested persons may review the Draft EA report at Aram Public Library – 404 E Walworth Ave Delavan, WI 53115. Library hours are 10:00 am – 7:00 pm Monday – Thursday, 10:00 am – 5:00 pm Friday, and 10:00 am – 2:00 pm Saturday. The Draft EA can also be accessed electronically at the following link: sehinc.com/online/wisdoa-dfd or by emailing a request to dfortney@sehinc.com. Written comments on the Draft EA can be submitted via email to dfortney@sehinc.com, or mailed to SEH, Attn: Darren Fortney, 6808 Odana Road, Suite 200, Madison, WI 53719 during the review period from January 9 to January 24, 2025. A virtual public meeting will be held on DATE from 5:00 pm – 6:30 pm with a short presentation at 5:30 pm. The presentation can be viewed virtually by utilizing the following Teams link found at sehinc.com/online/wisdoa-dfd (no registration is required): You may also email dfortney@sehinc.com prior to the public meeting to receive this meeting link electronically.

Appendix C

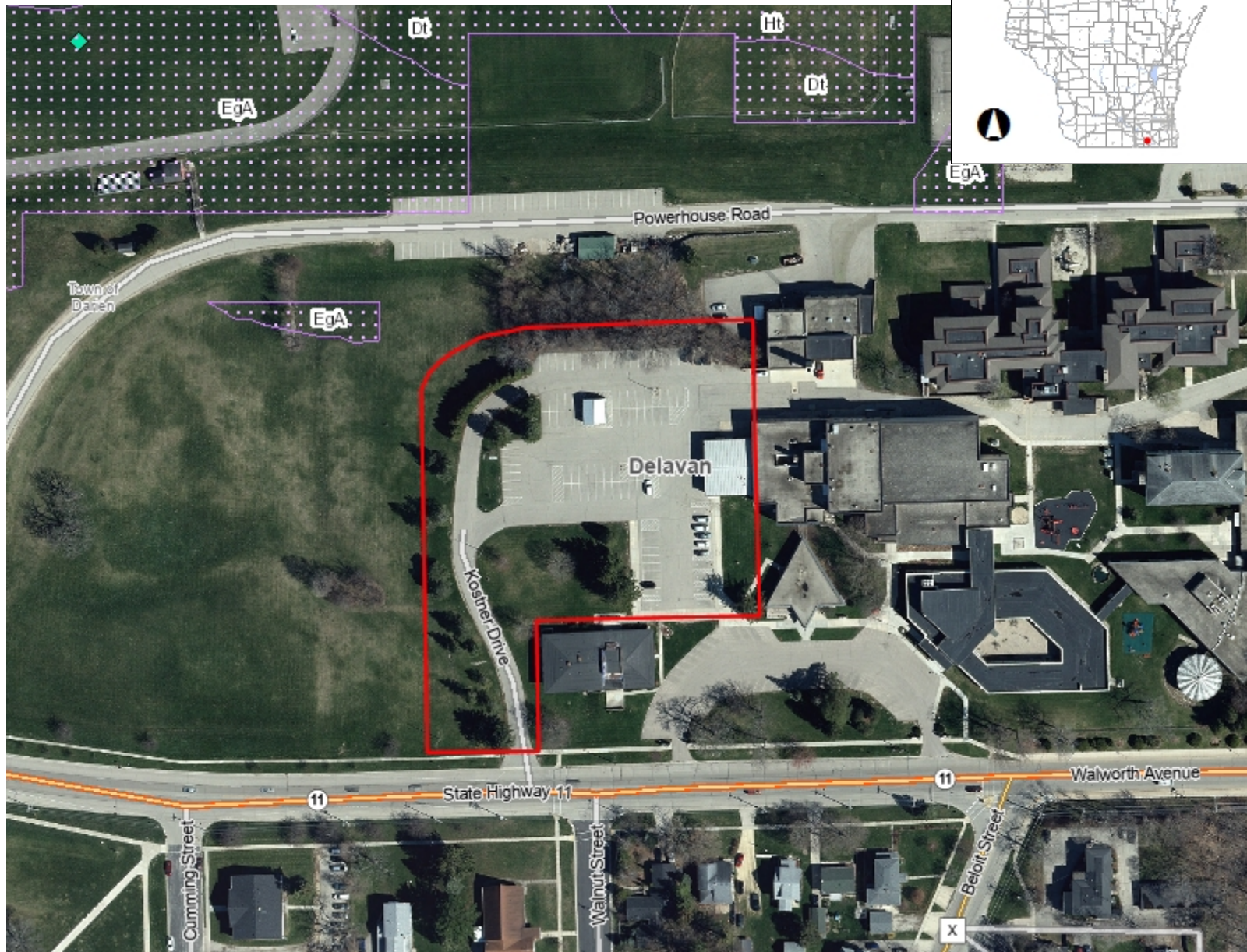
Project Maps

SITE CONTEXT PLANS





Wetlands Map



Legend

- Wetland Indicators
- Ponds/Open Water
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Railroads

Notes

0.1 0 0.03 0.1 Miles

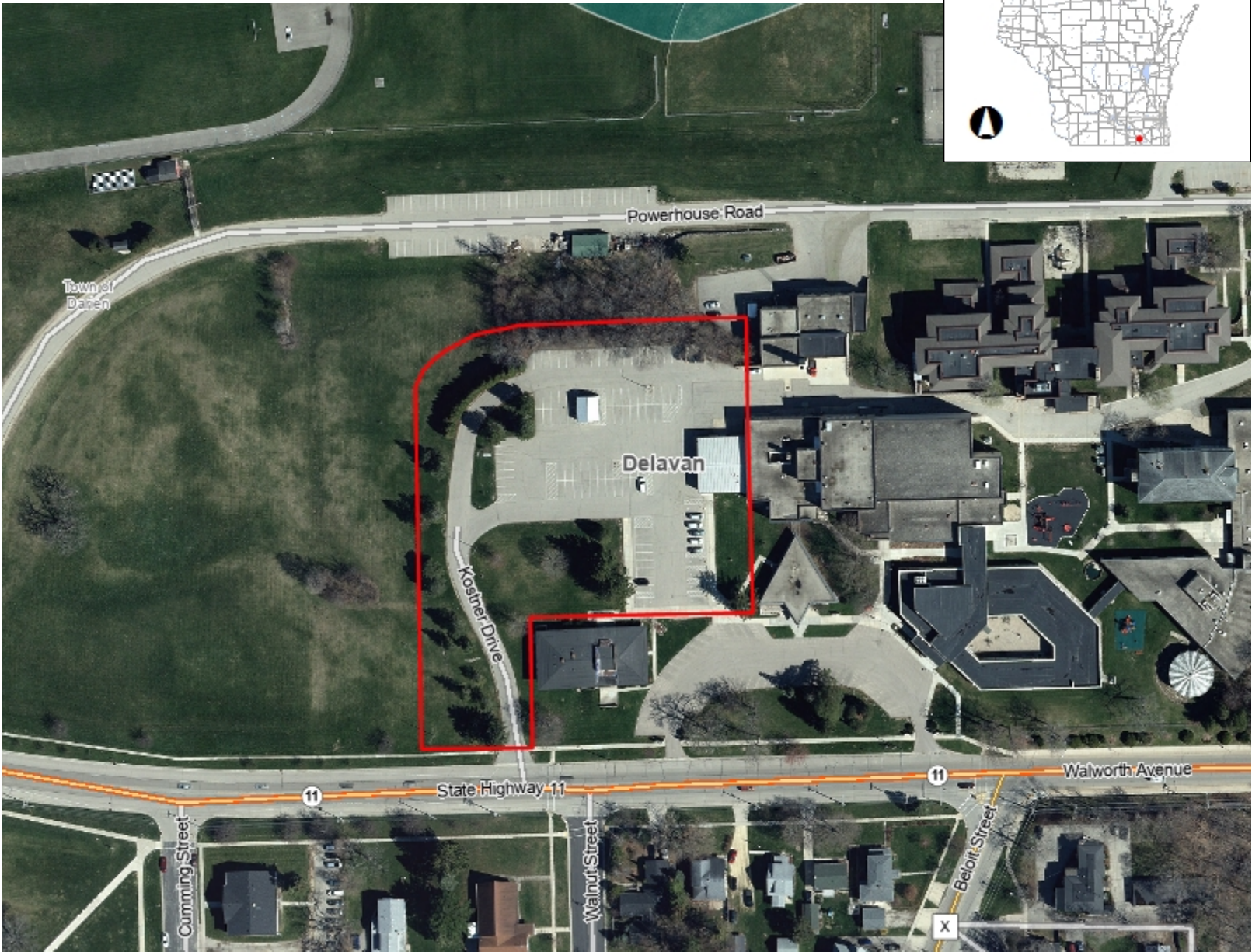
NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



FEMA Floodplain Map



Legend

- Record Flood Levels
- ▢ Floodplain Storage
- Cross-Sections
- Flood Hazard Boundaries
 - Limit Lines
 - NP
 - SFHA / Flood Zone Boundary
 - Flowage Easement Boundary
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee
- + Railroads

0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



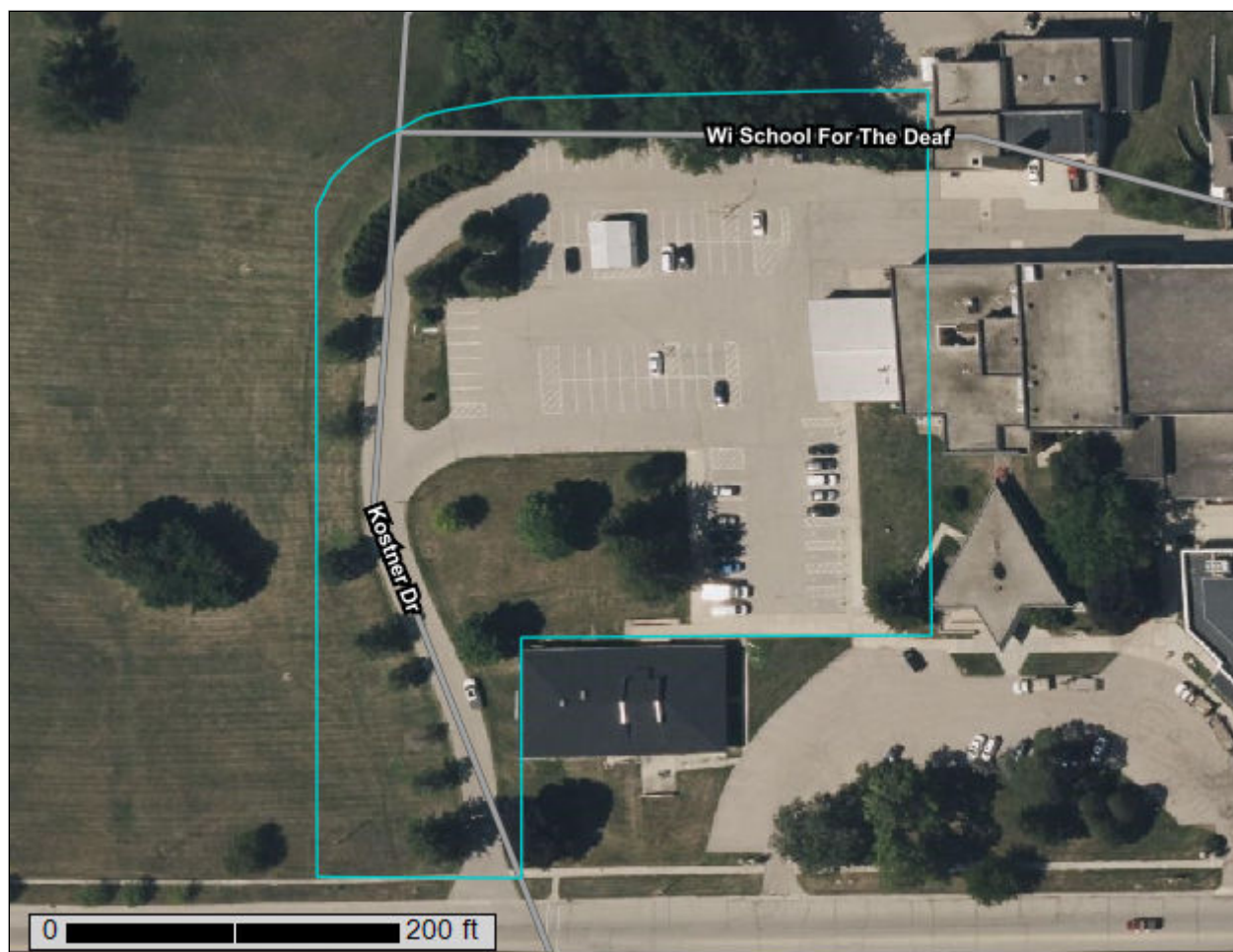
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

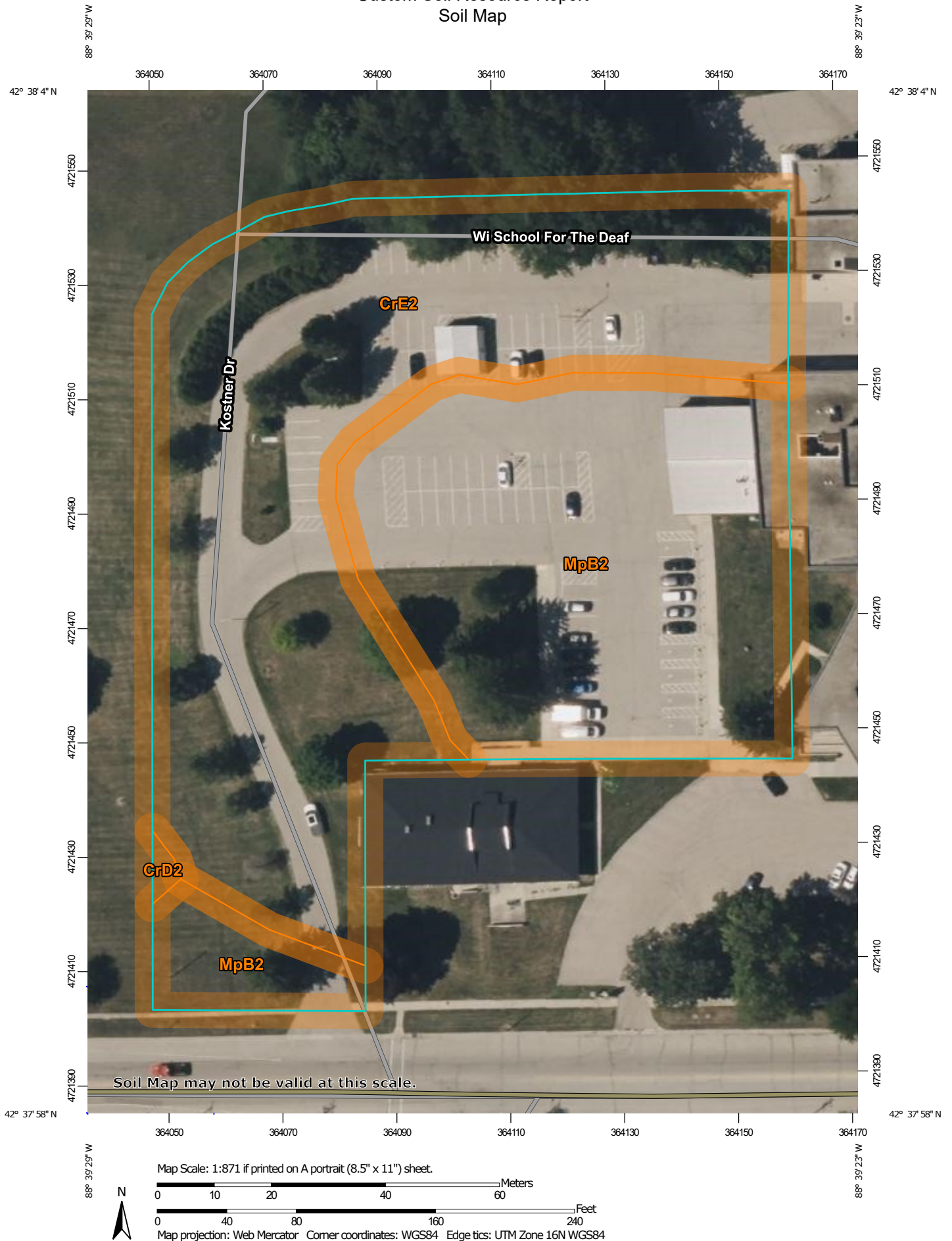
Custom Soil Resource Report for **Walworth County, Wisconsin**



Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin
Survey Area Data: Version 20, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrD2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	0.0	0.3%
CrE2	Casco-Rodman complex, 20 to 30 percent slopes, eroded	1.8	57.1%
MpB2	McHenry silt loam, 2 to 6 percent slopes, eroded	1.3	42.6%
Totals for Area of Interest		3.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Appendix D

WDNR Environmental Review Documentation

From: [Webster, Craig M - DNR](#)
To: [Marty Falk](#)
Cc: [Darren Fortney](#)
Subject: DNR Comments RE: WDOA #22G2W - New Student Dormitory
Date: Wednesday, September 25, 2024 12:59:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[22G2W_WIDNR_Coordination_Meeting.doc.msg](#)

Thanks for meeting yesterday and the summary notes.

A few DNR suggestions are attached.

Please incorporate the suggestions, found in the attached word file, into the final document. Then attached this email and below statement into your final record.

DNR participated in a virtual meeting where project scope and environmental analysis items were discussed and agrees with the summary notes dated 09/25/2024 and has no further comments on the proposal at this time.

Thanks
Craig

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Craig Webster

Environmental Review Specialist – Transportation Liaison & Environmental Management

Bureau of Environmental Analysis and Sustainability

Wisconsin Department of Natural Resources

141 NW Barstow ST, Room 180, Waukesha WI 53188

Desk Phone: (262) 574-2141

Cell Phone: (414) 303-3011

Craig.Webster@Wi.Gov



dnr.wi.gov



From: Marty Falk <mfalk@sehinc.com>
Sent: Wednesday, September 25, 2024 9:44 AM
To: Webster, Craig M - DNR <Craig.Webster@wisconsin.gov>

Cc: Fortney, Darren <dfortney@sehinc.com>

Subject: WDOA #22G2W - New Student Dormitory

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Craig,

Thank you for taking the time to meet with us to discuss this project. I have attached a summary of our discussion from yesterday. Please let me know if you agree with this summary or if anything needs to be changed.

Thanks,

Marty Falk, AICP
Environmental Planner
Short Elliott Hendrickson Inc.
608.620.6182 direct | 608.575.9029 mobile | 608.620.6199 main
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**Wisconsin Department of Public Instruction
New Student Dormitory (Environmental)
DFD Project No. 22G2W
WIDNR Informal Coordination Meeting
Tuesday, September 24, 2024
1:00 p.m. – 1:30 p.m. (Microsoft Teams)**

Attendees

- Craig Webster, WI Dept. of Natural Resources
- Darren Fortney, Short Elliott Hendrickson, Consultant Project Manager
- Marty Falk, Short Elliott Hendrickson, Environmental Planner

Meeting Notes

1) WIDNR Coordination Procedures

- a. Utilize WDNR EA Liaison map/contact list
- b. NHI clearance through NHI public portal and/or full environmental review (full review will provide more detailed results).

2) Clarification of Project Scope

- a. The Project will demolish a small metal warehouse west of Hannon Hall
- b. New building addition will replace the function of Huff Hall
- c. Huff hall will not be demolished as part of this project
- d. Parking lot expansion and landscaping improvements surrounding the building are also proposed.

3) Environmental Considerations for the Project

- a. NHI review – State-regulated species are known to occur in the general area, if public portal search NHI search results do not indicate the presence of regulated species, follow up with WDNR.
- b. Federally-listed species – The state does not currently list any bat species. Assuming no federal funding would be used for the project, federally-listed bat species are not a concern for the project.
- c. Stormwater management - the project lies within close proximity to Turtle Creek. Post-construction stormwater management may or may not be required resulting from minor increases to impervious surface. The designer should consider the following throughout the course of project development:
 - i. BMPs to mitigate construction impacts to Turtle Creek.
 - ii. NR 216 NOI to request coverage under the Construction Site Storm Water Runoff General Permit.
 - iii. Post-construction stormwater treatment - if required.
- d. Asbestos may be present on site where demolition of the warehouse is proposed. All required identification and abatement measures should be taken where they apply.
- e. Waterways/wetlands – WDNR reviewed the proposed footprint and has determined that waterway and wetland impacts are not a concern for the project.



Endangered Resources Preliminary Assessment

Created on **9/26/2024**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

Further actions are required to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43).

At least one of the following situations apply (likely not all):

- The species recorded are state or federal threatened or endangered animals or the project is within a range or zone.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.

Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. An ER Review is the mechanism to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

Landowner name	Wisconsin School for the Deaf
Project address	
Project description	This project will replace the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment.

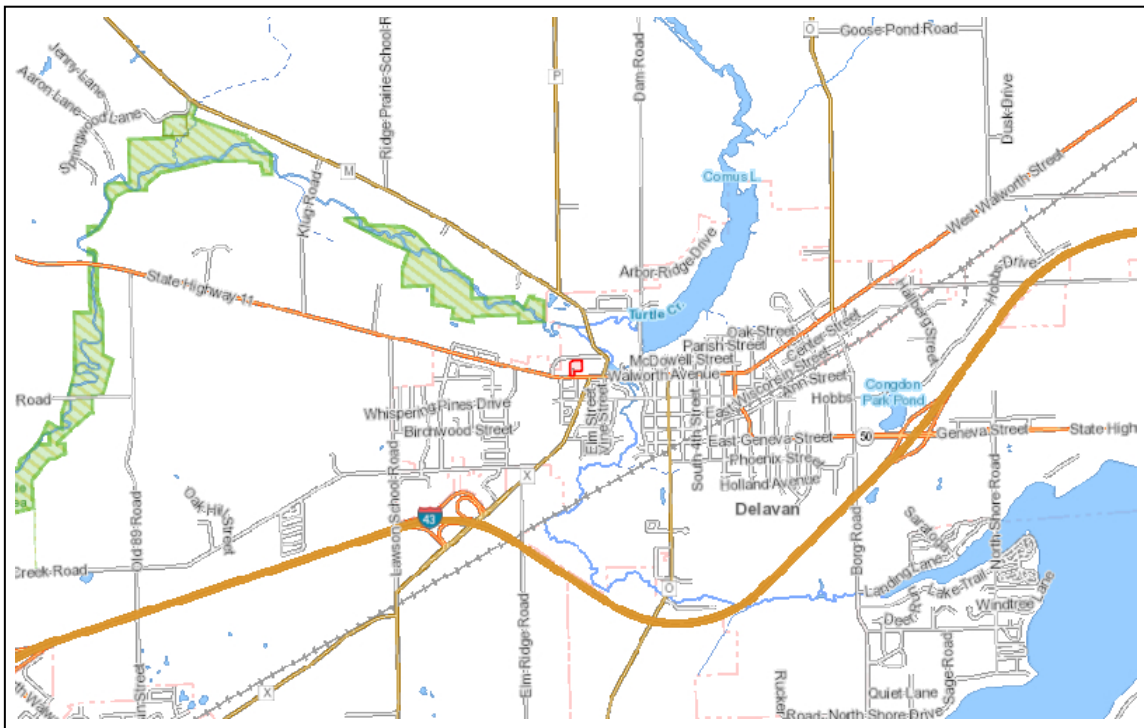
Project Questions

Does the project involve a public property?	Yes
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	Yes
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	No
Is project within a waterbody or along the shoreline?	No

Public Portal ID: **G@QhkzTQZ**

9/26/2024, 2:43:30 PM

1 of 2



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnrx.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

Appendix E

Hazardous Materials Review



Legend

Project Boundary



Open & Closed Activities

Open Activity



Closed Activity



Additional Activity Information

Continuing Obligations Apply



Affected Another Property or
Right-of-Way



Sediment Impacts



Sediment Impacts Boundary



Other BRRTS Activities/Layers

No Action Required (NAR)



Materials Management



Notes

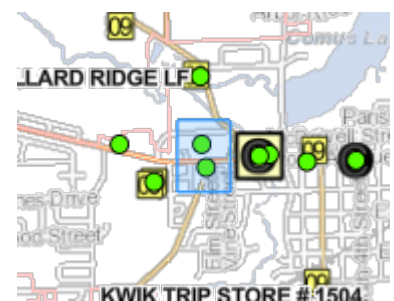
Service layer credits:

US Geological Survey's 1:24,000-scale
topographic map; USGS Geographic Names
Information System (GNIS) | WI Dept. of
Natural Resources, Environmental
Management Division, Bureau of
Remediation and Redevelopment



1:2,302

0 200 400
ft



This map is a product generated by a DNR 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>

Date Printed: 09/23/2024

RE: Wisconsin School for the Deaf SHWIMS database search



Preuss, Jennifer M - DNR <jennifer.preuss@wisconsin.gov>

To Jonathon Green

Cc Preuss, Jennifer M - DNR

This sender jennifer.preuss@wisconsin.gov is from outside your organization.

Hi Jonathon,

Here is what I found in the SHWIMS database for 309 W Walworth Ave, Delavan, WI:

Facility Name:	WI SCHOOL FOR THE DEAF	Site ID:	988900
FID:	265085370	EPA ID:	WID099137820
Facility Status:	Operating		
County:	Walworth	Region:	Southeast Region
Area:	Milwaukee		
Location		Mailing	
Address: 309 W WALWORTH AVE		Address: 309 W WALWORTH AVE	
City: DELAVAN		City: DELAVAN	
State: WI Zip Code: 53115		State: WI Zip Code: 53115	
Owner Type:	State	Operator Type:	State
SIC Code:			
Status Change Date:	00/00/0000	Start Date:	00/00/0000
Close Date:	00/00/0000		

Facility Name: WI SCHOOL FOR THE DEAF

Record: 1 of 2

Activity	Approval	Orig Approval Date	Activity Status	License Number	License Status
202 - HW Generator - Small		00/00/0000	Inactive		
340 - LUST		00/00/0000			

County	<input type="text"/>	Tank Type	<input type="text"/>	View Report
Municipality	<input type="text"/>	Tank Fed Regulated	<input type="text"/>	
Fire Department Id	<input type="text"/>	Tank Contents	<input type="text"/>	
Tank Owner Name	Wisconsin School for the deaf	Tank Status	<input type="text"/>	
FacilityId	<input type="text"/>	Tank Occupancy	<input type="text"/>	
Site Address	309 W Walworth Avenue	Marketer	<input type="text"/>	
Minimum Tank Size	<input type="text"/>	Maximum Tank Size	<input type="text"/>	
Tank Id	<input type="text"/>			

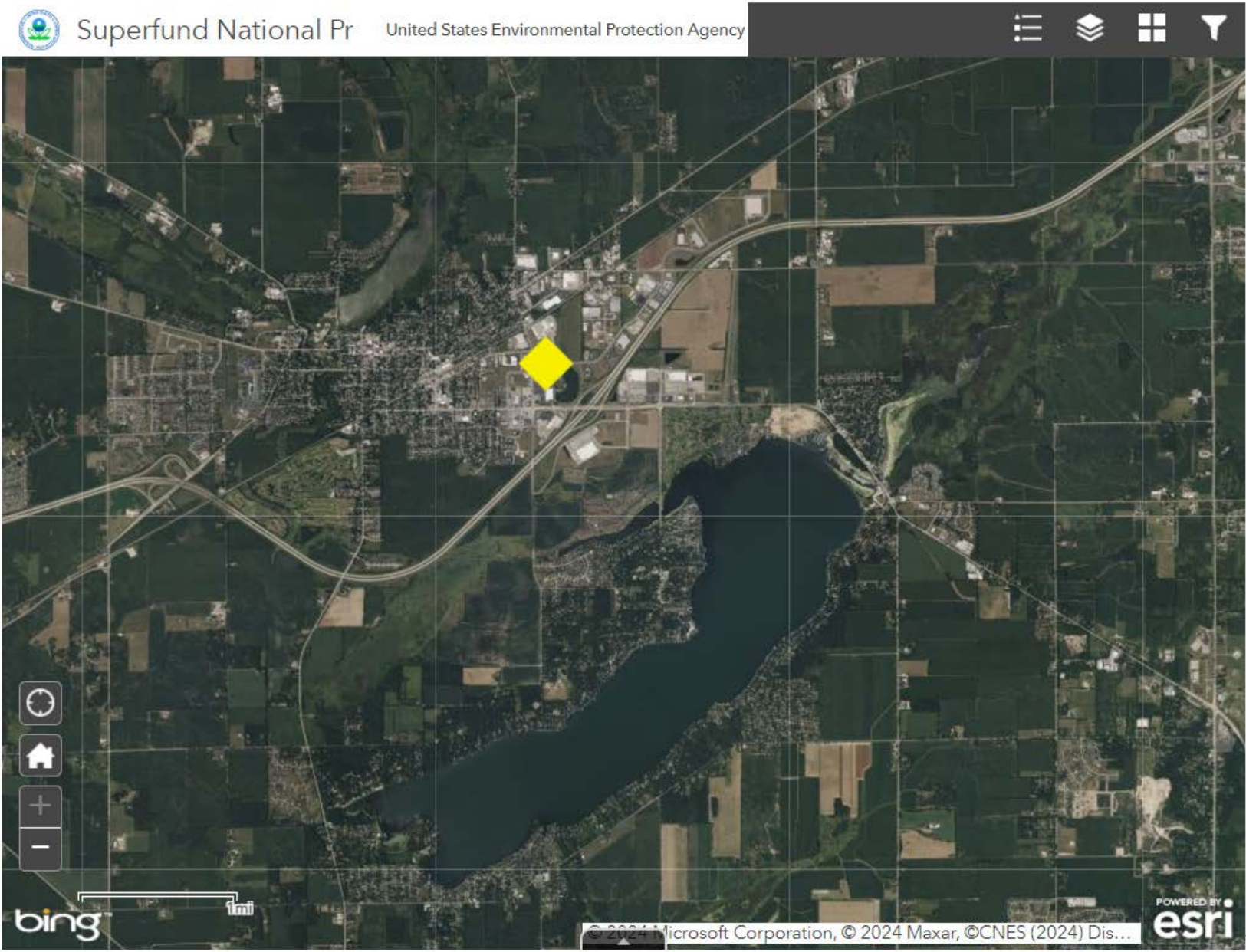
1 of 1

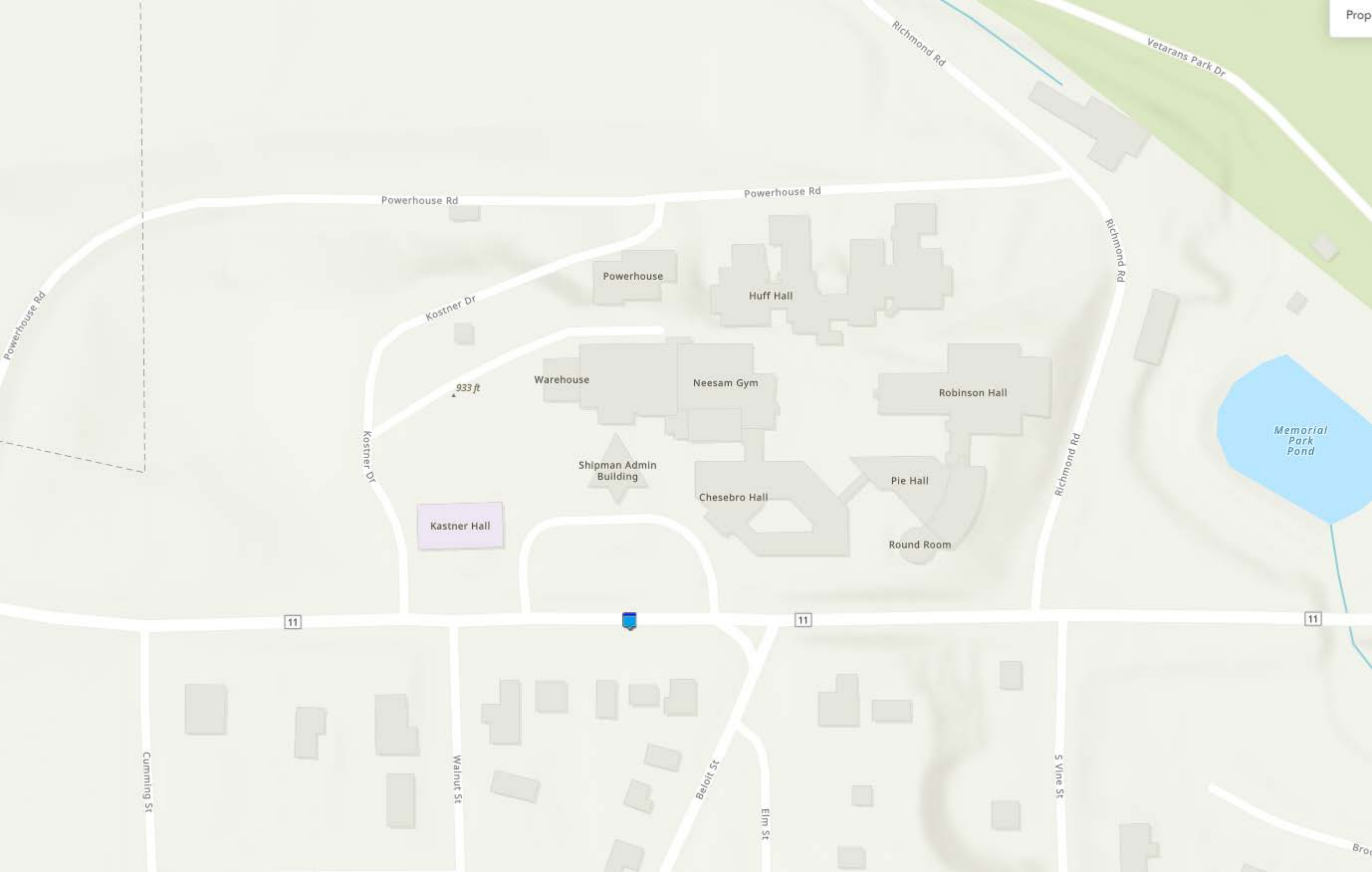
100%

Find | Next

Tank Search Public Access				9/23/2024 2:31 PM			
Number of matching records:							
Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner

Superfund National Priorities List (NPL) Where You Live Map





Prop

Vetarans Park Dr

Richmond Rd

Powerhouse Rd

Powerhouse Rd

Powerhouse

Huff Hall

Kostner Dr

933 ft

Warehouse

Neesam Gym

Robinson Hall

Shipman Admin Building

Chesebro Hall

Pie Hall

Round Room

Kastner Hall

Memorial Park Pond

11

11

11

Cumming St

Walnut St

Beloit St

Elm St

S Vine St

Brook



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We're confident in our ability to balance these requirements.

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