Type II Environmental Assessment

Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork Project

Northern Wisconsin Center

DFD Project Number 24F9S & 24F9R

WIDOA 183326 | April 2025

SEH

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Type II Environmental Assessment

DHS Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork Project

Prepared for:
Wisconsin Department of Administration
Division of Facilities Development

Prepared by:
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53715-1137
608.620.6199

I hereby certify that this report was prepared by me or under my direct supervision.

Prepared by: _____ 4/8/2025
Marty Falk, AICP — Date
Environmental Planner

Reviewed by: _____ 4/8/2025
Darren Fortney, AICP, NCI, LEED-GA — Date
Senior Planner, Consultant Project Manager

Building a Better World for All of Us®

Contents

Contents (continued)

List of Appendices

Contents (continued)

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
CVCTF	Chippewa Valley Correctional Treatment Facility
DATCP	Department of Agriculture, Trade and Consumer Protection
DHS	Department of Health Services
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
NRHP	National Register of Historic Places
NWC	Northern Wisconsin Center
PSIG	Pounds Per Square Inch Guage
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

Environmental Assessment

DHS Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork Project

DFD Project Number 24F9S & 24F9R

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 Health Services (DHS) to prepare an Environmental Assessment (EA) for the proposed Northern Wisconsin Center (NWC) Multi-Building Demolition, Site Utilities, and Roadwork Project. 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 would demolish the Administration Building, Cottage 2, Cottage 3, Cottage 5 and Cottage 6 at the Northern Wisconsin Center. These buildings would be properly abated for hazardous material prior to demolition. These three-story brick structures would be demolished including the basement level. The surrounding sidewalks and roads would also be removed. All utilities would be properly terminated. This would include new asphalt and concrete work as Eau Claire and Douglas Avenues would be adjusted. The site would be backfilled, graded, and seeded.

These buildings were constructed between 1901 and 1915 and they were declared surplus to DOA in 2006 as part of a reduction in services to the campus. A study in 2008 recommended demolition of the buildings due to failure of the buildings envelope which has allowed moisture and mold to infiltrate the buildings. The buildings condition has continued to deteriorate to the extent that building foundation, roof and brick are showing signs of failure and are no longer usable.

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 January 28, 2025. A copy of the Scoping Letter and distribution list is included in Appendix A. Comments received for the project and responses include:

- Wisconsin Department of Natural Resources (WDNR): A scoping response was received on January 29, 2025 providing additional information and recommending that certain permits be applied for as part of the project. A summary of the comments is listed below:

- WDNR noted that several permits may be required as part of the project. Any required permits would be applied for and received prior to project construction.

- WDNR recommended that the project be reviewed for any archaeologic/historic resources and/or endangered resources present which could be affected by the project.

- State Historic Preservation Office (SHPO): A scoping response was received on February 3, 2025 stating that several buildings within the project site are listed as potentially eligible for the National Register of Historic Places based on a previous survey in 1991. Due to this result, SHPO requested that the buildings either be repurposed or, if demolition is unavoidable, a mitigation plan be created.

    - As repurposing the buildings does not align with the purpose and need of the project, it is not a feasible course of action due to the advanced state of building deterioration. The cost and extent these buildings would need to be renovated to meet current Standards for a health care facility make it unfeasible to renovate. WDOA and DHS have been informed of SHPO's request for a mitigation plan and the project would continue with a mitigation plan being completed prior to construction as an environmental commitment. DHS and SHPO have agreed that the mitigation plan for this project will include a photographic inventory of all buildings impacted by the project.

- The City of Chippewa Falls officials: Several local officials and agency members were notified of the project. Scoping responses were received from multiple officials. A summary of the responses and the responses to said comments are listed below:

    - City of Chippewa Falls Fire Department – The Fire Department listed any interruption of the water supply on the property if a water main were to be damaged as a main concern. Another concern the Fire Department had was asking if there would be limited access to the remaining buildings on site and asked to be updated on this topic if any limited access is to occur.

        - Waterlines around the buildings proposed for demolition are State-owned and interruption of the water supply on site is not anticipated to occur. If unanticipated disruptions occur, the Fire Department would be notified.

        - There may be temporary access re-routing to the project site during demolition activities. The Fire Department would be notified of any temporary circulation disruptions that may occur due to demolition activities.

    - City of Chippewa Falls Planning Department – The Planning Department listed concern with demolition-site security and safety.

        - DFD and Contractor will verify that buildings would be inspected for the presence of people prior to demolition.

    - City of Chippewa Falls Engineering Division – The City Engineering Division's comment regarding the project would be that the city is involved to ensure proper abandonment of the water and sewer facilities within the project.

- The project contractor and DFD will ensure that water and sewer facilities are properly abandoned.

- Forest County Potawatomi Community of Wisconsin: A scoping response was received on February 24, 2025 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.
    - Forest County Potawatomi Community of Wisconsin would be notified if remains are found.

Draft EA

The Draft EA was made available on April 10, 2025, for the required 15-day public review period. A hard copy of the Draft EA is available at the Chippewa Falls Public Library – 105 W Central St, Chippewa Falls, WI 54729. An electronic version was made available via email request and legal notice.

The deadline for comments to incorporate into the Final EA document is April 25, 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

Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork Project

DFD Project No. 24F9S & 24F9R

1.2 Project Location

Location: Northern Wisconsin Center, 2820 East Park Ave. Chippewa Falls, WI 54729

County: Chippewa County

City, Village, or Town: City of Chippewa Falls, WI

The project site is located at 2820 East Park Ave. Chippewa Falls, WI 54729. The project site is located in the Southeast ¼ of the Southeast ¼ of Section 4, Township 28, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin. Maps of the project are included in Appendix C.

1.3 Project

1.3.1 Description of Proposed Action

The project would demolish the Administrative Building, Cottage 2, Cottage 3, Cottage 5 and Cottage 6 at the Northern Wisconsin Center. These buildings would be properly abated for hazardous material prior to demolition. These three-story brick structures would be demolished

including the basement level. The surrounding sidewalks and roads would also be removed. All utilities would be properly terminated. Utility work would be primarily local to demolished buildings except one steam main that connects to/runs through building 6. This steam main serves other facilities on site. Two temporary closures (approximately one day each) would be required for the temporary reroute. The site would be backfilled, graded, and seeded.

Eau Claire Ave and Douglas Ave will be removed as part of the project, while 3rd St will remain. Additionally, the intersections of S 1st St and Douglas Ave as well as 4th St and Douglas Ave will be adjusted. The project would include new asphalt and concrete work as roadway adjustments and removals occur.

1.3.2 Purpose and Need

These buildings were constructed between 1901 and 1915 and they were declared surplus to DOA in 2006 as part of a reduction in services to the campus. A study in 2008 recommended demolition of the building due to failure of the building envelope which has allowed moisture and mold to infiltrate the building. The building condition has continued to deteriorate to the extent that building columns, foundation, roof and brick are showing signs of failure and are no longer usable.

1.4 Estimated Cost and Funding Source

Estimated Project Costs – 24F9R

Construction Cost	$1,981,000
Design	$168,000
DFD Management	$93,300
Contingency	$350,000
Equipment	$0
Other Fees*	$0
Total Estimated Project Cost	$2,592,300

*Other fees include CxP, WEPA, AAC, and others to be determined.

Estimated Project Costs – 24F9S

Construction Cost	$3,314,000
Design	$294,000
DFD Management	$154,800
Contingency	$555,000
Equipment	$0
Other Fees*	$0
Total Estimated Project Cost	$4,317,800

*Other fees include CxP, WEPA, AAC, and others to be determined.

Funding Source: General Fund Supported Borrowing.

1.5 Project Schedule

Project Schedule – 24F9R

A/E Selection	August 2024
Design Report	March 2025
SBC Approval	May 2025
Bid Opening	December 2025
Start Construction	March 2026
Substantial Completion	September 2026
Final Completion	March 2027

Project Schedule – 24F9S

A/E Selection	August 2024
Design Report	March 2025
SBC Approval	May 2025
Bid Opening	December 2025
Start Construction	March 2026
Substantial Completion	September 2026
Final Completion	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 NWC campus.

USDA soil data accessed on January 29, 2025 indicates that soils on the site consist predominantly of Rosholt sandy loam (6 to 15 percent slopes). This soil is a relatively well-draining loam. There exists one other soil classifications throughout the NWC campus, Rosholt sandy loam (2 to 6 percent slopes), which is also nonhydric 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

Existing facilities proposed for demolition are currently served by modern state-owned utilities and utility connections typically function independently for each building. Notably, one steam main that connects to/runs through building 6 serves other buildings on site.

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 967 feet north of the project site and Chippewa River, located 3,143 feet north of the project site. There are mapped wetlands associated with these waterbodies. There are no known or suspected impacts to these wetlands and waterbodies.

The proposed project site is located within the Duncan Creek Watershed. This watershed, which measures 193 square miles, lies within the Lower Chippewa 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).

The City of Chippewa Falls has a Municipal Separate Storm Sewer System (MS4) permits under Wisconsin Administrative Code NR 216, which require municipalities to reduce polluted stormwater runoff by implementing stormwater management programs with BMPs.

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, 2022). 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 an unnamed creek, approximately 0.12 miles (620 feet) north of the proposed project site. A wetland map from the Surface Water Data Viewer is included in 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 the Chippewa River are located north of the project area and are well outside of the project area. A floodplain map from the Surface Water Data Viewer is included in in Appendix C.

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 January 29, 2025, the pollutant with the highest Air Quality Index in the City of Chippewa Falls is PM2.5, with an index value of 11. 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 January 29, 2025, Chippewa 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. The NWC campus is surrounded on all sides by open green space with the Chippewa Valley Correctional Treatment Facility (CVCTF) located to the south of the project site.

WDNR was included as part of the project scoping process and was sent a project scoping letter on January 28, 2025 to inform them of the project. A response was received on January 29, 2025, with permitting information and recommending that the project be reviewed through Natural Heritage Inventory Public Portal. An Endangered Resources Preliminary Assessment was conducted for the project site on January 28, 2025 indicating that an official ER Review is recommended. A subsequent ER Review form was submitted to WDNR on January 30, 2025, which indicated that this project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities and no formal review letter is required, so long as the project follows state and federal guidelines.

Best management practices would 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.

Comments from the NWC Building and Grounds Superintendent have indicated the presence of a bald eagle nest within close proximity to the project site. This information was shared with WDNR on April 2, 2025. WDNR replied on April 2, 2025 with updates to the completed project verification form. DNR indicated that, per USFWS guidelines, human activity should be avoided from January 15 – July 30 within 660 feet of active bald eagle nests. It is anticipated that road construction activities may take place within 660 feet of the nest during this time. Coordination with the USFWS Migratory Bird Permit Office would take place prior to construction/demolition. DFD/the contractor would adhere to all necessary commitments and obtain all necessary permits prior to beginning associated project activities.

Coordination with WDNR is documented in Appendix D.

2.3 Social

According to the 2020 US Census Bureau, NWC is located within Census Tract 105, Chippewa County, Wisconsin.

Census tract 105 has a total population of 5,854. The demographic breakdown is as follows: 86.7% white, 3.5% African American, 2.9% Hispanic, 1.7% Asian, 1.1% American Indian, 0.0%

Native Hawaiian and 4.9% Biracial. Within the census tract 16 there is an estimated 21.7% of the population with a bachelor's degree. This area has 7.1% of the population below the poverty level.

The City of Chippewa Falls has a total population of 14,731. The demographic breakdown is as follows: 90.1% White, 1.9% African American, 2.5% Hispanic, 1.3% Asian, 0.7% American Indian and 5.2% Biracial. Approximately, 22.7% of the population in Chippewa Falls, Wisconsin has attained a bachelor's degree and 12.6% are below the poverty level.

2.4 Economic

In addition to providing healthcare services, NWC provides numerous healthcare, administrative, and facilities management jobs for local residents. DHS currently employs 6,100 workers across its 15 Wisconsin locations and has additional career opportunities available.

Buildings proposed for demolition are located within the NWC campus. There are no nearby businesses that would be affected by the project.

2.5 Other

2.5.1 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 January 31, 2025. A search for ASTs and USTs owned by NWC was conducted. A total of 16 tanks were identified, with 10 of these being closed/removed and 4 being listed as in use. All 4 of the in-use tanks are listed as aboveground. The various tank contents are listed as the following: Deisel, Unleaded Gasoline, Fuel Oil and Gas-Ethanol Blend. These tanks are all associated with the NWC campus as a whole but are not necessarily associated with the project site. There are no anticipated impacts to these sites and best management practices would be utilized throughout the demolition process.

Search results are included in Appendix E.

2.5.2 EPA Database Search

The United States Environmental Protection Agency's (EPA's) multi-system database and EnviroMapper was searched on January 31, 2025, for sites listed as Superfund (CERCLIS) sites and generators or handlers of hazardous waste. Superfund sites were not identified within or near the project site. NWC was listed in the national compliance Database and Resource Conservation and Recovery Act Information System, but no additional information was associated with the site. No concerns were identified within the project area. Search results are included in Appendix E.

2.5.3 BRRTS

The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) database and corresponding RR Sites Map was searched on January 29, 2025. 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 one site related to NWC. The site is a closed storage tank with no ongoing commitments. This site would not be impacted by the project. Search results are included in Appendix E.

2.5.4 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. Coordination with a WDNR regional specialist was conducted and SHWIMS was searched for applicable sites on February 20, 2025. The search identified one landfill/waste site south of the project area. There also exists four RCRA facilities found within the NWC campus, all of which are listed as “No-violation RCRA facilities”. The project is not anticipated to interfere with the handling of hazardous or infectious waste. SHWIMS database search results are included in Appendix E.

2.5.5 Asbestos Removal

The program statement for the proposed demolition identifies the presence of asbestos containing materials (ACM). A separate asbestos abatement consultant, contracted directly by DFD, would be included as part of the design team during the preliminary design phase. The asbestos abatement consultant would incorporate abatement drawings and specifications in the overall project documents. DFD would receive separate asbestos abatement contractor bids that would include both building demolition and abatement. The general prime contractor would be required to coordinate and include the demolition and abatement in the overall construction schedule.

2.5.6 Archaeological and Historic Resources

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 February 7, 2025. The review identified multiple historic resources within the project’s Area of Potential Effect, including five buildings within the proposed project footprint. These resources have been identified as potentially eligible for listing in the National Register of Historic Places (NRHS) as contributing elements of the proposed Wisconsin Home for the Feebleminded historic district. Because the project activity includes the demolition of these potentially eligible resources, a “historic properties affected” finding is considered appropriate under Wis. Stat. §44.40. Early coordination with WHS took place and a recommendation that DFD complete a mitigation plan prior to demolition.

The project was further reviewed by the DHS historic preservation officer and the finding that historic properties or archaeological properties would be affected by the project was recommended. An archaeological and historic resources review (and associated 44.40 coordination form) was completed and was sent to SHPO on March 7, 2025. SHPO’s response on 4/3/2025 indicated that the project would adversely affect historic resources and that a mitigation plan would be required as part of the project prior to the demolition of each structure. DFD will complete a mitigation plan prior to demolition which will include a photographic inventory of all buildings impacted by the project.

2.5.7 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:

- STH 178 (Between CTH J & Olson Dr): 12,500 AADT
- STH 178 (Seymour Cray Blvd between STH 29 & CTH J): 7,800 AADT
- Olson Drive (West of STH 178): 710 AADT

There is vehicle parking on the project site, which includes open parking lots and angled parking on the local access roads that surround the NWC campus. The most direct access points are via E Park Ave (CTH J) & S 1st Street.

Pedestrians have access to the facility via a paved sidewalk on S 1st Street. There also exists an extensive network of sidewalks and walking paths throughout the NWC campus. There are no dedicated bike facilities, however local roadways within and surrounding NWC are 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

Site activities for the demolition of the facilities would include building demolition, removal of sidewalks, asphalt parking areas, brush, trees, and grassy vegetation, termination of utilities, backfilling and grading for the landscaping on the project site. It is expected that minimal soil would be removed from the site, and crushed asphalt from the parking areas would be used where possible to balance the fill area in the footprint of the building demolition. Existing trees, scrub and brush would be removed as needed from the site to facilitate building demolition and stormwater drainage. Some new sidewalks would be constructed through the greenspace and new trees would be planted to take the place of aging trees that would be cut down due to demolition activities.

3.2 Manipulation of Aquatic Resources

Aquatic resources and surface water features are not located within the boundaries of the project site. The nearest surface waters are an unnamed creek, located 967 feet north of the project site and Chippewa River, located 3,143 feet north of the project site. Because water quality and erosion control measures would be in place during and after construction, it is unlikely that these aquatic resources would be affected by the project. However, site construction activities have the potential to impact stormwater. Where possible, the campus should utilize stormwater best management practices (BMPs). A construction site erosion plan would be developed, as well as site-specific stormwater management plans.

3.3 Structures

Existing structures currently present within the project site would be demolished. Existing concrete and asphalt materials would be ground onsite and utilized as fill for restoration or disposed off-site. All utilities would be properly terminated. Materials including, but not limited to, structural lumber, piping and masonry would be salvaged and appropriately managed by a recycling contractor. All other materials would be disposed of offsite by the demolition contractor.

3.4 Other

3.4.1 Hazardous Materials

Potentially hazardous materials including LBP and ACM would be removed by a certified contractor during demolition and disposed of in accordance with applicable state and federal regulations. Inspection and testing have been completed for the buildings. The materials would be properly abated following WDNR and DHS guidelines during demolition and removal of the structure. Additional inspection and testing would be required if additional hazardous materials are encountered during demolition.

Pursuant to NR 447, a pre-inspection and submission of Form 4500-113 would be required ten (10) working days prior to asbestos abatement and/or demolition. Potentially hazardous materials observed inside of the building would be properly handled and disposed of prior to demolition. Based on current information, presence of hazardous materials in the surface or subsurface soils are not anticipated.

3.4.2 Utilities

Several state-owned utilities are currently located within the proposed project boundary and include steam, potable water, sanitary sewer, storm sewer, and electrical service. All utilities would be properly terminated as part of the project.

3.4.3 Noise

Demolition is expected to begin in January 2026, with substantial completion in October 2026. Although demolition and construction would occur during permitted hours, the increase in noise would be mitigated where possible by the use of muffling equipment. Noise may temporarily affect local communication and pose a short-term nuisance to nearby local workers.

3.4.4 Air Quality

The project is not anticipated to have long-term impacts to air quality. There are some potential short-term impacts, such as dust resulting from demolition activities. Best management practices would be followed to mitigate dust levels resulting from demolition.

3.4.5 Traffic and Parking

During demolition, construction traffic would access the facilities from the existing asphalt parking areas within the project area. Completion of the project would result in decreased parking and traffic capacity within the NWC campus. The decrease in parking and traffic capacity would not have an adverse effect on employees and/or visitors at the NWC due to the excess parking and traffic capacity that would still be available on campus after the project is complete.

4 Probable Adverse and Beneficial Impacts

4.1 Physical Impacts

Physical effects from the project are primarily related to removal of existing structures and pavements, disturbance of soil, and change of grades. Physical changes to the site would not encroach on or impact adjacent properties except as a change on visual aspects from

surrounding areas. Excavation would be required to demolish the building foundation to four feet below grade and terminate or remove subsurface utilities.

Grading would be required after the backfill of the excavation to match the demolition footprint to the natural grade of the project site.

A beneficial impact of the proposed action is the replacement of portions of the existing developed areas and hard surfaces with vegetated areas. The project is expected to significantly reduce the amount of impervious surface currently residing within the project area. As such, surface water infiltration at the site would be increased compared to existing conditions.

Removal of the structure, including the removal of ACM, LBP, and structurally compromised components of the building would provide a beneficial impact as a result of the project. Exposure to these materials and potential adverse effects associated with safety hazards to facility users would be minimized due to the physical changes at the site.

4.2 Biological Impacts

Biological impacts, which result from the project include increased green space. The short-term biological impacts as a result of the project are the loss of native grasses and some existing trees in order to accommodate demolition. Loss of these site features during demolition would be off-set by the provisions for site restoration. Demolition of the facility would result in an increase in permeable area.

Trees throughout the property that would not interfere with demolition would remain intact to the extent practicable.

Adverse impacts to bald eagles would be avoided and minimized through adherence to seasonal work restrictions and obtainment of all necessary permits.

4.3 Socioeconomic Impacts

When construction is completed, the project would result in a long-term beneficial social impact by providing an aesthetic improvement to the project site as compared to the deteriorated exterior of the current buildings within the project site. Improved aesthetics would impact NWC employees, drivers, pedestrians, and other tenants who observe and use the project area.

Beneficial social impact of the demolition would also occur due to the elimination of physical and environmental hazards associated with the building. Security hazards associated with vandalism and break-ins would be eliminated as result of the proposed project, which is a long-term beneficial impact.

Short-term beneficial economic effects include employment and retention of design, management, and demolition team members. Short-term expenses include costs for the design, building demolition, and restoration of the site.

Costs associated with landscaping and maintenance equipment, parts, and labor during upkeep of the landscaping would be incurred over time, but overall, long-term recurring costs are anticipated to decrease for the site. Costs for the post demolition site would decrease due to the reduced surface areas of parking lots and sidewalks required for snowplowing and maintenance. Costs to supply electricity the building would no longer be incurred, which are currently minimal

given the nonoperational status of the buildings. Costs for insurance of the buildings would no longer be incurred by the State of Wisconsin once demolition is complete.

4.4 Other

4.4.1 Energy

There would be a continued commitment of energy resources to complete the project, including fossil fuel consumption used by 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. Costs to supply electricity the building would no longer be incurred, which are currently minimal given the nonoperational status of the building.

4.4.2 Archaeological and Historic Resources

Five buildings within the proposed project footprint have been identified as potentially eligible for NRHP listing as elements of the proposed Wisconsin Home for the Feebleminded historic district. Despite the deteriorated condition of these structures, SHPO has indicated that the demolition of these buildings would represent an adverse impact. As restoration and preservation of the structures is not a feasible option, DFD will complete a mitigation plan prior to demolition as a measure to mitigate adverse impacts. The mitigation plan will include a photographic inventory of all buildings impacted by the project.

4.4.3 Hazardous Materials

Through proper handling commitments, adverse impacts associated with hazardous materials or environmental conditions on-site are not anticipated. A long-term beneficial impact is anticipated from the removal of asbestos-containing materials that would be disturbed by the renovation and potentially expose occupants to a health hazard. 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 demolition and demolition-related activities resulting in 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 benefit for NWC patients, visitors, and employees by ridding the area of potential hazardous materials, such as asbestos and mold. Additionally, operating and maintenance costs of the buildings, which are not utilized, would no longer be necessary.

7 Irreversible or Irretrievable Commitments of Resources if Action is Implemented

7.1 Energy

There would be a commitment of energy resources to complete the project, including fossil fuel consumption used by demolition vehicles and equipment. Energy that would irreversibly be consumed includes fuel and electricity used to run 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 would not negatively impact or overload existing supplies.

7.2 Archaeological and Historic Features or Sites

A number of properties within the project APE have been identified as potentially eligible for NRHP listing as elements of the proposed Wisconsin Home for the Feebleminded historic district. All of the buildings currently proposed for demolition were identified as contributing elements of the proposed district. The demolition of these buildings is an irreversible commitment due to this project. A mitigation plan would document the historic elements of these buildings. This would serve to mitigate impacts, as the buildings would otherwise be left to further deteriorate.

8 Alternatives

Alternatives to the proposed project are described below.

8.1 No Action/Defer the Project Request

This is not a viable alternative since it would not address the needs of the WDOA or DHS. The buildings would continue to deteriorate and are a safety and security hazard. Deferring the project at this time does not meet the purpose and need of the NWC and, as such, is not a viable alternative.

8.2 Restoration and Reuse of the Facilities

This is not a viable alternative since the level of effort and associated cost to structurally repair and renovate the buildings would be significant, and these building would not sufficiently serve the current NWC needs. Plumbing, electrical components, and other utilities in the buildings have not been utilized or maintained for several years. Electrical components, especially in water damaged areas, may have corrosion and potential for both electrical safety and fire hazards. Reuse of the buildings would require removing and rebuilding the majority (possibly all) interior walls, ceilings, and floor finishes, and would serve a useful purpose for NWC.

These buildings were constructed between 1901 and 1915 and they were declared surplus to DOA in 2006 as part of a reduction in services to the campus. A study in 2008 recommended demolition of the building due to failure of the building envelope which has allowed moisture and mold to infiltrate the building. The building condition has continued to deteriorate to the extent that building foundation, roof and brick are showing signs of failure and are no longer usable.

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 project is not anticipated to promote or facilitate other actions within or surrounding the study area.

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

Yes, the proposed action would alter the environment so a new physical, biological, and socioeconomic environment would exist, as described below:

- Physical changes to the environment would include building demolition, removal of sidewalks, asphalt parking areas, brush, trees, and grassy vegetation, termination of utilities, backfilling and grading for the landscaping on the project site.
- The site is currently a fully developed urban area with impervious surfaces. With the implementation of the project, much of the land use would be converted back to open green-space. Although biological changes to the environment would include the removal of existing vegetation and the addition of new vegetation, no overall changes to biodiversity and habitat are anticipated.
- Socioeconomic changes include the potential for temporary job creation throughout the demolition and construction process.

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 proposed buildings and updates to the surrounding open space. This does not set a precedent for NWC.

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)

Yes, repeated actions similar to the proposed action would result in significant cumulative impacts to the environment. The project would convert a fully developed urbanized site back to its original state of open green space. Completing actions similar to these repeated times would significantly change the use of the site.

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

Yes, the proposed action would destroy a number of potentially eligible NRHS sites. This finding was sent to SHPO, where they concurred with the project so long as a mitigation plan was completed prior to demolition activities.

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 demolition would ultimately help NWC by ridding the campus of deteriorating buildings due to moisture, mold and asbestos.

K. Other:

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

10 Conclusion

The recommended alternative of the project is the Multi-Building Demolition alternative as discussed in this EA.

DHS 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 Northern Wisconsin Center Homepage
Northern Wisconsin Center | Wisconsin Department of Health Services

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

Building a Better World
for All of Us®

January 28, 2025

RE: Environmental Assessment
Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork project
DFD Project #24F9S

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 Health Services (DHS) to prepare an Environmental Assessment (EA) of the proposed Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork project. The EA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, Wisconsin Administrative Code, Chapter DHS 18. 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/Project Action

This project will demolish the Administration Building, Cottage 2, Cottage 3, Cottage 5, and Cottage 6 at the Northern Wisconsin Center. These buildings will be properly abated for hazardous material prior to demolition. These three-story brick structures will be demolished including the basement level. The surrounding sidewalks, and roads will also be removed. All utilities will be properly terminated or re-routed. This will include new asphalt and concrete work as Eau Claire Ave and Douglas Ave will be adjusted, and some new sidewalks will be constructed through the greenspace. The site will be backfilled, graded, and seeded. New trees will be planted to take the place of aging trees that will be cut down due to demolition activities.

These buildings were constructed between 1901 and 1915 and they were declared surplus to DOA in 2006 as part of a reduction in services to the campus. A study in 2008 recommended demolition of the buildings due to failure of the building envelope which has allowed moisture and mold to infiltrate the buildings. The building condition has continued to deteriorate to the extent that building columns, foundation, roof and brick are showing signs of failure and are no longer usable or safe.

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 in spring 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.

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 **February 28, 2025** for consideration in the Draft EA report to:

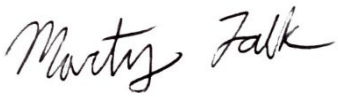
Darren Fortney
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
dfortney@sehinc.com

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

Comments received after February 28, 2025 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,

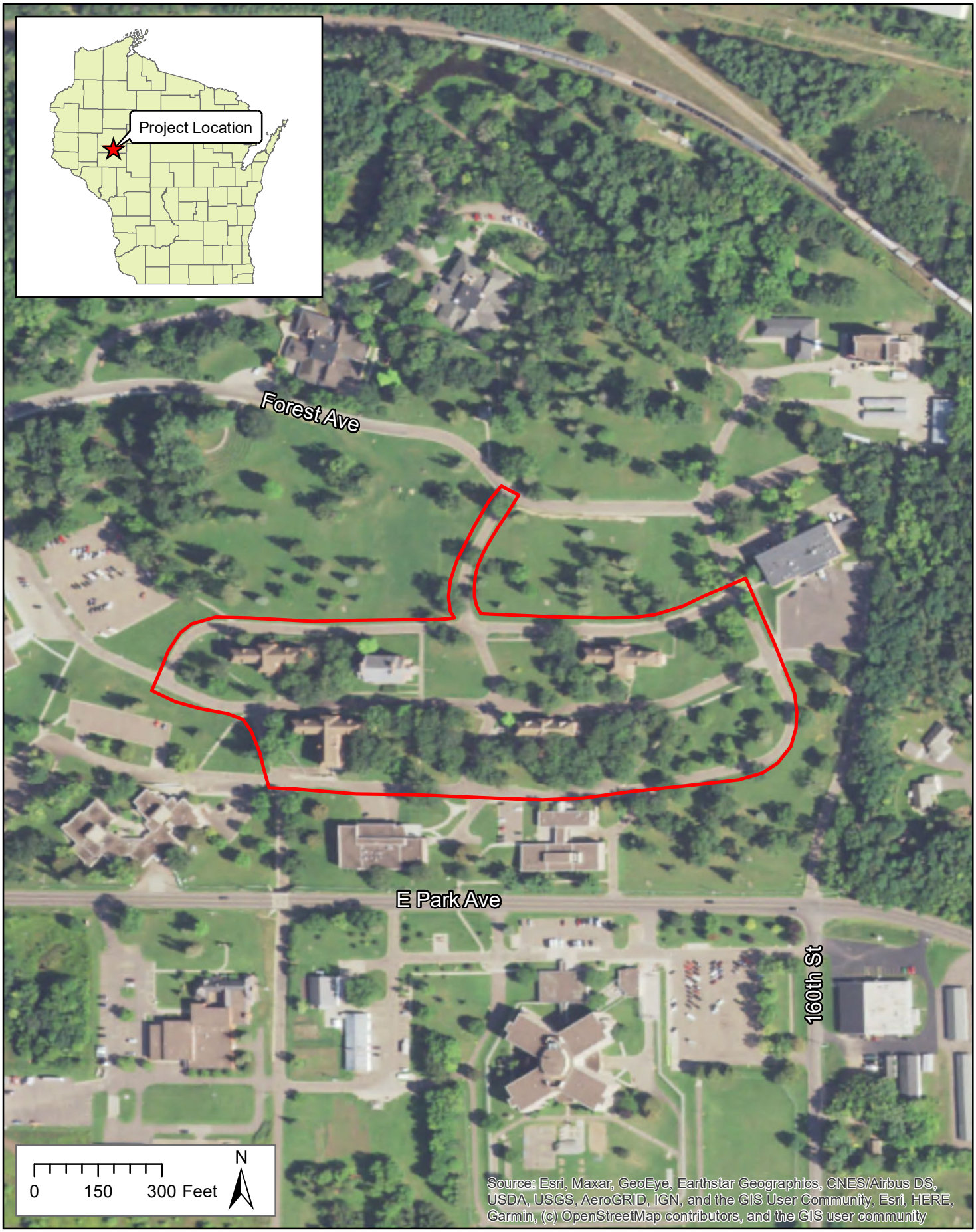
Darren Fortney AICP, NCI, LEED GA
Environmental Project Manager



Marty Falk, AICP
Environmental Project Planner

Attachments: Attachment A - Project Location Map

cc: Mike Bowman, Wisconsin Department of Administration
Jared Duffy, Wisconsin Department of Health Services



SEH
6808 Odana Road
Suite 200
Madison, WI 53719
(608) 620-6199

Project: WIDOA 183326
Print Date: 1/21/2025
Map by: Jgreen
Projection: WISCRS, Chippewa County (ft)
Source: WDNR, Chippewa Co.
Aerial Photo Year: 2023

Project Location Map
Northern Wisconsin Center Multi-Building Demolition Project
Chippewa County, WI

First	Last	Title	Organization	email	CC	cc email
Leah	Nicol	EA Liaison	Wisconsin Dept of Natural Resources	leah.nicol@wisconsin.gov		
		State Historic Preservation Office	Wisconsin Historical Society	compliance@wisconsinhistory.org		
Clint P.	Moses	Representative, Distict 92	Wisconsin State Assembly	Rep.Moses@legis.wisconsin.gov		
Jeff	Smith	Senator, District 31	Wisconisn State Senate	Sen.Smith@legis.wisconsin.gov		
Bill	McElroy	City Engineer	City of Chippewa Falls	bmcelroy@chippewafalls-wi.gov		
Ryan	Douglass	Chief of Police	City of Chippewa Falls	rdouglas@chippewafalls-wi.gov		
Jason	Thom	Fire Chief	City of Chippewa Falls	firedept@chippewafalls-wi.gov		
Jason	Heiss	City Alderman, District 7	City of Chippewa Falls	jhiess@chippewafalls-wi.gov		
Bridget	Givens	City Clerk	City of Chippewa Falls	bgivens@chippewafalls-wi.gov		
Brad	Hentschel	City Planner	City of Chippewa Falls	bhentschel@chippewafalls-wi.gov		
Brandon	Cesafsky	Director of Public Works	City of Chippewa Falls	btcesafsky@chippewafalls-wi.gov		
Dean	Mueller	County Board Supervisor, District 20	Chippewa County	dmueller@chippewacountywi.gov		
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		
Evan	Shroeder	THPO	Fond du Lac Band of Lake Superior Chippewa	EvanSchroeder@FDLBand.org		
William	Quackenbush	THPO	Ho-Chunk Nation	bill.quackenbush@ho-chunk.com		
Amy	Scott	Cultural Preservation Department	Iowa Tribe of Oklahoma	ascott@iowanation.org		
Brian	Bisonette	THPO	Lac Courte Oreilles Band of Lake Superior *Chippewa Indians of Wisconsin*	brian.bisonette@lco-nsn.gov		
Sarah	Thompson	THPO	Lac du Flambeau Band of Lake Superior Chippewa Indians of Wisconsin	ldfthpo@ldftribe.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	349 Meskwaki Road Tama, Iowa 52339-9629	(No email)	
Wanda	McFaggen	THPO	St. Croix Band Chippewa Indians of Wisconsin	wandam@stcroixojibwe-nsn.gov		

Appendix B

Draft EA Notice of Availability and Public Notice

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL ASSESSMENT (EA)
Department of Administration/Division of Facilities Development
Department of Health Services
Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork Project
(Project ID: 24F9S & 24F9R)
Chippewa Falls, WI

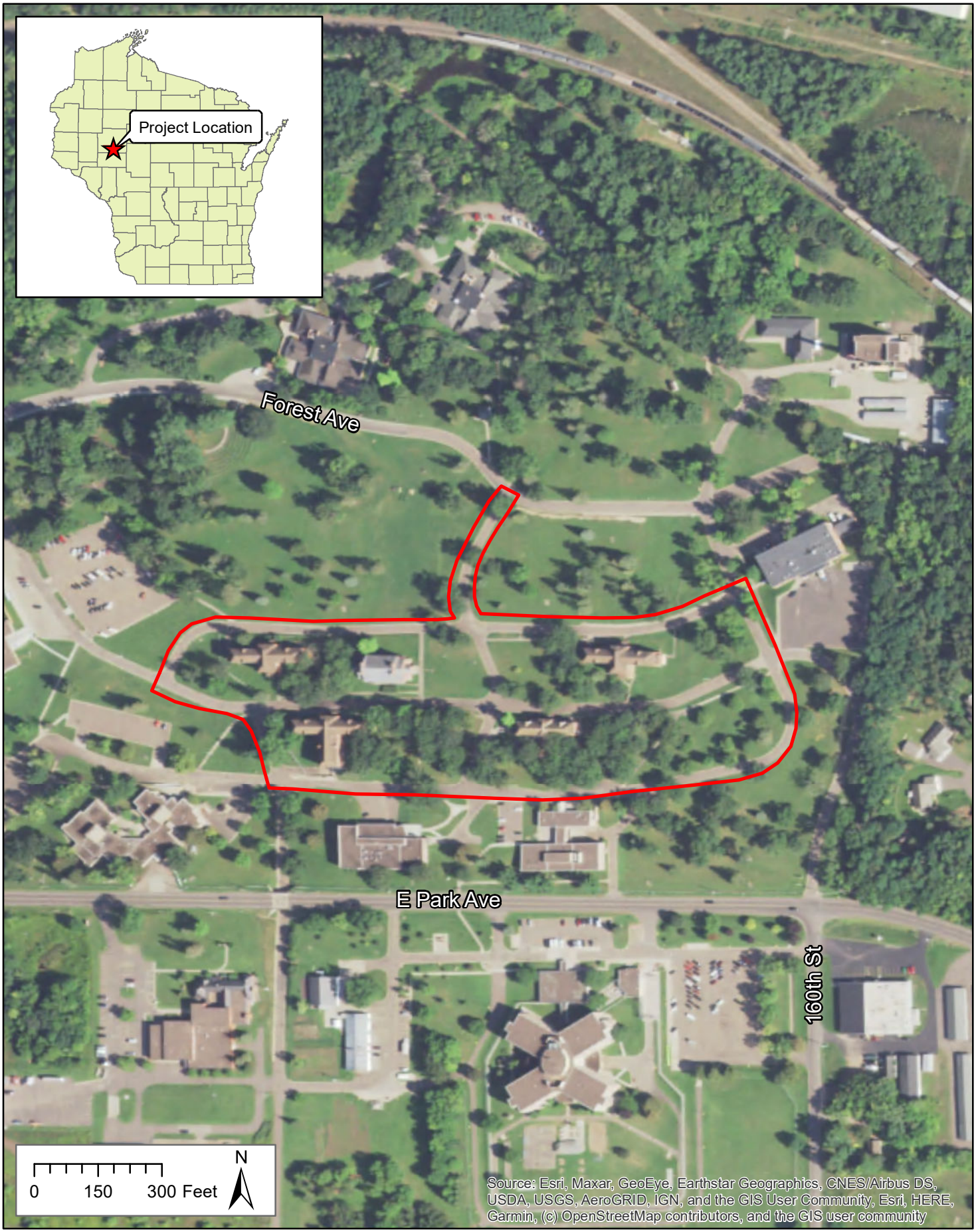
The Department of Administration (DOA), Division of Facilities Development (DFD), on behalf of the Department of Health Services (DHS), announces the availability of a Draft "Environmental Assessment" (EA) for the newly proposed Northern Wisconsin Center Multi-Building Demolition, Site Utilities, and Roadwork project.

This project will demolish the Administration Building, Cottage 2, Cottage 3, Cottage 5 and Cottage 6 at the NWC. These buildings will be properly abated for hazardous material prior to demolition. These three-story brick structures will be demolished and foundations will be demolished to four feet below grade. The surrounding sidewalks and roads will also be removed. All utilities will be properly terminated. This will include new asphalt and concrete work as Eau Claire and Douglas Avenues will be adjusted. The site will be backfilled, graded, and seeded.

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 DHS policy. Interested persons may review the Draft EA report at the Chippewa Falls Public Library – 105 W Central St, Chippewa Falls, WI 54729. Library hours are 9:00 am – 7:00 pm Monday – Thursday. 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 April 10 to April 25, 2025.

Appendix C

Project Maps



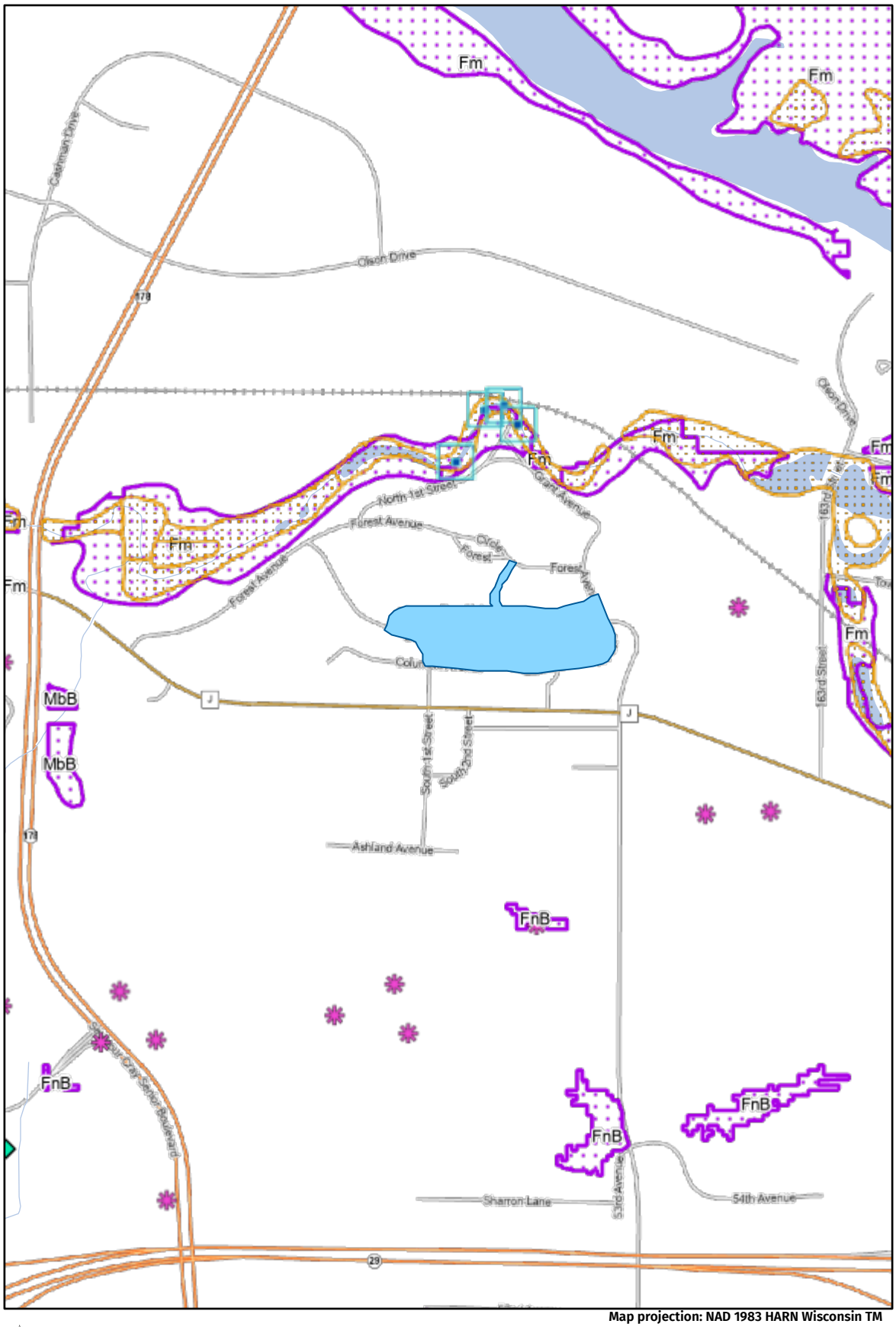
SEH
6808 Odana Road
Suite 200
Madison, WI 53719
(608) 620-6199

Project: WIDOA 183326
Print Date: 1/21/2025
Map by: Jgreen
Projection: WISCRS, Chippewa County (ft)
Source: WDNR, Chippewa Co.
Aerial Photo Year: 2023

Project Location Map
Northern Wisconsin Center Multi-Building Demolition Project
Chippewa County, WI

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Wetlands Map



Legend: (some map layers may not be displayed)

- Wetland Identifications and Confirmations
- USDA Wetspots
- Wetland Indicators
- 24K Lakes and Open Water
- 24K Streams and Rivers
- 24K Intermittent Streams
- City or Village
- County Boundaries

Major Roads

- State Highway

County and Local Roads

- County HWY
- 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:

Map projection: NAD 1983 HARN Wisconsin TM

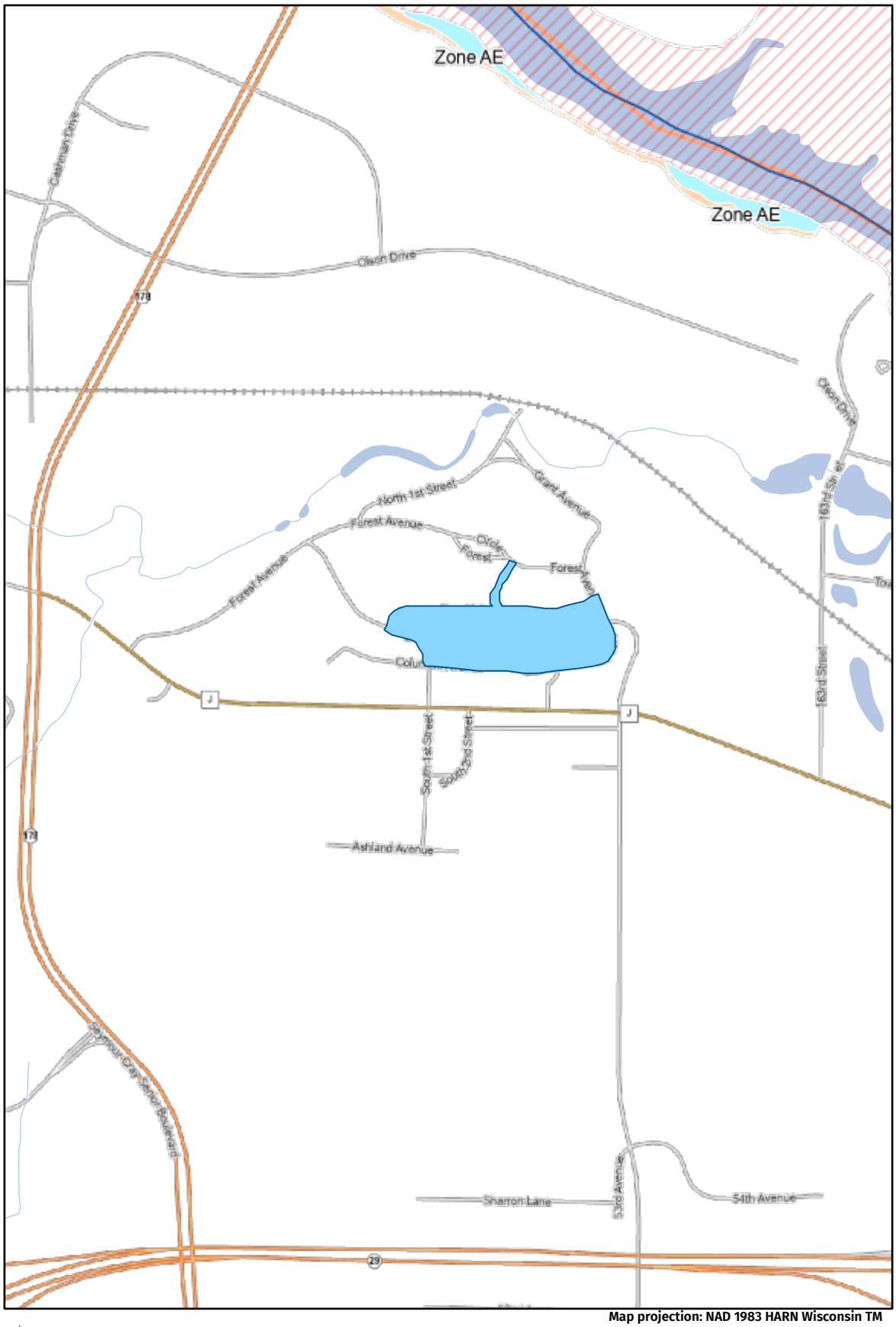
N

Map: 0 990 1,980 Feet
0 290 580 Meters

Date Printed: 1/29/2025 10:42 AM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

FEMA Floodplain Map



Legend: (some map layers may not be displayed)

- Water Lines

Flood Hazard Boundaries

- Limit Lines
- SFHA / Flood Zone Boundary

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Floodplain Analysis Lines

- Flood Insurance Study
- 24K Lakes and Open Water
- 24K Streams and Rivers
- 24K Intermittent Streams
- City or Village
- County Boundaries

Major Roads

- State Highway

County and Local Roads

- County HWY

Notes:

Service Layer Credits:
EN Basic Basemap WTM Ext: , Paper FIRMS: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Digitial FEMA Floodplains (National Flood Hazard Layer):

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 990 1,980 Feet
0 290 580 Meters

Date Printed: 1/29/2025 10:47 AM

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 Chippewa County, Wisconsin

January 29, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

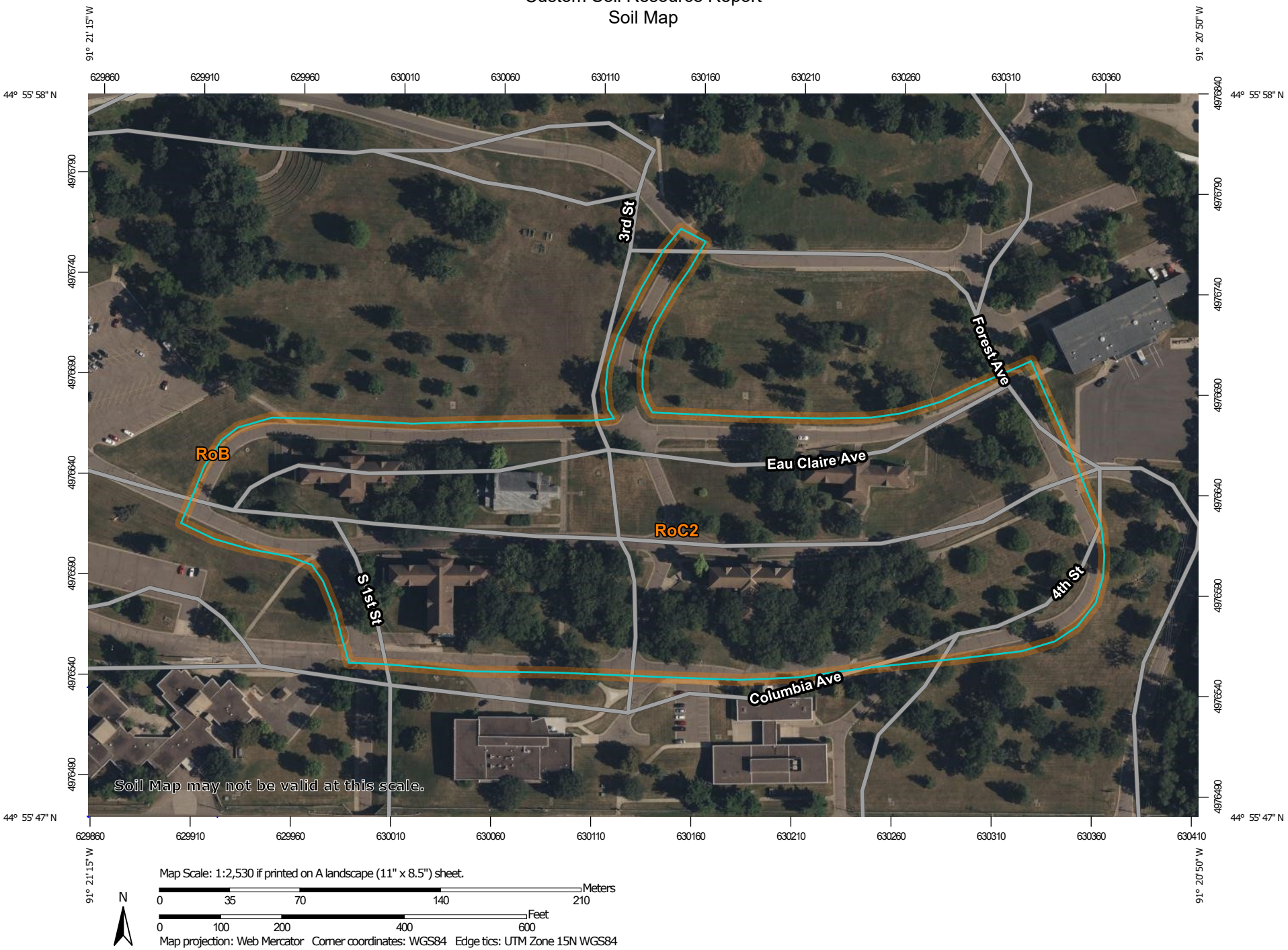
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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



Map Scale: 1:2,530 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0, 35, 70, 140, 210

Feet: 0, 100, 200, 400, 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

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: Chippewa County, Wisconsin
Survey Area Data: Version 21, Sep 3, 2024

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

Date(s) aerial images were photographed: Jul 21, 2022—Sep 13, 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
RoB	Rosholt sandy loam, 2 to 6 percent slopes	0.0	0.0%
RoC2	Rosholt sandy loam, 6 to 15 percent slopes	13.3	100.0%
Totals for Area of Interest		**13.3**	**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.

Chippewa County, Wisconsin

RoB—Rosholt sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2tnzd
Elevation: 690 to 1,460 feet
Mean annual precipitation: 27 to 36 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 150 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Rosholt and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rosholt

Setting

Landform: Terraces, hillslopes, flats
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy glaciofluvial deposits over stratified sandy and gravelly outwash

Typical profile

Ap - 0 to 8 inches: sandy loam
E - 8 to 13 inches: sandy loam
B/E - 13 to 20 inches: sandy loam
Bt1 - 20 to 28 inches: sandy loam
2Bt2 - 28 to 34 inches: gravelly loamy sand
2C - 34 to 79 inches: stratified sand to very gravelly coarse sand

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F090BY016WI - Loamy Upland
Forage suitability group: Mod AWC, adequately drained (G090AY005WI)

Other vegetative classification: Acer saccharum / Vaccinium angustifolium - Desmodium glutinosum , Sugar Maple / Low Sweet Blueberry - Pointed-leaved Tick Trefoil (AVDe), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Mod AWC, adequately drained (G090AY005WI)
Hydric soil rating: No

Minor Components

Scott lake
Percent of map unit: 10 percent
Landform: Hillslopes, flats, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F090BY016WI - Loamy Upland
Other vegetative classification: Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Mod AWC, adequately drained (G090AY005WI)
Hydric soil rating: No

Antigo
Percent of map unit: 5 percent
Landform: Flats, terraces, hillslopes
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090BY016WI - Loamy Upland
Other vegetative classification: Acer saccharum / Hydrophyllum virginianum , Sugar Maple / Virginia Waterleaf (AH), Mod AWC, adequately drained (G090BY005WI)
Hydric soil rating: No

Chetek
Percent of map unit: 3 percent
Landform: Flats, hillslopes, terraces
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090BY021WI - Dry Loamy Upland
Other vegetative classification: Acer saccharum / Vaccinium angustifolium - Desmodium glutinosum , Sugar Maple / Low Sweet Blueberry - Pointed-leaved Tick Trefoil (AVDe), Low AWC, adequately drained (G090AY002WI)
Hydric soil rating: No

Cress
Percent of map unit: 2 percent
Landform: Flats, terraces, hillslopes
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090BY019WI - Dry Sandy Upland

Other vegetative classification: Acer saccharum / Vaccinium angustifolium - Desmodium glutinosum , Sugar Maple / Low Sweet Blueberry - Pointed-leaved Tick Trefoil (AVDe), Pinus strobus - Acer rubrum / Vaccinium angustifolium - Amphicarpa bracteata , Eastern White Pine - Red Maple / Low Sweet Blueberry - Hog-peanut (PArVAm), Low AWC, adequately drained (G090AY002WI)
Hydric soil rating: No

RoC2—Rosholt sandy loam, 6 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2tnzf
Elevation: 690 to 1,460 feet
Mean annual precipitation: 27 to 36 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 150 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Rosholt and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rosholt

Setting

Landform: Terraces, hillslopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy glaciofluvial deposits over stratified sandy and gravelly outwash

Typical profile

A - 0 to 3 inches: sandy loam
E - 3 to 8 inches: sandy loam
B/E - 8 to 20 inches: sandy loam
Bt1 - 20 to 28 inches: sandy loam
2Bt2 - 28 to 34 inches: gravelly loamy sand
2C - 34 to 79 inches: stratified sand to very gravelly coarse sand

Properties and qualities

Slope: 6 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: F090BY016WI - Loamy Upland
Forage suitability group: Mod AWC, adequately drained (G090AY005WI)
Other vegetative classification: Acer saccharum / Vaccinium angustifolium - Desmodium glutinosum , Sugar Maple / Low Sweet Blueberry - Pointed-leaved Tick Trefoil (AVDe), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Mod AWC, adequately drained (G090AY005WI)
Hydric soil rating: No

Minor Components

Chetek

Percent of map unit: 7 percent
Landform: Terraces, hillslopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090BY021WI - Dry Loamy Upland
Other vegetative classification: Acer saccharum / Vaccinium angustifolium - Desmodium glutinosum , Sugar Maple / Low Sweet Blueberry - Pointed-leaved Tick Trefoil (AVDe), Low AWC, adequately drained (G090AY002WI)
Hydric soil rating: No

Antigo

Percent of map unit: 3 percent
Landform: Terraces, hillslopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090BY016WI - Loamy Upland
Other vegetative classification: Acer saccharum / Hydrophyllum virginianum , Sugar Maple / Virginia Waterleaf (AH), Mod AWC, adequately drained (G090BY005WI)
Hydric soil rating: No

Cress

Percent of map unit: 3 percent
Landform: Terraces, hillslopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090BY019WI - Dry Sandy Upland
Other vegetative classification: Acer saccharum / Vaccinium angustifolium - Desmodium glutinosum , Sugar Maple / Low Sweet Blueberry - Pointed-leaved Tick Trefoil (AVDe), Pinus strobus - Acer rubrum / Vaccinium angustifolium -

Amphicarpa bracteata , Eastern White Pine - Red Maple / Low Sweet Blueberry - Hog-peanut (PArVAm), Low AWC, adequately drained (G090AY002WI)

Hydric soil rating: No

Scott lake

Percent of map unit: 2 percent
Landform: Flats, terraces, hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F090BY016WI - Loamy Upland
Other vegetative classification: Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Mod AWC, adequately drained (G090AY005WI)
Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (WI)

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated **hydric.** The map unit class ratings based on the hydric components present are: WI Hydric, WI Predominantly Hydric, WI Partially Hydric, WI Predominantly Nonhydric, and WI Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

"WI Hydric" means that all major and minor components listed for a given map unit are rated as being hydric. *"WI Predominantly Hydric"* means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric.*"WI Partially Hydric"* means that at least one major component listed for a given map unit is rated as hydric, and at

least one other major component is not rated hydric. *"WI Predominantly Nonhydric"* means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric. *"WI Nonhydric"* means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in “Field Indicators of Hydric Soils in the United States” (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. February, 28, 2012. Hydric soils of the United States.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Chippewa County, Wisconsin				
Map Unit Symbol	**Map Unit Name**	**Hydric Percent of Map Unit**	**Hydric Category**	**Landform Hydric Minor Components**
RoB	Rosholt sandy loam, 2 to 6 percent slopes	0	WI Nonhydric	—
RoC2	Rosholt sandy loam, 6 to 15 percent slopes	0	WI Nonhydric	—

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Appendix D

WDNR Environmental Review Documentation

Endangered Resources Preliminary Assessment

Created on **1/28/2025**. 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.

An ER Review is recommended. You are encouraged to request a full ER Review, although it is not required (https://dnr.wi.gov/topic/ERReview/Review.html). If an Endangered Resources Review is requested for this project, it would provide recommended (voluntary) actions that could be taken during the course of the project. The preliminary assessment can be submitted with DNR permit applications and requests to demonstrate compliance with the Endangered Resources Review Process.

One (or more) of the following situations apply:

- The species recorded are special concern.
- The records are from natural communities or other natural features.
- The species recorded are threatened or endangered plants, but are not protected due to the project occurring on private land or due to another type of exemption (i.e. agriculture, utility, etc.).

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

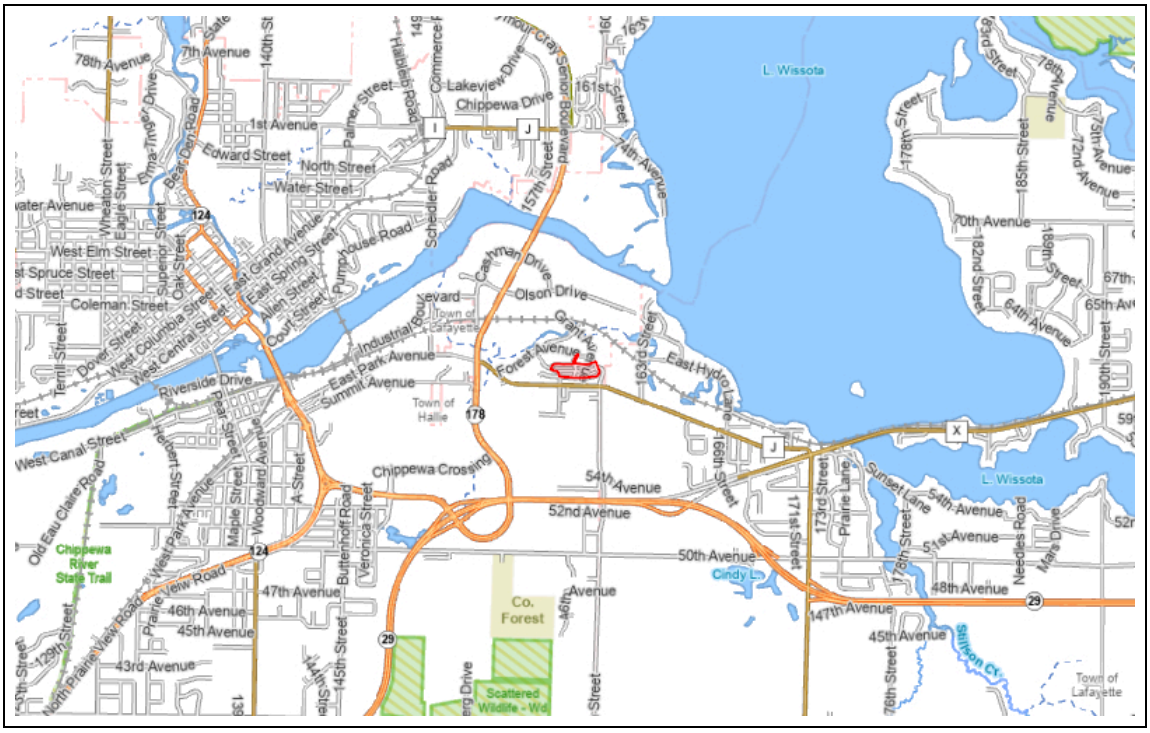
Landowner name	
Project address	**2820 East Park Ave. Chippewa Falls, WI 54729**
Project description	**This project will demolish the Administration Building, Cottage 2, Cottage 3, Cottage 5, and Cottage 6 at the Northern Wisconsin Center. These buildings will be properly abated for hazardous material prior to demolition. These three-story brick structures will be demolished including the basement level. The surrounding sidewalks, and roads will also be removed. All utilities will be properly terminated or re-routed. This will include new asphalt and concrete work as Eau Claire Ave and Douglas Ave will be adjusted, and some new sidewalks will be constructed through the greenspace. The site will be backfilled, graded, and seeded. New trees will be planted to take the place of aging trees that will be cut down due to demolition activities.**

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**

Project Area Maps



Note: In order to fill and save this form electronically, it must be opened using Adobe Reader or Acrobat software. Save a copy of the file, open Adobe Reader, select File > Open and browse for the file you saved.

State of Wisconsin
Department of Natural Resources
Bureau of Natural Heritage Conservation
Endangered Resources Review Program
PO Box 7921, Madison WI 53707-7921
https://dnr.wi.gov/topic/ERReview/
DNRERReview@wisconsin.gov

Endangered Resources (ER) Review Verification

Broad Incidental Take Permit/Authorization for No/Low Impact Activities

Form 1700-079 (R 05/2024)

Notice: This form is authorized by s. 29.604, Wis. Stats. This completed signed form, once submitted to **DNRERReview@wi.gov** using the Submit by Email button at the bottom of the form, fulfills the requirement of an Endangered Resources Review and should be attached to other permits requiring an ER Review to show that Endangered Resources requirements have been met. Personal information collected on this form will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.].

Instructions: **Complete this form if your project is covered under the Broad Incidental Take Permit/Authorization for No/Low Impact Activities and therefore does not require an Endangered Resources Review.**

Section 1: Applicant and Project Information

Requester Name	Organization or Agency Name
Jonathon Green	Short Elliott Hendrickson, Inc.

Project Name	County	Township	Range	Section
Northern Wisconsin Center Multi-Building Demolition Proj	Chippewa	28 N	8 ○E ◉W	4

DPS Project # (if applicable)	Telephone Number	Email Address
	(248) 885-7061	Jgreen@sehinc.com

Project Description

This project will demolish the Administration Building, Cottage 2, Cottage 3, Cottage 5, and Cottage 6 at the Northern Wisconsin Center. These buildings will be properly abated for hazardous material prior to demolition. These three-story brick structures will be demolished including the basement level. The surrounding sidewalks, and roads will also be removed. All utilities will be properly terminated or re-routed. This will include new asphalt and concrete work as Eau Claire Ave and Douglas Ave will be adjusted, and some new sidewalks will be constructed through the greenspace. The site will be backfilled, graded, and seeded. New trees will be planted to take the place of aging trees that will be cut down due to demolition activities.

Indicate who you are completing this form as:

- ◉ DNR Staff
- ○ Certified Reviewer
- ○ Other: _____

Section 2: Broad Incidental Take Permit/Authorization Coverage Information

How is your project covered under the Broad Incidental Take Permit/Authorization for No/Low Impact Activities?

- ☐ It is included in the list of activities in Table 1 – No/Low Impact Table for All Species at All Times of the Year.
- ☒ It is included in the list of activities in Table 2 – No/Low Impact Table by Taxa Group for DNR Staff and ER Certified Reviewers Only and the Taxa groups for the species of concern are covered.
- ☐ It is included in the list of activities in Table 2 – No/Low Impact Table by Taxa Group for DNR Staff ER Certified Reviewers Only and the species of concern are covered by the Avoidance Measures document.

Activity Number(s)

2-A1, Any activity performed entirely within urban/residential areas, manicured lawn or other artificial/paved surface, 2-A7, follow FWS guidelines for Bald Eagle & 2-A15 Building Demolition

Section 3: Applicant Certification

By my signature below, I certify that to the best of my knowledge, the information stated above is complete and accurate.

Melissa Tumbleson	4/2/2025	Melissa Tumbleson
Signature	Date Signed	Requester/Submitter Name (please print)

Endangered Resources (ER) Review Verification
Broad Incidental Take Permit/Authorization for No/Low Impact Activities

Form 1700-079 (R 05/2024)

Leave Blank – DNR Use Only

Approve/Deny Form ☒

◉ Approved ○ Denied

DNR Reviewer Name	DNR Reviewer Date
Angela White	04/02/2025

Jonathon Green

From: DNR ER Review <DNRERReview@wisconsin.gov>
Sent: Wednesday, April 2, 2025 2:41 PM
To: Jonathon Green
Cc: Nicol, Leah S - DNR; Marty Falk; Darren Fortney; White, Angela L - DNR
Subject: RE: Endangered Resources Review Request Northern Wisconsin Center Multi-Building Demolition Project
Attachments: 1700-079_renewed.pdf

Hi Jonathon,

Thank you for reaching out with this new information. I'm attaching a renewed Verification Form with the addition of Activity 2-A7, which addresses Bald Eagle records. I've also added a note to follow FWS guidelines. More information on that is included and linked below:

An eagle nest has been recorded in the vicinity of the project area. Eagles are very sensitive to human disturbance, especially during the breeding and nesting seasons. Per Fish and Wildlife Service guidelines, human activity should be avoided from January 15 – July 30 within 660 feet of an active bald eagle nest.

Please note, that the bald eagle is federally protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Visit the USFWS Bald Eagle Management website (https://www.fws.gov/story/do-i-need-eagle-take-permit) to determine specific guidelines and conservation measures for your specific project activity.

Thanks,
Melissa

Melissa Tumbleson
Phone: 608-267-0862
melissa.tumbleson@wisconsin.gov

Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

From: Jonathon Green <jgreen@sehinc.com>
Sent: Wednesday, April 2, 2025 1:41 PM
To: DNR ER Review <DNRERReview@wisconsin.gov>
Cc: Nicol, Leah S - DNR <Leah.Nicol@wisconsin.gov>; Marty Falk <mfalk@sehinc.com>; Fortney, Darren <dfortney@sehinc.com>
Subject: RE: Endangered Resources Review Request Northern Wisconsin Center Multi-Building Demolition Project

Hi all,

It has come to our attention that there is an Eagle's nest approximately 600 feet from the project location. Please see the attached project map for reference. We are wondering if there are any further commitments that would be required in our environmental document.

Thank you,

Jonathon Green
Environmental Planner
Short Elliott Hendrickson Inc.
414.488.0268 direct | 248.885.7061 mobile
Building a Better World for All of Us®

From: DNR ER Review <DNRERReview@wisconsin.gov>
Sent: Thursday, January 30, 2025 3:19 PM
To: Jonathon Green <jgreen@sehinc.com>
Cc: Nicol, Leah S - DNR <Leah.Nicol@wisconsin.gov>
Subject: RE: Endangered Resources Review Request Northern Wisconsin Center Multi-Building Demolition Project

Hi Jonathon,

The **Northern Wisconsin Center Multi-Building Demolition Project** is covered by Table 2 of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A), a formal ER Review letter is not needed and there are no actions that need to be taken to comply with state endangered species laws. Any take that may result from the proposed project is permitted/authorized, and the ER Review fee is waived.

Specifically, the project is covered by Activity 2-A1, Any activity performed entirely within urban/residential areas, manicured lawn or other artificial/paved surface & 2-A15 Building Demolition. *Please note, Table 2 is for use by DNR Staff and ER Certified Reviewers only, therefore, the table is not available online.* The no/low BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state.

Attached is an ER Review Verification Form for you to keep on file and submit with any other necessary DNR permit applications to indicate that ER requirements have 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.

Please contact me if you have any questions.

Thanks,
Angela

Angela White
Phone: 608-266-5241
angelal.white@wisconsin.gov

Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

-----Original Message-----
From: Jonathon Green <jgreen@sehinc.com>
Sent: Thursday, January 30, 2025 8:52 AM

To: DNR ER Review <DNRERReview@wisconsin.gov>
Subject: Endangered Resources Review Request

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.

Hello,

I am inquiring due to the result from the nhi preliminary review that recommended an ER Review be completed. Attached are the nhi preliminary review and ER Review forms, as well as the scoping packet sent to WDNR and their subsequent response. Thank you and let me know if you need anything else from me to review the project.

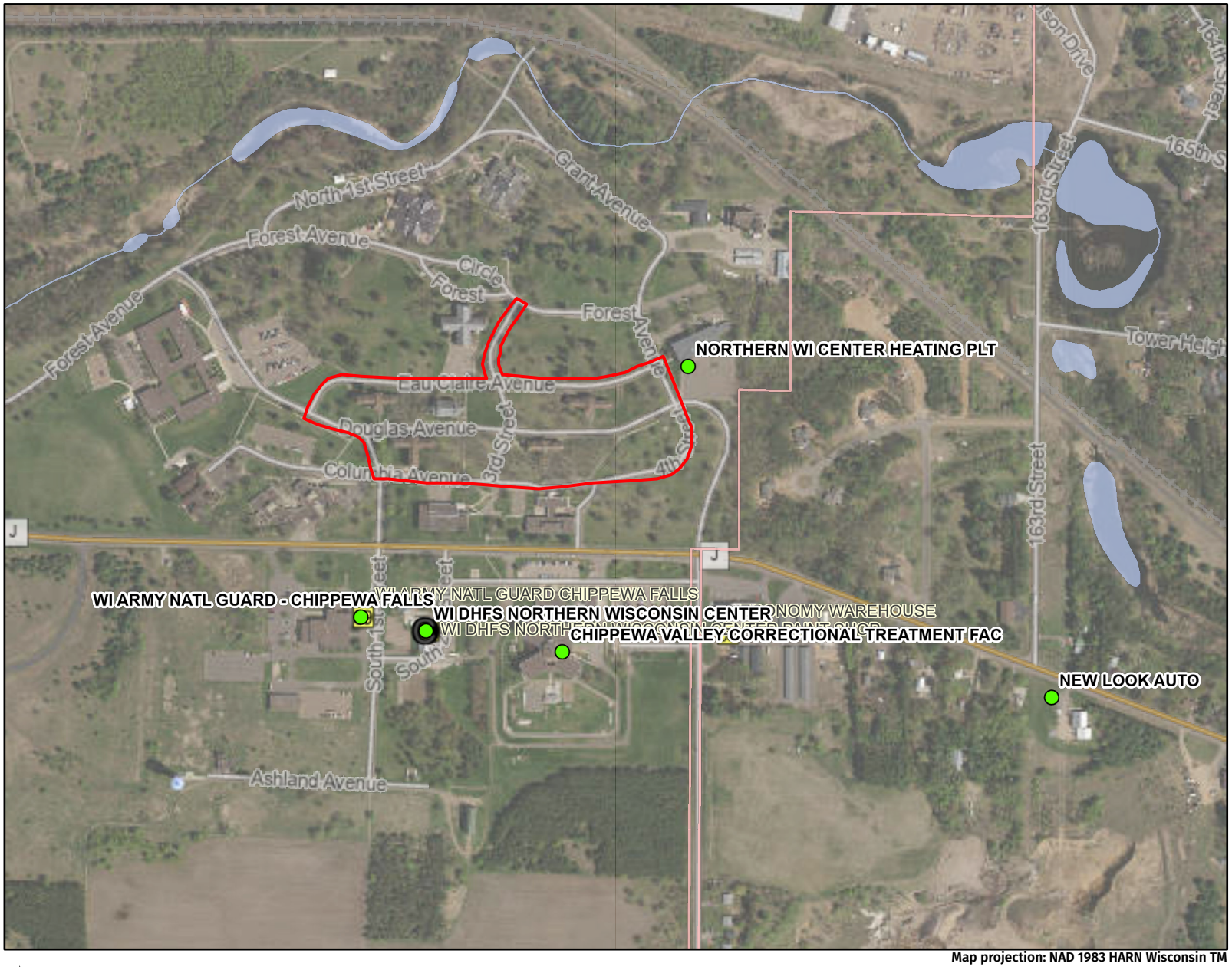
Jonathon Green
Environmental Planner
Short Elliott Hendrickson Inc.
414.488.0268 direct | 248.885.7061 mobile Building a Better World for All of Us(r)

Appendix E

Hazardous Materials Review

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

RR Sites Map



Legend: (some map layers may not be displayed)

- Closed Activity
- Continuing Obligations Apply
- No Action Required (NAR)
- Municipality Boundaries
- Rivers and Streams
- Intermittent Streams
- Open Water
- Latest Leaf Off Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 525 1,050 Feet
0 150 300 Meters

Service Layer Credits:
Surface Water - Cached: WiDNR, USGS, and other data, Municipal Boundaries: , Basic Base Map - Cached: , RR PUBLIC MAPSERVICES CORE EXT: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, RR PUBLIC MAPSERVICES ADDL EXT: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, 2018-2021 Air Photos (Leaf-Off) (Cached):

This map is a product generated by a DNR web mapping application.

Date Printed: 1/29/2025 11:27 AM

National Priorities List and Superfund Alternative Approach Sites

Search for sites proposed to, currently on, and deleted from Superfund's National Priorities List (NPL) as well as sites being addressed under the Superfund Alternative Approach (SAA).

Select a State
After selecting a state, click Go to display sites in that state.
Wisconsin Go

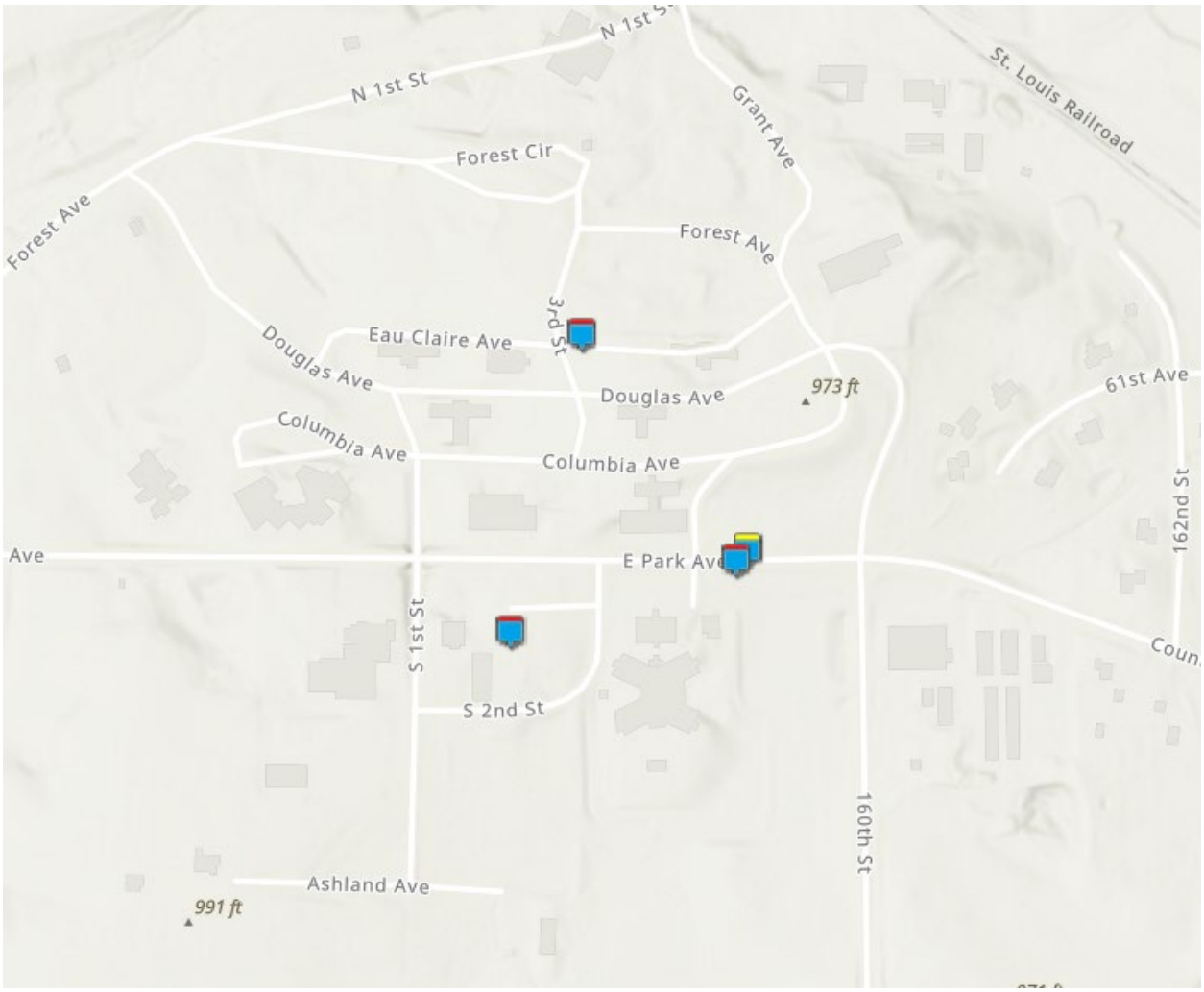
State of Wisconsin Selected
Show All States
Show 10 entries

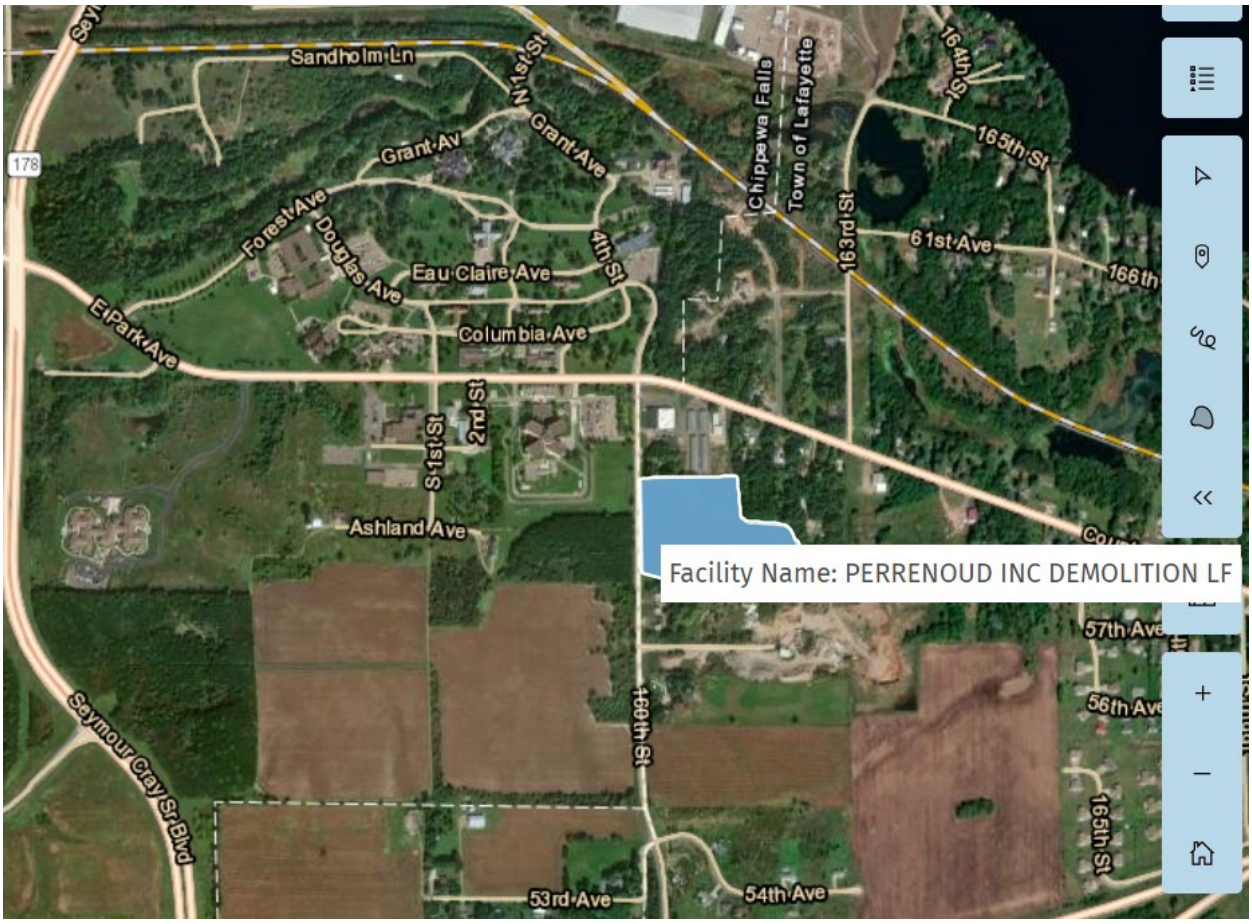
Search: chippewa falls

Region	City	County	State	Zip Code	EPA ID	Site Name	NPL Status
No matching records found							
Region	City	County	State	Zip Code	EPA ID	Site Name	NPL Status

Showing 0 to 0 of 0 entries (filtered from 1,905 total entries) Previous Next

Data as of 01-31-2025 11:00.


N 1st St
Grant Ave
St. Louis Railroad
Forest Cir
Forest Ave
Forest Ave
3rd St
Eau Claire Ave
Douglas Ave
Douglas Ave
973 ft
61st Ave
Columbia Ave
Columbia Ave
162nd St
E Park Ave
S 1st St
S 2nd St
160th St
Ashland Ave
991 ft


Sandholm Ln
N 1st St
Grant Av
Grant Ave
178
Forest Ave
Douglas Ave
Eau Claire Ave
4th St
Columbia Ave
E Park Ave
S 1st St
2nd St
Ashland Ave
Chippewa Falls
Town of Lafayette
163rd St
164th St
165th St
61st Ave
166th
Facility Name: PERRENOUD INC DEMOLITION LF
57th Ave
56th Ave
160th St
165th St
Seymour Cray Sr Blvd
53rd Ave
54th Ave

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a companywide commitment to act in the best interests of our clients and the world around us.

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

Join Our Social Communities