

# **New Academic Building**

## **Final Environmental Impact Statement**

### **University of Wisconsin-La Crosse La Crosse, Wisconsin**



**Prepared for:  
State of Wisconsin  
Wisconsin Department of Administration  
Division of State Facilities  
DSF Project Number 05I30**

**April 2008**

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**NEW ACADEMIC BUILDING  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
UNIVERSITY OF WISCONSIN-LA CROSSE  
STATE PROJECT NO. 05I30**

Sponsored by the Wisconsin Department of Administration (DOA), Division of State Facilities (DSF), and the University of Wisconsin-La Crosse (UW- L).

For further information about this document, contact:

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## **Abstract**

A New Academic Building will be constructed on the site of the existing Baird, Trowbridge, and Wilder Halls at the University of Wisconsin-La Crosse campus. The proposed action involves demolishing these existing residence halls and administrative building and constructing a new, four-story, 179,600 gross square feet (gsf) academic building. The new academic building will be located at the academic core of the campus, where it will anchor the southwest corner of the future Central Campus Mall. Approximately sixty percent of the new building will be occupied by general assignment classroom space equipped with modern education technology and varying in size from 40 to 250 seats, and student study and collaboration areas configured in various formats. The remainder of the building will house various academic and student advising departments that do not currently have enough space to meet their program needs. Departments to be housed in the New Academic Building include the College of Science and Health – Dean’s Office, Honors Program, Women’s Studies, Communications Studies, International Education (including ESL), Student Support Services, Career Services, Academic Advising Center, Counseling and Testing, Multicultural Student Services, and Campus Climate.

The project budget is \$44.0 million, with construction scheduled to begin in July 2009 and be completed by July 2011. Construction will be funded through a combination of general fund supported borrowing and gift funds. Building Trust Funds and program revenue funds will be sought to fund demolition costs.

A Draft EIS (DEIS) 45-day public comment period was held between December 14, 2007 and January 30, 2008 and a DEIS public meeting was held on January 30, 2008. Meeting minutes and comments received are in Appendix K of this Final EIS (FEIS) report. A summary of the modifications made to convert the DEIS report to the FEIS report is in Appendix L, and a copy of the FEIS comment period public notice is in Appendix M

A 30-day FEIS public comment period begins on April 4, 2008 and concludes on May 5, 2008. An FEIS public hearing will be held on May 5, 2008 at 6:00 p.m. in room Valhalla B of the Cartwright Center on the UW-La Crosse campus. Please direct written comments to:

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The FEIS document will be available for review at the UW-La Crosse Murphy Library and at the La Crosse Public Library. In addition, the FEIS document can be viewed online at

[www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS) . All comments should be received no later than 5:00 p.m. on May 5, 2008.

## Environmental Impact Statement (EIS) Schedule

### UW-La Crosse New Academic Building, State Project No. 05130

#### **Scoping Phase**

Mail invitations to scoping meeting	09/28/07
Publish notice in local media	10/1/07 to 10/03/07 (depending on publication)
Scoping meeting	10/16/07, 6:00 p.m.

#### **Draft EIS Preparation Phase**

Data gathering and draft EIS	October to November 2007
Distribute draft EIS for internal review	12/10/07
Incorporate comments	12/12/07 to 12/13/07

#### **Draft EIS Public Comment Period Phase**

Post notice of DEIS on UW-L Campus	12/14/07
Begin Draft EIS public comment period	12/14/07
Publish Draft EIS notice of public comment period and meeting in local media	12/13/07 to 12/14/07 depending on publication
Draft EIS public meeting/Close 45-day comment period	01/30/08 6:00 p.m.

#### **Final EIS Preparation**

Incorporate draft EIS comments -prepare final EIS for internal review	February/March 2008
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#### **Final EIS Public Comment Phase**

Publish final EIS notice in local media	April 4, 2008
Begin final EIS comment period	April 4, 2008 to May 5, 2008
Final EIS public hearing/close comment period	May 5, 2008
Incorporate Final EIS Comments	May 2008
UW System Review/Record of Decision	June 2008

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# University of Wisconsin-La Crosse New Academic Building EIS Scoping Letter, Draft EIS, and FEIS Distribution List

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## Executive Summary

The University of Wisconsin (UW) System is proposing to construct a New Academic Building on the UW-La Crosse (UW-L) campus in La Crosse, Wisconsin. The University of Wisconsin System Administration (UWSA), based in Madison, Wisconsin, determined that this proposed action requires preparation of an Environmental Impact Statement (EIS) to comply with the Wisconsin Environmental Policy Act (Wis. Stats. 1.11) and requirements of the UW System (Regent Resolution 2508, November 6, 1981). The Wisconsin Department of Administration (DOA) Division of State Facilities (DSF) retained Ayres Associates, Eau Claire, Wisconsin, in June 2006 to prepare the EIS for the proposed action. In September 2006, project design was temporarily suspended to review and complete programming for the new building. The program statement was completed in February 2007 and project design and EIS preparation were resumed in spring 2007.

## Project Description

The proposed action involves demolishing three existing campus structures: Baird and Trowbridge Halls, residence halls built in 1963 and 1960, respectively; and Wilder Hall, a former residence hall built in 1951 that is currently being used as an administrative building. The new academic building will be a four-story structure with 116,740 assignable square feet (ASF) of space, or approximately 179,600 gross square feet (GSF), and a building footprint area of 54,100 square feet.

The new academic building will be located at the academic core of the campus, where it will anchor the southwest corner of the future Central Campus Mall, as described in the UW-L Campus Master Plan completed in July 2005. The new academic building has been sized to accommodate future student population growth at UW-L. Nearly sixty percent of the proposed four-story building will be occupied by 47 general assignment classrooms (66,320 ASF) equipped with modern educational technology and varying in size from 40 to 250 seats, and student study and collaborative learning spaces (3,680 ASF) in various configurations located throughout the facility. The remainder of the building will house various academic and student advising departments that do not currently have enough space to meet their program needs. Departments to be housed in the New Academic Building include:

- College of Science and Health – Dean's Office
- Honors Program
- Women's Studies
- Communications Studies
- International Education (including ESL)
- Student Support Services
- Career Services
- Academic Advising Center
- Counseling and Testing
- Multicultural Student Services
- Campus Climate

The project budget is \$44.0 million. Demolition is scheduled to begin in May 2009 after classes recess. Construction is anticipated to begin in July 2009 and be completed by July 2011.

Funding will be through a combination of general fund supported borrowing gift funds, building trust funds, and program revenue. Site plans, floor plans, and exterior elevations as presented in the 10% DSF Concept Review document dated November 29, 2007 are included as Appendix A. In addition, a March 24, 2008 preliminary site development plan prepared after the Draft EIS document was completed is in Appendix A.

## **Potential Impacts**

### **Physical and Biological Environment**

The New Academic Building will not have an adverse impact on air quality beyond the short-term emissions from construction equipment.

The energy loads of the new building will not adversely impact the capacity of the existing systems. When possible, design of the new building will incorporate sustainable design principals that are sensible and valid, especially those with an emphasis on energy efficiency. LEED silver certification will be pursued for this project. The ultimate goal is to meet the requirement of Wisconsin Executive Order 145, which states that new State buildings are to be designed to use 30% less energy than commercial code. Natural day lighting and views have also been emphasized for the project. For the most part, natural light and views have been provided for all classrooms, and it is anticipated that a majority of the regularly occupied office spaces will also include natural light and views.

The proposed action will have no major effect on site soils beyond the possible erosion of exposed soils during construction. Physical changes to the site will not encroach on or impact adjacent properties. Minimal grading will be required because the site is relatively flat and the first floor elevation of the new building will be similar to that of the existing buildings.

Existing buildings within the approximately 4 acre project limits have a combined impervious roof area of approximately 24,000 square feet. The current design of the New Academic Building has an approximate impervious roof area of 54,100 square feet. The net total impervious roof area will increase by approximately 30,100 square feet (0.7 acres). Preliminary calculations indicate that the overall impervious area within the project limits will increase from approximately 45% to 56% taking into account the building roof area and associated patios and walkways. This change will result in an increase in storm water runoff volume. The design team is currently reviewing alternatives to reduce the increase in impervious area. The current design concept includes a rain garden feature in the building's south-facing courtyard area. Additionally, the design team plans to investigate the possibility of recycling roof water for irrigation, or constructing a green roof to prevent roof water from discharging directly to the storm sewer system.

The project site is located approximately 2,300 feet south of the 100-year floodplain boundary. The New Academic Building project will have no impact on the 100-year floodplain.

No noise impacts beyond short-term noise during demolition and construction periods are anticipated because of this project.

Based on the environmental database search, there are no known historical recognized environmental concerns or potential environmental concerns because of this project. Some materials in the existing buildings are known to contain asbestos. An asbestos abatement firm will be retained to remove those materials prior to building demolition.

There are no long-term biological impacts anticipated because of the project. There will be a short-term impact on flora and fauna in the area when construction begins, including the removal of most of the existing trees within the project limits. Based on the proposed planting schedule, there should be a net increase in trees over the project area.

### **Social and Cultural Environment**

The net increase of impervious area will result in a decrease of green space within the site limits. The placement and orientation of the site design offers a more aesthetic green space. The site design for the New Academic Building includes a portion of the design of the southern half of the central campus mall, including a new plaza space around the Hoeschler Clock Tower. This is consistent with the current campus master plan. The proposed mall area will include improvements to walkways, plantings, signage, and pedestrian amenities to provide an enhanced centralized outdoor space for students, staff, and faculty.

Beneficial impacts to the cultural environment within the boundaries of the project include new learning spaces and academic and student support services to benefit all UW-L students. In addition, members of the public will use the facility as they attend gatherings or non-degree educational sessions held in the building.

Temporary displacement of academic departments currently located in Wilder Hall will occur for a two-year period between the demolition of Wilder Hall and completion of the New Academic Building. These departments will need to relocate to other spaces on campus during this time. The campus is currently developing a relocation plan. Demolition of the existing buildings will not begin until after the 2008-2009 school year is completed.

The new Reuter Residence Hall, constructed in 2006, provides 180 more beds than the former Reuter Hall provided. However, demolition of Baird and Trowbridge Halls will result in the loss of 400 beds. Prior to the demolition of these buildings, the university will have a plan in place to replace the net loss of 220 beds that will be realized when these two residence halls are taken offline. The university considered the alternative of a public/private partnership to construct replacement housing. Because of issues such as proximity to the campus, financial, feasibility, and a desire on the part of the students to keep resident hall space on campus, the University has decided to construct a new residence hall. The UW System Board of Regents recently approved building a new residence hall on campus. However, there will be a short-term loss of 220 beds that will need to be replaced by arranging for leasing space at private facilities near the campus to bridge the gap until a new residence hall is constructed. This will result in a short-term inconvenience to students by requiring them to reside off campus.

The new building will be consistent with campus architectural standards and current master planning efforts. Because the new academic building is bounded by other university buildings on all sides, the project will not affect any adjoining private neighborhoods. The design of the New Academic Building will be influenced by the architectural style of the surrounding buildings, in order to contribute to the visual unity of the campus, but the building will still express its own design character.

### **Economic Environment**

According to the New Academic Building Project Request Document (PRD), the project is expected to require six full-time custodial staff members and two full-time maintenance staff members. There will most likely not be a net increase of positions on campus, as maintenance

and custodial staff positions will be filled through reassignment of staff from the demolished buildings. The campus will pursue additional custodial and maintenance positions for the new building, but it is unknown whether that effort will be successful. In the long-term, there may be an increase in faculty to support the proposed increase in student population

During the short-term, there will be an increase in employment related to construction of the project. In addition, there will be a positive impact to the local retail community resulting from purchase of food, lodging, fuel, equipment, and supplies during the construction phase.

The project budget is \$44.0 million. The project will be funded by general fund supported borrowing, gift funds, building trust funds, and program revenue. Operating costs are expected to increase by approximately \$541,000 per year. This includes \$185,000 for increased utility costs and \$356,000 for salaries and benefits for additional custodial and maintenance staff.

The university currently pays the City of La Crosse an annual assessment in lieu of taxes. Since the assessment is based on the square footage of buildings that exist on campus, and the construction of the New Academic Building will result in a net increase in building square footage, this assessment will increase. The exact amount of the increase is not known. The increase of faculty, staff, and students using the building will also increase contributions to the local economy. In addition, a study on the economic effects of University of Wisconsin System by NorthStar Economics (NorthStar Economics, September 2002) suggests that the economic multiplier of university expenditures is in the range of 2.4. Thus a \$44 million construction project can be expected to contribute up to \$105 million to the local, regional, and national economy.

### **Transportation**

With the exception of possible service vehicle and ADA stalls, there is no intent to construct additional parking as part of this project. The site of the New Academic Building does not currently contain any parking, so there will be no net gain or loss in parking space, and overall campus parking needs should not be affected. During new building construction, there will be interference to pedestrian traffic caused by construction vehicles. It is anticipated that perimeter walkways around the new building site will remain open during construction. Primary access to the site by construction vehicles will be from the southwest at Vine and 16<sup>th</sup> Street. Appropriate safety fencing and barricades will need to be provided to secure the construction site.

### **Utilities**

The New Academic Building will be served by existing utilities. The laterals from the existing utility lines to the three buildings on the site will have to be removed and new laterals extended after determining which of the existing lines are the most appropriate to be accessed for connection to the New Academic Building.

The existing water supply, sanitary sewer, and natural gas systems are adequate to supply the New Academic Building. The university-owned utilities have all been updated recently in order to meet the future demands of the campus. The buried steam, chilled water, electrical power, and signal systems are adequate to supply the New Academic Building.

## **Historical/Archaeological**

According to the Wisconsin Historical Society, there are three properties in the vicinity of the project site that are listed on the National Register of Historic Places. These properties will not be affected by the construction of the New Academic Building. Baird, Trowbridge, and Wilder Halls are not listed on the National Register of Historic Places. Because Wilder Hall is over fifty years old, building information and photographs have been submitted to the Wisconsin Historical Society for evaluation.

A Wisconsin Historical Society search of the Archaeological Site Inventory indicates that there are no known archaeological sites in the project area.

A name for the new Academic Building has not been selected. Naming the facility will follow UWSA guidelines and will consider preserving the Baird, Trowbridge, and Wilder names, or perpetuating the names in a memorial.

## **Alternatives Considered**

### **No Action**

A lack of adequate general assignment classrooms has an adverse impact on the university's ability to fulfill its core mission, and is therefore a critical space use issue. The alternative of no action does not meet the critical space needs for general instruction facilities. The quantity and quality of facilities within the university is critical not only to the delivery of instruction, but also to the recruitment and retention of quality students and faculty. There are currently 90 general assignment classrooms on the UW-L campus. Thirty-eight of these rooms are considered by UWSA to be substandard because of inadequate size, seating arrangements, and infrastructure.

### **Additions/Renovations to Existing Buildings**

If a new academic building is not constructed, large additions and extensive renovations to several existing buildings will be required in order to provide the quantity and quality of general assignment classroom space that is needed. This will result in forcing the design and construction of these projects to be dictated by existing deck to deck heights, existing mechanical systems, existing cladding assemblies, and existing site constraints. The design and construction of additions and renovations to existing buildings can often be less cost effective than construction of a new building because of the possibility of multiple temporary relocations, designing and constructing around existing building and site constraints, discovery of unanticipated conditions during construction, and schedules driven by existing building occupancy and operational concerns rather than by construction critical paths. Also, the utility systems in these buildings are not adequately sized to serve major building additions, so reconstruction of the utility services to the facilities would be required. It is estimated that the cost to provide new utilities to each of these buildings would be collectively greater than bringing new services to a single facility.

## **EIS Process**

The UWSA has developed a structured process to address requirements of the 1971 Wisconsin Environmental Policy Act. This process, adopted in November 1981 and amended in April

2000, requires that the EIS process include a scoping meeting phase, draft EIS (DEIS) and public meeting phase, and a final EIS (FEIS) and public hearing phase.

### **Scoping Meeting**

The purpose of a scoping meeting is to encourage early identification of potential environmental issues associated with a proposed action. The scoping process for this EIS included the following elements:

- Preparing a distribution list that includes agencies and individuals with possible interest in the project (the distribution list is in front of the executive summary of this report). This list includes federal, state, and local agencies potentially affected by the proposed project and/or responsible for assessing the potential impacts of the project, university representatives, and neighborhood associations.
- Preparing a scoping letter that describes the proposed project, scoping process, EIS schedule, opportunities for public comment, and solicited comments for the project scoping.
- Mailing scoping letters to the parties on the distribution list on September 28, 2007 and publishing a public meeting notice in the La Crosse Tribune, Racquet, and Campus Connection publications.
- Conducting a scoping meeting on October 16, 2007 at 6:00 p.m. in the Cartwright Center's Valhalla B meeting room to describe the EIS process and the project scope, and to obtain public comments.

The scoping letter is included as Appendix B. Ayres Associates received four responses to the letter prior to the scoping meeting. The responses are summarized as follows:

- Terri Reda of the UWSA sent a letter on October 15, 2007, stating specific areas that should be considered or expanded on in the EIS, including abatement measures, preservation of building names, sustainable design features being considered, and socio-economic benefits of the project, along with several other topics.
- Dan Duchrow of the Wisconsin Historical Society sent a letter on October 3, 2007, relating that there are three properties listed in the National Register of Historic Places located in the immediate vicinity of the proposed project. Mr. Duchrow requested that the dates of construction and recent photographs of the buildings slated for demolition be provided to his office if they are 50 years old or older. He also advised that if any federal funds, licenses, or permits are involved in the project, his office should be contacted immediately for compliance with federal preservation laws. Dennis Johnson, Ayres Associates provided a November 5, 2007 response letter to Mr. Duchrow that included photographs and history of Wilder Hall.
- Jeff Bluske, Director of the County of La Crosse Zoning, Planning, and Land Information Department sent an email on October 4, 2007 stating that La Crosse County's Comprehensive Plan and Zoning codes cover the unincorporated areas of La Crosse County and therefore would not be applicable to this project. Mr. Bluske asked if any additional off-street parking would be created as part of this project. He also asked if the proposed building includes solutions to reduce energy, water, and waste, and if rooms in the proposed building will be open for public use by city or county governmental boards or committees.

- Tom Lovejoy of the Wisconsin Department of Natural Resources (WDNR) sent a letter on October 1, 2007, stating that no sensitive natural resources are present on the project site and no adverse environmental impacts are expected. He also stated that a stormwater permit may be needed for ground-disturbing activities, and that demolition of existing buildings must comply with applicable air management (asbestos) and solid/hazardous waste disposal regulations.

Sixteen people attended the public scoping meeting. In addition to the primary project team, which includes UWSA, DOA/DSF, UW-L, River Architects, and Ayres Associates, representatives from the UW-L Environmental Council, UW-L Progressives, and UW-L Student Development and Academic Services, as well as the university at large were in attendance. The meeting PowerPoint presentation, full meeting minutes, an attendance log, written comments, and the response letter to the Wisconsin Historical Society are included as Appendix C. Comments received during the scoping meeting are summarized below:

Lindsay Stratton, UW-L Environmental Council, began the public comment period by asking if the project will affect Wittich Field, a portion of the mall west of the proposed new building. Matt Lewis (UW-L) responded that the project will not affect the mall area, and that the mall area will likely increase in size. The design of the mall will be separate from this project. Dennis Johnson (Ayres Associates) commented that there will likely be temporary interference (e.g. fencing, etc.) in the mall area during construction to establish the boundaries of the project.

Guy Wolf, UW-L Environmental Council, asked if a green roof has been considered for the project. He also asked if the possibility of re-using stormwater runoff from the project for the campus' coal plant has been considered. Val Schute, River Architects, responded that the engineering team is looking into both options, and the pros and cons of both will be presented to the Steering Committee, DSF, and the campus in order to help to make a decision. Mr. Lewis commented that stormwater runoff will be dealt with in some way, because stormwater management is a big issue on campus. Mr. Johnson mentioned that the project will comply with the campus' draft stormwater management plan.

Bjorn Bergman, UW-L Environmental Council) asked if bike shelters and bike racks will be included in the design of the building. He also mentioned that there is currently a lack of bike storage on campus. Mr. Schute indicated that the details of the bike racks have not been included in the building design yet, but that during his previous work on campus, they received strong guidance from the physical plant regarding what needs to be done with bike racks. Mr. Lewis commented that the campus will be looking to install as many bike racks as possible on the site, but that he wasn't sure about the possibility of bike shelter areas being constructed. Mr. Johnson commented that the campus master plan also provides guidance relating to landscaping and possibly bike racks around the proposed building. Mr. Schute commented that covered bike storage is a new idea on many campuses, and is usually located around residence halls.

Mr. Bergman noted that there are many mature trees on the proposed site and asked what the plans were for tree replacement and minimization of loss of the trees. Mr. Schute responded that he knows the removal to replacement ratio will be greater than 1 to 1. The chosen landscape consultant has worked on campus before and is particularly sensitive to the issue of tree replacement and loss minimization. If it is cost effective, there is the possibility of integrating lumber from harvested trees into the project (e.g. benches, etc.). Landscaping will be integrated into the project plan, as it has been brought up as an issue on the campus. Mr. Lewis noted that recent construction of Reuter Hall included planting almost twice as many trees as were

removed. Mr. Bergman remarked that he realizes that many of his comments relate to project details that haven't been determined yet, but that he wants to make the issues known.

Mr. Bergman asked if any material from the demolished buildings would be reused as part of the new construction. Mr. Schute responded that DSF has developed a strong waste management approach to the projects. River Architects' last few DSF projects have tried to recycle, reuse, and distribute resources to minimize what goes to landfills. Larry Earll (DSF) commented that reuse of building materials is part of the DSF Sustainable Facilities Guidelines. He also stated that DSF currently has set a goal for all projects that no more than 25% of construction and demolition material goes to landfills. Mr. Lewis commented that during recent building projects, doors and hardware have been removed from the buildings prior to demolition for use in other campus buildings.

Buzz Bocher, UW-L Environmental Council, asked why the new building's fourth floor is half the size of the other floors. Mr. Schute responded that earlier designs did have a full fourth floor. Part of the project design was to provide expansion space, which is what the other half of the fourth floor is right now. The fourth floor was also designed to bring as much outside light into the classrooms. Mr. Bocher asked if there was a possibility of using the roof area as a courtyard type of space. Mr. Schute explained that this is a possibility, but that there are construction and safety issues related to this option. A variety of uses for the roof area (habitable green roof, non-habitable green roof, non-green deck area) have been discussed. The budget will most likely dictate the use of this space. Mr. Earll commented that the building will be designed to support all of the possible roof options, irrespective of how the building is designed, so that if funds become available later, modification of the facility will be relatively easy.

Mr. Wolf asked if the courtyard area south of the proposed building is raised or at ground level, and if it could possibly be used as an outdoor event area. Mr. Schute responded that the specific design of the courtyard has not been completed yet, and that sound projection in the courtyard area could cause noise issues inside the building itself. The master plan states that the area will be used as a gathering space, though its specific use has not been determined.

Mr. Bergman commented that the building should have as many renewable-type energy systems as possible in order to reduce the dependence on steam from the campus coal plan. Examples given include solar hot-water heating, solar building heating, and solar PV panels. Ms. Stratton also commented that Senate Bill 459 and Executive Order 145 mandates that state facilities have 20% renewable energy by 2011. She thinks it is important UW-La Crosse contributes to this, and that this project provides an opportunity to incorporate renewable energy sources into the campus. Mr. Wolf mentioned the leasing of solar hot-water heating as a possibility for the project.

### **Draft EIS Comment Period**

The Draft EIS (DEIS) was distributed on December 14, 2007 to the same distribution list as in the scoping process. The DEIS was also made available at the La Crosse Public Library, UW-L Murphy Library, and on the following website: [www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS). The DEIS 45-day public comment period began on December 14, 2007 and concluded on January 30, 2008. A public meeting to present the findings of the DEIS and to take written and oral comments was held at 6:00 p.m. on January 30, 2008, in the Port 'O Call Room, Cartwright Center on the UW-L campus. Appendix D includes a copy of the DEIS comment period public announcement, which was published in the La Crosse Tribune and posted in campus buildings

on December 12, 2007. The university posted the announcement again in mid-January before the public meeting takes place.

One written comment was received during the comment period, and one written comment was received at the public meeting. The written comment received prior to the meeting was a comment by the WDNR stating that no wetlands, rare or endangered species, or waterway crossings will be affected by the proposed project. The letter emphasized compliance with NR 216 stormwater regulations and proper disposal of building demolition materials. In general, oral and written comments received at the public meeting pertained to the loss of residence hall space and need for future space, relative efficiency of existing residence halls compared to new residence halls, potential effects on increasing commuter traffic, effects on parking, increased demand on the university coal fired boiler plant system, number of bike racks, and various sustainability issues. The meeting minutes, attendance list, written comments, and a copy of the PowerPoint presentation given at the meeting are in Appendix K.

Appendix L includes a summary discussion of information to address these comments and convert the December 2007 Draft EIS into the Final EIS report.

### **Final EIS Comment Period**

The FEIS report was distributed on April 4, 2008 to the parties on the distribution list in front of this report. The report is also available at the La Crosse Public Library, UW-L Murphy Library, and on the project website: [www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS). The 30-day FEIS public comment period begins on April 4, 2008 and will conclude on May 5, 2008. A FEIS public hearing will be held on May 5, 2008 at 6:00 p.m. in room Vahalla B of the Cartwright Center on the UW-La Crosse campus. Appendix M includes the public notice for the FEIS comment period.

### **Record of Decision**

Following the FEIS comment period, the UWSA will consider comments received and issue a Record of Decision (ROD) for the project. The ROD is anticipated in June 2008.

# **I. Description of Proposed Action**

## **Project Location**

The project site is located in the SW ¼ of the SW ¼ of Section 32, Township 16 North, Range 7 West, in La Crosse County, Wisconsin. The proposed New Academic Building site is located at the center of campus, northeast of the intersection of 16<sup>th</sup> Street and Vine Street. The project site is within the La Crosse city limits and is zoned public and semi-public. Site location figures, including a U.S. Geological Survey quadrangle map, aerial photograph, campus map, and site photographs are included as Appendix E.

## **Project Description**

The proposed action involves demolishing three existing structures on campus: Baird Hall, a 39,000 GSF residence hall built in 1963; Trowbridge Hall, a 39,000 GSF residence hall built in 1960; and Wilder Hall, a 32,000 GSF former residence hall built in 1951 and currently being used as an administrative building. The new academic building will be a four-story structure with 116,740 ASF of space, or approximately 179,600 GSF, and a building footprint area of 54,100 square feet. The current design concept includes a partial basement used for mechanical, plumbing, and electrical rooms, and space on the fourth floor for additional mechanical equipment and supply storage. The new academic building has been sized to accommodate future student population growth at UW-L.

Nearly sixty percent of the proposed four-story building will be occupied by 47 general assignment classrooms (66,320 ASF) equipped with modern educational technology and varying in size from 40 to 250 seats, along with various configurations of student study areas (3,680 ASF) located throughout the facility. The majority of the recommended classrooms are in the range of 50 to 65 students, with two 250-seat auditoriums to accommodate the large section courses that are currently taught in Graff Main Hall room 260, as that room does not function well as a classroom setting. The remainder of the building will house academic and student services departments that do not currently have enough space to meet their program needs, including:

- College of Science and Health – Dean’s Office
- Honors Program
- Women’s Studies
- Communications Studies
- International Education (including ESL)
- Student Support Services
- Career Services
- Academic Advising Center
- Counseling and Testing
- Multicultural Student Services
- Campus Climate

The office space will consist of offices, work area, conference, and support spaces. Student study/resource/advising space will include tutoring rooms, quiet and group study rooms, and

resource and research areas for use by students in the academic and student advising departments. A small serving kitchen and gathering area to accommodate various academic and professional functions is also planned as part of the new building. The building will have a fire protection sprinkler system and will be designed to meet handicap accessibility requirements (UW-L New Academic Building, Building Program Statement). A proposed site plan, floor plans, and building elevations are included in Appendix A. In addition, a March 24, 2008 preliminary overall site development plan prepared after the Draft EIS document was completed is in Appendix A.

The New Academic Building will be located at the geographic and academic center of campus. It will provide a strong anchor for the main academic core of the campus, and it will anchor the southwest corner of the future Central Campus Mall, as described in the UW-L Campus Master Plan completed in 2005. The mall will become a primary gathering space and is intended to set the tone for the overall image of the campus. Several of the buildings that form the mall boundary are already in place, and through development of the new academic building, along with a future project in Cowley hall, the mall will take shape. The mall is intended to make the heart of the campus a more unified space that reflects the high quality of education at UW-L and honors its heritage. To help meet these objectives, the landscaping around the New Academic Building will be enhanced by trees, lawn, rain gardens, and plantings of low shrubs, ground cover, and/or perennials. The plantings will emphasize the building's main entrances and other highly visible locations around the building and will provide shade or screening as required. There are currently approximately 46 trees on the existing site.

Because the new Academic Building will be constructed in a highly visible and central location of the campus, the building will need to be treated as one that will be seen and experienced from all four sides. The Campus Master Plan indicates a preference for campus architecture that respects the older, statelier buildings on campus such as Graff Main Hall, Wittich Hall, and Morris Hall. The architectural style of these buildings leans toward a Collegiate Gothic or Neo-Classical design influence. Brick has been the primary building material utilized throughout the campus and will be the core material ingredient in the New Academic Building. The use of other building materials, such as stone, glass, and metal, will maintain the established campus palate of colors, textures, and finishes to ensure that the building is compatible and consistent with its surroundings. The design team (DOA/DSF, UW-L, UWSA, and River Architects, Inc.) for the New Academic Building will coordinate building and site plan design with the design guidelines and master plan guiding principles to achieve a project that is consistent with future master plan goals.

The primary occupants of the building will include students and faculty utilizing the general assignment classrooms and other associated teaching spaces. Other primary occupants will include those faculty and staff that are members of the various academic and support services departments located in the building. In addition, members of the general public will use the facility as they attend gatherings or non-degree educational sessions held in the building.

With the exception of possible service vehicle and handicap stalls, there is no intent to construct additional parking as part of this project. The building site is bounded on all four sides by a grid of pedestrian pathways that were once city streets. The actual streets with curb and gutter have been replaced by wide concrete pedestrian malls that have a pavement designed to support emergency vehicles, including large fire trucks. This emergency vehicle access will remain functional both during construction and after the new building is occupied.

## Project Budget, Schedule, and Space Use

### Project Budget Estimate

Construction	\$31,810,000
A/E Fees	\$ 2,561,800
Other Fees	\$ 173,000
DSF Supervision	\$ 1,362,000
Contingency	\$ 2,268,200
Movable & Special Equipment	\$ 5,715,000
Percent for the Arts	\$ 110,000
<b>Total Project Cost</b>	<b>\$ 44,000,000</b>

Source: New Academic Building - Project Request Document, February 2007

### Project Schedule Summary

<u>Phase</u>	<u>Date</u>
Program Approval	March 2005
Architect Selection	May 2006
Design Report (35%)	April 2008
Bid Opening	March 2009
Start Abatement/Demolition	May 2009
Start Construction	July 2009
Substantial Completion	April 2011
Final Completion	July 2011

Source: Project Schedule Review (Draft 7), December 2007

Project Space Use Summary

<u>Description</u>	<u>Assignable Square Feet</u>
General Assignment Classrooms	66,320
Misc. Instructional Support	8,720
College of Science & Health	2,104
Honors Program	582
Women's Studies	2,709
Communications Studies	4,699
International Education	11,462
Student Support Services	2,412
Career Services	3,757
Academic Advising Center	1,460
Counseling & Testing	4,110
Multicultural Student Services	2,348
Campus Climate	1,297
Building Support	4,760
<b>Total ASF</b>	<b>116,740</b>

Source: UW-L New Academic Building 10% DSF Concept Review, Nov 2007.

Construction of the new academic building will be funded through a combination of general fund supported borrowing and gift funds. Program revenue will be used to demolish Baird and Trowbridge Halls and Building Trust Funds will be sought to fund demolition of Wilder Hall.

## History, Background, Purpose, and Need

### History and Background

The University of Wisconsin-La Crosse was founded in 1909 as the La Crosse Normal School. It currently is one of thirteen degree-granting campuses in the UW System. UW-L offers 85 undergraduate programs in 44 disciplines, and 21 graduate programs in 8 disciplines.

The 119 acre campus is located in a residential section of La Crosse. Enrollment in 2007/2008 is approximately 8,295 undergraduate students and 1,454 graduate students. A plan to increase the university enrollment by up to 500 students over the next five years was recently approved by the University System Board of Regents. Approval of this proposal will be considered by the Wisconsin State Legislature in 2008.

The University offers much to the local area through cultural events, regional and national conferences, prominent guest speakers, applied research, experienced professional staff and faculty, a large workforce, and staff and student community volunteers. UW-L works cooperatively with the city's other higher education institutions, area elementary, and secondary

schools. The University has led development of a consortium among the city's higher education institutions and major health care organizations to bring cutting-edge health care to the region, along with a state-of-the-art health research and education facility (History of the University of Wisconsin – La Crosse).

Baird Hall, a co-ed residence hall named after Betty Baird, a former physical education instructor, is located in the center of campus directly east of the Center for the Arts. It is currently home to 200 sophomores, juniors, seniors, and graduate students, many of whom are international and exchange students. The hall was constructed in 1963.

Trowbridge Hall, a co-ed residence hall named after former history instructor Myrtle Trowbridge, is located in the center of campus next to Murphy Library. Trowbridge Hall is similar in size and shape to Baird Hall and houses approximately 200 students. The hall was constructed in 1960.

Wilder Hall, named after Emma Lou Wilder, a former physical education instructor, is located in the center of campus just south of Trowbridge Hall. The building houses the offices of Career Services, Student Support Services, Counseling and Testing, the Academic Discover Lab, Residence Life, Student Support Services, and the Military Science Department. Wilder Hall was originally constructed in 1951 as the campus' first residence hall.

### **Purpose and Need for Proposed Action**

The most critical building space management issue identified in the 2006 and previous editions of the UW-L Physical Development Plan is inadequate general assignment classrooms, along with severe space shortages for academic and student development departments. Construction of a new academic building is a major step in the University's plan to solve these issues.

Continually evolving teaching techniques require larger classrooms, and fixed rows of seating are no longer adequate to accommodate interactive teaching methods that are increasingly being used. It is typical for students to be divided into small groups for discussion and project work. Currently, the majority of general assignment classrooms on the UW-L campus have fixed seating and tablet armchairs rather than the clusters of tables and chairs that are ideal for the small group type of instruction.

There are currently 90 general assignment classrooms for use on the UW-L campus. Many of these classrooms are too small for the class size they need to support. Approximately 40 percent of the existing 90 general assignment classrooms have aspect ratios (ratio of the room's longer dimension to its shorter dimension) greater than 1.5, which results in poor sight lines and poor visibility. The size and dimensional ratios prohibit the installation of modern instructional technology. In addition, a large majority of the existing general access classrooms are in buildings that were constructed over thirty years ago, and no updates to ceiling, wall/floor finishes, or infrastructure have occurred in many of these areas. These issues are made even more critical by the fact that over 90 percent of the existing classrooms have seating arrangements that exceed their original design capacity. Because of all these issues, 38 of the 90 existing classrooms are considered by UWSA to be substandard (Type 'B') classrooms.

Most of the academic and student advising departments, and all of their associated programs, have grown significantly in the last 30 years, but there has not been any corresponding growth in building area. Other than a small addition to the Wing Technology Center as part of a renovation of that building in 2001, no new academic building space has been constructed on

the UW-L campus since Wimberly Hall was completed in 1974. As a result, many of the departments on campus are suffering from a severe shortage of space.

The intent of the New Academic Building construction is to provide the quantity and quality of general assignment classrooms needed to support the basic mission of the university, and to provide space for various academic and student advising departments. The areas vacated in existing buildings by these relocated departments will then be reallocated to the remaining academic and administrative occupants of those buildings to allow them to decompress into the vacated areas. Buildings that will gain vacated space include Wimberly Hall, Graff Main Hall, and the Center for the Arts.

## **Engineering Design and Type of Materials**

The engineering design will meet the requirements of Wisconsin Department of Commerce (COMM), Division of Safety and Buildings, and City of La Crosse ordinances. A zoning change will not be required because the property is within the UW-L boundaries and the land use will not change. The property is surrounded on all sides by UW-L buildings, including the Center for the Arts to the east, Murphy Library to the north, Wittich Hall to the east, and Morris Hall and Wing Technical Center to the south. A panel of photographs showing campus buildings adjacent to the proposed building is in Appendix A. Exterior lighting will be placed so that it illuminates the immediate area for the safety of residents but limits the amount of light reaching neighboring properties. The building and site landscaping will be designed to be aesthetically suited to the area and conform to the goals of the campus master plan.

Water mains, gas mains, and storm water and sanitary sewer lines currently serve Baird, Trowbridge, and Wilder Halls. The New Academic Building will be served by the same systems.

## **Permits and Approvals Required**

Based on the findings of the Final EIS and comments received, the UWSA will decide on a final action for the project. The COMM Division of Safety and Buildings must also approve the building and foundation design before construction. A storm water management plan will not be required by the WDNR. However, because an area greater than one acre will be disturbed during construction, a construction site erosion control plan will be required in accordance with NR 151.11.

The City and County of La Crosse do not require any approvals or permits for this project.

## **II. Description of Existing Environment**

### **Physical and Chemical Environment**

#### **Climate and Air Quality**

The La Crosse climate is a typical continental environment. The climate is most suitable for growing corn, small grains, and vegetables, and dairy farming. The average annual temperature is approximately 47 degrees Fahrenheit (F). Winter temperatures can fall below – 30 degrees F and exceed 100 degrees F in the summer (Historical Climate Data).

Chapter NR 400 of the Wisconsin Administrative Code regulates air pollution. Contaminants regulated by this chapter include the "criteria pollutants": particulate matter, sulfur dioxide, organic compounds, nitrous oxides, carbon monoxide, and lead. There is regulation of hazardous air contaminants and visible emissions. The La Crosse area is outside the regulated pollutant non-attainment areas, thus more stringent air pollution regulations are not placed on businesses and industries of the La Crosse area. The majority of the non-attainment areas are in the southeast part of the state.

Air quality in the west-central part of the state is generally good. Prevailing winds come from the northwest in the cooler months and from the southwest in warmer months.

#### **Geology and Subsurface Conditions**

Bedrock in the Trempealeau—Black River Basin is mainly sedimentary rock of the Cambrian and Ordovician ages. The bedrock mapped by the U.S. Geological Survey in 1973 in the La Crosse area consists of undifferentiated sandstone, which includes the Jordan, St. Lawrence, and Franconia Formations. Igneous and metamorphic rocks of the Precambrian age lie beneath the undifferentiated sandstones.

The glacial geology of the La Crosse area is pitted outwash, which is stratified sand and gravel. These glacial deposits are approximately 150 feet thick (U.S. Geological Survey of the Trempealeau—Black River Basin).

#### **Soils**

The soils in the La Crosse area are sandy soils of the Mississippi River Valley and are mostly Plainfield and Sparta Soils. These soils exist on stream terraces that have formed from sandy outwash from sandstone of the Cambrian age (Soil Survey-La Crosse County). A geotechnical evaluation of the site was performed in 2006. Nine borings taken throughout the site encountered about ½ foot of topsoil over approximately two feet of dark-colored, relatively inorganic sand. Borings taken along the north edge of the site found five to eight feet of dark-colored inorganic sand beneath the topsoil. This dark-colored sand is believed to be fill material. Below this level, each of the borings was dominated by fine sand until the termination depth at about 41 feet below the surface. Based on the borings, groundwater is expected to be on the order of 40 feet below the surface, which corresponds to an elevation around 627 to 628 feet National Geodetic Vertical Datum (NGVD). This elevation corresponds closely to the water level in nearby ponds and the La Crosse River. Excerpts from the geotechnical report are included as Appendix F.

## **Topography**

The topography of the subject property and surrounding properties is relatively flat. The City of La Crosse is located on the old floodplain of the Mississippi River, which is approximately 1.25 miles west of Baird, Trowbridge, and Wilder Halls. Coulee bluffs exists approximately one mile east of Baird, Trowbridge, and Wilder Halls where the topography changes from flat to steep bluffs. The existing building entrances for Baird, Trowbridge, and Wilder Halls are at an elevation of approximately 670 feet NGVD. The bluffs to the east rise to an elevation of over 1,200 feet NGVD.

## **Water Resources**

### Ground Water

The City of La Crosse is part of the Trempealeau—Black River Basin. The ground water surface is approximately 700 feet NGVD in the La Crosse area. General ground water flow is to the west, toward the Mississippi River (U.S. Geological Survey of the Trempealeau—Black River Basin).

The City of La Crosse water supply is obtained from a shallow, unconsolidated sand and gravel aquifer. The sand and gravel aquifer is approximately 170 feet in depth in the La Crosse area and is bounded on the east by the bluffs and on the west by the Mississippi River. The aquifer produces millions of gallons of water daily for the City. The Water Utility operates 15 high pressure wells located throughout the city. Wells are generally 100 to 150 feet deep and have pumping capacities of up to 3,500 gallons per minute.

Fluoride and chlorine are added to the pumped water in the distribution system. Routine water samples are analyzed for contaminants as required by federal and state regulations. An online water quality report for the period of January 1 through December 31, 2006, indicates that the City of La Crosse water had an increased level of microbiological contaminants during the testing period. All other water quality criteria met or exceeded Federal and State requirements in 2006 (La Crosse 2006 Water Quality Report).

### Surface Water

The City of La Crosse is adjacent to the confluence of the Mississippi River, Black River, and the La Crosse River. The Mississippi River is approximately 1.25 miles west of Baird, Trowbridge, and Wilder Halls. The La Crosse River flows from the northeast toward the southwest to the Mississippi River and is approximately one mile north of Baird, Trowbridge, and Wilder Halls. The Black River Channel is approximately two miles northwest of Baird, Trowbridge, and Wilder Halls.

The university's draft Stormwater Management Plan (SWMP), written by Strand Associates in 2005, discusses problem areas on campus where flooding occurs, most commonly after short, intense thunderstorm events in the spring and summer months. In general, this flooding is caused by either a lack of adequate drainage or insufficient inlet capacity. The main storm sewer system has the same approximate configuration as it did fifty years ago, prior to much of the city's development. The amount of green space in the city has decreased and the amount of impervious area has increased, resulting in more runoff flowing directly into the storm sewer system. The system cannot accommodate the large flows caused by heavy rains, and areas within the city, including some portions of campus, experience significant backup from the

sewers under certain conditions. An area of problem flooding is located near the Hoeschler clock tower northeast of the project area. Drainage features will need to be coordinated with the City of La Crosse and the WDNR.

Figures from the UW-L draft SWMP report showing the campus drainage basin and areas of flooding and erosion problems on campus are included in Appendix G. Also included is a tentative site plan of the New Academic Building showing a conceptual location of a rain garden on the site as shown in the draft SWMP.

## **Floodplain**

The City of La Crosse sets on the floodplain of the Mississippi River. Baird, Trowbridge, and Wilder Halls are at an elevation of approximately 669 feet NGVD. The subject property is located in an area of minimal flooding. The 100-year floodplain elevation is 646 feet and the boundary is approximately 2,300 feet north of Baird, Trowbridge, and Wilder Halls. A copy of the 1971 Federal Emergency Management Act (FEMA) Flood Insurance Map is included as Appendix H.

## **Environmental Contamination**

Standard environmental databases were reviewed for potential environmental concerns within the project site. Findings of the review are discussed in the following paragraphs and environmental database information is included in Appendix I.

### BRRTS

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) data base for the subject property and surrounding area was searched on November 20, 2007 (the data base was last updated November 1, 2007). The following sites are on the database:

- BRRTS No. 04-32-194364—UW-L Fine Arts Building—Elevator Hydraulic Leak, 9/21/1994. Status: Historic - Spill Cleaned Up
- BRRTS No. 03-32-117929—UW-L Power Plant—Leaking Underground Storage Tank (LUST) Site, Start date: 5/17/1996. Status: Closed 10/8/98
- BRRTS No. 04-32-515127—UW-L Fine Arts Building—Unknown Oil Spill under Kiln, 8/17/2001. Status: Closed 9/5/2001
- BRRTS No. 09-32-295556---UW-L Maintenance Building—Underground Storage Tank (UST) Closure, 08/11/1992. Status: No Action Required
- BRRTS No. 09-32-296872—UW-L Maintenance Building—Underground Storage Tank (UST) Closure, 11/16/1998. Status: No Action Required

### COMM Registered Tanks

The Wisconsin Department of Commerce (COMM) database was searched for sites with registered above-ground storage tanks (ASTs) and/or underground storage tanks (USTs) on November 20, 2007 (the COMM online database was last updated on November 10, 2004).

UW-L had seven USTs and one AST at the Physical Plant that have been closed/removed. The tanks ranged in volume from 250 gallons to 40,000 gallons. Currently, one UST and one AST are in use at the UW-L Physical Plant. The UST contains 12,000 gallons of diesel and the AST contains 2,000 gallons of unleaded gasoline. There are no known USTs or ASTs in the vicinity of the proposed Academic Building.

#### EPA Database Search

The Environmental Protection Agency (EPA) multi-system database was searched for sites listed as Superfund sites and generators of hazardous/toxic waste on November 20, 2007 (database last updated on November 20, 2007). UW-L is a Large Quantity Generator (LQG) of hazardous waste. A Large Quantity Generator is defined as a generator who generated 1,000 kilograms (2,205 pounds) or more of hazardous waste in a single month.

#### WALMS Database Search

The Wisconsin Asbestos and Lead Abatement Management System (WALMS) database was searched for information about the hazardous materials present in Baird, Trowbridge, and Wilder Halls. All three buildings have all had asbestos and lead-based paint surveys performed.

Baird Hall was inspected on August 8, 2005. Asbestos-containing materials found in the building include door caulk, carpet and tile adhesive, floor tiles, and pipe and water tank insulation. Fire doors, linoleum flooring, and wall and bulletin board adhesive were also assumed to contain asbestos. Lead-based paint was not detected in the building.

Trowbridge Hall was inspected on August 15, 2005. Asbestos-containing materials found in the building include window, door, and joint caulk, ceiling tiles, floor tiles, and pipe insulation. Fire doors, wall paneling adhesive, and bulletin board adhesive in the building was also assumed to contain asbestos. Lead-based paint was not detected in the building.

Wilder Hall was inspected on February 18, 2005. Asbestos-containing materials found in the building include floor tile and floor tile adhesive, pipe insulation and fittings, and light fixture shields. Fire doors, paneling adhesive, ceramic tile adhesive and grout, and roofing materials were also assumed to contain asbestos. A limited amount of lead-based paint was found on some door frames in the building.

#### **Existing Building Demolition/Hazardous Materials**

Baird, Trowbridge, and Wilder Halls do contain some asbestos. The University will identify all existing asbestos, and an abatement contractor will be retained to properly remove and dispose of this materials. Lead-based paint does not require abatement prior to demolition. After the hazardous material abatement, the existing structures will be dismantled and sorted for recycling, resale, or disposal.

#### **Noise**

Ambient noise conditions at the project site are consistent with noise levels typically experienced on a university campus. Traffic levels in this area are low, as the only adjacent vehicular streets are Pine and 16<sup>th</sup> Streets southwest of the project site.

## **Biological Environment**

### **Vegetation**

The project site is currently a lot with two existing residence halls and an existing administrative building at the center of campus. Approximately 46 deciduous and coniferous trees including ashes, locusts, maples, and spruces provide shade for the area. Tree diameters range from 4 inches to 30 inches.

### **Fish and Wildlife**

No fisheries resources are on the proposed site or immediately adjacent to it. The Mississippi River is approximately 1.25 miles west of the project site. The La Crosse River flows from the northeast toward the southwest to the Mississippi River and is approximately one mile north of the project site. The Black River Channel is approximately two miles northwest of the project site.

### **Threatened and Endangered Resources**

Mr. Tom Lovejoy, WDNR, stated in an October 1, 2007, letter that no sensitive natural resources are present on the project site and no adverse impacts are expected due to this project.

### **Wetlands**

There are no wetlands on or adjacent to the project site.

## **Social and Cultural Environment**

### **Parks and Recreation**

The City of La Crosse has 45 parks that make up approximately 1,400 acres, not including the La Crosse River Marsh. The city owns the marsh that covers approximately 400 acres (City of La Crosse Comprehensive Plan-2002). Four of the larger parks are on the shores of the Mississippi or the Black River. The State Forestry division in the City maintains over 26,000 boulevard trees, 8,000 park trees, and plants 400 trees annually.

Myrick Park is the nearest public park to Baird, Trowbridge, and Wilder Halls. It is located north and across La Crosse Street and east of Oak Grove Cemetery. Myrick Park is the site of the city's free zoo and is adjacent to the Myrick Marsh Trail System, which offers hiking, jogging, and nature study.

There is an open recreation area between Baird, Trowbridge, and Wilder Halls that contains a basketball court and a grassy area that students use as a picnic area, social gathering space, study area, and relaxation spot. Several trees are scattered throughout to provide shade.

### **Existing and Future Land Use**

The project site is within the boundaries of UW-L campus. The Campus Master Plan, prepared in July 2005, addresses future land use on campus and provides design guidelines relating to image and identity, vehicle, bicycle, and pedestrian circulation, parking, open space, buildings,

and utilities. The major principles of the UW-L Campus Master Plan are to enhance campus image and identity, create a central campus mall within an enhanced academic core, and create a more walkable campus environment. The New Academic Building design and site plan will be coordinated with the Campus Master Plan to achieve a project that is consistent with these master plan goals.

### **Surrounding Neighborhood**

The UW-L main campus is located in a residential area in the east-central part of the city of La Crosse. The original campus boundaries were approved in 1979. Since then, there have been various land transfers between the City of La Crosse, UW-L, and the WDNR, as well as expansions of the campus boundaries that were approved by the City of La Crosse and the Board of Regents.

There are currently six privately-owned parcels of land remaining within the approved campus boundary, as well as the City of La Crosse Municipal swimming pool, which is located between Mitchell Hall and the Cartwright Center, and Emerson Elementary School, which abuts the southeast corner of campus. It is the publicly-stated intent of UW-L to acquire the privately-owned properties and the city-owned pool parcel that are currently located with the campus boundary as they become available.

### **City Population**

According to the 2000 U.S. Census, the City of La Crosse has a population of 51,818. A profile of the city estimates the population in 2006 to be 51,380 (City of La Crosse Profile).

### **UW-L Student Population and Profile**

Enrollment in 2007/2008 is approximately 8,295 undergraduate students and 1,454 graduate students, and 282 international students. A plan to increase the university enrollment by up to 500 students over the next five years was recently approved by the University System Board of Regents. Approval of this proposal will be considered by the Wisconsin State Legislature in 2008. According to the UW-L 2006 Physical Development Plan, 95% of the undergraduate student body is enrolled full time, and traditional students (24 years old and younger) comprise approximately 96% of the undergraduate enrollment. Approximately 33% of all University students live in on-campus residence halls.

### **Housing**

According to information from the 2000 U.S. Census, there are 22,233 housing units in the City of La Crosse, 94.9% of which are occupied. Of those units, 10,746 are owner-occupied. The average household size is approximately 2.23 people (Economic Development Strategic Plan).

### **Health Care Facilities and Emergency Services**

The City of La Crosse police force consists of 99 sworn officers and 22 civilian employees. A new police center was built in 1996 on the north side.

The City of La Crosse is served by four fire stations. In addition to fire services, the La Crosse Fire Department responds to medical emergency calls. There is a minimum of 25 fire fighters on duty citywide 24 hours a day (La Crosse Comprehensive Plan).

## **Historical/Archaeological Environment**

According to the Wisconsin Historical Society, there are three properties in the vicinity of the project site that are listed on the National Register of Historic Places. These include Graff Main Hall, Morris Hall, and Wittich Hall. Graff Main Hall, located southeast of the project site, was constructed in 1908 and was the original campus building. Morris Hall, constructed in 1939, is located to the south of the project site. Wittich Hall, constructed in 1916, is located east of the project site. Baird, Trowbridge, and Wilder Halls are not on the National Register of Historic Places. Because Wilder Hall is over fifty years old, building information and photographs have been submitted to the Wisconsin Historical Society for evaluation.

A Wisconsin Historical Society search of the Archaeological Site Inventory indicates that there are no known archaeological sites in the project area. The project site has been disturbed from its natural condition since at least the 1950's.

## **Economic Environment**

### **Employment and Labor Force**

The City of La Crosse's unemployment rate measured in 2000 was 4.6%. From 1990 to 2000, the City's total number of employed persons increased 6.1% from 26,448 to 28,056.

### **Income**

The median family income, as stated in the US Census Bureau 2000, for the City of La Crosse is \$43,047 and the median household income is \$31,103 (Economic Development Strategic Plan, City of La Crosse, 2003-2004).

### **UW-L Effect on Local Economy**

Education, health, and public administration sectors make up approximately 28% of all employment in the City of La Crosse. If employment in these service sectors was removed or decreased, the effects would be noticeable city-wide and even county-wide. The La Crosse community places a high value on the presence of major institutions, such as UW-L, Franciscan Skemp Healthcare, Viterbo University, and Gundersen Lutheran Medical Center.

UW-L employs approximately 1,200 people and has an estimated payroll of more than \$76.8 million per year. Health insurance premiums for UW-L employees, including employee and employer contributions, are estimated to be \$11.9 million per year (UW-L Fact Card, 2007).

During the 2006-2007 fiscal year (July 1, 2006 to June 30, 2007) UW-L made over \$9.1 million worth of local purchases and did business with more than 40 vendors. Several local vendors, providing food service, transportation, healthcare, building and remodeling services, and more, were each paid more than \$40,000 during the 2006-2007 fiscal year (UW-L Fact Card, 2007). In addition, UW-L faculty, staff, and students, as well as visitors to the campus, contribute to the local economy through direct spending at local businesses.

Although UW-L does not pay property taxes, the university does pay an annual assessment in lieu of taxes to cover costs associated with fire protection, police protection, and other city-provided services. For the 2006-2007 fiscal year, the City of La Crosse was paid \$1,028,251 in

lieu of taxes on behalf of the university. This payment is calculated based on the square footage of existing buildings on campus.

## **Transportation**

The UW-L campus is bounded by several heavily traveled city streets. La Crosse Street (State Highway 16) forms the north boundary of the campus and divides the main campus from the north campus buildings and fields. The main campus is also affected by moderate to heavy vehicular traffic from two other city-owned streets, State Street and Campbell Road, which form the south and southeast boundaries of the campus.

Although a small number of one-block lengths of various city streets within the main campus boundary are still open to public vehicular traffic, there are only two segments remaining that experience any significant vehicular traffic by the general public. Those streets are a two-block section of Pine Street that runs east-west along the north side of Mitchell Hall on the east end of campus, and a three-block section of East Avenue that is a main north-south route through the east side of the campus.

The block containing Baird, Trowbridge, and Wilder Halls is bounded on all four sides by a grid of pedestrian pathways that were once city streets. The actual streets with curb and gutter have been replaced by wide concrete pedestrian malls that have pavement designed to support emergency vehicles. The closest streets open to vehicular traffic by the general public near Baird, Trowbridge, and Wilder Halls are 16<sup>th</sup> Street and Vine Street, located just southwest of Baird Hall. Traffic on these streets is minimal.

## **Public and Private Utilities**

The La Crosse Water Utility is under the direct supervision of the Water and Sewer Utilities Manager, subject to the authority of the Board of Public Works and the Common Council of the City of La Crosse. It is the responsibility of the Utility to operate and maintain all the grounds, buildings, and equipment of the Utility, including 15 wells, one reservoir, over 220 miles of water main, and the main pumping station located in Myrick Park (City of La Crosse Water Utility website). The City of La Crosse maintains utility easements in the grid of pedestrian pathways that surround Baird, Trowbridge, and Wilder Halls. City water supply lines exist on the north, south, and west of the existing buildings. Laterals extend to the south end of Baird Hall, the northeast corner of Trowbridge Hall, and the southeast corner of Wilder Hall.

The La Crosse Wastewater Utility operates and maintains 33 lift (pumping) stations, 188 miles of sanitary sewers, 134 miles of storm sewers, and the Barron Island and Isle la Plume wastewater treatment plants that comprise the wastewater collection, conveyance, and treatment system of the City of La Crosse. The City of La Crosse accepts and treats sanitary wastes from the cities of La Crosse and Onalaska, the Town of Campbell, and from much of the Town of Shelby. By the end of 2007, La Crosse will also be accepting wastewater flow from the City of La Crescent, Minnesota (La Crosse Wastewater Utility website). City sanitary lines exist to the north, south, and east of the existing buildings. Laterals extend to the north end of Baird Hall and the east ends of Trowbridge and Wilder Halls. Most campus buildings have duplex pumping stations to push sewage to the city distribution system, with some buildings having gravity-type systems.

The City of La Crosse also owns the storm sewer system that serves the UW-L campus. The storm sewers were separated from the City's sanitary sewers in 1966. On campus, the storm sewer consists of concrete pipes, all of which are gravity systems except for Whitney Center, where two pumped returns are used. Concrete storm sewer pipes are located on the north, south and west sides of the existing site. Building roof drains, gutters, and downspouts are routed to the storm drains from the north side of Trowbridge Hall and the south side of Wilder Hall. In addition, the campus has coordinated with the City of La Crosse Water Department to connect campus-wide clear water discharges to the storm sewer system to avoid unnecessary sanitary sewer charge payments. According to utility maps, Baird Hall does not have a direct storm sewer connection.

Buried gas lines owned by Xcel Energy surround the site containing Baird, Trowbridge, and Wilder Halls on all sides. Lateral connections enter the buildings at the south end of Baird Hall and the east ends of Trowbridge and Wilder Halls.

Other utilities in the area include buried steam, chilled water, electrical power, and signal (including both fiber and copper telecommunication) lines owned by UW-L.

The campus steam distribution system is made up of a central heating plant which produces and distributes high pressure steam through underground lines, which are located in concrete ducts. Within the buildings, the steam pressure is reduced from 100 to 15 pounds per square inch gauge (PSIG). Steam is used for area heating, food processing, humidification, sterilization/autoclaves, and domestic hot water. Through the past 20 years, various direct buried steam and condensate return lines have failed or developed leaks. It is suspected that the deterioration is due to the fact that these buried lines are under vacated city streets and have been subjected to corrosion caused by de-icers applied at the ground surface that has leached down to the steam pipes. Segments of direct buried steam and condensate lines that currently exist under these same conditions are located between Morris and Baird Halls and between Trowbridge and Wilder Halls. An All Agency Project was requested in the 2003-2005 biennium to replace these segments of buried piping. However, these all lie in areas that will be disturbed by construction of the New Academic Building, so the project was deferred by the university. A steam line also runs along the north edge of the existing site.

There are 18-inch chilled water lines (supply and condensate return) running north-south along the west edge of the existing site. Construction of a building addition to the Heating Plant to provide new space to house water chillers, pumps, and auxiliary equipment needed to produce and distribute chilled water was completed in 1997. This project initially served seven campus buildings, but the Chiller Plant and distribution system piping was sized to provide future cooling capabilities for other campus buildings. The La Crosse Health Science Center (completed 2000), Wing Technology Center (completed 2001), and the new residence hall (completed 2006) have all been added to the central chilled water system. In addition, Graff Main Hall and the Cartwright Center were recently added to the central system and the existing 40-year-old chiller at the Cartwright Center that was servicing these buildings was permanently taken offline. The Cleary Alumni and Friends Center was also added to the central chilled water system in the summer of 2007. The New Academic Building, additions to various academic buildings and several existing academic buildings are all scheduled to be put on line with the central chilled water system in the future. It was determined that the projected future load of these additional facilities would exceed the capacity of the university's system, so a third chiller and cooling tower was added to the central system.

The campus primary electrical distribution system consists of approximately 10,690 linear feet of university-owned cable that is fed by Xcel Energy. The Xcel Energy substation is located on the west side of Mitchell Hall on the east end of campus. With the addition of the new residence hall, the proposed New Academic Building, and future additions to existing academic buildings, the demand for electrical power from Xcel Energy will approach the upper limits of the amount that the current infrastructure can supply. Consequently, an All Agency Project Request to upgrade the electrical service to the campus was submitted and approved by the SBC. The project is currently 80% designed, and construction is anticipated in the summer of 2008.

The campus telecommunications system was upgraded in 1989 to enhance telephone service to all buildings and provide a campus data distribution-cabling plant. Century Telephone of Wisconsin, Inc. provides digital Centrex service to UW-L. A campus-wide universal cabling system, including new fiber optic and copper backbone facilities, was also installed. Additional optic cable was installed in 2003. These signal lines enter Baird, Trowbridge, and Wilder Halls on the south side of each building.

### **III. Probable Adverse and Beneficial Impact of the Proposed Action on the Environment**

#### **Physical Environment**

##### **Climate and Air Quality**

The UW-L New Academic Building activities will not threaten air quality. The WDNR does not consider La Crosse as an air-quality attainment area, which would require controls on sources of emissions. The University's central plant has the capacity to serve the New Academic Building. The incremental load the new building will place on the plant does not threaten air quality.

Other than short-term emissions from construction equipment, there will be no impact from vehicular emissions because of this project. The project is not expected to attract additional vehicles to the La Crosse campus area.

##### **Energy**

The New Academic Building will be connected to the existing University utilities. The total electrical consumption by the existing buildings (Baird, Trowbridge, and Wilder Halls) during FY 2006-2007 was approximately 661,000 kilowatt hours (KWH). Natural gas consumption by the existing buildings during the same time period was approximately 3,800 therms. Energy usage for the New Academic Building will not be known until further design of the project is completed. Using historical data from an estimate of electrical consumption for a new academic building on the UW-Madison campus, it is estimated that the new academic building will use approximately 2,030,400 kWh per year (Arnold & O'Sheridan estimate). This estimate may be somewhat high for a building on the UW-L campus, as UW Madison buildings typically operate significantly more hours per day than UW-L buildings. Although the new building will result in an increase in electricity consumption compared to the existing building, the energy loads will not adversely impact the capacity of the existing utility systems.

##### **Sustainability**

When possible, design of the new building will incorporate sustainable design principals that are sensible and valid, especially those with an emphasis on energy efficiency. LEED silver certification will be pursued for this project. A matrix comparing the DSF sustainability requirements with the LEED requirements is included as Appendix J. The ultimate goal is to meet the requirement of Executive Order 145, which states that new State buildings are to be designed to use 30% less energy than commercial code. To achieve this goal, the project design team anticipates incorporating the following features into the project:

- Envelope performance
- Cool day lighting
- Passive solar design (to reduce solar loads in the summer and increase solar heat gain in winter)
- Lighting efficiency (occupancy sensors, two level switching/adjustable lighting levels)
- Unoccupied HVAC system shutdown

- Demand control ventilation
- Exhaust/relief air energy recovery

Natural day lighting and views have been emphasized for the project. For the most part, natural light and views have been provided for all classrooms, and it is anticipated that a majority of the regularly occupied office spaces will also include natural light and views. Preliminary day light modeling and energy simulations have been performed to evaluate the use of day lighting for the classrooms. In general, window to wall ratios of 40-50% for north- and south-facing walls and 22-25% for east- and west-facing walls were determined to balance appropriate day light levels with space energy use. The current building design is short of these initial targets on some orientations, as shown on the building elevation drawings included in Appendix A. Additional modeling and simulations will be done to improve the day lighting performance and decrease the expected energy use of the building. Where possible, sunscreens and/or exterior shading will be included on the east and west exposures of the building to reduce potential glare and solar heat gains from direct sunlight.

The design team is currently investigating the incorporation of cost-effective renewable energy sources, including photovoltaic electrical generation, active solar thermal systems, and wind-powered electrical generation. It is anticipated that a renewable energy system will be incorporated into the project if it is found to be economically viable. UW-L will pursue solar thermal domestic hot water and the design team is currently evaluating costs and potential Focus on Energy rebates that might be applicable to this type of system. Any additional cost for this system will be funded via gift funds.

Other sustainability categories that are being explored include sustainable sites, water efficiency, materials and resources, and indoor environmental quality. The matrix in Appendix J lists various items from the DSF Sustainable Facilities Guidelines for each category, and compares them with the related LEED creditable items. The matrix shows if each item is considered to be part of the building's standard design, or recommended, possible, or impossible.

### **Surface and Subsurface Conditions**

The proposed action will have no major effect on site soils. Physical changes to the site will not encroach on or impact adjacent properties. Minimal grading will be required because the site is relatively flat and the first floor elevation of the new building will be similar to that of the existing buildings. Ramps and stairwells will not be required at the entrances.

During construction, there is a potential for some erosion of exposed soils from beneath new structures and site regrading, which can be viewed as a short-term adverse impact. These effects will be controlled and minimized according to erosion control practices outlined in Wis. Stats. 144.266 for construction activity. An erosion control plan will be submitted as part of a storm water construction management plan.

### **Water Resources**

Existing buildings within the approximately 4 acre project limits have a combined impervious roof area of approximately 24,000 square feet. The current design of the New Academic Building has an approximate impervious roof area of 54,100 square feet. The net total

impervious roof area will increase by approximately 30,100 square feet (0.7 acres). Preliminary calculations indicate that the overall impervious area within the project limits will increase from approximately 45% to 56% taking into account the building roof area and associated patios and walkways (JJR personal communication). The design team is currently reviewing alternatives to reduce the increase in impervious area.

This change will result in an increase in storm water runoff volume. According to the draft SWMP, the New Academic Building project is exempt from post-construction stormwater performance standards because this is a redevelopment site with no increase in exposed parking lots or roads. This means the project does not have to comply with the 40% total suspended solids reduction, peak discharge control, or infiltration requirements. However, because of the existing flooding problems on campus, the proposed increase in roof area, and desire to minimize environmental impact, it may be in the university's best interest to limit the amount of water being discharged to the storm sewer system. The draft SWMP suggests installing a rain garden near the proposed building to infiltrate 25% of the building's total roof runoff, as shown in a figure from the draft SWMP included in Appendix G. The current design concept includes several rain garden features in the building's south-facing courtyard area and along the north side of the building. (see UW-La Crosse New Academic Building, Overall Site Development Plan, and March 24, 2008, in Appendix A). A detailed design of the rain garden, including sizing, has not yet been completed. Additionally, the design team plans to investigate the possibility of recycling roof water for irrigation, or constructing a green roof to prevent roof water from discharging directly to the storm sewer system.

A construction site erosion control plan will be required in accordance with NR 151.11 because an area greater than 1 acre will be disturbed during project construction.

### **Flood Hazards**

The project site is located in an area of minimal flooding. The 100-year floodplain elevation is 646 feet and the boundary is approximately 2,300 feet north of the proposed building site. The New Academic Building project will have no impact on the 100-year floodplain.

### **Noise**

No long-term noise impacts are anticipated because of this project. The New Academic Building is located at the center of the UW-L campus, away from busy streets and parking lots. Because of this project, there will be short-term noise impacts during the demolition and construction periods.

### **Environmental and Chemical Hazards**

Based on the environmental database searches, there are no known historical recognized environmental concerns or potential environmental concerns because of this project.

Some building materials are known to contain asbestos in Baird, Trowbridge, and Wilder Halls. An asbestos abatement consultant will be required to survey the building to determine the extent of such materials and to produce an abatement plan. An asbestos abatement firm will then be retained to remove those materials prior to demolition of the building.

## **Biological Environment**

There will be a short-term impact on flora and fauna in the area when construction begins. Of the approximately 46 existing trees within the project limits, most will be removed, though it is possible that some will be transplanted. Less desirable tree species will not be transplanted. A detailed landscape plan has not yet been created, but the project will result in a net increase in the number of trees on the project site. Turf, no-mow turf, and planting beds are all viable options for the project, and the final site will most likely consist of combination of these. Native planting materials will be selected where applicable. In proposed rain garden areas, species compatible with the environment will be selected.

There are no long-term biological impacts from the proposed project. According to the WDNR, there are no threatened or endangered flora and fauna species.

## **Social and Cultural Environment**

### **Recreation and Green Space**

Preliminary calculations indicate that the overall impervious area within the project limits will increase from approximately 45% to 56% taking into account the building roof area and associated patios and walkways. The placement and orientation of the site design offers a more aesthetic green space. The site design for the New Academic Building includes a portion of the design of the southern half of the central campus mall, including a new plaza space around the Hoeschler Clock tower. The proposed mall area will include improvements to walkways, plantings, signage, and pedestrian amenities to provide an enhanced central campus outdoor space.

### **Cultural Environment**

Beneficial impacts to the cultural environment within the boundaries of the project include new learning spaces and academic and student support services to benefit all UW-L students. In addition, members of the public will use the facility as they attend gatherings or non-degree educational sessions held in the building. The central campus mall design will provide a centralized outdoor space for students, staff, and faculty.

Temporary displacement of academic departments currently located in Wilder Hall will occur for a two-year period between the demolition of Wilder Hall and completion of the New Academic Building. These departments will need to relocate to other spaces on campus during this time. The campus is currently developing a relocation plan. Demolition of the existing buildings will not begin until after the 2008-2009 school year is completed.

### **Housing**

Reuter Hall, a 50 year old residence hall with a capacity of 200 beds, was demolished in the spring of 2005. Construction of a new residence hall in the same location was completed in 2006. The new residence hall has a capacity of 380 beds, providing 180 additional beds. The two residence halls being demolished as part of the New Academic Building project, Baird and Trowbridge, have 200 beds each. Prior to the demolition of Baird and Trowbridge Halls, the university will have a plan in place to replace the net loss of 220 beds that will be realized when these two residence halls are taken off line. The university studied the possibility of creating a

private/public partnership with local landlords and developers who own large parcels of property contiguous to the campus to recreate these 220 beds in new, modern facilities managed by the university Residence Life Program. However, issues such as proximity to campus, financial feasibility, and a growing sentiment among students that the beds should be replaced on campus led the university to seek approval to construct new residence hall beds on campus. The Board of Regents approved this in December 2007. The next step is to seek approval from the Building Commission to begin designing a new residence hall project.

Until a new residence hall is constructed, there will be a short-term loss of 220 beds on campus. This will result in a short-term inconvenience to students by requiring them to reside off campus. To account for the temporary housing shortage that will occur between demolition of Baird and Trowbridge Halls and construction of a new residence hall, the campus is currently exploring the possibility of leasing space at private facilities adjacent to the campus for one to two years as necessary.

According to the campus' 2006 Physical Development Plan, the university recently completed a four-year Enrollment Management Program (2001 to 2005) that caused enrollments to be reduced by 530 full-time equivalents (FTE) during that period. Enrollment numbers began to rise again in 2006. Currently, UW-L has outlined a pilot tuition management program as part of its Growth, Quality and Access Plan that would increase the university enrollment by up to 500 students over the next five years. This plan was recently approved by the University System Board of Regents, and approval of the proposal will be considered by the Wisconsin State Legislature in 2008. As a result, in the future there will be a growing demand for residence hall space for incoming freshmen, at a time when the number of beds will be reduced by the demolition of Baird and Trowbridge Halls. The university has formed a steering committee to determine how many residence hall beds should be maintained under the UW-L Residence Life Program, and to develop the university's strategy for providing additional residence hall space.

### **Neighborhood Compatibility and Site Aesthetics**

The new building will be consistent with campus architectural standards and current master planning efforts. Because the new academic building is bounded by other university buildings on all sides, the project will not affect any adjoining private neighborhoods.

The New Academic Building will be constructed in a highly visible and central location on campus. In addition, this project will act as an anchor for the future Central Campus Mall. Due to its prominent location on campus, the building will need to be treated as one that will be seen and experienced from all sides. The design of the New Academic Building will be influenced by the architectural style of the surrounding buildings, in order to contribute to the visual unity of the campus, but the building will still express its own design character. Photos of the buildings surrounding the project site are included in Appendix A.

### **Historical/Archaeological Environment**

The three properties on campus that are listed on the National Register of Historic Places will not be affected by the project. Baird, Trowbridge, and Wilder Halls are not on the National Register of Historic Places, though Wilder Hall is more than fifty years old. All of these facilities will be demolished as part of this project.

A name for the New Academic Building has not been selected. Naming of the facility will follow UWSA guidelines and will consider preserving the Baird, Trowbridge, and Wilder names, or perpetuating the names in a memorial.

There are no known archaeological sites in the project area. The project site has been disturbed from its natural condition since at least the 1950's.

## **Economic Environment**

### **Employment**

According to the New Academic Building Project Request Document (PRD), the project is expected to require six full-time custodial staff members and two full-time maintenance staff members. There will most likely not be a net increase of positions on campus, as maintenance and custodial staff from Wilder Hall will be absorbed into service in the New Academic Building, and custodial staff from Baird and Trowbridge Halls will be absorbed into service in the existing residence halls and the new residence hall that will be built. The campus will pursue additional custodial and maintenance positions for the new building, but it is unknown whether that effort will be successful.

During the short-term, there will be an increase in employment related to construction of the project. In addition, there will be a positive impact to the local retail community resulting from purchase of food, lodging, fuel, equipment, and supplies during the construction phase. In the long-term, there may be an increase in faculty to support the proposed increase in student population.

### **Income and Spending**

The project budget is \$44.0 million. The project will be funded by general fund supported borrowing and gift funds. Program revenue funds will be used to demolish Baird and Trowbridge Halls, and Building Trust Funds will be sought to fund demolition of Wilder Hall. According to the program request document (PRD), operating costs are expected to increase by approximately \$541,000 per year. This includes \$356,000 for salaries for additional maintenance and custodial staff and \$185,000 for increased utility costs.

The university currently pays the City of La Crosse an annual assessment in lieu of taxes. For the 2006-2007 fiscal year this assessment was \$1,028,251. Because the assessment is based on the square footage of buildings that exist on campus, and the construction of the New Academic Building will result in a net increase in building square footage, this assessment will increase. The exact amount of the increase is not known. The increase of faculty, staff, and students using the building will also increase contributions to the local economy.

A study on the economic effects of University of Wisconsin System by NorthStar Economics (NorthStar Economics, September 2002) suggests that the economic multiplier of university expenditures is in the range of 2.4. Thus a \$44 million construction project can be expected to contribute up to \$105 million to the local, regional, and national economy.

## **Transportation**

Because the New Academic Building will have a prominent location on campus, and because it will be used by a large number of students, faculty, and staff everyday, particular attention will be paid to circulation of pedestrians, bicycles, and service vehicles. Entry plazas will be located on the east and west sides of the building, and will be designed to direct pedestrian flow into the building from multiple directions. The entry plazas will also provide pedestrian connections to the existing walkway system that surrounds the site. Bicycle parking will be located adjacent to both entrances and will be consistent with the campus site design guidelines outlined in the campus master plan.

With the exception of possible service vehicle and ADA stalls, there is no intent to construct additional parking as part of this project. The site of the New Academic Building does not currently contain any parking, so there will be no net gain or loss in parking space and overall campus parking needs should not be affected. During new building construction, there will be interference to pedestrian traffic caused by construction vehicles. It is anticipated that perimeter walkways around the new building site will remain open during construction. Primary access to the site by construction vehicles will be from the southwest at Vine and 16<sup>th</sup> Street. Appropriate safety fencing and barricades will need to be provided to secure the construction site.

## **Utilities**

The New Academic Building will be served by existing utilities. The laterals from the existing utility lines to the three buildings on the site will have to be removed and new laterals extended after determining which of the existing lines are the most appropriate to be accessed for connection to the New Academic Building.

The existing water supply, sanitary sewer, and natural gas systems are adequate to supply the New Academic Building. Storm sewer system capacity issues on campus were discussed in the water resources section of this report. The building program statement indicates that a single 15-inch storm lateral will serve the building.

University-owned utilities, including buried steam, chilled water, electrical power, and signal (including both fiber and copper telecommunication) lines that feed into the existing buildings will be removed and new lines will be installed. A steam line located on the northeast end of the site will be relocated before construction of the New Academic Building. An electrical manhole and a signal manhole are currently located on the southwest corner of the site. The new building footprint has been designed to avoid disturbance of these pipes so that the manhole will not have to be relocated.

The university-owned utilities have all been updated recently in order to meet the demands of the campus. The buried steam, chilled water, electrical power, and signal systems are adequate to supply the New Academic Building.

Utility costs for the New Academic Building are expected to increase by \$185,000 as compared to the utility costs for the existing buildings (UW-L Project Request Document).

#### **IV. Probable Unavoidable Adverse Environmental Impacts**

The project will require an initial financial commitment of \$44.0 million as well as a \$541,000 increase in annual operating and maintenance expenses.

The project includes the removal of up to 46 existing trees. However, the goal of the landscaping plan currently being developed is to increase the number of trees in the project area.

Preliminary calculations indicate that the overall impervious area within the project limits will increase from approximately 45% to 56% taking into account the building roof area and associated patios and walkways. This will cause an increase in surface water runoff. The design team is currently reviewing alternatives to reduce the increase in impervious area.

The existing basketball court and green space located between Baird, Trowbridge, and Wilder Halls will be lost as part of the New Academic Building construction. There are no plans for replacement of the basketball court. The construction of the new academic building is the first step in creating the central campus mall, which will preserve and create green space to be used as a primary gathering place.

During new building construction, there will be interference to pedestrian traffic caused by construction vehicles. It is anticipated that perimeter walkways around the new building site will remain open during construction. Primary access to the site by construction vehicles will be from the southwest at Vine and 16<sup>th</sup> Street. Appropriate safety fencing and barricades will need to be provided to secure the construction site.

## **V. Relationship between Short-Term Uses of the Environment and the Maintenance and Enhancement of the Long-Term Productivity**

There will be a temporary displacement of students after demolition of the Baird and Trowbridge, the two residence halls. The construction of the new residence hall in 2006 has created a net gain of 180 beds, but the loss of these two 200-bed facilities will result in a net loss of 220 beds. The university tentatively plans to lease private facilities adjacent to campus to provide student housing space after Baird and Trowbridge Halls are demolished until construction of a new residence hall is completed.

There will also be temporary two-year displacement of faculty and staff from the academic and student development departments currently housed in Wilder Hall. These departments will have to be temporarily relocated to other buildings on campus while the New Academic Building is being constructed. Demolition of the existing buildings will not begin until after the 2008-2009 school year is completed.

There will be short-term impacts to the environment during construction, which include increased noise levels, consumption of fuels and other building products, and a temporary loss of vegetation. These impacts will not exist in the long-term when the building is complete and the site is allowed to mature.

The long-term goals of the Campus Master Plan include the creation of a Central Campus Mall within an enhanced academic core. The mall-like space will be created incrementally in phases. The construction of the New Academic Building is the first phase in forming this central campus space. The new building will provide the long-term benefit of modern educational technology, state of the art classrooms, and centrally located academic and student service departments. The New Academic Building will also provide the campus the capacity to handle future growth of the university population.

## **VI. Irreversible or Irretrievable Commitment of Resources**

The project will require an initial financial commitment of \$44.0 million as well as annual operating and maintenance expenses.

Construction of the building requires irretrievable commitment of building and furnishing materials. The construction process will consume energy and materials. Potential irretrievable materials include fuel, wood, brick, glass, steel, sand, gravel, and asphalt. These resources are not scarce; thus, depletion is not a major concern.

The project will result in the loss of three campus buildings, all of which are more than 40 years old and would require a significant investment to keep them operational. None of these buildings are listed on the National Register of Historic Places.

Theoretically, the land could be restored to a pre-developmental setting if the buildings were demolished and the pedestrian pathways removed.

There will be a long-term commitment of energy resources to operate and maintain the New Academic Building. However, long-term consumption of fuel, natural gas, and other resources will not impact or overload the municipal supplies. The building will be designed to be sustainable and energy efficient. This commitment of resources is justified by the benefits of the proposed action.

## **VII. Alternatives to Proposed Action**

### **No Action**

A lack of adequate general assignment classrooms facilities has an adverse impact on the university's ability to fulfill its core mission, and is therefore a critical space use issue. This situation will be exacerbated by UW-L's growth agenda. The alternative of no action does not meet the critical space needs for instructional facilities. The quantity and quality of facilities within the university is critical not only to the delivery of instruction, but also to the recruitment and retention of quality students and faculty.

There are currently 90 general assignment classrooms for use on the UW-L campus. Many of these classrooms are too small for the class size they need to support. Approximately 40 percent of the existing 90 general assignment classrooms have aspect ratios (ratio of the room's longer dimension to its shorter dimension) greater than 1.5, which results in poor sight lines and poor visibility. The size and dimensional ratios prohibit the installation of modern instructional technology. In addition, a large majority of the existing general access classrooms are in buildings that were constructed over thirty years ago, and no updates to ceiling, wall/floor finishes, or infrastructure have occurred in many of these areas. These issues are made even more critical by the fact that over 90 percent of the existing classrooms have seating arrangements that exceed their original design capacity. Because of all these issues, 38 of the existing classrooms are considered by UWSA to be substandard (Type 'B') classrooms.

### **Additions/Renovations to Existing Buildings**

If a new academic building is not constructed, large additions and extensive renovations to several existing buildings will be required in order to provide the quantity and quality of general assignment classroom space that is needed. This will result in forcing the design and construction of these projects to be dictated by existing deck to deck heights, existing mechanical systems, existing cladding assemblies, and existing site constraints. The design and construction of additions and renovations to existing buildings can often be less cost effective than construction of a new building because of the possibility of multiple temporary relocations, designing and constructing around existing building and site constraints, discovery of unanticipated conditions during construction, and schedules driven by existing building occupancy and operational concerns rather than by construction critical paths.

There would most likely be significantly more temporary relocations, with some building occupants experiencing multiple moves before reaching their final destination. The construction of additions to and more extensive renovations of existing buildings would most certainly cause both anticipated, and unanticipated, disruptions to the delivery of instruction. In addition, of the three buildings (Graff Main Hall, Wimberly Hall, and the Center for the Arts) that will have space needs mitigated by this project, only the Center for the Arts has adjacent land available that could accommodate an addition. However, this space is being reserved for an addition to that building to solve current space issues associated with various departments within the College of Liberal Studies, as described in the campus physical development plan. Also, the utility systems in these buildings are not adequately sized to serve major building additions, so reconstruction of the utility services to the facilities would be required. It is estimated that the cost to provide new utilities to each of these buildings would be collectively greater than bringing new services to a single facility.

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**Appendix A**  
**Site Plan, Floor Plans, Exterior Elevations, and Adjacent**  
**Building Photos**

**UNIVERSITY OF WISCONSIN  
LA CROSSE**

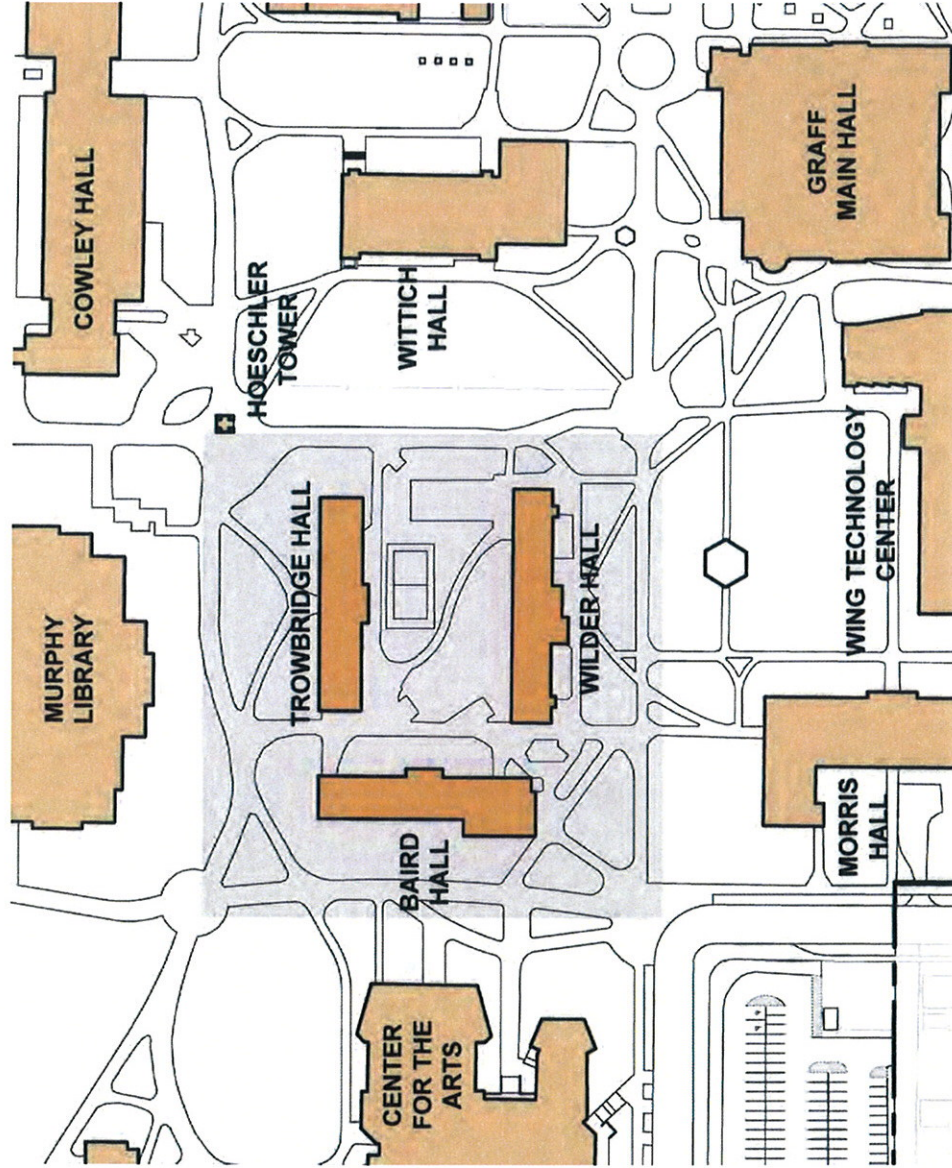
# **NEW ACADEMIC BUILDING**

**DSF PROJECT #05I30**

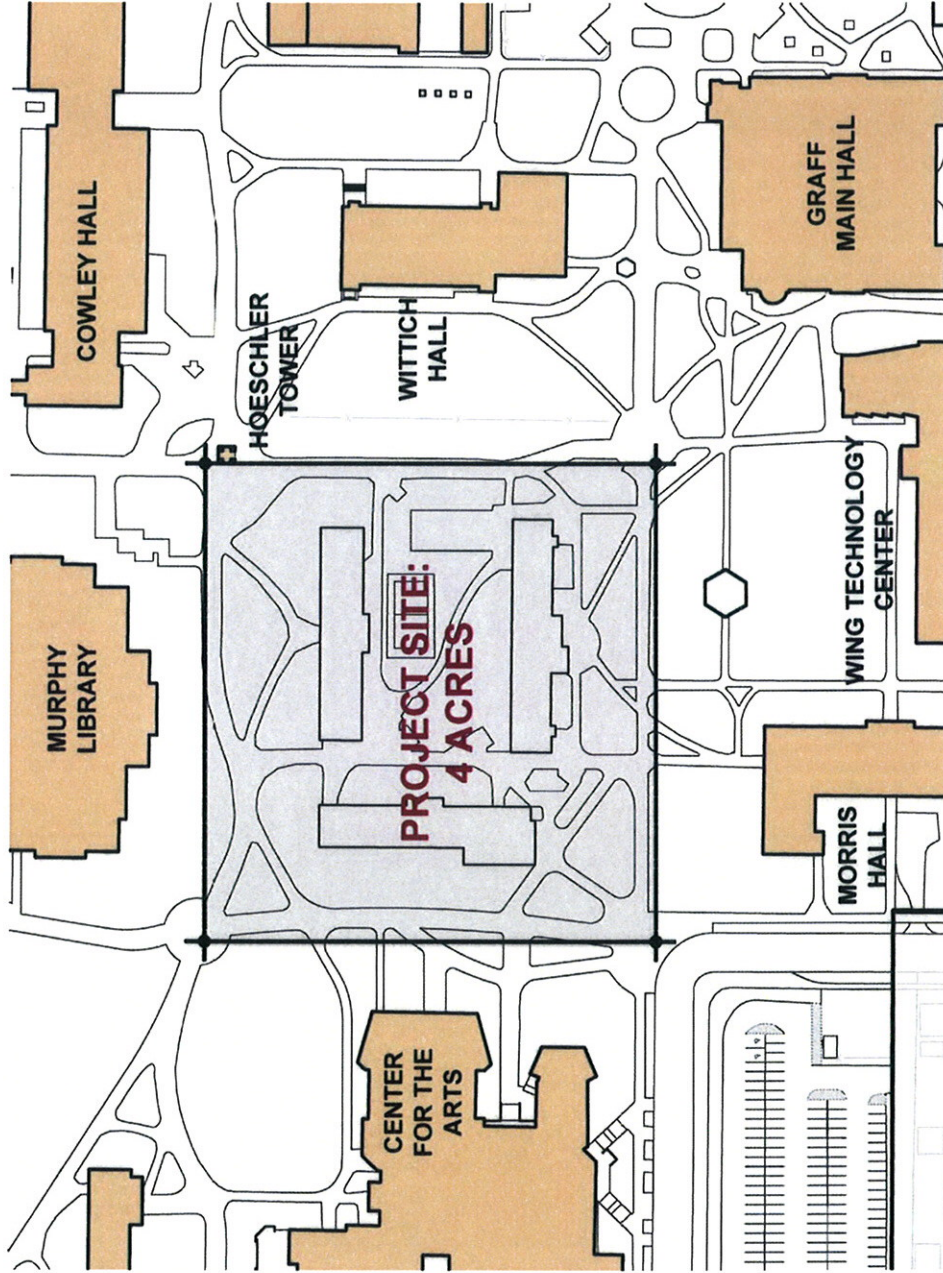
**10% DSF CONCEPT REVIEW  
NOVEMBER 29, 2007**

*River*  
ARCHITECTS

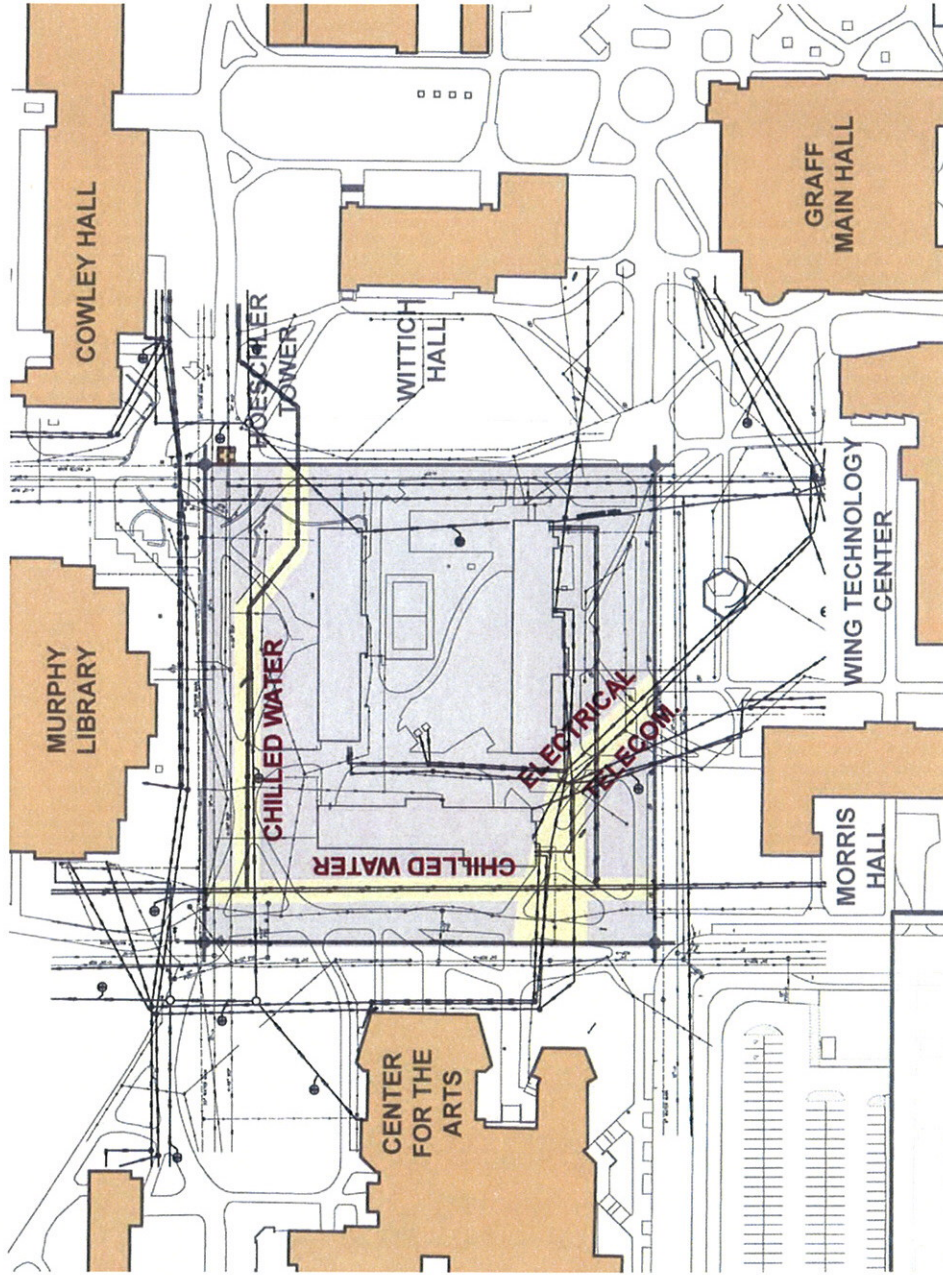
University of Wisconsin – La Crosse New Academic Building  
**EXISTING SITE PLAN**



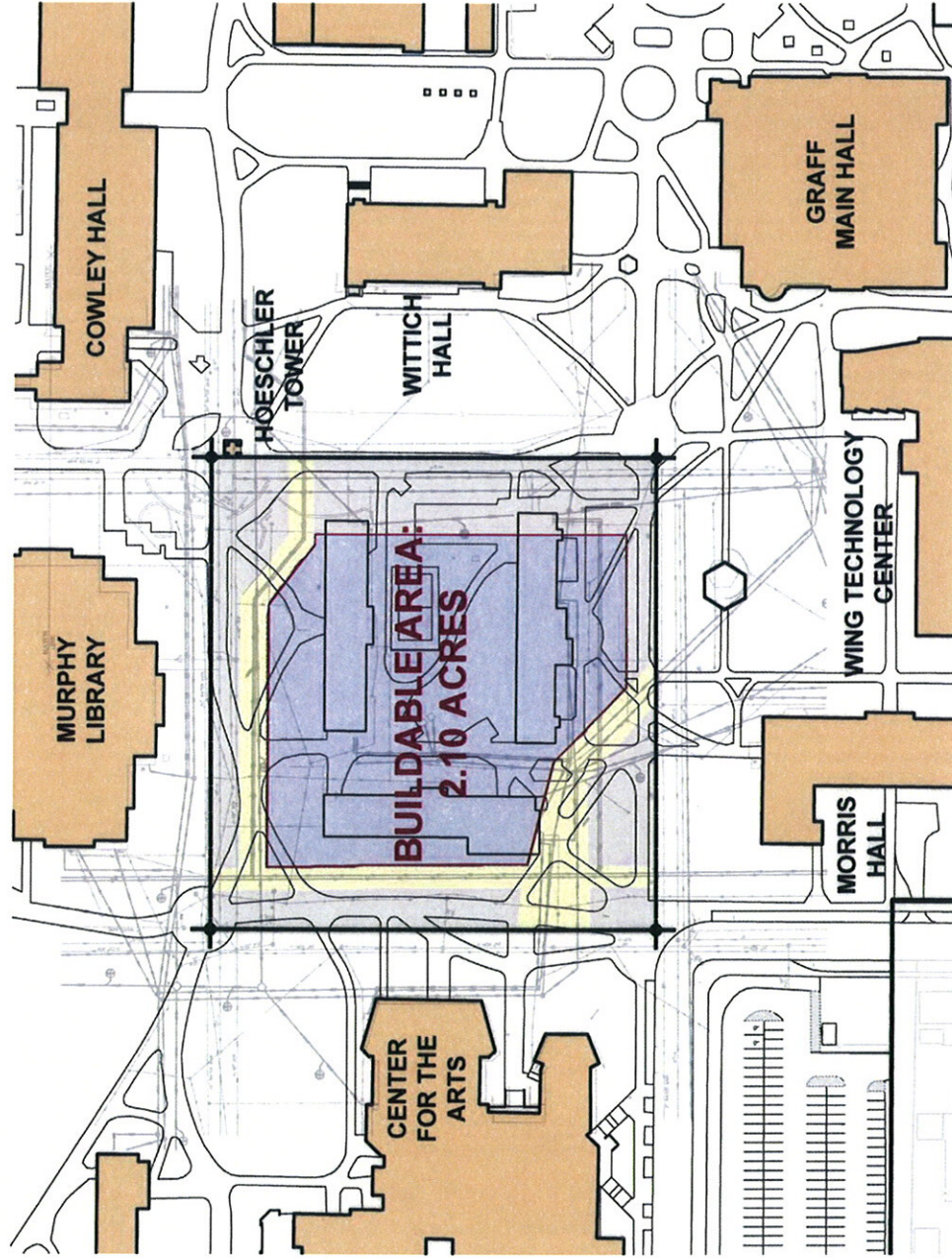
University of Wisconsin – La Crosse New Academic Building  
**EXISTING SITE PLAN**



University of Wisconsin – La Crosse New Academic Building  
**EXISTING SITE UTILITY PLAN**



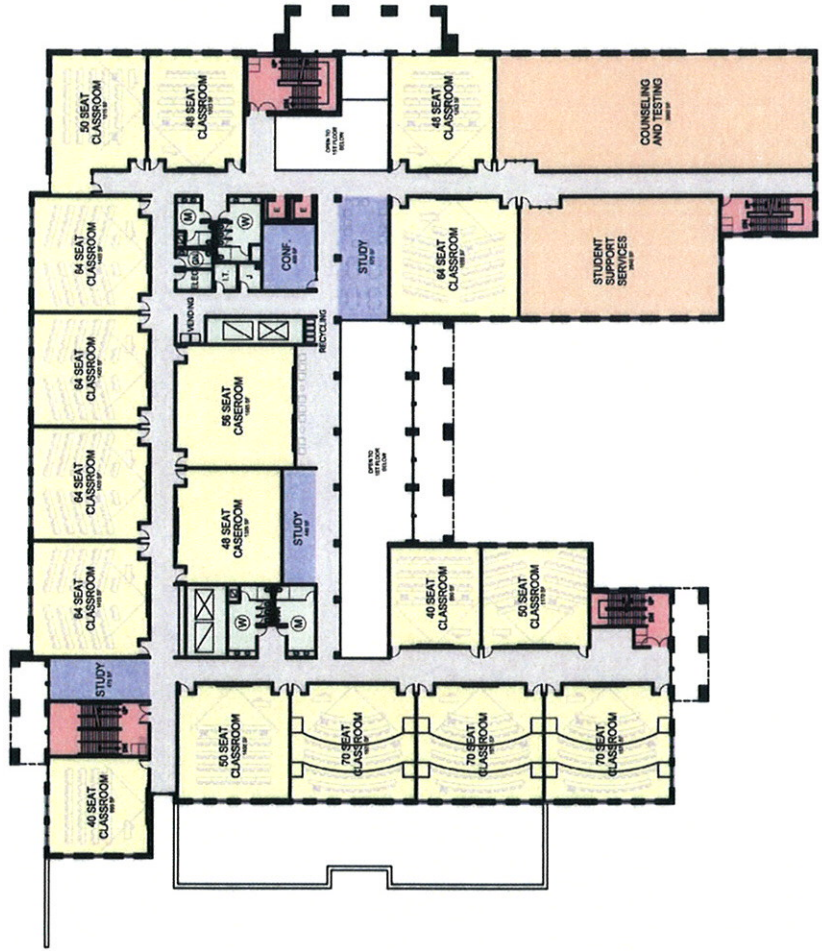
University of Wisconsin – La Crosse New Academic Building  
**EXISTING SITE PLAN – BUILDABLE AREA**





University of Wisconsin – La Crosse New Academic Building  
**SECOND FLOOR PLAN**

- GENERAL ACCESS CLASSROOM
- DEPARTMENTAL
- MISC. INSTRUCTIONAL SUPPORT
- SERVICE
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION



31,976 ASF  
 47,670 GSF

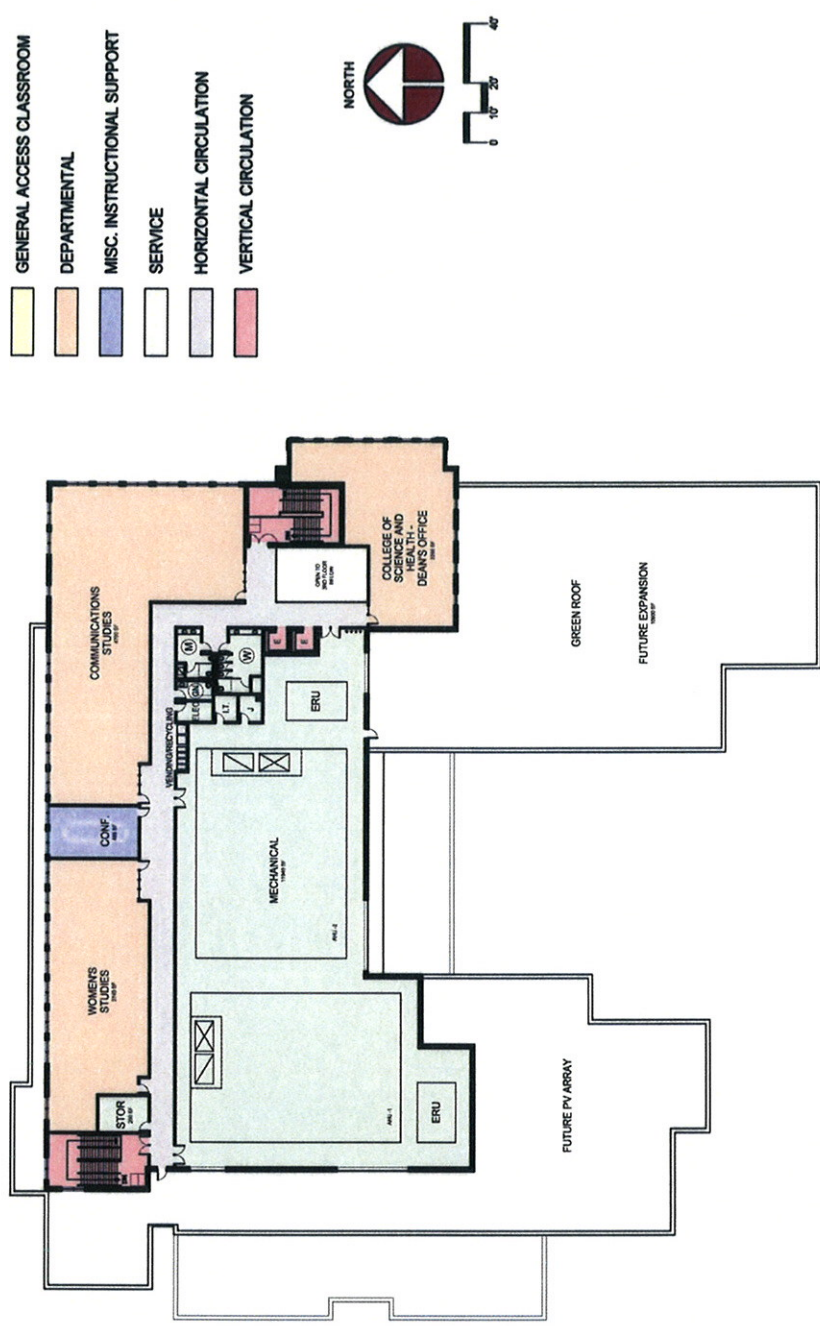
University of Wisconsin - La Crosse New Academic Building  
**THIRD FLOOR PLAN**

- GENERAL ACCESS CLASSROOM
- DEPARTMENTAL
- MISC. INSTRUCTIONAL SUPPORT
- SERVICE
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION



34,341 ASF  
 51,600 GSF

**University of Wisconsin – La Crosse New Academic Building  
FOURTH FLOOR PLAN**



13,246 ASF  
28,760 GSF

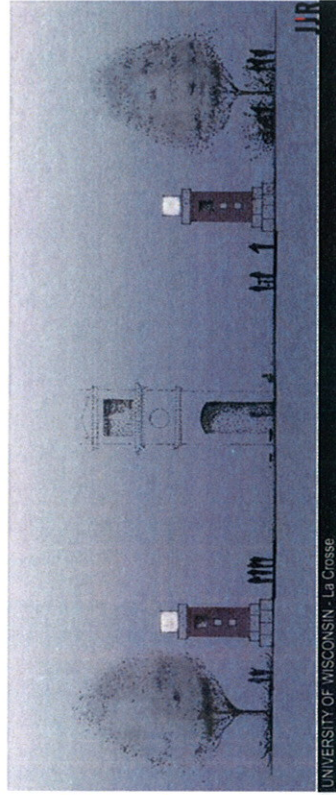
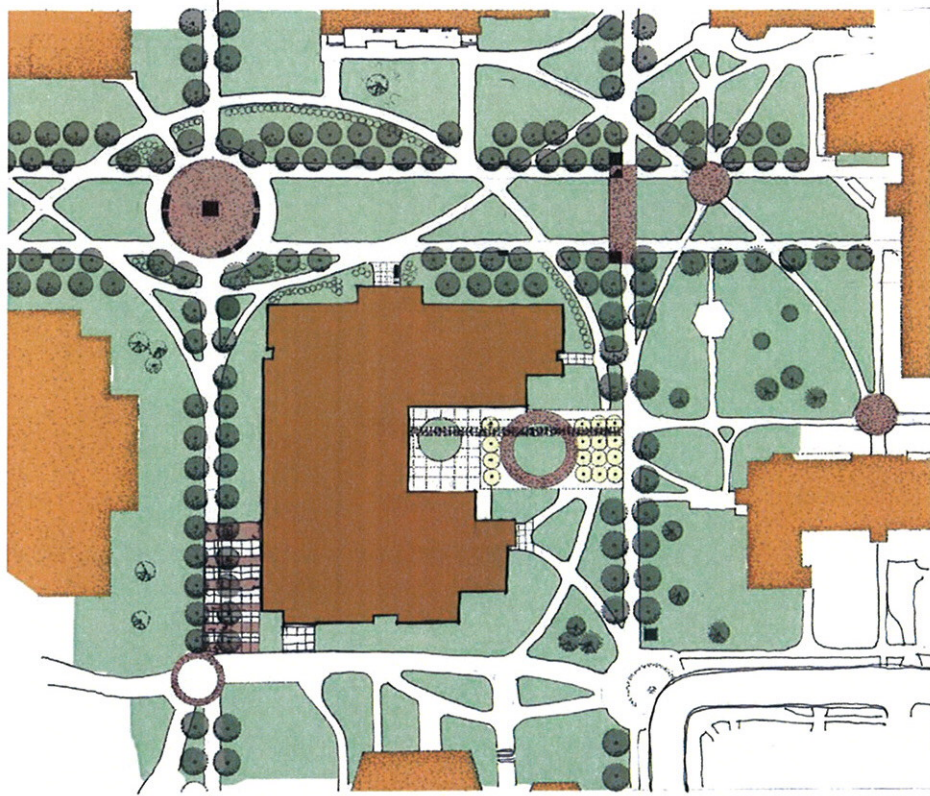
University of Wisconsin – La Crosse New Academic Building  
**BASEMENT PLAN**

- GENERAL ACCESS CLASSROOM
- DEPARTMENTAL
- MISC. INSTRUCTIONAL SUPPORT
- SERVICE
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION



5,300 M/E/P

**University of Wisconsin – La Crosse New Academic Building  
SITE PLAN**



**JJR**

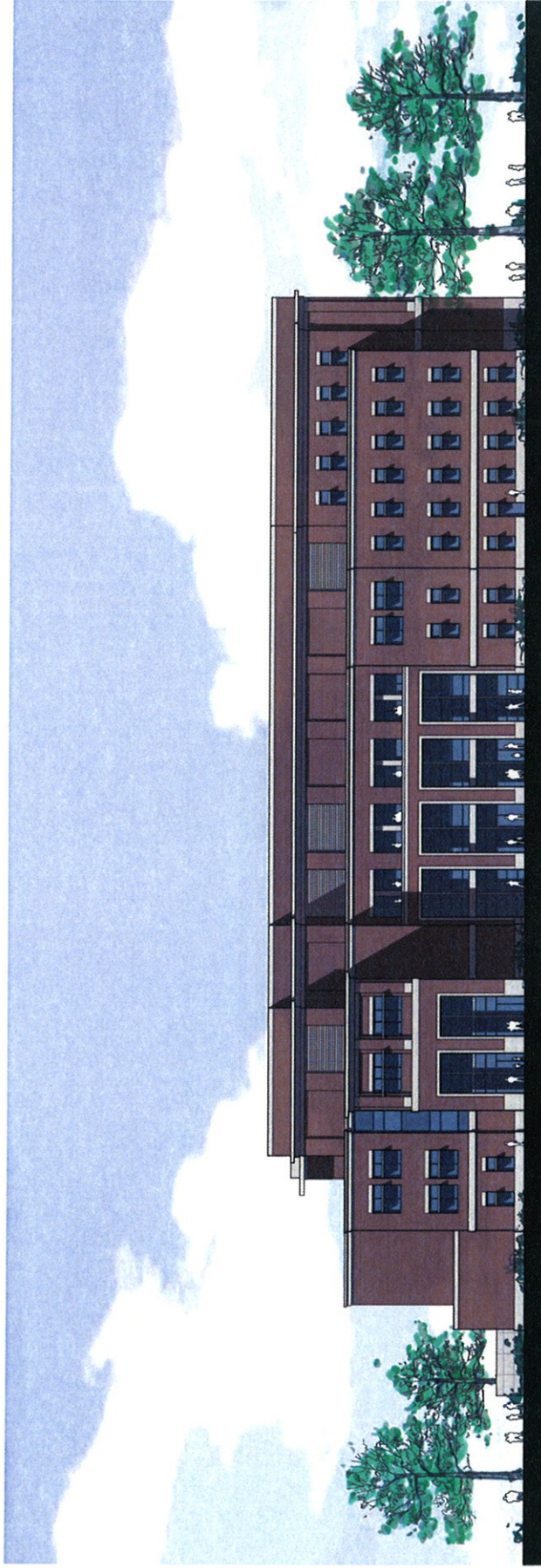


**University of Wisconsin – La Crosse New Academic Building  
EAST ELEVATION**



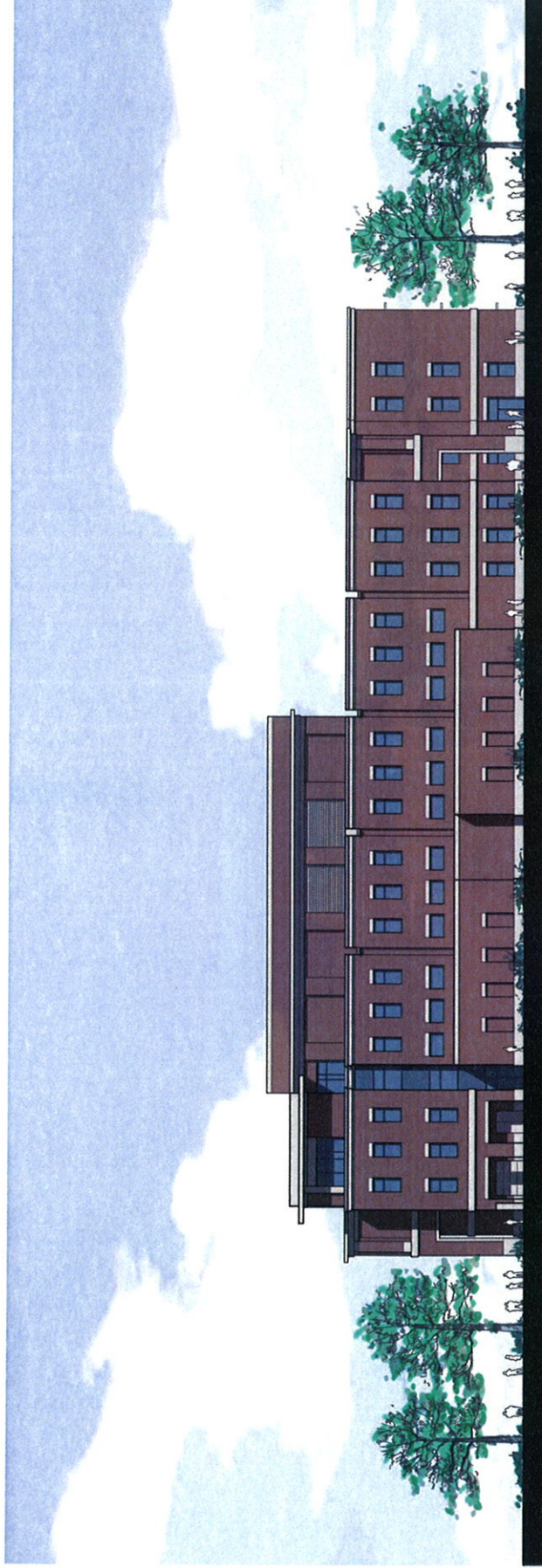
**WINDOW TO WALL RATIO**  
ACCEPTABLE: 30% MAX  
PREFERRED: 22%  
DESIGN CONCEPT: 25.4%

**University of Wisconsin – La Crosse New Academic Building**  
**SOUTH ELEVATION**



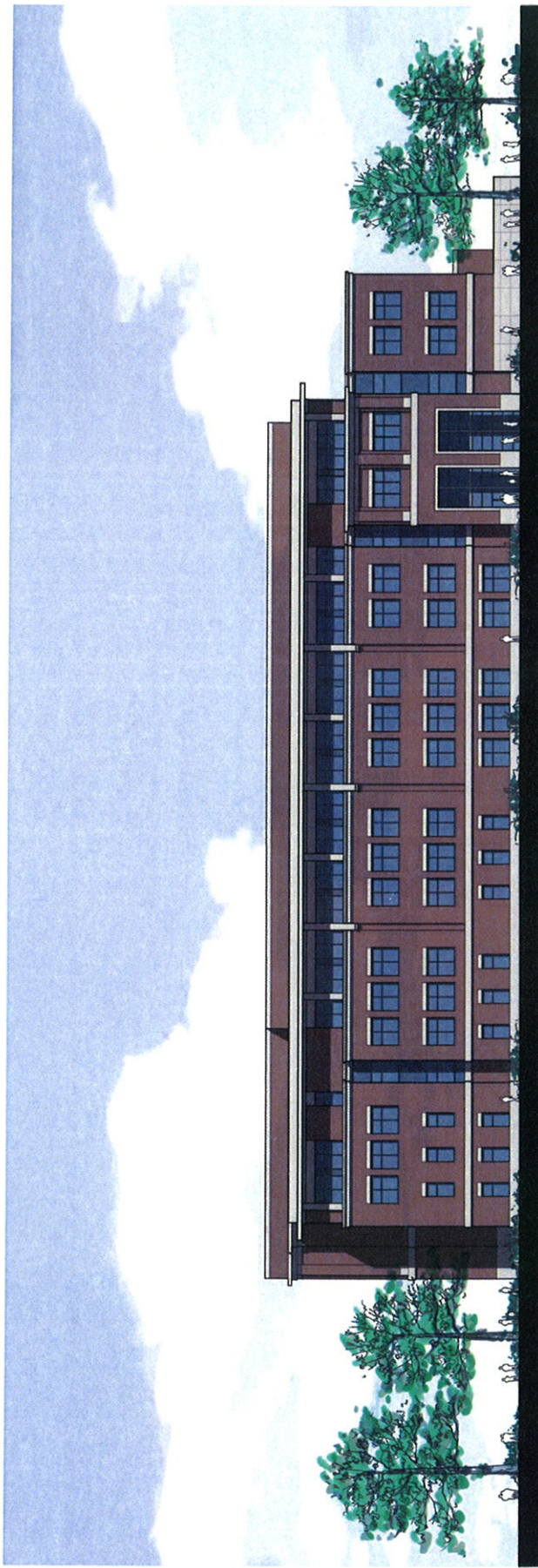
**WINDOW TO WALL RATIO**  
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PREFERRED: 26%  
DESIGN CONCEPT: 30%

**University of Wisconsin – La Crosse New Academic Building  
WEST ELEVATION**



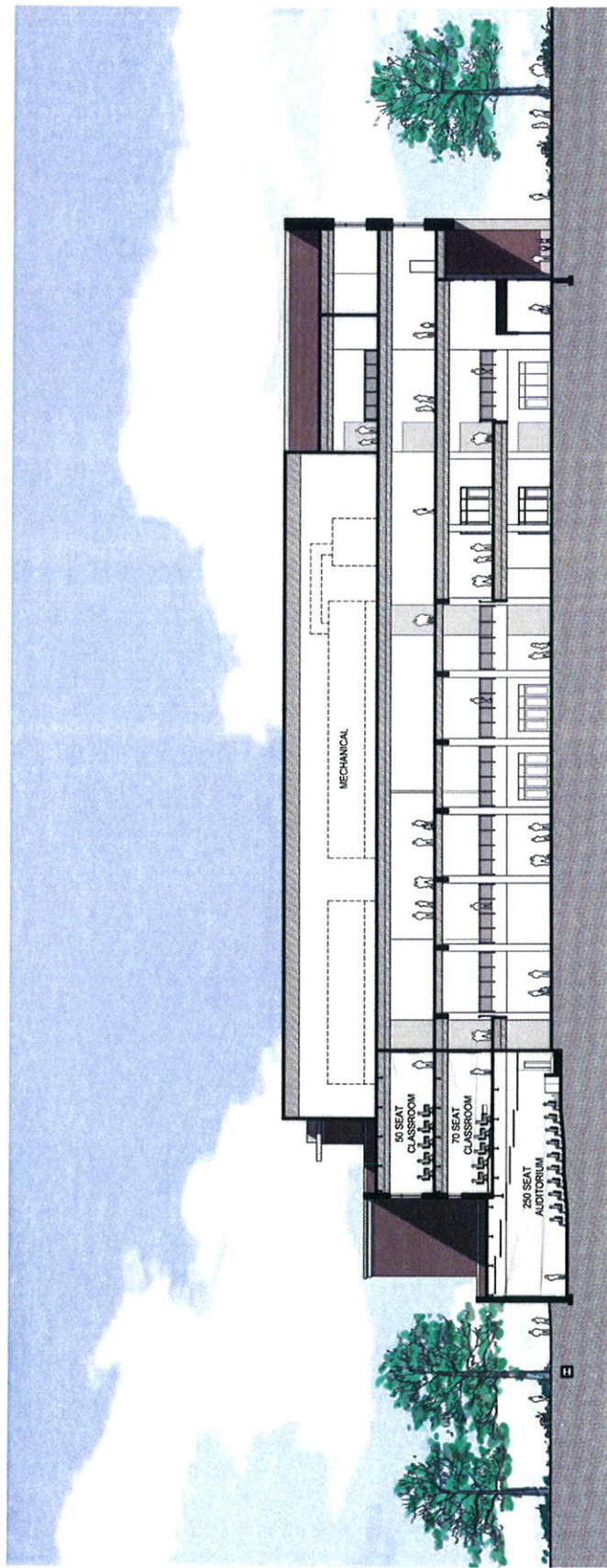
**WINDOW TO WALL RATIO**  
ACCEPTABLE: 30% MAX  
PREFERRED: 22%  
DESIGN CONCEPT: 16%

**University of Wisconsin – La Crosse New Academic Building  
NORTH ELEVATION**



**WINDOW TO WALL RATIO**  
ACCEPTABLE: 70% MAX  
PREFERRED: 50%  
DESIGN CONCEPT: 28.2%

University of Wisconsin – La Crosse New Academic Building  
**BUILDING SECTION**



**University of Wisconsin – La Crosse New Academic Building  
BUILDING SECTION**



# University of Wisconsin – La Crosse New Academic Building Northeast Perspective



# University of Wisconsin – La Crosse New Academic Building Southeast Perspective



# University of Wisconsin – La Crosse New Academic Building Southwest Perspective



**University of Wisconsin – La Crosse New Academic Building  
Northwest Perspective**



University of Wisconsin – La Crosse New Academic Building  
**EXISTING BUILDINGS**



**MURPHY LIBRARY (1969)**



**CENTER FOR THE ARTS (1974)**



**MORRIS HALL (1939)**



**WING TECHNOLOGY CENTER (1970)**



**GRAFF MAIN HALL (1908)**



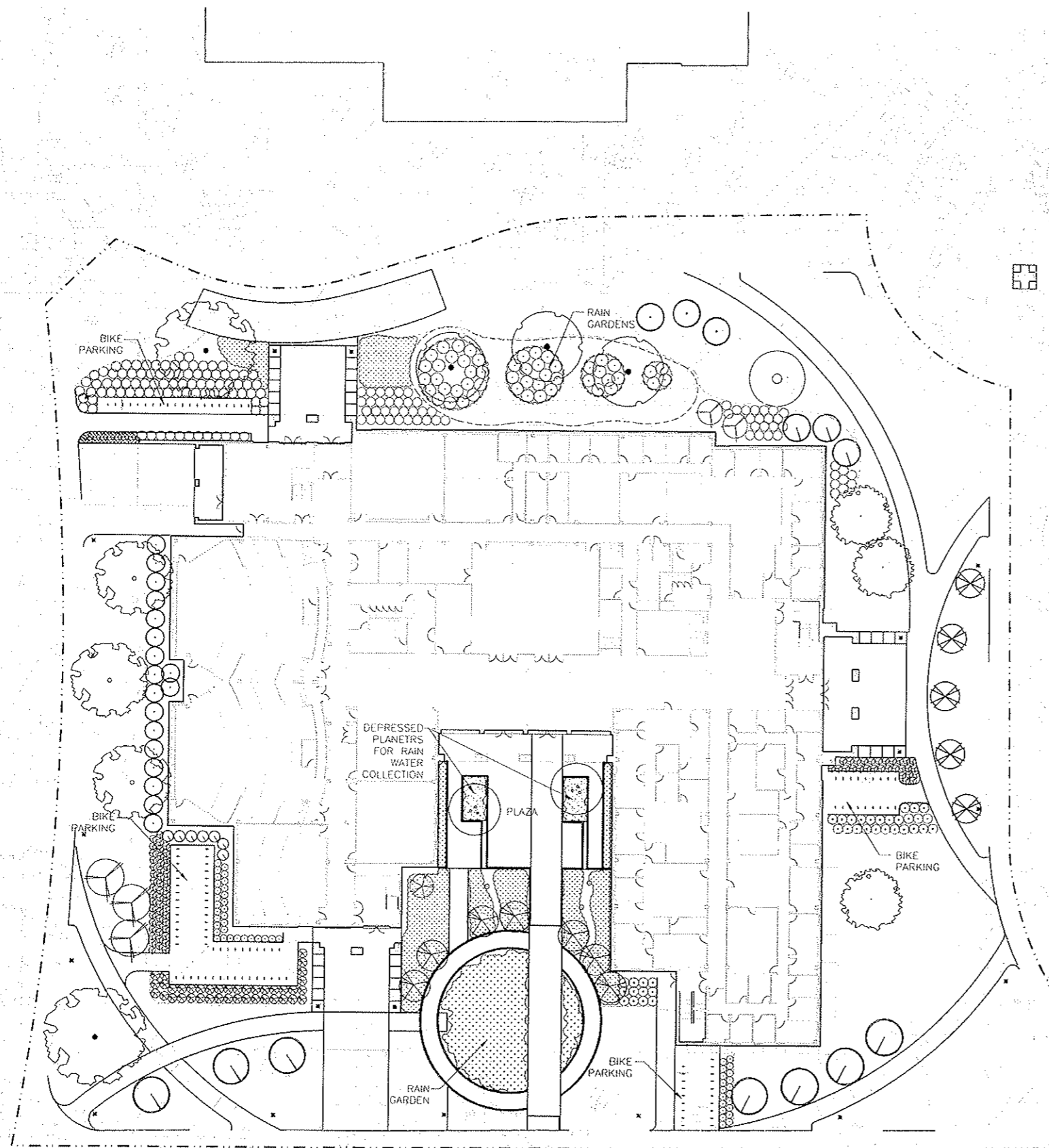
**WITTICH HALL (1916)**



**COWLEY HALL (1965)**



**HOESCHLER TOWER (1997)**



1 OVERALL SITE DEVELOPMENT PLAN



125 N. 4th STREET  
 LA CROSSE, WI  
 54602-2496  
 T 608.785.2217  
 F 608.785.2214  
 ur@river-architects.com  
 www.river-architects.com

PROJECT NO RA 00

CONSULTANT



JJR, LLC  
 625 WILLIAMSON ST.  
 MADISON, WI 53703  
 608.251.6171  
 608.251.6147 F  
 www.jjr-wi.com

NOT FOR CONSTRUCTION

State of Wisconsin  
 Department of Administration  
 Division of State Facilities



Project Title: University of Wisconsin - La Crosse  
 New Academic Building  
 Project Location: University of Wisconsin La Crosse Campus  
 La Crosse, Wisconsin  
 Sheet Title: Overall Site Development

Revisions:

No.	Date	By	Description
1	02/09/09		

Scale	1" = 20'
Graphic Scale	0' 5' 10' 20' 30'
DSF Number	05130
Set Type	SD
Date Issued	03/24/2008
Sheet Number	C001



TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 FAX A LOCATE 1-800-638-3860  
 TDD FOR HEARING IMPAIRED 1-800-943-2288  
 WISCONSIN DIVISION OF TRANSPORTATION  
 DIVISION OF TRANSPORTATION  
 NOTICE BEFORE YOU DIG

**Appendix B**  
**Scoping Letter and Public Notice**

September 28, 2007

Name  
Title  
Organization  
Street Address  
City, State, ZIP

Re: UW-La Crosse Proposed New Academic Building  
Project No. 05130  
Environmental Impact Statement—Scoping Process

Dear \_\_\_\_\_:

The State of Wisconsin Department of Administration, Division of State Facilities, retained Ayres Associates to prepare an Environmental Impact Statement (EIS) for a New Academic Building at the University of Wisconsin—La Crosse (UW-L). An initial requirement for the EIS is the scoping process. The scoping process identifies potential impacts involving the physical, social, and economic environments associated with the proposed project. A letter of invitation to affected/interested agencies and a published notice in the local news media announces the beginning of the scoping process and public meeting. The EIS will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11 and UW System guidelines.

Because you or your agency may be interested in possible environmental, social, or economic impacts associated with this project, we would like to invite you to a scoping meeting on October 16, 2007, at 6:00 p.m. in the Valhalla B Room, Cartwright Center, UW-L Campus. Written comments may also be submitted by Tuesday, October 16, 2007, to the following contacts:

Dennis L. Johnson, PE  
Manager – Environmental Services  
Ayres Associates  
3433 Oakwood Hills Parkway  
P.O. Box 1590  
Eau Claire, WI 54702-1590  
[johnsond@AyresAssociates.com](mailto:johnsond@AyresAssociates.com)

Terri Reda  
Environmental Affairs Officer  
UW System Administration  
780 Regent Street, Suite 210  
Madison, WI 53715-2635  
[treda@uwsa.edu](mailto:treda@uwsa.edu)

#### Proposed Action

UW-La Crosse proposes to construct a New Academic Building to be located at the academic core of the campus. The intent of the new academic building is to provide the quantity and quality of general access classrooms needed to support the basic mission of the university, and to provide space for various academic and student advising departments. The new building will be located southwest of the clock tower in an area currently occupied by Baird, Trowbridge, and Wilder Halls. These obsolete residence halls and administrative buildings will be demolished to make room for the new facility. The New Academic Building will anchor the southwest corner of the future Central Campus Mall. The future location of the building is shown on the attached Campus Master Plan drawing.

The New Academic Building will be a four-story structure with a space of approximately 116,740 ASF (assignable square feet)/179,600 GSF (gross square feet). Approximately 60% of the proposed building will be occupied by general assignment classroom space equipped with modern educational technology. The remaining space will house various programs and departments including Communications Studies, Women's Studies, Honors Program, International Education, Office of the Dean of College of Science and Health, Student Support Services, Career Services, Counseling and Testing, Academic Advising,

September 28, 2007  
Page 2 of 2

Multicultural Student Services, and Campus Climate. Demolition of existing buildings is tentatively scheduled to begin in May 2009 and new building construction in July 2009. Completion and occupancy is scheduled for July 2011.

Proposed EIS Schedule

The draft and final EIS will evaluate environmental impacts in accordance with the Wisconsin Environmental Policy Act (WEPA) guidelines and address any issues identified during the scoping process and draft and final EIS comment periods. The preliminary schedule for the EIS process is as follows (all dates, except the Scoping Meeting date, are tentative and may change):

Scoping Meeting	October 16, 2007
Draft EIS public comment period	December 14, 2007 to January 30, 2008 (45 days)
Draft EIS Public Meeting	January 30, 2008
Final EIS public comment period	April/May 2008 (30 days)
Final EIS Public Meeting	May 2008
Record of Decision	June 2008

If you are interested in this project, we welcome any comments, suggestions, or other input you may have in person at the scoping meeting or in writing. If we do not hear from you by October 16, 2007, we will assume that there are no negative issues related to this proposal that impact you or the group you represent. There will be other opportunities for public input on this project during the draft and final EIS comment periods.

Sincerely,

Ayres Associates Inc

Dennis L. Johnson, PE  
Manager – Environmental Services  
Environmental Engineer

DLJ:tah

Enclosure

# AFFIDAVIT OF PUBLICATION

STATE OF WISCONSIN, }  
La Crosse County. } ss.

Katherine Skolos, being duly sworn, says that she is the principal clerk of THE LA CROSSE TRIBUNE, a public daily newspaper of general circulation, printed and published in the City of La Crosse, in the county and State aforesaid, and that the notice of which the annexed is printed copy taken from the paper in which the same was published, was inserted and published in the said newspaper

on the 01 day of Oct, 2007

and thereafter on the following dates, to wit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

being at least once in each week for \_\_\_\_\_  
successive weeks.

*Katherine Skolos*

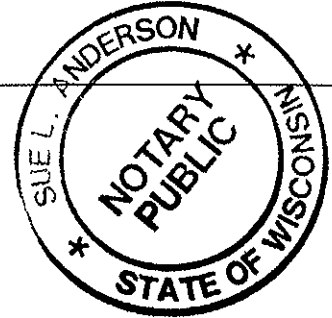
Sworn to and subscribed before me this 1 day of Oct, A.D. 2007

*Sue Anderson*

Notary Public, La Crosse County, Wisconsin

My Commission expires  
10/1 4578237

12/23/07



10/1 4578237  
**PUBLIC NOTICE  
EIS SCOPING PROCESS BEGINS  
FOR UW-LA CROSSE NEW  
ACADEMIC BUILDING**  
The State of Wisconsin has retained Ayres Associates to prepare an Environmental Impact Statement (EIS) for a new Academic Building on the UW-La Crosse campus in accordance with sections 1.11 Wis. Stats. and UW System guidelines. Scoping is an initial requirement of the EIS process to identify major issues and potential environmental impacts associated with this project at an early stage.  
The design of the proposed 116,740 ASF / 179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate several programs and student support services. Three obsolete buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls and one houses administrative functions. Demolition of these aging structures will enable the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall in accord with the Campus Master Plan.  
This notice announces that the EIS scoping process has begun. The public is invited to a scoping meeting at 6:00 p.m. on October 16, 2007, in the Valhalla B Room, Cartwright Center on the UW-LaCrosse campus.  
Written comments or suggestions about the potential environmental, social, or economic impacts associated with the project are also welcome. Please submit these comments by October 16, 2007 to:  
Dennis L. Johnson, PE  
Ayres Associates  
3433 Oakwood Hills Parkway  
P.O. Box 1590  
Eau Claire, WI 54702-1590  
or  
Terri Reda  
Environmental Affairs Officer  
UW System Administration  
780 Regent Street, Suite 210  
Madison, WI 53715-2635

## UW-L grads take top spots at nuclear medicine competition

UW-L graduates Robyn Ostrowski and Kristin Leach placed first and third, respectively, in the Society of Nuclear Medicine's (SNM) Best Student Paper Competition in Washington, D.C., this summer.

They presented their research at the SNM's annual national meeting. The SNM is the national professional organization for nuclear medicine technologists (NMTs).

Both students graduated from UW-L with degrees in NMT and performed their research while completing their degree work through an internship at Northwestern Memorial Hospital in Chicago, where they both now work.

Ostrowski's paper was "Radionuclid Purity Assessment of Yttrium-90 Microspheres;" Leach's was "Rapid Miniaturized Chromatography Procedure for Iodine-123."



UW-L graduates Kristin Leach, left, and Robyn Ostrowski, right, earned top spots at this summer's nuclear medicine paper competition in Washington, D. C. They are pictured with Nancy McDonald, center, program director of Northwestern Memorial Hospital's clinical education programs.

## CLASSIFIED ADS

### Wanted

**Beds, living room furniture, kitchen items.** Hee Kyu Kim from South Korea is visiting the biology department until August 2008. He has rented an apartment and needs furniture. If anyone has anything to loan him for a year, contact Tom Volk at 785.6972 or [volk.thom@uwlax.edu](mailto:volk.thom@uwlax.edu).

**Big Brothers Big Sisters.** Spend two to three hours a week with a child doing various activities throughout the community. To get involved, call 782.2227 or go to the Big Brothers Big Sisters web site at [www.bbbsofcr.org](http://www.bbbsofcr.org) <<http://www.bbbsofcr.org>>

## Disability Awareness Month: provide students access info

In honor of Disability Awareness Month, the Affirmative Action & Diversity Office and the Disability Resource Services Office ask all faculty and instructional academic staff to provide disability access information to students. Place information in syllabi at the beginning of each semester; place it on the whiteboard or bulletin board in classrooms; or add it to e-mails or Web-based course materials. By providing it, UW-L ensures disability disclosure and displays willingness of faculty and staff to provide reasonable accommodations for students with a disability.

Use the following statement: "Any student with a documented disability (e.g., physical, learning, psychiatric, vision, or hearing, etc.) who needs to arrange reasonable accommodations must contact the instructor and the Disability Resource Services Office (165 Murphy Library) at the beginning of the semester. Students who are currently using Disability Resource Services will have a copy of a contract that verifies they are qualified students with disabilities who have documentation on file in the Disability Resource Service Office."

Also be aware of the following disability access information: When planning conferences, events and activities, assign someone to handle requests for accommodations. Call Disability Services at 785.6900 for assistance.

In registration brochures, invitations or fliers, use the following: "To request disability accommodations, please contact (name, department, address, and phone number)." Publications such as college bulletins, program brochures, class schedules, newsletters and instructional publications must be provided in alternative formats (Braille, large print, tape, electronic) upon request. In these, use the following statement: "This publication/material is available in alternative formats upon request. Please contact (name, department, address, and phone number)."

For more information, contact Al Thompson, assistant to the Chancellor for Affirmative Action & Diversity and UW-L Americans with Disabilities Act coordinator. Call 785.8541 or e-mail: [thompson.alfr@uwlax.edu](mailto:thompson.alfr@uwlax.edu).

## Public notice

### EIS scoping process begins for UW-L's new academic building

The State of Wisconsin has retained Ayres Associates to prepare an Environmental Impact Statement (EIS) for the new academic building on campus in accordance with sec. 1.11 Wis. Stats. and UW System guidelines. Scoping is an initial requirement of the EIS process to identify major issues and potential environmental impacts associated with this project at an early stage.

The design of the proposed 116,740 ASF / 179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate various programs and student advising services. Three existing buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls, and one houses administrative functions. Demolition of these aging structures will enable

the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall, in accord with the Campus Master Plan.

This notice announces that the EIS scoping process has begun. The public is invited to a scoping meeting at 6 p.m. on Tuesday, Oct. 16, in the Valhalla B, Cartwright Center.

Written comments or suggestions about the potential environmental, social, or economic impacts associated with the project are also welcome. Submit comments by Oct. 16 to: Dennis L. Johnson, PE, Ayres Associates, 3433 Oakwood Hills Parkway, P.O. Box 1590, Eau Claire, WI 54702-1590 or Terri Reda, Environmental Affairs Officer, UW System Administration, 780 Regent Street, Suite 210, Madison, WI 53715-2635.

## MURPHY LIBRARY NOTES

### Interlibrary loan service speeds delivery of article requests

In 2004, Murphy Library began participating in an interlibrary loan service in which UW System libraries electronically deliver articles directly to the requester. Since then, all UW System libraries have joined this system, creating a vast pool of articles available for desktop delivery. When articles are available through this system, the potential for rapid delivery increases. Some users have reported receiving articles in as little as 24 hours or less after requesting them.

Last year, Interlibrary Loan processed 16,402 requests. Of those requests, 6,385 were items we provided to other libraries and 10,017 were items that we borrowed from other libraries.

Undergraduates accounted for 48 percent of the transactions, graduate students 38 percent and faculty and staff 14 percent.

For more information about interlibrary loans, contact Reference & Interlibrary Loan/Document Delivery Librarian Randy Hoelzen at 785-8398 or [hoelzen.rand@uwlax.edu](mailto:hoelzen.rand@uwlax.edu).

#### Top five libraries UW-L borrows from:

1. UW-Madison
2. UW-Milwaukee
3. UW-Eau Claire
4. British Lending Library
5. UW-Whitewater

#### Top five libraries UW-L lends to:

1. UW-Oshkosh
2. UW-Milwaukee
3. UW-Parkside
4. UW-Platteville
5. UW-Stevens Point

**Johnson, Dennis**

---

**From:** Lewis Matthew N [lewis.matt@uwlax.edu]

**Sent:** Tuesday, October 02, 2007 7:43 AM

**To:** Johnson, Dennis

**Cc:** Earll, Larry - DOA; mdonnelly@uwsa.edu; Terri Reda; Baer Vickie L

Dennis,

Attached is a link to the front page of the UW-L website. For your reference/file, please note the item under "Campus News" regarding the EIS Scoping Meeting.

<http://www.uwlax.edu/>

Thanks,  
Matt

A-Z Index D2L Directory Email Murphy Library TALON TowerOne

Go

## Campus News

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### Public Notice: EIS scoping process begins for UW-L's academic building

EIS scoping process meeting set for Oct. 16

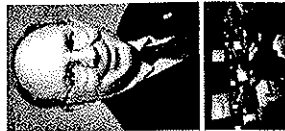


Artist's rendition of a possible UW-L academic building design

The Environmental Impact Statement scoping process has begun. Scoping is an initial requirement of the EIS process to identify major issues and potential environmental impacts associated with the academic building construction project at an early stage. A public meeting is set for 6 p.m. Tuesday, Oct. 16, in Valhalla B, Cartwright Center. To submit comments and suggestions, due by Oct. 16, see details at <http://www.uwlax.edu/Advancement/Connectx/07-issues/10-01/briefs.htm#public>

Other news

Search



America's rise topic for CBA 2007 Lecture Series

Computer Science Department receives National Science Foundation grant

**Johnson, Dennis**

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**From:** Lewis Matthew N [lewis.matt@uwlax.edu]  
**Sent:** Thursday, October 04, 2007 10:33 AM  
**To:** Johnson, Dennis  
**Cc:** Terri Reda; mdonnelly@uwsa.edu; Larry Earll  
**Subject:** Additional Meeting Notice  
**Attachments:** PUBLIC NOTICE.doc

Dennis,  
For your files, the attached flier was posted on bulletin boards in the following buildings on campus:

**Student Centers:**

Cartwright Center  
Recreation Eagle Center  
Whitney Center

**Academic Buildings:**

Center for the Arts  
Cowley Hall of Science  
Graff Main Hall  
Health Science Center  
Mitchell Hall  
Morris Hall  
Murphy Library  
W. Carl Wimberly Hall  
Wittich Hall

**Residence Halls:**

Angell Hall  
Hutchison Hall  
Drake Hall  
Wentz Hall  
Coate Hall  
Laux Hall  
Sanford Hall  
White Hall  
Reuter Hall

Thanks,  
Matt

# **PUBLIC NOTICE**

## **EIS SCOPING PROCESS BEGINS FOR UW-LA CROSSE NEW ACADEMIC BUILDING**

The State of Wisconsin has retained Ayres Associates to prepare an Environmental Impact Statement (EIS) for a new Academic Building on the UW-La Crosse campus in accordance with sec. 1.11 Wis. Stats. and UW System guidelines. Scoping is an initial requirement of the EIS process to identify major issues and potential environmental impacts associated with this project at an early stage.

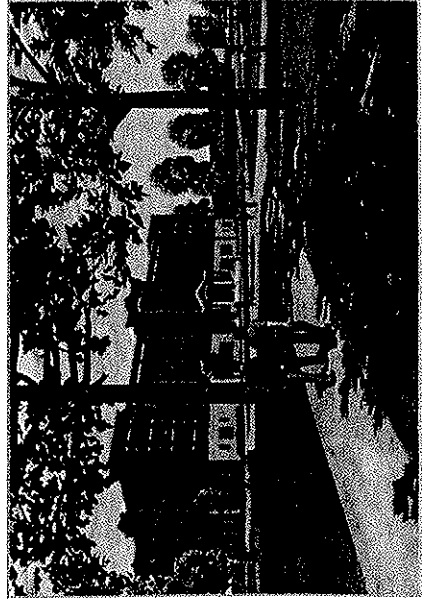
The design of the proposed 116,740 ASF / 179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate various programs and student advising services. Three existing buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls, and one houses administrative functions. Demolition of these aging structures will enable the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall, in accord with the Campus Master Plan.

This notice announces that the EIS scoping process has begun. The public is invited to a scoping meeting at 6:00 p.m. on October 16, 2007, in the Valhalla B Room, Cartwright Center on the UW-La Crosse campus.

Written comments or suggestions about the potential environmental, social, or economic impacts associated with the project are also welcome. Please submit these comments by October 16, 2007 to:

Dennis L. Johnson, PE or  
Ayres Associates  
3433 Oakwood Hills Parkway  
P.O. Box 1590  
Eau Claire, WI 54702-1590

Terri Reda  
Environmental Affairs Officer  
UW System Administration  
780 Regent Street, Suite 210  
Madison, WI 53715-2635



**Appendix C**  
**Scoping Meeting Minutes**

**MEETING MINUTES**

Meeting Location: UW – La Crosse Cartwright  
Center, Valhalla B

Project No.: 24-0133.01

Date/Time: October 16, 2007 6:00 PM

Re: UW-La Crosse Proposed New  
Academic Building  
Project No. 05I30  
Environmental Impact Statement –  
Scoping Process

Notes By: LAB

Attendees: See attached sign-in sheet

The meeting began at 6:00 p.m. Dennis Johnson, Ayres Associates, introduced himself and had all attendees introduce themselves as well.

Dennis went through a PowerPoint presentation (copy attached) explaining the EIS scoping process. The following points were discussed during the presentation:

1. Project purpose and location
2. The WEPA process
3. General project description and schedule, including a detailed building/site description by Val Schute, the project architect
4. Description of scoping comment period

Dennis then asked for any public comments:

Lindsay Stratton asked if the project will affect Wittich Field, a portion of the mall west of the proposed new building. Matt Lewis responded the project will not affect the mall area, and that the mall area will likely increase in size. The design of the mall will be separate from this project. Dennis commented that there will likely be temporary interference (e.g. fencing, etc.) in the mall area during construction to establish the boundaries of the project.

Guy Wolf asked if a green roof has been considered for the project. He also asked if the possibility of re-using stormwater runoff from the project for the campus' coal plant has been considered. Val Schute responded that the engineering team is looking into both options, and the pros and cons of both will be presented to the Steering Committee, DSF, and the campus in order to help to make a decision. Matt commented that stormwater runoff will be dealt with in some way, because stormwater management is a big issue on campus. Dennis mentioned that this project will comply with the campus' draft stormwater management plan.

Bjorn Bergman asked if bike shelters and bike racks will be included in the design of the bike. He also mentioned that there is currently a lack of bike storage on campus. Val indicated that the details of the bike racks have not been included in the building design yet, but that his during previous work on campus, they have gotten strong guidance from the physical plant regarding what needs to be done with bike racks. Matt commented that the campus will be looking to install as many bike racks as possible on the site, but that he wasn't sure about the possibility of bike shelter areas being constructed. Dennis commented that the campus master plan will also provide guidance relating to landscaping and possibly bike racks around the proposed building. Val commented that covered bike storage is a new idea on many campuses, generally around residence halls.

Bjorn Bergman noted that there are many mature trees on the proposed site and asked what the plans were for tree replacement and minimization of loss of the trees. Val responded that he knows the removal to replacement ratio will be greater than 1 to 1. The chosen landscape consultant has worked on campus before and is particularly sensitive to the issue of tree replacement and loss minimization. If it is cost effective, there is the possibility of integrating lumber from harvested trees into the project (e.g. benches, etc.). Landscaping will be integrated into the project plan, as it has been brought up as an issue on the campus. Matt commented that recent construction of Reuter Hall included planting almost twice as many trees as were removed. Bjorn commented that he realizes that many of his comments relate to project details that haven't been determined yet, but that he wants to make the issues known.

Bjorn Bergman asked if any material from the demolished buildings would be reused as part of the new construction. Val responded that DSF has developed a strong waste management approach to the projects, River Architects' last few DSF projects have tried to recycle, reuse, and distribute resources to minimize what goes to landfills. Larry Earll commented that reuse of building materials is part of their Sustainable Facilities Guidelines. He also stated that DSF currently has set a goal for all projects that no more than 25% of construction and demolition material goes to landfills. Matt commented that during recent building projects, doors and hardware have been removed from the buildings prior to demolition for use in other campus buildings.

Buzz Bocher asked why the new building's fourth floor is half the size of the other floors. Val responded that earlier designs did have a full fourth floor. Part of the project design was to provide expansion space, which is what the other half of the fourth floor is right now. The fourth floor was also designed to bring as much outside light into the classrooms. Buzz asked if the possibility of using the roof area as a courtyard type of space. Val explained that this is a possibility, but that there are construction and safety issues related to this option. A variety of uses for the roof area (habitable green roof, not habitable green roof, not-green deck area) have been discussed. The budget will most likely dictate the use of this space. Larry commented that the building will be designed to support all of the possible roof options, irrespective of how the building is designed so that if funds become available later, the facility will be able to be modified relatively easily.

Guy Wolf asked if the courtyard area south of the proposed building is raised or at ground level, and if it could possibly be used as an outdoor event area. Val responded that the specific design of the courtyard has not been completed yet, and that sound projection in the courtyard area could cause noise issues inside the building itself. The master plan states that the area will be used as a gathering space, though its specific use has not been determined.

Bjorn Bergman commented that the building should have as many renewable-type energy systems as possible in order to reduce the dependence on steam from the campus coal plan. Examples given include solar hot-water heating, solar building heating, and solar PV panels. Lindsay also commented that Senate Bill 459 and Executive Order 145 mandates that state facilities have 20% renewable energy by 2011. She thinks it is important UW-La Crosse contributes to this, and that this project provides an opportunity to incorporate renewable energies into the campus.

Guy Wolf mentioned the possibility of leasing solar hot-water heating as a possibility for the project.

Dennis concluded by reading written comments that were received from the Wisconsin DNR, the Wisconsin Historical Society, Jeff Bluske of the La Crosse County Zoning and Planning Department, and Terri Reda of the UW System Administration. These comments are attached.

Dennis indicated that the scoping meeting comment period ends tonight (October 16, 2007) and that forms were available to submit written comments. No other comments were made and the meeting was adjourned by Dennis at 7:10 p.m.

UW-La Crosse New Academic Building  
 DSF Project No. 05130  
 EIS Scoping Meeting Attendance Log

October 16, 2007 - 6:00 p.m.  
 Valhalla B Room, Cartwright Center

Name	Representing	Address	Phone	Email
Dennis Johnson	Ayres Associates	3433 Oakwood Hills Pkwy, Eau Claire 54701	715.831.7643	johnsond@ayresassociates.com
Lisa Buchli	Ayres Associates	3433 Oakwood Hills Pkwy, Eau Claire 54701	715.831.7643	buchlil@ayresassociates.com
CAROL ERILL	D.S.F.			carol.erill@wisconsin.gov
MATT LEWIS	UW-L			lewis.matt@uwla.edu
TERRI REDA	UW System Admin			terreda@uwla.edu
Leaen Prentice	UWL Student			prentice.leaen@students.uwlax.edu
Elena Bantle	UWL EC			bantle.elena@students.uwlax.edu
Matt Michalski	UWL EC			michalski.matt@students.uwlax.edu
VAL SCHUTE	RIVER ARCHITECTS			vschute@riverarchitects.com
UNDISY STRATTON	UWL ENV Council			stratton, undisy
Paula Knudson	UWL SDAS			knudson.paula@uwla.edu
Bjorn Bergman	UWL Environmental Council			bergman.bjorn@students.uwlax.edu
ROBERT ROBE	UWL			robert.robe@uwla.edu

UW-La Crosse New Academic Building  
 DSF Project No. 05130  
 EIS Scoping Meeting Attendance Log



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Dennis Johnson	Ayres Associates	3433 Oakwood Hills Pkwy, Eau Claire 54701	715.831.7643	johnsond@ayresassociates.com
Lisa Buchli	Ayres Associates	3433 Oakwood Hills Pkwy, Eau Claire 54701	715.831.7643	buchlii@ayresassociates.com
<i>Christy Hoff</i>	<i>UW Prosys</i>			
<i>Greg Wolff</i>	<i>UWL Environ. Grp</i>			<i>wolf.greg@uwla.edu</i>
<i>Boyer Bocher</i>	<i>UWL Env. Council</i>			<i>bocher.wayn@uwla.edu</i>

UNIVERSITY OF WISCONSIN  
LA CROSSE

**NEW ACADEMIC BUILDING**

E.I.S. SCOPING MEETING  
OCTOBER 16, 2007






UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

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**Meeting Agenda**

- Introduction
- WEPA Process
- Project Description
- Scoping Process
- Draft and Final EIS Process and Comment Period
- Closing Comments






UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

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**Introduction**

- Welcome/introductions
  - Project team members in attendance
- Attendance sheet, oral and written comment sheets
- Public Notice in the *La Crosse Tribune* October 1, 2007
- [www.avresprojectinfo.com/UWL-Academic-EIS](http://www.avresprojectinfo.com/UWL-Academic-EIS)
- Purpose
- Scoping meeting will be recorded and minutes developed






UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

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**Meeting Agenda**

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UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

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**Wisconsin Environmental Policy Act (WEPA) Process**

- WEPA – 1971 and UWSA Resolution 1981
- Purpose – Evaluate environmental effects of project
- Type I – Environmental Impact Statement
  - Major steps in process
  - Scoping letter (September 28, 2007)
  - Scoping Meeting (tonight)
  - Prepare Draft EIS report
  - Draft EIS comment period (December 14, 2007 to January 30, 2008)
  - Draft EIS public meeting (January 30, 2008)

UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

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**Wisconsin Environmental Policy Act (WEPA) Process (continued)**

- Prepare Final EIS Report
- Final EIS comment period (April/May 2008, 30 days)
- Final EIS Public Meeting (May 2008)
- Record of Decision (June 2008)

Draft and Final EIS will be available at:

- Public and Campus Libraries
- Download from website

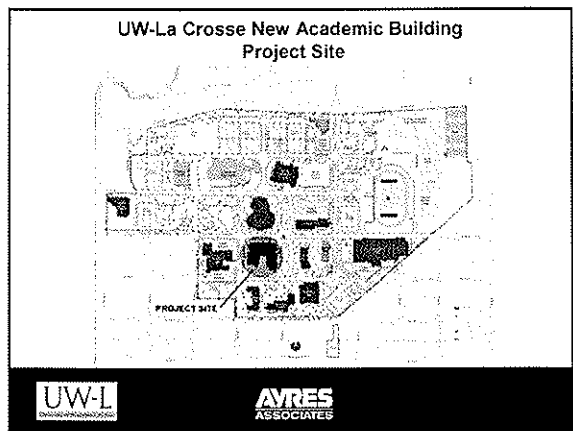
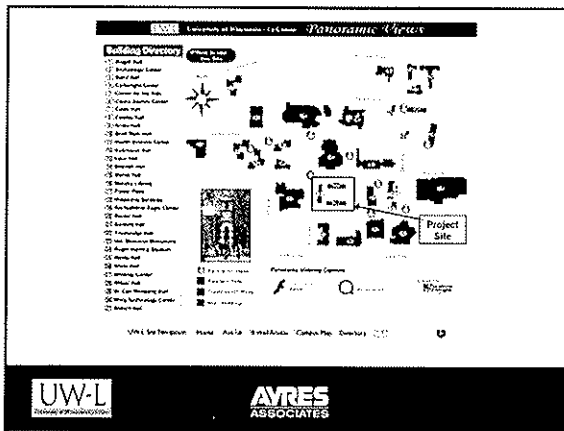
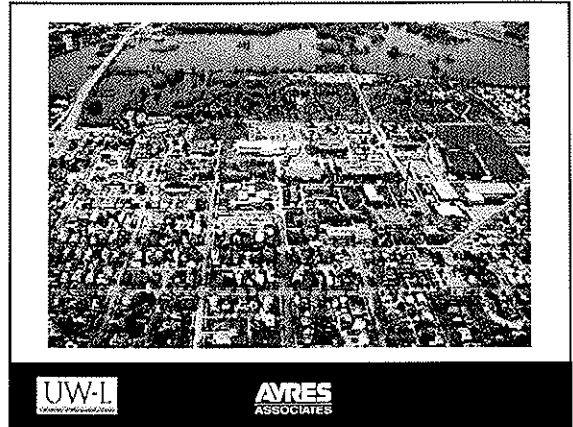
[www.avresprojectinfo.com/UWL-Academic-EIS](http://www.avresprojectinfo.com/UWL-Academic-EIS)

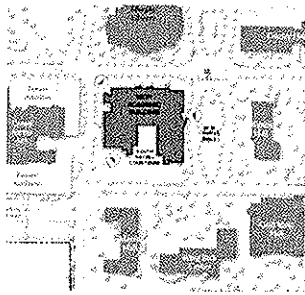
UW-La Crosse New Academic Building  
Environmental Impact Statement  
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UW-La Crosse New Academic Building  
Project Site

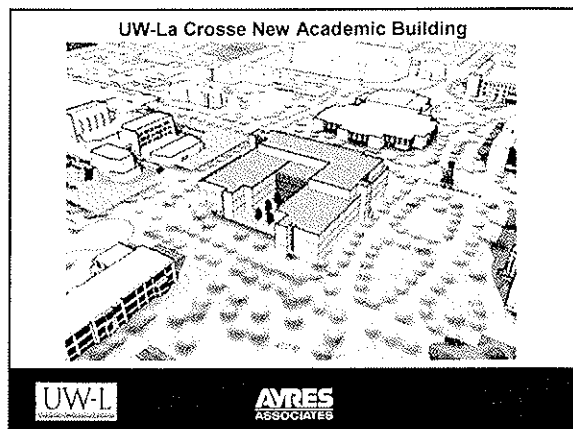
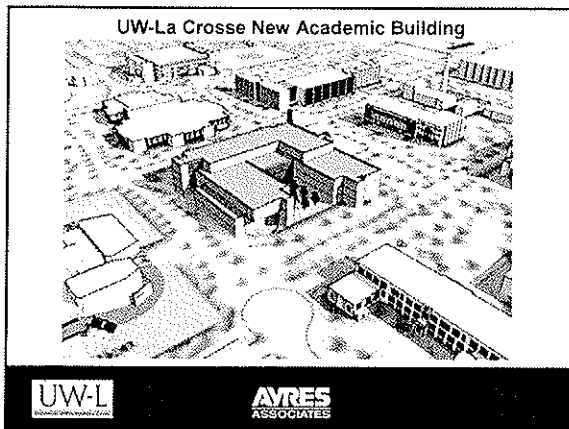
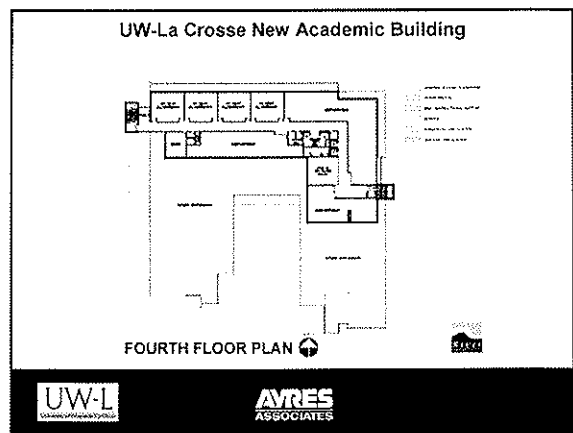
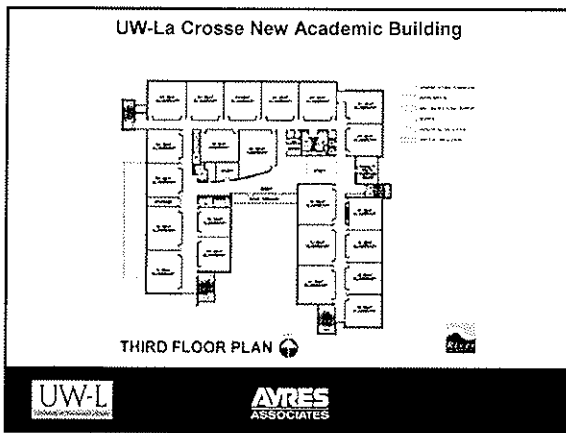
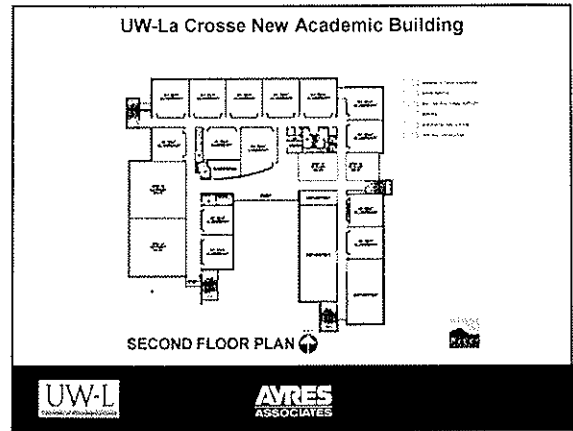
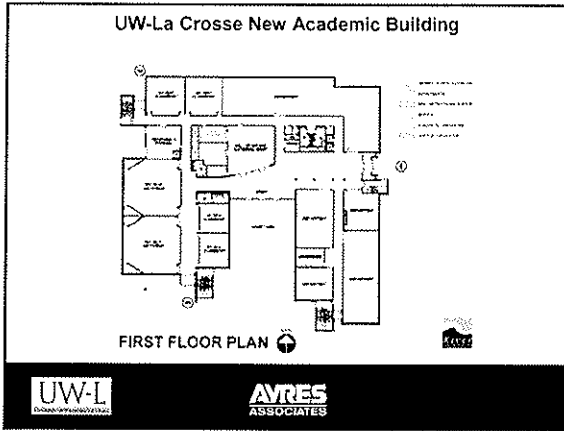


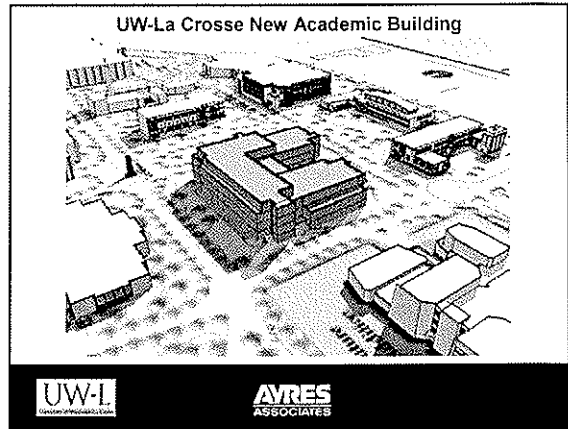
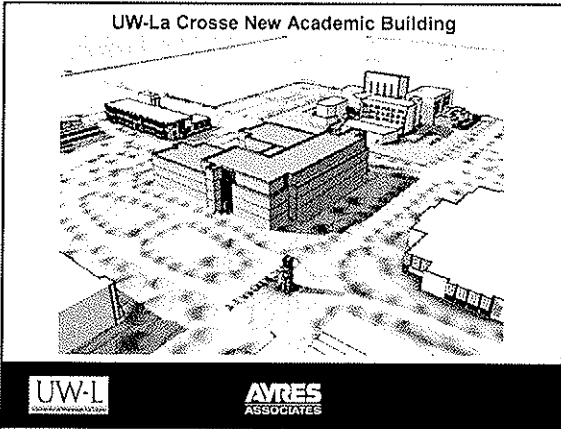
UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

General Project Description

- Identified in Campus Master Plan 2005
- Demolition of Baird, Trowbridge, and Wilder Halls
- Design/Construct new \$44 million academic building
- Building will consist of four stories: 179,600 GSF/116,740 ASF
- General assignment classroom space and office space for various programs and departments are key components









**UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting**

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**Proposed Schedule**

- Design – Present to Fall 2008
- Bid – December 2008
- Demolition - May 2009
- Start Construction – July 2009
- Final Completion/Building Occupancy – July 2011






**UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting**

---

**Meeting Agenda**

- Introduction
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**UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting**

---

**Scoping Process**

- Identify issues that this project may affect
- Solicit public input for other issues not yet identified
- Respond to identified issues
- Incorporate responses and issues into EIS reports

Brief description of example impacts evaluated






**UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting**

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**Example Potential Impacts – Air, Noise, Energy**

- Short-term increase of vehicle emissions during construction
- Energy and resources committed to materials and construction
- Short-term increase in noise from construction activities
- Long term energy commitment from future operations
- LEED plan to minimize energy use from building

**Example Potential Impacts – Water Resources**

- Erosion control plan limits surface water impacts
- Stormwater control plan to address long-term management
- Groundwater unlikely to be impacted
- More water use than existing site buildings
- LEED goal is to have 50% water use reduction compared to similarly-sized "Standard" building



**Example Potential Impacts – Transportation**

- Rerouting/lane closures for certain pedestrian/bicycle/vehicle during construction activities



**Example Potential Impacts - Biological/Chemical**

- No threatened or endangered species identified in project area by WDNR or US Fish and Wildlife
- Types of chemicals stored within building
- Loss of existing vegetation/trees
- Gain of new vegetation/trees
- Removal of ACM in existing buildings



**Example Potential Impacts –Economic**

- Commitment of energy, materials, and financial resources as well as annual operating and maintenance expenses



**Example Potential Impacts – Social**

- Construction noise may be a nuisance to students, faculty, commuters and workers in the area
- Traffic impacts, pedestrian impacts traversing through area
- Social interactive spaces, promote exchange of ideas



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UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

Scoping Meeting/Comment Period ends tonight

Draft EIS Comment Period

- Scoping comments incorporated into Draft EIS
- Draft EIS will be made available approx. December 14, 2007
- Draft EIS Public Meeting January 30, 2008
- End Draft EIS Public comment period January 30, 2008

Final EIS Period

- FEIS report made available April 2008
- Comment Period will run for 30 days during April and May 2008
- FEIS Public Meeting May 2008

ROD issued June 2008 (Approx.)



UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

Comment Methods (typical)

- Submit written comments (forms provided)
- Provide oral comments

Open for Comments



UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

Meeting Agenda

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UW-La Crosse New Academic Building  
Environmental Impact Statement  
Scoping Meeting

- 15-day Scoping comment period ends today
- Comments will be considered in development of Draft EIS
- Draft EIS will be made available December 14 at La Crosse Public Library, UW-L Murphy Library, and on our website: [www.avresprojectinfo.com/UWL-Academic-EIS](http://www.avresprojectinfo.com/UWL-Academic-EIS)
- Thank you for attending



**Written Comment Sheet**  
UW – La Crosse New Academic Building  
Valhalla B - Cartwright Center  
16-Oct-07  
6:00 p.m.

Name: Matthew C Michalski  
Phone No.: \_\_\_\_\_  
Address: 512 A Rueter Hall 1804 LaCrosse St, LaCrosse WI 54601  
Representing: Students

**COMMENTS:**

Why is the 4<sup>th</sup> floor toward Murphy & Wilder not meet up with the outside wall from  
previous 3 floor  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Written Comment Sheet

UW - La Crosse New Academic Building

Valhalla B - Cartwright Center

16-Oct-07

6:00 p.m.

Name: Christy Hope  
Phone No.: 608 785-6882  
Address: 1225 Olive  
Representing: UW - Progressives

COMMENTS:

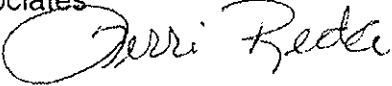
This building needs to have the least negative environmental impact as possible. We have a great opportunity to use new sustainable energy sources. These action will benefit the student population.



**Capital Planning & Budget**  
780 Regent Street, Suite 210  
Madison, WI 53715-2635  
(608) 263-4410 FAX (608) 262-5316  
<http://www.uwsa.edu>

DATE: October 15, 2007

TO: Dennis Johnson  
Manager, Environmental Services  
Ayres Associates

FROM: Terri Reda   
Environmental Affairs Officer  
UW System Administration

RE: Environmental Impact Statement (EIS)  
New Academic Building  
UW-La Crosse  
DSF Project #05I30

This is in response to your EIS scoping letter, dated September 28, 2007, for the proposed New Academic Building project at UW-LA Crosse. As with other WEPA processes, this EIS should address typical adverse and beneficial impacts, such as physical, biological, archeological, historical, and social impacts. More specific areas that should be considered or expanded include:

- Current uses and proposed re-uses of the site
- Relation of this project and the Campus Physical Development Plan
- Abatement measures
- Condition/demolition of Baird, Trowbridge, and Wilder Halls
- Preservation of the Baird Trowbridge, and Wilder building names
- Permits/approvals that may be needed.
- Site disruption/improvements
- Utilities (connections, capacities, etc.)
- Proposed construction scheduling/methods to minimize impacts
- Erosion control, storm water management, etc.
- Sustainable design features being considered
- Operating Impacts
- Socio-economic benefits
- Alternatives with pros and cons (i.e., several smaller additions)
- Known controversies

Dennis, I look forward to working with you throughout this EIS process.

cc: Maura Donnelly  
Larry Earl  
Matt Lewis

WISCONSIN



WISCONSIN  
HISTORICAL  
SOCIETY

Headquarters Building  
816 State Street  
Madison, WI 53706-1482  
608-264-6400

RECEIVED

OCT 05 2007

AYRES ASSOCIATES

October 3, 2007

Mr. Dennis L. Johnson  
Ayres Associates  
3433 Oakwood Hills Parkway  
Eau Claire, WI 54702-1590

**IN REPLY PLEASE REFER TO WHS CASE #07-0698/LC**

RE: Construct Academic Building At U.W. La Crosse  
ID: DSF #05I30

Dear Mr. Johnson:

We have reviewed your submittal dated September 28, 2007, describing the above referenced project, as required by Wis. Stat. §44.40.

Our records indicate that there 3 properties listed in the National Register of Historic Places located in the immediate vicinity of the proposed project. These are: La Crosse State Teachers College Training School Building (Morris Hall), Main Hall / La Crosse State Normal School (Wing Technical Center), and Physical Education Building / La Crosse State Normal School which was not identified in your submittal, but is located immediately to the East of the project area.

Please tell us the dates of construction of the buildings slated for demolition – Trowbridge, Wilder and Baird Halls. Please provide us with clear, close-up recent photographs, if they are 50 years old or older.

A search of the Archaeological Site Inventory indicates that there are no known archeological sites located in the proposed project area.

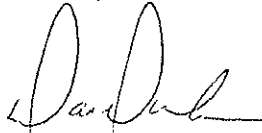
We look forward to reviewing and providing comment on the Draft Environmental Impact Statement, when it becomes available. Please forward a hard copy of that document to our office for review.

Mr. Dennis Johnson  
October 3, 2007  
07-0698/LC  
page two

Also, if any federal funds, licenses, or permits are involved in this undertaking, please contact us immediately for compliance with federal preservation laws, which are significantly different from state laws in scope and requirements.

If there are any questions concerning this matter, please contact me at (608) 264-6505.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Duchrow". The signature is written in a cursive style with a large initial "D" and a long horizontal flourish at the end.

Dan Duchrow  
Office of Preservation Planning  
and Public History

**Johnson, Dennis**

**From:** Jeff Bluske [bluske.jeff@co.la-crosse.wi.us]  
**Sent:** Thursday, October 04, 2007 11:49 AM  
**To:** Johnson, Dennis  
**Cc:** Steve O'Malley; Steve Doyle  
**Subject:** Environmental Impact - UW-LaCrosse Proposed Academic Bldg

Mr. Johnson: Thank you for letter of September 28, 2007 regarding the demise of Baird, Trowbridge and Wilder Halls. I passed your letter along to my Planner Charlie Handy as well for possible comment. LaCrosse County's Comprehensive Plan and Zoning codes cover the unincorporated areas of LaCrosse County. However, I would still like to make a few comments since the impact of the university is felt beyond the invisible city limits of LaCrosse.

The site analysis map that accompanied your letter was very inadequate, the colors used and shades made it hard to distinguish between the central mall, potential buildings and the roads and parking lots. I can only assume there will be more green space. I'm sure the maps you will use on October 16 will be better quality. Also, I have to assume the new buildings will handle student expansion for many years to come. With that said, a physical issue: Parking has been an extreme issue with residents adjacent to the campus master plan. Has there been any talks about creating additional off street parking as part of this project?

LaCrosse County and the City of LaCrosse recently passed separate resolutions to join together for the purpose of developing a Sustainable Strategic Plan. The eco movement is upon us. Physical & Economic Issue: Will this proposed building include solutions to reduce energy, water and waste? Social Issue: Will any of the proposed rooms be open for public use by city or county governmental boards or committees and other uses? It just seems natural to make buildings multi-purpose rather than single purpose. Students would have the opportunity to witness first hand or more readily participate in public hearings if those meetings were allowed to be held on campus. With budgets cuts at all levels of government, it behooves us all to begin thinking about sharing resources rather than duplicating them.

I will not be able to attend your scoping meeting, so please enter these comments into the record. Thanks for your time.

*Jeff Bluske, Director  
County of LaCrosse  
Zoning, Planning and Land Information Dept  
400 4th ST N - Room 3170  
LaCrosse, WI 54601-3200  
e-mail: [bluske.jeff@co.la-crosse.wi.us](mailto:bluske.jeff@co.la-crosse.wi.us)  
office: 608-785-9722 efax: 608-785-5922  
county website: [www.co.la-crosse.wi.us](http://www.co.la-crosse.wi.us) for minutes, agendas & what's new*

*Driven by Customers and Recognizing the Importance of People*



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Scott Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY Access via relay - 711

October 1, 2007

Dennis Johnson  
Ayres Associates  
3433 Oakwood Hills Parkway  
Eau Claire, WI 54701-7698

RECEIVED

OCT 02 2007

AYRES ASSOCIATES

Subject: Preparation of EIS for Proposed UW-La Crosse New Academic Building

Dear Mr. Johnson:

Thanks for alerting the Department of Natural Resources (DNR) as to Wisconsin Department of Administration's plans to prepare an Environmental Impact Statement (EIS) for a proposed new academic building on the UW-La Crosse campus.

The project would be located in an area currently occupied by existing residence halls and administrative buildings. No sensitive natural resources are present on the project site and no adverse environmental impacts are expected.

A stormwater permit may be needed for ground-disturbing activities. The contact for stormwater permits is Kurt Rasmussen, Stormwater Specialist at our La Crosse office, 3550 Mormon Coulee Road, La Crosse, WI 54601, phone (608) 785-9910.

Demolition of existing buildings must comply with applicable air management (asbestos) and solid/hazardous waste disposal regulations. I'd be happy to direct you to respective contact people in our La Crosse office if needed.

Please provide me a copy of the draft EIS for DNR review when available. If you have questions please feel free to contact me at (715) 839-3747.

Sincerely,

Tom Lovejoy  
Environmental Impact Coordinator

November 5, 2007

Dan Duchrow  
Office of Preservation Planning and Public History  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706-1482

Re: DSF Project #05I30, UW-La Crosse Proposed New Academic Building  
WHS Case #07-0698/LC

Dear Mr. Duchrow:

We have received your letter dated October 3, 2007, requesting specific information about the above referenced project. The requested information has been provided in the following paragraphs and attachments.

Baird Hall, a 44-year old residence hall, was constructed in 1963. Trowbridge Hall, a 47-year old residence hall, was constructed in 1960. Wilder Hall, a 56-year old administrative building that was originally a residence hall, was constructed in 1951. Photographs of Wilder Hall are included with this letter. Wilder Hall has no known architectural or historical significance. Steps will be taken to preserve the Wilder name in perpetuity.

A hard copy of the Draft Environmental Impact Statement will be sent to you as requested when it becomes available in December 2007. We look forward to your comments regarding this document.

No federal funds, licenses, or permits are involved with this project; therefore we will not be required to comply with federal preservation laws.

If there are any questions concerning the project, please contact me at (715) 834-3161.

Sincerely,

Ayres Associates Inc



Dennis L. Johnson, PE  
Manager-Environmental Services

Direct: 715.831.7643

Fax: 715-831-7500

johnsond@AyresAssociates.com

LB:dlf

Enclosure

cc: Terri Reda  
Larry Earll  
Matt Lewis

File: j:\24-0131.00\071105I.doc

Project: 24-0131.02



1. Wilder Hall, south entrance



2. Wilder Hall, south elevation



3. Wilder Hall, east elevation



4. Wilder Hall, north elevation



5. Wilder Hall, west elevation

**Appendix D**  
**DEIS Comment Period Public Notice**

**PUBLIC NOTICE**  
**NOTICE OF PUBLIC COMMENT PERIOD AND MEETING**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
**UW-LA CROSSE NEW ACADEMIC BUILDING**  
**LA CROSSE, WISCONSIN**

The University of Wisconsin-La Crosse (UW-L) proposes to construct a new Academic Building on the UW-L Campus. The proposed 116,740 ASF / 179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate several programs and student support services. Three obsolete buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls, and one houses administrative functions. Demolition of these aging structures will enable the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall, in accord with the Campus Master Plan. Demolition and construction is scheduled to begin in May 2009.

In accordance with sec. 1.11 Wis. Stats. and UW System Administration guidelines, a Draft Environmental Impact Statement (Draft EIS) has been prepared to consider potential environmental impacts of the new Academic Building. The Draft EIS document will be available for review on December 14, 2007 at the UW-L Murphy Library and the La Crosse Public Library. In addition, the Draft EIS document can be viewed online at [www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS).

A 45-day public comment period on the Draft EIS document begins on December 14, 2007 and concludes on January 30, 2008. A public meeting to present the findings of the Draft EIS and to take written and oral comments will be held at 6:00 p.m. on January 30, 2008, in the Port O Call Room, Cartwright Center on the UW-La Crosse campus. Parking is available in nearby Stadium Lot #2, which is located at the intersection of East Avenue and Pine Street.

Written comments may also be submitted to:

Dennis L. Johnson, PE  
Ayres Associates Inc  
3433 Oakwood Hills Parkway  
P.O. Box 1590  
Eau Claire, WI 54702-1590

or Terri Reda  
Environmental Affairs Officer  
UW System Administration  
780 Regent Street, Suite 210  
Madison, WI 53715-2635

Written comments should be received no later than 6:00 p.m. on January 30, 2008.

# AFFIDAVIT OF PUBLICATION

STATE OF WISCONSIN, }  
 La Crosse County. } ss.

Katherine Skolos, being duly sworn, says that she is the principal clerk of THE LA CROSSE TRIBUNE, a public daily newspaper of general circulation, printed and published in the City of La Crosse, in the county and State aforesaid, and that the notice of which the annexed is printed copy taken from the paper in which the same was published, was inserted and published in the said newspaper on the 12 day of Dec, 2007

and thereafter on the following dates, to wit:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

being at least once in each week for \_\_\_\_\_ successive weeks.

*Katherine Skolos*

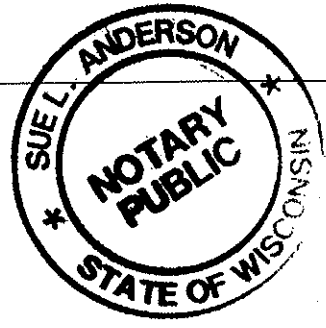
12/12 4651921  
**PUBLIC NOTICE**  
**NOTICE OF PUBLIC COMMENT PERIOD AND MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT UW-LA CROSSE NEW ACADEMIC BUILDING LA CROSSE, WISCONSIN**  
 The University of Wisconsin-La Crosse (UW-L) proposes to construct a new Academic Building on the UW-L Campus. The proposed 116,740 ASF/179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate several programs and student support services. Three obsolete buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls, and one houses administrative functions. Demolition of these aging structures will enable the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall. In accord with the Campus Master Plan, Demolition and construction is scheduled to begin in May 2009. In accordance with sec. 1.11 Wis. Stats. and UW System Administration guidelines, a Draft Environmental Impact Statement (Draft EIS) has been prepared to consider potential environmental impacts of the new Academic Building. The Draft EIS document will be available for review on December 14, 2007 at the UW-L Murphy Library and the La Crosse Public Library. In addition, the Draft EIS document can be viewed online at [www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS).  
 A 45-day public comment period on the Draft EIS document begins on December 14, 2007 and concludes on January 30, 2008. A public meeting to present the findings of the Draft EIS and to take written and oral comments will be held at 6:00 p.m. on January 30, 2008.

fore me this 12 day of Dec, A.D. 2007

*Sue Anderson*

Notary Public, La Crosse County, Wisconsin

12/23/07



In the Port O Call Room, Cartwright enter on the UW-La Crosse campus. Parking is available in nearby Stadium Lot #2, which is located at the intersection of East Avenue and Pine Street. Written comments may also be submitted to:  
 Dennis L. Johnson, PE or  
 Ayres Associates Inc.  
 3433 Oakwood Hills Parkway  
 P.O. Box 1590  
 Eau Claire, WI 54702-1590  
 Terry Reda  
 Environmental Affairs Officer  
 UW System Administration  
 760 Regent Street, Suite 210  
 Madison, WI 53715-2635  
 Written comments should be received no later than 6:00 p.m. on January 30, 2008.

## Johnson, Dennis

---

**From:** Lewis Matthew N [lewis.matt@uwlax.edu]  
**Sent:** Thursday, December 13, 2007 3:59 PM  
**To:** Johnson, Dennis; Buchli, Lisa  
**Cc:** Terri Reda; mdonnelly@uwsa.edu; Earll, Larry - DOA  
**Subject:** FW: Public Notice  
**Attachments:** Public Notice

Dennis – Here is the notice that we posted on campus on Friday, Dec 7th. It went into the following buildings:

Graff Main Hall  
Morris Hall  
Cartwright Center  
Cowely Hall of Science  
Mitchell Hall  
Murphy Library Resource Center  
Center for the Arts  
Wimberly Hall  
Health Science Center  
Eagle Recreational Center  
Whitney Center

All Residence Halls

Thanks,  
Matt

**PUBLIC NOTICE**  
**NOTICE OF PUBLIC COMMENT PERIOD AND MEETING**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
**UW-LA CROSSE NEW ACADEMIC BUILDING**

The University of Wisconsin-La Crosse (UW-L) proposes to construct a new Academic Building on the UW-L Campus. The proposed 116,740 ASF / 179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate several programs and student support services. Three obsolete buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls, and one houses administrative functions. Demolition of these aging structures will enable the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall, in accord with the Campus Master Plan. Demolition and construction is scheduled to begin in May 2009.

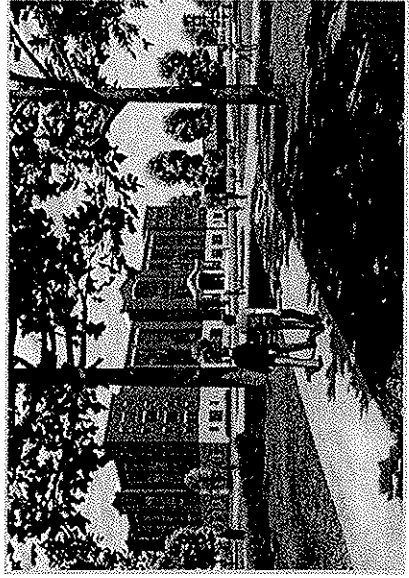
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Written comments may also be submitted to:

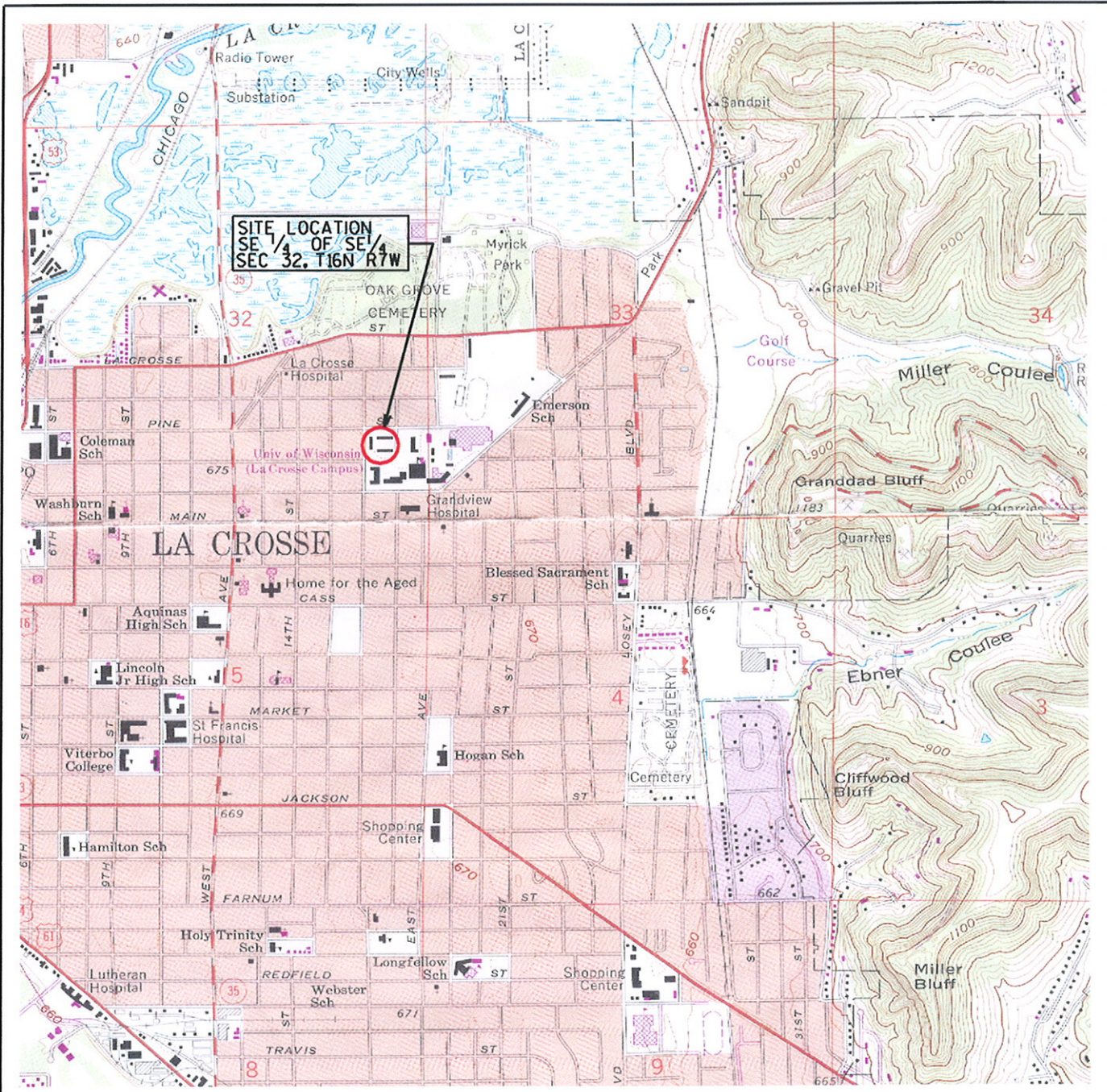
Dennis L. Johnson, PE	or	Terri Reda
Ayres Associates Inc		Environmental Affairs Officer
3433 Oakwood Hills Parkway		UW System Administration
P.O. Box 1590		780 Regent Street, Suite 210
Eau Claire, WI 54702-1590		Madison, WI 53715-2635

Written comments should be received no later than 6:00 p.m. on January 30, 2008.



## **Appendix E**

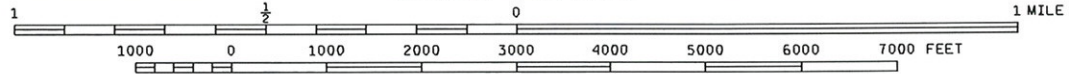
**Site Location Map, Aerial Photo, Campus Map, Site Photos**



NOTE: THIS DRAWING WAS PREPARED IN COLOR. REPRODUCTION BY MEANS OTHER THAN EQUIVALENT COLOR COPYING MAY CAUSE SOME DATA TO BE LOST OR MISREPRESENTED.

USGS MAP: LA CROSSE QUADRANGLE-1963  
PHOTOREVISED-1974

SCALE 1:24000



K:\WASTE\UW\_LACROSSE\24013102\_US.DGN

ENVIRONMENTAL IMPACT STATEMENT  
NEW ACADEMIC BUILDING  
UNIVERSITY OF WISCONSIN-LA CROSSE  
DSF PROJECT NO. 05I30

DRN. BY: *JGS* JGS  
CHK. BY: DLJ  
DATE: DEC 2007



REGIONAL MAP

FIGURE  
1



NOTE: THIS DRAWING WAS PREPARED IN COLOR. REPRODUCTION BY MEANS OTHER THAN EQUIVALENT COLOR COPYING MAY CAUSE SOME DATA TO BE LOST OR MISREPRESENTED.

K:\WASTE\UW\_LACROSSE\24013102\_01.DGN

DATE: 12/01/07  
 FILE: 11/17/07  
 SDGN: N.A.S.

DR. BY: J.G. SCHNIDT  
 CHK. BY: D.L. JOHNSON  
 DATE: DEC 2007

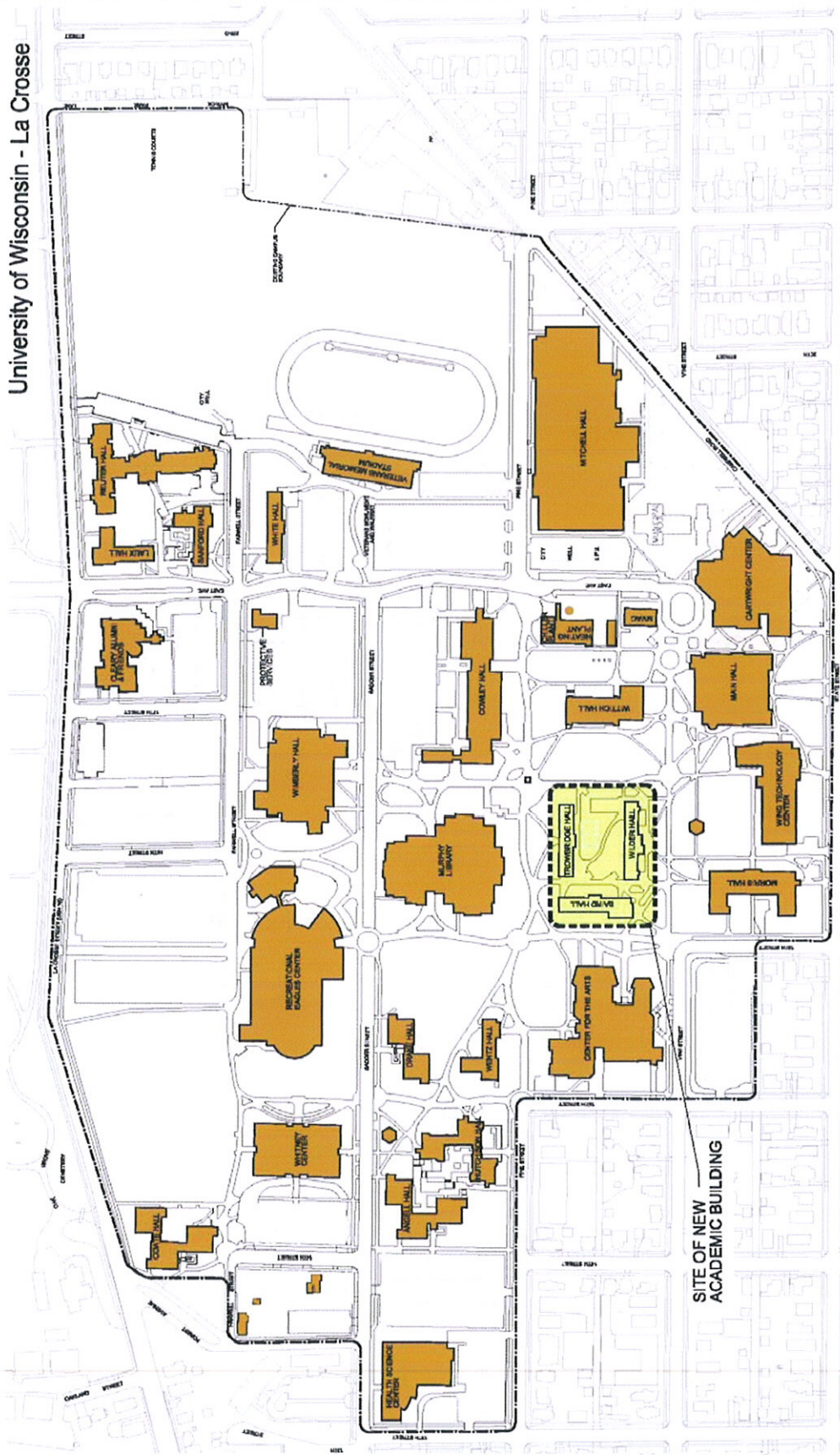
ENVIRONMENTAL IMPACT BUILDING  
 NEW ACADEMIC BUILDING  
 UNIVERSITY OF WISCONSIN-LA CROSSE  
 DSF PROJECT NO. 05130



CAMPUS AERIAL PHOTOGRAPH

FIGURE NO. 2

University of Wisconsin - La Crosse



NOTE: THIS DRAWING WAS PREPARED IN COLOR. REPRODUCTION BY MEANS OTHER THAN EQUIVALENT COLOR COPYING MAY CAUSE SOME DATA TO BE LOST OR MISREPRESENTED.

K:\WASTE\UW\_LACROSSE\24013102.02.DGN

DATE: 12/11/01  
 FILE: WT-TDI  
 SDCN: NAS  
 DR. BY: J.C. SCHMIDT  
 CHK. BY: D.L. JOHNSON  
 DATE: DEC 2001

ENVIRONMENTAL IMPACT BUILDING  
 NEW ACADEMIC BUILDING  
 UNIVERSITY OF WISCONSIN-LA CROSSE  
 DSF PROJECT NO. 05I30

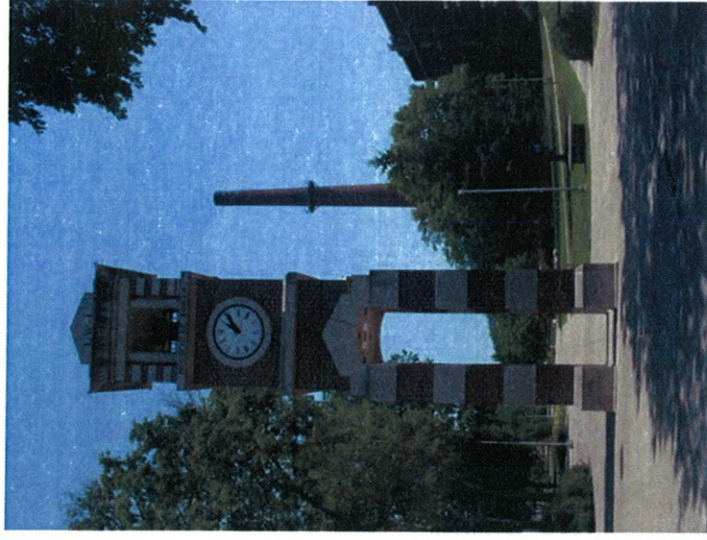


CAMPUS MAP

FIGURE NO.  
**3**



Wilder Hall from southeast corner of project site



Clock Tower at northeast corner of project site



Courtyard area between Trowbridge, Wilder, and Baird Halls



Baird Hall from southwest corner of project site



Trowbridge Hall from Clock Tower at northeast corner of project site

**Appendix F**  
**Geotechnical Report**

# Chosen Valley Testing, Inc.

Geotechnical Engineering and Testing • 135 Buchner Place • LaCrosse, WI 54603 • Telephone (608) 782-5505 • Fax (608) 758-2818

Mr. Valentine Schute, AIA  
Project Director  
River Architects  
125 N. 4<sup>th</sup> St.  
La Crosse, WI 54602

October 31, 2006

**Re: Design Phase Geotechnical Report  
Proposed Academic Building  
UW-La Crosse  
La Crosse, Wisconsin  
CVT Project Number: L2006.218**

Dear Mr. Schute:

As authorized, we have completed the geotechnical evaluation for the proposed new academic building at the University of Wisconsin—La Crosse. This letter briefly summarizes the findings in the attached report.

## Summary of Boring Results

At the surface, the borings encountered about ½ foot of topsoil. Dark-colored but relatively inorganic sand (termed B-Horizon) was then encountered to a depth of about 2 feet in most of the borings (B-1 through B-6), but was about 5 to 8 feet deep in the northern borings (B-7, B-8 and B-9). The dark-colored B-horizon soils in the northern borings appeared to be fill materials.

At depth the borings were dominated by fine sands until their termination depths at about 41 feet below the surface. Occasional thin layers of silty sand and slightly coarser sands were observed within the dominant fine sands.

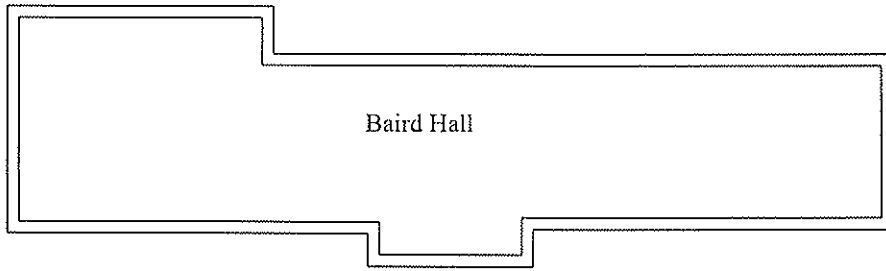
Water was not observed in the borehole during or after completion of drilling. The majority of the soils were found to be only moist. The exception was the soil samples obtained from the 39 to 41-foot depth in all of the borings, where wet sands were observed (sometimes just in the tip of the sampler). Based on the combined findings, it appears that the moisture encountered at the base of the borings is due to capillary rise from the water table. The actual water table at the time of our exploration is expected to be at or just below the termination depths of the borings. This is as high as about elevation 627 to 628 feet. This elevation corresponds closely to the water level in nearby ponds and the La Crosse River.

## Summary of Analysis and Recommendations

Based on the borings, fine grained sands dominate within the foundation support zone below this site; although some fill materials exist near the surface. We recommend that all of the fill materials be removed and replaced with compacted granular fill. In addition, the entire site should be surface compacted with a large, vibratory compactor.

# Site Map with Boring Locations

Boring B-1

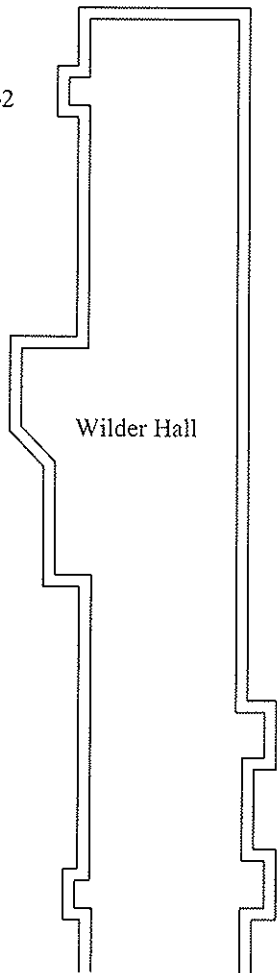


Baird Hall

Boring B-7

Boring B-4

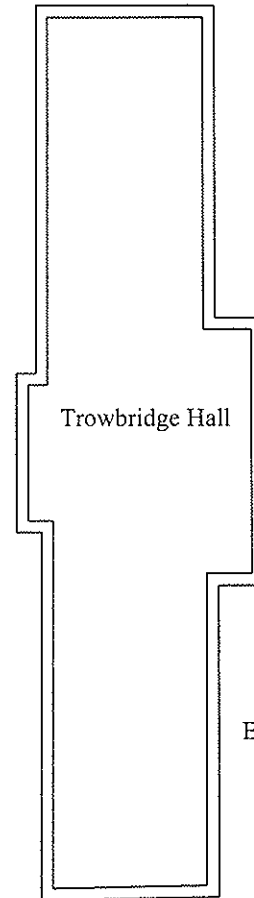
Boring B-2



Wilder Hall

Boring B-8

Boring B-5



Trowbridge Hall

Boring B-3


Boring B-6

Boring B-9



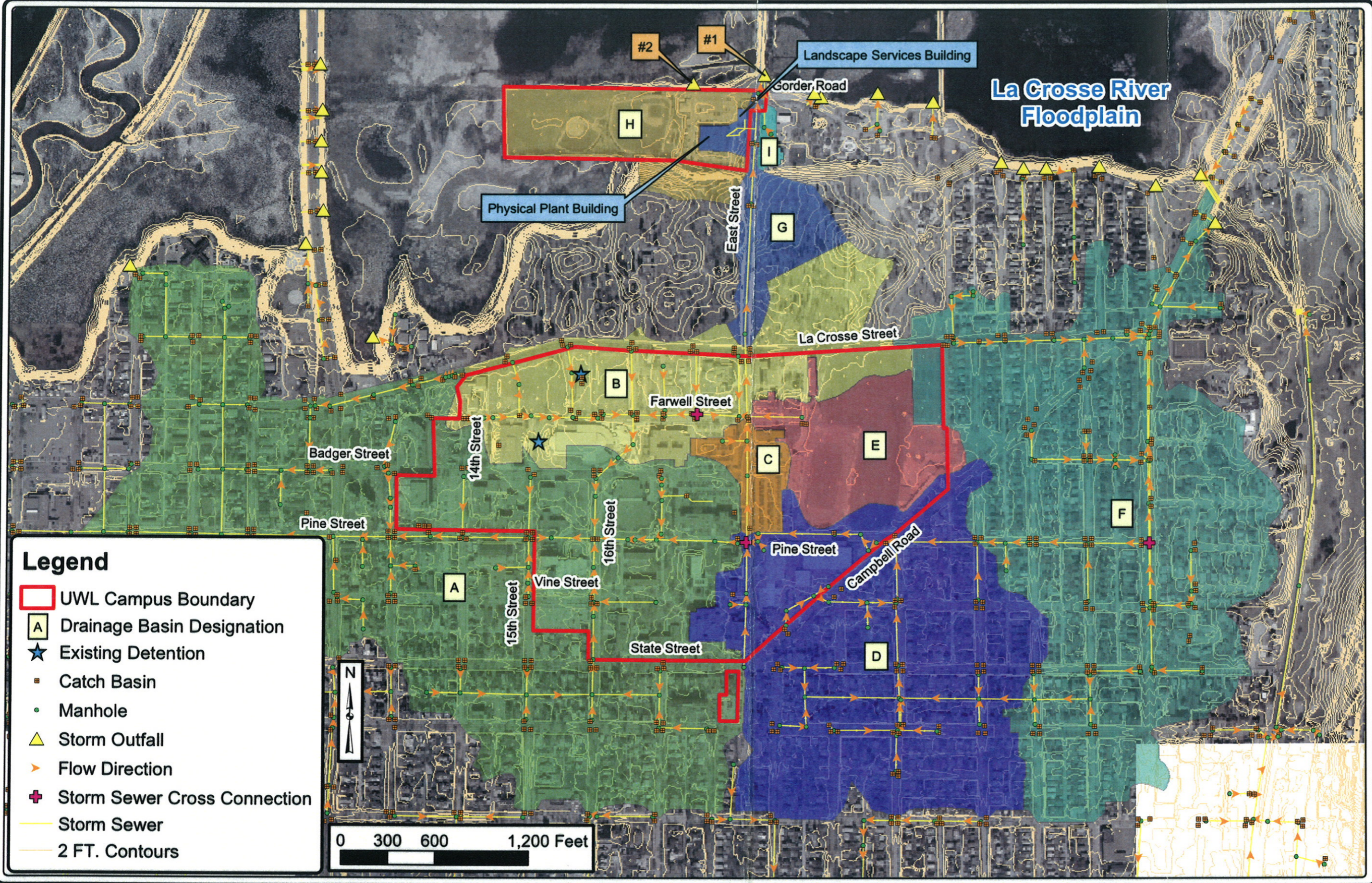
Chosen Valley Testing  
135 Buchner Place  
La Crosse, WI 54601  
Phone: (608)782-5505  
Fax: (608)785-2818

Project:  
Proposed Academic Building  
UW-La Crosse  
La Crosse, Wisconsin  
CVT File Number: L2006-218  
Date: October 31, 2006

Legend:  
Boring Location 

Not to Scale  
All Locations Approximate

**Appendix G**  
**Draft Stormwater Management Plan Figures**



**Legend**

- UWL Campus Boundary
- A Drainage Basin Designation
- ★ Existing Detention
- Catch Basin
- Manhole
- ▲ Storm Outfall
- Flow Direction
- + Storm Sewer Cross Connection
- Storm Sewer
- 2 FT. Contours

UW-LA CROSSE CAMPUS DRAINAGE BASINS  
 STORMWATER MANAGEMENT PLAN  
 UNIVERSITY OF WISCONSIN-LA CROSSE  
 LA CROSSE, WISCONSIN

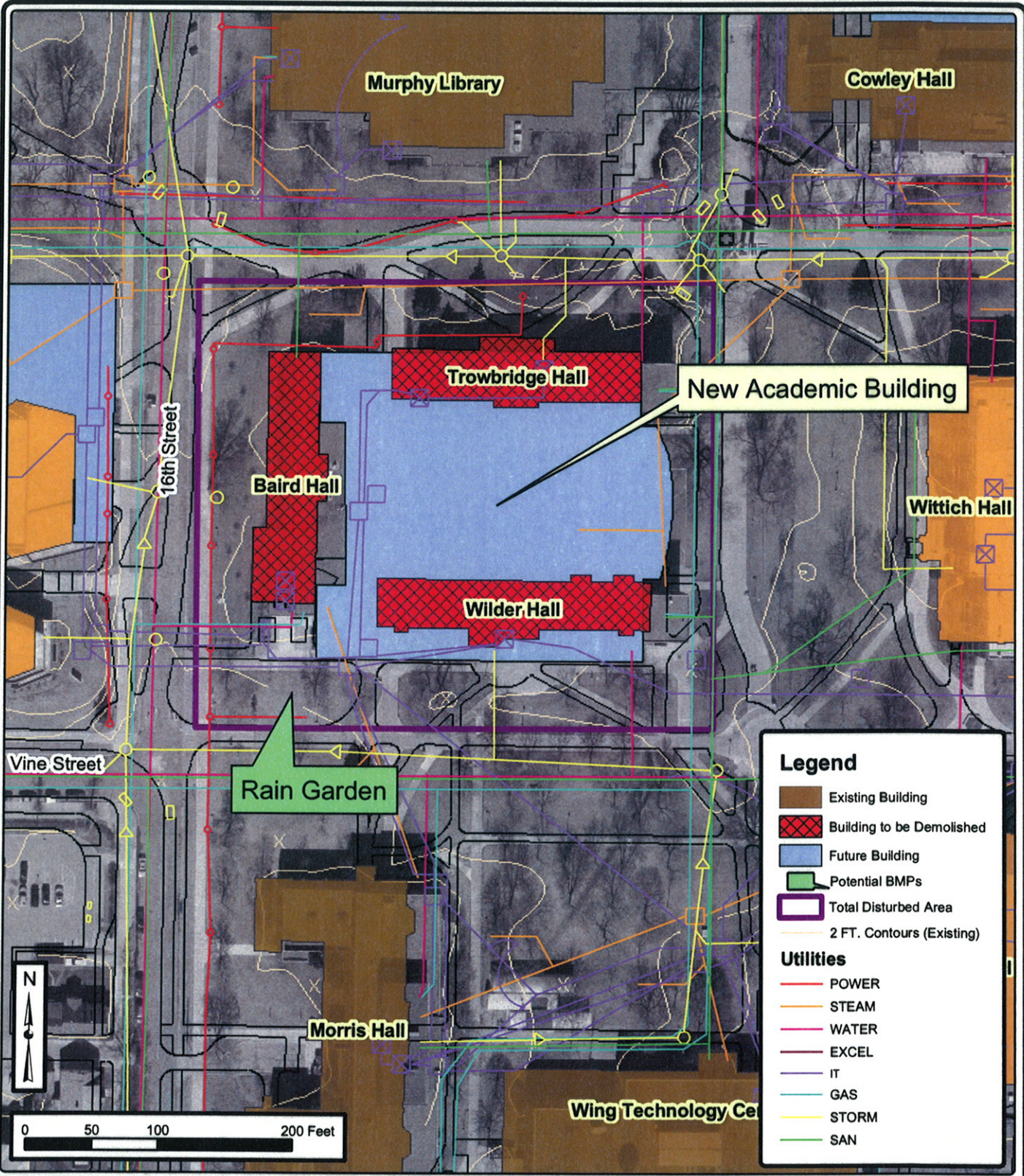
  
 STRAND  
 ASSOCIATES, INC.  
 ENGINEERS

FIGURE 3.02-1  
 1-104.013



**UW-LA CROSSE CAMPUS PROBLEM AREAS**

STORMWATER MANAGEMENT PLAN  
UNIVERSITY OF WISCONSIN - LA CROSSE  
LA CROSSE, WISCONSIN



**NEW ACADEMIC BUILDING**

**STORMWATER MANAGEMENT PLAN  
UNIVERSITY OF WISCONSIN - LA CROSSE  
LA CROSSE, WISCONSIN**



**FIGURE 6.04-2  
1-104.013**

**Appendix H**  
**FEMA Flood Insurance Rate Map**



**Appendix I**  
**Environmental Database Search Data**



Search Results

<a href="#">Petroleum Programs Home</a>	<a href="#">Search Instructions</a>	<a href="#">Search by Tank ID</a>	<a href="#">Search by Site, Owner, or Tank Characteristics</a>
---	-------------------------------------	-----------------------------------	--

### Tank List

Searching for:

County Code = 32  
 Owner name = UW LA CROSSE  
 Municipality = LA CROSSE

Number of matching records: 10

Type	ID	Facility ID	Address	Status	Contents	Size (gals)	Cust ID	Owner
<b>County: LA CROSSE, FDID: 3205 - La Crosse, Municipality: CITY OF LA CROSSE</b>								
1. AST	<a href="#">206072</a>	<a href="#">139912</a>	1725 STATE ST	Closed/Removed	Fuel Oil	10000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
2. UST	<a href="#">407966</a>	<a href="#">139912</a>	1725 STATE ST	Closed/Removed	Fuel Oil	40000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
3. UST	<a href="#">407970</a>	<a href="#">139912</a>	1725 STATE ST	Closed/Removed	Fuel Oil	40000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
4. UST	<a href="#">407973</a>	<a href="#">139912</a>	1725 STATE ST	Closed/Removed	Fuel Oil	40000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
5. UST	<a href="#">407974</a>	<a href="#">139912</a>	1725 STATE ST	Closed/Removed	Fuel Oil	40000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
6. UST	<a href="#">407975</a>	<a href="#">139912</a>	1725 STATE ST	Closed/Removed	Fuel Oil	5000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT

7. UST	<a href="#">1097402</a>	<a href="#">139912</a>	1725 STATE ST	In Use	Diesel	12000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
8. UST	<a href="#">408844</a>	<a href="#">139913</a>	618 N 19TH ST	Closed/Removed	Fuel Oil	14930	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
9. AST	<a href="#">205956</a>	<a href="#">156423</a>	855 EAST AVE N	In Use	Unleaded Gasoline	2000	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT
10. UST	<a href="#">407972</a>	<a href="#">139911</a>	1705 STATE ST	Closed/Removed	Diesel	250	<a href="#">1032356</a>	UW LA CROSSE - HEATING PLANT

[Download](#)

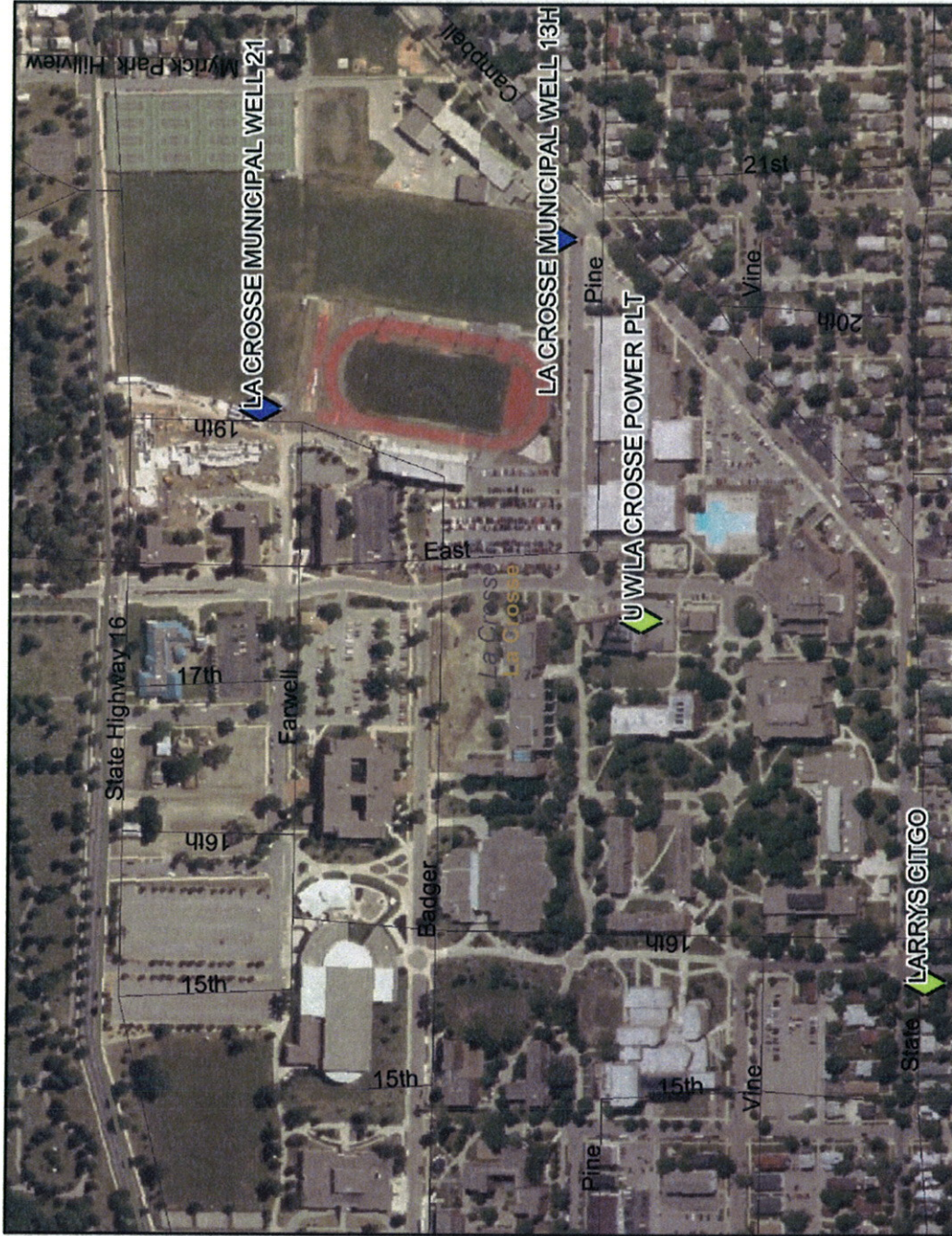
[Close this response window](#)



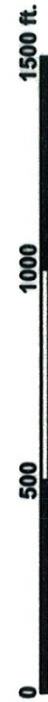
This document was last revised: 10 November 2004

Wisconsin Department of Commerce

# Map Created on Dec 03, 2007



Map created on Dec 3, 2007  
 Note: Not all RR Sites have been geo-located yet.



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

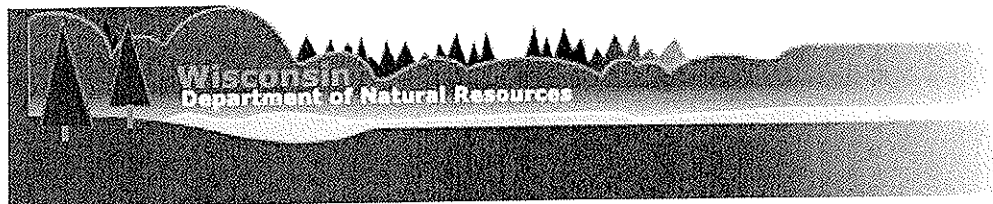


## Legend

- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- Major Highways
- Interstate
- US Highway
- State Highway
- Local Roads
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities



Scale: 1:5,168



**BRRTS on the Web Activity Details  
for UW LA CROSSE**

*Printed Mon, 3 Dec 2007 09:13:02 CST*

**Activity No:** 04-32-515127  
**Activity Name:** UW LA CROSSE  
**Type:** SPILL  
**Status:** CLOSED  
**Jurisdiction:** DNR-RR  
**Start Date:** 08/16/2001  
**End Date:** 09/05/2001  
**Last Action:** 09/05/2001  
**Location:** UW LA CROSSE FINE ARTS BLDG  
**FID:** NONE  
**Address:** 333 N 16TH ST  
**Municipality:** LA CROSSE  
**County:** LA CROSSE  
**WI Region:**  
**Commerce No:** NONE  
**EPA ID:** NONE  
**Risk:** UNKNOWN  
**Plot Size:** UNKNOWN  
**Comments:**  
**EPA NPL?:** No  
**Commerce Tracked?:** No  
**PECFA Eligible?:** No  
**AST?:** No  
**Drycleaner?:** No  
**Co-Contamination?:** No  
**Geo-Located?:**  
**PLSS:** ? 1/4 of the ? 1/4 of Sec ?, T?N, R??

---

		Actions	
Date	Name		Comment
08/16/2001	Spill Incident Occurred		-
08/16/2001	Spill Reported to DNR		-
09/05/2001	Spill Closed		-

---

**Impacts**

<b>Type</b>	<b>Comment</b>
Air Contamination	-

	<b>Scoring</b>		
<b>Type</b>		<b>Date</b>	<b>Score</b>

	<b>Substances</b>	
<b>Substance Name</b>	<b>Category</b>	<b>Released Amt</b>
Other Substance Not Listed	Other	2 CY

	<b>Spill Info</b>		
<b>Incident Date</b>	<b>Reported Date</b>	<b>Investigator</b>	<b>Source</b>
08/16/2001	08/17/2001	UNKNOWN	Public Property (city, state, federal, etc.)
Cause: Physical plant personnel removed Kiln & discovered spill			
Comments: NONE			

	<b>Spiller Actions</b>	
<b>Action</b>		<b>Comment</b>
Containment		
Contractor Hired		Northwoods

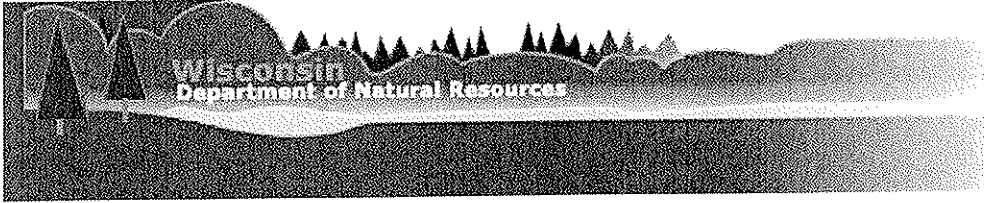
**Who**

**Responsible Party:**  
 UW LA CROSSE 1725 STATE ST LA CROSSE, WI 54601

**RP Contact/Agent:**  
 DAN SWEETMAN 1725 STATE ST LA CROSSE, WI 54601

**Project Manager:**  
 THOMAS KENDZIERSKI 1300 W CLAIREMONT AVE EAU CLAIRE, WI 54702

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and possible delays in updating new information. Please see the legal notices and disclaimers page on BRRTS on the Web for more information.



**BRRTS on the Web Activity Details  
for UW LA CROSSE- FINE ARTS BLDG [HISTORIC]**

*Printed Mon, 3 Dec 2007 09:12:11 CST*

**Activity No:** 04-32-194364  
**Activity Name:** UW LA CROSSE- FINE ARTS BLDG [HISTORIC]  
**Type:** SPILL  
**Status:** HISTORIC SPILL  
**Jurisdiction:** DNR-RR  
**Start Date:** 09/21/1994  
**End Date:** 00/00/0000  
**Last Action:** 09/21/1994  
**Location:** UW LA CROSSE FINE ARTS BLDG  
**FID:** NONE  
**Address:** 333 N 16TH ST  
**Municipality:** LA CROSSE  
**County:** LA CROSSE  
**WI Region:**  
**Commerce No:** NONE  
**EPA ID:** NONE  
**Risk:** UNKNOWN  
**Plot Size:** UNKNOWN  
**Comments:** HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN WC REGION FOR FILE INFORMATION.  
**EPA NPL?:** No  
**Commerce Tracked?:** No  
**PECFA Eligible?:** No  
**AST?:** No  
**Drycleaner?:** No  
**Co-Contamination?:** No  
**Geo-Located?:**  
**PLSS:** ? 1/4 of the ? 1/4 of Sec ?, T?N, R??

---

Date	Name	Actions	Comment
09/21/1994	Spill Incident Occurred		-
09/21/1994	Spill Reported to DNR		-
09/21/1994	Historic Spill		-

---

Impacts	
Type	Comment
Soil Contamination	-
Surface Water Contamination	-

Scoring			
Type		Date	Score

Substances		
Substance Name	Category	Released Amt
Mineral Oil	Petroleum	20 G

Spill Info			
Incident Date	Reported Date	Investigator	Source
	09/21/1994	UNKNOWN	Public Property (city, state, federal, etc.)
Cause: Elevator's hydraulic leak			
Comments: NONE			

Spiller Actions	
Action	Comment

#### Who

**Responsible Party:**

UW LA CROSSE 1725 STATE ST LA CROSSE, WI 54601

**RP Contact/Agent:**

DAN SWEETMAN 1725 STATE ST LA CROSSE, WI 54601

**Project Manager:**

THOMAS KENDZIERSKI 1300 W CLAIREMONT AVE EAU CLAIRE, WI 54702

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and possible delays in updating new information. Please see the legal notices and disclaimers page on BRRTS on the Web for more information.

## Building Information - BAIRD HALL

[Export to Excel](#)[Home](#)

Agency	UNIVERSITY OF WISCONSIN
Institution	LA CROSSE CAMPUS
Building	0067 - BAIRD HALL

DFD Project Number	04B20	Initial Building Number	285-0E-0067
Addition Number			

Building Address	310 N. 16th St.		
City	LaCrosse	County	LaCrosse
State	WI	Zip Code	54601
Present Use	Residence Hall	Past Use	
Contact Name	Bob Goodno	Contact Phone	608-785-8589

Inspectors Name	Todd J. Swenson	Inspector Number	All-02601
Company Name	EMC	Phone	1-800-279-2020
Address	W7748 County Hwy. V	City	Lake Mills
State	WI	Zip Code	53551
Inspection Date	8/9/2005	Data Entry Complete	12/12/2005

Approx. Construction Date	1962	Number of Floors	5
Gross Sq. Feet	39,330	Net Sq. Feet	
Exterior Finish	Brick	Roof Type	Flat

## Building Information - TROWBRIDGE HALL

[Export to Excel](#)[Home](#)

Agency	UNIVERSITY OF WISCONSIN
Institution	LA CROSSE CAMPUS
Building	0065 - TROWBRIDGE HALL

DFD Project Number	04B20	Initial Building Number	285-0E-0065
Addition Number			

Building Address	1622 Pine St.		
City	LaCrosse	County	LaCrosse
State	WI	Zip Code	54601
Present Use	Residence Hall	Past Use	Residence Hall
Contact Name	Bob Goodno	Contact Phone	608-785-8589

Inspectors Name	Todd J. Swenson	Inspector Number	A11-02601
Company Name	EMC	Phone	1-800-279-2020
Address	W7748 County Hwy. V	City	Lake Mills
State	WI	Zip Code	53551
Inspection Date	8/15/2005	Data Entry Complete	5/19/2006

Approx. Construction Date	1958	Number of Floors	5
Gross Sq. Feet	38,899	Net Sq. Feet	
Exterior Finish	Brick	Roof Type	Flat

Building Information - **WILDER HALL**

Export to Excel

Home

Agency	UNIVERSITY OF WISCONSIN		
Institution	LA CROSSE CAMPUS		
Building	0061 - WILDER HALL		

DFD Project Number	04B20	Initial Building Number	285-0E-0061
Addition Number	285-0E-0061A		

Building Address			
City		County	
State		Zip Code	
Present Use	Office	Past Use	Dorm - Change at 1960's
Contact Name	Bob Goodno	Contact Phone	608-785-8589

Inspectors Name	David Sherrard	Inspector Number	A11-847
Company Name	EMC	Phone	1-800-279-2020
Address	W7748 County Hwy. V	City	Lake Mills
State	WI	Zip Code	53551
Inspection Date	2/18/2005	Data Entry Complete	5/19/2006

Approx. Construction Date	1950,1956	Number of Floors	
Gross Sq. Feet	31,955	Net Sq. Feet	
Exterior Finish	Brick/Stone	Roof Type	Built-up/Flat

**Appendix J**  
**DSF/LEED Comparison Matrix**

Academic Building - UW La Crosse BUILDING TYPE - EDUCATIONAL La Crosse, WI RA Comm No. 1213 DSF No. 05130 A&O No. 070009		PROPOSED DESIGN		SILVER	35	Support Responsibility (A&O will document/ file the credit applications)
		RECOMMENDED	POSSIBLE			
DSF AND LEED COMPARISON MATRIX March 28, 2008 Draft Seven		DESIGN		POSSIBLE	45	document/ file the credit applications)
		BASE	ADDITIONAL			
CATEGORIES		DESIGN	RECOMMENDED	POSSIBLE	UNUSED/ UNFEASIBLE	Notes
Sustainable Sites		35	10	9	18	
SSW1	Construction Site Erosion & Sedimentation Control	8	3	2	1	
Prereq 1	Construction Activity Pollution Prevention	Y	Y	Y	Y	
SS C1	Site Selection	Y	Y	Y	Y	JJR Contractor River
Credit 1	Site Selection	1				
SS C2	Development Density & Community Connectivity					River
Credit 2	Development Density & Community Connectivity	1				Project appears to meet Community Connectivity requirements.
SS C3	Brownfield Redevelopment					River/Contractor
Credit 3	Brownfield Redevelopment	1				Asbestos abatement of existing building typically qualifies as Brownfield rehabilitation.
SS C4.1	Alternative Transportation, Public Transportation Access					River/UWL
Credit 4.1	Alternative Transportation, Public Transportation Access	1		1		Project does not appear to meet requirements, with only one available bus line within 1/4 mile of campus. Possibility of obtaining credit through non-standard compliance paths since there appears to be three bus lines within a 1/4 mile of campus.
SS C4.2	Alternative Transportation, Bicycle Storage & Changing Rooms					River
Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1				Project appears to be within 200 yds of REC to meet the requirement for showers (~20 showers). Credit also requires secure bicycle storage for 5% of FTE (~200).
SS C4.3	Alternative Transportation, Low-Emission & Fuel-Efficient Vehicles					UWL
Credit 4.3	Alternative Transportation, Low-Emission & Fuel-Efficient Vehicles	1	1			Requires preferred parking for green/hybrid for 5% of building parking spaces. Design team to advise UWL on specific requirements
SS C4.4	Alternative Transportation, Parking Capacity					UWL
Credit 4.4	Alternative Transportation, Parking Capacity	1				Project meets LEED requirements by adding no new parking. DSF Sustainability also requires preferred parking for van pools and motorcycles for parking assigned to building
SS C5.1	Site Development, Protect or Restore Habitat					JJR
Credit 5.1	Site Development, Protect or Restore Habitat	1			1	Requires adding native habitat.
SS C5.2	Reduced Site Disturbance: Development footprint					JJR
Credit 5.2	Site Development, Maximum Open Space	1				The project boundary will be identified as required to include open equal to the building footprint. Project boundary definition will effect other credits including credits 6.1, 6.2, 7.1 and 8.
SS C6.1	Permanent Stormwater Management, Discharge Rate and Volume per DNR 161					JJR
Credit 6.1	Stormwater Management, Quantity Control	1		1		Depends on LEED definition of 'pre-development' and corresponding requirements which are yet to be determined.
SS C6.2	Permanent Stormwater Design, Quality Control					JJR
Credit 6.2	Stormwater Design, Quality Control	1				
SS C7.1	Heat Island Effect, Non-Roof					JJR
Credit 7.1	Heat Island Effect, Non-Roof	1	1			Requires shading of 50% of non-roof hardscape areas. Shading is preferred to be provided by trees. Landscaping plan will be evaluated to meet credit.
Credit 7.2	Heat Island Effect, Roof	1				River/JJR
SS C8	Light Pollution Reduction					
Credit 8	Light Pollution Reduction	1				A&O

Water Efficiency	Possible Points	PROPOSED DESIGN	RECOMMENDED	POSSIBLE	UNFEASIBLE	Notes	Support Resp.
<b>NOT USED</b>	Possible Points 5						
Credit 1.1 Water Efficient Landscaping, Reduce by 50%	1	1					
ME C1.2 Water Efficient Landscaping, No Potable Use or No Irrigation							
Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	1	1					
<b>NOT USED</b>							
Credit 2 Innovative Wastewater Technologies	1				1		PSJ
ME C3.1 Water Use Reduction, 20% Reduction							PSJ
Credit 3.1 Water Use Reduction, 20% Reduction	1	1					
<b>NOT USED</b>							
Credit 3.2 Water Use Reduction, 30% Reduction	1			1	1	May require the use of proprietary or sole-source products. DSF Plumbing Guidelines limit the use of waterless urinals. Exp Perform 40%.	PSJ
<b>Energy &amp; Atmosphere</b>							
<b>PROPOSED DESIGN</b>	Possible Points 17	8	1	1	7	Notes	Support Resp.
EA P1 Building Systems Commissioning		Y	Y	Y	Y		
Prereq 1 Fundamental Commissioning of the Building Energy Systems		Y	Y	Y	Y		A&O/DSF
EA P2 Minimum Energy Performance		Y	Y	Y	Y	DSF Level 2 Commissioning.	
Prereq 2 Minimum Energy Performance		Y	Y	Y	Y		A&O/R/Ver
EA P3 CFC Reduction in HVAC&R Equipment		Y	Y	Y	Y		UWL
Prereq 3 Fundamental Refrigerant Management		Y	Y	Y	Y		
EA C1 Optimize Energy Performance: For Project > 2 million		30%					
Credit 1 Optimize Energy Performance (1-10 points)	10	6	1	1	3	Exec Order 145 30% energy reduction. 31.5% savings provides 7 credits.	A&O/R/Ver
EA C2 Renewable Energy							A&O/PSJ
Credit 2 On-Site Renewable Energy - 2.5%	1	Y	1			Project to include solar thermal domestic water system. System is intended to be sized to provide for 2.5% of building energy use.	
On-Site Renewable Energy - 7.5%	1				1		
On-Site Renewable Energy - 12.5%	1				1		
EA C3 Enhanced Commissioning							
Credit 3 Enhanced Commissioning	1				1	Third party, DSF Level 3 commissioning will not be included in the project. O&M Manual and O&M Training review is included in DSF Level 2 Cx.	CxA
<b>NOT USED</b>							
Credit 4 Enhanced Refrigerant Management	1	1				Central Plant utilizes R-134a. Recommended to utilize HFC's for EWC's and refrigerators as well.	A&O/UWL
EA C5 Measurement & Verification							
Credit 5 Measurement & Verification	1	1				M&V may be expanded and integrated with Sustainability Education Measures for Innovative Design Credit.	A&O/UWL
EA C6 Green Power							
Credit 6 Green Power	1				1	Green Power is not available for the University from Xcel Energy.	UWL/DSF

Materials & Resources	Possible Points	13	PROPOSED DESIGN			RECOMMENDED	POSSIBLE	UNFEASIBLE	Notes	Support Resp.
			5	Y	Y					
MR P1 Storage & Collection of Recyclables			5			5				
MR C1 Storage & Collection of Recyclables			Y	Y	Y	Y	Y	Recommended recycling storage space is a minimum of 275 sq ft	River	
MR C1.1 Building Reuse			Y	Y	Y	Y	Y		River/Contractor	
Credit 1.1 Building Reuse. Maintain 75% of Existing Walls, Floors & Roof	1						1		River/Contractor	
NOT USED										
Credit 1.2 Building Reuse. Maintain 95% of Existing Walls, Floors & Roof	1						1		River/Contractor	
NOT USED										
Credit 1.3 Building Reuse. Maintain 50% of Interior Non-Structural Elements	1						1		River/Contractor	
MR C2 Construction Waste Management										
Credit 2.1 Construction Waste Management. Divert 50% from Disposal	1		1						River/Contractor	
NOT USED										
Credit 2.2 Construction Waste Management. Divert 75% from Disposal	1		1			1		Exemplary Performance at 95%.	River/Contractor	
NOT USED										
Credit 3.1 Materials Reuse, 5%	1						1	Salvage of existing casework and/or doors for reuse on campus. Salvaging for reuse off-site does not appear to qualify for LEED Credit. Salvage of existing brick, or use of concrete or stone for aggregate, does not appear to be practical.	River/UWL/Cont.	
MR C3 Resource Reuse, 10%									River/UWL/Cont.	
Credit 3.2 Materials Reuse, 10%	1						1		River/A&O/Cont.	
NOT USED										
Credit 4.1 Recycled Content. 10% (post-consumer + 1/2 pre-consumer)	1		1						River/A&O/Cont.	
MR C4 Recycled Content, 10-20%										
Credit 4.2 Recycled Content. 20% (post-consumer + 1/2 pre-consumer)	1		1			1		Exemplary performance at 40%.	River/A&O/Cont.	
NOT USED										
Credit 5.1 Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1		1						River/A&O/Cont.	
MR C5 Regional Materials, 20%										
Credit 5.2 Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1					1		May require limiting material suppliers.	River/A&O/Cont.	
MR C6 Renewable Materials, 5%										
Credit 6 Rapidly Renewable Materials, 2.5%	1					1		Very difficult to meet 5% benchmark without arbitrarily adding features to take advantage of available Rapidly Renewable Materials (RRM). Opportunities to utilize RRM's will be evaluated as the design proceeds.	River/A&O/Cont.	
MR C7 Certified Wood, 70%										
Credit 7 Certified Wood, 50%	1					1		Use of Certified Wood may limit finish choices and significantly increase product lead times and costs. Opportunities to utilize Certified Wood will be evaluated as the design proceeds.	River/A&O/Cont.	
MR W1 Durable Buildings			Y					CSA S478-95 Guidelines on Durability in Buildings.	River	

Indoor Environmental Quality		Possible Points	15	PROPOSED DESIGN	RECOMMENDED	POSSIBLE	UNFEASIBLE	Notes	Support Resp.
				10	2		3		
EO P1	Minimum IAQ Performance			Y	Y	Y	Y		A&O
Prereq 1	Minimum IAQ Performance			Y	Y	Y	Y		
EO P2	Environmental Tobacco Smoke (ETS) Control			Y	Y	Y	Y		River/UWL
Prereq 2	Environmental Tobacco Smoke (ETS) Control			Y	Y	Y	Y		
	NOT USED								
Credit 1	Outdoor Air Delivery Monitoring	1			1			CO2 sensors will be incorporated for classrooms and other high occupancy spaces for Demand Control Ventilation operation. Additional sensor requirements to be verified.	A&O
	NOT USED							Impact of increased ventilation rates on energy use will be evaluated in final energy models.	A&O
Credit 2	Increased Ventilation	1			1				River/Contractor
EO C3.1	Construction IAQ Management Plan, During Construction								
Credit 3.1	Construction IAQ Management Plan, During Construction	1		1					River/Contractor
EO C3.2	Construction IAQ Management Plan, Before Occupancy							Requires building flush-out period.	River/Contractor
Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1		1					River/Contractor
EO C4.1	Low-Emitting Materials, Adhesives & Sealants								River/Contractor
Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1		1					River/Contractor
EO C4.2	Low-Emitting Materials, Paints & Coatings								River/Contractor
Credit 4.2	Low-Emitting Materials, Paints & Coatings	1		1					River/Contractor
EO C4.3	Low-Emitting Materials, Carpet Systems								River/Contractor
Credit 4.3	Low-Emitting Materials, Carpet Systems	1		1					River/Contractor
EO C4.4	Low-Emitting Materials, Composite Wood & Agri-fiber Products								River/Contractor
Credit 4.4	Low-Emitting Materials, Composite Wood & Agri-fiber Products	1		1					River/Contractor
EO C5	Indoor Chemical & Pollutant Source Control								River/A&O/UWL
Credit 5	Indoor Chemical & Pollutant Source Control	1		1				Requires the separation of print/copy areas from other spaces.	
	NOT USED								
Credit 6.1	Controllability of Systems, Lighting	1		1				Requires task lighting for office and shared workspaces. Furniture task lighting under furniture package, not included in construction budget.	A&O/UWL
	NOT USED								
Credit 6.2	Controllability of Systems, Thermal Comfort	1				1		Requires independent zone of all office spaces and supplemental zoning or manual control for shared office or workspaces.	A&O/UWL
	NOT USED								
Credit 7.1	Thermal Comfort, Design	1		1				Requires the use of humidification in the winter.	A&O
	NOT USED								
Credit 7.2	Thermal Comfort, Verification	1		1					A&O/UWL
EO C8.1	Daylight & Views							DSF Daylighting Guidelines	A&O/River
Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1				1			
	NOT USED							Design will utilize shared light and views in interior spaces.	A&O/River
Credit 8.2	Daylight & Views, Views for 90% of Spaces	1				1			

Innovation & Design Process	Possible Points	PROPOSED DESIGN				UNFEASIBLE	Notes	Support Resp.
		1	4	POSSIBLE	RECOMMENDED			
Credit 1.1 Innovation In Design: Sustainability Education	5	1	4					
Credit 1.2 Innovation In Design: Specific Title	1	1	1					
Credit 1.3 Innovation In Design: Specific Title	1	1	1					
Credit 1.4 Innovation In Design: Specific Title	1	1	1					
Credit 2 LEED™ Accredited Professional	1	1	1					
<b>Operation &amp; Maintenance</b>								
<b>Purchasing of Furniture, Fixtures and Equipment</b>								
<b>Accountability, Verification, and Reporting on Results</b>								
AR 1 Accountability for Sustainability								
AR 2 Verification during Project Design								
AR 3 Verification during Project Construction								
AR 4 Verification following Construction								
AR 5 Reporting on Construction Results								
AR 6 Reporting on Operational Results							1% of project budget set aside for verification.	

It is recommended that all four innovative design credits be pursued. ID Credits should address the University's goals and priorities for the project. Additional information will be gathered to assist the UWL in selection of ID Credits to be pursued.

**Appendix K**  
**Draft EIS Public Meeting Minutes and Comment Letters**

**MEETING MINUTES**

Meeting Location: UW – La Crosse Cartwright  
Center, Port O'Call Room

Project No.: 24-0133.03

Date/Time: January 30, 2008 6:00 PM

Re: UW-La Crosse Proposed New  
Academic Building  
Project No. 05I3O  
Draft Environmental Impact Statement –  
Public Meeting

Notes By: LAB

Attendees: See attached sign-in sheet

The meeting began at 6:00 p.m. Dennis Johnson, Ayres Associates, introduced himself and had all attendees introduce themselves as well.

Dennis went through a PowerPoint presentation (copy attached) describing the draft EIS. The following points were discussed during the presentation:

1. Project purpose and location
2. The WEPA process
3. General project description and schedule, including a detailed building/site description presentation (summarized below) by Val Schute, the project architect
4. Description of potential project impacts
5. Description of draft EIS comment period

**Summary of Presentation by Project Architect Val Schute**

The design of the Academic Building is the result of a very collaborative process based on a Program Statement and the Campus Master Plan. The last classroom building constructed at UW-La Crosse was North Hall in 1974. The Academic Building will be an anchor of the Central Campus Mall. To site the building, Baird, Trowbridge and Wilder Halls will be demolished. The Academic Building will be four stories in height with a unique shape that provides much natural lighting. Three building entrances will provide access directly off the mall, to the residence hall area, and to the commuter/Fine Arts area. Stairs will be constructed near the building entrances. The alignment of the mall will be refined through installing light piers on either side of the existing clock tower. The first floor will serve approximately 900 students with a lobby, restrooms, Hall of Nations gathering room, catering kitchen, two 250-seat tiered lecture halls, and 40-seat classroom, and departments. The second level will be open to the first-floor lobby and will contain 50, 60 and 70 seat classrooms, collaborative study areas, and departments. The third level will be closed to the lower levels but open to the fourth floor. It will accommodate approximately 1,200 students through an array of flexible classrooms. A roof terrace will be located on the south side overlooking the courtyard. The fourth, rectangular-shaped level provides future expansion capabilities and will accommodate Women's Studies, Communication Studies, and the College of Science & Health. In addition to four 70-seat tiered classrooms and two 250-seat lecture halls, the new Academic Building will provide the following flexible instructional spaces: seven 40-seat classrooms, nine 48-seat classrooms, nine 50-seat classrooms, and thirteen 64-seat classrooms. A partial basement will contain the building mechanical systems. The building design will have a timeless look that will combine traditional elements in a contemporary setting. A video of the building from the mall and around the exterior of the proposed Academic Building was shown.

Dennis read written comments that were received from the Wisconsin DNR. These comments are attached.

Dennis then asked for any public comments:

A question was asked on how close the south face of the building would be. Val replied that it would be another 30 feet further than the gazebo and sidewalk.

A comment was made during the presentation by Tom Hensch. He asked why there were no windows in the classrooms on the southeast corner of the southwest "leg" of the building. Val responded that adding windows at this location would bring more light into the classrooms and is something that should be looked into.

An audience member who wished to remain anonymous commented that UW-L is the only remaining coal burning entity in the La Crosse area and he asked how many additional tons of coal would be necessary as a result of the new academic building. Matt Lewis (UW-L) responded that the Division of State Facilities in Madison is responsible for the use of coal on campus. Most of the schools in the UW System have coal burning power plants. UW-L just added a bag house to their system, which reduces the plant's emissions significantly. UW-L does not have a lot of influence over the use of coal as a power source. The project's civil engineering firm has not developed any numbers relating to the increase in coal required for the new building. This information will be developed as the project progresses.

Another anonymous comment was a request for clarification on the number of beds that would be lost due to demolition of the Baird and Trowbridge residence halls. Demolition of these residence halls will result in a loss of 400 beds, but the draft EIS states that the 180 beds in Reuter Hall mean there will only be a net loss of 220 beds, even though there are already students living in Reuter Hall. The commenter also asked how many new commuter students there will be as a result of the loss of residence hall space and the increase in student population due to the Growth and Access Plan, and where these commuters will park their cars and whether this will require an increase in the number of parking lots on campus and suggested the possibility of a parking ramp. Matt Lewis from UW-La Crosse answered these questions by stating that Reuter Hall was built with excess capacity to partially make up for the loss of beds due to demolition of Baird and Trowbridge Halls. Matt also stated that the university is looking into short-term leasing of buildings adjacent to the west and southwest sides of campus to provide students with housing while a new residence hall is planned and built on campus. There are some building owners who have shown interest in providing short-term leases to the university. The new academic building will not generate new commuter students on campus; it is intended to accommodate the current student load and any growth that could occur, but is not being built with the intent of growing the campus. In answer to the question about additional parking, Matt stated that the Parking Utility is responsible for adding campus parking, which is funded by parking fees and fines. The cost of a ramp would significantly increase permit fees, so a balance is trying to be determined that would best benefit the campus. A space on campus has been reserved for a parking ramp if it ever becomes feasible.

Guy Wolf commented that not allowing freshman to bring cars to campus has reduced the parking problems somewhat. He also commented on a study that was done regarding redistribution of campus parking lots to increase the number of parking spaces in high traffic areas and decrease the number of spots that are currently unused. Matt responded that

parking on the campus is a complex problem with multiple variables. He agreed that prohibiting freshman from bringing cars to campus has helped to correct the overcrowding in campus parking lots. The university is actively trying to solve the parking problems on campus.

John Boland congratulated the campus, saying that an academic building is long overdue. He then provided a number of comments related to the draft environmental impact statement. He first stated that the campus master plan is not realistic in the current and future economic climate. He also stated that the two campus residence halls that will be demolished are more energy efficient than any new LEED-certified building will be, because the current residence halls are more compact, there are more beds per square foot and fewer bathrooms than there would be in a newly-built residence hall. John stated that students may prefer to live in the newly constructed residence halls, but if there was an economic incentive for them to remain in the more efficient older halls, they would. He also stated that it is inaccurate to say that construction of the new academic building will not affect the number of commuter students. The loss of the two residence halls and the subsequent increase in the number of students living off-campus will increase the number of single-occupant vehicle trips because the owners/builders of multi-family residences in the City of La Crosse cater to the students' requests and provide on-site parking. This enables students to have cars and drive them to and from campus, even when there are other transportation options available to them (i.e. walking, biking, and public transportation). John also commented that the university cannot build a new building that will not have a net impact on the environment as compared to the existing buildings. He admits that the process for this project is too far along for the new academic building not to be built. However, he thinks it is inappropriate to go forward with construction saying that the project will not have a negative impact on the environment. He feels that there needs to be a community-wide discussion, involving UW-L students, about local transportation, in an effort to reduce the students' reliance on personal vehicles.

Guy Wolf added to John's comments by asking about the number of bike racks proposed as part of this project, and why this wasn't addressed in the DEIS. Matt Lewis responded that the campus intends to include as many bike racks as possible as part of the project, though exact numbers and placement has not been determined yet. Racks will be placed at all of the entrances. More details will be included in the 35% plan submittal. Dennis Johnson (Ayres Associates) added that the type and placement of the bike racks will adhere to the Campus Master Plan guidelines.

Guy Wolf also asked about the available capacity of the substation that will be serving the new academic building, Matt Lewis responded that there is an energy upgrade project currently being planned that will upgrade the electric service for the campus. The new academic building will not negatively impact the campus' electrical systems.

Guy Wolf also commented that the operation and maintenance costs for the building will be high, and that green technologies should be used at the project. The report mentions green technology briefly, but have any specific green technologies been chosen to be included in the new building? Val Schute (River Architects) responded by saying that exact technologies have not been chosen. An entire group is in charge of discussing sustainability features for the project and has discussed many different green technologies that could be included in the project. The design team has not reached any final conclusions about these technologies. A LEED silver equivalency is a goal. Energy models are being created to test various technologies to assess what the best combination of technologies will be for this project. Some of the items being discussed include types of glass, envelope, insulation, rain gardens vs. green roof, etc. Matt

Lewis added that the design must be 30% more efficient than current state energy code requirements. Achieving this will go far to reduce the carbon footprint of the new building.

Larry Lebiecki asked for clarification on the function of the proposed rain garden and how similar it is to a detention pond. Matt Lewis responded that the rain garden is not designed to retain storm water, but is intended to catch runoff from low intensity storms and infiltrate that storm water to prevent it from entering the storm sewer system.

Elena Bantle (UW-L Environmental Council) commented that the report only shows one rain garden, and she asked if this was accurate. Val Schute responded by pointing out a number of locations throughout the site that will contain smaller rain gardens, but the largest one would be located in the courtyard area on the south side of the proposed building. Elena pointed out that the report commented on a major flooding problem near the clock tower that would not be dealt with by the major rain garden. Val responded that the smaller rain gardens proposed on the north side of the site are intended to help alleviate these flooding issues.

Elena also asked if any greywater/rainwater management types other than rain gardens have been discussed. She cites the possibility of capturing stormwater to be used for irrigation to reduce the load on the current irrigation systems. Matt and Val responded that this issue is currently being discussed. The team is trying to decide what would be the best way to deal with the site's stormwater. Matt explained that capturing rainwater and using it for irrigation would take water away from the rain gardens, and that stormwater capture/re-use, rain gardens, and green roofs are somewhat mutually exclusive and that in order for the system to be as functional as possible, one needs to be chosen and developed fully. The design team has focused on the rain garden, but all three technologies have been looked at. Val stated that the green roof will probably not be part of the project, but either rain gardens or stormwater capture/re-use will be.

Elena also commented that bike racks around Baird, Trowbridge, and Wilder Halls will be removed as part of construction. She noted that the current plan calls for bike racks on the new site, and asked if there will be a net loss or net gain in the number of bike racks surrounding the new academic building. Matt Lewis responded that there will definitely be a net gain in the number of bike racks as compared to the current number on the site.

Carrie Wisinski (UW-L Environmental Council) asked about the flow of bike traffic through the mall and the possible bike/pedestrian interaction. Val and Matt responded that bike/pedestrian interaction is a large part of the site plan, and that it's possible that after the project is completed, they will have to go in and change the bike and pedestrian areas if the current layout isn't working. Matt stated that discussions during the production of the campus master plan included suggestions that bikes be banned from certain parts of campus to reduce bike/pedestrian conflicts, but that bikes would not be banned from the Central Campus Mall. John Boland commented that banning bikes from the mall would be difficult because development of the nearby 16<sup>th</sup> Street Mall was funded by a federal transportation enhancement grant specifically for bicycles. Matt reiterated that bikes would not be banned from the Campus Mall.

Elena Bantle asked if low flow toilets and energy efficient appliances have been specified for the project. Dennis stated that these design details haven't been determined yet. Val added that the project doesn't include many appliances (only one kitchen area), but energy efficiency will be examined when copy machines and printers are chosen for the building. Low-flow toilets will also be investigated as a possibility for the building, but have not been looked at yet. These

issues will be looked at as part of the effort to meet LEED requirements and DSF sustainability guidelines.

Elena asked how the proposed building will meet the standards of Executive Order 145 (30% reduction in energy use) and what steps are being taken to achieve this. Elena referenced the DSF/LEED comparison matrix (Appendix J in the draft EIS) and the 2.5% possible renewable energy figure in that table, and questioned why this figure is not the 30% required by Executive Order 145. Val responded by explaining that the 30% energy reduction is for the entire building, and that using renewable energy sources is only one of the many steps that can be taken to reduce energy use in the building. Val stated that the energy models being created will tell them how much of an effect various actions will have on the building's energy use, including low-flow toilets, stormwater treatment, lighting efficiency, and envelope performance, as well as the use of renewable energy sources. These models will help the design team decide which sustainability features will be the most cost-effective in reaching the 30% reduction mandated by Executive Order 145. Matt commented that the amount of foot candles associated with the proposed building are significantly lower than older buildings on campus because of the shape and orientation of the building, and the focus on day lighting.

Guy Wolf commented that the possibility of solar hot water heating should be investigated for this project. He cited his own home as an example of how this technology is simple and works even during the coldest time of year. The Focus on Energy committee has not concentrated on this technology. Guy thinks it is well worth looking at this for this project in an effort to offset the increase in operation costs for this project. Val asked if Guy was suggesting this technology for the entire building, or as a demonstration type of system in a portion of the building. Guy clarified that he would just like to see the team investigate the technology to see how much of an impact it could have on the building's operation costs. Matt stated that the sustainability consultant and Focus on Energy group should be looking into the possibility of solar hot water heating. Val added that at a minimum, the building should be set up to receive this and/or similar technologies sometime in the future if it isn't possible to include it now.

Carrie Wisinski commented that it is important to keep the design of the building flexible so it has the ability to adapt to future changes in energy systems and green technologies easily. She also mentioned that at a previous meeting the idea of including an environmental monitor in the building had been discussed, and she wondered if this was still a possibility for the project. This would create some public awareness about the buildings sustainability features and energy use. Val responded that this idea was mentioned earlier, as an interactive kiosk type of thing to be used to educate the users of the building about the building itself. He said that this idea would be looked into for the final building design.

Larry Lebiecki asked how big the new academic building's hot water heater would be. Val Schute responded that he doesn't know specifically, but that it would be relatively small because the building does not require a lot of hot water. Larry suggested that while the size of the building may make it difficult to use solar hot water heating to heat the building, it may be feasible to heat the building's water using solar power, and have it be a sort of trial to see how easy/cost-efficient it is to integrate this technology into the building's design. Matt stated that this idea has potential because the domestic hot water load for the building is relatively low. Guy Wolf added that a foundation called GIFT (Green Initiative For Tomorrow) provides funds for the addition of equipment that brings green technology to campus buildings. He listed some examples of facilities that have added sustainable features (Gundersen Lutheran, Western Technical College, La Crosse County jail). Guy also mentioned that the use of solar power to heat hot water would also be a great idea for the new stadium on campus, because it uses a lot

of hot water. This led to a general discussion of various green technologies and the public's growing awareness and support for these technologies.

John repeated his comment about reducing the number of single-occupant vehicle trips on campus, and how this project will increase the number of commuter students and students living close to campus who still drive to campus. Larry Lebiecki agreed with John but wanted to point out that 7 to 8 years ago, students voted to pay for the MTU bus pass and that they do use the bus system in the city. Matt pointed out that the university is concerned with transportation as it relates to the campus, and they are trying to promote alternates to personal vehicles for students.

John stated that the environmental impact statement should state that the loss of residence halls will result in an increase in commuter traffic and therefore will negatively impact the environment. Matt pointed out that the university is planning to construct two new residence halls, so the loss of on-campus housing will be a short-term situation. John re-stated that new residence halls will be larger, less compact, and therefore less efficient. Matt stated that the average age of the campus residence halls is 45 years. These buildings do not meet current codes (ventilation, fire suppression, environmental controls), and their geometry makes it nearly impossible to remodel the buildings to meet the codes, which is why larger new buildings are being built.

Elena Bantle commented that in the report (page 25), there is a statement that the listed sustainability features would be used when possible and when sensible and valid. She questioned what this means, as she thinks that these things are always sensible and valid. Val responded that the exact sustainability features have not been determined yet, which is why the draft EIS is so vague. When these details are determined, they will be included in the design and there will be an opportunity to comment on them.

Elena also commented that existing trees should be preserved when possible for aesthetic reasons and to offset carbon emissions. She also asked what types of renewable energy are being considered for the project. Val responded that the types of renewable energy have not been determined yet, but they are being discussed and will be known soon. Matt commented that at this time, the university can't even purchase renewable energy from local energy-providers.

In closing the public meeting, Dennis indicated that the Draft EIS comment period ends tonight (January 30, 2008) and that forms were available to submit written comments. Dennis explained that the comments made during the meeting and submitted in writing will be addressed in the final EIS, which will be completed sometime in April and will be available on the website. Another public meeting will be held after the final EIS is completed. No other comments were made and the meeting was adjourned by Dennis at 8:50 p.m.

UW-La Crosse New Academic Building  
 DSF Project No. 05130  
 Draft EIS Public Meeting Attendance Log

January 30, 2008 - 6:00 p.m.  
 Port O' Call Room, Cartwright Center

Name	Representing	Address	Phone	Email
Dennis Johnson	Ayres Associates	3433 Oakwood Hills Pkwy, Eau Claire 54701	715.831.7643	johnsond@ayresassociates.com
Lisa Buchli	Ayres Associates	3433 Oakwood Hills Pkwy, Eau Claire 54701	715.831.7687	buchlii@ayresassociates.com
LARRY EARL	DIVISION OF STATE FACILITIES	101 E. WILSON ST MADISON, WISC	608-266-1290	larry.earl@wisconsin.gov
Tenni Reda	UW Sys. Admin.	780 Regent St Madison, WI	608-263-4410	trreda@uwssa.edu
Kjennifer Long	La Crosse Trib.			klg@lacrossetribe.com
Larry Lebiecki	<del>La Crosse</del>			lebiecki.lawr@uwlaax.edu
Elena Buntle	UW-L Environmental Council			elena.buntle@gmail.com
Carrie Wisinski	Environmental Council			wisinski.carl@students.uwlaax.edu
Buzz Bocher	UW-L			bocher.wayr@uwlaax.edu
Pat O'Brien				probrina@uwlaax.edu
MIKE ADER	FIVER ARCHITECTS			madler@fiver-architects.com
Alexandra Wardwell	Environmental Council + UW-L Student			wardwell.alex@students.uwlaax.edu
John Bond				
Guy Wolf	La Crosse Coalition for Peace			wolfchaw3@centurytel.net

UW-La Crosse New Academic Building  
 DSF Project No. 05130  
 Draft EIS Public Meeting Attendance Log (Cont.)




January 30, 2008 - 6:00 p.m.  
 Port O' Call Room, Cartwright Center

Name	Representing	Address	Phone	Email
Tom Hensch	—			Hensch, Thom @ uwlax.edu
Matt Lewis	UW-L			Lewis, Matt @ uwlax.edu
Joe Simon	UW-L Students			Simon, Jose @ students.uwlax..
Matt Michalsky	UW-L Student			Michalsky, Matt @ students.uwlax..

UNIVERSITY OF WISCONSIN  
LA CROSSE

# NEW ACADEMIC BUILDING

DRAFT E.I.S. PUBLIC MEETING  
JANUARY 30, 2008








UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

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### Meeting Agenda

- Introduction
- WEPA Process
- Project Description/Schedule
- Potential Project Impacts
- Draft EIS Comment Period
- Closing Comments








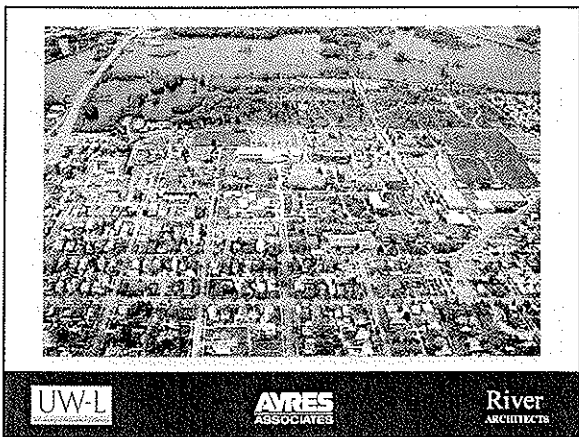
UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

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### Introduction

- Welcome/introductions
  - Project team members in attendance
- Attendance sheet, oral and written comment sheets
- Public Notice in the *La Crosse Tribune* December 12, 2007, and posted at all residence halls and various campus buildings
- [www.avresprojectinfo.com/UW-La-Crosse-EIS](http://www.avresprojectinfo.com/UW-La-Crosse-EIS)
- Draft E.I.S. meeting will be recorded and minutes developed
- Purpose
- Project Location






UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

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### Meeting Agenda

- Introduction
- **WEPA Process**
- Project Description/Schedule
- Potential Project Impacts
- Draft EIS Comment Period
- Closing Comments








UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

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### Meeting Agenda

- Introduction
- **WEPA Process**
- Project Description/Schedule
- Potential Project Impacts
- Draft EIS Comment Period
- Closing Comments

UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

Wisconsin Environmental Policy Act (WEPA) Process

- WEPA – 1971 and UWSA Resolution 1981
- Purpose – Evaluate environmental effects of project
- Type I – Environmental Impact Statement
  - Major steps in process
  - Scoping letter (September 28, 2007)
  - Scoping Meeting (October 18, 2007)
  - Prepare Draft EIS report
  - Draft EIS comment period (December 14, 2007 to January 30, 2008)
  - Draft EIS public meeting (tonight)



UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

Wisconsin Environmental Policy Act (WEPA) Process (continued)

- Prepare Final EIS Report
- Final EIS comment period (April/May 2008, 30 days)
- Final EIS Public Meeting (May 2008)
- Record of Decision (June 2008)

Final EIS will be available at:

- Public and Campus Libraries
- Download from website

[www.avresprojectinfo.com/UWL-Academic-EIS](http://www.avresprojectinfo.com/UWL-Academic-EIS)



UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

Meeting Agenda

- Introduction
- WEPA Process
- **Project Description/Schedule**
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UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

General Project Description

- Identified in Campus Physical Development plan since 2002
- Identified in Campus Master Plan 2005
- Demolition of Baird, Trowbridge, and Wilder Halls
- Design/Construct new \$44 million academic building
- Building will consist of four stories: 179,600 GSF/116,740 ASF
- General assignment classroom space and office space for various programs and departments are key components



UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

Proposed Schedule

- Design – Present to January 2009
- Bid – March 2009
- Demolition - May 2009
- Start Construction – July 2009
- Final Completion/Building Occupancy – July 2011

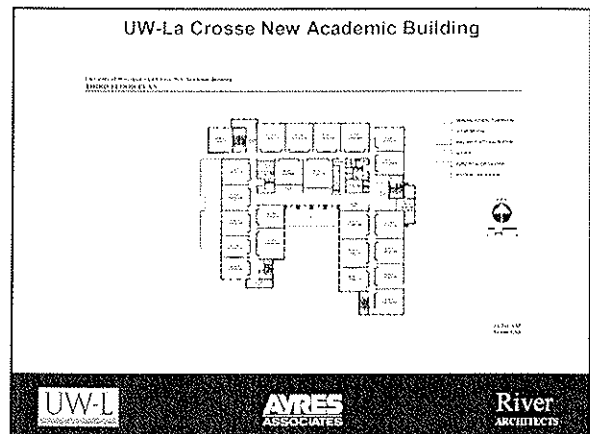
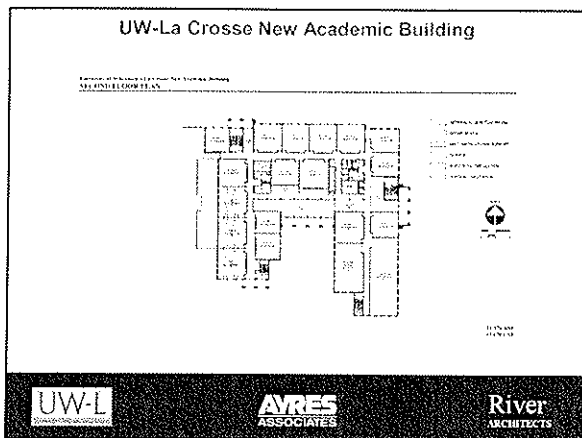
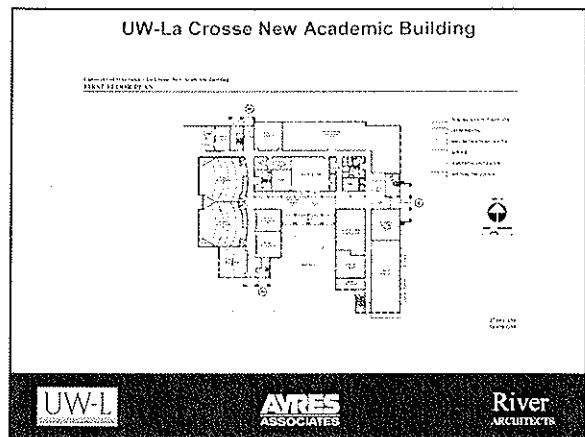
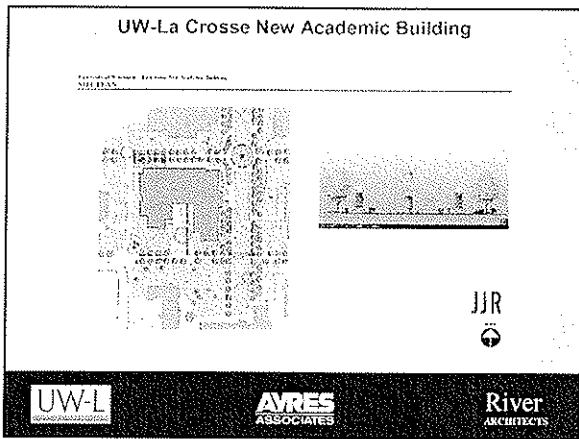
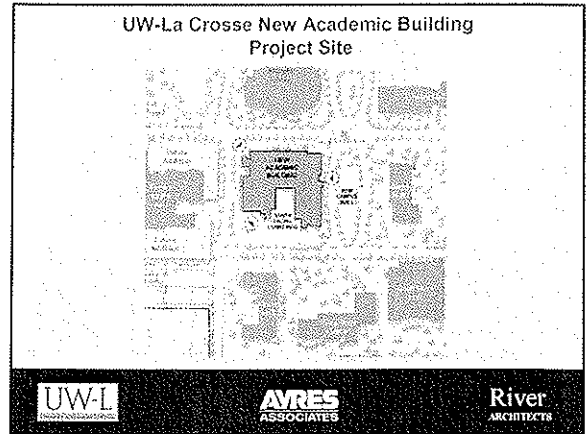
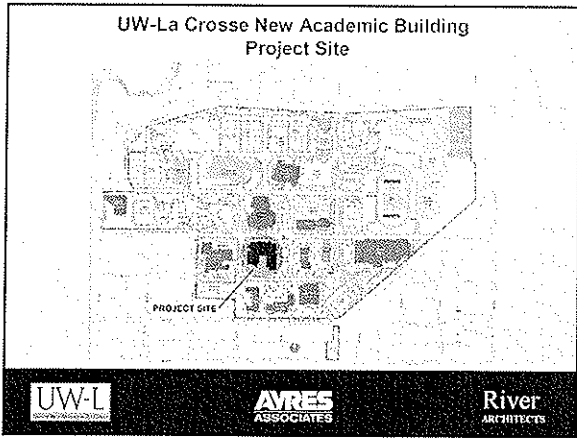


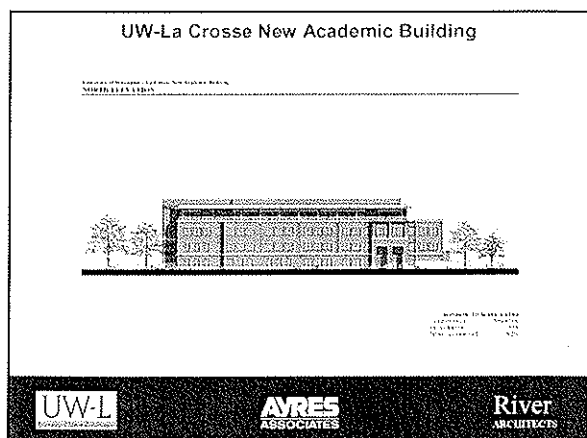
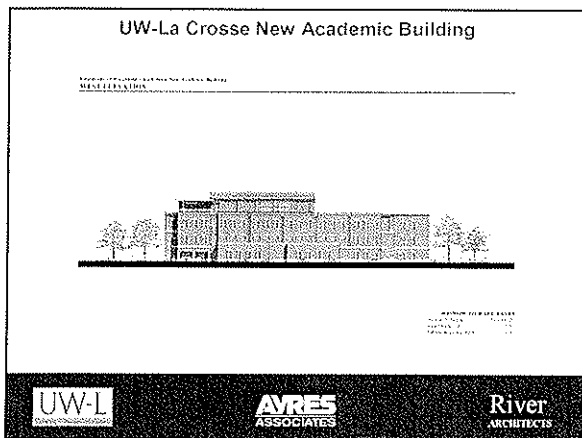
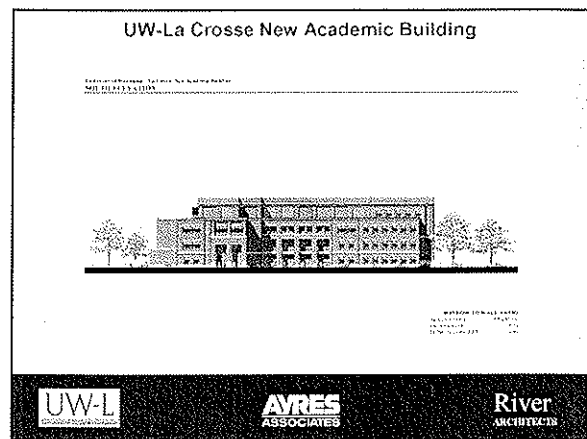
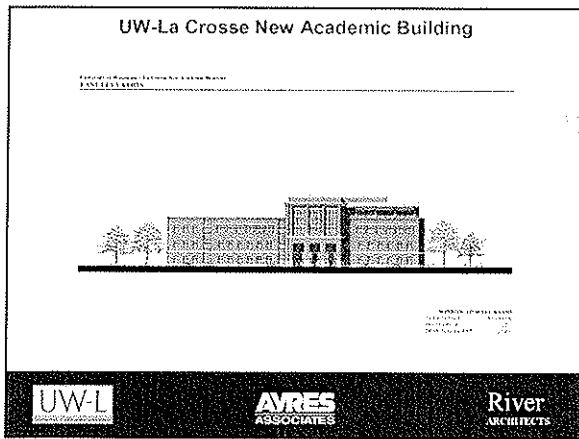
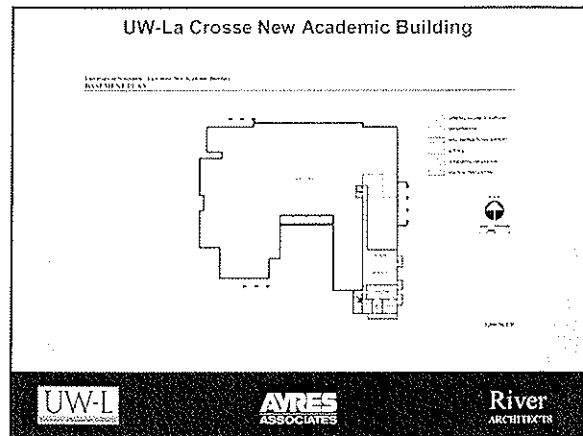
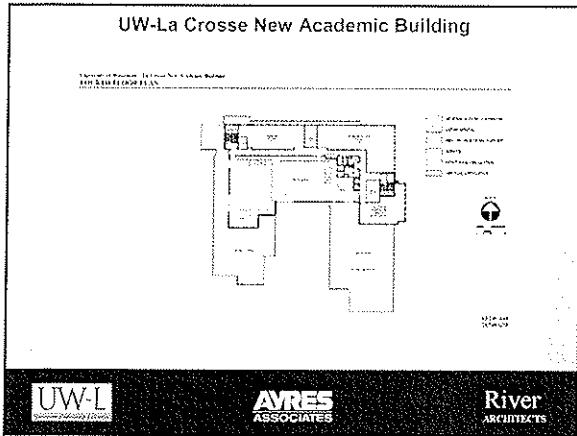
UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

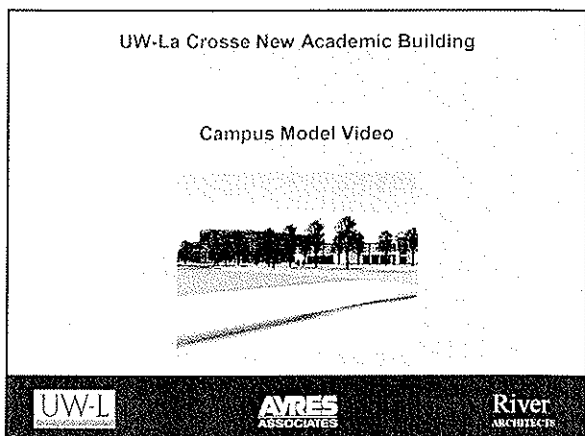
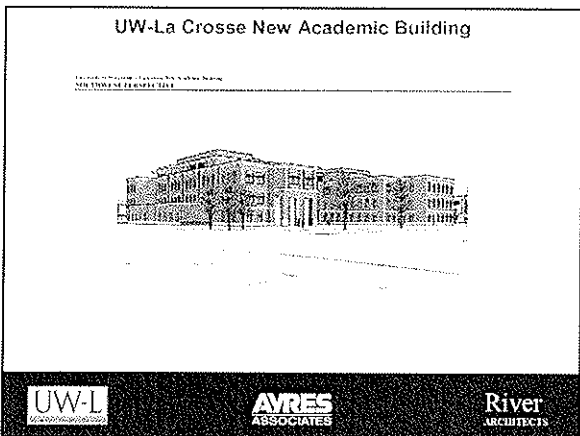
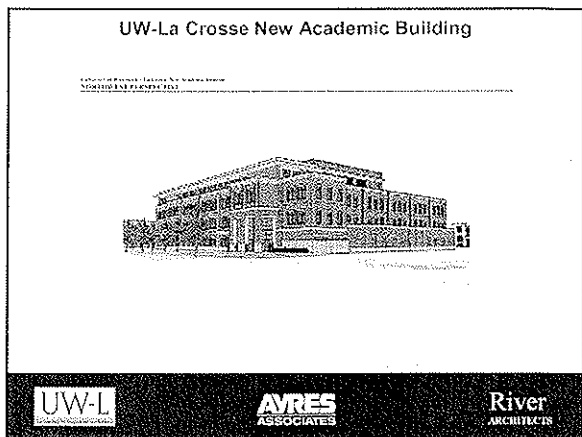
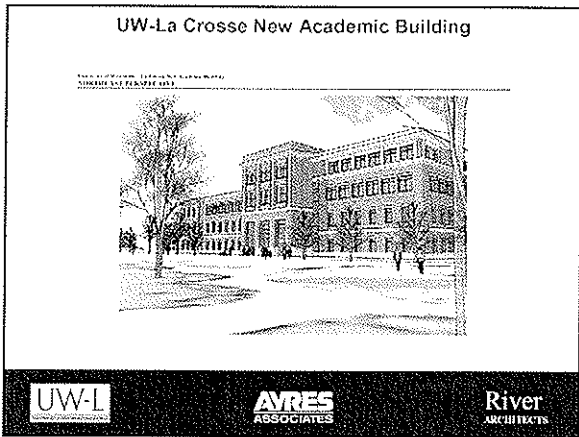
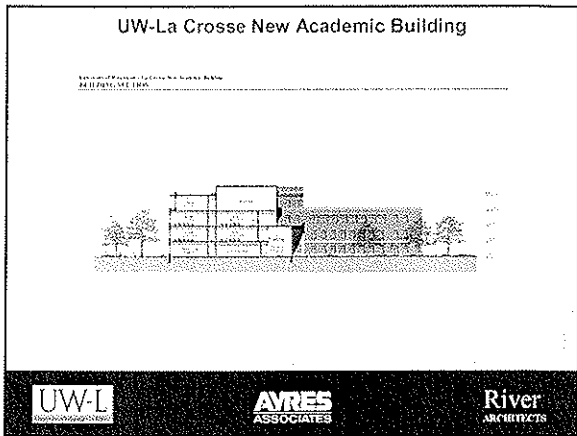
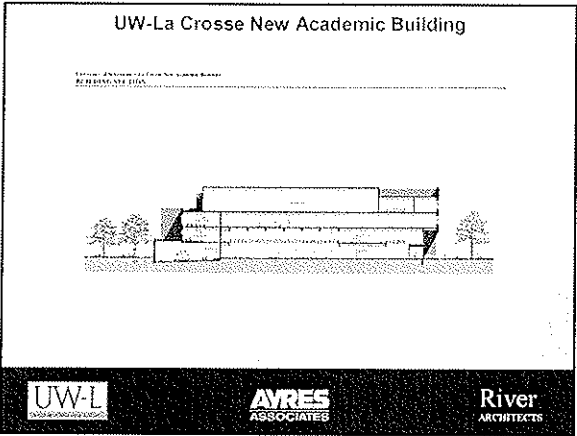
Building/Site Description by Project  
Architect:

Valentine J. Schute, Jr., AIA  
River Architects, Inc.









### Meeting Agenda

- Introduction
- WEPA Process
- Project Description/Schedule
- **Potential Project Impacts**
- Draft EIS Comment Period
- Closing Comments



### Potential Impacts – Air, Noise, Energy

- Short-term increase of vehicle emissions and noise during construction (~24 months)
- Energy and resources committed to materials and construction
- Long term energy commitment for future operations
- LEED plan to minimize energy use from building
- Existing campus utility systems are adequate to supply the new building



### Potential Impacts – Water Resources

- Erosion control plan to limit impacts over 4 acre site
- Campus stormwater management plan to address long-term management
- Groundwater unlikely to be impacted
- Increase in impervious area that will result in additional stormwater runoff to be managed
- Proposed rain garden to limit the amount of water being discharged to the storm sewer system



### Potential Impacts – Transportation

- No net gain or loss in parking space
- Short-term interference to pedestrian and bicycle traffic caused by construction vehicles during construction
- Perimeter walkways around the site will remain open during construction – appropriate safety barricades will be provided



### Potential Impacts - Biological/Chemical

- No threatened or endangered species identified in project area by WDNR or US Fish and Wildlife
- Loss of existing vegetation/trees (46 trees)
- Gain of new vegetation/trees (net gain in trees)
- Asbestos abatement plan to be developed to properly deal with asbestos in existing buildings
- Goal to recycle 75% of building demolition materials



### Potential Impacts –Economic

- Commitment of energy, materials, and financial resources as well as annual operating and maintenance expenses
- Increase in annual assessment paid to the City of La Crosse
- Short-term increase in employment and local expenditures related to construction of the project
- Compounding effect of \$44 million construction project



### Potential Impacts – Social

- Construction noise may be a nuisance to students, faculty, commuters and workers in the area
- Temporary displacement of academic departments located in existing buildings (~24 months)
- Short-term loss of residence hall space (220 beds)
- State-of-the-art facility with faculty/students in one building
- Consistent with campus architectural standards and master plan objectives – will anchor future campus mall



### Potential Impacts – Historical/Archaeological

- No known archaeological sites in the project area
- Wilder Hall (to be demolished) is more than fifty years old
- Name of the new building will consider preserving the Baird, Trowbridge, and Wilder names, or perpetuating the names in a memorial



### Sustainability Features

- Goal of LEED Silver equivalency
- 30% energy reduction goal per Executive Order 145
  - Envelope performance
  - Cool day lighting
  - Passive solar design
  - Lighting efficiency
  - Unoccupied HVAC system shutdown/demand controlled ventilation
  - Exhaust/relief air energy recovery



### Sustainability Features (continued)

- Recycle up to 75% of demolition materials
- Construct rain garden for storm water infiltration
- Use of low VOC-emitting materials
- Use of recycled and regional materials



### Meeting Agenda

- Introduction
- WEPA Process
- Project Description/Schedule
- Potential Project Impacts
- **Draft EIS Comment Period**
- Closing Comments



### Draft EIS Comment Period

- 45-day public comment period ends tonight
- One comment received to date (WDNR)
- Comment Methods
  - Submit written comments tonight (forms provided)
  - Make oral comments tonight
- Open for Comments



UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

**Meeting Agenda**

- Introduction
- WEPA Process
- Project Description
- Scoping Process
- Draft EIS Comment Period
- **Closing Comments**

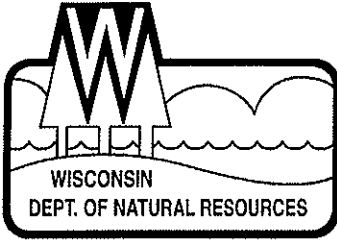


UW-La Crosse New Academic Building  
Draft Environmental Impact Statement  
Public Meeting

- Draft EIS comment period ends today
- Comments will be considered in development of Final EIS
- Final EIS will be made available in April 2008 at La Crosse Public Library, UW-L Murphy Library, and on our website:  
[www.avresprojectinfo.com/UW-LaCrosse-EIS](http://www.avresprojectinfo.com/UW-LaCrosse-EIS)
- Final EIS public comment meeting in May 2008
- Record of Decision in June 2008

*Thank you for attending*





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Scott Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY Access via relay - 711

January 18, 2008

RECEIVED

JAN 22 2008

AYRES ASSOCIATES

Dennis Johnson  
Ayres Associates  
3433 Oakwood Hills Parkway  
Eau Claire, WI 54701-7698

Subject: Draft Environmental Impact Statement Report  
University of Wisconsin - La Crosse  
New Academic Building

Dear Mr. Johnson,

The Department of Natural Resources has completed the review of the above referenced project from your letter dated December 14<sup>th</sup>, 2008. Based on the information provided, it has been determined that no wetlands, rare or endangered species, or waterway crossings will be affected by this project. The main concerns involved with this project are construction site erosion control, stormwater issues and demolition debris.

An erosion control and stormwater management plan must be implemented during and after construction to assure that the standards set forth in NR 216 Stormwater Discharge Permits are met. If ground disturbance of greater than one acre is anticipated, a Stormwater Permit may be required. Please contact Kurt Rasmussen, WDNR Wastewater Specialist at (608) 785-9910 for further information.

Existing buildings will be demolished to accommodate the new facility. Any demolition material generated by this project must be properly disposed of according to state law. Potential environmental impacts associated with building demolition such as asbestos may be addressed by contacting Tom Stibbe, WDNR Air Management Engineer at (608) 785-9978.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact me at (715) 839-1609.

Sincerely,

Nick Schaff  
Environmental Analysis and Review Specialist.

Written Comment Sheet  
UW - La Crosse New Academic Building  
DSF Project No. 05130  
DEIS PUBLIC MEETING  
Port O' Call Room, - Cartwright Center  
January 30, 2008 - 6:00 p.m.

Name: JOHN BOLAND JR  
Phone No.: (608) 782-0108  
Address: 340 S. 19TH ST.  
Representing: \_\_\_\_\_

COMMENTS:

Page 29 Paragraph 3  
The first sentence is confusing i.e. 2006  
Physical Development Plan, ~~to~~ the recently<sup>(?)</sup> completed...  
that caused enrollments to be reduced incrementally  
over that period (what period) but enrollment...  
rise ~~for~~ again in 2005.

**Appendix L**  
**Final EIS Amendments to Draft EIS**

# Final EIS Discussion and Amendments

## General

This appendix provides a summary of information used to address public comments and convert the December 2007 Draft EIS into a Final EIS (FEIS) document. Information considered in preparing the FEIS included additional design information developed as part of the ongoing design process during the period from December 2007 through April 2008 and comments received during the DEIS comment period. Additional design information and responses to specific comments are summarized in this appendix.

## Amendments to Draft EIS

### Design Updates

During the period from December 2007 to April 2008, the project architect, River Architects, Inc. proceeded with project design and has continued to hold regular design team meetings. The 35% Design Report has not yet been completed for the project. The report is scheduled to be completed for the June 2008 UW Board of Regents and State Building Commission meetings. The following changes were made to the Draft EIS report to incorporate the most recent design information:

- Building perspectives in Appendix A of the Draft EIS were replaced with updated perspectives developed for design team meetings. In addition, a preliminary landscaping plan is included. In addition, a March 24, 2008 preliminary site development plan prepared after the Draft EIS document was completed is in Appendix A. This site plan shows the general site layout, landscaping features, tentative locations of rain gardens, bike parking, and pedestrian walkways.
- The DSF/LEED comparison matrix in Appendix J was replaced with the updated matrix dated March 28, 2008. The UW-L and IWSA has decided to pursue a LEED silver certification for this project instead of LEED silver equivalency.
- A comment regarding the economic multiplier related to University spending was added to the Income and Spending topic in Section III of this report. A study on the economic effects of University of Wisconsin System by NorthStar Economics (NorthStar Economics, September 2002) suggests that the economic multiplier of university expenditures is in the range of 2.4. Thus a \$44 million construction project can be expected to contribute up to \$105 million to the local, regional, and national economy.
- A comment regarding the intent to pursue solar thermal domestic hot water was added to the Sustainability topic in Section III of this report. Currently, UW-L will pursue solar thermal domestic hot water, and the design team is evaluating costs and potential Focus on Energy rebates that might be applicable to this type of system. Any additional funding required for this system will be provided by gift funds.

### Responses to Draft EIS Public Comments

The 45-day DEIS public comment period began on December 14, 2008 and concluded on January 30, 2008. A public meeting was held on January 30, 2008, at 6:00 p.m. in the Port O' Call Room of the Cartwright Center on the UW-La Crosse campus. One written comment was

received during the comment period, and one written comment in addition to oral comments was received at the public meeting. A total of 18 people attended the meeting including representatives of the design team, UW-L faculty and students, and the public. The meeting minutes, attendance list, public comments, and a copy of the PowerPoint presentation given at the meeting are in Appendix K. Responses to comments received are as follows:

- Nick Schaff, WDNR provided a written letter stating that no wetlands, rare or endangered species, or waterway crossings will be affected by the proposed project. The letter emphasized compliance with NR 216 stormwater regulations and proper disposal of building demolition materials.

The proposed project will follow requirements of NR 216 and proper disposal of demolition materials.

- A written comment submitted at the public meeting requested clarification of a statement on page 29 of the DEIS report regarding the term of the university enrollment management program.

The statement in the FEIS report was corrected to state that the enrollment management period ran from 2000 to 2004.

- Project effects on coal consumption

One commenter questioned the continued use of university's coal fired steam plant and asked how much additional coal will be burned as a result of the project. This plant is the primary source of steam on campus and is integral to the function of the campus heating system. The plant has adequate capacity to supply the new Academic Building. Because the new facility is larger than the sum of the three buildings being demolished as part of this project, there will be an increase in overall energy consumption and a corresponding increase in coal consumption. Based on information presented at the March 26, 2008 Executive Committee LEED review meeting (Sustainability Concept Review: Draft Seven, Arnold & O'Sheridan, Inc.) for this project, preliminary energy calculations indicate that the proposed building design will result in an overall reduction in energy consumption of 35% compared to current commercial code requirements. The estimated steam consumption of the new building is 20,000 btu/gsf/yr compared to 40,000 btu/gsf/yr for a normal building. Thus, the energy saving features incorporated into the building design will serve to lessen any corresponding coal use increases at the steam plant. In addition, the university has recently added a baghouse system to significantly reduce air emissions from the plant.

- Project effects on residence hall capacity, parking, and potential increase in commuter traffic

Several comments were made relative to the loss of residence hall space as a result of the proposed project, where students will be housed, and the impact that this will have on increasing commuter traffic by students attending the campus. Because Baird and Trowbridge halls will be demolished to make room for the new academic building, a total of 400 beds will be lost. The recent opening of the Reuter Hall residential building added a temporary surplus of 180 beds; however, all of this space is currently occupied. The campus is negotiating with private parties to develop short-term leases for residential housing located adjacent to the west and southwest boundaries of the campus. This

would resolve the short-term loss of beds and provide student housing within walking distance of the campus. If these private lease spaces provide off street parking, there will be some increase in students bringing cars to the campus, but the housing should not require daily commuting to the campus. The New Academic Building is not anticipated to generate new commuter traffic to the campus because it is being constructed to accommodate current student needs, and not with the intent of growing the campus. However, some excess capacity is built into the project for modest growth. The primary impact to a potential increase in commuter traffic is the relocation of residential hall space to an off campus location.

The long-term consequence of the New Academic Building project is that there will be a shortage of on campus residence hall space. The July 2005 Campus Master Plan anticipated this shortage resulting from construction of the New Academic Building. Diagram E – Buildings (taken from the master plan and included in this appendix) shows potential residence hall expansion areas. Two potential areas for expanding, or constructing, new residence halls are located on the west side of the campus near Coate Hall and Drake Hall. The campus recently submitted a request to the UW Board of Regents to construct a new residence hall in this area of the campus. Construction of a new residence hall in this area will help to regain the beds lost due to this project and potentially provide space to accommodate some of the increase in student population resulting from the proposed Growth and Access Plan.

Relative to commuter and parking issues, the campus continues to work with neighborhoods, and the City of La Crosse to reduce commuter travel and minimize parking conflicts. In the Spring 2001 Semester, the Student Association/Senate entered into an agreement with the City of La Crosse Municipal Transit Utility (MTU) for a UPASS program to provide free ridership to students. In addition, the campus has worked with MTU to establish more effective bus routes to accommodate students. During the Fall Semester in 2003, the Student Association/Senate passed a resolution that prohibited most freshmen living in residence halls from obtaining a parking permit. Both of these initiatives have helped to alleviate parking issues. The campus has also worked to redistribute parking spaces throughout the campus to match availability with use patterns, and to oversell parking spaces to accommodate users that may have different class schedules. The Campus Exterior Master Plan allocates space south of La Crosse Street and west of East Street for potential construction of a parking deck, should this become a cost effective option in the future.

- Existing residence hall efficiency

One commenter stated that because of the compact design and fewer bathrooms in the existing Baird Hall and Trowbridge Hall residential buildings, the energy efficiency of these buildings is greater than for a new LEED certified residence hall building. The relative efficiency of these two types of residence halls has not been calculated as part of this project. Factors influencing the decision to locate the New Academic building at this site included the proximity to the academic core of the campus; conformity to the campus master plan; function of building in forming the west boundary of the campus mall; and the relative age, condition, and cost to remodel Baird, Trowbridge, and Wilder Halls. The overall cost effectiveness of a new residential hall compared to continued use and remodeling of these existing halls needs to take into consideration a number of factors including modern sustainability design features, current minimum code requirements, safety standards, ability to meet state building energy reduction goals, and

overall life cycle project costs. Considering all of these factors, it is not apparent that remodeling of these existing buildings is the most cost effective and desirable option.

- Project effects on bike racks

Bike racks to accommodate approximately 200 bicycles are estimated for this project. The March 24, 2008 preliminary site development plan included in Appendix A shows tentative locations for bike racks. Bike rack design and placement will adhere to the Campus Master Plan guidelines and bike parking is planned at all of the entrances to the building. Temporary bike racks will be placed at appropriate locations on campus as needed during the construction process to accommodate bike storage.

- Project sustainability features

Comments made during the meeting pertained to the overall sustainability features to be incorporated into the new building design. These comments included references to renewable power, solar hot water, low flow toilets, energy efficient appliances, stormwater management, energy monitoring, and design flexibility.

The project is being designed to meet LEED silver equivalency standard and will incorporate as many sustainability features as are technically and economically feasible for this project. The March 28, 2008 DSF/LEED comparison matrix in Appendix J summarizes the most recent sustainability features being considered as part of the design process. Sustainability features currently incorporated into the design include low flow toilets, exhaust air heat recovery, occupancy and daylight sensors, maximizing daylighting to classrooms (current design is 88% of classroom spaces), no site irrigation, several rain garden features to control stormwater quality, low VOC emitting materials, enhanced building envelope materials/performance, exterior light shades, use of recycled and regional materials, demand control ventilation, unoccupied HVAC system shutdown, solar thermal domestic hot water, and energy star appliances. Oversize conduits will be installed to accommodate potential future changes to communications and other system requirements. Other sustainability features that are being considered include a white roof to counteract a heat island effect and energy monitoring and verification. The design team is continuing to evaluate sustainable design features within the constraints of the existing budget and will refine these features in the 35% design report scheduled for to be available for the June 2008 UW Board of Regents and State Building Commission meetings.

With regard to overall energy consumption, Wisconsin Executive Order #145 requires that new state facilities be designed to be 30% more energy efficient than currently required by commercial code. According to minutes from the March 26, 2008 Executive Committee LEED review meeting, preliminary energy models for the current building design indicate a 35% energy savings which exceeds the state mandated goal. The campus and design team will also work with Focus on Energy to obtain design input and any financial energy credits that might be available for this project. Green power from renewable energy sources is not available from Exel Energy, the local electrical utility.

- Project effect on trees

One commenter stated that existing trees should be preserved where possible for aesthetic reasons and to offset carbon emissions. Of the 46 trees present on the site, most of these trees will be removed to accommodate the building footprint and associated construction. Where feasible, some of the trees may be transplanted depending on tree size, species, and survivability. The project goal is to increase the number of trees in the project area, although there will be an interim time period required for new trees to meet the maturity level of the existing trees on site. Appendix A includes the most recent site plan for the project. The plan shows tentative locations of rain gardens, trees, walkways, and the building layout. A landscape plan is being developed, but is not available at this time.

- Project effect on pedestrian/bicycle traffic

A concern was expressed about bike/pedestrian interaction on the campus mall in the area of the New Academic building. The 2005 Campus Mater Plan considered pedestrian and bike traffic in this area, and evaluated the possibility of banning bike traffic in this area. Bike traffic will be permitted; however, design of pathways on the campus mall and access pathways to the New Academic building will need to consider potential conflicts.

### **Final EIS Comment Period**

The FEIS report was distributed on April 4, 2008 to the parties on the distribution list in front of this report. The report is also available at the La Crosse Public Library, UWL Murphy Library, and on the project website: [www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS). The 30-day FEIS public comment period began on April 4, 2008 and will conclude on May 5, 2008. A FEIS public hearing will be held on May 5, 2008 at 6:00 p.m. in room Valhalla B of the Cartwright Center on the UW-La Crosse campus. Appendix M includes the public notice for the FEIS comment period.

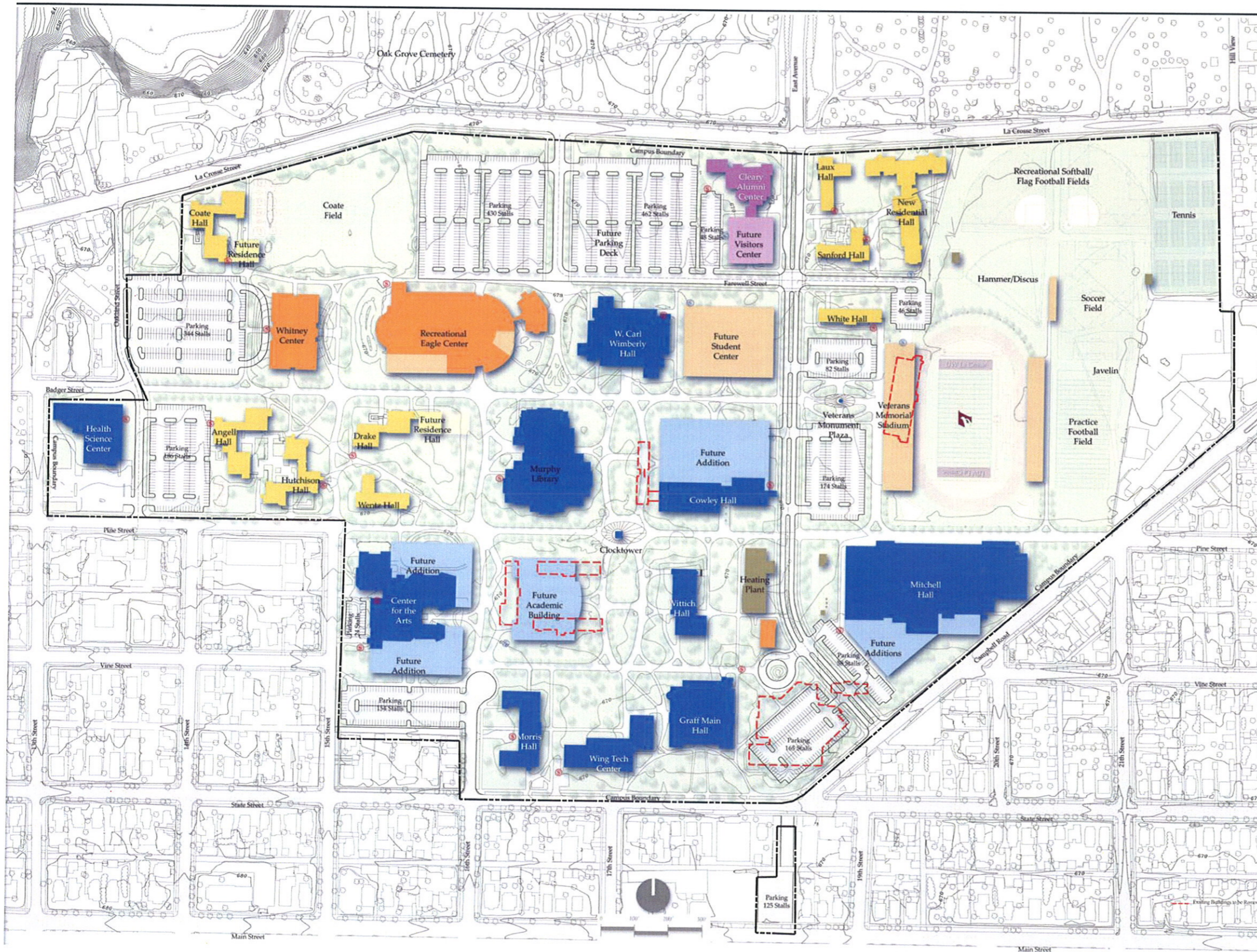
Following the close of the FEIS comment period and public hearing, the University of Wisconsin System Administration (UWSA) will evaluate comments received and issue a Record of Decision (ROD) for the project.



Diagram E

# Buildings

July 2005



### Legend

- Campus Boundary
- Academic Building
- Future Academic Building/Addition
- Student Services/Activities
- Future Student Services/Activities
- Residence Hall
- Future Residence Hall/Addition
- Community/Alumni Outreach
- Future Community/Alumni Outreach
- Maintenance/Other
- Loading/Service Dock/Trash/Recycling
- Existing Buildings to be Removed

**Appendix M**  
**Final EIS Comment Period Public Notice**

**PUBLIC NOTICE**  
**NOTICE OF PUBLIC COMMENT PERIOD AND MEETING**  
**FINAL ENVIRONMENTAL IMPACT STATEMENT**  
**UW-LA CROSSE NEW ACADEMIC BUILDING**  
**LA CROSSE, WISCONSIN**

The University of Wisconsin-La Crosse (UW-L) proposes to construct a new Academic Building on the UW-L Campus. The proposed 116,740 ASF / 179,600 GSF Academic Building incorporates sustainable design principles that emphasize energy efficiency and long-term durability. The building will provide technology-enhanced general assignment classrooms and accommodate several programs and student support services. Three obsolete buildings, including Baird, Trowbridge, and Wilder Halls, will be demolished. Two of these facilities are residence halls, and one houses administrative functions. Demolition of these aging structures will enable the new academic building to be sited at the academic core of the campus where it will anchor the southwest corner of the future central campus mall, in accordance with the Campus Master Plan. Demolition and construction is scheduled to begin in May 2009.

In accordance with sec. 1.11 Wis. Stats. and UW System Administration guidelines, a Final Environmental Impact Statement (Final EIS) has been prepared to consider potential environmental impacts of the new Academic Building. The Final EIS document will be available for review on April 4, 2008 at the UW-L Murphy Library and the La Crosse Public Library. In addition, the Final EIS document can be viewed online at [www.ayresprojectinfo.com/UWL-Academic-EIS](http://www.ayresprojectinfo.com/UWL-Academic-EIS).

A 30-day public comment period on the Final EIS document begins on April 4, 2008 and concludes on May 5, 2008. A public hearing to present the findings of the Final EIS and to take written and oral comments will be held at 6:00 p.m. on May 5, 2008, in Valhalla B, Cartwright Center on the UW-La Crosse campus. Parking is available in nearby Stadium Lot #2, which is located at the intersection of East Avenue and Pine Street.

Written comments may also be submitted to:

Dennis L. Johnson, PE  
Ayres Associates Inc  
3433 Oakwood Hills Parkway  
P.O. Box 1590  
Eau Claire, WI 54702-1590

or Terri Reda  
Environmental Affairs Officer  
UW System Administration  
780 Regent Street, Suite 210  
Madison, WI 53715-2635

Written comments should be received no later than 6:00 p.m. on May 5, 2008.

