# Environmental Assessment

## Department of Veterans Affairs Chillers Modifications

April 16, 2026

DFD Project No. 21H2D

**PRESENTED TO**

**Wisconsin Department of Administration**
Division of Facilities Development
101 E Wilson St 7th Floor
Madison, WI 53707

**Department of Veterans Affairs**
Wisconsin Veterans Home - King
N2665 County Rd QQ
King, WI 54981

**PREPARED BY**

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TETRA TECH

# EXECUTIVE SUMMARY

## Summary of Project Description

The State of Wisconsin Department of Administration, Division of Facilities Development (DOA DFD) retained Cornerstone Environmental Group, LLC - A Tetra Tech Company (Tetra Tech) to prepare an Environmental Assessment (EA) for the proposed Department of Veterans Affairs (WDVA) Wisconsin Veterans Home - King Chillers Modifications. The EA is required by the state guidelines in compliance with the Wisconsin Environmental Policy Act (WEPA), Section 1.11, Wis. Stats created by Chapter 274, Laws of 1971, and Chapter DHS 18 of the Wis. Adm. Code. The purpose of the EA is to assess potential environmental effects of the project relative to the quality of the human environment. DOA DFD is the project manager for this EA and WDVA is the project owner.

This project will upgrade the existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will provide the necessary redundancy needed for T2 buildings (hospital caregiving facility). The existing heating facility is located at N2665 County Road QQ, Waupaca, WI 54981 and shown in Figure 1 in Attachment A. The project total cost is anticipated to be $14.5 million. Construction is underway and expected to reach substantial completion in summer 2026.

## EA Process Summary

The DFD WEPA compliance process for this project began in November 2024 with notification to prepare an EA. Different stages of the EA process are outlined below.

### Scoping

A scoping letter to solicit input on potential environmental impacts of the project was sent electronically on February 17, 2025 to potentially interested local, state, and federal parties, individuals, or groups. Copies of the scoping letter and list of recipients are located in Appendix B and responses received are included as Appendix C. No public comments were received as part of the scoping process.

### Draft EA

A public notice was posted within the legal notices in the Wisconsin State Journal newspaper to request public input on the Draft EA document. The EA is available for public review beginning April 21, 2026 and ending on May 5, 2026. A hard copy of the EA is available at the Waupaca Area Public Library (107 South Main St). Copies or notifications of the document availability were sent to 12 individual recipients (Appendix D). The document was made available online at https://VeteransAffairsChillersModEA.com/. The deadline for verbal or written comments is May 5, 2026.

### Final EA

Following completion of the Draft EA comment period, a Final EA will be prepared along with a determination of need, or lack thereof, for an Environmental Impact Statement (EIS). The report will be updated based upon comments received and with appropriate revised design information that may have been updated either due to the natural design process or as a result of comments or concerns expressed throughout the WEPA process. Comments received during the Draft EA comment period, both written and oral, will be included in the Final EA.

## Potential Impacts

Potential impacts that could result from construction and operation of the proposed chillers modifications, as well as potential impacts resulting from the scenario under the no-action alternative, were evaluated in the areas of land use, aesthetics, air quality, geology, water resources, floodplains, wetlands, ecological resources, socioeconomic resources, waste management, human health, and noise. These potential impacts were generally compared to the existing project site and buildings and its current operations and operational impacts.

The following sections provide key findings for areas of potential concern related to construction and operation of the proposed chillers modifications. Resources and land area subject to indirect or cumulative impacts due to the proposed project, along with other existing or reasonably foreseeable future projects, are considered and include: 1) air quality; 2) socioeconomic resources; 3) biological and ecological resources; 4) land use; and 5) traffic and parking.

Anticipated impacts from the project as described in this report include:

- Upgraded chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually.
- Short-term construction impacts:
  - Increased noise levels primarily during hours of construction between 7:00 a.m. and 3:30 p.m. Monday through Friday.
  - Increased dust and emissions from construction activities, not anticipated to cause long-term impacts to air quality.
  - Rerouting of pedestrians during construction for safety purposes, and minor traffic impacts during select construction times.
  - Temporary space disruptions of operations and maintenance staff during construction phasing.
  - Waste generation via the accumulation of construction debris.
  - Traffic disruptions due to road closures.

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## APPENDICES

## ACRONYMS/ABBREVIATIONS

| Acronyms/Abbreviations | Definition |
|---|---|
| AHI | Architectural History Inventory |
| ARI | Archaeological Reports Inventory |
| ASI | Archaeological Sites Inventory |
| BMP | Best Management Practices |
| BRRTS | Bureau of Remediation and Redevelopment Tracking System |
| DOA | Department of Administration |
| DFD | Division of Facilities Development |
| DHS | Department of Health Services |
| EA | Environmental Assessment |
| EIS | Environmental Impact Statement |
| FEMA | Federal Emergency Management Agency |
| GSF | Gross Square Feet |
| LUST | Leaking Underground Storage Tank |
| NAAQS | National Ambient Air Quality Standards |
| NPDES | National Pollutant Discharge Elimination System |
| WDNR | Wisconsin Department of Natural Resources |
| WDVA | Wisconsin Department of Veterans Affairs |
| WEPA | Wisconsin Environmental Policy Act |
| WHPD | Wisconsin Historical Preservation Database |

# 1.0 INTRODUCTION

## 1.1 GENERAL

The Wisconsin DOA DFD retained Tetra Tech to prepare an Environmental Assessment (EA) for the proposed Department of Veterans Affairs Wisconsin Veterans Home - King Chillers Modifications located at N2665 County Road QQ, Waupaca, WI 54981. The EA is required by state guidelines in compliance with the WEPA, Section 1.11, Wis. Stats and Chapter DHS 18 of the Wis. Adm. Code. The purpose of the EA is to assess potential environmental effects of the project relative to the quality of the human environment. DOA DFD is the project manager for this EA and WDVA is the project owner.

### 1.1.1 Project Overview

This project will upgrade the existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will provide the necessary redundancy needed for T2 buildings (hospital caregiving facility).

Additional modifications include an addition to the existing centralized cooling plant to accommodate the upgraded chillers and site improvements to accommodate the building expansion. The project will result in a 13,525 GSF heating facility, increasing the current space and capacity. The project total cost is anticipated to be $14,494,300. Construction is underway and expected to reach substantial completion in summer 2026.

## 1.2 EA PROCESS

The WEPA compliance process began in November 2024 with notification to prepare a Type II EA. A scoping letter to solicit input on potential environmental impacts of the project was sent on February 17, 2025, to selected parties. A copy of the scoping letter along with recipients is located in Appendix B. No public comments were collected as part of the scoping process (Appendix C).

A public notice was posted in the Wisconsin State Journal newspaper to request public input prior to finalizing the EA. The EA is available for public review as of April 21, 2026, and ending May 5, 2026. Copies of the EA were sent to the individual recipients listed on the Distribution List provided in Appendix D. This EA is available for download online at https://VeteransAffairsChillersModEA.com/. Comments are to be directed to:

Aden Clark
8040 Excelsior Drive, Suite 305
Madison, WI 53717
aden.clark@tetratech.com

The deadline for comments is May 5, 2026.

# 2.0 DESCRIPTION OF PROPOSED ACTION

## 2.1 TITLE OF PROPOSAL

Department of Veterans Affairs

Wisconsin Veterans Home - King, Waupaca County

Chillers Modifications

DFD # 21H2D

## 2.2 LOCATION

Address: N2665 County Road QQ, Waupaca, WI 54981

County: Waupaca

Political Town: Farmington

## 2.3 PROJECT DESCRIPTION

This project will upgrade the existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will provide necessary redundancy needed for T2 buildings (hospital caregiving facility). A Phased Blocking Diagram of the Chillers Modifications is shown in Figures A, B and C below.

Figure A: Phase 1

Figure B: Phase 2

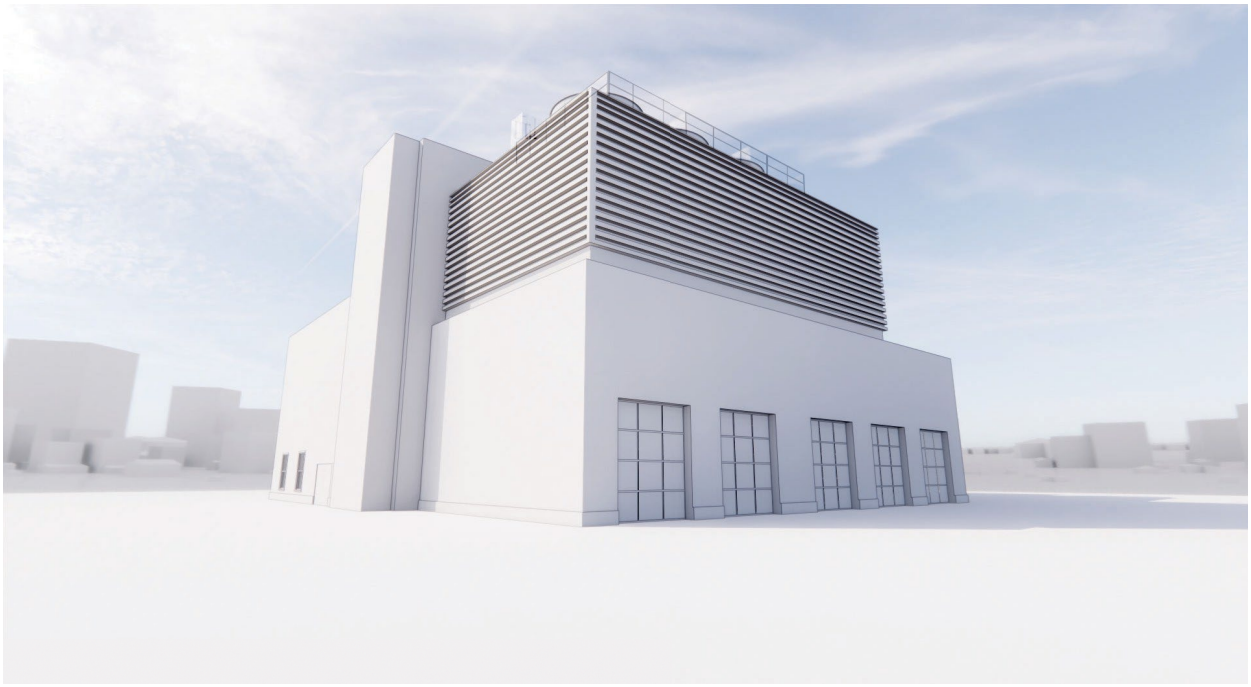


Figure C: Phase 3

## 2.4 PURPOSE AND NEED (OBJECTIVE, HISTORY, AND BACKGROUND)

The Power Plant at King has two chillers. Chiller #1, in operation for over 30 years, has a cooling capacity of 890 tons. Chiller #2, in use for more than 10 years, has a capacity of 860 tons. During peak heat and humidity, the combined operation of both chillers can exceed 80% of their total capacity, with measurements reaching 93%.

Currently, both chillers can be operated together, but this process requires manual control. To prevent inefficiencies and reduce the risk of equipment damage, the chillers are limited to a maximum capacity of 93%.

The operation of both chillers simultaneously depends on the cooling tower's ability to transfer heat. The existing cooling tower does not have enough capacity to handle the heat load from both chillers running at full capacity, contributing to high utilization rates.

Additionally, the current system lacks a backup power source, which poses a risk during extended power outages, as the campus would be unable to operate the chillers. The design of the buildings on the King campus does not allow for natural cooling through open windows. Therefore, the proposed modifications includes a provision for an emergency power source to operate the chillers during prolonged power outages.

## 2.5 ESTIMATED COST AND FUNDING SOURCE

The project cost is anticipated to be $14,494,300 funded by segregated revenue, 65% from the federal government and 35% from the State.

## 2.6 TIME SCHEDULE

Table 2-1 below outlines the anticipated project schedule as it is known at this time. Note that individual project components and detailed milestones are being developed and will be contingent upon milestones such as permitting approvals which may need to have supplementary information prepared.

Table 2-1: Anticipated Project Schedule

| Milestone | Date |
|---|---|
| A/E Selection | June 2024 |
| Design Report | August 2024 |
| SBC Approval | December 2024 |
| Substantial Completion | Summer 2026 |

# 3.0 EXISTING ENVIRONMENT

## 3.1 PHYSICAL

### 3.1.1 Land Use

The project construction will be in an area that was excavated for the construction of an existing heating plant building that houses the chillers and is currently developed with asphalt, concrete, urban landscaping, and manicured lawn. The current land use of the site is the existing heating plant. The WDVA owns the proposed project site. Surrounding the vicinity of the proposed site changes are buildings and vegetation that may support habitat for birds and small mammals. This vegetation includes trees, shrubbery, flower beds, and grass. Figure 1 in Appendix A shows an aerial photograph of the existing conditions. Site photographs showing the exiting conditions, are provided in Appendix E.

### 3.1.2 Topography

The topography in the project area generally slopes from the east/southeast with the elevation of the proposed project site at approximately 912 feet mean sea level (MSL). The grade remains relatively consistent throughout the proposed site. Figure 2 in Appendix A shows the topography of the area.

### 3.1.3 Soils

The Richford loamy sand (RfB), comprising 84.1% of the area of interest (AOI), features gentle slopes of 2 to 6 percent at elevations of 780 to 1,310 feet, with annual precipitation of 31 to 33 inches and mean temperatures of 43 to 46 degrees Fahrenheit. This soil is primarily composed of Richford and similar soils, with a profile of loamy sand and sandy loam layers extending over 80 inches deep, indicating somewhat excessive drainage and high water transmission capacity. Classified as farmland of statewide importance, it has a nonirrigated land capability classification of 3s and belongs to Hydrologic Soil Group A. The Rosholt sandy loam (RoD), making up 15.9% of the AOI, has slopes of 15 to 35 percent, elevations between 790 and 1,460 feet, and receives 27 to 36 inches of annual precipitation. This soil type consists mainly of sandy loam layers, also extending over 80 inches deep, indicating well-drained conditions. It is classified as non-prime farmland with a nonirrigated land capability classification of 7e and belongs to Hydrologic Soil Group A, and it is non-hydric, indicating it does not possess characteristics typical of wetland soils (USDA-NRCS web soil survey). Figure 3 in Appendix A illustrates the bounds of the soils in the AOI, encompassing the proposed chillers modifications construction area.

### 3.1.4 Utilities

Multiple utilities are located adjacent to and surrounding the proposed project site. The site has existing water main, storm sewer, sanitary sewer, natural gas main, underground telephone, underground electric, steam, and chilled water running to or adjacent to the footprint of the proposed chiller modifications. In addition, an existing generator and fuel tank are located adjacent to the existing heating plant building. Existing and proposed utilities are shown on Figures 4 and 5 in Appendix A, respectively.

### 3.1.5 Stormwater

Non-roof drain stormwater is managed through stormwater inlets throughout the project area. In general, storm sewer services are routed to site utilities five feet from the proposed building. Stormwater is allowed to naturally drain to low areas through sheet flow and transported through storm piping. Storm sewers on site are maintained weekly at a minimum and have inlet protections. All stormwater discharge is routed to discharge into Rainbow Lake, part of the Chain O Lakes. A report is submitted to the wastewater division of the WDNR summarizing the fire hydrant flushing, estimated volume used, etc. annually. Exiting stormwater utilities are shown on Figure 4 in Appendix A.

WDNR NR151 and NR216 erosion control and stormwater permits are not applicable due to the small site area.

### 3.1.6 Surface Water

The project area is part of the Waupaca River watershed (WR05). According to the WDNR information and concerns within the Waupaca River watershed as a whole include:

- The Waupaca River Watershed is ranked Medium for runoff impacts on streams, Not Ranked for runoff impacts on lakes and High for runoff impacts on groundwater and therefore has an overall rank of High.
- Waupaca River is located in the Waupaca River watershed which is 290.77 square miles. Land use in the watershed is primarily forest (43.70%), agricultural (30.40%) and a mix of grassland (14%) and other uses (11.80%). This watershed has 231.34 stream miles, 2,456.10 lake acres and 14,124.68 wetland acres.
- Waupaca River spans a length of 15.52 miles and is segmented between 17.25 and 32.77 miles. It is classified within the natural communities of Cool-Cold Mainstem and Cool-Warm Mainstem. The last monitoring of the river recorded by the WDNR took place in 2024, revealing a general condition categorized as poor. This river is currently impaired, with notable impairments including elevated water temperatures.

The existing project site does not have any surface water features. Nearby surface water includes the Chain O Lakes, with Rainbow Lake, apart of the Chain, located approximately 250 feet from the proposed project area. According to the Waupaca County website (https://visitwaupacacounty.com) the Chain O' Lakes consists of twenty-two interconnected lakes with spring-fed waters. The marl bottom of the Chain gives many of the lakes a distinctive blue-green coloration not commonly found in other bodies of water in Wisconsin. Due to their relatively small size, all but four of the lakes are designated as no-wake zones. The lakes on the Chain average 33 acres in size and have a depth of 48 feet.

### 3.1.7 Wetlands and Flood Plains

According to the U.S. Army Corps of Engineers (USACE), wetlands are "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Based on the methods outlined in the 1987 Corps of Engineers Wetlands Delineation Manual and its regional supplement, the presence of a wetland is determined based on three hydric criteria – vegetation, soils, and hydrology (USACE, 1987). The boundary of a wetland is where one or more of these hydric characteristics give way to upland features. Following this guidance, in addition to review of Wisconsin Wetland Inventory (WWI) maps, soil data, and topographic maps, it has been determined that mapped wetlands are not located within the project site boundaries. The WWI Map is provided on Figure 6 in Appendix A.

The online Federal Emergency Management Agency (FEMA) Flood Map Service Center was utilized to review the flooding potential for the project area. The project site is not located within a flood hazard area as shown on Figure 7 in Appendix A. The project can be further defined as within Zone X. FEMA defines Zone X as an area outside the 500-year floods, which means it has less than a 0.2% chance of flooding annually.

### 3.1.8 Groundwater

Groundwater is approximately 10 to 20 feet below ground surface. A principal groundwater concern is the decrease in groundwater levels due to urban pumping and increasing area of impervious surfaces that limit surface water infiltration. Both of these changes affect base flow and thus water temperature and quality in streams. In addition, elevated chloride and sodium levels in surface water and groundwater exist due to winter road and street salting.

### 3.1.9 Air

Chapter NR 400 of the Wisconsin Administrative Code regulates air quality for new construction sites. Contaminants regulated by this chapter include the “criteria pollutants”: particulate matter, sulfur dioxide, organic compounds, nitrous oxides, and carbon monoxide. Hazardous air pollutants and visible emissions are also regulated. If an ambient monitor measures criteria pollutant concentrations or dispersion modeling indicates concentrations within the National Ambient Air Quality Standards (NAAQS), the region is designated as an attainment area for that pollutant. There are no active EPA AirData Air Quality Monitors in Waupaca County. Active Air Quality Monitors exist in Outagamie County located to the east of the project site and monitors the air quality of the county on regular intervals. All monitored pollutant concentrations in the project area are currently within ambient air quality standards. The air quality is good, according to monitoring station data.

### 3.1.10 Hazardous Materials

The Wisconsin Department of Safety and Professional Services tank database and the Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment Tracking System (WDNR BRRTS) database were searched for potential environmental hazards within the project area (Figure 8 in Appendix A). Several underground storage tanks (USTs) from the steam plant located east of the project site were removed in 1996, a 2,033 gallon and a 1,042-gallon UST were removed in 1999, and four additional USTs were removed in 2001. The four tanks removed in 2001 consisted of a 285-, 1,000-, 1,042-, and 300-gallon diesel fuel UST used to run a backup emergency generator. All of the tanks’ removals activity types are listed as No Action Required (NAR). NARs are activities where, after notification of a hazardous substance discharge, the DNR determined that the responsibility party did not need to undertake an investigation or cleanup because there was no or significant contamination.

### 3.1.11 Noise

Current permanent noise sources near to the project area include vehicular traffic, wind, insects, birds, and general building operations in an urban environment. Currently there is a screen wall and low sound fans on the cooling towers to limit noise. A noise study has not been conducted for the purpose of gathering pre- and post-development noise data for this project.

## 3.2 BIOLOGICAL

### 3.2.1 Flora

The proposed project location is entirely within urban/residential areas, manicured lawn, or other artificial/paved surfaces; therefore, the WDNR determined the project will have no impact or a minimal impact to endangered and threatened species in the state and no actions are needed to be taken to comply with state endangered species laws.

Much of the flora within the terrestrial project area consists of minimal amounts of turfgrass with a small number of solitary or small groupings of trees and ornamental shrubs. This sparse vegetation offers minimal cover and does not provide suitable habitat for large wildlife.

### 3.2.2 Fauna

As most of the site is currently developed, fauna that could use the project area is limited to species typical of urban areas. This could include songbirds, mice, squirrels, opossums, or raccoons. Due to the proximity to Rainbow Lake, seagulls, Canada geese, and other bird species found in the area also have the potential to make use of the open areas.

According to the WDNR, threatened or endangered species are not suspected to be located within or nearby the project boundary and that the proposed project will have no impact or a minimal impact to endangered and

threatened species in the state. There are no actions that need to be taken to comply with state endangered species laws.

## 3.3 SOCIAL

Existing social aspects of the area are presented as context to the project and the social profile of potential beneficiaries or impacted parties that could result from project development.

### 3.3.1 City of Waupaca and Village of King

From the 2020 U.S. Census data, the City of Waupaca has a population of approximately 6,185 residents, while the Village of King, located within Waupaca County, has a population of about 1,200 residents. In the City of Waupaca, the population is split nearly evenly between males and females, with approximately 3,061 males (49.5%) and 3,124 females (50.5%). In King, the population is also split nearly evenly, with a slight majority of females.

According to the data, in Waupaca, 22.3% of the population were under 20 years old, 23.6% between 20 and 34 years in age, 26.4% between 35 and 54 in age, and 15.8% aged 55 to 70, with 11.9% being 71 or older. In King, a significant portion of the population is older.

Of single ethnicity residents in Waupaca, the population is primarily White (92.3%), with the next highest single ethnicity being Hispanic or Latino (4.5%), followed by Black or African American (1.5%). In King, the demographic makeup is similar, with a majority identifying as White and smaller percentages identifying as Hispanic or Latino and other races.

Table 3-1 provides population data for Waupaca County, the City of Waupaca, and the Village of King. Between 2010 and 2020, the most recent period for which complete U.S. Census Bureau data are available, each of these regions experienced a population change.

Table 3-1: Population Data for Waupaca County, City of Waupaca, and Village of King

| Location | 2010 Population | 2020 Population | Percent Change from 2010-2020 |
|---|---|---|---|
| Waupaca County | 52,999 | 55,691 | 5.1% |
| City of Waupaca | 5,500 | 6,185 | 12.5% |
| Village of King | 1,070 | 1,200 | 12.1% |

Source: U.S. Census Bureau, 2020 Census.

According to the Wisconsin DOA Demographic Service Center, Waupaca County is classified as a region with moderate growth, with a projected population increase from 2010 to 2040 of approximately 6.2%, increasing by about 3,300 in that time (Wisconsin Department of Administration, Demographic Services Center).

### 3.3.2 Employment and Income

Table 3-2 provides employment and income data for residents of King, Waupaca, Waupaca County, Wisconsin, and the United States in 2020. The unemployment rate in Waupaca (3.1% as a percent of the civilian labor force) was similar to Waupaca County (3.0%) and lower than Wisconsin (3.6%) and the United States (5.4%) in 2020. Residents of Waupaca had a per capita income of approximately $35,123, while residents of King had a per capita income that is generally in line with Waupaca County averages, which was approximately $40,581 compared to $35,384 for United States residents (U.S. Census Bureau, 2020).

Table 3-2: Employment and Income Data

| Location | Civilian Labor Force | Number Employed | Number Unemployed | Unemployment Rate (%) | Per Capita Income ($) |
|---|---|---|---|---|---|
| Village of King | 600 | 580 | 20 | 3.3 | 35,123 (approx.) |
| City of Waupaca | 3,200 | 3,100 | 100 | 3.1 | 35,123 |
| Waupaca County | 28,000 | 27,000 | 1,000 | 3.0 | 40,581 |
| Wisconsin | 3,093,131 | 2,983,277 | 109,854 | 3.6 | 42,019 |
| United States | 164,759,496 | 155,888,980 | 8,870,516 | 5.4 | 35,384 |

Source: U.S. Census Bureau, 2020

### 3.3.3 Neighborhoods

Non-residential WDVA King campus buildings primarily occupy the surrounding area. Work at the project site is not anticipated to directly impact residential halls or neighborhoods in the surrounding area.

### 3.3.4 Important Social Features and Buildings Located Near the Project Area

The primary important social features and buildings located near the project area is the Veterans Home at King. This includes the John R. Moses Hall, Olson Hall, MacArthur Hall, and the Medal Of Honor Memorial, all located adjacent to the project area. In addition, the Veterans Home spans 42 acres and is located on Rainbow Lake, a recreation, fishing, and tourist destination in King, Wisconsin.

### 3.3.5 Traffic

Traffic studies are not planned to be conducted for the project site for traffic during construction. High volumes of pedestrian traffic are not expected around and near the project site. Nearby Wisconsin DOT data (wisdot.maps.arcgis.com, WisDOT Traffic Counts Map) note the following counts:

- 3,300 annual average daily traffic (AADT) east of the project site on County Road QQ for the AADT reporting year 2022, compared to 3,200 AADT in 2015 and 5,800 AADT in 2009

Note that these counts are on busy streets compared to Wright Avenue and Mitcher Avenue but illustrate the traffic traveling in the vicinity of the project site.

## 3.4 ECONOMIC

The Veterans Home in King, Wisconsin, plays an important role in the local economy in several ways. It employs approximately 200 staff members, including healthcare workers and support personnel, providing stable income for many residents. Local businesses benefit from the spending of employees and visitors on goods and services. The facility also offers vital healthcare to veterans, which helps reduce the strain on local healthcare resources. Additionally, the Veterans Home receives funding from state and federal sources, which can be used for improvements and services. Its presence can boost property values, making the area more attractive, and it may draw visitors through various events.

# 3.5 ARCHAEOLOGICAL AND HISTORICAL

The Wisconsin Historical Preservation Database (WHPD) was accessed on March 26, 2025 by Tetra Tech, and locally designated historical or archaeological properties were reviewed within the project areas (Figure 9 in Appendix A). This database includes information from the Archaeological Reports Inventory (ARI), the Archaeological Sites Inventory (ASI), and the Architectural History Inventory (AHI). Copies of WHPD records are maintained on file with Tetra Tech and are available publicly through the Wisconsin Historical Society hosted database terminal.

## 3.5.1 Archaeological Reports

Two Archaeological Reports (ARI 09-0463 and 14-0056) are available in the proposed project area of disturbance (Figure 9 in Appendix A). The letter report named Archaeological Monitoring, Grounds Infrastructure Project at Kings Veteran Home Waupaca County, Wisconsin (09-0463) summarized that in June, July, and September of 2011, the Mississippi Valley Archaeology Center (MVAC) at the University of Wisconsin-La Crosse (UWL) monitored ground disturbance within two potential burial sites on the grounds of the Veterans Home at King. The monitoring revealed that all work was conducted in areas that had been extensively disturbed by earlier activities and no intact soils, cultural deposits, artifacts, or features were observed. The Chillers Modifications project area also has slight overlap with the archeological report named Archaeological Investigations at the Wisconsin Veterans Home at King, Waupaca County, Wisconsin (14-0056). The letter report outlined a Phase I archaeological survey on the grounds of the Veterans Home in King, Waupaca County, Wisconsin for the proposed John R. Mises Skilled Nursing Facility in September of 2016 that the University of Wisconsin-Milwaukee conducted. The project area of potential effect (APE) overlaps the bounds of WP-0021, discussed in Section 3.5.2 below, in the northwest, northeast, and southeast portions of the project area. Intact soils were identified in the northeast and southeast portions of the project area, but no cultural materials or features were encountered.

No Archaeological Reports located in the project vicinity produced significant archaeological deposits or positive results for cultural materials or features, and none are anticipated to be encountered with the Chillers Modifications.

## 3.5.2 Archaeological Sites

The project site lays within one archaeological site (WP-0021). According to the WHPD, the site consists of a large habitation area, containing middens. The middens are located on the point where an icehouse once stood (separating Taylor and Rainbow Lakes), and are reportedly compose of faunal refuse, clam shells, and broken tools. Artifacts have been picked up at many locations on the grounds. Updates to the archeological site occurred in 2012, 2013, 2016, 2019, and 2020. The most recent update in 2020 indicated that monitoring within the site boundary revealed a mix of disturbed and intact soils, but no indication of site deposits.

No archaeological sites are anticipated to be encountered during construction.

## 3.5.3 Architectural History

The nearest site listed in the AHI is the Wisconsin Veterans Home Garage #509A, located at Highway 22 and Grandview. This 1925 garage is attached to the Doctor's Residence (#509) and looks like an old stable. The site is deemed potentially eligible for individual evaluation. No disturbance to any sites listed in the ARI are anticipated as part of the proposed Chiller Modifications.

No Site Files exist within the limits of disturbance of the project area.

# 4.0 PROPOSED ENVIRONMENTAL CHANGE

## 4.1 MANIPULATION OF TERRESTRIAL AND AQUATIC RESOURCES

The main site terrestrial manipulation will be from the demolition, excavation, and regrading of the site to accommodate the building expansion construction. In general, grades will not change appreciably across the site, and overall runoff will still flow in the same general direction.

The site is in an urban setting with few existing vegetated areas being non-building and non-paved with no surface water features. The majority, if not the entirety, of the natural vegetation has been redeveloped and turf grass restored. As the site is currently in a developed urban area, the WDNR reviewed the project site and did not identify the presence of any endangered, threatened, or special concern species or natural communities, nor any State Natural Areas that would be impacted by the project. There are no existing trees anticipated for removal as part of the proposed project.

The proposed building expansion will require the removal of all hardscapes, furnishings, and plantings located west of the existing heating plant area. Turfgrass areas will be reestablished after construction, where appropriate.

There are minimal water quality impacts to adding roof area and other impervious surfaces to the drainage area. No sediment reduction or water quality design measures are proposed at this time.

The site is entirely located within the Village of King, which is part of the Town of Farmington in Waupaca County. The project area is zoned Public Recreation and Forestry (PURF) which is further defined as to accommodate and maintain publicly owned property for the purpose of natural resource management and public outdoor recreation, parks and open space. The PURF zoning district corresponds with the Public Recreation and Forestry Enterprise or Forestry Preferred Land Use Category within the Waupaca County Comprehensive Plan.

WDNR NR151 and NR216 erosion control and stormwater permits are not applicable either due to the small site area.

Spills from construction related activities could cause hazardous materials to be released to the storm sewer system. These may include solvents, oil, grease, gasoline, caulk, paint, or hydraulic fluids. The best management practices (BMPs) implemented to clean up spills include absorbent blankets and storage containers to minimize the potential for overland flow into the storm sewer.

## 4.2 STRUCTURES

The heating plant, located at N2665 County Road QQ, Waupaca, WI 54981 on the Veterans Home King campus will be impacted as part of this project. The proposed building footprint for the chiller modifications will be within and directly adjacent to the existing building, expanding the current footprint. Because the project location is located in a highly urbanized location, there are multiple existing structures in the vicinity of the project area; however, no direct impact to the other surrounding structures is anticipated as part of the proposed Chillers Modifications.

## 4.3 SOCIOECONOMIC

Based on a study entitled *The Impact of Construction On The Wisconsin Economy* by Business Research Division Leeds School of Business published in October 2022, every $1 spent directly on construction projects produces an overall economic impact of approximately $1.84. For the proposed Chillers Modifications, this translates into an economic impact of over $26 million based on a combined project cost of approximately $14.5 million. Using a related formula that 12 jobs are created for every $1 million of construction, this project should create approximately 174 jobs split between design, construction, manufacturing and the service industry and direct, indirect, and induced jobs. Furthermore, every $1 million spent within the Construction industry generates

over $742,000 in labor income throughout the state. Approximately $63,000 in labor income is generated per job created.

In addition to construction labor and supervision, there are additional primary jobs for design engineers, architects, designers, and construction quality assurance personnel. This provides short-term impacts from employment of workers in the construction industry in addition to secondary and indirect employment from the various equipment manufacturers and vendors, transportation, and material providers. These people provide various goods and services essential to the construction and operations of the project.

## 4.4 OTHER

### 4.4.1 Hazardous Materials

The proposed building will have a number of typical and standard chemicals for various uses including custodial and mechanical operational needs placed in secured storage areas of the building designated for such uses. Based on the lack of evidence of contamination on the site, project development and building modifications are not expected to result in any release or soil excavation that would need to be handled as a waste material.

### 4.4.2 Utilities

A network of existing utilities exists below the project area including existing water main, storm sewer, sanitary sewer, natural gas main, underground telephone, underground electric, steam, and chilled water running to or adjacent to the footprint of the proposed chiller modifications. In addition, an existing generator and fuel tank are located adjacent to the existing heating plant. The Chillers Modifications will be served by the existing water main, storm sewer, sanitary sewer, natural gas main, underground telephone, underground electric, and steam. A new utility transformer, spare ductbank, primary ductbank, manual transfer switch, chilled water supply, domestic water, and underground brine storage tank will be installed as part of the Chillers Modifications, primarily west of the project foodprint as shown on Figure 5 in Appendix A. Neighboring sanitary service will be maintained.

### 4.4.3 Noise

Permanent ambient noise levels are not expected to be altered by the project. The generator at the existing heating plant is to remain in place. Major construction elements that will produce elevated noise levels include saw cutting of pavement, breaking up pavement, excavating, shoring, hauling, grading, landscaping, and clearing. Anticipated noise will most directly impact those living or working in or near the project.

Construction noise is expected to be of short durations with standard hours of operation between 7:00 a.m. and 3:30 p.m. Monday through Friday. The Veterans Home restricts hours of operation for contractors to limit disruption to residents. However, certain project phases may be required to take place at off-peak hours, on nights, or on weekends. All construction work occurring outside of the standard hours of operation will be coordinated with the campus maintenance a minimum of three days prior to any change in work hours.

Figure D below lists typical peak operating noise levels of construction equipment at 50 feet, grouping construction equipment by mobility and other operating characteristics.

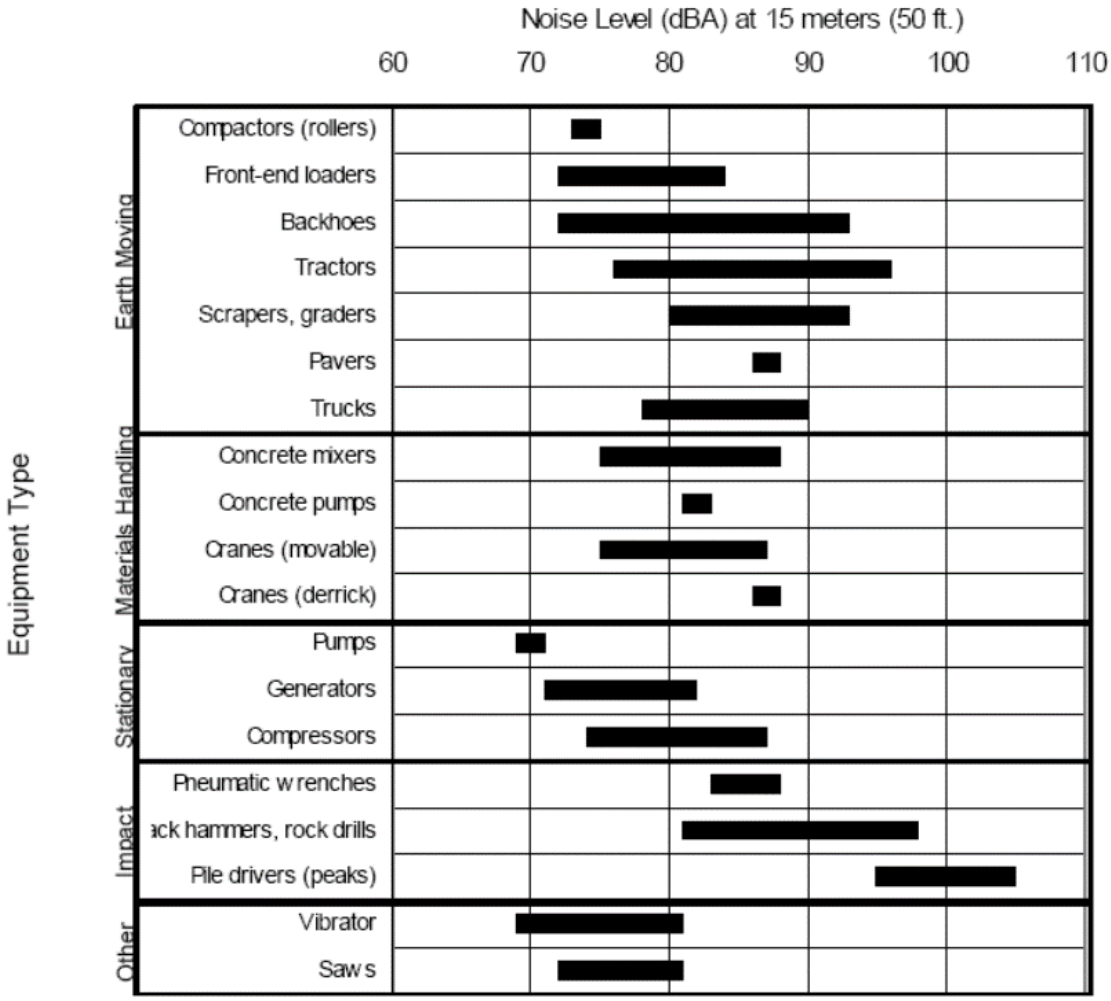



Figure B: Typical Construction Equipment Noise Levels

Source: U.S. report to the president and congress on noise, February 1972

## 4.4.4 Traffic and Parking

As with most construction projects, traffic rerouting will cause inconvenience to residents, faculty, and vendors supplying goods and services to adjacent buildings. Traffic studies around the project area are not available. There are two separate phases for the project. The corner along Wright Avenue and Mitcher Avenue will be fully closed for a maximum of 14 calendar days; however, a route for emergency traffic will be maintained at all times. The area directly west of the exiting heating plant, including Wright Avene, will be closed off to traffic for the full duration of the project due to extensive utility relocations as well the building expansion itself. Additional vehicle parking is not proposed as part of the Chillers Modifications project.

## 4.4.5 Air

Construction aspects will result in the need to address dust emissions from the site. Dust emissions will be addressed through watering or other mitigative efforts to reduce particulate matter emissions. The existing air permits for the boilers and emergency generator at the site are in place, but updates are not expected to be necessary for the proposed project.

## 4.4.6 Sustainable Guidelines

The design of the project has received a variance to the best practice strategies related to green design and energy conservation due to the aspects of the project below making it exempt:

- Non-occupied space.
- No Restrooms added.
- No trees affected.
- No parking affected.
- Very limited site work expanding into stone covered utility area.
- The proposed building is not designed for aesthetics. Materials are selected for efficiency with exterior material and selected to complement existing surroundings.
- The Central Utility Plant expansion has extensive energy review.

The Wisconsin DFD Sustainability Guidelines for Capital Projects, Version 6 (July 22, 2024) are based on the American Institute of Architect's (AIA) Framework for Design Excellence and adapted for use on DFD projects to align with Governor Evers Executive Order #38 to "Develop energy efficiency, sustainability and renewable energy guidelines for all new and existing state facilities, office buildings, and complexes." The intent of these guidelines is to provide a holistic approach to sustainability by evaluating multiple measures for applicability to capital projects as they are relevant to our customer's varying project needs and missions. These guidelines are part of a larger effort towards a more sustainable environment today and for future generations.

Link to DOA Sustainability Guidelines:
https://doa.wi.gov/DFDM_Documents/MasterSpecs/Sustainability/SustainabilityGuidelines.pdf

# 5.0 PROBABLE ADVERSE AND BENEFICIAL IMPACTS

## 5.1 PHYSICAL IMPACTS

Because this project is being constructed on a developed area of the campus, physical impacts are limited in nature and primarily consist of reworking site features that have previously been disturbed during past construction activities and from on-going use. Short-term noise and dust as well as inconvenience in facility or building access during construction activities are adverse impacts expected from the site development and are not atypical of other construction activities. After construction, site accessibility and circulation will be improved along with the physical appearance of surface features along Wright and Mitcher Avenues and associated walkways will have a beneficial impact.

During construction, there will be short-term vehicular and pedestrian access limitations due to construction equipment, construction site parking, and materials delivery. Construction vehicles will be routed in accordance with the construction staging and routing plan. The most apparent impacts would be felt by residents and staff in transit through the area and vehicular and pedestrian access to the adjacent buildings. Pedestrian traffic will be routed around the construction area and equipment access routes. Care will be taken to keep the area clear during construction for health and safety purposes.

Construction actions should not threaten water or soil quality provided that typical measures are taken to control erosion and equipment tracking of soils from the project site. Short-term air impacts are expected from construction vehicle emissions and dust from construction activities. Contractors are required to follow BMPs for dust control as set forth by the WDNR including sprinkling the ground with water until it is moist, wind breaks, and covering exposed ground with stone. The proposed project is not anticipated to have an identifiable impact on air quality.

The existing fuel tank will be relocated. A sidewalk will border the entire length of the building that houses the Chillers Modifications. Existing sidewalk access adjacent to the project area will be closed during construction. The sidewalk across Wright Avenue will remain open for pedestrian use until the sidewalk replacement has begun to minimize the disruption to foot traffic.

A beneficial physical impact of the project will be the upgraded chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will provide the necessary redundancy needed for T2 buildings. The upgrades will allow the chillers to operate during an extended power outage.

In summary, the physical effects of this project have minimal adverse impacts and are anticipated to be limited to short-term construction activities. Short-term noise, traffic, and minor air impacts from construction activities are expected to affect the campus for the duration of the construction project. No groundwater, surface water, or soil impacts are expected to arise as a result of this project. Beneficial impacts will be realized long-term by the incorporation of upgraded facilities and increased capabilities allowing for expanded energy capacity.

## 5.2 BIOLOGICAL IMPACTS

Long-term adverse biological impacts are not anticipated as the project site is in a developed area. It is not considered a wildlife habitat of any significance beyond birds or small mammals such as squirrels. The project will have no impact or a minimal impact to endangered and threatened species in the state.

Minor topographic changes will result from grading and surface disturbance due to excavation and construction activities. Surface features will change to some degree by increasing the impervious areas due to the building expansion and adjacent pathways. Appropriate stormwater management and erosion control measures will be used to control discharge. A Stormwater Management Plan is not required due to the small size of the project site. An Erosion Control Plan (to be developed prior to construction) and practices will be carried out according to standards required by the WDNR. BMPs will be used before and after construction.

## 5.3 SOCIOECONOMIC IMPACTS

With a project of this scope, magnitude, and duration, adverse construction impacts will be unavoidable despite a staging strategy to maintain building and site access and building functionality. Impacts from construction are an aspect of the process for long-term building improvements which result in long-term beneficial impacts.

Short-term impacts that will be present generally before and during construction include:

- Social impacts from adjacent building employment, staff, and visitors as they accommodate closures.
- Detours of pedestrian, moped, and bicycle routes in the vicinity to accommodate construction, creating delays and the need for additional effort to traverse the area.
- Beneficial economic impacts include employment of design, architectural, and construction team members.

Long-term impacts that will be present compared to existing conditions and following construction include:

- Commitment of financial resources in the amount of $14,494,300 to construct the project.
- Increase in the quality of facility available to staff access.
- Increased chillers capacity.

To summarize, the socioeconomic impacts associated with this project are anticipated to have ancillary beneficial impacts upgrading the existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually and allowing the campus to have the ability to operate the chillers even with extended power outages. Waste generated during construction would be adequately managed by the construction management team and disposed of with recycling goals and tracking of these items as standard part of construction reporting. Adverse effects related to construction noise are anticipated to be localized, temporary, and transient. To reduce the potential impact of construction noise, motorized equipment shall comply with applicable state and federal laws and regulations relating to permissible noise levels within and adjacent to the project construction site. Some construction may occur outside the standard work hours of 7:00 a.m. to 3:30 p.m. All construction work occurring outside of the standard hours of operation will be coordinated with the campus maintenance a minimum of three days prior to any change in work hours.

## 5.4 OTHER

### 5.4.1 Energy and Utilities

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

Improved energy efficiencies for heating and cooling the WDVA King Campus is a keystone beneficial impact from the Chillers Modifications project. The project includes upgrading the existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually and allowing the campus to have the ability to operate the chillers even with extended power outages.

### 5.4.2 Archeological and Historical

The proposed activities are not anticipated to adversely impact archeological or historical sites within or adjoining the project site. No culturally significant materials have been found in the known archeological sites that lie within the project limits.

### 5.4.3 Hazardous Materials

Impacts associated with hazardous materials or environmental conditions on-site are not anticipated. The existing fuel tank at the heating plant will be relocated as part of the Chillers Modifications project. None of the identified ASTs or BRRTS closed sites will be impacted by the project.

# 6.0 PROBABLE ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Adverse, unavoidable short-term impacts include noise, dust, alternative traffic routing, possible building access, and traffic impacts from materials delivery and project implementation.

Dust can be a health concern for workers as well as plants when they are totally covered in dust. 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, but these adverse effects will likely not be completely eliminated. There will be minimal disruption to the existing facilities and operation. Operations and maintenance staff that enter the heating plant, including the control room, will be required to work around the various construction activities. Pedestrian traffic through this area will be detoured around the construction area.

An unavoidable impact of the proposed action is the commitment of energy, materials, and financial resources in the amount of approximately $14.5 million, as well as annual operating and maintenance expenses.

Other unavoidable adverse impacts, which will be mitigated to the extent possible through construction methodology or design aspects, include:

- Removal of minor established vegetation located around the existing building. This will be mitigated through the implementation of the landscaping plan that has replacement turf plantings.
- Traffic changes and changes to pedestrian routes in the short-term during construction will result in minor rerouting of pedestrian travel as well as potential short-term closures due to construction or utility tie-ins.
- Potential light from the Chillers Modifications construction lighting may have a higher impact than existing building conditions.

# 7.0 IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES IF ACTION IS IMPLEMENTED

Many of the resource commitments would be irreversible for the proposed project. Irreversible is defined as resources that are neither renewable nor recoverable for future use. Construction of the proposed project results in the irreversibly or irretrievably committed resources of construction materials that cannot be recovered or recycled including the consumption of fuel and other committed construction fluids.

Resources used during construction of the facility would include crushed stone, concrete, sand, lumber, water, diesel fuel, gasoline, hydraulic fluid, natural gas, asphalt, and water. None of these resources are in short supply relative to the size and location of the project. Additionally, reuse or recycling of some of these items such as the sand, metal piping, and asphalt for other purposes is possible should the facility ever be demolished.

The proposed project would require irretrievable commitment of human and financial resources that would not be available for other endeavors or alternative projects. As a sunk opportunity cost, these cannot be regained; however, the commitment of these resources is consistent with the purpose and need of the proposed action and was deemed better to meet this purpose than the identified alternatives.

# 8.0 ALTERNATIVES

A “No Action” Alternative and Architectural Design Drivers to the proposed project are described below and were evaluated on their merits and impacts. The design alternative presented herein this report and in the most recent design reports was selected as the preferred alternative.

### No Action/Defer the Project Request

This alternative would allow the existing chillers to remain as it currently exists and to continue to support the existing functions and activities. Chiller #1 is over 30 years old and provides 890-tons of cooling while Chiller #2 is an 860-ton unit that is over 10 years old. On the hottest and/or most humid days, running both chillers, the plant can run at over 80% of chiller capacity, with capacity readings reaching as high as 93%. Currently, both chillers can be run in tandem, but the operational process must be done manually. The chillers are not allowed to run above 93% to avoid operating inefficiencies and potential equipment damage/failures.

With the current system, an extended power outage would leave the campus with no ability to operate the chillers. The design of the buildings on the King campus does not accommodate opening windows for cooling purposes, which can be dangerous for residents and patients.

# 9.0 EVALUATION

## 9.1 SIGNIFICANT EFFECTS TO THE ENVIRONMENT

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

**No**. This project is self-contained and in an urban developed environment with similar uses.

## 9.2 NEW ENVIRONMENTAL EFFECTS

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

**No.** Site conditions may change to a degree, but proposed on-going use and environment is similar to what currently exists at the site.

## 9.3 GEOGRAPHICALLY SCARCE RESOURCES

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

**No**. Environmental features may change to a degree, but proposed on-going use and environment is similar to what currently exists at the site. The project area does not contain any geographically scarce resources or features.

## 9.4 PRECEDENT SETTING FROM ACTION

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

The decision to build the project does not restrict future decisions or development in the area, nor is it precedent-setting from a site development or permitting aspect.

## 9.5 HIGHLY CONTROVERSIAL ISSUES

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

Concerns indicative of serious controversy were not identified during the course of this Environmental Assessment. No comments were received after the Scoping Letter was sent to the public. The proposed site use is consistent with the existing building.

## 9.6 CONSISTENCY WITH LONG-TERM PLANS AND POLICIES

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

This action does not appear to conflict with official agency plans or any local, state, or national policy. The project is consistent with the WDVA and DFD plans.

## 9.7 CUMULATIVE IMPACTS

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

Cumulative impacts could include combined construction impacts from other nearby construction projects that are occurring or will occur. These combined impacts from construction could include construction traffic, dust, noise, and construction worker traffic. Following construction, it is not anticipated that further cumulative impacts will occur as the Chillers Modifications is self-contained.

## 9.8 HISTORICAL, SCIENTIFIC, ARCHAEOLOGICAL IMPACTS

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

**No.** No historically significant, scientific, or archaeological sites will be destroyed.

## 9.9 FUTURE IMPACTS

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

The proposed action is irreversible in the sense that it would take considerable construction and financial effort to undo, relocate, or demolish the main aspects of proposed project construction. Construction of the project components limits what can be constructed on the site in the future.

## 9.10 ETHNIC OR CULTURAL IMPACTS

*Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns?*

The project is not anticipated to result in any direct or indirect impacts on ethnic or cultural groups. Social patterns altered will be primarily related to patients and staff in the area and may be impacted during construction. The impacts are not relegated to a specific ethnicity or cultural group and are felt across all social, economic, and cultural classes.

## 9.11 OTHER

No other impacts are anticipated.

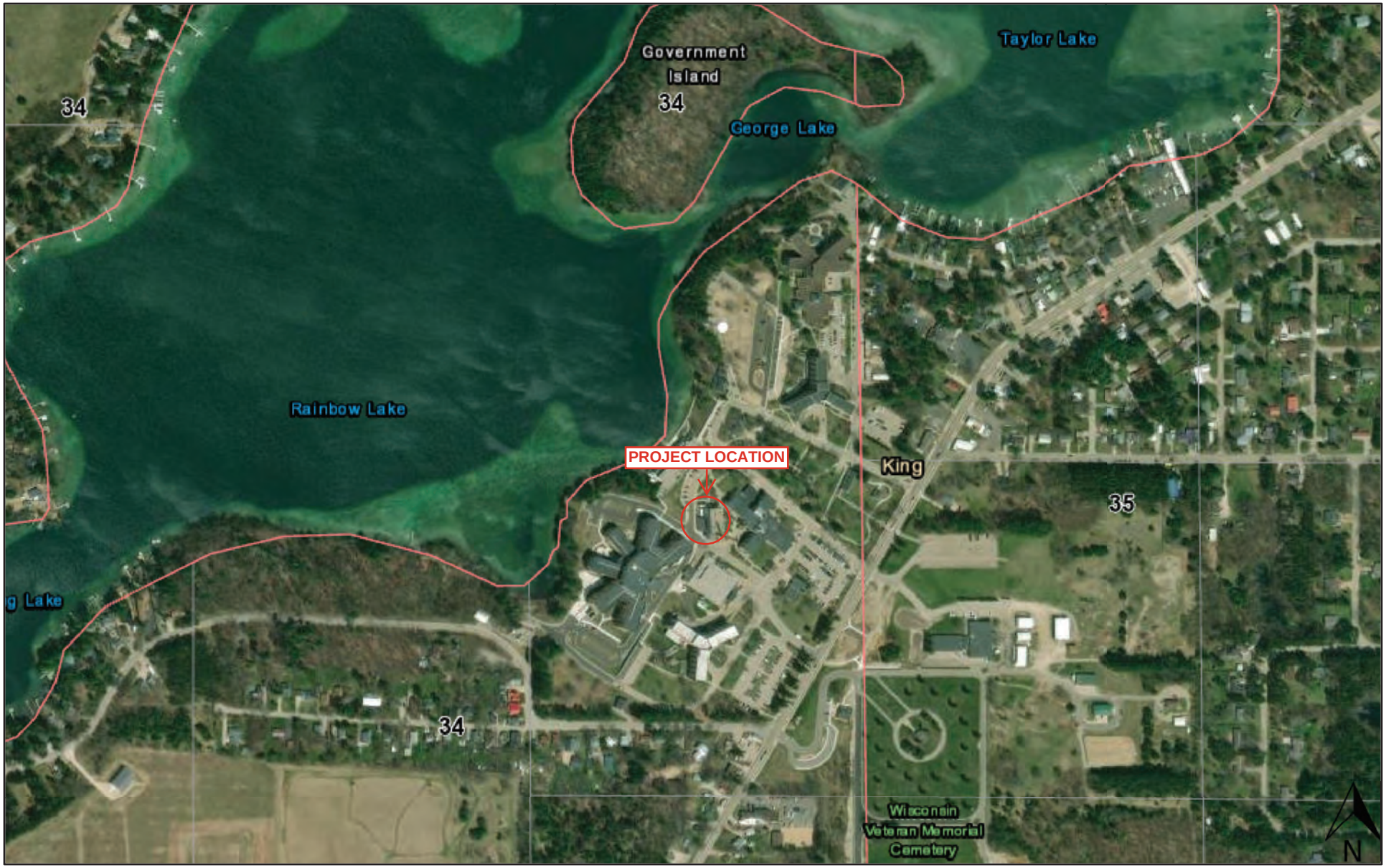
# 10.0 LIMITATIONS

The work product included in the attached was undertaken in full conformity with generally accepted professional consulting principles and practices, and to the fullest extent as allowed by law, we expressly disclaim all warranties, express or implied, including warranties of merchantability or fitness for a particular purpose. The work product was completed in full conformity with the contract with our client, and this document is solely for the use and reliance of our client (unless previously agreed upon that a third party could rely on the work product), and any reliance on this work product by an unapproved outside party is at such party's risk.

The work product herein (including opinions, conclusions, suggestions, etc.) was prepared based on the situations and circumstances as found at the time, location, scope, and goal of our performance and thus should be relied upon and used by our client recognizing these considerations and limitations. Cornerstone Environmental Group, LLC - A Tetra Tech Company shall not be liable for the consequences of any change in environmental standards, practices, or regulations following the completion of our work, and there is no warrant to the veracity of information provided by third parties, or the partial utilization of this work product.

# APPENDIX A: FIGURES

# Figure 1 - Project Location




March 26, 2025

Note

Address: N2665 COUNTY RD QQ, WAUPACA, WI 54981

1:9,028

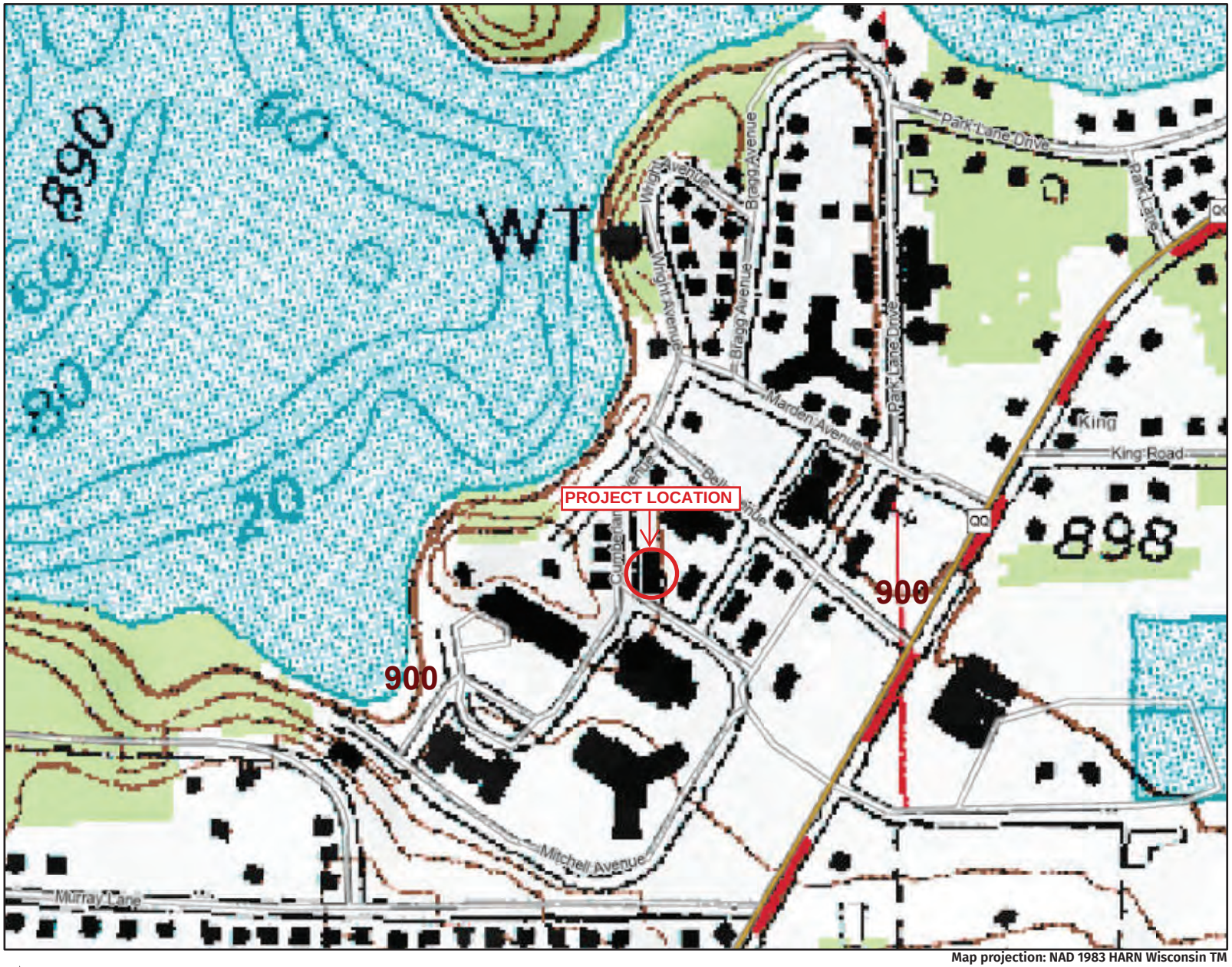
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Compiled by the Bureau of Land Management (BLM), Headquarters (HQ), Esri, HERE, Garmin, iPC, Maxar

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

# Figure 2 - Topography




**Legend:** (some map layers may not be displayed)

- County Boundaries

County and Local Roads

- County HWY
- Local Road

**Notes:**

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 325 650 Feet
0 90 180 Meters

Service Layer Credits:
Cities, Roads & Boundaries: , Topographic Maps:




*Date Printed: 3/25/2025 3:44 PM*


Map Scale: 1:793 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Waupaca County, Wisconsin
Survey Area Data: Version 18, Sep 3, 2024

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

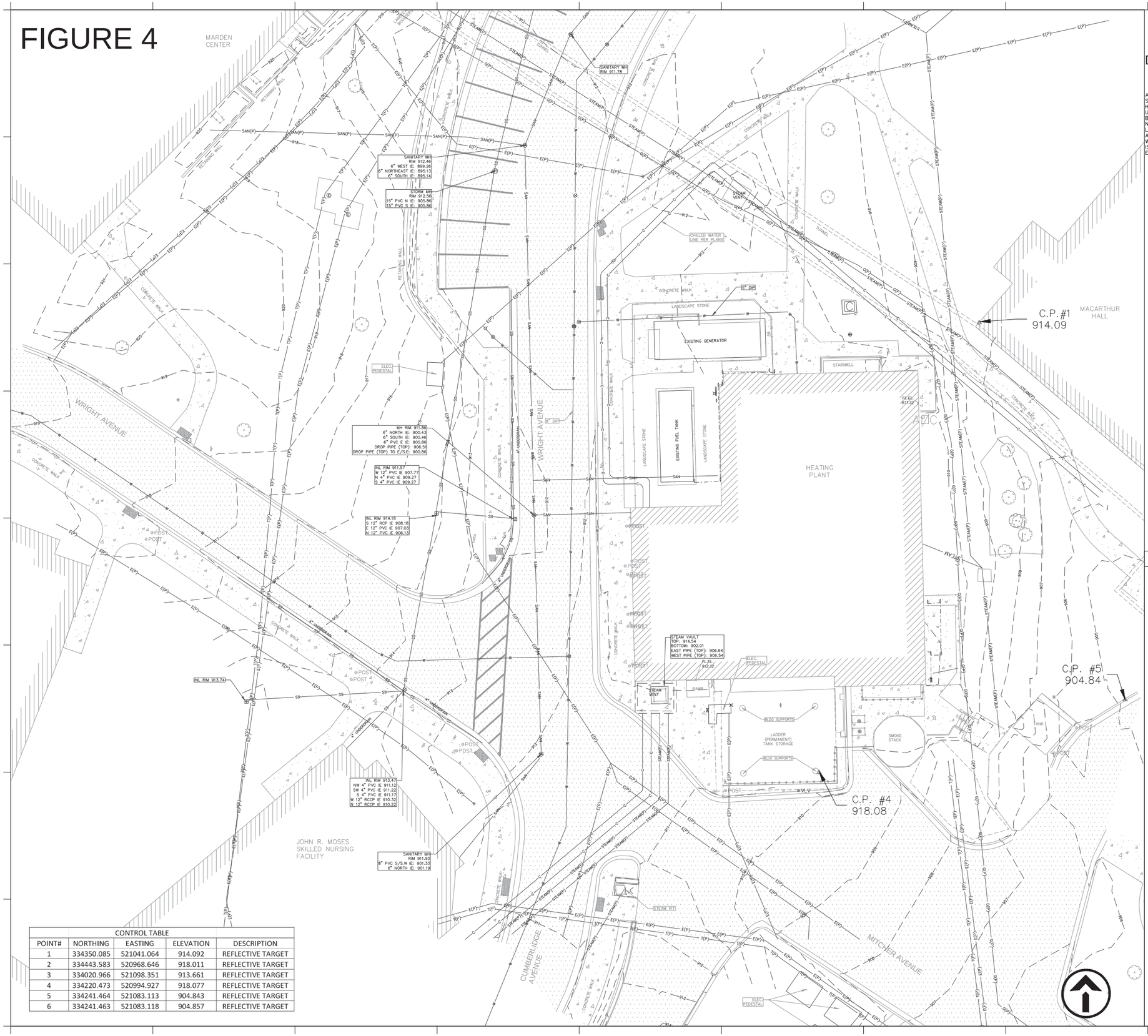
Date(s) aerial images were photographed: Jun 7, 2023—Jun 8, 2023

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

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| RfB | Richford loamy sand, 2 to 6 percent slopes | 2.8 | 84.1% |
| RoD | Rosholt sandy loam, 15 to 35 percent slopes | 0.5 | 15.9% |
| **Totals for Area of Interest** | | **3.3** | **100.0%** |

# FIGURE 4




| CONTROL TABLE | | | | |
|---|---|---|---|---|
| POINT# | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 1 | 334350.085 | 521041.064 | 914.092 | REFLECTIVE TARGET |
| 2 | 334443.583 | 520968.646 | 918.011 | REFLECTIVE TARGET |
| 3 | 334020.966 | 521098.351 | 913.661 | REFLECTIVE TARGET |
| 4 | 334220.473 | 520994.927 | 918.077 | REFLECTIVE TARGET |
| 5 | 334241.464 | 521083.113 | 904.843 | REFLECTIVE TARGET |
| 6 | 334241.463 | 521083.118 | 904.857 | REFLECTIVE TARGET |

FILENAME: s:\PD\220414 21h2d wi king chiller modifications\Design\C001 – EXISTING SITE PLAN.dwg

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED, THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ONSITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETE AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

## LEGEND

- ▲ = CONTROL POINT
- ⊗ = WATER VALVE
- = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- POST = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- GW = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = TRUNCATED DOMED WARNING FIELD
- = SIGN
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- CO = CLEANOUT
- FLAG = FLAG POLE
- UMP = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- — 3 — = MINOR CONTOUR
- — 5 — = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- X = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- SS = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- STEAM = STEAM
- C = CHILLED WATER
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS


RD
17400 West Capitol Drive
Brookfield, WI 53045
Phone: 414.778.1700
Fax: 414.778.2360
E-Mail: r-d@ringdu.com

Consultant:
kapur
4654 S. Biltmore Lane
Madison, WI 53718
kapurinc.com


State of Wisconsin
Department of Administration
Division of Facilities Development

N2665 COUNTY RD QQ, WAUPACA, WI 54981

CHILLER MODIFICATIONS
WISCONSIN VETERANS HOME AT KING
DEPARTMENT OF VETERANS AFFAIRS
KING, WI

EXISTING SITE PLAN

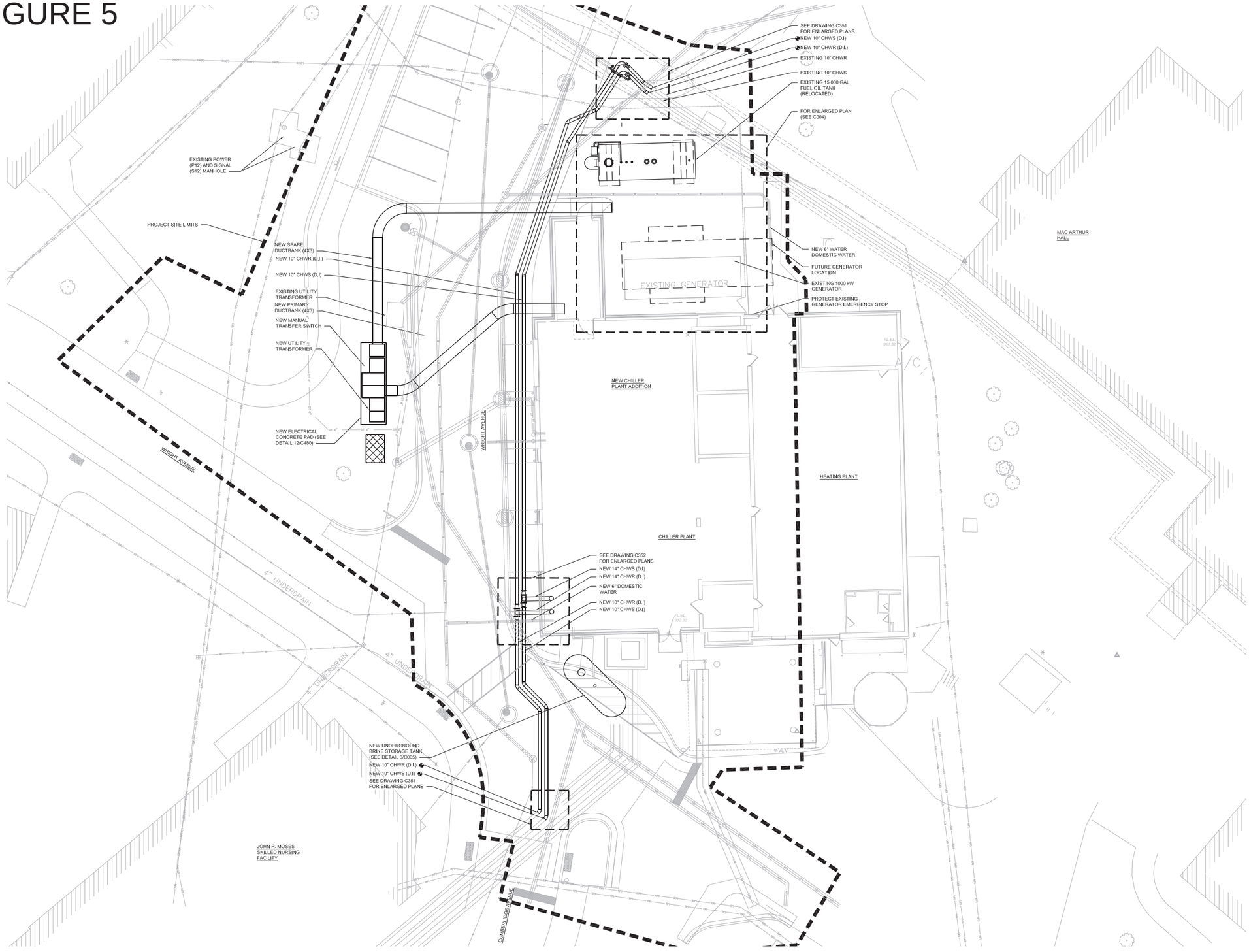
Revisions:

| No. | Date | Description |
|---|---|---|
| | | |

Scale: 1" = 0' 5' 10'

| | |
|---|---|
| Number | 21H2D |
| Set Type | BD |
| Date Issued | 12/20/2024 |
| Sheet Number | C001 |

FIGURE 5




1 CHILLED WATER AND ELECTRICAL SITE UTILITY PLAN - NEW CONSTRUCTION
1" = 10'-0"

NORTH

## GENERAL NOTES:

1. CONTRACTOR SHALL TEMPORARY REMOVE FUEL OIL FROM TANK PRIOR TO RELOCATION OR RELOCATE TANK WITH FUEL OIL WITHIN.
2. EXISTING CHILLED WATER PLANT SHALL BE SHUTDOWN AND OFFLINE OCTOBER 15, 2025.
3. EXISTING UNDERGROUND PIPING SHALL REMAIN OPERATIONAL UNTIL OCTOBER 15, 2025.
4. NEW CHILLED WATER PLANT SHALL BE OPERATIONAL BY APRIL 17, 2026.


17400 West Capitol Drive
Brookfield, WI 53045
301 South Blount Street
Suite 101 Madison, WI 53703
Phone: 414.778.1700
Fax: 414.778.2360
E-Mail: r-d@rdngdu.com


State of Wisconsin
Department of Administration
Division of Facilities Development

N2665 COUNTY RD QQ, WAUPACA, WI 54981

CHILLER MODIFICATIONS
WISCONSIN VETERANS HOME AT KING
DEPARTMENT OF VETERANS AFFAIRS
KING, WI

Sheet Title:
CHILLED WATER AND ELECTRICAL SITE UTILITY PLAN - NEW CONSTRUCTION

Revisions:

| No. | Date | Description |
|---|---|---|

| | |
|---|---|
| Scale | 0 2.5' 5' 10' 15' |
| DFD Number | 21H2D |
| Set Type | BD |
| Date Issued | 12/20/2024 |
| Sheet Number | C003 |

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

# Figure 6 - Wisconsin Wetland Inventory Map


**Legend:** (some map layers may not be displayed)

- Watersheds

Wetland Class Points

- Wetland too small to delineate
- Wetland Class Areas
- USDA Wetspots
- Wetland Indicators
- City or Village
- County Boundaries

County and Local Roads

- County HWY
- Local Road
- Latest Leaf On Imagery

**Notes:**


**Map projection: NAD 1983 HARN Wisconsin TM**

N

Map: 0 625 1,250 Feet
0 180 360 Meters

Service Layer Credits:
Wetland Indicators & Soils: Surface Water Data Viewer Team, Latest Leaf On: , Wisconsin Wetland Inventory
NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn, Cities, Roads & Boundaries:



*Date Printed: 3/25/2025 3:21 PM*

# Figure 7 - National Flood Hazard Layer FIRMette

FEMA

89°9'2"W 44°20'25"N


89°8'25"W 44°20'N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

*Basemap Imagery Source: USGS National Map 2023*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2025 at 8:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

# Figure 8 - RR Sites Map


**Legend:** (some map layers may not be displayed)

- No Action Required (NAR)
- Municipality Boundaries

Major Roads

- County Road

Local Roads

- Local Road
- Local Road
- Municipal Boundary
- County Boundaries
- State Boundary
- Waterbody Shoreline
- 24K Waterbody
- Open Water
- Latest Leaf Off Imagery

**Notes:**


**Map projection: NAD 1983 HARN Wisconsin TM**

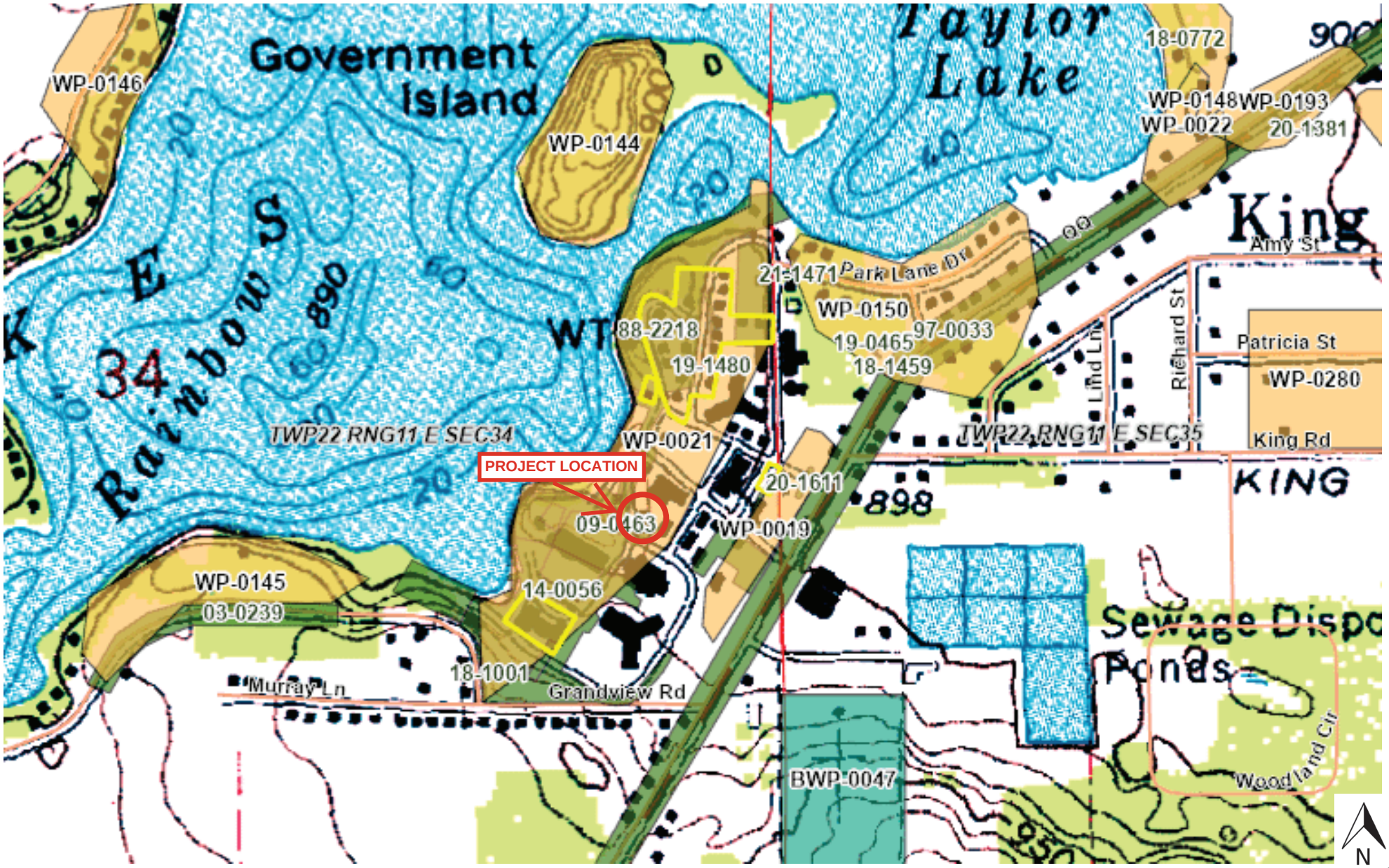
N

Map: 0 170 340 Feet
0 50 100 Meters

Service Layer Credits:
Surface Water - Cached: WiDNR, USGS, and other data, Municipal Boundaries: , Surface Water - Dynamic: US Geological Survey's 1:24,000-scale topographic map; USGS Geographic Names Information System (GNIS), Basic Base Map - Dynamic: , RR PUBLIC MAPSERVICES ADDITIONAL EXT: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, RR PUBLIC MAPSERVICES CORE EXT: Wisconsin Department of Natural Resources, Environmental Management



*Date Printed: 3/25/2025 3:39 PM*




March 2025

Exported from the WHPD Terminal on 03/26/2025



TETRA TECH

ALL PROFESSIONAL ENGINEERING WORK IS PERFORMED BY DULY LICENSED PROFESSIONAL ENGINEERS UNDER THE APPROPRIATE STATE REGISTERED PROFESSIONAL ENTITY.

Department of Veterans Affairs
Wisconsin Veterans Home at King
Chillers Modifications
Wisconsin Historic Preservation District (WHPD) Map

FIGURE NO.
9

PROJECT NO.
209-4251240

# APPENDIX B: SCOPING LETTER AND DISTRIBUTION LIST

TETRA TECH

February 17, 2025

Re: Wisconsin Department of Veterans Affairs – King Campus Chillers Modifications
DFD Project # 21H2D

Dear Potentially Interested Party:

The State of Wisconsin Department of Administration, Division of Facilities Development (DFD) has retained Cornerstone Environmental Group, a Tetra Tech company (Tetra Tech), on behalf of the Department of Veterans Affairs (DVA) to prepare an Environmental Assessment (EA) of the proposed Chillers Modifications at the Wisconsin Veterans Home located at N2665 County Rd QQ in King, WI. The EA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA) and regulations of Section 1.11 Wisconsin Statutes created by Chapter 274, Laws of 1971, and Chapter DHS 18 of the Wisconsin Administrative Code. An initial component of this EA is the scoping process to identify at an early stage any potential impacts of the project on the physical, biological, social, and economic environments. Because you, your agency, or your group may have an interest in the project or are representing neighbors near the project vicinity, we are inviting you to participate in the scoping process.

Known project components and identification of potential impacts to be studied in the EA will be collected at this early phase of the EA development. All identified stakeholders will be afforded a reasonable opportunity to identify in writing any support, issues, or concerns they believe should be addressed during the EA process for this proposed project.

This project will upgrade the existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will need to provide operational redundancy needed for T2 buildings. The project total cost is anticipated to be $14.5 million and will start construction in April 2025, reaching substantial completion by August 2027.

Impacts that are identified during this process will be incorporated into a draft EA report which will be made available to the public for a minimum of 15 days as a review period and will be circulated to appropriate federal, state, and local agencies. Comments and inquiries of the draft EA document and a recommendation on the findings of the EA will be developed for release as either *the project does not significantly affect the quality of the human environment* or as a *Major and Significant Action* thereby requiring the preparation of an Environmental Impact Statement (EIS).

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input by March 3, 2025, to be considered in the draft EA. Comments received after that date will be considered in preparation of the final EA. The Draft EA is anticipated to be released in March 2025. Related information and the comment form can be obtained via the project website at: https://VeteransAffairsChillersModEA.com.

TETRA TECH
8413 Excelsior Drive, Suite 160, Madison, WI 53717
Tel 877.294.9070 Fax 877.845.1456 tetratech.com

February 17, 2025

Send your comments to:

Aden Clark
8413 Excelsior Drive, Suite 160
Madison, WI 53717
aden.clark@tetratech.com

If no comments are received from you or your agency, we will assume there are no project issues that negatively impact you. You will have additional opportunities to provide comments during the upcoming public comment period. If you have any questions or concerns regarding this process, please contact Aden Clark at (608) 422-9083.

Sincerely,

**CORNERSTONE ENVIRONMENTAL GROUP, LLC – A TETRA TECH COMPANY**

Teri Daigle
Sr. Project Manager

Enclosure: Attachment A: Site Map
Attachment B: Comment Form

TETRA TECH

## Attachment A – Site Map

Chillers Modifications
Power Plant Building
Wisconsin Veterans Home - King
Department of Veterans Affairs
Town of Farmington, Wisconsin
N2665 County Rd QQ, King, WI 54981


Source: Google Maps

# COMMENT FORM

Chillers Modifications
Power Plant
Wisconsin Veterans Home - King
Department of Veterans Affairs
Town of Farmington, Wisconsin
N2665 County Rd QQ
King, WI 54981
DFD Project # 21H2D

I have the following comments regarding this project and items to be considered as part of the scoping process:

[Please write comment(s) here. Attach additional pages if necessary.]

Please complete the following information and sign if submitting comments:

Name: _____

Title/Representing: _____

Address: _____

Telephone Number: _____

E-mail Address (optional): _____

Signature: _____

☐ I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.

☐ I am NOT interested in continuing my involvement in the public participation of this project. Please do NOT continue to send me project notices.

Please return this form by **March 3, 2025**, to:

Aden Clark
Tetra Tech
8413 Excelsior Drive, Suite 160
Madison, WI 53717
aden.clark@tetratech.com

## Distribution List

| **WEPA Compliance Document Distribution List**<br>**Wisconsin Department of Veterans Affairs Chillers Modifications**<br>**DFD Project # 21H2D** | **M** = Mailed a hard copy<br>**E** = Emailed an electronic copy of website notice |
|---|---|

| Contact Name | Organization | Address Line | City | State | Zip | Email Address | Document Distribution | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Scoping | DEA | FEA |
| **Department of Veterans Affairs** | | | | | | | | | |
| Craig Jensen | DVA - Budget Policy Analyst - Adv. | PO Box 7843 | Madison | WI | 53707 | craig.jensen1@dva.wisconsin.gov | E | E | E |
| Brian Thibodeau | DVA - Power Plant Supt. | N2665 County Rd QQ | King | WI | 54946 | brian.thibodeau@dva.wisconsin.gov | E | E | E |
| Tammy Servatius | DVA - Administrator, Commandant - King | N2665 County Rd QQ | King | WI | 54946 | tammy.servatius@dva.wisconsin.gov | E | E | E |
| **Neighborhood Associations/Town of Farmington** | | | | | | | | | |
| Waupaca Chain O' Lakes Association, Inc. | | PO Box 169 | King | WI | 54946 | chainolakesassociation@gmail.com | E | E | E |
| Town of Farmington | | E913 Prairie View Lane | Waupaca | WI | 54981 | clerk@farmingtonwaup.gov | E | E | E |
| **Design Architect/Engineer** | | | | | | | | | |
| Josh Nickols | Ring & DuChateau, LLP - Partner, Vice President | 17400 W. Capitol Drive | Brookfield | WI | 53045 | jnickols@ringdu.com | E | E | E |
| **Federal Government Agencies** | | | | | | | | | |
| Governor Tony Evers | State of Wisconsin | 115 East Capitol | Madison | WI | 53702 | govinfo@wisconsin.gov | E | E | E |
| Sen. Rachael Cabral-Guevara | State of Wisconsin - Senate District 19 | PO Box 7882 | Madison | WI | 53707 | Sen.Cabral-Guevara@legis.wisconsin.gov | E | E | E |
| Rep. Kevin Petersen | State of Wisconsin - Assembly District 57 | PO Box 8953 | Madison | WI | 53708 | Rep.Petersen@legis.wisconsin.gov | E | E | E |
| **State Government Agency Contacts** | | | | | | | | | |
| Robert Otremba | Wisconsin Department of Administration, Division of Facilities Development - Project Manager | PO Box 7866 | Madison | WI | 53707 | Robert.Otremba@wisconsin.gov | E | E | E |
| Naomi de Mers | Wisconsin Department of Administration, Division of Facilities Development - Administrator | PO Box 7866 | Madison | WI | 53707 | Naomi.demers@wisconsin.gov | E | E | E |
| **Local Libraries** | | | | | | | | | |
| Waupaca Area Public Library | | 107 South Main Street | Waupaca | WI | 54981 | | | M | M |

# APPENDIX C: PUBLIC COMMENTS RECEIVED

Note: No public comments were received as part of the scoping process.

# APPENDIX D: DEA DISTRIBUTION LIST

# Distribution List

**WEPA Compliance Document Distribution List**
**Wisconsin Department of Veterans Affairs Chillers Modifications**
**DFD Project # 21H2D**

**M** = Mailed a hard copy
**E** = Emailed an electronic copy of website notice

| Contact Name | Organization | Address Line | City | State | Zip | Email Address | Document Distribution | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Scoping | DEA | FEA |
| **Department of Veterans Affairs** | | | | | | | | | |
| Craig Jensen | DVA - Budget Policy Analyst - Adv. | PO Box 7843 | Madison | WI | 53707 | craig.jensen1@dva.wisconsin.gov | E | E | E |
| Brian Thibodeau | DVA - Power Plant Supt. | N2665 County Rd QQ | King | WI | 54946 | brian.thibodeau@dva.wisconsin.gov | E | E | E |
| Tammy Servatius | DVA - Administrator, Commandant - King | N2665 County Rd QQ | King | WI | 54946 | tammy.servatius@dva.wisconsin.gov | E | E | E |
| **Neighborhood Associations/Town of Farmington** | | | | | | | | | |
| Waupaca Chain O' Lakes Association, Inc. | | PO Box 169 | King | WI | 54946 | chainolakesassociation@gmail.com | E | E | E |
| Town of Farmington | | E913 Prairie View Lane | Waupaca | WI | 54981 | clerk@farmingtonwaup.gov | E | E | E |
| **Design Architect/Engineer** | | | | | | | | | |
| Josh Nickols | Ring & DuChateau, LLP - Partner, Vice President | 17400 W. Capitol Drive | Brookfield | WI | 53045 | jnickols@ringdu.com | E | E | E |
| **Federal Government Agencies** | | | | | | | | | |
| Governor Tony Evers | State of Wisconsin | 115 East Capitol | Madison | WI | 53702 | govinfo@wisconsin.gov | E | E | E |
| Sen. Rachael Cabral-Guevara | State of Wisconsin - Senate District 19 | PO Box 7882 | Madison | WI | 53707 | Sen.Cabral-Guevara@legis.wisconsin.gov | E | E | E |
| Rep. Kevin Petersen | State of Wisconsin - Assembly District 57 | PO Box 8953 | Madison | WI | 53708 | Rep.Petersen@legis.wisconsin.gov | E | E | E |
| **State Government Agency Contacts** | | | | | | | | | |
| Robert Otremba | Wisconsin Department of Administration, Division of Facilities Development - Project Manager | PO Box 7866 | Madison | WI | 53707 | Robert.Otremba@wisconsin.gov | E | E | E |
| Naomi de Mers | Wisconsin Department of Administration, Division of Facilities Development - Administrator | PO Box 7866 | Madison | WI | 53707 | Naomi.demers@wisconsin.gov | E | E | E |
| **Local Libraries** | | | | | | | | | |
| Waupaca Area Public Library | | 107 South Main Street | Waupaca | WI | 54981 | | | M | M |

# APPENDIX E: SITE PHOTOGRAPHS

Photograph No. 1

Date: January 21, 2025

Heating plant

Viewing south.

Photograph No. 2

Date: January 21, 2025

Steam vent

Viewing southwest.

Photograph No. 3

Date: January 21, 2025

Greenspace and Wright Avenue adjacent to heating plant

Viewing northwest.

Photograph No. 4

Date: January 21, 2025

Existing generator and fuel tank

Viewing east.


Photograph No. 5

Date: January 21, 2025

Intersection of Wright Avenue, Cumberlidge Avenue, and Mitcher Avenue

Viewing south.

Photograph No. 6

Date: January 21, 2025

Intersection of Wright Avenue, Cumberlidge Avenue, and Mitcher Avenue

Viewing south.

Photograph No. 7

Date: January 21, 2025

Heating plant

Viewing east.

Photograph No. 8

Date: January 21, 2025

Wright Avenue

Viewing west.

Photograph No. 9

Date: January 21, 2025

Wright Avenue

Viewing north.

Photograph No. 10

Date: January 21, 2025

Heating plant

Viewing northeast.

Photograph No. 11

Date: January 21, 2025

Heating plant

Viewing northwest.

Photograph No. 12

Date: January 21, 2025

Liquid Oxygen Tank

Viewing north.

Photograph No. 13

Date: January 21, 2025

Mitcher Avenue

Viewing southwest.

Photograph No. 14

Date: January 21, 2025

Heating plant

Viewing west.

Photograph No. 15

Date: January 21, 2025

Heating plant smoke stack

Viewing west.

Photograph No. 16

Date: January 21, 2025

Inside heating plant. Garage doors

Photograph No. 17

Date: January 21, 2025

Steam pit on the corner of Wright Avenue and Mitcher Avenue

Viewing north.

Photograph No. 18

Date: January 21, 2025

Fire hydrant and water valve adjacent to Wright Avenue

Viewing northwest.