Final Environmental Impact Statement

Student Residence Hall and Dining Facility
University of Wisconsin–Platteville

Prepared for:

C.D. Smith Construction Services
889 East Johnson Street
PO Box 1006
Fond Du Lac, Wisconsin 54936-1006

May 7, 2012
Final Environmental Impact Statement

Student Residence Hall and Dining Facility

University of Wisconsin – Platteville
Platteville, Wisconsin

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Abstract

A project is proposed on the University of Wisconsin-Platteville (UW-Platteville) campus which will construct a new Student Residence Hall and Dining Facility on campus. The proposed project site is located on open grassed areas immediately adjacent (to the north) of existing Southwest Hall which is located at 1100 Southwest Road, Platteville, Wisconsin, 53818.

A land use agreement will enable the UW-Platteville Real Estate Foundation (REF) to construct a six-story, 170,339 gross square foot (GSF) facility, which will house approximately 416 students, on approximately two acres of land owned by the University of Wisconsin System Board of Regents. Dining facilities will be located on the lower-level with housing on floors one through five. The housing and dining operations will be managed by UW-Platteville under the lease and after purchase.

The UW-Platteville Master Plan provides for a new residence hall and dining facility, which would be located in the area requested for the land use agreement. The 500-seat dining facility is planned to serve the students who will reside in this proposed residence hall facility, those in the nearby 380-bed suite-style Southwest Hall that was constructed in 2005, the off-campus privately owned and operated Rountree Commons (currently under construction), as well as additional students, employees, and others.

The total project cost of $28,000,000 will be financed solely by the UW-Platteville REF, and until a purchase option is exercised, UW-Platteville REF will own the facility. There is no state (tax supported) funding associated with this project. It is planned that the UW Board of Regents' 2013-15 Capital Budget recommendation to the State Building Commission will include a request for enumeration of $28 million of Program Revenue Supported Borrowing to acquire the facility. Construction is projected to begin in June 2012, with substantial completion in July 2013, and occupancy in August 2013. The 500-seat dining facility will open shortly thereafter in fall 2013.

Ayres Associates was retained by C.D. Smith (design-build contractor) to prepare an Environmental Impact Statement (EIS) for the project. The project managers for the project are C.D. Smith and the UW-Platteville REF. The EIS is to be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11 and University of Wisconsin System Administration (UWSA) guidelines.

As part of the EIS process, a scoping meeting for the project was held on March 27, 2012, on the UW-Platteville Campus. The Draft EIS was made available on April 5, 2012, for an expedited 20-day public review period. A Draft EIS public meeting was held on April 24, 2012 on the UW-Platteville campus. The Final EIS will be available for review at the UW-Platteville Karrman Library, at the Platteville Public Library, and online at http://www.ayresprojectinfo.com/UWP-ResidenceDiningHall-EIS.
A Final EIS public hearing is scheduled for June 5, 2012, at 6:30 P.M. in Room 104 of the Ullsvik Center. All comments should be received no later than 6:30 P.M. on Tuesday, June 5, 2012, for incorporation into the Record of Decision (ROD) and sent to:

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carneyn@ayresassociates.com
# Environmental Impact Statement (EIS) Schedule

**Student Residence Hall and Dining Facility**  
**University of Wisconsin – Platteville**

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</table>

**Note**

With the exception of tasks which have already taken place, all dates are approximate targets for completion.
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Summary

The University of Wisconsin – Platteville (UW-Platteville) is proposing to construct a new Student Residence Hall and Dining Facility on the UW-Platteville campus in Platteville, Wisconsin. The University of Wisconsin System Administration (UWSA), based in Madison, Wisconsin, determined that this is a new construction project requiring preparation of an Environmental Impact Statement (EIS) to comply with the Wisconsin Environmental Policy Act (Wis. Stats. 1.11) and UW System guidelines (Regent Resolution 8015, October 8, 1999). C.D. Smith (design-build contractor) retained Ayres Associates in March 2012 to prepare the EIS for the proposed action.

Project Description

UW-Platteville proposes to construct a six-story residence hall and dining facility on campus. A land use agreement will enable the UW-Platteville Real Estate Foundation (REF) to construct the 170,339 GSF facility that will house approximately 416 students on approximately 2 acres of land owned by the University of Wisconsin Board of Regents. Dining facilities will be located on the lower-level with housing on floors one through five. The housing and dining operations will be managed by UW-Platteville under the lease and after purchase.

The UW-Platteville Master Plan provides for a new residence hall and dining facility, which would be located in the area requested for the land use agreement. The 500-seat dining facility is planned to serve the students who will reside in this proposed residence hall facility, those in the nearby 380-bed suite-style Southwest Hall that was constructed in 2005, the off-campus, privately owned and operated Rountree Commons (currently under construction), as well as additional students, employees, and others.

The total project cost of $28,000,000, will be financed by the UW-Platteville REF, and until a purchase option is exercised, UW-Platteville REF will own the facility. There is no state (tax supported) funding associated with this project. It is planned that the UW Board of Regents’ 2013-15 Capital Budget recommendation to the State Building Commission will include a request for enumeration of $28.0 million of Program Revenue Supported Borrowing to acquire the facility. Construction is projected to begin in June 2012, with substantial completion in July 2013, and occupancy in August 2013. The dining facility will open shortly thereafter in fall 2013.

Site location figures, including a U.S. Geological Survey quadrangle map, aerial photograph, campus map, and conceptual project drawings and renderings are included in Appendix A.

Potential Impacts

Physical and Biological Environment

Other than short-term emissions from construction equipment, long-term air emission impacts resulting from this project will be minor. The project is expected to attract additional vehicles to this portion of the UW-Platteville campus due to the presence of additional residents and users of the dining facility. Emissions from the facility are anticipated in low levels, but at acceptable levels due to the use of code-compliant equipment installed in the facility. Overall, a slight increase in emissions is therefore expected, but is considered a cumulative impact associated with growth of the University.
An increase in energy usage is anticipated as there are currently no active facilities located on the project site. The construction of the Student Residence Hall and Dining Facility will result in an increase in electrical consumption. Currently, the design team has indicated that the adequacy of the existing electrical capacity will need to be determined; however, any increases in electrical usage will be minimized through incorporation of sustainable design features where feasible.

The proposed action will have a long-term effect on site soils as much of the surface soils will be removed prior to construction. Grading and mass excavation will be required for the project in order to prepare the lower level and foundation of the new building. Cut/fill volumes have not yet been determined; however, the depth of cut could range up to 12 feet for installation of building footings. If excess fill is generated during construction, it will be transported to neighboring University properties by local trucking company. Imported gravel/base material will be hauled from local quarries by a local trucking firm. Soil may also be excavated for slabs and utility trenches. Additionally, the knoll on the west side of the construction site will be graded down to become a usable recreation area and conform to grades needed for access and circulation around the new building.

During construction, there is a potential for some erosion of exposed soils from site excavation and regrading, which can be viewed as a short-term adverse impact. The short term potential erosion effects will be controlled and minimized according to erosion and runoff control practices outlined in NR 151. An erosion control plan will be submitted as part of a stormwater construction management plan.

Preliminary estimates for the design of the Student Residence Hall and Dining Facility indicate an approximate 51% increase in impervious area as compared to existing conditions. This area includes the building footprint, as well as adjacent sidewalk areas. Since the majority of the project site is currently comprised of a grassy open space with some asphalt sidewalk, project development will result in an increase of impervious area, and thus stormwater runoff volume. In order to minimize impacts to the environment that will result from the increased stormwater runoff, a stormwater plan, incorporating best management practices, is being developed specific to the project. This plan will follow the WDNR, University, and City stormwater requirements. Stormwater management designs typically follow NR151 and have a goal of 40% total suspended solids (TSS) removal for a redeveloped site. For this project, stormwater management design will provide a minimum of the 40% TSS removal. A construction site erosion control plan will also be required in accordance with NR 151.11 because an area greater than 1-acre will be disturbed during project construction. Additionally, due to the presence of protected fish species in a water body near the project site, strict erosion and siltation control measures will be implemented throughout the entire construction period for the project.

Short-term noise impacts from construction and construction traffic will affect the residents of Southwest Hall and faculty, staff, and students located in Engineering Hall. Localized long-term noise increases will occur as a result of changes in student traffic patterns and access to the site, as the proposed building will accommodate additional student usage not currently present on the project site; however, this increase should be consistent with current noise levels in a University setting. Efforts will be made to reduce construction noise when it coincides with the campus final exam schedule. The construction contractor will make every effort to schedule "heavy noise" work around exam weeks as much as possible.

There are no long-term biological impacts anticipated as a result of the project. There will be a short-term impact on flora and fauna in the project area during initial site grading activities,
including the removal of approximately thirty (30), 2-foot tall immature pines trees and turf grass. The pines will be relocated to a different area on campus.

Short-term impacts to fauna may include displacement of local birds and small mammals that may reside on the project site; however, these birds and mammals will likely relocate to existing similar habitat in areas adjacent to the site.

Social and Cultural Environment

This project will not adversely impact the campus recreational opportunities. Although the project site is currently an open grassy area, it has no specific dedicated recreational use. Completion of this project will, however, result in a loss of approximately 2 acres of campus green space. Some green space will be reclaimed in the form of the landscaped areas surrounding the project site and will serve to enhance the overall visual appeal of this portion of campus. With over half of the 326 acre campus being a natural area, this loss of greenspace is not considered significant. No addition of green space on campus to offset this loss is planned at this time. The design team is currently reviewing the potential for inclusion of bicycle stalls for recreational users, students and faculty/staff as part of the project. Inclusion of these features would serve to enhance recreation on and adjacent to campus. The locations and capacities of these additional bicycle stalls will be determined during the design process.

Disruption to access of the walking trail and footbridge which leads to additional walking trails north of the project site is expected during construction. The walking trail system provides hiking, cross country skiing, and other recreational opportunities for students, staff and surrounding community members; however, disruption of these recreational opportunities will be temporary, and will only affect a small portion of the overall walking trail system present on the UW-Platteville campus.

The nine original residence halls, which were constructed in the 1960’s, lack many of the current amenities and are in need of updates and replacements. Additionally, the gross square footage of those buildings provides far less space per bed than modern buildings. The new residence hall will help to alleviate both the current and projected housing demand already straining the University, as well as provide a new and attractive residential facility which will help to attract and retain students. The dining facility will serve both the residents of the building, those in the adjacent Southwest Hall, the residents of the privately owned and operated Rountree Commons residence hall, and other students, faculty and staff, and will provide a more convenient dining facility location for this area of campus. The increase in room availability and diversity in the style or rooms available will help to support student retention and graduation rates. Additionally, it will help advance the goal of being able to house 50% of the total student population, which would include all freshman and sophomores. These results support goals identified in the Comprehensive Campus Master Plan (CCMP).

The addition of this facility will alter the Glenview Commons dining program. Glenview Commons is located in the northwest portion (residential corridor) of the campus and is centrally located among the majority of the residential halls. Platters, located within Glenview Commons, is an all-you-can-eat dining facility for students, faculty and staff, and will be re-purposed into a flexible multipurpose student space. There is currently no large common space in the residential corridor for students to gather. This re-purposed space will include soft seating, wireless internet access, gaming and an open programmable area for all student groups. The re-purposing of the dining facility will be offset through alteration of the Greenwood Avenue Market, currently located in the lower level of Glenview Commons.
dining facility will expand its menu to feature more entrée style lunch and dinners, and will be open for breakfast, in order to replicate the dining features currently offered in Platters.

The current bakery located in the basement of Glenview Commons will be phased out of service with the operation of the new dining facility bakery. Decommissioning of the existing bakery is part of the University planning as existing equipment is original to the building and is in poor condition. Additionally, the elevator which services the existing bakery no longer meets safety standards, and is inaccessible to handicapped patrons and workers. The shifting of bakery operations to the new facility will not have an impact on the quantity or timing of deliveries on campus.

Temporary adverse social impacts will be primarily due to noise resulting from project construction and heavy equipment vibrations, as well as pedestrian and vehicular traffic rerouting during construction. These adverse impacts will be most felt by students, faculty, and staff using and living in the surrounding buildings.

Students of the University will be beneficially impacted by the new Student Residential Hall and Dining Facility due to increased and updated residential units and available dining choices resulting from this project. There is currently an existing and projected demand for on-campus housing. As a result of the existing demand, the campus has had to convert and use residential common spaces (study lounges) to accommodate students requesting housing. The University has also had to turn away transfer students requesting housing starting in May 2011. The nine original residence halls, which were constructed in the 1960’s, lack many of the current amenities and are in need of updates and replacements. Additionally, the gross square footage of those buildings provides far less space per bed than modern buildings. The new residence hall will help to alleviate both the current and projected housing demand already straining the University, as well as provide a new and attractive residential facility which will help to attract and retain students.

**Economic Environment**

The project is expected to create a number of full and part time staff positions upon completion of construction. The following table lists all projected positions resulting from this project:

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<td>Resident Director</td>
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<td>University Program Associate</td>
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<tr>
<td>1</td>
<td>Assistant Director of Bus Services</td>
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<tr>
<td>1</td>
<td>Operations Coordinator</td>
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<tr>
<td>1</td>
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<tr>
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</tr>
<tr>
<td>2</td>
<td>HVAC Specialist</td>
<td>33%</td>
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Additionally, a number of student staff positions will also be created including Resident Assistants, front desk attendants, recyclers, vacuumers, and custodial and maintenance assistants.

During the short-term, there will be an increase in employment and expenditures (materials, fuels, lodging, meals, etc.) associated with the construction of the project. A study by C3 Statistical Solutions, Inc. published in January 2011 indicates that every $10 million in spending on new nonresidential construction projects in the State of Wisconsin creates 170 jobs - 91 project specific construction jobs plus 24 service sector jobs. Additionally, another 55 jobs will emerge as a result of the subsequent spending associated with the induced effects of the project. Accordingly, implementation of this $28,000,000 project could generate up to 476 project-related jobs. 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.

University fees will not be impacted as a result of this project. There are currently no anticipated increases in student fees or tuition that are directly attributable to this project. Housing costs for the new residence hall will be consistent with the currently published rates for the privately owned and operated Rountree Commons, which is at $4,800 per academic year (Fiscal Year 2012-2013 rate). The project is being designed to be cost neutral to the University’s overall budget. The proposed building will generate funding through the student housing and dining contracts in order to cover the cost of construction, financing and operations. Dining and food plan costs are anticipated to remain constant with the inclusion of the normal increases in food and fixed costs. Parking fees will also remain at current rates with normal cost recovery increases through periodic rate adjustments over time.

The proposed action will require a commitment of $28,000,000 for the Student Residence Hall and Dining Facility project. An increase in University annual operating costs is anticipated due to the project since it will result in increased operations and maintenance (O&M) and utilities costs for the University to run the facility; however, the facility is anticipated to be cost neutral, as increased costs will be offset by residence hall fees generated by the facility.

The Wisconsin DOA provides annual payments to local municipalities under the Payments for Municipal Services (PMS) program. In addition to paying established user fees for water, sewer, electricity, and solid waste collection/disposal, the University makes an annual payment to compensate for police, fire and solid waste handling services. The payment is based on a prorated portion of the state building and land value compared to the total building and land value (including state property) in the municipality. The UW-Platteville building and land value currently comprises approximately 98% of the total state building and land value in Platteville. Based on this percentage, UW-Platteville contributed $475,044 to the City of Platteville in 2010. Following purchase of the building by the Wisconsin BOR, this amount may increase slightly based on the value of the new Student Residence Hall and Dining Facility building.

A study on the economic effects of new nonresidential construction projects by C3 Statistical Solutions (January 2011) suggests that the economic multiplier of initial construction cost spending is approximately 1.92. Thus, this proposed $28,000,000 construction project can be expected to contribute $53,760,000 to the local, regional, and national economy in the short-term.
Transportation and Parking

Currently, there are approximately 2,890 parking spaces located in 33 parking areas available on the UW-Platteville campus. Additionally, approximately 990 parking spaces are located on City-owned streets located within three blocks of the campus. The project site is currently located on an open, grassy area, with no parking spaces present. The nearest parking lot is a metered lot (Lot 27) located on the north side of Southwest Hall. Additionally, a faculty/staff lot (Lot 30) is located on the west side of Engineering Hall. The Southwest Hall parking lot (Lot 28) is located south of Southwest Hall. None of these lots are located on the project site. Apart from temporary closures during construction, existing parking located adjacent to the project site will not be permanently affected.

The proposed Student Residential and Dining Facility will house approximately 416 residents, and will require parking to be available for most of these residents. Minimal new parking will be provided upon completion of the proposed project. Preliminary designs indicate the addition of 5 to 6 parking stalls as part of the project, all of which will be dedicated to dining staff usage. Additionally, available parking in the area will be consumed by another campus project, Rountree Commons, which is near completion.

Rountree Commons, a privately owned and operated student housing facility, is currently under construction at the intersection of Markee Drive and South Chestnut Street. The building is scheduled to house approximately 600 students. The City of Platteville has required that a total of 450 parking spaces be provided to service Rountree Commons. There are currently plans for a 34 space parking facility to be constructed on the Rountree Commons project site, of which 20 spaces will be dedicated to campus parking. In addition, the University has agreed to make parking spaces at various campus parking lots available to students living in Rountree Commons, including the Southwest Hall parking lot (Lot 28). This lot currently has approximately 100 parking spaces vacant during peak parking hours. These 100 spaces will be allocated to the new Rountree Commons facility residents.

With the existing spare capacity of Lot 28 being allocated to Rountree Commons, and 416 residents proposed for the new facility, there is the potential for future users of Lot 28 to be impacted due to the increased number of new residents in this area of campus. This constitutes a localized impact to transportation/parking which may be addressed through future parking lot projects implemented by the University.

Short-term traffic patterns may change as a result of the project. There will be the potential for slowdowns associated with increased vehicular congestion resulting from contractor vehicle and machinery movement at the project site during construction. Following project completion, only a slight increase in the number of vehicles resulting from usage of the staff spaces is expected. This slight increase should not disrupt or change current traffic patterns. The portion of the loop driveway around Southwest Hall will need to be closed during foundation and utility work. Other routes south of Southwest Hall and east of the proposed building site will only be impacted by construction traffic and will not likely need to be closed. At this point in the design process, there are not any changes to roadway construction or roadway alteration planned as part of the project that would alter current traffic patterns or conditions.

A Transportation and Parking Demand Study was completed by Delta 3 Engineering Inc. for UW-Platteville and published in December 2011. The study indicated that the University currently provides sufficient spaces on-campus to accommodate parking needs at a utilization rate of 92%. The development of Rountree Commons, the proposed facility, and
future growth of the University may utilize and/or exceed the quantity of available parking spaces. This would be considered an adverse cumulative impact once the campus-wide parking utilization rate reaches or exceeds 100% and additional growth is anticipated on campus.

During construction, there will be interference to pedestrian traffic caused by construction vehicles, perimeter fencing, and closure of the footpath and bridge located north of the project site. This footpath and bridge provide the shortest route to Glenview Commons foodservice from Southwest Hall. This route will likely be obstructed for the majority of the construction duration. Therefore, students will need to use an alternate route from Southwest Hall and/or Engineering Hall to/from Glenview Commons and other residence halls on the northwest side of the campus.

Re-routing of foot traffic around the construction zone will occur, but will be a short-term adverse impact. Rerouting will include the temporary closure of the walkway and footbridge spanning the ravine north of the proposed building site. This walkway connects walking trails between the southwest and northwest portions of campus, and provides the shortest route to Glenview Commons from Southwest Hall. This route will likely be obstructed for the majority of the construction duration, and foot traffic will need to be re-routed around this area. Preliminary designs indicate students will be able to enter through the south elevation main entrance to the facility, travel down the stairs to the lower level and exit the building on the north side. Doors involved in this route would be locked between the hours of 11:00 p.m. and 7:00 a.m.

Completion of the proposed project will result in new foot traffic from Rountree Commons as well as increased foot traffic around the areas of Engineering and Southwest Hall. Increased area foot traffic will also result from use of the dining facility by other campus faculty and staff that currently patronize Glenview Commons or the dining services located in the Student Center. These increases can be expected to cause changes in current foot traffic patterns including increased congestion in the area; however, current circulation paths for foot and bicycle traffic are adequate to accommodate students and others who will be accessing the proposed facility.

A portion of the loop driveway around Southwest Hall will need to be closed, at a minimum, during foundation and utility work. Other pedestrian routes south of Southwest Hall and east of the proposed project site will be impacted by construction traffic and will not likely need to be closed. All of the aforementioned impacts will be short-term adverse impacts to students, faculty, staff and workers in the area. There are no off-campus residential occupants in the areas immediately adjacent to the project site.

Utilities

Adverse short-term impacts will occur as a result of the utility installation. Potential relocation, installation and extension of existing utilities will result in construction impacts that may affect student, faculty, and staff access to the surrounding buildings, campus streets, and pedestrian walkways adjacent to the project site. Additionally, interconnection to existing utilities may result in interruption of services, though typically any interruption is short and attempted to be conducted during off-hours when students and surrounding areas will be impacted the least. Another potential impact may include the disruption of sidewalks as a result of utility extensions/construction. These disturbances, however, would be short term and any areas disturbed through these activities will be restored upon completion.
Historical/Archaeological

Although a formal response has not yet been received to an archeological and historical database search request, it is expected that available records will indicate that there are no known sites listed on the National Register of Historic Places or the Archaeological Site Inventory in the vicinity of the project site. The Wisconsin Historical Preservation Database (WHPD) was accessed and locally designated historical or archaeological properties were not located on the proposed construction site. Information provided in the Final Environmental Impact Statement report prepared for the nearby Engineering Building (Ayres Associates, 2006) indicated that the nearest locations of archeological or historical interest are the Greenwood Cemetery, the Cordes Lead Diggings site and the Rountree Branch Camp. None of these sites are located within or immediately adjacent to the project site. Additionally, the site was historically used as an outdoor track and field running oval until the track was relocated to a nearby open space on Longhorn Drive in order to accommodate construction of Southwest Hall and Engineering Hall. Fill present on the site encountered during construction of those projects indicated that there has been previous manipulation of the site.

Alternatives Considered

No Action/Defer the Project Request

This alternative eliminates construction of a new residence hall and/or dining facility on campus in the proposed location. This alternative would not solve the problem of a housing capacity shortage on campus for existing and prospective students. The alternative also does not address housing needs to accommodate projected growth of the University over time. Additionally, the no action alternative does not address the need for dining options on campus for residents of Southwest Hall and Rountree Commons. As such, the only practical course of action is to construct a new residence hall and/or dining facility and to locate it per the recommendations of the 2011 CCMP.

Proposed Design Alternatives

Formal design alternatives have not been developed. During the design-build process, the construction contractor, project architect, A/E firms, and UW-Platteville REF will work closely with the University and UWSA to verify that the proposed facility amenities are consistent with current standards, and meet the needs of the prospective users at the University. Overall building floor layout, architectural finishes, space allocation, number bed spaces, auxiliary services, utility tie-ins, and construction phasing will be finalized and approved by the University prior to construction.

EIS Process

The UWSA has developed a structured process to address requirements of the 1971 Wisconsin Environmental Policy Act. This process, adopted by the UW Board of Regents in November 1981 and amended in October 1999, requires that the EIS process include a scoping meeting phase, a 45-day public review of the draft EIS (DEIS)/public meeting phase, and a 30-day final EIS (FEIS) public review/public hearing phase. Expedited review periods for the Draft EIS are authorized by the WEPA process if proper notification to the public occurs within the document and in published legal notices of availability.
Following the FEIS phase, the UWSA will issue a Record of Decision (ROD) for the project. This process is being followed to prepare the EIS for the Student Residence Hall and Dining Facility project. Key phases of the process are described in the following paragraphs.

**Scoping Meeting**

The purpose of a scoping meeting is to present the project proposal and 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 groups and individuals with possible interest in the project (the distribution list is in Appendix B). 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 describing the proposed project, scoping process, EIS schedule, opportunities for public comment, and soliciting comments for the project scoping.


- Conducting a scoping meeting on March 27, 2012, at 5:30 p.m. in Room 104 of Ullsvik Hall on the UW-Platteville campus to describe the EIS process and the project scope, and to obtain public comments. The Scoping Letter, Public Notice, Scoping Meeting minutes and responses received during the scoping process are in Appendix C.

Comments received during the scoping period for this project are summarized below:

**Mr. Bill Kloster - Director of UW-Platteville REF**

*Rountree Commons currently has a waiting list for the 620 beds, which speaks loudly to the need for campus housing. Revenue that is generated by Rountree Commons and the new facility will generate revenue which will come back to the UW-Platteville REF. Money earned by the buildings can be routed back to UW-Platteville which can then be used for student scholarships and future projects. Generating revenue up front will reduce the amount of money needed to be raised for down payment on new buildings. Long-term, this will save the University money. Starting the proposed facility by June 2012 provides a one-month lead over the construction timeframe for Rountree Commons and will increase probability of completing in time to open by August 2013. This will help reduce the need for on-campus housing, and will allow more students to take part in the education being offered at UW-Platteville.***

**Mr. Howard Crofoot - Director of Public Works, City of Platteville**

*Mr. Crofoot wanted to be sure that the following items are addressed during the design process:*

- **Location of vehicular parking for students of the building.**
- **Bike parking and storage.**
• Connection of the new facility to the new 10-inch sanitary sewer line which is being installed as part of the stormwater gulley project north of the project site. The campus/project team should consider working with the City of Platteville to locate a lateral connection or a wye for the new facility.

• Water supplied to Southwest Hall and the Engineering Building is fed from a line on Southwest Drive. Mr. Crofoot noted it may be beneficial to connect the new facility to the newly installed water line on Longhorn Drive to make sure that water is accessing the site from different directions.

Mr. Crofoot also indicated that payments for municipal services will be determined once the facility is turned over to the University.

On March 28, 2012, Mr. Crofoot submitted a follow-up written comment via e-mail, which indicated additional items that may need to be addressed for supplying water to the new facility. Please refer to the Attachment C for Mr. Crofoot’s comments additional comments.

Draft EIS Comment Period and Public Meeting

The purpose of the Draft EIS comment period and public meeting is to present the project proposal, and beneficial or adverse impacts identified during development of the Draft EIS document. The Draft EIS comment period included the following elements:

• Preparing a Draft EIS describing the proposed project, EIS process and schedule, potential impacts, opportunities for public comment, and soliciting comments for the project.

• Hardcopy and electronic copies of the Draft EIS were made available on April 5, 2012, for an expedited 20-day public review period. The Draft EIS was available for review at the UW-Platteville Karrmann Library and at the Platteville Public Library and online at http://www.ayresprojectinfo.com/UWP-ResidenceDiningHall-EIS.

• Publishing a legal notice in the Wisconsin State Journal (April 5, 2012), the Platteville Journal (April 4, 2012) and The Exponent (April 5, 2012).

• Conducting a Draft EIS Public Meeting on April 24, 2012, at 5:30 p.m. in Room 104 of Ullsvik Hall on the UW-Platteville campus to describe the EIS process and the project scope, and to obtain public comments.

Comments received during the Draft EIS public comment period for this project are summarized below:

Mr. Howard Crofoot - Director of Public Works, City of Platteville

Mr. Crofoot voiced a comment regarding proposed parking for the facility. Mr. Crofoot indicated that the University should begin work with the City of Platteville as soon as possible to determine the best location and quantity of parking that will be available to students for the new facility.

John Duesbury – Resident, City of Platteville

Mr. Duesbury succinctly stated that he strongly agrees with Mr. Crofoot’s previous comment (above) regarding the parking issues related to construction of the facility.
On April 27, 2012, an additional comment from a student at UW-Platteville was received which indicated support for the proposed project.

On April 29, 2012, additional comments were received from a water resources engineer at the Wisconsin Department of Natural Resources. The comments included corrections to some of the Wisconsin State Statute references listed in the Draft EIS document, and a general inquiry regarding management of stormwater runoff from the site into the Rountree Branch.

Copies of the Draft EIS public notice, Draft EIS meeting presentation handouts, DEIS meeting minutes, and submitted comments are included as Appendix D.

**Final EIS Comment Period**

The Final EIS was made available on May 7, 2012, for a 30-day public review period. A Final EIS public hearing is scheduled for June 5, 2012, in Room 104 of Ullsvik Hall on the UW-Platteville campus. The Final EIS was available for review at the UW-Platteville Karrmann Library and at the Platteville Public Library and online at:

http://www.ayresprojectinfo.com/UWP-ResidenceDiningHall-EIS

All comments should be received no later than 6:30 p.m. on Tuesday, June 5, 2012, for incorporation into a Record of Decision (ROD) and should be sent to:

Neil Carney, PE
Ayres Associates
1802 Pankratz Street
Madison, WI 53704

**Record of Decision**

Following the Final EIS comment period, the UWSA will consider comments received and issue a ROD for the project. The ROD is anticipated to be issued on June 8, 2012.
I. Description of Proposed Action

Project Location

The project site is located in Section 16, Township 03 North, Range 1 West, in Platteville, Wisconsin. The proposed Student Residence Hall and Dining Facility is located on the north side of Southwest Road and west of Milton Longhorn Drive. The future address of the proposed facility is 1200 Southwest Road, Platteville, Wisconsin 53818. The Student Residence Hall and Dining Facility footprint will encompass what is currently graded and grassed areas immediately adjacent to existing Southwest Hall on the UW-Platteville campus. The address for the University is:

University of Wisconsin – Platteville
1 University Plaza
Platteville, Wisconsin 53818-3099

The project site is located approximately 75 miles southwest of Madison, Wisconsin, and is sited on land currently owned by the UW Board of Regents. Site location figures, including a U.S. Geological Survey quadrangle map, aerial photograph, campus map, and conceptual project drawings and renderings are included in Appendix A. Site photographs are included as Appendix E.

Project Description and Space Utilization

Residence Hall Description

The proposed residence hall and dining facility will have a total floor space of approximately 170,339 GSF. Floors 1-5 will contain 208 double-occupancy resident rooms capable of housing 416 students. Two bedrooms, accommodating a total of 4 students and a shared bathroom will be present in each residential unit. Rooms will be clustered into “houses”, with each cluster having its own study area and kitchen/laundry area. A common space will also be available on each residential floor. Additionally, Resident Director and Visiting Professor units will be located on the first floor. Throughout the interior of the building, the public spaces will feature durable and wherever possible sustainable materials in a colorful, welcoming color palette. The exterior design will feature the same material and color palette of the existing Southwest Hall which includes two colors of face brick, metal panel and clear anodized aluminum window frames and doors. There will be an access control system for the building. The residential portions of the facility will separated from the dining with access control at the first floor door between the main lobby and the residence hall rooms. There will also be access control at all stairwells and the elevator that connects the residence hall units with the dining facility. An outdoor seating area/patio will be located on the East side of the building on the first floor level adjacent to the café.

Dining Facility Description

The dining facility will have a total floor space of approximately 34,000 GSF (included in the total building floor space listed above). The dining facility will function as a multi-purpose complex. The ground floor will provide 28,000 square foot, all-u-care-to-eat, “Mache” or Marketplace style dining facility. The first floor (approximately ½ of
the floor) will feature a 6,000 square foot café which will feature grab and go sandwiches, salads, desserts, a wide selection of soft drinks, and coffee.

The marketplace will have eight distinct platforms which resemble individual themed restaurants. Platforms are designed to maximize flexibility so as menu trends change over time a platform can be changed out with minimal or no construction cost. The layout of each platform allows menu items to be prepared fresh in front of guests. Guests also have the ability to have each meal customized to their liking. The following paragraphs describe the platforms currently scheduled for implementation in the proposed facility.

Pizza Platform
Fresh pizza dough will be prepared throughout the day by the bakery. Pizzas will be made in front of quests and baked in a brick style Wood Stone oven. Three different pizzas will be featured and served by the slice, along with homemade Stromboli’s, Calzones, Breadsticks, Garlic Sticks and Parmesan Bites.

Salad Bar Platform
In addition to a traditional salad bar, this platform will serve as a build-your-own stir fry station. Guests will gather fresh vegetables and proteins from the salad bar and have them quickly stir fried at the Action Station, with their choice of Asian sauces and served rice or noodles. Made from scratch soups will be offered daily.

Grill/Diner Platform
This platform will feature standard Diner fare, made to order in front of guests. Breakfast will feature items including pancakes, French toast, egg sandwiches, and omelets. Lunch and dinner will feature traditional favorites including hamburgers, hot dogs, chicken and fish sandwiches, chicken strips, French fries, onion rings and cheese curds. Specialty ethnic and regional menus will be featured throughout the year.

Traditional/Comfort Food Platform
This platform will feature a rotation of traditional “comfort foods.” Roast beef, pork loin, smoked beef brisket, turkey and ham will be carved to order. Other items may include macaroni and cheese, meatloaf, lasagna, enchiladas, baked chicken, spaghetti and meatballs, mashed potatoes, baked potatoes, and fresh vegetables.

Deli Platform
This platform will feature fresh carved meats and cheese, vegetables and sides, and homemade condiments. Specialty breads and rolls will be baked daily in the bakery.

Allergen Free Zone Platform
This station is critical in today’s campus environment. It will have its own refrigerator, freezer and dry storage area to store specialty allergy free products. Guests will choose from a wide variety of food and beverages options which will be prepared in the platform’s own toaster ovens, microwaves and pizza ovens.
Action Station Platform
This station will feature a rotation of Asian, Italian, Middle Eastern, Mexican, and other foods, cooked to order in front of guest. Guests can create their own meals by gathering vegetables and proteins from other platforms and cook them here. This extremely versatile station is ideal for guests looking for healthy low fat entrees, a change from the routine meal, or for people with special dietary needs.

Bakery/Dessert Platform
This station will be a full production bakery serving the entire campus. Guests will be provided with desserts and breads fresh out of the oven.

Ancillaries
Two beverage stations featuring milk, coffee, soda, water, and tea will support the facility.

Space Allocation Summary
The following tables summarize the room types and space allocations for the proposed facility.

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Total Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lower Level</strong></td>
<td></td>
</tr>
<tr>
<td>Dining Room</td>
<td>12,560</td>
</tr>
<tr>
<td>Vestibule/Lobby</td>
<td>925</td>
</tr>
<tr>
<td>Conference Room</td>
<td>157</td>
</tr>
<tr>
<td>Dish wash Room</td>
<td>1,200</td>
</tr>
<tr>
<td>Entry/Control</td>
<td>317</td>
</tr>
<tr>
<td>Servery</td>
<td>6,150</td>
</tr>
<tr>
<td>Cooking/Baking</td>
<td>1,500</td>
</tr>
<tr>
<td>Cooking/Cold Food Prep</td>
<td>838</td>
</tr>
<tr>
<td>Offices</td>
<td>300</td>
</tr>
<tr>
<td>Loading Dock</td>
<td>392</td>
</tr>
<tr>
<td>Dairy Cooler</td>
<td>138</td>
</tr>
<tr>
<td>Produce Cooler</td>
<td>138</td>
</tr>
<tr>
<td>Meat Thaw</td>
<td>162</td>
</tr>
<tr>
<td>Freezer</td>
<td>523</td>
</tr>
<tr>
<td>Dry Storage</td>
<td>448</td>
</tr>
<tr>
<td>Mechanical Room</td>
<td>2,170</td>
</tr>
<tr>
<td>Furniture Storage</td>
<td>1,240</td>
</tr>
<tr>
<td>Residence Storage</td>
<td>1,240</td>
</tr>
<tr>
<td>Men's Toilet</td>
<td>384</td>
</tr>
<tr>
<td>Women's Toilet</td>
<td>384</td>
</tr>
<tr>
<td>Unisex/Family Toilet</td>
<td>100</td>
</tr>
<tr>
<td><strong>Lower Level Subtotal</strong></td>
<td><strong>31,266</strong></td>
</tr>
</tbody>
</table>
### Space Allocation Summary (Continued)

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Total Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Floors 1 through 5</strong></td>
<td></td>
</tr>
<tr>
<td>Student Suites (2-2 person bedrooms + bathroom)</td>
<td>69,368</td>
</tr>
<tr>
<td>Resident Director Suite</td>
<td>1,029</td>
</tr>
<tr>
<td>Visiting Professor Suite</td>
<td>1,029</td>
</tr>
<tr>
<td>Lounge/Kitchen/Laundry</td>
<td>7,449</td>
</tr>
<tr>
<td>Study Rooms</td>
<td>9,386</td>
</tr>
<tr>
<td>First Floor Lobby</td>
<td>1,755</td>
</tr>
<tr>
<td>Reception Desk</td>
<td>380</td>
</tr>
<tr>
<td>Mail Room</td>
<td>183</td>
</tr>
<tr>
<td>Storage</td>
<td>107</td>
</tr>
<tr>
<td>Fire Control Room</td>
<td>107</td>
</tr>
<tr>
<td>Meeting Rooms</td>
<td>2,034</td>
</tr>
<tr>
<td>First Floor East Lounge Area</td>
<td>1,543</td>
</tr>
<tr>
<td>Café</td>
<td>660</td>
</tr>
<tr>
<td>Recreation Room</td>
<td>1,046</td>
</tr>
<tr>
<td>RD Office</td>
<td>93</td>
</tr>
<tr>
<td>Men's Toilet</td>
<td>180</td>
</tr>
<tr>
<td>Women's Toilet</td>
<td>180</td>
</tr>
<tr>
<td>Unisex/Family Toilet</td>
<td>65</td>
</tr>
<tr>
<td>Electrical Rooms</td>
<td>405</td>
</tr>
<tr>
<td>Telecom. Rooms</td>
<td>405</td>
</tr>
<tr>
<td>Janitor Closets</td>
<td>240</td>
</tr>
<tr>
<td><strong>Floors 1 through 5 Subtotal</strong></td>
<td><strong>97,644</strong></td>
</tr>
<tr>
<td><strong>Building Total</strong></td>
<td><strong>128,910</strong></td>
</tr>
<tr>
<td><strong>Net to GSF</strong></td>
<td><strong>41,429</strong></td>
</tr>
</tbody>
</table>

**Total Building GSF** 170,339
Project Budget and Schedule

Estimated Project Budget Summary

<table>
<thead>
<tr>
<th>Item</th>
<th>Budgeted Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction (includes Development and Finance)</td>
<td>$25,210,000</td>
</tr>
<tr>
<td>Food Service Fixed Furnishings and Equipment</td>
<td>$344,000</td>
</tr>
<tr>
<td>Movable Equipment/Furniture</td>
<td>$1,176,000</td>
</tr>
<tr>
<td>Project Contingency</td>
<td>$375,000</td>
</tr>
<tr>
<td>A/E Fees</td>
<td>$895,000</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$28,000,000</strong></td>
</tr>
</tbody>
</table>

It is planned that the UW Board of Regents’ 2013-15 Capital Budget recommendation to the State Building Commission will include a request for enumeration of $28.0 million of Program Revenue Supported Borrowing to acquire the facility.

Operating Budget

The project is being designed to be (at a minimum) cost neutral to the University overall budget. The proposed facility will generate funding through student housing and dining contracts to cover the cost of construction, financing and operations. Additionally, annual costs to the University will be minimized through building efficiencies that will be achieved through sustainable features incorporated during the design process.

Housing, Dining, and Parking Fees

University fees will not be impacted as a result of this project. There are currently no anticipated increases in student fees or tuition that are directly attributable to this project. Housing costs for the new residence hall will be consistent with the currently published rates for the privately owned and operated Rountree Commons. Dining and food plan costs are anticipated to remain constant with the inclusion of the normal increases in food and fixed costs. Parking fees will also remain at current rates with normal cost recovery increases through periodic rate adjustments over time.

The following tables indicate the current and future rates for housing, dining, and parking on campus.
Housing Rates (Fiscal Year 2011-2012)

<table>
<thead>
<tr>
<th>Type</th>
<th>Price Per Academic Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rountree Commons</td>
<td>*$4,800.00</td>
</tr>
<tr>
<td>Southwest Hall</td>
<td>$4,595.00</td>
</tr>
<tr>
<td>Traditional Residence Halls - Double</td>
<td>$3,261.00</td>
</tr>
<tr>
<td>Traditional Residence Halls - Single</td>
<td>$4,101.00</td>
</tr>
<tr>
<td>Proposed Residence Hall Rate</td>
<td>**$4,800.00</td>
</tr>
</tbody>
</table>

* Rate Shown is for Fiscal Year 2012-2013  
** Rate Shown is pending approval for Fiscal Year 2013-2014

Dining Rates (Fiscal Year 2011-2012)

<table>
<thead>
<tr>
<th>Plan</th>
<th>Meals</th>
<th>Dining Dollars</th>
<th>Price/Semester</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Traditional Meal Plans</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 Meal Plan</td>
<td>19 per week</td>
<td>---</td>
<td>$1,402.00</td>
</tr>
<tr>
<td>14 Meal Plan</td>
<td>14 per week</td>
<td>$50</td>
<td>$1,369.00</td>
</tr>
<tr>
<td><strong>Block Meal Plans</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200 Block</td>
<td>200 per semester</td>
<td>$100</td>
<td>$1,503.00</td>
</tr>
<tr>
<td>175 Block</td>
<td>175 per semester</td>
<td>$100</td>
<td>$1,387.00</td>
</tr>
<tr>
<td>150 Block</td>
<td>150 per semester</td>
<td>$100</td>
<td>$1,302.00</td>
</tr>
<tr>
<td>110 Block</td>
<td>110 per semester</td>
<td>$125</td>
<td>$923.00</td>
</tr>
<tr>
<td>90 Block</td>
<td>90 per semester</td>
<td>$100</td>
<td>$779.00</td>
</tr>
</tbody>
</table>

Parking Rates (Fiscal Year 2012-2013)

<table>
<thead>
<tr>
<th>Type</th>
<th>Price/Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Parking Permit</td>
<td>$151</td>
</tr>
<tr>
<td>Faculty/Staff Permit</td>
<td>$198</td>
</tr>
</tbody>
</table>

Project Schedule Summary

Project construction is anticipated to begin in June 2012. Substantial completion of the Student residence Hall and Dining Facility is anticipated for July 2013, with occupancy targeted for August 2013 (the start of the fall semester). The dining facility is anticipated to be operational in the Fall of 2013.
The tentative project schedule as provided following the Scoping Public Meeting on March 27, 2012, is as follows:

<table>
<thead>
<tr>
<th>Event/Task</th>
<th>Approximate Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Release Draft EIS</td>
<td>April 5, 2012</td>
</tr>
<tr>
<td>Board of Regents Approval</td>
<td>April 12-13, 2012</td>
</tr>
<tr>
<td>Draft EIS Public Meeting</td>
<td>April 24, 2012</td>
</tr>
<tr>
<td>Release Final EIS</td>
<td>May 7, 2012</td>
</tr>
<tr>
<td>State Building Commission Approval</td>
<td>May 16, 2012</td>
</tr>
<tr>
<td>35% Design Report Completion</td>
<td>Mid-May 2012</td>
</tr>
<tr>
<td>Final EIS Public Hearing</td>
<td>June 5, 2012</td>
</tr>
<tr>
<td>Record of Decision</td>
<td>June 8, 2012</td>
</tr>
<tr>
<td>Footing and Foundation Plan</td>
<td>Mid-June 2012</td>
</tr>
<tr>
<td>Start Construction</td>
<td>June 11, 2012</td>
</tr>
<tr>
<td>Substantial Completion – Residence Hall Facilities</td>
<td>July 2013</td>
</tr>
<tr>
<td>Final Completion and Occupancy – Residence Hall Facilities</td>
<td>August 2013</td>
</tr>
<tr>
<td>Final Completion and Occupancy – Dining Facilities</td>
<td>Fall 2013</td>
</tr>
</tbody>
</table>

Efforts will be made to assure completion and occupancy of the new facility by the beginning of the Fall 2013 semester. These efforts begin with coordinating construction activities as early as possible. Bidding and selecting contractors and establishing a team is critical to meeting project deadlines. Another measure to be used by the design team is a very detailed schedule, which will be established once plans are 65% completed. Overtime will also be used, if necessary, to complete the project. Project milestones will be established, and selected subcontractors will be responsible for meeting those deadlines. Should unforeseen delays be encountered, the priority of the construction effort will be put on the housing component to ensure that housing will be available to students by move-in day.

History, Background, Purpose, and Need

The following History, Background, Purpose, and Need section includes combined excerpts from the 2011 CCMP with input provided from the project team including the UW-Platteville REF, C.D. Smith Construction Services, IIW Engineers, Plunkett Raysich Architects, UW-Platteville representatives, and the University of Wisconsin System.
History and Background

UW-Platteville was founded in 1866 as the first state teacher preparation institution in Wisconsin, at that time called the Platteville Normal School. The university also has roots in the Wisconsin Mining Trade School, established in 1907 to train specialized technicians to work in the mining operations surrounding Platteville. The mining school became the Wisconsin Institute of Technology in 1939 and merged with the Platteville State Teachers College in 1959 to become the Wisconsin State College and Institute of Technology. In 1964 the college later became Wisconsin State University-Platteville, and in 1971 became part of the new UW System.

UW-Platteville is a comprehensive university with specialized undergraduate and graduate programs in education, agriculture, technology management, engineering and criminal justice. The University is comprised of three academic colleges - College of Liberal Arts and Education, College of Business, Industry, Life Sciences and Agriculture, and the College of Engineering, Mathematics and Science. The academic buildings on the eastern half of campus are primarily connected by pedestrian paths or adjacent streets that are an extension of the original city block pattern. The facilities all lie within a 4-minute walk. The recently constructed Engineering Hall is located near Southwest Hall along Longhorn Drive. A majority of the buildings are 3 to 4 stories with some notable exceptions: Pioneer Tower is a mid-century mid-rise structure and Doudna Hall is primarily a single-story structure originally constructed as a lab school.

Residential facilities are located on the west and south side of campus. Most of the residential buildings are 4-story structures. McGregor and Wilgus Halls are in an area north of Greenwood Avenue. Sometimes referred to as the “block,” Dobson, Melcher, Morrow, and Porter are located north and west of Greenwood Avenue and College Drive. Sometimes referred to as the “circle,” Brockert, Hugunin, and Pickard are located south of Greenwood Avenue, just west of Glenview Commons. Southwest Hall, at 6 stories is located north and west of Southwest Road and Longhorn Drive and Engineering Hall. Currently off-campus housing is being developed by the UW-Platteville Real Estate Foundation along Markee Avenue and Chestnut Street.

Southwest Hall is the preferred residence hall of the juniors and seniors who would like to remain on campus. McGregor is also favored by all students due to its elevators and proximity to the academic buildings on campus. The atmosphere in the traditional dorms is considered ideal amongst the student population and the “wing” mentality really creates an atmosphere of camaraderie. Southwest Hall is described as a long row of closed doors. While students like private rooms, they would prefer them to be grouped around a common lounge that serves 20-25 students so that they can socialize together.

Purpose and Need for Proposed Action

Currently, the University maintains a freshman/sophomore requirement to live in residence halls. However, due to the shortage in supply of on-campus housing, this has recently become voluntary for sophomores. This has allowed for greater accommodation of the upperclassmen that choose to continue to live on campus. Overall, the campus is currently turning people away who would like to live on campus due to a shortage of beds. This shortage is affecting upperclassmen and transfer students most significantly. There is usually a “window of opportunity” that
upperclassmen are allowed to request on-campus housing. That window usually passes and then the upperclassmen that make subsequent requests are turned away. Transfer students also hit the “housing request stream” late in the year (April/May) and these requests can often not be met.

There are currently 2,700 beds to serve the current student population. The university’s enrollment in the Fall of 2010 was 7,845. Therefore, the University can house up to 34% of its enrollment. There is currently a critical housing shortage as residential usage is at 103% capacity. The above full occupancy is accounted for in the use of expanded housing whereby students are being accommodated in floor lounges and some larger corner rooms. Expanded housing rooms can have up to six people living in them. In 2008, there were 20 students listed on expanded housing. That number jumped to 77 in 2009 and 116 in 2010. McGregor and Wilgus Hall both have five lounges that students are currently living in.

Up until the last couple of years, it was assumed that the local community would absorb some of the housing needs required by the campus, which no longer appears to be the case. There are several elements that contribute to a growing need for campus housing:

- The projected increase in student enrollment which is looking at growing to over 10,000 by 2025.
- The commitment by the campus to move from 34% of students housed on-campus to 50%.
- Increased retention rates – To achieve 80% retention from the first year to the second Year.
- Continued lack of private development in the local housing arena.
- Continued on-campus requirement for freshman/sophomores.

The CCMP calls for a new residence hall and dining facility at the location of the proposed project site. The construction of the proposed Student Residence Hall and Dining Facility will serve to accommodate the projected increase in total student enrollment and thus current and future increased demand in on-campus housing and services (dining). The dining facility is planned to serve the proposed Residential Hall residents, Southwest Hall, the off-campus privately owned and operated Rountree Commons residence facility, and other students and employees. The Student Residential Hall and Dining Facility project design is being developed and coordinated with the CCMP to achieve a project that is consistent with these and other CCMP goals.

**Engineering Design and Type of Materials**

The proposed residence hall and dining facility will have a total floor space of approximately 170,339 GSF. Floors 1-5 will contain 208 resident rooms capable of housing 416 students. Rooms will be clustered into “houses”, with each cluster having its own study area and kitchen/laundry area. A common space will also be available on each residential floor. Additionally, Resident Director and Visiting Professor units will be located on the first floor. Throughout the interior of the building, the public spaces will feature durable and wherever possible sustainable materials in a colorful, welcoming color palette. The exterior design will feature the same material and color
palette of the existing Southwest Hall which includes two colors of face brick, metal panel and clear anodized aluminum window frames and doors.

The dining facility will have a total floor space of approximately 34,000 GSF (included in the total building floor space listed above). The dining facility will function as a multi-purpose complex. The ground floor will provide 28,000 square foot, all-u-care-to-eat, “Mache” or Marketplace style dining facility. The first floor (approximately ½ of the floor) will feature a 6,000 square foot café which will feature grab and go sandwiches, salads, desserts, a wide selection of soft drinks, and coffee.

Formal design plans have not been developed to date. During the design-build process, the construction contractor, project architect, A/E firms, and UW-Platteville REF will work closely with the University and UWSA to verify that the proposed facility amenities are consistent with current standards, and meet the needs of the prospective users at the University. Overall building floor layout, architectural finishes, space allocation, number bed spaces, auxiliary services, utility tie-ins, and construction phasing will be finalized and approved by the University prior to construction.

A geotechnical investigation was completed by Midwest Engineering Services (MES) for this project. A total of seven test borings were installed. The report included a description of subsurface soil conditions and design recommendations based on the results of the investigation. Results indicated that fill from less than one foot to 12.5 feet in depth over natural soils consisting of clay, clayey silts or clayey sands exist beneath the project site. Below this material, at the majority of borings, were silty sands and gravels with possible cobbles and boulders and further described as weathered bedrock material. Auger refusal was encountered between 16 and 30.5 feet below land surface. Groundwater was not encountered in any of the borings. Based upon these findings, general development considerations indicated that weathered bedrock soils encountered at the estimated foundation depths are considered suitable for support of the proposed structure using conventional spread footings along with slab-on-grade construction. Recommendations also included removal of the site topsoil as part of site preparation (MES, 2012).

The new Student Residence Hall and Dining Facility will be served by existing utilities that will be extended and/or re-routed to serve the project site. Based on initial estimates, the existing domestic water supply, sanitary sewer, steam, and wastewater, appear to be adequate to supply the facility. The Platteville Water Department has indicated their preference for creating a loop for the water utility by connecting the water main located in Longhorn Drive to the water main serving Southwest Hall. The stormwater system will be made adequate through construction of a campus detention pond system in the summer of 2012 being constructed immediately north of the project site. There will be no connection to the City stormwater system. The capacity of the existing electrical supply will need to be determined. If the electrical distribution system is determined to be insufficient to serve the project, installation of a new transformer and distribution equipment will likely be required.
Permits and Approvals Required

The following is a list of permits that will need to be obtained for the project. This does not represent a cumulative list of all the permits needed for project construction. Other permits may need to be obtained as the project progresses.

- Wisconsin Department of Natural Resources (WDNR) – Water Resources Application for Project Permits (WRAPP – formerly Notice of Intent).
- Wisconsin Pollutant Discharge Elimination System (WPDES) permit for stormwater quality controls under NR 216.
- Construction/Building Permitting
- Permits/approvals as required by UW Platteville

Sustainable Design Features

Where feasible, the design for the Student Residential Hall and Dining Facility will incorporate sustainable design principles that are sensible and valid, especially those with an emphasis on energy efficiency. Therefore, a variety of energy conservation strategies is being built into the design and could potentially include the following:

- Use of local materials
- Use of recycled materials, where feasible
- High percentage of construction waste will be recycled
- Building envelope and mechanical system will be designed to perform 30% better than required code (i.e., designed to use 30% less energy than commercial code per the 2009 International Energy Conservation Code)

Although a DSF sustainability checklist is not being completed as this is not a DSF project, the design will incorporate sustainability features so that it will potentially be capable of achieving Leadership in Energy and Environmental Design (LEED) certification.
II. Description of Existing Environment

Physical Environment

Climate and Air Quality

The Platteville climate is a typical continental environment. The average annual temperature can range from 7 to 83 degrees Fahrenheit. The climate of Grant County is described in the Soil Survey (USDA, 1961) as having temperature extremes within and between seasons. Precipitation, which falls as rain throughout the growing season, is distributed evenly throughout the county and is primarily snow in the winter season. Snowfall averages 40 inches annually and the average frost-free season is 155 days. Total annual liquid precipitation is approximately 36-inches.

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 Platteville area is outside the regulated pollutant non-attainment areas, thus more stringent air pollution regulations are not placed on businesses and industries of the Platteville area. The majority of the non-attainment areas are in the southeast part of the state.

Air quality in the southwestern region of the state is generally good. An air quality monitoring station located in Potosi Municipality in Grant County which is 15 miles west of Platteville, reports current (as of March 8, 2012) air quality as "good" (0 – 50 parts per billion (ppb)) based on the Environmental Protection Agency (EPA) Air Quality Index (AQI - http://dnrmaps.wi.gov/imf/imf.jsp?site=wisards).

Geology

Platteville is located in the Western Upland physiographic region that makes up the western and southwestern portions of Wisconsin. This region includes the Driftless Area, where there is no glacial drift blanketing the bedrock. As a result, the bedrock controls the shape of the land with its steeply sloped, broad rolling hills and deeply cut valleys (http://falck.org/wisconsin/geoprovinces/westernupland.html). Some areas that border the Rountree Branch and the Little Platte River have very steep slopes, in excess of 20%. The surface geology at the location of the project site is comprised primarily of deposits of loess developed on dolomites, or loamy soils.

Bedrock in Grant County within the area of Platteville is mainly sedimentary rock of Ordovician age and includes dolomite, limestone and shale of the Sinnipee Group. There are some local outcrops of the St. Peter Formation, which includes sandstone with some limestone, shale and conglomerate interbeds.

Topography and Soils

The proposed building will be constructed on the site of the former track and field complex. This complex was built into the side of a hill where the land was previously graded into two level areas. The upper tier, to the east, consisted of the running oval with mowed turf grass inside of a chain-link fence. This is where the new engineering building, Engineering Hall, is currently located. The area to the south, which was previously graded to a lower elevation for the track and field complex, is now the site of the
Southwest Residence hall. These buildings have been constructed within the past seven years.

The north boundary of the project site is comprised of a steep-sided ravine that drains to the west into the Rountree Branch of the Little Platte River. This steep-sided ravine is tree-lined and partially rip-rapped and acts as a drainage swale for stormwater run-off from campus and streets to the east. To the north of the ravine is the historic Greenwood Cemetery. The site of the proposed Student Residence Hall and Dining Facility slopes down to the south and southwest towards the floodplain of Rountree Branch. The average elevation of the project site area is estimated at 920 feet mean sea level (msl). The main construction area is generally flat with a slight slope to the west and south. The east end of the project site at the junction of the asphalt walking trails slopes down to the north towards the ravine. Additionally, a swale is located along the south portion of the project site between the site and Southwest Hall and acts as a stormwater drainage feature that runs to the southwest corner of the project site.

Soils in the project area were formed on wind-blown silt or, where that is eroded, formed on the bedrock. At the proposed building site, soils are mapped as Arenzville Silt Loam (Ar) and Dubuque silt loams (DtD2 – 10-15% slopes, and DsE2, 15-20% slopes). The Arenzville series consists of very deep, moderately well drained soils that formed on flood plains and upland drainage ways. Permeability is moderate with slopes of 0 to 5%. Parent material is silty alluvium. The Dubuque series consist of moderately deep, well-drained soils that form on hills. Permeability is low to moderately low. Parent materials consist of silty loess over clayey pedisement over residuum weathered from dolomite (Web Soil Survey). A copy of the soil map from the Web Soil Survey and a description of the units are in Appendix F.

A geotechnical investigation was completed by MES for this project. A total of seven test borings were installed. The report included a description of subsurface soil conditions and design recommendations based on the results of the investigation. Results indicated that fill from less than 1-foot to 12.5-feet in depth over natural soils consisting of clay, clayey silts or clayey sands exist beneath the project site. Below this material at most of the borings were silty sands and gravels with possible cobbles and boulders and was considered weathered bedrock material. Auger refusal was encountered between 16 and 30.5 feet below land surface. Groundwater was not encountered in any of the borings (MES, 2012).

**Water Resources**

**Stormwater and Erosion Control Requirements**

A 5-foot diameter concrete stormwater pipe runs beneath the ground surface in the dry ravine north of the project site. This pipe collects stormwater from the campus stormwater system and directs it west toward Rountree Branch. A small amount of overland stormwater flows down to the ravine bottom. There is a small pond southwest of the project site that was constructed to collect stormwater from paved areas surrounding Southwest Hall. Stormwater from Engineering Hall flows south along vegetated slopes to Southwest Road where it flows along a curb and gutter system to Rountree Branch.

Per Wisconsin State Statute 13.47(17), State facilities such as UW-Platteville are not subject to local ordinances with the exception of local zoning regulations or land use provisions.
As required under NR 151, any land disturbance over 1 acre requires a Water Resources Application for Project Permits (WRAPP). This form notifies the WDNR on the intent of project site area disturbance and describes an erosion control plan to limit off-site erosion during construction activities. Additionally, the stormwater management plan must have long-term measures, for the post construction site to minimize total suspended solids (TSS) discharge off-site and to maintain peak discharge from the site from a 2-year, 24 hour storm event to pre-development conditions. During construction, erosion control measures must retain soil particles greater than 20 microns (40% reduction) based on average annual rainfall when compared to no runoff controls. Best management practices (BMPs) are to retain 5 micron soil particles (80% reduction) based on the average annual rainfall as compared to no runoff controls. Any construction activities and developments will take into account the recommended BMPs described in the University’s stormwater plan.

The CCMP presents goals related to campus stormwater management, and includes the following plans to be considered during new construction and expansion of the campus and its facilities:

- Any new pervious installation such as a roof or parking lot should be considered as a means to collect, treat, and infiltrate stormwater so that the water is returned to the environment naturally.
- Retention and infiltration basins have been identified to meet the current needs of the University and further analysis should be conducted to address future campus expansion.
- Newly configured parking facilities have been allotted additional width to accommodate rain gardens and bioswales for stormwater infiltration.
- New campus green space and courtyards in the residential neighborhood can be used for underground water collection systems.

**Groundwater**

The City of Platteville is part of the Pecatonica-Sugar River Basin. Groundwater in the Platteville area is located at approximately 200 feet below ground surface in the Platteville-Galena aquifer, which is composed mostly of dolomite and limestone. The City of Platteville water supply wells tap the underlying Cambrian sandstone, a highly productive aquifer. Based on local topography, general ground water flow is likely to the south and west towards Rountree Branch. UW-Platteville domestic water is supplied by the City of Platteville to campus buildings and is metered and paid for by the University.

Results of a geotechnical investigation performed as part of this project included installation of borings up to 36.5 feet below land surface. Groundwater was not encountered in any of the installed borings.

**Surface Water**

Based on information available on the WDNR’s Surface Water Data Viewer website, there are no surface water features on the project site; however, an unnamed intermittent feeder stream for Rountree Branch is located approximately 150 feet north of the project site. Additionally, Rountree Branch is located approximately 350 feet west of the western perimeter of the project site. A copy of the map showing these features is in Appendix G.
Floodplain

The project area has an average estimated elevation of 920 msl. The project area is not located within the 100-year floodplain. The 100-year floodplain of Rountree Branch, located approximately 150 feet west of the project site’s western boundary is at an elevation of 852 feet msl. A copy of the map showing the floodplain area is in Appendix H.

Wetlands

Both the State of Wisconsin and the U.S. Army Corps of Engineers (USACE) generally define wetlands as areas that are wet enough at a frequency and duration to normally support hydrophytic (wetland) vegetation. According to the USACE, a wetland has to have a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology. All three of these criteria must be met for an area to be delineated as a wetland.

Based on information available on the WDNR Surface Water Data website, there are no mapped wetlands within the project site boundaries. Wetland indicator soils are present along Rountree Branch to the south of the project site. Refer to Appendix I for the location of the mapped wetland indicator soils.

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 J.

BRRTS

The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) data base and RR Sites Map website for the project site and surrounding area was searched on March 19, 2012. There are no remediation sites listed within a 300-foot radius of the project site.

The following sites are listed on the database within a 0.50-mile radius:

- BRRTS No. 03-22-187331-UW Platteville Center for the Arts
  1,600-feet northeast, Closed LUST Site, 02/02/1998-04/27/1998

- BRRTS No. 03-22-001506-UW Platteville Brigham Hall
  1,900-feet northeast, Closed LUST Site, 06/04/1992-08/28/1995

- BRRTS No. 03-22-187271-UW Platteville Boebel Hall
  2,000-feet northeast-Closed LUST Site, 02/02/1998-04/27/1998

- BRRTS No. 03-22-187337-UP Platteville Karmann Library
  2,225-feet northeast-Closed LUST Site, 02/02/1998-12-10-2004

- BRRTS No. 02-22-226480-UW Platteville Greenhouse
  1,950-feet northeast-Closed ERP Site, 01/19/1999-08/07/2003
• BRRTS No. 03-22-544492-Former Service Station
  2,570-feet east-Open LUST Site, 10-24/2005 – contamination in fractured bedrock, groundwater and soil.

• BRRTS No. 02-22-554257-Digman Truck and Auto Repair
  2,200-feet southeast-Closed ERP Site, 08/11/2009-05/10/2010

None of the releases associated with the above listed incidents were located within the project site. Although five of the seven identified sites are located up-gradient (northeast) of the project site based on the assumed groundwater flow direction to the south and southwest, depth to groundwater is estimated at 200 feet bgs. Additionally, all five of those sites were associated with soil contamination only. Therefore, it is not likely that any contaminants associated with those incidents have migrated onto or beneath the project site. The one open incident, Former Service Station, does involve groundwater and fractured bedrock contamination; however this site appears to be located side-gradient (east of) the project site, and therefore likely does not pose an environmental threat to the project site. Documentation associated with these listings are provided in Appendix J.

SHWIMS

The WDNR’s Solid and Hazardous Waste Information System (SHWIMS) on the Web (SOTW) provides access to information on sites, and facilities operating at sites, that are regulated by the Wisconsin DNR Waste Management program. Activities that occur at facilities include landfill operation, waste transportation, hazardous waste generation, wood burning, waste processing, sharps collection and many more. SHWIMS was searched for sites listed as Superfund sites and generators of hazardous/toxic waste on March 19, 2012. The search was conducted for streets located within an approximate 0.5 mile radius of the project site. No sites were found on any of the streets located within 0.5 miles of the project site. Documents associated with these listings are located in Appendix J.

EPA Envirofacts Multisystem

Envirofacts is a single point of access to select USEPA environmental data. This website provides access to several EPA databases to provide users with information about environmental activities that may affect air, water, and land anywhere in the United States. This multi-system database was searched for sites listed as Superfund sites and generators or handlers of hazardous/toxic waste on March 19, 2012. A total of 37 facilities were listed under the RCRAInfo database of hazardous waste handlers in the Platteville area. The following are those in close proximity (within 0.5 miles) to the project site:

• Northern Auto Supply Co – 825 South Chestnut – RCRA Info
• Platteville Wastewater Treatment Facility – 1700 West Greenwood Avenue – NPDES Info
• University of Wisconsin-Platteville – 725 West Main Street – RCRA Info
• UW Platteville Physical Plant – 1 University Plaza – RCRA Info
• Wisconsin DOA/UW Platteville Power Plant – 1300 Greenwood Ave. – Air Program, Pollutant Data and Compliance Monitoring info
Documentation associated with these listings is located in Appendix J.

State Registered Tanks

The Wisconsin Department of Safety and Professional Services (DSPS) database was searched for sites with registered above-ground storage tanks (ASTs) and/or underground storage tanks (USTs) on March 19, 2012. A search for USTs and ASTs owned by the University was conducted. Additionally, a search for any USTs or ASTs located on Richard Street, Long Horn Drive, Greenwood Avenue, Circle Drive and Southwest Road was also conducted. Based on the information available on the database, there are no known USTs or ASTs within the project site since it has historically been undeveloped.

The database indicated that UW Platteville has owned 18 USTs and six ASTs. All but 2 of the USTs have reportedly been closed/removed. The two USTs currently in use are located on College Farm Road, a distance greater than 1-mile from the project site. Of the six ASTs currently in use, five are located at 1 University Plaza Drive and one is in use at 935 Greenwood Avenue. Neither of these addresses are adjacent to the project site.

Six other tanks were identified as present on Greenwood Avenue. These tanks include 3 ASTs and 3 USTs. According to the available records, the 3 ASTs are currently in use, while the USTs have been closed/removed. Based on a lack of additional address information, their locations relative to the project site are unknown; however, Greenwood Avenue is located at its closest distance to the project site approximately 0.25 miles north. No records of the presence of ASTs or USTs were found for the other streets located within 0.25 miles of the project site.

Documentation associated with the above listings is located in Appendix J.

Noise

Ambient noise levels at the project site are relatively low due to comparatively low traffic densities as a result of the non-central location of the project site in relation to the University, the distance from main city roadways, and the proximity to mainly rural land uses with no known point sources for high decibel noise events. Pedestrian traffic is relatively high as the Engineering Building and Southwest Hall are in close proximity to the project site; however, these noise conditions are consistent with noise levels typically experienced within a university campus.

Biological Environment

Vegetation

A survey of the project site for existing vegetation has not been completed for the site; however, observations indicate that the project area is mainly turf grass with approximately thirty (30), 2-foot tall immature pines located on the eastern end of the project site. See site photographs located in Appendix E.
Fish and Wildlife

No fisheries resources are located within the proposed project site boundary. Rountree Branch of the Little Platte River, a well-known smallmouth bass fishery, is located approximately 350 feet west of the project site. Several stakeholders, including the Friends of Rountree Branch (FORB), the WDNR, and UW-Platteville, continue to work on projects that focus on gauging water quality and habitat assessment, including improvement and restoration projects.

Threatened and Endangered Resources

An endangered resources review (ERR) request was submitted to the WDNR on March 8, 2012, for information on threatened, endangered, and special concern species that may be in the general project area or impacted by the project. A copy of the request for review is provided in Appendix K. The ERR response indicated that there are protected plant and fish species near the project site.

To avoid impacts to protected fish species and other sensitive aquatic species that may be found in this neighboring water body, strict erosion and siltation control measures will need to be implemented throughout the entire construction period.

The WDNR stated that at this time and per project information provided, no action will need to be taken to avoid protected plant species due to the lack of suitable habitat in the project area.

Social and Cultural Environment

City Zoning

The UW-Platteville campus is zoned as Institutional (I1) space under the City of Platteville Zoning Ordinance (City of Platteville website). This district is intended to accommodate civic, institutional and related uses including schools, churches, libraries, governmental buildings, and utilities.

Parks and Recreation

Platteville is a community nestled among rolling hills of southwestern Wisconsin. It is located within 20 minutes driving distance of Dubuque, Iowa, and 30 minutes of Galena, Illinois. Platteville is located in Grant County, which boasts over 57 miles of Mississippi shoreline. The Mississippi River offers numerous recreational activities, including fishing, boating, swimming and camping.

The City of Platteville maintains 16 city parks on a combined acreage of 106. The Parks and Recreation department provides a variety of youth recreational programs, as well as numerous athletics programs for all age groups. The City also maintains an aquatics center, an 18-hole golf course, and a dog park. UW-Platteville maintains approximately 64 acres of open space, recreation/physical education lands and athletic facilities. These areas also receive general public use (City of Platteville, 2006).

North of the project area is a tree-lined ravine that is used as a hiking trail and cross country ski trail, providing recreational opportunities to residents and students in the area. A paved recreational trail is located on the south side of Southwest Road, south of the
project site. Other recreational opportunities in the area include the new track and field facility to the east of the project site and the Ralph E. Davis Pioneer Stadium to the southwest. Currently, no recreational or social opportunities are found on the proposed project site.

**Existing and Future Land Use**

The project site is within the boundaries of UW-Platteville and is comprised of a flat grassy area that is currently un-apportioned open space. The project site was the former location of the outdoor track and running oval which was relocated to an area located east of Long Horn Drive and slightly to the north. Engineering Hall, an academic building, and Southwest Hall, a residential building, are located immediately east and south of the project site, respectively. Currently, the only site feature is an asphalt walking/bicycle trail that connects Southwest Hall and Engineering Hall to the University’s red trail and a foot bridge. These features are part of the walking trail system for the University. The University establishes and maintains its campus identity through its physical development and implementation of its CCMP. Future use of the site as a residence hall and dining facility location is consistent with the CCMP goals.

**Surrounding Neighborhood**

The UW-Platteville main campus is located adjacent to residential areas to the east and north, and numerous open and agricultural spaces to the south and west. It is located in the southwest portion of the City of Platteville. UW-Platteville has been a part of the Platteville community since 1866 when the first state teacher–preparation institution in Wisconsin, Platteville Normal School, was founded at the corner of Main and Elm Streets in Rountree Hall. The campus area encompasses approximately one-eighth of the City of Platteville.

The project site is located on the southwest side of the UW-Platteville campus, west of Long Horn drive, north of Southwest Road, and south of Greenwood Avenue. According to the CCMP, existing land use surrounding the project site includes open spaces to the north and west, residential life to the south, and academics and support to the east. The historic Greenwood cemetery is located north of the project site.

**City Population**

According to the US Census Bureau, the City of Platteville had a population of 11,224 in 2010. The population percentage change from 2000 to 2010 was an increase of 12.4%.

**UW-Platteville Student Population and Profile**

According to the UW-Platteville CCMP, the Campus supported 7,142 Full Time Equivalents, with a total student population of 7,803 for the 2010 academic year. Additionally, approximately 6,127 students were Wisconsin Residents, and 1,676 were out of state. According to the CCMP, 2,785 students or approximately 35% of all students enrolled during the 2009 lived in on-campus residence halls.

According to the University of Wisconsin System Fact Book, 2010-1011, enrollment at UW-Platteville was 7,928 in the fall of 2010. The gender profile of university students was 37% female and 63% male. Approximately 91% were undergraduates (7,232 students) and 82% of undergraduates (6,523) were enrolled full-time.
All UW System campuses remain under enrollment management levels set by the Board of Regents to assure a high quality educational experience for students. In 2004, UW System Board of Regents approved a special enrollment plan at UW-Platteville designed to attract new students from Illinois and Iowa. The implementation of this plan, known as the Tri-State Initiative (TSI), was designed to focus on Wisconsin workforce needs and promote additional enrollments in academic programs that are known as strengths at UW-Platteville. This program would also impact the university financially, by providing additional tuition from this increased student population (Ayres Associates, 2006). Historically, approximately 80% of the student body is from Wisconsin, and 12% are enrolled through the TSI. The remaining percentage is made up by other out-of-state students that do not fall in the category of the TSI, and international students.

Housing

The development, maintenance, and redevelopment of housing plays a major role in shaping a community’s physical character, transportation investments, public infrastructure investments, and the need and location of schools and community facilities. Three basic forces generally shape the type and distribution of housing units and livability patterns which include supply, demand, and community neighborhoods. The housing supply includes the number and type of housing units, tenure, number of vacancies, housing values and rental rates, construction costs, subsidized and special needs demands, and the condition of the existing stock. Housing demand includes lifestyle choices, rate of population growth or decline, household formation patterns, and community income and economic factors. Lastly, a sense of community includes location desirability, land use consistency, land use transitions, design and density, access, mix of use, and regulation and permitting requirements.

According to information available on City-Data.com, there are 3,485 total housing units in the City of Platteville, 95% of which are occupied. Approximately 48% of these units are renter occupied, while the remaining 52% are owner occupied. According to the 2010 Downtown Revitalization Plan, respondents to a UW-Platteville student survey indicated that 47% lived within the UW-Platteville campus, while another 43% lived in the downtown area or adjacent neighborhoods. According to the CCMP, UW-Platteville has 10 residence halls operating at 103% occupancy. The occupancy level exceeding 100% is attributed to the use of expanded campus housing by accommodating students in floor lounges and larger corner rooms.

Historical/Archaeological Environment

A Wisconsin Historical Society search was requested on March 9, 2012. On March 12, 2012, the Senior Architect for the UW System responded to this request and confirmed that no historic properties would be affected by the project; however, a response from the State Historical Preservation Office (SHPO) has not yet been received. It is expected that available records will indicate that there are no known sites listed on the National Register of Historic Places or the Archaeological Site Inventory in the vicinity of the project site. In addition, the Wisconsin Historical Preservation Database (WHPD) was accessed and locally designated historical or archaeological properties were not located on the proposed project site.

Based on information provided in the Final Environmental Impact Statement report prepared for the nearby Engineering Building (Ayres Associates, 2006), the nearest locations of archeological or historical interest are as follows:
Greenwood Cemetery – This historic Euro-American burial site is catalogued and subject to the provisions of Wis. Statutes 157.70. The cemetery is located north-northwest of the proposed project site by approximately one-third of a mile and is separated from the campus by a fence on all sides.

Cordes Lead Diggings – These Indian lead workings are burrows dug into the base of the hill on the south side of Rountree Branch. The current status of this site is unknown but the proposed location of the new Student Residence Hall and Dining Facility is north and east of Rountree Branch and will not affect this site.

Rountree Branch Camp – This campsite/village site is on the south side of Rountree Branch, between it and the road to Dickeyville. The current status of the site is unknown but the proposed location of the new Student Residence Hall and Dining Facility is north of the Rountree Branch and will not affect this site.

A copy of the review request to the SHPO is in Appendix L.

**Economic Environment**

**Employment and Income**

According to city-data.com, the unemployment rate in the City of Platteville measured as of March 2011 was 7%. According to the Department of Workforce Development, as of December 2011, Grant County has a total labor force of approximately 29,010 people. There are no statistics currently available for the City of Platteville.

**Income**

The estimated median household income for 2010 for the City of Platteville is $38,293 (US Census Bureau).

**UW-Platteville Effect on Local Economy**

The total Fiscal Year 2010-2011 budget for UW-Platteville per the UW System Administration “Red Book” budgetary allocations is $148,368,248, including $38,094,187 (25% of the budget) for instructional costs, $6,510,850 for institutional support and $11,649,727 for academic support. Other categories include approximately $19 million for auxiliary expenses, $12.5 million for student services, $10.9 million for physical plant operation, and $570,946 for research. Other budgetary categories include public service and financial aid. Much of this budget directly impacts the local and regional economy as it draws personnel and support to adequately operate the campus.

Current 2011-2012 full time tuition rates at UW-Platteville range from $3,556 per semester for in-state students to $7,342 per semester for out-of-state students (not including Minnesota or the TSI states) for undergraduate programs. Costs are slightly higher for graduate program tuition and range from $4,170 to $8,900 for resident and non-resident tuition, respectively. Residence hall costs at the newly constructed Rountree Commons are $4,800 per academic year. Rates for the proposed project residence hall are expected to be equal to this rate. The tuition costs listed above include costs such as segregated fees, textbook rentals, and application fees. Meal plan costs vary and are based on three categories: Traditional, Block and Commuter plans. These plans range in
price from a low end commuter plan of $180 per semester, to a 200 block plan of $1,500 per semester.

Education, retail trade, accommodations, and food services accounts for approximately 52% of all employment in the City of Platteville. If employment in these service sectors was removed or decreased, the effects would be noticeable city-wide and even county-wide. The Platteville community places a high value on the presence of UW-Platteville, other Platteville schools, and Southwest Health, all of which are major employers for the City.

UW-Platteville employs approximately 813 people and has an estimated payroll of close to $56 million per year (per the 2008 Economic Impact Study). According to the 2008 study, faculty and staff of UW-Platteville contribute $42,253,000 in spending in southwest Wisconsin per year. In addition, students and campus visitors contribute to the local economy through direct spending at local businesses.

The Wisconsin Department of Administration (DOA) provides annual payments to local municipalities under the Payments for Municipal Services (PMS) program. In addition to paying established user fees for water, sewer, electricity, and solid waste collection/disposal, the DOA makes an annual payment to compensate for police and fire services. The payment is based on a prorated portion of the state building and land value compared to the total building and land value (including state property) in the municipality. The UW-Platteville building and land value comprises approximately 98% of the total state building and land value in Platteville. Based on this percentage, UW-Platteville contributed approximately $475,044 to the City of Platteville in 2010.

Parking and Transportation

A Transportation and Parking Demand Study was completed by Delta 3 Engineering Inc. for UW-Platteville and published in December 2011. The study focused on the supply and demand for the 2011-2012 academic year through the CCMP projection for the year 2025. Currently, the University has 2,890 parking spaces located in 33 parking areas distributed across the campus. Additionally, approximately 990 parking spaces are located on City-owned streets located within three blocks of the campus. As presented in the CCMP, the current parking codes for the City of Platteville require a 2 to 1 ratio for staff parking (50% parking availability) and a 4 to 1 ratio for student parking (25% parking availability). Based on these prescribed parking allocation goals, and current student and staff populations on campus, the University generates a current need for 2,650 parking spaces during the daily peak usage. Since there are 2,890 spaces available, the University currently exceeds its goal of maintaining the City of Platteville Code ratios described above. The University therefore currently provides sufficient spaces on-campus to accommodate this need at a utilization rate of 92%.

The project site is currently located on an open grassy area. The nearest parking lot is a metered lot (Lot 27) located on the north side of Southwest Hall. Additionally, a faculty/staff lot (Lot 30) is located on the west side of Engineering Hall. The Southwest Hall parking lot (Lot 28) is located south of this facility and on the south side of Southwest Road currently has approximately 100 parking spaces vacant during peak parking hours. These 100 spaces will be allocated to the new Rountree Commons facility residents. None of these lots are located on the project site.
UW-Platteville existing campus transportation options include the presence of a pedestrian walkway system. Walking currently accounts for 30% of commuter trips to campus. Bike riding on campus is currently done on the existing roadways and the pedestrian walkway system; however, there are currently no facilities designated exclusively for bikers. Other transportation options include the Shared Ride Taxi program which provides taxi service within the City of Platteville city limits. Regional transportation availability includes shuttle service between UW-Platteville and Madison through Gallant Knight Limousine service. Lamers Bus Line also provides service to Dubuque (Iowa), Dodgeville, Mount Horeb, Verona, and Madison.

The results of the parking study indicate that the following actions should be taken by the University in order to reduce on-campus parking demand and facilitate alternate modes of transportation:

- Establish a Transportation Demand Management Coordinator.
- Provide increased marketing and education to students and staff regarding alternate forms of transportation.
- Increase campus parking enforcement.
- Encourage development of high density residential housing on and around campus.
- Coordinate on-street parking policy with the City of Platteville, to minimize the effects of University spill-over parking on residential neighborhoods.
- Initiate a campus shuttle service.
- Provide programs to encourage carpooling.
- Improve campus infrastructure for biking.
- Increase on-campus parking as necessary to maintain a ratio equal to or greater than the City of Platteville zoning requirements.
- Maintain on and off-campus parking as necessary to meet the needs of the University students and staff.

**Public, Private and Campus Utilities**

Utilities currently located near the project site include both the City of Platteville and UW-Platteville utility systems. Information that is currently available is presented below.

**Domestic Water:** Water service in the general area of the project site is provided by the City of Platteville. A water main is located off of Southwest Road located south of the project site. Currently, an existing 8” water line runs from Southwest Road and feeds Southwest Hall and Engineering Hall. There are also three (3) fire hydrants located on the south side of the proposed project area.

**Sanitary Sewer:** Sanitary sewer service in the general area of the project site is provided by the City of Platteville. An existing sanitary sewer line is located on Southwest Road. The existing sanitary sewer that services the area of the project site is located on the south side of Southwest Hall and has two points of connection to that building.
Storm Sewer: Engineering Hall and Southwest Hall currently have storm sewer outfall routed to a triangular-shaped wet detention pond lying downhill and south west of Southwest Hall. It is unlikely that this pond was sized to accommodate the proposed facility. There is also a stormwater project planned for the drainage ravine to the north of the proposed building site. Preliminary design plans indicate project site stormwater will be routed to this area. There is no planned connection of the City of Platteville stormwater sewer system.

Natural Gas: Natural gas service in the area of the project site is provided by Alliant Energy. There is a natural gas feed located on Longhorn Drive and on Southwest Road which can service the proposed facility.

Steam Service: Steam service for heating, kitchen process and domestic hot water is available from the campus’s 110 pounds per square inch (psi) steam distribution system. There is an existing steam tunnel that runs from the physical plant building to Southwest Hall and passes to the east of the new building location in a southwesterly orientation. The steam system is fed at this location through an existing 6" steam line with a corresponding 3" condensate return line. The steam system is located in a concrete box ductbank.

Electrical: Electrical is present from the University primary power distribution service. The primary power is distributed at 12,480 volts. The electrical runs adjacent to the signal (IT/Fiber) and the steam service. The primary service feed is located northeast of the proposed building site, with the line appearing to come in from Longhorn Drive. Two existing transformers and a generator currently serve Southwest Hall, located on the south side of the building. An existing windmill located at the northwest corner of Southwest Hall also provides power to that building. Secondary electrical services are located adjacent to the project site and provide power to surrounding exterior lighting fixtures.

IT/Telecommunications: The University owns a fiber/telecommunications ductbank system that runs adjacent to the electrical service to the east of the proposed building site.
III. Probable Adverse and Beneficial Impacts of the Proposed Action on the Environment

Physical Environment

Climate and Air Quality

The project activities will not threaten air quality. The WDNR does not consider Platteville as an air-quality attainment area, which would require controls on sources of emissions.

Other than short-term emissions from construction equipment, there will be no long-term impacts resulting from this project. The project is expected to attract additional vehicles to this portion of the UW-Platteville campus due to the presence of additional residents and users of the dining facility. Emissions from the facility are anticipated in low levels, but at acceptable levels due to the use of code-compliant equipment installed in the facility. Overall, a slight increase in emissions is therefore expected, but is considered a cumulative impact associated with growth of the University.

Energy

The Student Residence Hall and Dining Facility building will be connected to the existing University and City of Platteville utilities. Initial estimates for energy usage for the building have not yet been determined; however, energy modeling will be performed later in the design process and results should be provided in May or June 2012. An increase in energy usage is anticipated as there are currently no active facilities located on the project site. The construction of the Student Residence Hall and Dining Facility will result in an increase in electrical consumption. Currently, the design team has indicated that the adequacy of the existing electrical capacity will need to be determined; however, any increases in electrical usage will be minimized through incorporation of sustainable design features where feasible.

Sustainability

Where feasible, the design for the Student Residential Hall and Dining Facility will incorporate sustainable design principles that are sensible and valid, especially those with an emphasis on energy efficiency. Therefore, a variety of energy conservation strategies is being built into the design and could potentially include the following:

- Use of local materials
- Use of recycled materials, where feasible
- High percentage of construction waste will be recycled
- Building envelope and mechanical system will be designed to perform 30% better than required code (designed to use 30% less energy than commercial code per the 2009 International Energy Conservation Code)

Although a DSF sustainability checklist is not being completed as this is not a DSF project, the design will incorporate sustainability features so that it will potentially be capable of achieving Leadership in Energy and Environmental Design (LEED) certification.
Surface and Subsurface Conditions

The proposed action will have a long term effect on site soils as much of the surface soils will be removed prior to construction. Grading and mass excavation will be required for the project in order to prepare the lower level and foundation of the new building. Cut/fill volumes have not yet been determined to date; however, the depth of cut could range up to 12 feet for installation of building footings. If excess fill is generated during construction, it will be transported to neighboring University properties by local trucking company. Imported gravel/base material will be hauled from local quarries by a local trucking firm. Soil may also be excavated for slabs and utility trenches. Additionally, the knoll on the east side of the construction site will be graded down to become a usable recreation area and conform to grades needed for access and circulation around the new building.

During construction, there is a potential for some erosion of exposed soils from site excavation and regrading, which can be viewed as a short-term adverse impact. The short term potential erosion effects will be controlled and minimized according to erosion and runoff control practices outlined in NR 151. An erosion control plan will be submitted as part of a stormwater construction management plan.

Water Resources

Preliminary estimates for the design of the Student Residence Hall and Dining Facility indicate an approximate 51% increase in impervious area as compared to existing conditions. This area includes the building footprint, as well as adjacent sidewalk areas. Since the majority of the project site is currently comprised of a grassy open space with some asphalt sidewalk, project development will result in an increase of impervious area, and thus stormwater runoff volume. In order to minimize impacts to the environment that will result from the increased stormwater runoff, a stormwater plan, incorporating best management practices, is being developed specific to the project. This plan will follow the WDNR, University, and City stormwater requirements. Stormwater management designs typically follow NR151 and have a goal of 40% TSS removal for a redeveloped site. For this project, stormwater management design will provide a minimum of 40% TSS Removal. A construction site erosion control plan will also be required in accordance with NR 151.11 because an area greater than 1-acre will be disturbed during project construction. Stormwater following project construction will be handled via infiltration and routing to new campus detention ponds to be constructed during the summer of 2012. Stormwater design for the project will take into consideration the stormwater management goals set forth in the CCMP.

Additionally, due to the presence of a protected fish species in a nearby water body, strict erosion and siltation control measures will be implemented throughout the entire construction period for the project.

Flood Hazards

The project site is not located within the 100-year floodplain identified west of the project site along Rountree Branch; however, increased stormwater runoff as a result of the construction of the building is expected. In order to mitigate increased discharge to the floodplain and Rountree Branch, a stormwater management plan is currently being developed.
In order to mitigate the quantity of stormwater runoff, both on the project site and the volume entering Rountree Branch and the adjacent 100-year floodplain area, several different stormwater controls will be considered for the project during the design process. Among the potential options being considered include infiltration basins, long flow path swales, biofiltration, wet detention ponds, cisterns, and rain gardens. Each of these options will be numerically evaluated for conformance with code requirements and standards during the design phase. Implementation of stormwater management methods will minimize potential for flooding as an adverse impact results from the proposed facility. Stormwater will likely also be handled through infiltration and routing to new campus detention ponds to be constructed north of the project site during the summer of 2012.

Noise

Short-term noise impacts from construction and construction traffic will affect the residents of Southwest Hall and faculty, as well as staff and students located in Engineering Hall. Localized long-term noise increases will occur as a result of changes in student traffic patterns and access to the site, as the proposed building will accommodate additional student usage not currently present on the project site; however, this increase should be consistent with current noise levels in a University setting. Efforts will be made to reduce construction noise when it coincides with the campus final exam schedule. Final Exams for the fall semester take place between December 17-21, 2012. The spring exams are from May 13-17, 2013. Although a formal construction schedule has not yet been determined, it is anticipated that at the time of both exam weeks, the project should be in between “heavy noise” construction. By December 2012, the building should be close to completely enclosed and all remaining work should be being performed on the interior. During May 2013, major earthwork and site grading should be near completion, and interior finishes and landscaping would be being completed. The construction contractor will make every effort to schedule “heavy noise” work around exam weeks as much as possible.

Environmental and Chemical Hazards

Based on the environmental database searches conducted as part of this EIS development, there are no known recognized environmental conditions or potential environmental concerns which will occur as a result of this project.

There is no planned demolition of any structures, therefore asbestos and lead-based paint building materials will not be an issue of concern during construction. Other than chemicals associated with routine building maintenance and cleaning, no additional chemical use is anticipated as part of the proposed facility.

Biological Environment

There are no long-term biological impacts anticipated as a result of the project. There will be a short-term impact on flora and fauna in the project area during initial site grading activities, including the removal of approximately thirty (30), 2-foot tall immature pines trees and turf grass. The pines will be relocated to a different location on campus.

Although a landscaping plan has not yet been developed for this project, preliminary design drawings indicate that numerous deciduous and ornamental trees and shrubs as well as new turf grass will be planted during site restoration at the completion of
construction. A specific landscaping plan will be developed for the project in the near future. Overall, there will likely be an increase in the number of trees within the project limits as a result of this project.

Short term impacts to fauna may include displacement of local birds and small mammals that may reside on the project site; however, these birds and mammals will likely relocate to existing similar habitat in areas adjacent to the site.

Adverse impacts to fish and invertebrates within Rountree Branch of the Little Platte River are not anticipated to result from this project as BMPs and appropriate erosion control practices, as recommended by the WDNR, will be followed during construction. As discussed previously, due to the presence of a protected fish species in a nearby waterbody, strict erosion and siltation control measures will be implemented throughout the entire construction period for the project. These and other practices, including a stormwater management plan for the site, will minimize potential impacts to this species.

Social and Cultural Environment

Recreation and Green Space

This project will not adversely impact the campus recreational opportunities. Although the project site is currently an open grassy area, it has no specific dedicated recreational use. Completion of this project will, however, result in a loss of approximately 2 acres of campus green space. Some green space will be reclaimed in the form of the landscaped areas surrounding the project site and will serve to enhance the overall visual appeal of this portion of campus. With over half of the 326 acre campus being a natural area, this loss of greenspace is not considered significant. No addition of green space on campus to offset this loss is planned at this time. The design team is currently reviewing the potential for inclusion of bicycle stalls for recreational users, students and faculty/staff as part of the project. Inclusion of these features would serve to enhance recreation on and adjacent to campus. The locations and capacities of these additional bicycle stalls will be determined during the design process.

Disruption to access of the walking trail and footbridge which leads to additional walking trails north of the project site is expected during construction. The walking trail system provides hiking, cross country skiing, and other recreational opportunities for students, staff and surrounding community members; however, disruption of these recreational opportunities will be temporary, and will only affect a small portion of the overall walking trail system present on the UW-Platteville campus.

Cultural Environment

The nine original residence halls, which were constructed in the 1960’s, lack many of the current amenities and are in need of updates and replacements. Additionally, the gross square footage of those buildings provides far less space per bed than modern buildings. The new residence hall will help to alleviate both the current and projected housing demand already straining the University, as well as provide a new and attractive residential facility which will help to attract and retain students. The dining facility will serve both the residents of the building, those in the adjacent Southwest Hall, the residents of the privately owned and operated Rountree Commons, and other students, faculty and staff, and will provide a more convenient dining facility location for this area of campus. The increase in room availability and diversity in the style or rooms available will
help to support student retention and graduation rates. Additionally, it will help advance the goal of being able to house 50% of the total student population, which would include all freshman and sophomores. These results support goals identified in the Comprehensive Campus Master Plan (CCMP).

The addition of this facility will alter the Glenview Commons dining program. Glenview Commons is located in the northwest portion (residential corridor) of the campus and is centrally located among the majority of the residential halls. Platters, an all-you-can-eat dining facility for students, faculty and staff, will be repurposed into a flexible multipurpose student space. There is currently no large common space in the residential corridor for students to gather. This re-purposed space will include soft seating, wireless internet access, gaming and an open programmable area for all student groups. The re-purposing of the dining facility will be offset through alteration of the Greenwood Avenue Market, currently located in the lower level of Glenview Commons. This dining facility will expand its menu to feature more entrée style lunch and dinners, and will be open for breakfast, in order to replicate the dining features currently offered in Platters. Repurposing of the dining facility will occur as a separate project with separate funding and is not addressed as part of this EIS.

The current bakery located in the basement of Glenview Commons will be phased out of service with the operation of the new dining facility bakery. Decommissioning of the existing bakery is part of the University planning as existing equipment is original to the building and is in poor condition. Additionally, the elevator which services the existing bakery no longer meets safety standards, and is inaccessible to handicapped patrons and workers. The shifting of bakery operations to the new facility will not have an impact on the quantity or timing of deliveries on campus.

Temporary adverse social impacts will be primarily due to noise resulting from project construction and heavy equipment vibrations, as well as pedestrian and vehicular traffic rerouting during construction. These adverse impacts will be most felt by students, faculty, and staff using and living in the surrounding Southwest Hall and Engineering Hall buildings.

**Housing**

Students of the University will be beneficially impacted by the new Student Residential Hall and Dining Facility due to increased and updated residential units and available dining choices resulting from this project. There is currently an existing and projected demand for on-campus housing. As a result of the existing demand, the campus has had to convert and use residential common spaces (study lounges) to accommodate students requesting housing. The University has also had to turn away transfer students requesting housing starting in May 2011. The nine original residence halls, which were constructed in the 1960's, lack many of the current amenities and are in need of updates and replacements. Additionally, the gross square footage of those buildings provides far less space per bed than modern buildings. The new residence hall will help to alleviate both the current and projected housing demand already straining the University, as well as provide a new and attractive residential facility which will help to attract and retain students. One of the goals of the CCMP is to attract more students and generate a greater retention rate. New and improved facilities on campus, such as this project, will work to that end.
Neighborhood Compatibility and Site Aesthetics

The exterior of the new Student Residence Hall and Dining Facility will be consistent with campus architectural standards, current master planning efforts, and the facades present on existing nearby campus buildings. The exterior design will feature the same material and color palette of the existing Southwest Hall which includes two colors of face brick, metal panel and clear anodized aluminum window frames and doors.

Because the project site is bounded by other university buildings to the east and south, and open grassy areas and undeveloped spaces to the west and north, the project will not adversely affect any adjoining private neighborhoods. The nearest private residential neighborhoods are located approximately 0.25 miles south, 0.30 miles east, 0.45 miles north, and 0.50 miles west of the proposed project site.

The project site is currently comprised of unused, open grassy areas. Additionally, little landscaping efforts with the exception approximately thirty (30), 2-foot tall immature pines on the east side of the project site currently characterize the area. Construction of the Student Residence Hall and Dining Facility will improve the aesthetics of this area, and thus the campus as a whole, through landscaping design and architectural appeal. Although the project will result in a 6-story building which will create more limited views for residents of Southwest Hall to the south and users of the Engineering Hall to the east, there are no private residences adjacent to the project area that would be affected.

Historical/Archaeological Environment

Although a full response has not yet been received to an archeological and historical database search request, it is expected that available records will indicate that there are no known sites listed on the National Register of Historic Places or the Archaeological Site Inventory in the vicinity of the project site. The Wisconsin Historical Preservation Database was accessed and locally designated historical or archaeological properties were not located on the proposed construction site. Information provided in the Final Environmental Impact Statement report prepared for the nearby Engineering Building (Ayres, 2006) indicated that the nearest locations of archeological or historical interest are the Greenwood Cemetery, the Cordes Lead Diggings site and the Rountree Branch Camp. None of these sites are located within or immediately adjacent to the project site. Additionally, the site was historically used as an outdoor track and field running oval until the track was relocated to a nearby location on Longhorn Avenue in order to accommodate construction of Southwest Residence Hall and Engineering Hall. Fill present on the site encountered during construction of those projects indicated that there has been previous manipulation of the site.

Economic Environment

Employment

The project is expected to create a number of full and part time staff positions upon completion of construction. The following table lists all projected positions resulting from this project:
Additionally, a number of student staff positions will also be created including Resident Assistants, front desk attendants, recyclers, vacuumers, and custodial and maintenance assistants.

During the short-term, there will be an increase in employment and expenditures (materials, fuels, lodging, meals, etc.) associated with the construction of the project. A study by C3 Statistical Solutions, Inc. published in January 2011 indicates that every $10 million in spending on new nonresidential construction projects in the State of Wisconsin creates 170 jobs - 91 project specific construction jobs plus 24 service sector jobs. Additionally, another 55 jobs will emerge as a result of the subsequent spending associated with the induced effects of the project. Accordingly, implementation of this $28,000,000 project could generate up to 476 project-related jobs. 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.

University fees will not be impacted as a result of this project. There are currently no anticipated increases in student fees or tuition that are directly attributable to this project. Housing costs for the new residence hall will be consistent with the currently published rates for the privately owned and operated Rountree Commons. Current rates are $4,800 per academic year (Fiscal Year 2012-2013 rate). The project is being designed to be cost neutral to the University overall budget. The proposed building will generate funding through the student housing and dining contracts in order to cover the cost of construction, financing and operations. Dining and food plan costs are anticipated to remain constant with the inclusion of the normal increases in food and fixed costs. Parking fees will also remain at current rates with normal cost recovery increases through periodic rate adjustments over time.

**Income and Spending**

The proposed action will require a commitment of $28,000,000 for the Student Residence Hall and Dining Facility project. An increase in University annual operating costs is

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</table>
anticipated due to the project since it will result in increased operations and maintenance (O&M) and utilities costs for the University to run the facility; however, the facility is anticipated to be cost neutral, as increased costs will be offset by residence hall fees generated by the facility.

The Wisconsin DOA provides annual payments to local municipalities under the PMS program. In addition to paying established user fees for water, sewer, electricity, and solid waste collection/disposal, the DOA makes an annual payment to compensate for police, fire and solid waste handling services. The payment is based on a prorated portion of the state building and land value compared to the total building and land value (including state property) in the municipality. The UW-Platteville building and land value currently comprises approximately 98% of the total state building and land value in Platteville. Based on this percentage, UW-Platteville contributed $475,044 to the City of Platteville in 2010. As a result of the project, this amount may increase slightly based on the value of the new Student Residence Hall and Dining Facility building following purchase of the building by the Wisconsin BOR. In addition to the PMS program, the University pays user fees to the City of Platteville for sanitary sewer and water use.

A study on the economic effects of new nonresidential construction projects by C3 Statistical Solutions (January 2011) suggests that the economic multiplier of initial construction cost spending is approximately 1.92. Thus, this proposed $28,000,000 construction project can be expected to contribute $53,760,000 to the local, regional, and national economy in the short-term.

Parking and Transportation

Currently, there are approximately 2,890 parking spaces located in 33 parking areas available on the UW-Platteville campus (see Campus Map located in Appendix A). Additionally, approximately 990 parking spaces are located on City-owned streets located within three blocks of the campus. The project site is currently located on an open, grassy area, with no parking spaces present. The nearest parking lot is a metered lot (Lot 27) located on the north side of Southwest Hall. Additionally, a faculty/staff lot is located on the west side of Engineering Hall. The Southwest Hall parking lot (Lot 28) is located south of this facility and on the south side of Southwest Road. None of these lots are located on the project site. Apart from temporary closures during construction, existing parking located adjacent to the project site will not be permanently affected.

The proposed Student Residential and Dining Facility will house approximately 416 residents, and will require parking to be available for most of these residents. Minimal new parking will be provided upon completion of the proposed project. Preliminary designs indicate the addition of 5 to 6 parking stalls as part of the project, all of which will be dedicated to dining staff usage. Additionally, available parking in the area will be consumed by another campus project that is near completion. Rountree Commons, a privately owned and operated student housing facility, is currently under construction at the intersection of Markee Drive and South Chestnut Street. The building is scheduled to house approximately 600 students. The City of Platteville has required that a total of 450 parking spaces be provided to service this facility. There are currently plans for a 34 space parking facility to be constructed on the Rountree Commons project site, of which 20 spaces will be dedicated to campus parking. In addition, the University has agreed to make parking spaces at various campus parking lots available to students living in Rountree Commons, including the Southwest Hall parking lot (Lot 28). This lot currently
has approximately 100 parking spaces vacant during peak parking hours. These 100 spaces will be allocated to the new Rountree Commons facility residents.

With the existing spare capacity of Lot 28 being allocated to Rountree Commons, and 416 residents proposed for the new facility, there is the potential for future users of Lot 28 to be impacted due to the increased number of new residents in this area of campus. This constitutes a localized impact to transportation/parking which may be addressed through future parking lot projects implemented by the University.

Short-term traffic patterns may change as a result of the project. There will be the potential for slowdowns associated with increased vehicular congestion resulting from contractor vehicle and machinery movement at the project site during construction. Following project completion, only a slight increase in the number of vehicles resulting from usage of the staff spaces is expected. This slight increase should not disrupt or change current traffic patterns. The portion of the loop driveway around Southwest Hall will need to be closed during foundation and utility work. Other routes south of Southwest Hall and east of the proposed building site will only be impacted by construction traffic and will not likely need to be closed. At this point in the design process, there are not any changes to roadway construction or roadway alteration planned as part of the project that would alter current traffic patterns or conditions.

UW-Platteville continues to work at improving its parking and transportation challenges, including ways in which to decrease parking demands. As part of the UW-Platteville CCMP, focus was placed on the creation of improved pedestrian and bicycle travel and access. Recommendations for the bicycle and pedestrian circulation will enhance both bicycle and pedestrian travel and access and provide improved facilities to promote increased campus bicycle use. Proposed pedestrian and bicycle improvements will safely bridge the gap between the campus and the surrounding community and provide quality of life benefits for students, residents, employees and visitors. The following are the primary objectives defined for the pedestrian and bicycle travel and access on campus as presented in the CCMP:

- Create a safe and efficient bicycle transportation network with improved access to, from and within the campus
- Provide safe, convenient, and secure bicycle parking within the campus
- Create safe and efficient pedestrian transportation access to, from, and within the campus
- Balance the functional needs of all users on campus and provide design recommendations to maximize the benefits to all users
- Direct efforts at education, encouragement, enforcement and evaluation to increase the numbers of bicycling, walking and pedestrian trips on campus

As can be seen in these primary objectives, alternative modes of transportation are being encouraged by the CCMP. The CCMP includes the development of campus circulation in order to provide an enhanced pedestrian and bicycle experience along with smart and sustainable parking options for vehicles. Plans for improvement of Greenwood Avenue and Longhorn Drive include providing the necessary space for a pedestrian-oriented experience while creating dedicated bike lanes that integrate into the city’s expanded system. Future mass transit stops for buses and school shuttles will be accommodated.
into the new circulation framework. Dedicated and mixed-use routes have been developed for bicycle traffic around and through the campus at the campus perimeter drive. The overall strategy of the University is to not exceed the local parking requirements by the end of the Campus Master Plan scope.

The design team is currently reviewing the potential for inclusion of bicycle stalls for recreational users, students and faculty/staff as part of the project. Inclusion of these features would serve to enhance recreation on and adjacent to campus. The locations and capacities of these additional bicycle stalls will be determined during the design process.

During construction, there will be interference to pedestrian traffic caused by construction vehicles, perimeter fencing, and closure of the footpath and bridge located north of the project site. This footpath and bridge provide the shortest route to Glenview Commons foodservice from Southwest Hall. This route will likely be obstructed for the majority of the construction duration. Therefore, students will need to use an alternate route from Southwest Hall and/or Engineering Hall to/from Glenview Commons and other residence halls on the northwest side of the campus. Re-routing of foot traffic around the construction zone will occur, but will be a short-term adverse impact. Rerouting will include the temporary closure of the walkway and footbridge spanning the ravine north of the proposed building site. This walkway connects walking trails between the southwest and northwest portions of campus, and provides the shortest route to Glenview Commons from Southwest Hall. This route will likely be obstructed for the majority of the construction duration, and foot traffic will need to be re-routed around this area. Preliminary designs indicate students will be able to enter through the south elevation main entrance of the facility and travel down the stairs to the lower level and exit the building on the north side. Doors involved in this route would be locked between the hours of 11:00 p.m. and 7:00 a.m.

Completion of the proposed project will result in new foot traffic from Rountree Commons as well as increased foot traffic around the areas of Engineering and Southwest Hall. The foot traffic from Rountree Commons will be served by the existing sidewalk system, which offers a direct route to the new dining facility. Increased area foot traffic will also result from use of the dining facility by other campus faculty and staff that currently patronize Glenview Commons or the dining services located in the Student Center. These increases can be expected to cause changes in current foot traffic patterns including increased congestion in the area; however, current circulation paths for foot and bicycle traffic are adequate to accommodate students and others who will be accessing the proposed facility.

A portion of the loop driveway around Southwest Hall will need to be closed, at a minimum, during foundation and utility work. Other pedestrian routes south of Southwest Hall and east of the proposed project site will be impacted by construction traffic and will not likely need to be closed. All of the aforementioned impacts will be short-term adverse impacts to students, faculty, staff and workers in the area. There are no off-campus residential occupants in the areas immediately adjacent to the project site.

Utilities

The new Student Residence Hall and Dining Facility will be served by existing utilities that will be extended and/or re-routed to serve the project site. Based on initial estimates, the existing domestic water supply, sanitary sewer, steam, and wastewater, appear to be
adequate to supply the facility. The stormwater system will be made adequate through construction of a campus detention pond system to be located immediately north of the project site in the summer of 2012. There will be no connection to the City stormwater system. The capacity of the existing electrical supply will need to be determined. If the electrical distribution system is determined to be insufficient to serve the project, installation of a new transformer and distribution equipment will likely be required. Although overall campus utility costs are expected to increase as a result of this new construction, the new structure will be designed to be as energy efficient as possible. A project 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 (2009 International Energy Conservation Code).

Adverse short-term impacts will occur as a result of the utility installation. Potential relocation, installation and extension of existing utilities will result in construction impacts that may affect student, faculty and staff access to the surrounding buildings, campus streets and pedestrian walkways adjacent to the project site. Additionally, interconnection to existing utilities may result in interruption of services, though typically any interruption is short and attempted to be done during off-hours when students and surrounding areas will be impacted the least. Another potential impact may include the disruption of sidewalks as a result of utility extensions/construction. These disturbances, however, would be short term and any areas disturbed through these activities will be restored upon completion.

**Cumulative Impacts**

Cumulative impacts are defined as impacts on the environment that are a result of the incremental impact of a proposed action when considered relative to past, present, and reasonably foreseeable future actions. Collectively, repeated projects of this type can result in both adverse and beneficial impacts on the environment. In 2011, UW-Platteville adopted the CCMP to be used as a guide for both short-term and long-term growth and development opportunities within the campus. The CCMP, developed for a 20-plus year time horizon, included conceptual plans for future development projects to address campus image and identity, building needs, vehicular circulation and parking, pedestrian and bicycle circulation, open space, service routes and access, utilities and phasing. Adherence to the guidelines of this master plan should help to minimize adverse effects and maximize beneficial impacts to the campus and local environment.

In the context of development at UW-Platteville, construction of the proposed Student Residential Hall and Dining Facility will complete one component of the CCMP. Recently completed projects located near the project site include the Southwest Hall residential building (opened 2006) and the Engineering Hall academic building (opened 2009). Numerous future projects are planned in order to meet the projected campus needs by the year 2025 are also envisioned in the CCMP and include such projects as construction of three new academic buildings, eight new residential buildings, an additional recreational facility, and additional student support spaces/buildings. Additionally, expansion and renovation of several existing academic buildings has been proposed. Presented below is a table of some of these proposed new building projects as indicated in the CCMP:
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Suggested # of Buildings</th>
<th>Suggested GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Academic Building 1</td>
<td>1</td>
<td>183,000</td>
</tr>
<tr>
<td>New Academic Building 2</td>
<td>1</td>
<td>118,000</td>
</tr>
<tr>
<td>New Academic Building 3</td>
<td>1</td>
<td>170,000</td>
</tr>
<tr>
<td>New Additional Recreational Facility</td>
<td>1</td>
<td>14,106</td>
</tr>
<tr>
<td>New Residential Facility</td>
<td>2</td>
<td>150,000</td>
</tr>
<tr>
<td>New Residential Facility</td>
<td>2</td>
<td>150,000</td>
</tr>
<tr>
<td>New Residential Facility</td>
<td>2</td>
<td>195,000</td>
</tr>
<tr>
<td>New Residential Facility</td>
<td>2</td>
<td>195,000</td>
</tr>
</tbody>
</table>

The table presented below shows some recently (past several years) completed projects and some near term future projects:

<table>
<thead>
<tr>
<th>Building</th>
<th>Location</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southwest Hall</td>
<td>South of project site</td>
<td>2005</td>
</tr>
<tr>
<td>Engineering Hall</td>
<td>East of project site</td>
<td>2009</td>
</tr>
<tr>
<td>Stormwater Detention/Parking Lot 7 Redevelopment</td>
<td>North of project site</td>
<td>2012</td>
</tr>
<tr>
<td>Rountree Commons</td>
<td>Southwest of project site</td>
<td>2012</td>
</tr>
<tr>
<td>Maintenance Storage Facility</td>
<td>Northwest of project site</td>
<td>2012</td>
</tr>
</tbody>
</table>

Collectively, the proposed action, as well as recently completed and anticipated future projects, will have similar impacts. The cumulative impacts of these projects include increased energy consumption, financial commitment to construction and long-term maintenance and operation of new facilities, potential decreases in campus parking or shifting of parking locations, utilities disruptions, increased stormwater runoff as a result of decreased pervious areas, pedestrian and traffic re-routing, and other construction nuisances including noise and dust. Increased demand on campus utilities, loss of green space and a corresponding increase in impervious areas will be a cumulative impact of the ongoing growth of the University.

A Transportation and Parking Demand Study was completed by Delta 3 Engineering Inc. for UW-Platteville and published in December 2011. The study indicated that the University currently provides sufficient spaces on-campus to accommodate parking needs at a utilization rate of 92%. Additions to campus housing at Rountree Commons, the proposed facility, and future growth of the University may utilize and/or exceed the quantity of available parking spaces. This would be considered an adverse impact once the utilization rate reaches or exceeds 100% and additional growth is anticipated on campus.

The primary cumulative beneficial impact of this action, as well as recently completed and proposed projects, is the development of the UW-Platteville campus in an orderly and planned process to accomplish the goals of the CCMP. Collectively, these projects will serve to enhance the campus image, enhance the academic experience, modernize campus facilities, attract and retain new and increased numbers of students, faculty and staff, improve pedestrian and vehicular traffic flow and continue to make UW-Platteville an attractive campus.
IV. Probable Unavoidable Adverse Environmental Impacts

Adverse, unavoidable short-term impacts include noise, dust, and traffic impacts from materials delivery and project implementation. Dust suppression can be used to minimize the dust that becomes airborne and construction hours will be set to minimize the impact of noise pollution, including construction activities being scheduled to avoid or be minimized during campus exam times, if possible. These adverse effects will likely not be completely eliminated.

During project construction, there will be interference to pedestrian and vehicular traffic caused by construction vehicles. It is anticipated that walkways around the project site perimeter will need to be temporarily closed during construction. Primary access to the site by construction vehicles will likely be from the south via an access driveway for Southwest Hall accessible from Southwest Road. Construction deliveries are anticipated to be unloaded in the current Southwest Hall parking lot. A staging area will be present at the west end of the site during major construction activities. Appropriate safety fencing and barricades will be provided to secure the construction site and maximize safety of students and residents. Pedestrian traffic through this area will be detoured, and is a short-term impact that is necessary for the safety of the public. At this time, vehicular traffic rerouting is not is not anticipated.

In order to alleviate these impacts, all operations, equipment, apparatus, and storage of materials will be confined to the immediate area of work to the greatest possible extent. The contractor shall ascertain, observe and comply with all rules and regulations in effect on the project site, including but not limited to parking and traffic regulations, use of walks, security restrictions, hours of allowable ingress and egress and traffic within or to the project site. Work will be conducted during normal working hours from 7:00 a.m. to 4:00 p.m. daily, Monday through Friday. In accordance with appropriate air quality management practices, the construction contractor will reduce or limit emissions and particulate matter that adversely affect air quality. Damaged property will be repaired or replaced in order to return it to its original condition and damaged lawns will be replaced with sod. All necessary precautions will be taken to protect the property as well as adjacent property, including trees, shrubs, buildings, sanitary and storm sewers, water piping, gas piping, electric conduit or cable, etc., from any and all damage which may result due to work on this project. Repair work outside of the property line will be conducted in accordance with the requirements of the authority having jurisdiction. Any property damaged by failure to provide proper and adequate protection will be returned to its original state.

There will be a short-term impact on flora and fauna in the area when construction begins, including removal of approximately thirty (30), 2-foot tall immature pine trees as well as turf grass located within the project limits. The pines will be relocated to a different area on campus. The loss of the existing flora within the project site boundaries will be replaced with plantings after project completion. A landscaping plan has not yet been developed for the project, but is anticipated to be completed during the design process. Trees, shrubs and other vegetation including turf grass will be replanted around the perimeter of the new building; however, there will be a short-term impact while newly planted vegetation matures.

Approximately 2 acres of campus green space will be permanently lost as a result of this project as the project site is currently an open grassy area. Most of this area will be lost to the building footprint; however, this area is currently unused space.
Additionally, the CCMP recognized that the project site would be used for the construction of this facility.

This project may result in the temporary loss of parking spaces due to the project site being located adjacent to current parking lots for mopeds and motorcycles. These lots are located on the north side of Southwest Hall and on the west side of Engineering Hall. Apart from temporary closures during construction, existing parking located adjacent to the project site will not be permanently affected; however, minimal new parking will be provided upon completion of the project. Preliminary design estimates indicate the addition of 5 to 6 parking stalls as part of the project, all of which will be dedicated to food staff usage. In the long-term, no permanent parking will be lost.

Preliminary calculations indicate there will be a 51% increase in overall impervious area within the project limits will occur since the project site is currently open grassy areas. Stormwater management designs typically follow NR151 and have a goal of 40% TSS removal for a redeveloped site. For this project, stormwater management design will target a minimum of 40% TSS removal.

At project completion, there will only be a slight increase in vehicular traffic due to the presence of 5-6 facility staff expected to park at the new building site. This will also result in a slight increase in localized vehicular emissions. While slight emissions increases due to the presence of these staff are expected at the location of the project, overall vehicular emissions in the City of Platteville could potentially be expected to increase as this project will be providing additional housing and dining facilities to serve a larger student population. One of the many goals of the CCMP is to increase student enrollment and retention and part of this goal is expected to be reached by building new facilities and residential halls to serve an increased future student population.

Increased pedestrian traffic from campus, and also from Rountree Commons will occur as a result of the project. Both City of Platteville and campus sidewalks will experience an increase in pedestrian traffic as a result of the increased population in the new residence hall and new dining facility.

The construction of the Student Residence Hall and Dining Facility structure will result in a slightly obstructed view north for those living in Southwest Hall to the south, and a slightly obstructed view west for those working in and visiting Engineering Hall located east of the project site. However, the architectural style of the project should result in an aesthetically pleasing view, and will be consistent with the design guidelines of the CCMP.

An increase in University annual operating costs is anticipated due to the project since it will result in added operations and maintenance and utilities costs to run the facility; however, the facility is anticipated to be cost neutral, as increased costs will be offset by residence hall fees generated by the facility.
V. Relationship between Short-Term Uses of the Environment and the Maintenance and Enhancement of the Long-Term Productivity

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

This campus green area will be permanently lost as a result of this project; however, the current project site is not being used for any recreational or social use. The project location was identified in the 2011 CCMP as an area for building a new residence hall and dining facility. Once the project is completed, some green space will be restored in the form of perimeter landscaping, and will likely include trees, shrubs and turf grass.

The project site is located adjacent to Southwest Hall which was constructed in 2006. The construction of the new residence hall along in the proposed location supports the need for a nearby dining facility to serve the new and existing residents. Currently, the closest dining facility is located in Glenview Commons, located northwest of the project site and centrally located within the existing residential corridor of campus. The addition of this facility will alter the Glenview Commons dining program. Platters, a dining facility located in Glenview Commons, will be repurposed into a flexible multipurpose student space. There is currently no large common space for students to gather. Re-purposing of this dining facility will be offset through alteration of the Greenwood Avenue Market located in the lower level of Glenview Commons. This dining facility will expand its menu to feature more entrée style lunch and dinners, and will be open for breakfast. Completion of this project will therefore create a new dining facility needed on an expanding portion of campus, and will create a multipurpose common space that the campus is currently lacking. These campus features will become increasingly important as the University attempts to increase enrollment and retention rates.

There is currently a critical housing shortage, with campus at 103% capacity. The campus is currently turning people away who would like to live on campus due to a shortage of beds. This shortage is affecting upperclassmen and transfer students most significantly. The CCMP calls for planned increased enrollments, with a target enrollment of over 10,000 full-time students by 2025. Additionally, the CCMP calls for on-campus student housing to serve 50% of the student population with a targeted bed count of 5,000-6000 by 2025. Completion of this project will support the current (and a portion of the future) housing needs on campus, support the campus goal of requiring freshman and sophomores to live on-campus, and will promote student retention and graduation rates. The additional services will also result in increased revenues for the University in the long term through payments for housing and dining plans.

The construction of the Student Residence Hall and Dining Facility is an essential piece of the University’s long term goals, as indicated in the 2011 CCMP. Completion of this project will ultimately serve a number of goals outlined in the CCMP and serve
both the immediate and long-term needs of the campus. The new residence hall and dining facility will provide the needed housing and dining services both required and needed by campus students, as well as dining services for faculty, staff and visitors alike.
VI. Irreversible or Irretrievable Commitment of Resources

The project will require an initial financial commitment of $28,000,000 as well as ongoing annual operating and maintenance expenses; however, the facility is anticipated to be cost neutral, as increased costs will be offset by residence hall fees generated by the facility.

Construction of the project will require an 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 action of constructing the Student Residence Hall and Dining Facility is reversible as the new structure could be deconstructed and the land could be restored to a pre-developmental setting as open green space.

There will be a long-term commitment of energy resources to operate and maintain the Student Residence Hall and Dining Facility; however, the long-term consumption of fuel, natural gas, and other resources will not impact or overload the municipal or campus supplies. The structures will be designed to be sustainable and energy efficient. This commitment of resources is justified by the benefits of the proposed action.
VII. Alternatives

No Action/Defer the Project Request

This alternative eliminates construction of a new residence hall and/or dining facility on campus in the proposed location. This alternative would not solve the problem of a housing capacity shortage on campus for existing and prospective students. The alternative also does not address the need for projected growth of the University over time. Additionally, the no action alternative does not address the need for dining options on campus for residents of Southwest Hall and Rountree Commons. As such, the only practical course of action is to construct a new residence hall and/or dining facility and to locate it per the recommendations of the CCMP which was developed in 2011.

Proposed Design Alternatives

Formal design alternatives have not been developed. During the design-build process, the construction contractor, project architect, A/E firms, and UW-Platteville REF will work closely with the University and UWSA to verify that the proposed facility amenities are consistent with current standards, and meet the needs of the students. Overall building floor layout, architectural finishes, space allocation, number bed spaces, auxiliary services, utility tie-ins, and construction phasing will be finalized and approved by the University prior to construction.
VIII. References


Wisconsin Department of Safety and Professional Services – Petroleum and Tanks; Storage Tank Database. [http://dps.wi.gov/er/ER-Index.html](http://dps.wi.gov/er/ER-Index.html)

Wisconsin Department of Natural Resources Remediation and Redevelopment Sites Map Website. [http://dnrmaps.wi.gov/imf/imf.jsp?site=brtts2](http://dnrmaps.wi.gov/imf/imf.jsp?site=brtts2)

Wisconsin Department of Natural Resources Surface Water data Viewer Website. [http://dnrmaps.wi.gov/imf/imf.jsp?site=SurfaceWaterViewer.wetlands](http://dnrmaps.wi.gov/imf/imf.jsp?site=SurfaceWaterViewer.wetlands)

Wisconsin Department of Natural Resources - Solid and Hazardous Waste Information Management System online database (SHWIMS). [http://sotw.dnr.state.wi.us/sotw/Welcome.do](http://sotw.dnr.state.wi.us/sotw/Welcome.do)