Type II Environmental Assessment

Northern Wisconsin Center Boiler Number 5 Installation Project

Northern Wisconsin Center

DFD Project Number 25A2M

WIDOA 187085 | January 2026

SEH

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Type II Environmental Assessment

DHS Northern Wisconsin Center Boiler Number 5 Installation 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: _____ 1/27/2026
Marty Falk, AICP — Date
Environmental Planner

Reviewed by: _____ 1/28/2026
Darren Fortney, AICP, NCI, LEED-GA — Date
Senior Planner, Consultant Project Manager

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Acronyms/Abbreviations	Definition
AADT	Average Annual Daily Traffic
ACM	Asbestos Containing Materials
APE	Area of Potential Effect
AST	Aboveground Storage Tanks
BMP	Best Management Practices
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CLEAN	Contaminated Lands Environmental Action Network
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 Boiler Number 5 Installation Project

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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) Boiler Number 5 Installation 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 will purchase and install one new 500 boiler horsepower, flexible water tube boiler. Installation will include a boiler, burner, economizer and new stainless steel exhaust stack. The new boiler will be in the space where the existing coal Boiler Number 3 is currently located. The project will extend natural gas, fuel oil, feed water, steam, and condensate piping to the new boiler. Boiler controls will be integrated into the heating plant's existing control system. The fuel oil storage tank, piping and pumps will be upsized to support the heating plants transition from coal to fuel oil as a backup fuel source. Boiler feedwater pumps will be replaced to match the new boiler demand. Lighting in the heating plant will be updated.

Removing a coal fired boiler and replacing it with a natural gas and fuel oil fired boiler is a significant modification the heating plant. For this reason, the project has been classified as a WEPA Type II action that requires an Environmental Assessment as outlined in Wisconsin Administrative Code, Chapter DHS 18.

EA Process

Scoping Letter

A Scoping Letter to solicit input on potential environmental effects of the project was sent to selected parties and agencies on September 5, 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 September 11, 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 September 8, 2025 acknowledging the project and let project staff know that a review of the project by SHPO will occur, if needed.

Draft EA

The Draft EA was made available on March 5, 2026 for the required 15-day public review period. A hard copy of the Draft EA was 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 March 20, 2026. 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 Boiler Number 5 Installation Project

DFD Project No. 25A2M

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 Southwest ¼ of the Southwest ¼ of Section 3, 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

This project will purchase and install one new 500 boiler horsepower, flexible water tube boiler. Installation will include a boiler, burner, economizer and new stainless steel exhaust stack. The new boiler will be in the space where the existing coal Boiler Number 3 is currently located. The project will extend natural gas, fuel oil, feed water, steam, and condensate piping to the new

boiler. Boiler controls will be integrated into the heating plant's existing control system. The fuel oil storage tank, piping and pumps will be upsized to support the heating plants transition from coal to fuel oil as a backup fuel source. Boiler feedwater pumps will be replaced to match the new boiler demand. Lighting in the heating plant will be updated. Boiler installation will be complete without modifications to the building envelope.

1.3.2 Purpose and Need

The existing Boiler Number 3 is not in use and the condition of the boiler does not warrant repair. Replacement of the existing boiler is the most efficient and cost-effective solution. The NWC relies on the functionality of these boilers for their operations, making the installation of Boiler Number 5 an essential site improvement.

1.4 Estimated Cost and Funding Source

Estimated Project Costs – 25A2M

Construction Cost	$3,631,000
Design	$385,300
DFD Management	$167,100
Contingency	$544,700
Total Estimated Project Cost	$4,728,100

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

Funding Source: General Fund Supported Borrowing.

1.5 Project Schedule

Project Schedule – 25A2M

A/E Selection	May 2025
Design Report	February 2026
SBC Approval	May 2026
Bid Opening	October 2026
Start Construction	January 2027
Substantial Completion	December 2027
Final Completion	January 2028

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 September 4, 2025 indicates that soils on the site consist predominantly of Menahga loamy sand, 0 to 6 percent slopes. This soil is a relatively well-draining loam. There exists one other soil classification throughout the project site, Aldo sand, 0 to 3 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 Appendix C.

2.1.2 Utilities

The existing Boiler Number 3 is in poor condition and needs replacement. The NWC Power Plant building hosts the existing boiler and is where the installation of Boiler Number 5 will occur. These boilers are an essential part of the water and heating utilities throughout the NWC campus.

The NWC campus is served by modern state-owned utilities and utility connections typically function independently for each building.

2.1.3 Surface Water and Groundwater

There is no surface water mapped within the proposed project site (WDNR Surface Water Data Viewer, 2025). The nearest surface waters are an unnamed creek, located 490 feet north of the project site and Chippewa River, located 2,300 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 0.09 miles (490 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 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 September 9, 2025, the pollutant with the highest Air Quality Index in the City of Chippewa Falls is PM2.5, with an index value of 34. Air quality index values of 50 or less are considered "good" with low levels of health concern. The EPA maintains a list of all non-attainment counties for air quality standards. As of September 9, 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 landscape of predominantly impervious surfaces, such as a parking lot/access road and the existing power plant building. 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 NWC Campus.

WDNR was included as part of the project scoping process and was sent a project scoping letter on September 5, 2025 to inform them of the project. A response was received on September 11, 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 September 9, 2025 indicating 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.

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, 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.

The project site is 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 October 13, 2025. A search for ASTs and USTs owned by NWC was conducted. A total of 16 tanks were identified, with ten 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 project.

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 September 11, 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 September 9, 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 Solid and Hazardous Waste

Solid and Hazardous Waste databases provide access to information on sites, and facilities which carry various hazardous or infectious waste materials. A search of both the Solid Waste & Landfills database and the Enforcement and Compliance History Online (ECHO) Facilities database was conducted on September 9, 2025. The search identified one landfill/waste sites south of the project area and one ECHO facility south of the project area. Both of these sites are located outside of the project area. The project is not anticipated to interfere with the handling of hazardous or infectious waste. Solid and Hazardous Waste database search results are included in Appendix E.

2.5.5 Asbestos Removal

The program statement for the proposed project 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. The general prime contractor would be required to coordinate and include the 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 footprint of the proposed project and any potential ground disturbance associated with the project, for historic resources in October 2025. The review identified that the APE lies within the Wisconsin Home for the Feebleminded historic district. Searches of the Architecture History Inventory (AHI) of the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP) indicated one previously surveyed resource – the heat plant building. The heat plant building has been recommended as a noncontributing resource of the proposed Wisconsin Home for the Feebleminded historic district. No other previously surveyed resources were identified within the project APE, though a number of buildings in the surrounding area have been surveyed as elements of the proposed historic district.

Because the heat plant is considered to be a noncontributing element of the proposed district, and the project activity does not include any modifications to the exterior of any resources, a “no adverse effect” finding is considered appropriate under Wis. Stat. §44.40.

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): 9,900 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 installation of Boiler Number 5 would include the removal of the existing Boiler Numbers 2 and 3. Project work is anticipated to occur entirely within an existing building, on previously disturbed land. Manipulation of terrestrial resources on site is anticipated to be minimal throughout the project. Although not anticipated, if necessary, existing trees, scrub and brush would be removed as needed from the site to facilitate project completion.

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 490 feet north of the project site and Chippewa River, located 2,300 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 within the project site include the NWC Power Plant Building. In order to accommodate the proposed project, the existing Boiler Number 3 will be replaced by the new Boiler Number 5. Boiler installation will be complete without modifications to the building envelope.

No surrounding structures or buildings will be impacted as a result of this project.

3.4 Other

3.4.1 Sustainable Design

The project would consider the inclusion of DFD's new Sustainability Guidelines published in August of 2020. Per DFD's sustainability guidelines, this project shall achieve a minimum of 1% energy sourced from an onsite renewable source. The new facilities would be designed with efficient fixtures which would replace outdated and inefficient systems throughout the campus.

3.4.2 Hazardous Materials

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

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

3.4.3 Utilities

The proposed project includes the installation of a new Boiler Number 5 at the NWC Power Plant Building. The existing Boiler Number 3 has not been in operation for approximately 11 years, is in poor condition, and is in need of replacement. The project will extend natural gas, fuel oil, feed water, steam, and condensate piping to the new boiler. Boiler controls will be integrated into the heating plant's existing control system. The fuel oil storage tank, piping and pumps will be upsized to support the heating plants transition from coal to fuel oil as a backup fuel source.

This project may require a 12-hour shutdown of some existing utilities on-site. If a shutdown is to occur, staff and patients will be made aware of shutdown prior to construction.

3.4.4 Noise

Construction is expected to begin in January 2027, with substantial completion in December 2027. Although 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.

3.4.5 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 construction activities. Best management practices would be followed to mitigate dust levels resulting from construction.

3.4.6 Traffic and Parking

During construction, traffic would access the facilities from the existing asphalt parking areas within the project area. This would cause short-term loss of parking throughout the construction process. There would be no long-term impacts to traffic or parking following the project's completion.

4 Probable Adverse and Beneficial Impacts

4.1 Physical Impacts

No significant adverse physical impacts are anticipated with the project. There would be short-term impacts due to noise and dust generated by construction equipment. Temporary disruption to vehicular, pedestrian, and bicycle circulation are anticipated. However, these impacts would be temporary and localized to the immediate project site. No long-term impacts are anticipated.

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

A 12-hour shutdown of existing utilities on campus may be required as part of the project. If required, all staff and patients will be made aware of the timing and extent of any shutdowns. A cutover plan will be established in order to assist in the smooth transition of utilities.

4.2 Biological Impacts

No significant biological impacts are anticipated with the project. The Environmental Resources Review and additional correspondence from WDNR, along with additional desktop review of the project, have indicated that the project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) and there would be no direct impacts to wetlands or other waterbodies, public lands, floodplain, or and species which are of Threatened, Endangered, or Special Concern Status.

4.3 Socioeconomic Impacts

The project is anticipated to have a long-term social benefit for patients, staff, and visitors at NWC. The project would provide an overall improvement to the facility, allowing it to better serve patients and staff.

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

The estimated total project cost is $4,728,100 which will be funded with Segregated Revenue. The direct adverse economic impact includes the initial expenditure for the completion of the project. A more modern and updated utility network will add reliability to campus services, reducing risks associated with reliability and regulatory compliance issues.

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

4.4 Other

4.4.1 Energy

There would be a continued commitment of energy resources to 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 heating and general electricity use.

4.4.2 Archaeological and Historic Resources

A review of the project site discovered that the project falls within the proposed Wisconsin Home for the Feebleminded historic district. One noncontributing resource - the heat plant building was found to be within the APE. Because the heat plant is considered to be a noncontributing element of the proposed district, and because the proposed work will not result in any substantial changes to the district's setting, a recommendation of no adverse effect is considered appropriate.

Precautions will be taken during construction to ensure that any potential impacts would be mitigated should unexpected resources be discovered.

4.4.3 Hazardous Materials

Through proper handling commitments, adverse impacts associated with hazardous materials or environmental conditions on-site are not anticipated. A long-term beneficial impact is anticipated from the removal of asbestos-containing materials on-site, which could 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 parking, short-term noise impacts, and long-term commitments of energy, materials, and financial resources. Additionally, a potential temporary shutdown of utilities on campus may occur as part of this project. These are impacts which cannot be avoided with a project which meets the purpose and needs of the project.

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

During the short-term, the local project environment would be adversely affected by construction and construction-related activities resulting in moderate degrees of impacts from noise

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 improving the utilities provided to the NWC campus through the installation of a new boiler.

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 construction 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

The project is not anticipated to impact any historic or archeological resources. Precautions will be taken during construction to ensure that the building envelope is not damaged or altered.

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 existing Boiler Numbers 2 and 3 have not operated in 11 years and the NWC campus requires an additional operational boiler. 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 Renovation of existing Boiler Number 3

This is not a viable alternative since the level of effort and associated cost to structurally repair and renovate the boiler would be significant compared to the cost of installing a new boiler.

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)

No, the proposed action would not alter the physical, biological, or socioeconomic environment in a way that would create a new environment. The proposed action would be implemented in such a way that the environment would remain consistent with current conditions.

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 installation of Boiler Number 5. 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)

No, repeated actions similar to the proposed action would not result in significant cumulative impacts to the environment. The project includes the installation of a new boiler to an existing facility on a fully developed urbanized site with no identified significant environmental impacts.

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

No, the proposed project will not modify or destroy any historical, scientific, or archaeological sites.

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 project would ultimately help NWC by improving the utilities on-site and getting rid of an old, nonoperational boiler.

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 Installation of Boiler Number 5 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

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®

Sept 5, 2025

RE: Environmental Assessment
Northern Wisconsin Center – Boiler Number 5 Installation Project
DFD Project #25A2M

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 Boiler Number 5 Installation 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 purchase and install one new 500 boiler horsepower, flexible water tube boiler. Installation will include boiler, burner, economizer and new stainless steel exhaust stack. The new boiler will be in the space where existing coal boiler #3 is currently located. The project will extend natural gas, fuel oil, feed water, steam, and condensate piping to the new boiler. Boiler controls will be integrated into the heating plant's existing control system. The fuel oil storage tank, piping and pumps will be upsized to support the heating plants transition from coal to fuel oil as a backup fuel source. Boiler feedwater pumps will be replaced to match the new boiler demand. Lighting in the heating plant will be updated.

Removing a coal fired boiler and replacing it with a natural gas and fuel oil fired boiler is a significant modification the heating plant. For this reason, the project has been classified as a WEPA Type II action that requires an Environmental Assessment as outlined in Wisconsin Administrative Code, Chapter DHS 18.

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 Late 2025/Early 2026. 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 **October 5, 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 October 5, 2025 may 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).

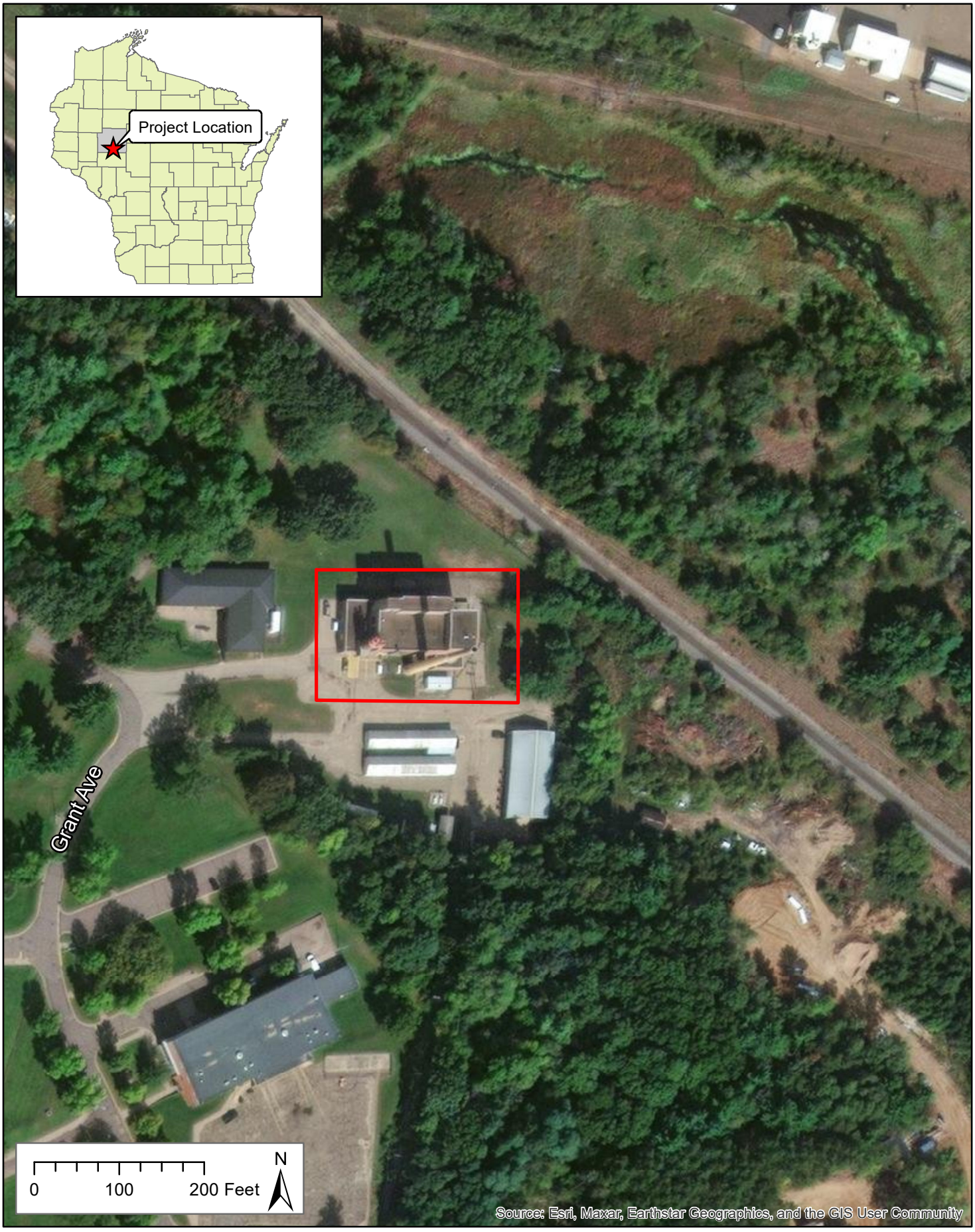
Sincerely,

Darren Fortney AICP, NCI, LEED GA
Environmental Project Manager

Marty Falk, AICP
Environmental Project Planner

Attachments: Attachment A - Project Location Map

cc: Ronald Daniel, Wisconsin Department of Administration
Mark Zaccagnino, Wisconsin Department of Health Services



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

Project: WIDOA 187085
Print Date: 8/28/2025

Map by: Jgreen
Projection: WISCRS, Chippewa County (ft)
Source: WDNR, Chippewa Co.
Aerial Photo Year: 2023

Project Location Map
Northern Wisconsin Center Boiler Number 5 Installation Project
Chippewa County, WI

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 Boiler Number 5 Installation Project
(Project ID: 25A2M)
Chippewa Falls, WI

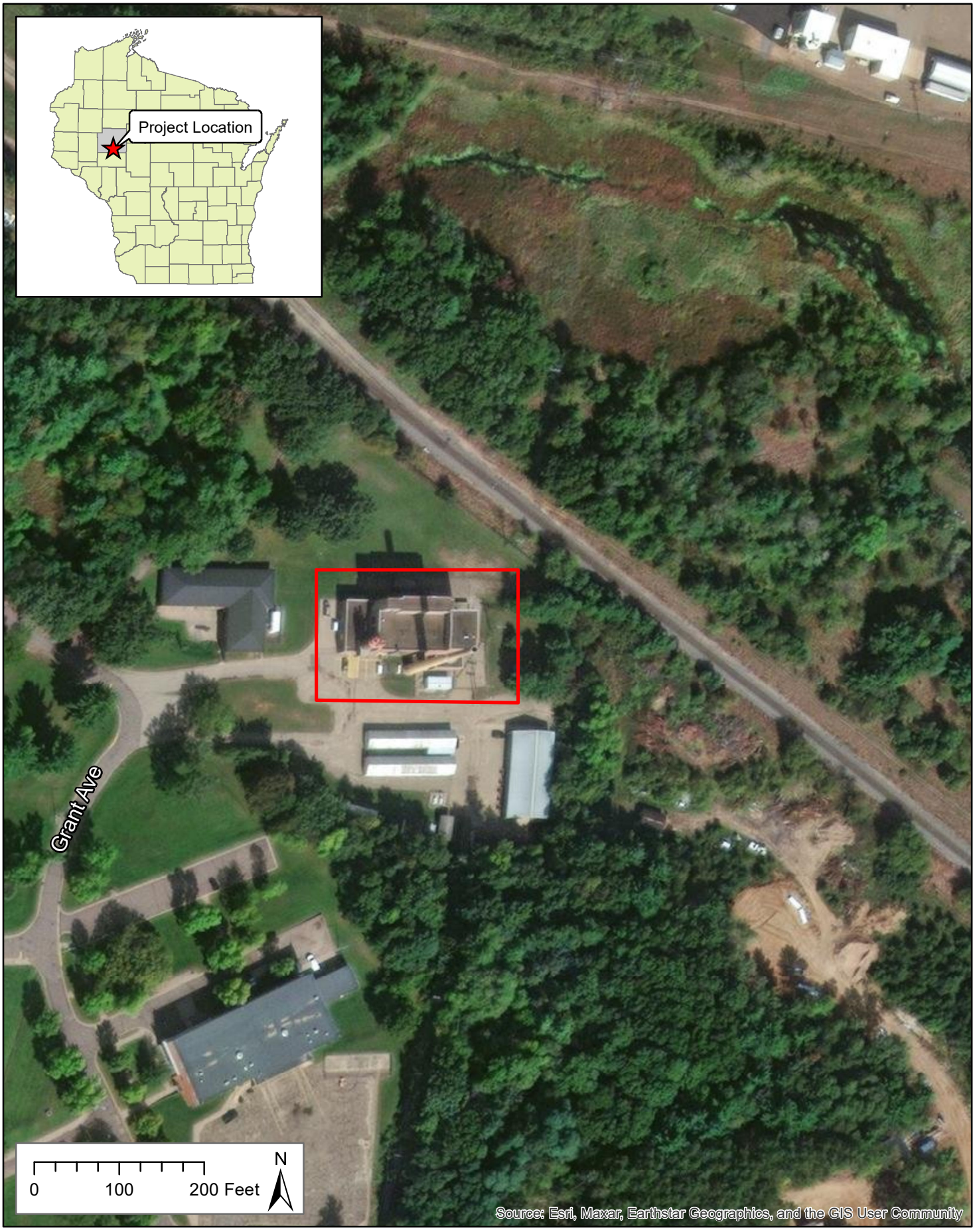
The Department of Administration (DOA), Division of Facilities Development (DFD), on behalf of the Department of Health Services (DHS), announces the availability of a Draft "Environmental Assessment" (EA) for the newly proposed Northern Wisconsin Center Boiler Number 5 Installation Project.

This project will purchase and install one new 500 boiler horsepower, flexible water tube boiler. Installation will include a boiler, burner, economizer and new stainless steel exhaust stack. The new boiler will be in the space where the existing coal Boiler Number 3 is currently located. The project will extend natural gas, fuel oil, feed water, steam, and condensate piping to the new boiler. Boiler controls will be integrated into the heating plant's existing control system. The fuel oil storage tank, piping and pumps will be upsized to support the heating plants transition from coal to fuel oil as a backup fuel source. Boiler feedwater pumps will be replaced to match the new boiler demand. Lighting in the heating plant will be updated.

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, 9:00 am – 5:30 pm on Friday and 9:00 am – 1:00 pm on Saturday. The Draft EA can also be accessed electronically at the following link: sehinc.com/online/wisdoa-dfd or by emailing a request to dfortney@sehinc.com. Written comments on the Draft EA can be submitted via email to dfortney@sehinc.com, or mailed to SEH, Attn: Darren Fortney, 6808 Odana Road, Suite 200, Madison, WI 53719 during the review period from March 5 through March 20, 2026.

Appendix C

Project Maps



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

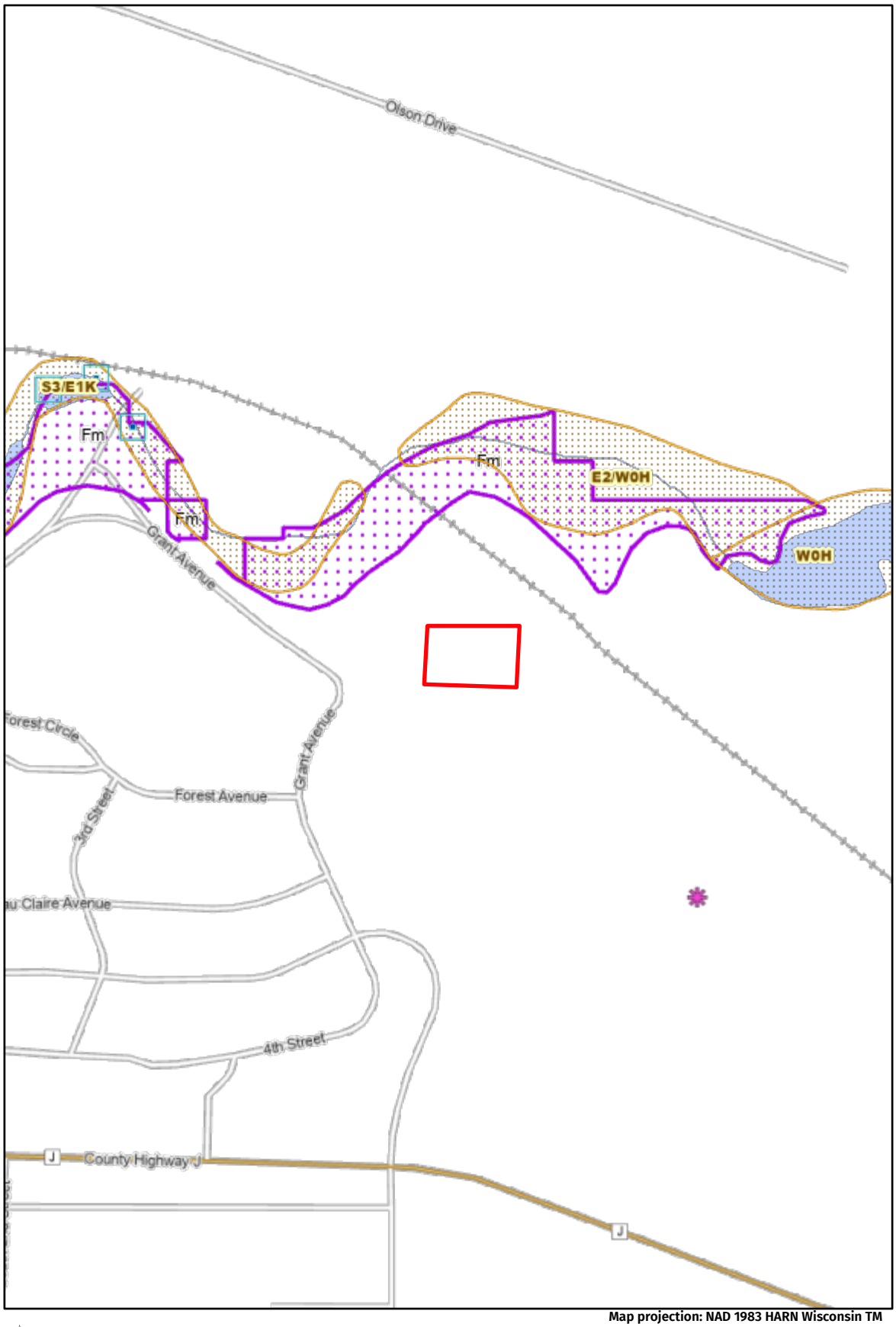
Project: WIDOA 187085
Print Date: 8/28/2025

Map by: Jgreen
Projection: WISCRS, Chippewa County (ft)
Source: WDNR, Chippewa Co.
Aerial Photo Year: 2023

Project Location Map
Northern Wisconsin Center Boiler Number 5 Installation Project
Chippewa County, WI

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Wetlands Map



Legend: (some map layers may not be displayed)

Wetland Class Points
- Excavated pond

Wetland Class Areas

USDA Wetspots

Wetland Indicators

Rivers and Streams

Intermittent Streams

Open Water

24K Intermittent Streams

24K Lakes and Open Water

24K Streams and Rivers

City or Village

County Boundaries

County and Local Roads
- County HWY
- Local Road

Railroads

Notes:

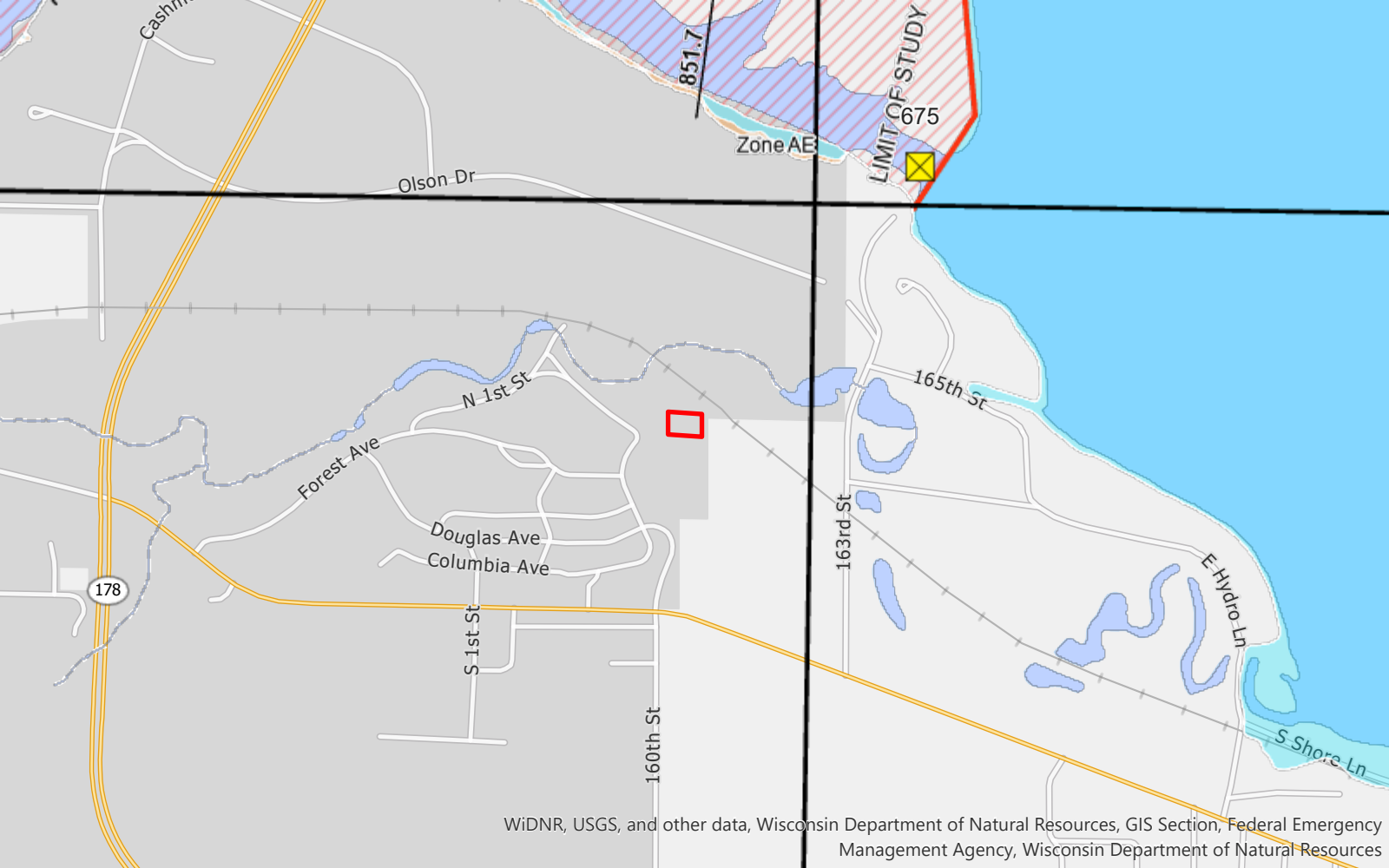
Service Layer Credits:
Wetland Indicators & Soils^: Surface Water Data Viewer Team, Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 390 780 Feet
0 110 220 Meters

Date Printed: 9/9/2025 10:23 AM


851.7
LIMIT OF STUDY
675
Zone AE
Olson Dr
N 1st St
Forest Ave
165th St
Douglas Ave
Columbia Ave
163rd St
E Hydro Ln
178
S 1st St
160th St
S Shore Ln
WiDNR, USGS, and other data, Wisconsin Department of Natural Resources, GIS Section, Federal Emergency Management Agency, Wisconsin Department of Natural Resources

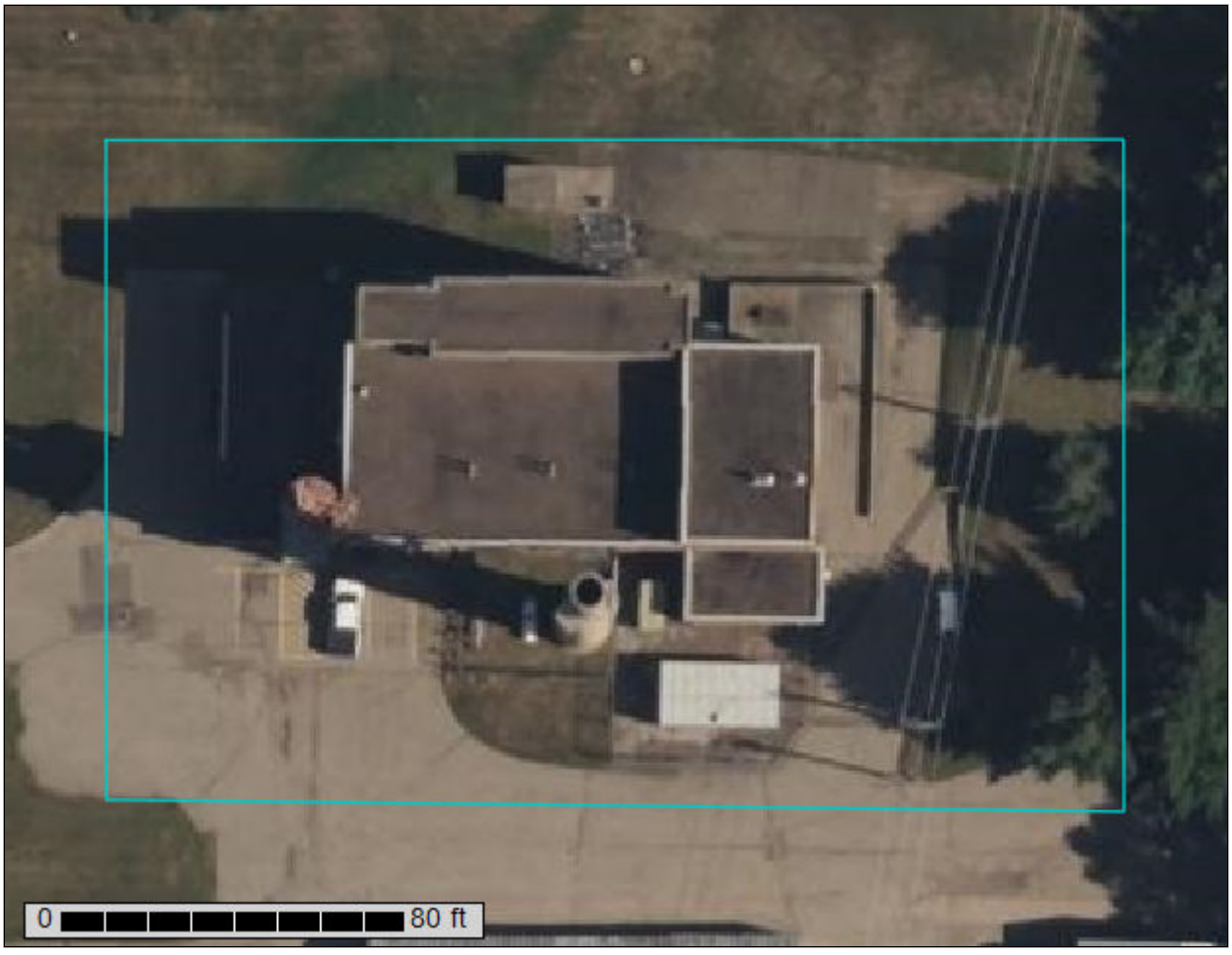
United States Department of Agriculture

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



September 4, 2025

Custom Soil Resource Report
Soil Map

Map Scale: 1:403 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

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
516A	Aldo sand, 0 to 3 percent slopes	0.1	6.2%
MkB	Menahga loamy sand, 0 to 6 percent slopes	0.8	93.8%
Totals for Area of Interest		**0.8**	**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

516A—Aldo sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t80s
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 41 to 46 degrees F
Frost-free period: 120 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Aldo and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Aldo

Setting

Landform: Valley trains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy outwash

Typical profile

Ap - 0 to 7 inches: sand
Bw1 - 7 to 13 inches: sand
Bw2 - 13 to 23 inches: sand
Bw3 - 23 to 42 inches: sand
C1 - 42 to 51 inches: sand
C2 - 51 to 79 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 42 to 60 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 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F089XY018WI - Siliceous Sand Uplands
Forage suitability group: Low AWC, adequately drained (G105XY002WI)

Other vegetative classification: Low AWC, adequately drained (G105XY002WI), Pinus/Vaccinium-Gaylussacia (PVGy)
Hydric soil rating: No

Minor Components

Plainfield, valley train
Percent of map unit: 4 percent
Landform: Valley trains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F089XY017WI - Sandy Outwash Uplands
Other vegetative classification: Low AWC, adequately drained (G105XY002WI), Pinus/Vaccinium-Gaylussacia (PVGy)
Hydric soil rating: No

Meehan, valley train
Percent of map unit: 3 percent
Landform: Valley trains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F089XY011WI - Moist Sandy Outwash Uplands
Other vegetative classification: Low AWC, high water table (G105XY001WI), Pinus/Vaccinium-Rubus (PVRh)
Hydric soil rating: No

Drammen
Percent of map unit: 2 percent
Landform: Sand sheets
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F105XY019WI - Dry Upland
Other vegetative classification: Low AWC, adequately drained (G105XY002WI), Pinus/Vaccinium-Hamamelis (PVHa)
Hydric soil rating: No

Prissel
Percent of map unit: 1 percent
Landform: Valley trains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F105XY013WI - Loamy-Silty Upland
Other vegetative classification: Low AWC, adequately drained (G105XY002WI), Pinus/Vaccinium-Hamamelis (PVHa)
Hydric soil rating: No

MkB—Menahga loamy sand, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: g4nf
Elevation: 670 to 1,600 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 41 to 46 degrees F
Frost-free period: 120 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Menahga and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Menahga

Setting

Landform: Outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy outwash

Typical profile

Ap - 0 to 8 inches: loamy sand
Bw1 - 8 to 15 inches: coarse sand
Bw2 - 15 to 40 inches: coarse sand
C - 40 to 60 inches: coarse sand

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F105XY019WI - Dry Upland
Forage suitability group: Low AWC, adequately drained (G105XY002WI)
Other vegetative classification: Pinus strobus - Acer rubrum / Vaccinium angustifolium - Amphicarpa bracteata , Eastern White Pine - Red Maple / Low

Sweet Blueberry - Hog-peanut (PArVAm), Low AWC, adequately drained (G105XY002WI)
Hydric soil rating: No

Minor Components

Friendship
Percent of map unit: 3 percent
Landform: Outwash plains, stream terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F090AY016WI - Loamy Upland
Other vegetative classification: Pinus strobus - Acer rubrum / Vaccinium angustifolium - Amphicarpa bracteata , Eastern White Pine - Red Maple / Low Sweet Blueberry - Hog-peanut (PArVAm), Low AWC, adequately drained (G090BY002WI)
Hydric soil rating: No

Plainbo
Percent of map unit: 2 percent
Landform: Outwash plains, stream terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F105XY017WI - Shallow Dry Upland
Other vegetative classification: Low AWC, adequately drained (G105XY002WI)
Hydric soil rating: No

Federal Register. February, 28, 2012. Hydric soils of the United States.
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Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
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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**
516A	Aldo sand, 0 to 3 percent slopes	0	WI Nonhydric	—
MkB	Menahga loamy sand, 0 to 6 percent slopes	0	WI Nonhydric	—

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Appendix D

WDNR Environmental Review Documentation

Endangered Resources Preliminary Assessment

Created on **9/9/2025**. 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.

This project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) (https://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html) **provided that the follow-up actions below are implemented**. This 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. Due to this coverage under the No/Low BITP/A, a formal review letter is not needed and only the actions listed below need to be followed to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized for state-listed species.

Follow up actions:

The Bald Eagle (*Haliaeetus leucocephalus*) is Federally protected by the Bald & Golden Eagle Protection Act. An eagle nest has been recorded within 1 mile of the project area. Visit the USFWS Bald Eagle Management website (https://fws.gov/story/do-i-need-eagle-take-permit) for detailed guidelines and conservation measures for your specific project activity.

Visiting the website and following USFWS guidance will satisfy the project's Endangered Resources requirements.

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	**Northern Wisconsin Center**
Project address	
Project description	

Project Questions

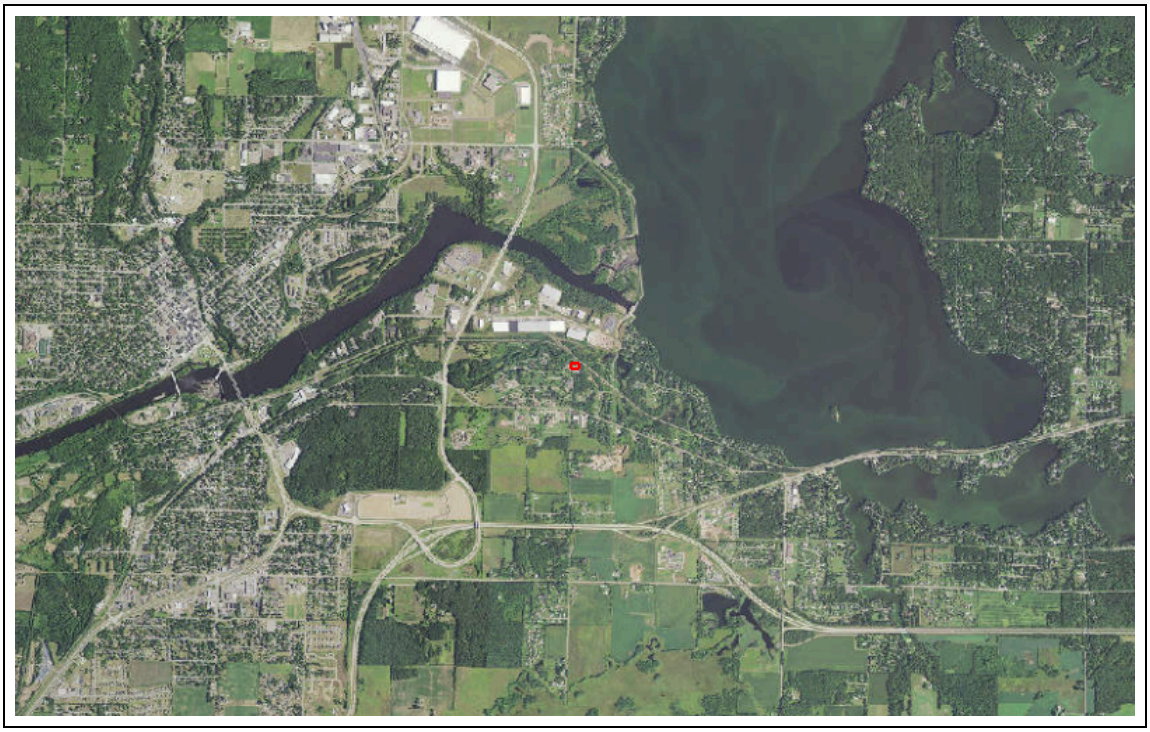
Does the project involve a public property?	**Yes**
Is there any federal involvement with the project?	**No**
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	**Yes**
Is the project property in Managed Forest Law or Managed Forest Tax Law?	**No**
Project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

Is project near (within 300 ft) a waterbody or a shoreline?	**No**
Is project within a waterbody or along the shoreline?	**No**

Does the project area (including access routes, staging areas, laydown yards, select sites, source/fill sites, etc.) occur **entirely within** one or more of the following habitats?

Urban/residential	**Yes**
Manicured lawn	**No**
Artificial/paved surface	**Yes**
Agricultural land	**No**
Areas covered in crushed stone or gravel	**No**

Project Area Maps



Appendix E

Hazardous Materials Review

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

RR Sites Map

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 250 500 Feet
0 70 140 Meters

Legend: (some map layers may not be displayed)

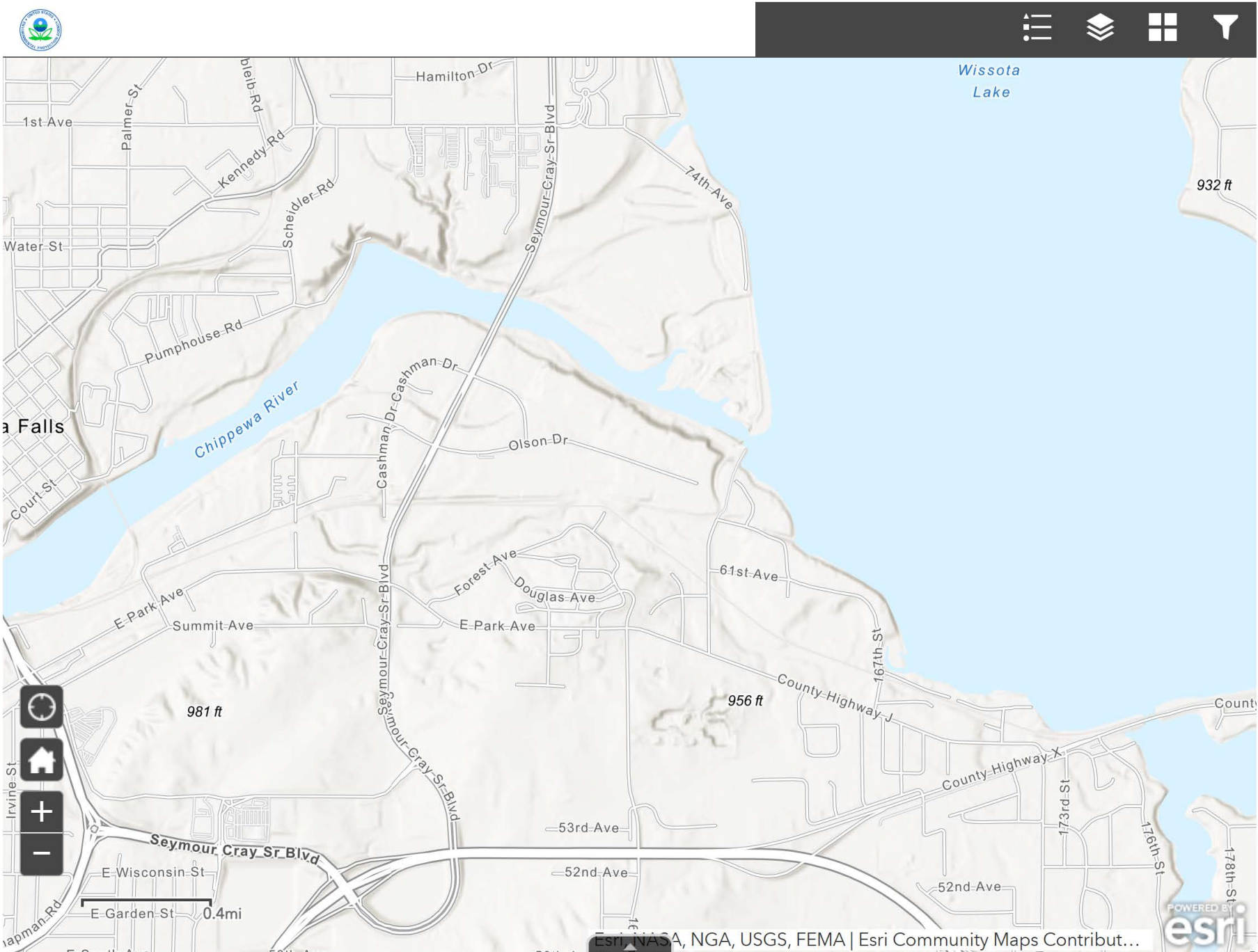
- Closed Activity
- Major Roads
- Local Roads
- Local Road
- Railroads
- Municipal Boundary
- County Boundaries
- State Boundary
- 24K Intermittent Stream
- 24K In Water Flow Labels
- 1
- Waterbody Shoreline
- 24K Waterbody
- Rivers and Streams
- Intermittent Streams
- Open Water
- Latest Leaf Off Imagery

Notes:

Service Layer Credits:
RR Core Layers: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, Surface Water - Cached: WiDNR, USGS, and other data, RR Additional Layers: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, 2018-2024 Air Photos (Leaf-Off) (Cached): , Surface Water - Dynamic: US Geological Survey's

Date Printed: 9/9/2025 11:18 AM

Superfund National Priorities List (NPL) Where You Live Map



County: Chippewa
Municipality:
Fire Department Id:
Tank Owner Name: Northern Wisconsin Center
FacilityId:
Site Address:
Minimum Tank Size:
Tank Id:

Tank Type:
Tank Fed Regulated:
Tank Contents:
Tank Status:
Tank Occupancy:
Marketer:
Maximum Tank Size:

View Report

1 of 1 | 100% | Find | Next

Tank Search Public Access

Number of matching records: 16

10/13/2025 3:50 PM

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner
County: Chippewa County, FDID: 0904							
Aboveground Storage Tank	10775	445546	2909 E Park Ave	In Use	Diesel	300	Northern Wisconsin Center
Aboveground Storage Tank	10837	445546	2909 E Park Ave	In Use	Diesel	300	Northern Wisconsin Center
Aboveground Storage Tank	11472	445546	2909 E Park Ave	In Use	Unleaded Gasoline	300	Northern Wisconsin Center
Aboveground Storage Tank	25215	445546	2909 E Park Ave	In Use	Fuel Oil	10,000	Northern Wisconsin Center
Aboveground Storage Tank	28613	445546	2909 E Park Ave	TOS	Diesel	1,000	Northern Wisconsin Center
Aboveground Storage Tank	28643	445546	2909 E Park Ave	TOS	Unleaded Gasoline	1,000	Northern Wisconsin Center
Underground Storage Tank	46687	445546	2909 E Park Ave	Closed/Removed	Unleaded Gasoline	550	Northern Wisconsin Center
Underground Storage Tank	48626	445546	2909 E Park Ave	Closed/Removed	Diesel	1,000	Northern Wisconsin Center
Underground Storage Tank	49603	445546	2909 E Park Ave	Closed/Removed	Gas-Ethanol Blend	1,000	Northern Wisconsin Center
Underground Storage Tank	52821	445546	2909 E Park Ave	Closed/Removed	Diesel	2,000	Northern Wisconsin Center
Underground Storage Tank	52851	445546	2909 E Park Ave	Closed/Removed	Diesel	2,000	Northern Wisconsin Center
Underground Storage Tank	56712	445546	2909 E Park Ave	Closed/Removed	Fuel Oil	5,500	Northern Wisconsin Center
Underground Storage Tank	63897	445546	2909 E Park Ave	Closed/Removed	Fuel Oil	33,500	Northern Wisconsin Center
Underground Storage Tank	63898	445546	2909 E Park Ave	Closed/Removed	Fuel Oil	33,500	Northern Wisconsin Center
Underground Storage Tank	63899	445546	2909 E Park Ave	Closed/Removed	Fuel Oil	33,500	Northern Wisconsin Center
Underground Storage Tank	63900	445546	2909 E Park Ave	Closed/Removed	Fuel Oil	33,500	Northern Wisconsin Center


Basemap Options
N 1st St
Grant Ave
Grant Ave
St. Louis Railroad
Forest Cir
Forest Cir
Grant Ave
Forest Ave
3rd St
Forest Ave
Forest Ave
Eau Claire Ave
Eau Claire Ave
Eau Claire Ave
3rd St
Douglas Ave
Douglas Ave
Douglas Ave
4th St
50 m
100 ft

Solid Waste - Landfills and Historic Waste Site Extents

Authoritative

WI DNR Data Curator
Wisconsin Department of Natural Resources

Summary

Polygon representation of approximate extent of solid waste landfills and known historic waste sites.

View Full Details

Download

Details

Dataset
Feature Layer

December 11, 2018 at 12:00:00 AM CST
Info Updated

March 28, 2024 at 4:07:04 PM CDT
Data Updated

January 2, 2019 at 12:00:00 AM CST
Published Date