Draft

Environmental Impact Statement

UW-Madison Music Performance Building

University of Wisconsin – Madison

Prepared for:

State of Wisconsin
Wisconsin Department of Administration
Division of Facilities Development
DFD Project No. 10F2J

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Draft Environmental Impact Statement

UW-Madison Music Performance Building

University of Wisconsin – Madison
Madison, Wisconsin

State Project No. 10F2J

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Acronyms and Abbreviations

AIA	American Institute of Architects
AP	Accredited Professional
ASF	assigned square feet
ASLA	American Society of Landscape Architects
ASM	Associated Students of Madison
AST	Aboveground Storage Tank
BRRTS	Bureau of Remediation and Redevelopment Tracking System
DATCP	Department of Agriculture, Trade and Consumer Protection
DEIS	Draft Environmental Impact Statement
DFD	Division of Facilities Development
DOA	Department of Administration
E	east
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
ERR	Endangered Resources Review
F	Fahrenheit
FEIS	Final Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FP&M	Facilities, Planning, and Management
gpm	gallons per minute
GSF	gross square feet
HERCP	horizontal elliptical reinforced concrete pipe
HVAC	high-voltage alternating current
HW	hazardous waste
ID	identifier
IECC	International Energy Conservation Code
Inc.	Incorporation
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design
LLC	Limited Liability Company
LUST	Leaking Underground Storage Tank
MERV	Minimum Efficiency Reporting Value
msl	mean sea level
MVA	million-volt-amperes
N/A	not applicable
NAAQS	National Ambient Air Quality Standards

NE	northeast
NRCS	Natural Resources Conservation Services
NW	northwest
OSHA	Occupational Safety and Health Administration
OTIE	Oneida Total Integrated Enterprises
PAHs	polycyclic aromatic hydrocarbons
PE	Professional Engineer
PMS	Payments for Municipal Services
psig	pounds per square inch gauge
PTO	permit to operate
RCRA	Resource Conservation and Recovery Act of 1976
RH	relative humidity
ROD	Record of Decision
S	south
SE	southeast
SHPO	State Historic Preservation Office
SHWIMS	solid and hazardous waste information system
SOTW	solid and hazardous waste information system on the web
TSS	Total Suspended Solids
USACE	United States Army Corps of Engineers
USGS	United States Geologic Survey
USPS	United States Postal Service
UST	Underground Storage Tank
UW	University of Wisconsin
UW-Madison	University of Wisconsin-Madison
UWSA	University of Wisconsin System Administration
VOCs	volatile organic compounds
WALMS	Wisconsin Asbestos and Lead Abatement Management System
WARF	Wisconsin Alumni Research Foundation
WDNR	Wisconsin Department of Natural Resources
WDOA	Wisconsin Department of Administration
WEPA	Wisconsin Environmental Policy Act
WHI	Wisconsin Architecture and History Inventory
WRAPP	Wisconsin Resources Application for Project Permits

UW-MADISON MUSIC PERFORMANCE BUILDING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
UNIVERSITY OF WISCONSIN-MADISON
STATE PROJECT NO. 10F2J

Sponsored by the Wisconsin Department of Administration (DOA), Division of Facilities Development (DFD), UW System Administration (UWSA), and the University of Wisconsin – Madison (UW-Madison).

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Abstract

A project is proposed on the University of Wisconsin-Madison (UW-Madison) campus which will construct a new Music Performance Building to support the current programmatic needs of UW-Madison School of Music. The project site is located on a vacant, grassed lot and surface parking lot (Lot #3) in the 700 Block of University Avenue. The project site is bounded by University Avenue to the south, North Lake Street to the east, Fitch Court and the Chazen Museum to the west, and the UW-Extension Building to the north. The project is part of the East Campus Gateway development and sits at a major entry point to the campus from the eastside and downtown Madison.

The UW-Madison School of Music has experienced a four-fold increase in activity since the 1960s and now includes 50 full-time staff, 7 adjunct faculty, 400-450 student music majors, and a full-time equivalent support staff of 20. The School of Music educates many non-music majors through courses generating over 2,500 student credit hours per semester. It is currently the largest public presenter of chamber music in Wisconsin, and presents over 350 concerts, recitals, and public events annually.

The Music Performance Building project, combined with a future Music Academic Facility planned to the north of the project site, will enable the UW-Madison School of Music to completely vacate the George L. Mosse Humanities Building. The Humanities Building currently also houses the Department of History, the Art Department, various humanities institutes, and both dedicated and general assignment instructional space. The School of Music's space in the building remains much the same today as it was when it was built in 1969, and functional and physical condition issues within the facility prevent the building from being able to support the current programmatic needs of the School of Music.

The proposed new Music Performance Building will be built in two phases. Phase I of the project will include a 325-seat recital hall, a rehearsal room, and associated storage and support space for a total of 32,123 gross square feet (GSF). Phase II of the project will include a 42,335 GSF, 737-seat concert hall that will accommodate 70-90 musicians. The project will be designed as a sustainable and energy efficient facility following DFD sustainability requirements and will be designed to achieve a minimum of LEED® Silver Certification, while striving for a Gold rating. Phase I cost of the project is estimated at $22,500,000 and will be funded using 100% gift funds

(no state funding). Phase II of the project is planned for a future date after additional funding has been secured. Phase II will also be funded using 100% gift funds. Design of the project will conclude in October 2015. Construction is targeted to start in November 2015 with completion in spring of 2017.

Ayres Associates was retained on behalf of the University of Wisconsin System Administration (UWSA) to prepare an Environmental Impact Statement (EIS) for the project. The EIS is to be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and UWSA guidelines. The project manager is the state Department of Administration's DFD. As part of the EIS process, a scoping meeting for the project was held October 2, 2014, on the UW-Madison Campus. The Draft EIS was made available on December 16, 2014, for a 45-day public review period, and a Draft EIS public meeting will be held on January 29, 2015, at 5:00 PM CDT in Conference Room 132 of the Wisconsin Alumni Research Foundation (WARF) Building on the UW-Madison campus. The Draft EIS was made available for review at the UW-Madison Helen C. White Library and the Central Madison Public Library and online at

www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS

Please send any comments to:

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Draft EIS public meeting minutes and comments received during the public comment period will be included in the Final EIS document. Appendix E in this report is reserved for public comment information.

Following the Draft EIS public comment period, comments will be reviewed by the design team and a Final EIS will be prepared to evaluate the environmental impact of the project and the amendments made to the project since completion of the Draft EIS. The Final EIS document is anticipated to be released in mid-February 2015 with a Final EIS public hearing to be held 30-days after release of the Final EIS document. Comments received during the Final EIS public hearing and comment period will then be evaluated and used to develop a Record of decision (ROD). The UWSA will provide a conclusion on the findings of the Final EIS and circulate the ROD to key individuals and agencies involved in the EIS process. It is anticipated that the ROD will be issued in early April 2015.

EIS Schedule

UW-Madison Music Performance Building

DFD Project No. 10F2J

Event/Task	Approximate Completion Date
Scoping Phase	
Mail invitations to Scoping Meeting	09/18/2014
Public notice publication date (scoping)	09/18/2014
Public Scoping Meeting	10/02/2014
Draft EIS Phase	
Public notice publication date (Draft EIS)	12/11/2014 12/16/2014
UW-Madison last day of fall semester classes	12/12/2014
Release Draft EIS (start of 45-day comment period)	12/16/2014
UW-Madison spring semester classes begin	1/20/2015
Draft EIS public meeting	01/29/2015
Complete 45-day comment period (Draft EIS)	01/29/2015
Board of Regents Review and Approval	02/5-6/2015
Final EIS Phase	
Public notice publication date (Final EIS)	02/17/2015
Release Final EIS (start of 30-day comment period)	02/17/2015
Final EIS public hearing/end of 30-day comment period	03/18/2015
Record of Decision Phase	April 2015

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Summary

The University of Wisconsin (UW) System is proposing to construct a new Music Performance Building to support the current programmatic needs of UW-Madison's School of Music. 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 adopted from Regent Resolution 2508, November 6, 1981 and Regent Resolution 8015, October 8, 1999. The Wisconsin Department of Administration (DOA) Division of Facilities Development (DFD) retained Ayres Associates in August 2014 to prepare the EIS for the proposed action.

Project Description

A project is proposed on the University of Wisconsin-Madison (UW-Madison) campus which will construct a new Music Performance Building to support the current programmatic needs of UW-Madison School of Music. The project site is located on a vacant, grassed lot and surface parking lot (Lot #3) in the 700 Block of University Avenue. The project site is bounded by University Avenue to the south, North Lake Street to the east, Fitch Court and the Chazen Museum to the west, and the UW-Extension Building to the north. The project is part of the East Campus Gateway development and sits at a major entry point to the campus from the eastside and downtown Madison.

The UW-Madison School of Music has experienced a four-fold increase in activity since the 1960s and now includes 50 full-time staff, 7 adjunct faculty, 400-450 student music majors, and a full-time equivalent support staff of 20. The School of Music educates many non-music majors through courses generating over 2,500 student credit hours per semester. It is currently the largest public presenter of chamber music in Wisconsin, and presents over 350 concerts, recitals, and public events annually.

The Music Performance Building project, combined with a future Music Academic Facility planned to the north of the project site, will enable the UW-Madison School of Music to completely vacate the George L. Mosse Humanities Building. The Humanities Building also currently houses the Department of History, the Art Department, various humanities institutes, and both dedicated and general assignment instructional space. The School of Music's space in the building remains much the same today as it was when it was built in 1969, and functional and physical condition issues within the facility prevent the building from being able to support the current programmatic needs of the School of Music.

The proposed new Music Performance Building will be built in two phases. Phase I of the project will include a 325-seat recital hall, a rehearsal room, and associated storage and support space for a total of 32,123 GSF. Phase II of the project will include a 42,335 GSF, 737-seat concert hall that will accommodate 70-90 musicians. The project will be designed as a sustainable and energy efficient facility following DFD sustainability requirements and designed to achieve a minimum of LEED® Silver Certification, while striving for Gold rating. Phase I cost of the project is estimated at $22,500,000 and will be funded using 100% gift funds (no state funding). Phase II of the project is planned for a future date after additional funding has been secured. Phase II will also be funded using 100% gift funds. As of the date of this report, the budget for Phase II is unknown. Project bidding for Phase I of the Music Performance Building project is planned for July 2015 with construction to start in November 2015 and building occupancy in March 2017.

Potential Impacts

Physical and Biological Environment

The proposed Music Performance Building will not have a significant adverse impact on air quality beyond the short-term emissions from construction activities and construction equipment.

The Music Performance Building will be connected to the existing University and City utilities. Although the new facility will result in an increase in utility consumption at the project site, the energy loads will not adversely impact the capacity of the existing utility systems. When possible, design of the Music Performance Building will incorporate sustainable design principles that are sensible and feasible, especially those with an emphasis on energy efficiency. DFD Sustainable Facilities Standards will be pursued where possible. The ultimate goal is to meet the requirement of Wisconsin Executive Order 63, which states that new State buildings are to be designed to use 10 percent less energy than commercial code (2009 International Energy Conservation Code).

The proposed action will have no major effect on site soils beyond the possible erosion of exposed soils during construction. Some grading and excavation of soils will need to occur as part of the construction phase in order to prepare the site for the proposed structure. Preliminary estimates indicate approximately 10,000 cubic yards of soil will be excavated for the building's basement. A construction site erosion control plan will be prepared to mitigate potential erosion effects during construction.

The existing impervious area within the project limits is approximately 40,000 square feet. The impervious area of the proposed project is currently estimated at 48,550 square feet for Phase I and 57,300 square feet for Phase II. Stormwater management designs typically follow NR151 and have a goal of 40 percent total suspended solids (TSS) removal for a redeveloped site.

There will be short-term noise impacts during the construction period. There may be some localized long-term noise increase from changes in pedestrian traffic patterns and access as the Music Performance Building will attract additional visitors to the project site; however, this increase should be consistent with current noise levels of a University setting and the adjacent University Avenue and North Lake Street which are both heavily traveled by vehicular traffic.

Lighting at the project site will increase compared to current light levels; however, outdoor lighting will be designed with consideration of light pollution. Exterior light fixtures will be provided with full cutoff and additional shielding to minimize light trespass to adjacent areas. As per the Campus Master Plan, these "cutoff" fixtures direct light only to needed areas while reducing light pollution and spillover to other areas. Cutoff and motion-detection fixtures will also be used in other locations where feasible. LED lights and occupancy sensors are being considered for some indoor areas. Adjacent residential apartments to the south and east should be minimally affected by the new lighting.

Based on the environmental database search, there are no known historical recognized environmental concerns or potential environmental concerns associated with this project.

This project will result in a an overall decrease in green space compared to current conditions, including a decrease of approximately 8,550 square feet after completion of Phase I and a decrease of an additional 8,750 square feet after completion of Phase II. However, there will be

an overall increase in the amount of green space when compared to the original conditions of the site (i.e., before building demolition occurred in 2012).

There will be a short-term impact on flora and fauna in the area when construction begins for Phase I, including removal of approximately 9 existing trees within the project limits. When Phase II construction begins at a future date, there will be additional short-term impacts to flora and fauna, including the removal of 14 existing trees and 4 trees that will be planted as part of the landscape plan for Phase I. The loss of trees and other flora within the project site boundaries will be mitigated with new plantings after project completion.

Short-term impacts to fauna may include temporary displacement of local birds and small mammals that may reside in trees at the project site. The tentative project start date is November 2015, and, therefore, the removal of existing trees should have minimal effect on nesting birds. A portion of the original habitat will be restored to these urban dwellers upon replanting of the project site. The threatened, endangered, and special concern species identified by the WDNR during the Natural Heritage Inventory review are not anticipated within areas directly or indirectly impacted by the project.

Social and Cultural Environment

A small amount of green space will be lost as a result of this project. The vegetated parking lot medians and the grassed area on the southern half of the site will be lost at the start of project construction. The preliminary landscape plans for Phases I and II of the project include deciduous shade trees, ornamental trees, and shrub/groundcover planting beds. The total area of green space will be decreased by approximately 8,550 square feet following completion of Phase I and by an additional 8,750 square feet following completion of Phase II. However, there will be an overall increase in the amount of green space when compared to the original conditions of the site (i.e., before building demolition occurred in 2012). Several green space amenities will be added to the site, including benches, bike racks, trash receptacles, concrete walkways, and paved patio areas.

Students, faculty, staff, and visitors of the Music Performance Building will benefit from the new modern performance and recital spaces. The preliminary project design includes a glass-walled lobby and rehearsal room, which will allow passersby to view rehearsals and help create education and social connections between working musicians and the public. In addition to providing needed space for School of Music students to practice and learn, modern audio-video technologies in the new building will allow for live-stream concerts and high-quality recordings. These are long-term benefits offered by the project. Temporary adverse social impacts are primarily due to demolition, construction noise and vibrations, and short-term rerouting of pedestrian traffic. These impacts should be short-term, minor nuisances to students, faculty, and workers in the area.

The new facility will be consistent with campus architectural standards and other master planning efforts. The Music Performance Building will be bounded by other university buildings to the north and west and by mixed-use commercial/residential buildings to the east and south. The project site is currently comprised of a surface parking lot and vacant grassed area. Construction of the Music Performance Building will improve the aesthetics of this area, and thus the campus as a whole, through appropriate landscape design and architectural appeal.

Economic Environment

The project is expected to allow for the creation of two new maintenance staff positions and three new custodial staff positions for the Music Performance Building after the completion of Phases I and II. It will also retain existing staff. 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 project could generate up to 382 project-related jobs at the $22.5 million budget. Phase II of the project will generate additional project-related jobs at a future date. There will also be a positive short-term impact to the local retail community resulting from purchase of food, lodging, fuel, equipment, and supplies during the construction phase.

The proposed action will require a commitment of $22.5 million for Phase I of the Music Performance Building project. An additional financial commitment will be required for Phase II of the project which will take place at a future date. The project is being funded with 100% gift funds, and University fees will not be impacted by this project. An increase in University annual operating costs is anticipated due to the project since it will result in new structure that will require operation and maintenance. Preliminary annual energy costs are estimated at $69,700, and the estimated increase in annual custodial and maintenance costs is $179,300. The increase in annual energy costs may be partially offset by the eventual demolition of the existing Mosse Humanities Building.

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 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. UW-Madison contributed approximately $7,131,241 to the City of Madison in 2013. As a result of the project, this amount will increase based on the value of the new building.

A study on the economic effects of new nonresidential construction projects by C3 Statistical Solutions suggests that the economic multiplier of initial construction cost spending is approximately 1.92. Thus, this proposed $22.5 million construction project can be expected to contribute up to $43.2 million to the local, regional, and national economy in the short-term. Future construction of Phase II of the project will contribute additional amount of money to the local, regional, and national economy; however, the amount is unknown at this time.

Transportation and Parking

Currently, the UW-Madison campus has 18 parking garages, 83 parking lots, and 10 UW-Arboretum lots. The northern two-thirds of the project site are occupied by one of these on-campus parking lots, Parking Lot #3, which accommodates 70 parking stalls for UW-Madison Annual Baselot permit holders. Phase I of this project will result in the permanent loss of 40 parking spaces, including 3 handicap accessible spaces. When Phase II of the project is completed at a future date, the remaining 30 parking spaces will be replaced with a larger building footprint, resulting in a long-term loss of the remaining 40 parking spaces. This total net loss of 70 parking spaces represents a very small portion of the approximately 13,000 available

campus parking spaces and should not have a significant impact on the availability of parking spaces on campus. This loss of campus parking spaces will result in a loss of revenue for UW Parking Services; however, some of the revenue may be recovered due to an increase the number of people visiting campus once the Music Performance Building is complete.

Traffic patterns will likely change as a result of the project. In the short-term, 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. In the long-term, traffic patterns will change due to the vacation of Fitch Court and the loss of Parking Lot #3. Fitch Court is frequently used for deliveries and acts as a fire lane for adjacent buildings. To minimize delivery interruptions and maintain open fire lanes, a new access lane along the north side of the project site, through Parking Lot #3, will be open and available before Fitch Court is vacated. The project will support alternative transportation through the installation of 56 bicycle stalls and through its proximity to the city bus line.

During construction, there will be impacts to pedestrians caused by construction vehicles and perimeter fencing. Due to the high volume of pedestrian traffic on University Avenue and North Lake Street, it will be necessary to keep the sidewalks open for as long as possible during construction. Preliminary plans to ensure pedestrian safety include the creation of a temporary, covered walkway along the north side University Avenue. The construction of a temporary, covered walkway is also being considered for the west side of North Lake Street. Appropriate safety fencing and barricades will be provided to secure the entire construction site. The west sidewalk of North Lake Street will also need to be temporarily closed during a portion of the construction period in order realign the sidewalk for the addition of second south-bound through lane and in order to add the site access road in the northeast corner of the project site.

Utilities

The Music Performance Building will be served by existing utilities that will be upgraded and utilized to serve the project site. Both beneficial (long-term) and adverse (short-term) impacts will occur as a result of the utility installation. Installation of new utility lines will result in construction impacts that may impact 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 temporary interruption of services. 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.

Beneficial impacts include improved reliability in the area through upgraded utilities that will be installed as a direct result of this project.

Historical/Archaeological

As part of the Environmental Impact Statement (EIA) process for the 700 Block University Avenue Demolition project (DFD #10F2J), which was completed in preparation for the Music Performance Building project, a Wisconsin Historical Society search was requested on February 21, 2012. On March 3, 2012, the Senior Architect for the UW System responded to the request and confirmed that no historic properties would be affected by the project. On April 12, 2012, a response from the State Historical Preservation Office (SHPO) indicated that no historic properties will be affected by the proposed action. The Wisconsin Historical Society was contacted September 4, 2014, in order to ensure this documentation was still valid, and the

Government Assistance and Training Specialist indicated that no further review is needed for this site. Refer to Appendix J for the SHPO review request and response.

Alternatives Considered

New construction, renovation and/or expansion of the George L. Mosse Humanities Building, use of off-campus facilities, and a "no action" alternative were considered for the Music Performance Building project. After detailed analysis and consideration, the construction of a new Music Performance Building was determined to be the preferred alternative. The initial alternatives are discussed in the following paragraphs. Preliminary plan sheets of the project are in Appendix A.

No Action Alternative

A no action alternative was determined not to be a viable alternative since it would not address the needs of the School of Music.

Renovation/Expansion of the George L. Mosse Humanities Building

Renovation and expansion of the existing facilities was determined not to be a viable alternative. Deficiencies of the existing Humanities Building include a loud and inefficient HVAC system, leaking and poorly insulated building envelope, insufficient room sizes, and poor building layout/design. Most of these deficiencies are intrinsic to the building design and cannot be corrected. Renovation of the facility could be undertaken to eliminate some of the deficiencies would be too costly and time consuming. Ultimately, the space cannot be expanded to provide the amount of space necessary to support the current needs of the School of Music.

Use of Off-Campus Facilities

Using off-campus facilities to help support the current needs of the School of Music was determined not to be a viable alternative due to high costs and availability issues.

Construction of a New Music Performance Building (selected option)

The construction of a new Music Performance Building was determined to be the only feasible option. The project will include the construction of a 325-seat recital hall, 3,100 assigned square feet (ASF) rehearsal space, and 737-seat concert hall in order to meet the needs of the School of Music. The project will be completed in two phases due to funding availability. Alternative locations for the Music Performance Building were identified in the East Campus Mall Feasibility Study, which was completed in 2002. However, recent construction projects, including the Chazen Museum addition and the University Square project, have been completed and the alternative location options identified in the study are no longer available.

EIS Process

The UWSA has developed a structured process to address requirements of the 1971 Wisconsin Environmental Policy Act. This process, adopted in Board of Regents resolutions 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. Following the FEIS phase, the UWSA will issue a Record of Decision (ROD) for the project. This process is being followed in preparing the EIS

for the Music Performance Building 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 D). 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. The Scoping Letter and public notice are included in Appendix B.

- Electronic mailing of the Scoping Letter to the parties on the distribution list on September 18, 2014, and publishing a legal notice in the *Wisconsin State Journal* and the *Badger Herald* on September 18, 2014.

- Conducting the Scoping Meeting on October 2, 2014, at 5:00 PM CDT in Conference Room 132 of the WARF Building on the UW-Madison campus to describe the EIS process and the project scope, and to obtain public comments. Meeting minutes and responses received during the scoping process are in Appendix C.

Comments/questions from five individuals were received during the scoping period for this project, and are summarized below:

- Mr. Luis Fernandez, UW-Extension Facility Manager – Mr. Fernandez stated that the closure of Lot #3 during construction will impact many people and many are not aware of what will happen to Lot #3. Mr. Fernandez also expressed concerns about construction activities impacting mail center operations and access for deliveries to the UW-Extension building. He stated that shipping companies and USPS stop at the building twice per day. The area is very congested during the whole week at the beginning of the academic year when students are moving into the Pres House. Mr. Fernandez suggested that having construction start after move-in day would be beneficial. Mr. Fernandez further stated that during the construction of the Chazen Museum addition, the UW-Extension Building was severely impacted by construction noise and dust, particularly due to sandblasting activities. He stated that the UW-Extension building will need to be cleaned after construction activities are complete and that the construction practices should limit dust and noise. Mr. Fernandez submitted a written comment summarizing his concerns which is included in Appendix C.

- Mr. Lee Madden, St. Paul University Catholic Center – Mr. Madden said that he is primarily concerned about plans for vacating Fitch Court, and that he has been working with Gary Brown (University of Wisconsin – Madison FP&M) to understand the alteration of Fitch Court and how it will impact St. Paul's. Mr. Madden stated that access issues will come up during construction as St. Paul's is planning a reconstruction project that will

overlap with the construction of Phase I of the Music Performance Building. Mr. Madden submitted a written comment summarizing his concerns which is included in Appendix C.

- Mr. Brian Thompson, Chazen Museum Art Facility Manager – Mr. Thompson submitted a written comment which is included in Appendix C. During the scoping meeting, Mr. Thompson reiterated the need for minimizing vibration during project construction and stated that he is concerned about site access for large delivery trucks. He further stated that knowing the phasing schedule for the construction project would help the Chazen coordinate deliveries.

- Mr. Andrew Barta, Wisconsin Department of Natural Resources – Mr. Barta sent an email response to the scoping notice which included comments on permits which may be required for the project. Mr. Barta's email is included in Appendix C.

- Rev. Mark Elsdon, Campus Pastor/Executive Director of Pres House – Rev. Elsdon sent an email response to the scoping notice which expressed concerns over the vacation of Fitch Court and the need for the creation of an alternative exit/entrance. Rev. Elsdon's email is included in Appendix C.

Minutes of the Scoping Meeting are included in Appendix C.

Draft EIS Comment Period

The Draft EIS was made available on December 16, 2014, for a 45-day public review period. A Draft EIS public meeting will be held on January 29, 2015, in Conference Room 132 of the WARF Building on the UW-Madison campus. A legal notice of the comment period and meeting was published in the Badger Herald on December 11, 2014, and in the Wisconsin State Journal on December 16, 2014. The Draft EIS was made available for review at the UW-Madison Helen C. White Library, at the Central Branch of the Madison Public Library, and online at:

http://www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS.

Draft EIS public meeting minutes and comments received during the public comment period will be included in the Final EIS document. Appendix E in this report is reserved for public comment information.

Final EIS Comment Period

Following the Draft EIS public comment period, comments will be reviewed by the design team and a Final EIS will be prepared to evaluate the environmental impact of the project and the amendments made to the project since completion of the Draft EIS. The Final EIS document is anticipated to be released in mid-February 2015 with a Final EIS public hearing to be held 30-days after release of the Final EIS document. Comments received during the Final EIS public hearing and comment period will then be evaluated and used to develop a Record of Decision (ROD). The UWSA will provide a conclusion on the findings of the Final EIS and circulate the ROD to key individuals and agencies involved in the EIS process. It is anticipated that the ROD will be issued in early April 2015.

Record of Decision

Following the Final EIS comment period, the UWSA will consider comments received and issue a Record of Decision (ROD) for the project. The ROD is anticipated to be issued in early April 2015. The ROD will be circulated to key individuals and agencies involved in the EIS process.

List of Agencies, Groups, and Individuals Contacted Regarding this Project

A complete list of individuals or agencies involved in the scoping and DEIS process can be found on the distribution list in Appendix D. A Draft EIS report, in the listed format, was provided to every individual/agency on the distribution list.

I. Description of Proposed Action

Project Location

The project site is located in Section 30, Township 7 North, Range 11 East, in Dane County, Wisconsin on the University of Wisconsin – Madison (UW-Madison) campus. The proposed Music Performance Building project site is bounded by North Lake Street to the east, Fitch Court and the Chazen Museum to the west, University Avenue to the south, and the UW-Extension Building to the north. The New Music Performance Building footprint will encompass what is currently south side of parking lot #3 and the previously demolished buildings on the 700 block of University Avenue. The address for the University is:

University of Wisconsin – Madison
704-736 University Avenue
Madison, Wisconsin 53715

The university is currently working with the City of Madison to use "740 University Avenue" as the address for the new building.

The project site is within the Madison city limits on property owned by the UW Board of Regents. Site location figures, including a U.S. Geological Survey quadrangle map, campus map, and an aerial image are included as Appendix F.

Project Description and Space Utilization

The Music Performance Building is the first of two proposed projects for the School of Music at the corner of North Lake Street and University Avenue. The Music Performance Building will be completed in two phases. Phase I will include a 325-seat recital hall, a 3,100 ASF rehearsal space, plus associated storage and support space totaling 32,123 gross square feet (GSF). Phase II of the project will include a 737-seat concert hall that will accommodate 70-90 musicians and total 42,335 GSF. Construction of Phase I is planned to start in November 2015, and construction of Phase II will occur at a future date after additional funding is secured.

The second School of Music project, which is outside the scope of this EIS, includes a Music Academic Facility that is proposed for the location immediately north of the project site. This future project is proposed for the location currently occupied by the UW-Extension Building. This potential future project would provide needed academic support spaces for the School of Music, including classrooms, practice rooms, and faculty offices. Together, these two projects, Phases I and II of the Music Performance Building plus the future academic facility, would enable the UW-Madison School of Music to completely vacate the George L. Mosse Humanities Building.

Preliminary project drawings and renderings for Phases I and II of the Music Performance Building are included in Appendix A. The land area within the project limits is approximately 60,000 square feet (1.37 acres).

The Music Performance Building will be designed as a high performance building following DFD sustainability requirements and to meet the equivalency of LEED® (Leadership in Energy and Environmental Design) Silver, while striving for Gold. The

current predicted LEED® score is 60/110. This score qualifies the building for a Gold LEED® certification.

Preliminary project drawings for the Music Performance Building showing the use of space for both Phases I and II are included in Appendix A. Phase I of the project includes a recital hall, rehearsal space, recording monitoring room, multiple dressing rooms and storage spaces, staff office space, lavatories, and a lobby for a total of 32,123 GSF. Phase II of the project adds 42,335 GSF to the facility, including a concert hall, control booth, and additional dressing room, office, green room, storage, and lobby space.

Project Budget and Schedule

The project was enumerated as part of the 2007-09 Capital Budget process. The total project cost for Phase I is estimated at $22,500,000. The cost for Phase II is unknown at this time. Phase II of the project will be constructed at a future date after funding is secured. Both phases will be funded using 100% gift funds. No taxpayer dollars will be spent to construct the project. Below is the estimated budget breakdown for Phase I of the project.

Estimated Project Budge Summary, Phase I

Construction	$14,000,000
A/E Fees	$3,100,000
DFD Management Fee	$650,000
Contingency	$2,750,000
Equipment	$1,000,000
Estimated Total Project Costs	**$22,500,000**

Impact on Annual State Operating Budget

There will be an estimated $249,000 annual increase in utility, maintenance, and custodial costs once both phases of the project are complete. This includes estimated annual utility costs of $69,700. This anticipated utility increase is being minimized through building efficiencies that will be achieved through the proposed sustainable design features. It is also anticipated that five staff will be added after project completion, including three custodial staff and two maintenance staff, which will increase the annual operating budget by $105,600 and $73,700, respectively.

Cost Type	Estimated Cost
Utilities	$69,700
Custodial (3.0 FTE)	$105,600
Maintenance (2.0 FTE)	$73,700
Totals	**$249,000**

Source: 2007-09 Biennium Major Project Request, Music Performance Building (UW System)

Impact on Fees

Both phases of the Music Performance Building project are being funded by 100% gift funds (no state funding) and will not impact student fees.

Project Schedule Summary

Design of the project will conclude in October 2015 with project construction anticipated to begin in November 2015. Substantial completion and occupancy of Phase I of the Music Performance Building is anticipated for Spring 2017. Construction of Phase I will take approximately 20 months. Construction of Phase II will occur at a future date after funding is secured.

The overall project schedule is as follows:

Event/Task	**Approximate Completion Date**
Scoping Meeting	October 2, 2014
35% Design Report	December 2014
Draft EIS Public Meeting	January 29, 2015
Board of Regents Review and Approval	Feb. 5-6, 2015
Final EIS Public Hearing	March 2015
Bid Opening	July 2015
Start Construction	November 2015
Substantial Completion/Building Occupancy	Spring 2017

A sequencing schedule will be available following contractor bid award in late summer/ early fall of 2015.

History, Background, Purpose, and Need

The following History, Background, Purpose, and Need section includes combined information from the *2007-2009 Biennium Major Project Request* and the July 2014 *Scope of Services, Environmental Impact Statement (EIS)* with input provided from the project team including Strang Inc., UW-Madison representatives, the State of Wisconsin WDOA DFD, and the University of Wisconsin System.

History and Background

UW-Madison was founded when Wisconsin achieved statehood in 1848 and is the official state university of Wisconsin. It was the first public university established in Wisconsin and remains the oldest and largest public university in the state. UW-Madison is organized into 20 schools and colleges, including the UW-Madison School

of Music, which was founded in 1895. The School of Music grew modestly over its first 65 years, but saw significant growth in the 1960s – nearly doubling the size of its faculty and student population. During the 1960s, the school also began to play a significant support and outreach role, a role which continues to expand today. Currently, the School of Music occupies approximately 69,000 ASF in the George L. Mosse Humanities Building. The 260,300 ASF/333,300 GSF building was constructed in 1969 and currently houses the Department of History, the Art Department, various humanities institutes, and both dedicated and general assignment instructional space. The School of Music's space within the building includes the following:

- 700-seat Mills Concert Hall
- 130-seat Morphy Recital Hall
- 120-seat Eastman Organ Recital Hall
- 3 large ensemble rehearsal spaces (orchestra/band/choir)
- 2 medium-sized classrooms (45-60 seats)
- 8 small-sized classrooms (20-25 seats)
- 96 practice rooms
- Faculty, staff, and teaching assistant offices and teaching studios
- 1 administrative suite
- support facilities, including a piano shop, an instrument shop, a recording studio, a digital composition/instructional lab, performing ensemble libraries, and instrument lockers/storage facilities

When the Humanities Building was constructed in 1969, the School of Music had offices and instructional studios in Music Hall and other locations across campus. The completion of the Humanities Building allowed for the consolidation of the growing program into two buildings by moving all functions except opera into the Humanities Building. Opera continues to use the facilities in the front half of Music Hall.

The School of Music now includes 50 full-time and 7 adjunct faculty, a student body that ranges from to 450 music majors (approximately half undergraduates and half graduates), and a full-time equivalent support staff of 20. The school also educates many non-music majors through courses generating over 2,500 student credit hours in service courses per semester and presents over 350 concerts, recitals, and public events annually. The UW-Madison School of Music is the largest presenter of music performances outside of Milwaukee and the largest presenter of chamber music in the state of Wisconsin. This level of activity represents a nearly four-fold increase from the 1960.

Purpose and Need for Proposed Action

The School of Music's space within the Mosse Humanities Building remains much the same today as it was when it was built. With the exception of an asbestos removal project in the early 1990s, no significant physical changes to the building have been made. Functional and physical condition issues with the facility prevent the building from being able to support the current programmatic needs of the School of Music.

The building's heating, ventilating, and air conditioning system is over 30 years old and incapable of maintaining proper humidity, temperature, and air circulation control. Temperature variations at any given time can be as great as 30 degrees Fahrenheit in different parts of the building, which can make parts of building essentially

unusable for anything other than storage. Humidity levels fluctuate widely throughout the day, often causing damage to the more than 180 pianos and 1,000-plus instruments housed in the building. Heating and cooling pipes embedded in the concrete floors pose maintenance problems. In general, air handling systems in the building are inadequately sized. Attempts to improve the ventilation for health and safety reasons have created serious noise problems for the School of Music's concert halls and major classrooms. For example, the air handling equipment located in the ceiling of Morphy Hall is so noisy that soloists on stage can be drowned out by the sound, and vibrations from the ductwork in the walls cause the wall panels to rattle.

The building envelope has been problematic since the facility opened. Windows are single glazed with no thermal isolation, resulting in poor thermal comfort and moisture accumulation, which causes damage to adjacent walls. Exterior walls have little or no insulation. Much of the School of Music space is located below an exterior walkway that, despite significant repair attempts, continues to leak. Damaged finishes, falling debris, and shorted-out light fixtures are often a result of these leaks.

While the original building was designed to house the increased growth that the School of Music saw in the 1960s, it was never built to support the current levels of activity. Classrooms are inadequate in size and quantity, have a poor design for accommodating current instructional media, and are noisy because of the air handling deficiencies. Rehearsal spaces are too small, and many of the ensembles that use the spaces are larger than what building codes would indicate is appropriate for the room size. Overcrowding and poor acoustics result in sound levels that exceed Occupational Safety and Health Administration (OSHA) standards. The need to use parts of these spaces for storage further exacerbates the overcrowdings and hinders use of the rooms. An inadequate amount of rehearsal space means that classrooms are used, resulting in continual furniture moving.

Music students are required to give numerous recitals as part of the degree program, with over 350 concerts and recitals held every academic year in fulfillment of this requirement. Mills Hall and Morphy Hall are the only two general use concert halls that are available. These two halls average nearly 12 concerts weekly while also being used for rehearsals and lectures. Students generally complete the required performances during the last month of every semester, and the halls are usually booked from early morning until very late in the evening. With an increase in the graduate student population, the number and length of these recitals is increasing.

The stage in Mills Hall, which is the primary concert venue, is too small to accommodate all of the musicians and singers that are part of many of the School's standard performance pieces. Additionally, poor lighting and noisy air handling systems make it difficult to perform solo or small ensemble pieces and nearly impossible to get a good recording of performances. Drafts caused by the HVAC system can be strong enough to blow music off of music stands and can cause wooden instruments to go out of tune. The lack of adequate storage and support space in both concert halls results in corridors being used for equipment storage, cluttering the exit routes from the building.

With both dedicated and general assignment classrooms that are too few in number and too small in size, the school has had to limit the scope and number of courses to the bare minimum required for professional degree program accreditation. Often students must add an additional year to their studies because they are unable to get

classes needed for graduation. The shortage of recital venue space has resulted in many students turning to other venues such as churches and community buildings for their recitals. Even so, over the past several years, nearly a dozen students have been forced to take incompletes and/or delay their graduations because they simply could not get recital space during the semester.

Finally, the building design makes it difficult to secure the facility, with 21 entrances spread throughout three different floors. A number of students have been accosted and unsolicited encounters with street people are common at night and early morning hours. Security of equipment and instruments is also compromised.

During the initial stages of the University's vision for the redevelopment of the east campus, the School of Music worked with a consultant to identify an initial set of space requirements for the School. Based on a no-growth model, the study determined that current programmatic needs require approximately 120,000 ASF, nearly a 70% increase from the existing 69,000 ASF.

Engineering Design and Type of Materials

The proposed Music Performance Building will be a 2-story building with a partial basement. Phase I of the project includes a 32,123 GSF building consisting of a 325-seat recital hall, 3,100 ASF rehearsal space, and other associated storage and support spaces. Phase II of the project will be completed at a future data after additional funding is secured and will consist of a 737-seat concert hall and additional storage and support spaces. Phase I of the project is designed in a modular U-shape into which the larger concert hall (Phase II) will eventually be placed. The building will extend over the existing Fitch Court, and student entry will be on the west side of the building adjacent to the Chazen addition's forecourt and in the southwest corner of the front lobby space off of University Avenue. Construction of the Music Performance Building will resolve the rehearsal, performance space, and storage demands of the School of Music.

The engineering design will meet the requirements of City of Madison ordinances. Although there are no setback requirements from the Chazen Museum, careful consideration has been given to the position of the Music Performance Building to minimize impacts on the east side of the Chazen Museum. The building and site landscape will be designed to be aesthetically suited to the area and conform to the overall aesthetic goals of the campus. All landscape design selections shall be non-invasive species that are appropriate for the hardiness zone and microclimate of the project site. Additionally, a total of 56 bicycle parking stalls have been incorporated into the site design for Phase I. Forty of these bicycle stalls will be located on the western edge of the site, just north of the student entrance. The remaining 16 bicycle stalls will be located near the northeast corner of the building.

A preliminary general scheme of building materials to be used for the Music Performance building has been proposed. The primary exterior material for the building envelope will be articulated architectural precast concrete panels enclosing the performance spaces. The secondary building material enclosing the remainder of the facility will be a modular shadow cupped metal shingle system. Additional exterior treatments from the initial concept design include glazed aluminum curtain walls and glass clearstory. Exceptional acoustics are a priority for the new facility, and

preliminary designs include double-concrete walls and a double-concrete roof to block exterior noise.

The durable, high-quality materials will be suitable for a 100-year building and of comparable quality with adjacent buildings within the East Campus District. The glazed aluminum curtain wall will be used for the lobby area as a way to activate the building from University Avenue. Building massing will identify major programmatic elements, including the recital hall, rehearsal room, lobby, and, as part of Phase II, the concert hall. Each element will have a distinct presence when viewed from the exterior.

Performance spaces within the new facility, including the recital hall (Phase I) and the concert hall (Phase II), will be extremely sound sensitive and require specific and stable temperatures and humidity. These spaces will be served by dedicated under-floor air distribution systems with fixed seating audience chairs. Temperatures will be maintained between 65 and 75 degrees Fahrenheit (F). Humidity levels will be maintained at a minimum of 40% relative humidity (RH) during winter months and maximum of 60% RH during summer months. During all seasons, humidity levels should not drift more than 5%, and temperatures should not drift more than 2 degrees from the set-point during performances. The rehearsal room that is part of Phase I is also sound sensitive. This room will have a dedicated single-zone overhead air distribution system. The lobby and back of house spaces will each have dedicated variable air volume air distribution systems. There will be no specific humidity requirements for the lobby and back of house spaces.

New service laterals will be extended from existing utilities in order to serve the Music Performance Building. As part of this project new utility connections may include the following:

Steam and Chilled Water: High and low pressure steam and chilled water are available throughout the UW-Madison campus and used for heating, kitchen processes, and domestic hot water. A new steam duct containing a 4-inch high pressure steam pipe and a 2-inch condensate pipe will be connected to existing taps within the Chazen steam pit, which is located on the northeast side of the Chazen Museum addition. The new steam line will extend east and then south to the basement of the new facility. This new service line will have the capacity to serve Phases I and II. Within the building, steam will be reduced from campus pressure (160-200 psig) to approximately 10 psig in the mechanical room. Hot water for heating purposes will be produced from a steam-hot water heat exchanger. No natural gas will be required for the new facility.

A buried 6-inch chilled water supply and return line are located beneath Fitch Court, and a new chilled water line will be connected to taps in an existing manhole near the southwestern entrance to the UW-Extension building. The chilled water line will extend south from the existing line to serve the Music Performance Building. A steam and chilled water service room will be located in the southwest corner of the basement of the Music Performance Building, and the new service line will have the capacity to serve Phases I and II.

Electricity: Electrical service is provided to the UW-Madison campus by seven different substations. An existing below-ground duct pack runs east along the north side of the Chazen Museum addition and terminates near the southwest corner of the

UW-Extension Building where it can be accessed from a manhole. A new ductbank will be built from this existing power manhole to the Music Performance Building's electrical room located in the basement near building's the west entrance. A standby emergency generator set will be installed in the generator room and will supply electrical power to life safety and building power equipment in the event of a power loss.

Domestic Water: Water is supplied to campus facilities via City of Madison owned mains which exist in a grid pattern throughout the campus. There is a city owned main underneath North Lake Street that will be connected to the Music Performance Building via a lateral 6" water supply line.

Sanitary Sewer: Sanitary sewer service at the project site is provided by the City of Madison. There are city-owned mains in University Avenue, North Lake Street, and Fitch Court. The Music Performance Building will connect directly into the sanitary sewer line in North Lake Street via a new 6-inch later line.

Storm Sewer: Storm sewer service at the project site is also provided by the City of Madison, and the project site is within the 790 acres of campus that drain to Lake Mendota. There are city-owned storm sewer mains in North Lake Street and University Avenue. The majority of the site stormwater will be directed to the storm sewer line beneath North Lake Street. Stormwater that falls on the building's roof will be directed to the North Lake Street line via a new 15-inch roof drain lateral. The area north of the building will drain to the North Lake Street line via a new 10-inch storm sewer lateral. Stormwater will be directed into this new lateral line via three storm curb inlets along the northern edge of the parking lot of Phase I. Stormwater that falls near the west building entryway adjacent to the Chazen Museum's forecourt will be directed to the existing lateral in front of the Chazen Museum via a new 6-inch storm line.

Natural Gas: Buried gas lines are located beneath North Lake Street and Fitch Court. No natural gas will be required for the new facility.

IT/Telecommunications: The University owns a fiber/telecommunications ductbank and manhole system that runs adjacent to the electrical service line to the northwest corner of the project site. A new fiber/telecommunications service line will be extended from the existing ductbank to the Music Performance Building's telecommunications room located in the basement near building's the west entrance.

Permits and Approvals Required

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

- City of Madison – Engineering Drawings, Street Excavation Permit, Fire Prevention Plans, and Stormwater Management Plan Review
- Wisconsin Department of Natural Resources – Water Resources Application for Project Permits (WRAPP – formerly Notice of Intent)
- Wisconsin Department of Safety and Professional Services – exterior plumbing permit and plan review

- Permits/approvals as required by the Wisconsin Division of Facilities Development – UW Madison

Division of Facilities Development Sustainable Facilities Standards

The DFD is committed to sustainable design in an effort to promote economic and environmental benefits of energy and conservation. All new projects are required to meet these standards (WDOA, February 2010). Sustainable features that will be incorporated into the Music Performance Building project include the following:

- Bicycle storage and staff showering facilities
- Orifice flow restrictors on roof drainage points
- Entryways, partitioning, and exhaust systems will minimize and control the entry of pollutants into the building
- No refrigerant use on-site
- Low flow fixtures in lavatories
- Carbon Dioxide (CO_2) control demand ventilation in high occupancy spaces
- Air handling units will be equipped with variable frequency drives
- Use of reflective surfaces and shading trees
- Use of native and/or adaptive plantings in the landscape design
- Use of air-side economizers and MERV 13 air filters

The current predicted LEED® score is 60/110. This score places the project just within the criteria for a Gold LEED® certification. The project design team is continuing to work on additional sustainable design strategies.

II. Description of Existing Environment

Physical and Chemical Environment

Climate

Dane County climate is typically continental – warm, humid summers and cold, snowy winters. About two-thirds of the annual precipitation falls during the growing season. It is normally adequate for vegetation, although drought is occasionally reported. The climate is most favorable for dairy farming and agriculture. The primary crops are corn, small grains, hay, and vegetables. The rapid succession of storms moving from west to east and southwest to northeast accounts for much of the climatic activity.

The most frequent air masses are of polar origin. Occasional outbreaks of arctic air affect the area during the winter months. Although northward moving tropical air masses contribute considerable cloudiness and precipitation, the true Gulf air mass does not reach this area in winter and only occasionally at other seasons. Summers are pleasant, with only occasional periods of extreme heat or high humidity.

The average annual temperature in the County is 46° F. Temperature extremes range from an all-time high of 107° F, which was observed on July 14, 1936, to a record low of -37° F, which occurred on January 30, 1951. Winter temperatures (December to February) average near 20° F, and summer temperatures (June to August) average in the upper 60s. Daily temperatures average below 32° F about 120 days of the year and above 40° F about 210 days of the year. The average seasonal snowfall is 50 inches.

Average seasonal precipitation is 33 inches. There are no dry and wet seasons, but about 60% of the annual precipitation falls in the five months of May through September. Cold season precipitation is lighter but lasts longer. Soil moisture is usually adequate in the first part of the growing season. During July, August, and September, the crops depend on current rainfall, which is mostly from thunderstorms, and tends to be erratic and variable. Average occurrence of thunderstorms is just under seven days per month during this period. The ground is covered with 1 inch or more of snow about 60% of the time, from December through February in an average winter. The soil is usually frozen from the first of December through most of March, with an average frost penetration of 25 to 30 inches. The growing season averages 175 days.

Air Quality

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. As of June 1, 2014, all counties in Wisconsin are attaining the National ambient Air Quality Standards (NAAQS) for particle pollution. Due to this change, all counties now have more stringent air pollution regulations placed on businesses and industries of the Madison area and throughout Wisconsin.

The air quality index (38 out of 500) in Madison is considered a “good” value with low levels of health concern with respect to the most hazardous air pollutants. This index

is 10.8% greater than the Wisconsin average, and 2.7% greater than the national average. This index value indicates air pollution in the Madison area is at a satisfactory level and poses little to no health risk. Based on 330 days of air quality data from the EPA in 2013, the Madison, Wisconsin, geographic area had 249 days of good air quality, 80 days of moderate air quality, and one day of poor air quality in 2013.

Geology and Subsurface Conditions

The City of Madison sits just east of the “driftless area” which is characterized by many valleys and ridges and encompasses the west side of the state of Wisconsin. Madison is within the Yahara River valley where deep glacial deposits dammed large valleys forming a chain of large lakes and wetlands. The Yahara River Valley is primarily glacial ground moraine, with extensive areas of peat and marsh deposits. Streams in the Madison area are typically flatter and more sluggish than those in the “driftless area”.

The surface geology the project site is comprised primarily of Cambrian sandstone with some dolomite and shale. The sandstone and dolomite rocks were deposited in shallow seas on an uneven and arched surface of igneous and metamorphic rocks of Precambrian age. Geologic beds in Dane County dip gently south, southeast, and southwest which creates the southward-plunging arch, “Wisconsin Arch”, in the Madison area (United States Department of the Interior, 1965).

Some of the sandstones are shaley, silty, and dolomitic, and some contain interlayered shale, siltstone, and dolomite. Most of the sandstone units are medium to fine grained. Pleistocene drainage has eroded some of these sandstones within the Yahara River valley.

Topography and Soils

The natural topography of the project site is relatively flat with a slight decrease in elevation from southwest to northeast. Elevations at the site range from 861.8 to 868.9 feet above mean sea level (msl). The high point (868.9 feet above msl) is located near the intersection of Fitch Court and University Avenue in the southwest corner of the project site. The low point (861.8 feet above msl) is in the northeast corner of Parking Lot #3, which corresponds to the northeast corner of the proposed project site. Refer to Appendix A for a depiction of existing conditions at the site.

Soils in the project area are mapped by the United States Department of Agriculture Natural Resource Conservation Service (NRCS) soil survey maps as Batavia silt loam, with 2 to 6 percent slopes. The Batavia association is an outwash formed soil material, well drained, and consisting of a gravelly substratum. Soils directly north of the project area, near Lake Mendota, are classified as Virgil silt loam, with 0 to 3 percent slopes. Virgil association is an outwash formed soil material, somewhat poorly drained, with a gravelly substratum.

No geotechnical investigation has been completed within the proposed project boundaries. However, a geotechnical investigation was performed on the neighboring property, the Chazen Museum, which is immediately west of the proposed project. The Chazen Museum geotechnical investigation conducted by Giles Engineering Associates, Inc. in May 2007 and April 2008 consisted of drilling 7 test borings.

Results of the investigation indicated silty clay in all test borings at depths of 6½ to 12 feet below grade. Native soil, below grade and subsurface fill consisting of silty clay, clayey silt, and silty sand were identified to depths of 31 feet. Cobbles and/or large boulders were identified approximately 27 feet below ground surface in one of the test borings.

Water Resources

Stormwater & Erosion Control Requirements

Existing stormwater at the project site currently flows via overland sheet and curbed flow along paved surfaces into a stormwater inlet located in North Lake Street to the northeast of the project site. The stormwater inlet connects to a 24-inch by 38-inch horizontal elliptical reinforced concrete pipe (HERCP) which is part of the City of Madison storm sewer system which ultimately discharges to Lake Mendota to the north of the project site.

The university's "Innovating Stormwater Management" document, written in 2004, discusses that excessive stormwater runoff during wet weather periods has caused the surrounding Yahara Lakes to become eutrophic. Stormwater runoff during these wet periods also causes flooding of Lake Mendota. This occurs since downstream water bodies are not able to accept excess water that drains into Lake Mendota from its increasingly impervious watershed. Excessive stormwater runoff due to flooding creates significant damage to the shoreline land property in Madison causing thousands of dollars in damage. Finally, sediment eroded from construction sites and disturbed pervious surfaces and carried off of impervious surfaces is another problem that arises from excessive stormwater runoff.

Currently, stormwater is routed via pipes and overland channel ditches to Lake Mendota, Lake Monona, or Willow Creek, which eventually flows into Lake Mendota. Over the past several years the WDNR and surrounding communities have adopted new regulations and standards involving managing the quantity and quality of stormwater drainage. New standards in order to combat the detrimental effects of excessive stormwater runoff include the following: retention of soil particles on construction sites, temperature control of runoff from sites, control of oil and grease water pollution, and water-discharge volumes not exceeding predevelopment rates for storm events.

UW-Madison struggles to renew the campus built environment while also enabling the intense redevelopment and growth it is currently experiencing. There are a total of 50 potential building sites with a capacity of 4.7 million gross square feet of new space which, if not managed properly, could add to the existing stormwater runoff problems. The state is imposing building design standards for new development and redevelopment projects to manage stormwater (Polluted Runoff Rules, s. NR 151.12) that help control total suspended solids, peak discharge, and infiltration.

Per Wisconsin State Statute 13.47(17), State facilities such as UW-Madison are not subject to local ordinances with the exception of local zoning regulations or land use provisions. The University's stormwater management plan is compliant with state and local code in that they all describe requirements for erosion and sediment control from redevelopment and maintaining peak runoff rates comparable to predevelopment conditions.

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 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. According to NR 151.12(5) (b) 2c, peak discharge requirements only apply to construction activities and not post-construction sites since the bare soil conditions from construction has a much higher runoff potential than post-development conditions. During construction, erosion control measures must retain all soil particles greater than 20 microns (40 percent reduction) based on average annual rainfall when compared to no runoff controls. Best management practices are to retain 5 micron soil particles (80 percent reduction) based on the average annual rainfall as compared to no runoff controls.

UW-Madison has made strong commitments to the environment and open spaces in its Comprehensive Master Plan (University of Wisconsin-Madison, 1996). The Campus Planning Committee adopted a policy that ensures that “the amount of runoff from newly developed and redeveloped areas be no greater than the amount that occurred under native conditions.”

Groundwater

Regional groundwater in the project area is located in the sandstone aquifer, which makes up the most important aquifer in the Rock-Fox River basin, and shallow groundwater occurs within the glacial materials that overlie the bedrock.

Groundwater was estimated to exist at depths ranging from 23.0 to 30.5 feet below grade as described in the geotechnical report (Giles, 2008) prepared in 2008 during construction activities for the Chazen Museum addition on the parcel of land immediately west of the project site.

Madison's water system consists of 22 wells, 30 reservoirs, and 840 miles of interconnected pipes. The City of Madison water supply is obtained from various aquifers, depending on the location within the city. The University of Wisconsin-Madison receives its drinking water from municipal wells 6*, 14, 19, and 27* (* indicating that this well typically operates during higher demand summer months). Wells 14 and 19 were drilled in 1960 and 1970 respectively. Well 19 is the primary water supplier for the UW-Madison campus and has a pumping capacity of 2,175 gallons per minute (gpm). The well is constructed to a depth of 718 feet where the predominant lithology is sandstone with minor amounts of shale beds and carbonate beds.

Three distinct aquifers are encountered from unit well 19. One of these aquifers is the lower bedrock aquifer which comprises of the Mount Simon Formation and the lower part of the Eau Claire Formation. Precambrian-age bedrock forms the base of this aquifer while the shale layer in the Eau Claire Formation acts as the upper confining unit. Another aquifer this well draws from is the upper bedrock aquifer which consists of the upper part of the Eau Claire Formation above the shale confining unit within the Wonewoc Formation and Tunnel City Group. Finally, there is a sand and gravel aquifer which is an upper unconsolidated aquifer that occurs in relatively shallow sand and gravel deposits. This final unlithified unit is very thin and does not contribute much in terms groundwater volumes compared to the two other units.

Surface Water

Surface water tributaries or water bodies do not exist within the project area. Most of the surface water runoff from the site eventually discharges to local water bodies through the municipal storm sewer. Most of the project site is located within the approximately 35 square mile Lake Monona-Yahara River watershed. The northwestern corner of the project site is located within the approximately 47 square mile Lake Mendota-Yahara River watershed. These two watersheds are part of the Rock River Basin, which covers over 3,700 square miles in the south-central part of Wisconsin. The Rock River Basin is part of the larger Mississippi River Basin.

Lake Mendota is located approximately 1,050 feet north of the project site and covers 9,842 acres. Lake Monona is located approximately 0.6 miles south of the project site and covers 3,274 acres. Recreational use of both lakes is very high, with boaters, wind surfers, fishermen, and swimmers using the lake area. The two lakes contain sport fish species, including bluegill, lake sturgeon, largemouth and smallmouth bass, muskellunge, northern pike, and walleye.

Floodplain

The proposed project site is a nearly level plot of approximately 1-acre. The lowest elevation on the site is approximately 861.8 feet above msl, which is above the Federal Emergency Management Agency's (FEMA) delineated 100- and 500-year floodplains. The nearest floodplain is located along the shore of Lake Mendota, approximately 1,200 feet north of the project site.

Wetlands

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." 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.

Wetlands are not present within one mile of the proposed project boundary. Wetland indicator soils (WvA – Virgil silt loam, gravelly substratum, 0 to 3 percent slopes, somewhat poorly drained) are mapped on the northern third of the project site.

Environmental Contamination

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

BRRTS

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) data base for the subject property and surrounding area was searched on August 15, 2014, and August 18, 2014. There are four closed remediation sites listed within a 300-foot radius of the subject property.

- BRRTS No. 03-13-543092 – Varsity of Madison, LLC. (632 University Avenue), approximately 100 feet east of project site. Leaking Underground Storage Tank (LUST) Site. Start Date: 3/22/2005, End Date: 7/1/2005. Status: Closed.

- BRRTS No. 03-13-547953 – University Square Shopping Center (I 80 University Avenue), approximately 165 feet south of project site. LUST site, Start Date: 8/30/2006, End Date: 9/12/2006, Status: Closed.

- BRRTS No. 03-13-546660 – University of Wisconsin Lot 47 (728 West Johnson Street), approximately 250 feet south of project site. LUST site, Start Date: 4/5/2006, End Date: 5/11/2007, Status: Closed.

- BRRTS No. 03-13-001760 – UW Peterson Building (750 University Avenue), approximately 250 feet northwest of project site. LUST site, Start Date: 11/4/1992, End Date: 7/18/1994, Status: Closed. Although this site has residual contamination remaining on-site, impacted soils were deemed not to pose a significant threat to human health or the environment, and therefore the site was closed.

Nineteen closed and two open sites are listed on the database between 0.05-mile and 0.25-mile radius. None of these sites are considered an environmental threat. Details of the two open sites are as follows:

- BRRTS No. 03-13-561429 – Hub at Madison (441 N Frances Street), approximately 875 feet northeast of the project site. LUST site, Start Date: 12/9/2013, End Date: N/A, Status: Open. A tank closure environmental site assessment report for the former petroleum tank was received by the DNR 12/9/2013 and a responsible party letter was sent 1/7/2014.

- BRRTS No. 02-13-543458 – Dayton St Residence Hall (835 West Dayton Street), approximately 1,245 feet southwest of the project site. ERP site, Start Date: 5/17/2005, End Date: N/A, Status: Open. This site has a contaminant history involving VOCs and PAHs and Vapor Intrusion is currently a concern at this site.

None of the releases are located on or adjacent to the project area. Due to the geographical separation from the project site, environmental impacts from the above-mentioned BRRTS sites are not anticipated. Documents associated with these listings are located in Appendix I.

SHWIMS

The 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 August 18, 2014. The search was conducted for all streets located within an approximate 0.25-mile radius of the project site. None of the sites are directly located on or adjacent to the project area.

- The Den Inc. – 74 University Square, 255 feet south of the project site. Status: Inactive, Activity Name: HW Generator – Small, Wastes: Silver.

- Walgreen Co #11858 – 311 E Campus Mall, 485 feet south of the project site. Status: Active, Activity Name: HW Generator – Very Small, Wastes: 3-(Alpha-Acetonylbenzyl)-4-Hydroxycoumarin & Salt >0.3%, Chloral, Chloroform(I,T), Chromium, Cresol, Formaldehyde, M-Cresol, Mercury, Naphthalene, Nicotine & Salts, Non-Listed Corrosive Wastes, Non-Listed Ignitable Wastes, Non-Listed Reactive Wastes, Phenol or Carbolic Acid, Hydroxybenzene, Resorcinol, Sodium Azide or Smite.

- Patrons Mercantile Coop – 1525 State Street, 550 feet northwest of the project site. Status: Inactive, Activity Name: HW Generator – Small, Wastes: Non-listed ignitable wastes.

- Walgreen Co #111 – 676 State Street, 675 feet northeast of the project site. Status: Active, Activity Name: HW Generator – Very Small, Wastes: 3-(Alpha-Acetonylbenzyl)-4-Hydroxycoumarin & Salt, Chloral, Chloroform(I,T), Chromium, Cresol, Formaldehyde, M-Cresol, Mercury, Naphthalene, Nicotine & Salts, Non-Listed Corrosive Wastes, Non-Listed Ignitable Wastes, Non-Listed Reactive Wastes, Phenol or Carbolic Acid, Hydroxybenzene, Resorcinol, Sodium Azide or Smite.

- State Historical Society of Wisconsin – 816 State Street, 740 feet northwest of the project site. Status: Inactive, Activity Name: HW Generator – Large, Wastes: Aniline(I), Arsenic, Arsenic Acid, Arsenic Pentoxide, Arsenic Trioxide, Cadmium, Cyanides, Mercury, Non-listed corrosive wastes, Non-listed ignitable wastes, Non-listed reactive wastes, Non-listed toxic wastes.

- Goeden Restaurant – 529 University Avenue, 865 feet southeast of the project site. Status: Inactive, Activity Name: HW Generator – Small, Wastes: Benzene, Lead, Non-Listed Ignitable Wastes.

- Memorial Union – 800 Langdon Street, 960 feet northwest of the project site. Status: Active, Activity Name: Infectious Waste Generator-Other, Wastes: Infectious waste-animal, Infectious waste-microlab, Infectious waste-sharps.

- Badger Truck Service (Former) – 105 North Lake Street, 1,035 feet southeast of the project site. Status: Inactive, Activity Name: Hw Generator – Very Small.

Documents associated with these listings are located in Appendix I.

EPA Envirofacts Multisystem

Envirofacts is a single point of access to select U.S. EPA 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 August 19, 2014. A total of 854 facilities were listed under the RCRAInfo database of hazardous waste handlers in the Madison area. The following are those within 0.25 miles of the project site:

- The Den Inc., 110005545268 – 74 University Square (255 feet, S): RCRA Info
- Walgreen Co., 110056338039 – 311 E Campus Mall (485 feet, S)
- Walgreen Co #111, 110056338002 – 676 State Street (675 feet, NE)
- Goeden Restaurant, 110005505998 – 529 University Avenue (865 feet, SE): RCRA Info
- Badger Truck Service, 110005450699 – 105 North Lake Street (1,035 feet, SE): RCRA Info

Documents associated with these listings are located in Appendix I.

DATCP Registered Tanks

The Wisconsin Department of Agriculture, Trade & Consumerism (DATCP) database was searched for sites with registered above-ground storage tanks (ASTs) and/or underground storage tanks (USTs) on August 20, 2014. A search for USTs and ASTs on state owned property within the City of Madison was conducted. These results were scanned for USTs/ASTs owned by the University or located or owned by the University was conducted. Additionally, a search for any USTs or ASTs located on within a half-mile of the project site was conducted. Based on the information available on the database, there are no known USTs or ASTs within the project site.

The database indicated that the Chazen Museum of Art, which is located immediately west of the project site, has two former or existing registered tanks. A UST containing 110 gallons of unleaded gasoline has been closed/removed (Tank ID 273018). An AST (Tank ID 1353764) is currently in use and contains 250 gallons of diesel fuel.

Thirty-six locations are reported to have tanks within a 0.25-mile radius. Tanks within 500 feet of the project site are listed below:

- Varsity of Madison LLC (632 University Avenue, 205 feet E)
  - Tank ID: 1007822, Contents: 500 gallons of waste/used motor oil, Closed/Removed as of 11/23/2004.

- Chazen Museum of Art (750 University Avenue, 230 feet NW)
  - Tank ID: 273018, Contents: 110 gallons of unleaded gasoline, Closed/Removed as of 1/4/1993.
  - Tank ID: 1353764, Contents: 250 gallons of diesel, In use.

- University Press (114 N Murray Street, 375 feet NW)
  - Tank ID: 273020, Contents: 500 gallons of fuel oil, Closed/Removed as of 6/26/1990.

- Gartzke Refrigeration Inc. (106 N Murray Street, 405 NW)
  - Tank ID: 271770, Contents: 2,000 gallons of unknown, Closed/Removed as of 8/29/1990.
  - Tank ID: 272614, Contents: 2,000 gallons of unleaded gasoline, Closed/Removed as of 6/7/1990.

- University Square Condominium Project (702 W Johnson Street, 460 feet S)
  - Tank ID: 1190709, Contents: 500 gallons of diesel, In use.

- University of Wisconsin SE Parking (301 North Lake Street, 500 feet SE)
  - Tank ID: 756559, Contents: 150 gallons of diesel, In use.

- College Park – The Towers (502 N Frances Street, 805 feet NE)
  - Tank ID: 272595, Contents: 500 gallons of fuel oil, Closed/Removed as of 11/12/1997.
  - Tank ID: 437201, Contents: 1,500 gallons of fuel oil, in use (PTO Expiration 8/28/2002).

- Karaoke Kid (614 University Avenue, 865 feet E)
  - Tank ID: 1228061, Contents: 1,000 gallons of fuel oil, Closed/Removed as of 5/12/2009.

- Hillel – Barbara Hochberg Center (622 Langdon Street, 890 feet NE)
  - Tank ID: 1174723, Contents: 8,000 gallons of fuel oil, Closed/Removed as of 3/3/2008.

Documents associated with all of the above listings are located in Appendix I.

WALMS Database Search

The Wisconsin Asbestos and Lead Abatement Management System (WALMS) database was searched for information about potential hazardous materials present in the 700 Block on University Avenue. Entries in the WALMS database indicate that buildings previously located on the 700 Block of University Avenue contained both asbestos containing material and lead-based paint. All of these buildings were demolished in 2012 as part of the 700 Block University Avenue Demolition project (DFD #10F2J), which was completed in preparation for the construction of the Music Performance Building. As part of the demolition project, the potentially hazardous materials were properly abated following WDNR guidelines, and no known sources of asbestos or lead-based paint are currently present on the project site.

Documents associated with the above listing are located in Appendix I.

Noise

Ambient noise conditions at the project site are consistent with noise levels typically experienced within a university campus and along busy, urban thoroughfares. Traffic levels in this area are high on both University Avenue to the south and North Lake Street to the east.

Biological Environment

Vegetation

The existing conditions survey prepared by JSD Professional Services, Inc. (August 2014) identifies the locations of existing trees and vegetated areas; however a species inventory has not been completed. Phase I of the project includes the removal of seven deciduous trees located along the perimeter of the site, three bushes located in a parking island in the middle of the site, and a large grassy area that occupies the southern third of the site. The deciduous trees that will be removed vary in diameter from 8 to 24 inches. Phase II of the project will include the removal of

11 deciduous trees, 3 evergreen trees, and various small bushes and ornamental grasses located along the northern edge of the project site, near the UW-Extension Building. The trees that will be removed as part of Phase II of the project vary in diameter from 4 to 10 inches.

Fish and Wildlife

No fisheries resources are on the proposed project site or immediately adjacent to it. Lake Mendota is located approximately 1,200 feet north of the project site. Fish species that can be found in this water body include bluegill, lake sturgeon, largemouth bass, muskellunge, northern pike, smallmouth bass, tiger muskellunge, and walleye. Several stakeholders, including the Clean Lakes Alliance, WDNR, and UW-Madison, 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 (ERR Log # 12-066) was submitted to the WDNR on February 27, 2012, for information regarding threatened, endangered, and special concern species that may be in the proposed project area and/or surrounding area. A response was received from the WDNR on March 9, 2012.

An ERR WDNR representative was contacted September 4, 2014, in order to determine whether a new ER Review would be required for the Music Performance Building project. The representative replied on September 5, 2014, and stated that this project falls under the Broad Incidental Take Permit for No and Low Impact Activities that was put into place in October 2013. Therefore, the project does not require an ER Review. Specifically, this project is covered by Activity 1-A6—Building Construction, which is defined as Building Construction (including all associated disturbance, below ground excavation, material storage, access routes, etc.) that is occurring entirely within agricultural land, farmstead, maintained/manicured lawn or pavement.

Based upon the September 5, 2014, WDNR response, due to the lack of any suitable habitat, no actions are required to address potential threatened or endangered species at the project site.

Social and Cultural Environment

City Zoning

The project site is specifically zoned as Campus-Institutional. Before building demolition, the block was used for commercial sales/services and institutional/governmental purposes. The project will require a conditional use zoning approval from the City of Madison Plan Commission and require review by the Joint Southeast Campus Area Committee, the Urban Design Commission and the Board of Public Works.

Parks and Recreation

The University of Wisconsin – Madison is located on an isthmus between four lakes and its adjacency to downtown Madison provides a variety of recreational opportunities.

Lakes, streams, parks, beaches, forested areas, and hiking and bike trails are readily available, and the natural beauty and surroundings of the City provide an excellent atmosphere for outdoor activities in all seasons. Among the cultural attractions featured in downtown Madison are theatres, art galleries, numerous cultural events, fitness clubs, parks, and a wide variety of restaurants and shopping opportunities.

The City of Madison has over 240 parks on over 5,400 acres which contain Lake Mendota and Lake Monona. The Parks and Recreation department provides a variety of youth recreational programs, as well as numerous athletics programs for all age group. The city also maintains an aquatic center, four public golf courses, and seven dog parks. UW-Madison maintains private recreational fitness facilities that are reserved for over 60,000 students and University employees. The University also maintains over 2,000 acres of open space, including the UW-Arboretum and Lakeshore Nature Preserve (Department of Public Works, 2012).

Lakeshore Nature Preserve, Henry Vilas Park and James Madison Park are some of the most commonly used parks in the UW-Madison area. The Lakeshore Nature Preserve gives guests access to a scenic bike path along the lake and group campfire areas for camaraderie. Henry Vilas Park is on the north shore of Lake Wingra and is adjacent to Henry Vilas Zoo, a free public zoo. Henry Vilas offers an open swimming area that can be easily accessed along the Wingra Creek Path bike route.

Existing and Future Land Use

The project site is within the boundaries of UW-Madison campus. Land occupied by former store fronts of the 700 Block of University Avenue is owned by the UW Board of Regents and is located on the eastern side of the UW-Madison campus. Five residential and commercial buildings, three of which were vacant, existed on the southern third of the site at the time of demolition in 2012. Once the buildings were removed, the land was graded and sodded to provide useable open space until the Music Performance Building is constructed.

The project site is bounded by North Lake Street to the east, Fitch Court and the Chazen Museum to the west, University Avenue to the south, and UW-Extension Building to the north. Refer to Appendix F for a location map and photographs of the site.

University Square is to the south of the proposed project location, across University Avenue. University Square is comprised of an 11-story, 1.1 million-square-foot structure with 236,500 square feet of UW-Madison student and health service offices, 134,000 square feet of retail space, over 350 apartments, and 420 ramp style parking stalls.

UW-Madison Parking Lot #3 is located on the northern two-thirds of the proposed project site. The parking lot is divided by concrete curbing and landscaping into two separate sections and has a total of 70 stalls. The northern half of Lot #3 currently has 34 parking stalls, including 4 handicapped spaces. The southern half of Lot #3 currently has 36 stalls, including 1 handicapped space and 2 metered parking spaces. Patrons must either have a valid UW-Madison baselot permit for Lot #3 or utilize the available metered parking stalls.

The Chazen Museum of Art and the recently completed Chazen addition are immediately to the west of the proposed project site. The museum opened in 1970 as the Elvehjem Art Center to further the University of Wisconsin–Madison's mission of education, research, and public service. In 1978 it became the Elvehjem Museum of Art, and in

2005, in honor of a lead gift toward expansion, was renamed the Chazen Museum of Art. The Chazen Museum is a division of the College of Letters and Science at the UW–Madison, and is home to the second-largest collection of art in Wisconsin with more than 20,000 works including paintings, sculpture, drawings, prints, photographs, and decorative arts.

A combined commercial business and residence structure is located immediately to the east of the project site across North Lake Street. The building is comprised of a commercial banking business in the ground floor, with apartments/condominiums on the top three floors.

Based on UW-Madison's 2005 Campus Master Plan, the land occupied by former store fronts in the 700 Block of University Avenue is the designated future site for the UW-Madison Music Performance Facility. UW-Madison completed a Campus Master Plan to guide development of teaching, research, and construction of the proposed University student facilities over a 20-year timeframe. The UW Master Plan expresses the need for a Music Performance Building that will occupy the land of the project site. Programming and conceptual design has been completed for the future facility and funding has been secured for Phase I, which will include a 325-seat recital hall, 3,100 ASF rehearsal space, and associated storage and support spaces for a total of 32,123 GSF. Phase II of the project will be completed at a future date after additional funding is secured and will add a 737-seat concert hall and additional storage and support space to the project site.

Surrounding Neighborhood

The UW-Madison main campus is located adjacent to residential and commercial areas to the east, west and south with Lake Mendota to the north. It is located in the central portion of the City of Madison. UW-Madison has been part of the Madison community since 1848 when "the establishment of a state university, at or near the seat of government…" was enacted in the Wisconsin Constitution (Heg, 1883). The campus originally covered 50 acres and has is currently 936 acres along the southern shore of Lake Mendota.

The project site is located on the east side of the UW-Madison campus, west of North Lake Street, north of University Avenue, and east of Fitch Court. Existing land use surrounding the site includes the UW-Extension Building to the north, the Pres House and St. Paul's to the northwest, Chazen Museum of Art to the west, University Square to the south, and a commercial/residence structure to the east.

City Population

According to 2013 U.S. Census Bureau estimates, the City of Madison has a population of 243,344, with 2012 estimates of 583,869 living in the metropolitan statistical area of Madison. This area includes Dane, Columbia, and Iowa Counties.

UW-Madison Student Population and Profile

According to the UW-Madison website, the Campus supported 29,504 (68%) undergraduate students, 9,430 (22%) graduate students, and 4,341 (10%) special and professional students during the Fall 2013 semester. There are 5,520 multicultural students, more than 4,500 international students, and students from 45 states and 130 different countries. Additionally, approximately 71.8% of the incoming freshmen that were

admitted were Wisconsin Residents in fall 2014. According to the School of Music undergraduate admissions, approximately 250 undergraduate students are currently enrolled and 46 new undergraduate students have recently been admitted for the 2014 school year. Each year approximately 300 students audition for the UW-Madison School of Music undergraduate program and approximately 150 of them will be accepted with a general final enrollment of somewhere between 50 and 60 students.

The gender profile of the university undergraduate students was 51.2 percent female and 48.8 percent male from the fall 2013 data. According to the UW-Madison Office of the Registrar, 95.5 percent of the undergraduate student body is enrolled full time, and traditional students (24 years old and younger) comprise approximately 96.3 percent of the undergraduate enrollment with a mean age of 20.3.

Important social features and buildings located near the project area include the following:

- Chazen Museum of Art – Located on the north side of University Avenue west of the project site, this American Alliance of Museum accredited museum was established in 1970 originally titled the Elvehjem Art Center. In 2005 the museum was renamed the Chazen Museum of Art after a $20 million donation from Simona and Jerome A. Chazen. The Chazen Museum of Art exhibits treasures from antiquities to the Renaissance to the modern. The mission of the museum is to collect, preserve, interpret, and exhibit works of art and present related educational programs in support of the teaching, research, and public service mission of the university.

- Fluno Center – Located southeast of the project site across University Avenue, this center is a total-immersion learning environment for individuals, professional groups, and corporate teams participating in UW educational programs. The Center is home to the Wisconsin School of Business Executive Education program and is a member of the International Association of Conference Centers.

- University Square – Located south of the project site across University Avenue, this building encompasses university services such as the Bursar's Office, counseling, DoIT Tech Store, tutoring, Registrar Office, Madison Market, Lucky Apartments, University Health Service, WSUM Student Radio, and student financial aid. This is a multifaceted facility that is used by a variety of students on campus.

- 600 University Ave Block – Located east of the project site across North Lake Street, this building houses commercial facilities such as an Associated Bank, Church Key Bar, and Johnny O's Sports Lounge. This block is commonly utilized by students and the local public.

- Vilas Communication Hall – Located southwest of the project site across University Avenue, the building was built in 1969 and named for the family of William Freeman Vilas, whose estate provided considerable funding. Its location was chosen because of its proximity to the former Elvehjem Museum of Art and its accessibility to the public for theatre productions. The Daily Cardinal, Wisconsin Badger Yearbook, WHA Radio, and WHA-TV are found in Vilas Hall.

- University of Wisconsin Extension Building – Located north of the proposed project site, the 76,318 GSF building contains departments that contribute to local needs

such as 4-H youth development, UW-Extension programs, disaster management center, small business development center, and Wisconsin Entrepreneurs' Network.

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 92,353 total housing units in the City of Madison, 96% of which are occupied. Approximately 52% of these units are renter occupied, while the remaining 48% are owner occupied. According to the College Board's Annual Survey of Colleges, 25% of UW-Madison undergraduate students live in a college-owned, operated, or affiliated housing and the rest live off of campus within the downtown area or adjacent neighborhoods. According to the University's website, UW-Madison has 19 residence halls operating at 102.6% occupancy. The occupancy level exceeding 100% is attributed to the current occupancy exceeding the planned occupancy. This occurs by accommodating students in floor lounges and larger corner rooms as well as the resident rooms.

Historical/Archaeological Environment

A Wisconsin Historical Society search was requested on February 21, 2012, for the 700 Block University Avenue Demolition project (DFD #10F2J) Environmental Impact Assessment (EIA) for the same project site. On March 3, 2012, the Senior Architect for the UW System responded to the request and confirmed that no historic properties would be affected by the project. On April 12, 2012, a response from the State Historical Preservation Office (SHPO) indicated that no historic properties will be affected by the proposed action. The Wisconsin Historical Society was contacted September 4, 2014, in order to ensure this documentation was still valid, and the Government Assistance and Training Specialist indicated that no further review is needed for this site. In addition, the Wisconsin Architecture & History Inventory (WHI) Database was accessed for each property address that was proposed for demolition in 2012. Locally designated historical or archaeological properties were not identified during the database search. Refer to Appendix J for the SHPO review request and response.

Economic Environment

Employment

According to the 2008-2012 US Census Bureau American Community Survey 5-year estimation, Dane County has a labor force (ages 16-64 years old) of approximately

82.0% +/-0.4. According to the Department of Workforce Development, the July 2014 unemployment rate for Dane County was 4.0% percent.

Income

According to the 2008-2012 US Census Bureau American Community Survey 5-year estimation, the estimated median household income for Dane County is $79,371.

UW-Madison Effect on Local Economy

The total Fiscal Year 2013-2014 budget for UW-Madison per the UW System Administration "Red Book" budgetary allocations is $2,857,763,138, including $518,008,273 (18.1 percent of the budget) for instructional costs, $64,412,682 for institutional support, and $159,836,851 for academic support. Other categories include $148 million for auxiliary enterprises, $216 million for student services, $187 million for physical plant operation, and $965 million for research. Other budgetary categories include public service, hospitals, farm operations, financial aid, and debt service on academic buildings (Redbook-Book I-Exhibit I). Much of this budget directly impacts the local and regional economy as it draws personnel and support to adequately operate the campus.

Current 2013-2014 full time undergraduate tuition rates at UW-Madison range from $5,205 per semester for resident students to $13,330 per semester for nonresident students (non-reciprocity states). Costs for graduate students vary based on the program. Residence Hall costs range from $8,546 to $9,696 per semester depending on the Hall. Other costs such as segregated fees, textbook rentals, and application fees are applicable, and are not included in tuition fees.

Educational services, health care, social assistance, and public administration sectors make up approximately 33.4 percent of all employment in Dane County according to the 2008-2012 US Census Bureau American Community Survey 5-year estimation. If employment in these service sectors was removed or decreased, the effects would be noticeable city-wide and even county-wide. The Madison community places a high value on the presence of major institutions, such as UW-Madison, UW Health, Edgewood College, Madison Area Technical College, and Herzing University Madison.

UW-Madison had 15,939 budgeted faculty and staff positions in 2012-13 (Fact Book 12-13, University of Wisconsin System) and had over $1.19 billion budgeted for salaries and wages in 2013-14 (2013-14 Budget Redbook). UW-Madison, along with affiliated organizations and connected startup companies, contributes $12.4 billion per year to the Wisconsin economy ($2.1 billion from out-of-state monies), while supporting 128,146 Wisconsin jobs and generating $614 million in state tax revenue (NorthStar Economics, March 2011).

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 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. UW-Madison contributed approximately $7,131,241 to the City of Madison in 2013.

Parking and Transportation

Based on traffic flow maps published by the City of Madison in 2011, the following average daily weekday traffic volume occurs on roadways immediately adjacent to the project site:

- University Avenue – 22,250
- North Lake Street – 6,250
- Fitch Court – No Data Available

No traffic flow data is available for Fitch Court. However, the roadway is used for regular deliveries to the Chazen Museum, the UW-Extension Building, and the Pres House and for access to Parking Lot #3. Parking Lot #3 currently occupies the northern two-thirds of the project site. The southern third of the project site consists of a vegetated lot. Parking Lot #3 accommodates 70 total parking stalls for UW-Madison Annual Baselot permit holders, including 5 handicapped spaces and 2 metered spaces. Users of Lot #3 must either have a valid UW-Madison baselot permit for Lot #3 or utilize the available metered parking stalls. Parking ramps (City of Madison State Street Campus Garage and Lake & Johnson Ramp) are located immediately east and southeast of the project site holding 1,061 and 733 spaces, respectively. Several other commuter and residential parking lots are available across campus. In total, UW-Madison currently has approximately 18 parking garages, 83 parking lots, and 10 UW-Arboretum lots.

The Madison Metro bus system travels through the UW-Madison campus along most of the major streets, including University Avenue and North Lake Street. An existing bus shelter for the Madison Metro Bus system is located on University Avenue on the southern edge of the project site. This shelter is dedicated to three bus routes (01, 09, and 11) on University Avenue. Two additional bus routes (82 and 85) operate on North Lake Street, which bounds the project site to the east.

UW-Madison has policies in place to provide incentives to use alternative transportation means. The campus continues to work with neighborhoods and the City of Madison to reduce commuter travel and minimize parking conflicts. Since 2003, the UW Transportation Services entered into an agreement with Madison Metro for a bus pass program to provide free ridership to students. The costs are covered under UW Transportation Services and Associated Students of Madison (ASM). In addition, the campus has worked with Nelson\Nygaard Consulting Associates to establish more effective bus routes to accommodate students. According to the Fiscal Year 2013-14 Budget, 41% of all transportation services expenses go towards the campus bus, while 39% go towards UW employee bus passes. The rest of the expenses come from UW-Madison's SAFE Walk, Bicycle Program, Park and Ride Operation, and other services.

The Bicycle Program provides a variety of services to faculty, staff, and students including renting bike lockers and bikes, providing information on bike safety, free bike parking, and the Bicycle Commuter Act which can provide shower facilities and bicycle gear. Additionally, Madison Metro offers bike racks on their buses so that biking can be integrated with public transportation.

Public, Private and Campus Utilities

Domestic Water: Water service in the general area of the project site is provided by the City of Madison. According to the 2005 UW-Madison Utility Master Plan Status Report,

approximately 28 miles of pipe exist throughout UW-Madison campus with 25 manholes, 144 hydrants, and 907 water valves. Surrounding the project site, a water main goes west to east just south of the project site under University Avenue, north to south beneath North Lake Street, and north to south beneath Fitch Court. These two north-south water mains are connected to the University Avenue piping system. Water lines that used to be connected to the former buildings have since been capped since demolition. One fire hydrant exists on the southeast corner of the project site.

Sanitary Sewer: Sanitary sewer service in the general area of the project site is provided by the City of Madison. According to the 2005 UW-Madison Utility Master Plan Status Report, approximately 19 miles of pipe exist throughout UW-Madison campus with 476 manholes, 12 pump stations, with pipe sizes ranging from 4" to 24". Existing sanitary sewers run parallel to the water main systems around the project site.

Storm Sewer: The City of Madison also owns the storm sewer system that serves the UW-Madison campus. According to the 2005 UW-Madison Utility Master Plan Status Report, approximately 23 miles of pipe exist throughout UW-Madison campus with 777 manholes and pipe sizes ranging from 3" to 68". The storm sewer system serves building roof drains, area drains, and catch basins with pipe types such as vitrified clay, reinforced concrete, ductile iron, and PVC. The project site is within the 790 acres of campus that drain to Lake Mendota where the other 230 acres drain to Lake Monona.

Natural Gas: Buried gas lines are located beneath and perpendicular to North Lake Street and parallel beneath Fitch Court. The gas lines that were previously connected to the former buildings on the project site have since been capped.

Steam and Chilled Water: High and low pressure steam as well as chilled water is provided in order to allow heating, kitchen processes, and domestic hot water to be available throughout the UW-Madison campus. Over 25 miles of piping is used for steam transport on campus. Steam system types break down as follows: 70% walkable tunnel, 28% box conduit, and 2% direct buried according to the 2005 UW-Madison Utility Master Plan Status Report. Likewise, chilled water systems (over 8 miles of piping) are represented on campus are 15% walkable tunnel and 85% direct buried. A detailed map of the steam and chilled water piping distribution from the 2005 UW-Madison Utility Master Plan Status presentation is included in Appendix H.

Electrical: The entire campus primary electrical distribution system can be traced back to seven different substations. The total capacity of these substations is 208.7-million-volt-amperes (MVA) and provides electricity for approximately 20,900 homes. The systems the electrical wires are within are ductbank and manhole systems that combined, accommodate approximately 175 miles (~230,000 circuit feet) of wire with four wires per circuit. Since demolition of the former buildings on site, electrical poles on the east, south, and west side of the site were removed and electric lines were capped.

IT/Telecommunications: The University owns a fiber/telecommunications ductbank and manhole system that runs adjacent to the electrical service to the south of the proposed building site below University Avenue.

III. Probable Adverse and Beneficial Impacts of the Proposed Action on the Environment

Physical Environment

Climate and Air Quality

As of June 1, 2014, all counties in Wisconsin must attain and maintain the NAAQS for particle pollution, and all businesses and industries throughout Wisconsin are subject to more stringent air pollution regulations and controls on emission sources.

The project activities will not threaten air quality. Other than short-term emissions from construction equipment, there will be no long-term adverse impacts resulting from this project. Emissions increases are expected though, as a general result of the growth of the University.

Energy

The Music Performance Building will be connected to the existing University and City utilities. Estimates of the combined energy usage for the Music Performance Building are being calculated as part of the design documents. An increase in energy use is anticipated as the project site currently consists of a vegetated area and a surface parking lot. Although the project will result in an increase in electricity consumption, the energy loads are not expected to adversely impact the existing utility systems. The increase in energy usage at the site will be partially offset in the future when the existing Mosse Humanities Building is demolished.

Sustainability

The DFD's goal for every new construction project is to design a high performance structure that would result in 10% greater energy efficiency than the State of Wisconsin building code, per Executive Order 63. The 2009 International Energy Conservation Code (IECC) as adopted by the State is currently in effect. The design team is currently working on strategies to achieve the 10% greater efficiency goal. When possible, design of the Music Performance Building will incorporate DFD Sustainable Facilities Standards that are sensible and valid, especially those with an emphasis on energy efficiency, to optimize the energy efficiency of the building. Therefore, a variety of energy conservation strategies are being built into the design and include the following:

- Low flow fixtures in lavatories
- CO_2 control demand ventilation in high occupancy spaces
- Air handling units will be equipped with variable frequency drives
- Use of reflective surfaces and shading trees
- Use of native, and/or adaptive plantings in landscaping
- Use of air-side economizers and MERV 13 air filters

Additionally, an electric vehicle charging station is being considered for the parking lot.

The current predicted LEED® score is 60/110. This score places the project just within the boundary for a Gold LEED® certification. The project design team is continuing to work on additional sustainable design strategies.

Surface and Subsurface Conditions

The proposed action will have a major long term effect on site soils as a large portion of surface fill will be removed prior to construction as part of the basement excavation. Preliminary estimates indicate approximately 10,000 cubic yards of soil will be excavated for the partial basement. Excavated soils will be disposed of off-site at a location approved by the DFD.

During construction, there is a potential for erosion of exposed soils, which can be interpreted as a short-term adverse impact. The short term potential erosion effects will be controlled and minimized according to erosion control practices outlined in the WRAPP submitted for the site and Wis. Stats. 144.266 for construction activity. An erosion control plan will be submitted as part of a stormwater construction management plan, and a preliminary erosion control plan is included in Appendix A. Planned erosion control measures include storm inlet protection, a silt fence around the perimeter of the site, and a stone tracking pad at the site entrance from North Lake Street.

Water Resources

The preliminary design of the Music Performance Building includes an approximate impervious area of 81% of the project site area (48,550 square feet) following completion of Phase I and approximately 95% of the project area (57,300 square feet) following completion of Phase II. A large portion of the project site is currently paved parking surface; however, compared to current conditions, the impervious area is expected to increase by 8,550 square feet following Phase I and by an additional 8,750 square feet following Phase II. Due to the increase in impervious area, stormwater runoff volume is anticipated to increase compared to current conditions. However, when compared to the pre-building demolition site conditions, there will be an overall decrease in the amount of impervious area and, therefore, likely a decrease in the amount of stormwater runoff.

To mitigate impacts from stormwater runoff, peak stormwater discharge rates from the building's roof will be limited by installing orifice flow constrictors at all roof drainage points. Additionally, a stormwater plan is being developed for this project and will incorporate best management practices. 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 approximately 80% TSS removal by following current DFD requirements.

Flood Hazards

The 100-year floodplain boundary is located approximately 1,200 feet north of the project site along the shore of Lake Mendota. The elevation of the 100-year floodplain in this area is 853 feet above msl. The proposed elevation of the first level of the Music Performance Building is 868.75 feet above msl, or 15.75 feet above the 100-year flood elevation. The proposed elevation of the basement level of the Music

Performance Building is 853.0 feet above msl, or 0.0 feet above the 100-year flood elevation. Although the proposed basement elevation is equal to the 100-year flood elevation, groundwater is located at a greater depth and should not impact the building's lower level. According to a 2008 geotechnical report prepared for the Chazen Museum addition, (i.e. the parcel immediately west of the project site) groundwater was estimated to exist at depths ranging from 23.0 to 30.5 feet below grade. This corresponds to a maximum groundwater elevation of approximately 844 feet, or 9 feet below the proposed basement level of the Music Performance Building.

The Music Performance Building project will have no impact on the 100-year floodplain. The campus specific flood hazards will be mitigated by a stormwater management plan that is currently being developed.

Noise

There will be short-term noise impacts during the construction period. There may be some localized long-term noise increase from changes in student traffic patterns and access as the Music Performance Building will attract additional student and public usage not currently present on the project site; however, this increase should be consistent with the current noise levels of a University setting and the adjacent heavily traveled University Avenue to the south and North Lake Street to the east.

The nearest noise receptors include residents, employees, patrons, and visitors of the UW-Extension Building, the Chazen Museum, the Pres House Apartments, University Square, and local businesses along North Lake Street. The UW-Extension Building is located immediately north of the project site. The Chazen Museum is locate immediately west of the project site. The Pres House apartment building is located northwest of the project site and is home to approximately 160 students. University Square is located south of the project site across University Avenue and is comprised of an 11-story, 1.1 million-square-foot structure with 236,500 square feet of UW-Madison, student and health service offices, 134,000 square feet of retail space, over 350 apartments, and 420 ramp style parking stalls.

The project site is located in the City of Madison and the project needs to comply with the City of Madison noise ordinance with standard hours of construction operation between 7:00 AM and 7:00 PM. For those times when construction is outside the standard work hours of 7:00 AM to 7:00 PM, a noise ordinance variance would need to be requested from the City of Madison.

Lighting

While there will be an increase in light in the project area as a result of this project, the design plans include "cutoff" fixtures for outdoor lighting that direct light only to needed areas while reducing light pollution and spillover to other areas. Other cutoff and motion-detection fixtures will be used in other locations whenever possible. Interior lighting will be designed to meet the lighting requirement standards of the Illuminating Engineering Society of North America, and interior stairwells will be lit per code.

Energy use by indoor lighting will likely be minimized by using LED lights in public spaces and by equipping rooms with occupancy sensors to shut off lights or reduce the amount of lighting based on ambient light conditions. Residential apartments are

located immediately east and south of the project site, including on the floors 3 through 14 in the University Square mixed-use development on the south side of University Avenue and on floors 2 through 5 in the mixed-use building on the east side of North Lake Street. A prominent feature of the Music Performance Building is the glass-walled lobby and rehearsal room, which may be lighted at night. The additional lighting may cause a slight increase in the amount of light entering the windows of the north-facing apartment units in the University Square building and the west-facing apartments of the North Lake Street mixed-use building.

Environmental and Chemical Hazards

Based on the environmental database searches, no historical dumping or hazardous materials have been reported in the boundaries of the project site. Based on current information, the presence of potentially hazardous materials in surface or subsurface soils is not anticipated. Registered sites with known contamination in soils and/or groundwater, which are up-gradient from the proposed project site, are not anticipated to impact this project site due to the nature of contamination and separation distance from the site.

Biological Environment

There are no significant long-term biological impacts anticipated because of the project. There will be a short-term impact on flora and fauna in the area when construction begins for Phase I, including the removal of 9 trees located within the project limits. Similarly, there will be a short-term impact on flora and fauna when construction begins for Phase II, including the removal of 14 existing trees and 4 trees that will be planted as part of the landscape plan for Phase I.

As part of Phase I of the project, 9 trees, several small bushes, and the existing grassed area will be removed from the project site. The removed vegetation will be replaced with various shade trees, ornamental trees, and shrubs as part of construction. A preliminary Phase I landscaping plan for the project indicates that 16 new shade and ornamental trees will be planted following construction. Additionally, 8 new shrub/groundcover planting beds and a grassed lawn area will be incorporated into the project site landscaping. Trees and small landscaped areas will be incorporated along all four project site boundaries. A preliminary Landscape Plan for Phase I is included in Appendix A.

In order to accommodate an expanded building footprint, additional vegetation will be removed as part of Phase II of the Music Performance Building project. A preliminary site concept plan for Phase II indicates that the existing vegetation along the northern boundary of the project site will be removed, including approximately 14 trees, several bushes, and numerous ornamental grasses. Additionally, 6 trees, the grassed lawn area, and 2 of the shrub/groundcover planting beds that were planted as part of the landscaping plan for Phase I will be removed. The remaining 10 trees and 6 shrub/groundcover beds planted as part of Phase I will be retained and incorporated into the landscaping plan for Phase II. Six new deciduous trees will be added as part of Phase II.

There will be a small long-term impact on the flora and fauna on the project site as this project will result in a decreased amount of vegetation and an increased amount of impervious area. Following the completion of Phase I, there will be an

approximately 8,550-square-foot increase in impervious area, and following completion of Phase II, there will be an additional approximately 8,750-square-foot increase in impervious area.

Short term impacts to fauna may include temporary displacement of local birds and small mammals that may reside in the project site trees and shrubs; however, a portion of the original habitat area will be available to these urban dwellers upon completion of site landscaping. The tentative project start date is November 2015 and, therefore, the removal of existing trees should have minimal effect on nesting birds.

Adverse impacts to fish and invertebrates within Lake Mendota and Lake Monona are not anticipated to result from this project. Lake Mendota is located approximately 1,200 feet north of the project site, and Lake Monona is located approximately 0.6 miles south of the project site. Best management and appropriate erosion control practices, as recommended by the WDNR, will be followed during project construction in order to prevent impacts to these biological environments. The threatened, endangered, and special concern species identified by the WDNR during the Natural Heritage Inventory review are not anticipated within areas directly or indirectly impacted by the project.

Social and Cultural Environment

Recreation and Green Space

This project will not adversely impact the campus recreation and green space as the current project site is comprised primarily of a surface parking lot. The southern third of the project site is currently a vacant grassed area; however, this vegetated area is not typically used as a recreation space. The existing green space will be lost during construction; however, small landscaped areas surrounding the project site will replace some of the lost green space and serve to enhance the overall visual appeal of this portion of campus once construction is complete.

This project will beneficially impact the campus, the City of Madison, and the surrounding communities by creating a new community resource. The 325-seat recital hall will offer more than 350 presentations per year, and following the completion of Phase II at a future date, a new concert venue will be added to the community. Preliminary site plans also include an additional 56 bicycle stalls for recreational users, students, and faculty/staff which should serve to enhance recreation on and adjacent to campus.

Cultural Environment

Students, faculty, staff, and visitors of the Music Performance Building will benefit from the new modern performance and recital spaces. The preliminary project design includes a glass-walled lobby and rehearsal room, which will allow passersby to view rehearsals and help create education and social connections between working musicians and the public. In addition to providing needed space for School of Music students to practice and learn, modern audio-video technologies in the new building will allow for live-stream concerts and high-quality recordings.

Short-term adverse social impacts are expected due to construction noise, dust, and vibrations. These adverse construction-related impacts will be short-term, and experienced by students, faculty, and staff in the buildings that are immediately adjacent to the project site, including the Chazen Museum, the UW-Extension building, and the Pres House. Vibrations during construction will be minimized in order to protect artifacts and displays at the Chazen Museum. Representatives of the Museum will notify the appropriate DOA or UW-Madison contact if additional mitigation methods are required during construction in order to prevent unacceptable levels of vibration.

Construction-related impacts will also be felt by students, faculty, staff, or visitors who use Fitch Court as an access route to the adjacent buildings. In order to minimize impacts resulting from the vacation of Fitch Court, an access road will be open and accessible from North Lake Street along the northern edge of the project site.

Housing

The Pres House is located northwest of the project site, immediately north of the Chazen Museum addition. The Pres House is a privately-owned student apartment community that is home to approximately 260 students. This project will have no impact on the number or availability of housing units; however, vehicle traffic to and from the Pres House utilizes Fitch Court, which will be vacated prior to project construction. An alternative access route to the Pres House is the alleyway between the University Bookstore and UW-Extension Building; however, the alleyway is not wide enough to accommodate two-way traffic. As part of the proposed project, an alternative access route is planned to be available prior to the vacation of Fitch Court in order to ensure uninterrupted vehicle access to the Pres House.

Neighborhood Compatibility and Site Aesthetics

The new building will be consistent with campus architectural standards and current master planning efforts. The Music Performance Building will be bounded by university buildings to the north and west and by mixed-use commercial/residential buildings to the south and east. The project will not have a significant adverse impact any adjoining buildings in terms of aesthetics. The proposed building will change the view from adjacent buildings and will change the overall neighborhood view from University Avenue and North Lake Street. In particular, the new building will impact the view to the north toward Lake Mendota from the University Square development; however, the proposed building height is similar to adjacent buildings to the west and east and is lower than adjacent buildings to the north and south. Therefore, the impact on the view from neighboring buildings will not be a significant adverse impact. Additionally, the architectural style should result in an aesthetically pleasing view that is consistent with the Campus Master Plan.

The Music Performance Building project is part of the East Campus Development Plan, which supports the redevelopment of the Arts and Humanities District in the lower campus. The Plan includes the development of the East Campus Mall which was envisioned as a new front door to the university and consists of an urban pedestrian landscape connecting Regent Street to the south with Lake Mendota to the north. The corridor is located at a crucial junction between campus and downtown and includes private developments, university buildings, and two public gathering spaces. The corridor emphasizes close ties between retail stores, cultural institutions,

open space, recreation, and strong neighborhoods. Construction of the Music Performance Building will complete a major component University's vision for the East Campus Mall and will add needed performance space while complementing the Overture Center located at the opposite end of State Street.

Once completed, the Music Performance Building will be a destination for students, faculty, staff, and the general public. Building massing, materials, and location will contribute to the project's role as a major campus gateway. A glass lobby will activate the building from University Avenue, and building massing will identify the major programmatic elements, which will include the recital hall, rehearsal room, and lobby as part of Phase I and the concert hall as part of Phase II. Each element will have a distinct presence when viewed from the exterior.

Historical/Archaeological Environment

A Wisconsin Historical Society search was requested on February 21, 2012, for the 700 Block University Avenue Demolition project (DFD #10F2J) Environmental Impact Assessment (EIA) for the same project site. On March 3, 2012, the Senior Architect for the UW System responded to the request and confirmed that no historic properties would be affected by the project. On April 12, 2012, a response from the State Historical Preservation Office (SHPO) indicated that no historic properties will be affected by the proposed action. The Wisconsin Historical Society was contacted September 4, 2014, in order to ensure this documentation was still valid, and the Government Assistance and Training Specialist indicated that no further review is needed for this site. In addition, the Wisconsin Architecture & History Inventory (WHI) Database was accessed for each property address that was proposed for demolition in 2012. Locally designated historical or archaeological properties were not identified during the database search. Refer to Appendix J for the SHPO review request and response.

Economic Environment

Employment

According to the 2007-2009 Biennium Major Project Request, the project is expected to allow for the creation of five new staff for the Music Performance Building after project completion, including three custodial staff and two maintenance staff. It will also retain existing staff. 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, including 91 project specific construction jobs, 24 service sector jobs, and 55 jobs created as a result of the subsequent spending associated with the induced effects of the project. Accordingly, implementation of Phase I of this project could generate 382 jobs at the $22,500,000 budget. Additional jobs will be created when Phase II of the project is completed at a future date. There will also 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 by this project.

Income and Spending

The proposed action will require a commitment of $22.5 million for Phase I of the project, plus an additional financial commitment for Phase II of the project which will occur at a future data after additional funding is secured. The budget for Phase II of the project is currently unknown. An increase in University annual operating costs is anticipated d since the project will result in a new facility that will require operation and maintenance.

The Wisconsin Department of Administration (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. UW-Madison contributed approximately $7,131,241 to the City of Madison in 2013. As a result of the project, this amount will increase based on the value of the Music Performance Building.

A study on the economic effects of new nonresidential construction projects by C3 Statistical Solutions (C3 Statistical Solutions, January 2011) suggests that the economic multiplier of initial construction cost spending is approximately 1.92. Thus, this proposed $22,500,000 construction project can be expected to contribute $43,200,000 to the local, regional, and national economy in the short-term. The proposed project also has the potential to create additional revenue for the School of Music through increased concert ticket sales as the added programming space will allow for more concerts to be held each year. The Music Performance Building will likely result in more visitors to this area of campus, and, as a result, may increase parking revenue for UW Parking Services and the City of Madison. The amount of these revenue increases is unknown at this time.

Parking and Transportation

Currently, the UW-Madison campus has 18 parking garages, 83 parking lots, and 10 UW-Arboretum lots. The northern two-thirds of the project site are occupied by one of these parking lots, Parking Lot #3. Parking Lot #3 accommodates 70 total parking stalls for UW-Madison Annual Baselot permit holders, including 5 handicap accessible spaces and 2 metered spaces. All of these parking stalls will be temporarily lost once project construction has started. The preliminary site design for Phase I of the Music Performance Building project includes 28 standard parking spaces and 2 handicap accessible spaces. Therefore, the completion of Phase I will result in the permanent loss of 40 parking spaces, including 3 handicap accessible spaces. As part of Phase II of the project, which will take place at a future date after additional funding is secured, the remaining 30 parking spaces will be replaced with a larger building footprint, resulting in a long-term loss of all 70 parking spaces currently available in Lot #3.

This project will not have a significant impact on parking availability as 70 parking spaces represent a very small portion of the total campus parking spaces. However, the project will have a long-term, localized impact on the parking patterns of permit-holders who currently utilize Lot #3. UW-Madison Annual Baselot parking permits are awarded each year, and students and staff seeking a parking permit for the 2015-

2016 academic year will be notified in March or April 2015 that Lot #3 will be unavailable. People who usually use Parking Lot #3 will likely still purchase a parking permit and utilize a different campus parking lot. Nearby UW-Madison parking lots that require the UW-Madison Annual Baselot permit include Lot 46 (approximately 350 feet south, capacity of 733) and Lot 5 (approximately 675 feet west, capacity of 44). Alternatively, students and staff could choose not to purchase a UW-Madison parking permit and utilize the City of Madison State Street Campus Garage located immediately east of the project site across North Lake Street. The State Street Campus Garage has a total of 1,061 public parking spaces available, including 15 handicap accessible spaces, and has hourly and monthly rates.

The campus continues to work with neighborhoods and the City of Madison to reduce commuter travel and minimize parking conflicts. In 2003, UW Transportation Services entered into an agreement with Madison Metro to provide UW-Madison students with free ridership on the Madison Metro bus system. The Madison Metro bus system has multiple routes that travel past the project site, including three bus routes on University Avenue (01, 09, and 11) that stop at the bus shelter located on the southern edge of the project site. This bus shelter will be temporarily impacted by the project construction. The existing bus shelter will be removed and stored for reuse elsewhere. A section of the covered walkway will be left open to University Avenue in order to serve as a temporary bus shelter during project construction. No long-term impacts to public transportation access will occur as a University Avenue bus shelter has been incorporated into the overall site design. The new bus shelter will be located approximately 65 feet to the west of the current location. Following relocation, the bus shelter will be served by the same three bus routes.

Traffic patterns will likely change as a result of the project. In the short-term, 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. In the long-term, traffic patterns will change due to the vacation of Fitch Court and the loss of Parking Lot #3. Fitch Court is frequently used for deliveries and acts as a fire lane for adjacent buildings. To minimize delivery interruptions and maintain open fire lanes, a new access lane along the north side of the project site will be open and available before Fitch Court is vacated.

A traffic study has not been completed in relation to this project, and it is not anticipated that a traffic study will be required by the City of Madison as this project will not have a significant impact on traffic patterns. In the long-term, traffic patterns and flow may improve as a result of this project due to the reduced parking spaces and the addition of a second southbound through lane on North Lake Street. Fewer available parking spaces will result in fewer vehicles entering and exiting the site. After project construction starts, vehicles will no longer be able to access the site from University Avenue, and traffic flow on University Avenue may improve due to fewer vehicles entering and exiting the flow of traffic. Additionally, a second through lane will be added to south-bound lane of North Lake Street at the intersection with University Avenue. The added through lane should improve the south-bound traffic flow on North Lake Street.

The project will support alternative transportation through the installation of 56 bicycle stalls and through its close proximity to the public bus line, which has a bus stop on the south side of the project site on University Avenue. The project design team is

also investigating the feasibility of an electric vehicle charging station for the parking lot that is part of Phase I of the project.

During construction, there will be interference to pedestrian traffic caused by construction vehicles and perimeter fencing. Due to the high volume of pedestrians on University Avenue and North Lake Street, it will be necessary to keep the sidewalks open for as long as possible during the construction project. Preliminary plans to ensure pedestrian safety include the creation of a temporary, covered walkway along the north side University Avenue. The construction of a temporary, covered walkway is also being considered for the west side of North Lake Street. Appropriate safety fencing and barricades will be provided to secure the entire construction site. The east sidewalk of North Lake Street will need to be temporarily closed during a portion of the construction period in order realign the sidewalk for the addition of the second through lane and in order to add the site access road in the northeast corner of the project site. Pedestrian traffic will be re-routed to the east side of North Lake Street during the temporary sidewalk closure.

This project is part of the final vision for the East Campus Gateway, a primary component of which is the East Campus Mall. The East Campus Mall is an urban pedestrian landscape that connects Lake Mendota to Regent Street and provides pedestrian connections between prominent east campus facilities, including the Memorial Union, Memorial Library, the Chazen Museum, and University Square. The expansion and improvement of the East Campus Mall pedestrian corridor is consistent with the goals of the 2005 Campus Master Plan and the East Campus Development Plan.

Utilities

The Music Performance Building will be served by existing utilities that will be extended and/or re-routed to serve the project site. New utility connections added for Phase I of the project will have capacity to serve both Phases I and II. Existing utility systems are adequate to supply the facility, and no utility upgrades will be required. No natural gas will be required for the new facility as all heating demand will be met via the campus steam network.

Although overall campus utility costs are expected to increase as a result of this new construction, the new structures will be designed to be as energy efficient as possible. This increase in utility costs will be partially offset by the eventual demolition of the existing Mosse Humanities Building. The ultimate goal is to meet the requirement of Wisconsin Executive Order 63, which states that new State buildings are to be designed to use 10 percent less energy than commercial code (2009 International Energy Conservation Code).

Both beneficial (long-term) and adverse (short-term) impacts will occur as a result of the utility installation. 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. Beneficial impacts include improved reliability in the area through upgraded utilities that will be installed as a direct result of this project.

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 July 2005, UW-Madison adopted a Campus Master Plan to be used as a guide for both short-term and long-term growth and development opportunities within the campus. The master plan, developed for a 20-year time horizon, established site design guidelines, architectural standards and 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-Madison, construction of the proposed Music Performance Building will complete a significant component of the University's East Campus Development Plan, which calls for the creation of a contemporary and technologically advanced arts and humanities district, consolidated along the University's pedestrian corridor, the East Campus Mall. Recently completed projects that were also envisioned in the East Campus Development Plan include the following:

- Memorial Union Reinvestment Phase I – completed Summer 2014
- Lake Mendota Shoreline Restoration – completed October 2013
- LaBahn Arena – completed October 2012
- Gordon Dining & Event Center – completed August 2012
- Chazen Museum of Art Addition – completed October 2011
- East Campus Utilities – completed Fall 2009
- Grainger Hall School of Business – completed Fall 2008
- University Square – completed in 2008
- Frederic A. Ogg Residence Hall – completed August 2007

Separate EISs or EIAs were completed for each of these projects prior to construction. Future actions may also require preparation of EIA/EISs. Other active projects that are included in the East Campus Development Plan include the following:

- One Alumni Place – Design Phase
- Alumni Park – 35% Design Report
- Memorial Union Reinvestment Phase II – 35% Design Report
- Tandem Press Addition – 10% Concept Report Done, Currently On hold

UW-Madison is also planning a potential Phase III instructional facility for the School of Music to be located at the current location of the UW-Extension Building immediately north of the Music Performance Building project site. The construction of a new instructional facility, along with the completion of Phase I and II of the Music Performance Building, would enable the UW-Madison School of Music to completely vacate the Mosse Humanities Building. The steps necessary for the proposed Phase III instructional facility project site to be fully available include the following: 1) relocation of existing UW-Extension Building occupants, 2) procurement of funds for UW-Extension Building demolition, 3) procurement of funds for Phase III design and construction, and 4) UW-Extension demolition. The vacation and demolition of the UW-Extension Building, along with the construction of the School of Music instructional facility, are secondary and cumulative impacts of the Music Performance Building project. Without construction of Phases I and II of the project, it is unlikely that Phase III would ever be completed in the planned location.

During the Scoping Meeting for this project, a representative of St. Paul's University Catholic Center indicated that St. Paul's is planning a reconstruction project that will overlap (in terms of schedule) with the construction of Phase I of the Music Performance Building. The construction projects will occur in close proximity, at times utilizing the same internal traffic and staging locations. The overlapping construction projects will result in cumulative, short-term construction-related impacts, including noise, dust, pedestrian, and traffic impacts. St. Paul's and UW-Madison will work together to coordinate construction phasing schedules, site restoration, and minimize cumulative adverse impacts.

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, pedestrian and traffic re-routing, and other construction nuisances including noise and dust. Other than financial commitment, most of the impacts are short-term and are not expected to have long-term adverse impacts.

The primary cumulative beneficial impact of this action, as well as recently completed and proposed projects, is the development of the UW-Madison campus in an orderly and planned process to accomplish the goals of the master plan. Construction of the Music Performance Building is one step toward the eventual demolition of the existing Mosse Humanities Building. Collectively, these projects will serve to enhance the campus image, enhance the academic experience, modernize campus facilities, improve energy efficiency, create an east campus mall, improve pedestrian and vehicular traffic flow and continue to make UW-Madison an attractive campus for students, faculty, and staff.

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, but 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 a temporary covered walkway will be constructed along the north side of University Avenue and possibly along the west side of North Lake Street in order to accommodate pedestrian traffic along the perimeters of the project site. Access to the site by construction vehicles will be at the northeast corner of the project site from North Lake Street. Appropriate safety fencing and barricades will be provided to secure the construction site and maximize safety of students, faculty, staff, and residents. Pedestrian traffic on the west side of North Lake Street will likely be temporarily rerouted for a portion of the construction period in order to realign the sidewalk and add a second southbound through land on North Lake Street. The temporary sidewalk closures on North Lake Street and the temporary covered walkways will be a slight inconvenience to pedestrians; however, it is a short-term impact that is necessary to ensure public safety. At this time, vehicular traffic rerouting 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 7:00 P.M. daily, Monday through Friday. In accordance with the Department of Administration's air quality management practice, all contractors 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 for Phase I, including removal of approximately 9 existing trees within the project limits. When Phase II construction begins at a future date, there will be additional short-term impacts to flora and fauna, including the removal of 14 existing trees and 4 trees that will be planted as part of the landscape plan for Phase I. The loss trees and other flora within the project site boundaries will be mitigated with new plantings after project completion. A landscaping plan showing the location of new trees, shrub/groundcover beds, and grassed areas, and other landscaping features is included in Appendix A. New trees, shrubs, and other vegetation will be planted; however, there will be a long-term decrease in the amount of vegetation on site.

This project will result in the permanent loss of 40 parking spaces following Phase I and a loss of 30 additional parking spaces following Phase II. This total net loss of 70 parking spaces represents a very small portion of the available campus parking and should not have a significant impact on the availability of parking spaces on campus. This loss of campus parking spaces will result in a loss of revenue for UW Parking Services; however, some of the revenue may be recovered due to an increase the number of people visiting campus once the Music Performance Building is complete.

Preliminary calculations indicate that there will be an overall increase in impervious area within the project limits. Current impervious area is estimated at 40,000 square feet. This will increase to approximately 48,550 square feet after completion of Phase I and to approximately 57,300 square feet after completion of Phase II. Stormwater management designs typically follow NR151 and have a goal of 40 percent TSS removal for a redeveloped site.

The construction of the Music Performance Building will change the view from adjacent buildings and will change the overall neighborhood view from University Avenue and North Lake Street. In particular, the new building will impact the view to the north toward Lake Mendota from the University Square development; however, the proposed building height is similar to adjacent buildings to the west and east and is lower than adjacent buildings to the north and south. Therefore, the impact on the view from neighboring buildings will not be a significant adverse impact. Additionally, the architectural style and landscape design of the project should result in an aesthetically pleasing view that is consistent with the Campus Master Plan.

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, and temporary slow-downs and possible short-term rerouting of pedestrian and vehicle traffic. These impacts will not exist in the long-term when the project is complete.

A small amount of green space will be lost as a result of this project. The vegetated parking lot medians and the grassed area on the southern half of the site will be lost at the start of project construction. The preliminary landscape plans for Phases I and II of the project include deciduous shade trees, ornamental trees, and shrub/groundcover planting beds; however, the total area of green space will be decreased by approximately 8,550 square feet following completion of Phase I and by an additional 8,750 square feet following completion of Phase II. However, there will be an overall increase in the amount of green space when compared to the pre-building demolition site conditions. Several green space amenities will be added to the site, including benches, bike racks, trash receptacles, concrete walkways, and paved patio areas.

The long-term goals of the University include creating a contemporary and technologically advanced arts and humanities district consolidated along the East Campus Mall pedestrian corridor. The Music Performance Building is an essential element of this long-term goal and will provide the rehearsal, recital, storage, and, eventually, the concert space needed by the School of Music. The new building will serve to retain and attract more students to the UW-Madison campus in a competitive environment.

VI. Irreversible or Irretrievable Commitment of Resources

The project will require an initial financial commitment of $22.5 million for Phase I of the Music Performance Building and an additional financial commitment at a future date for Phase II of the project. The budget for Phase II is not known at this time. After project completion, the Music Performance Building will also incur on-going annual operating and maintenance expenses. Initial estimates of annual increased utility costs are $69,700 and estimates of the annual increase in maintenance and custodial costs are $179,300. This impact will be offset somewhat by a reduction in future utility demand due to the eventual demolition of the Mosse Humanities Building.

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 Music Performance Building is reversible as the new structure could be deconstructed and the land could be restored to a pre-developmental setting.

There will be a long-term commitment of energy resources to operate and maintain the Music Performance Building. However, long-term consumption of fuel, natural gas, and other resources will not impact or overload local 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

New construction, renovation and/or expansion of the George L. Mosse Humanities Building, use of off-campus facilities, and a “no action” alternative were considered for the Music Performance Building project. After detailed analysis and consideration, the construction of a new music performance building was determined to be the preferred alternative. The initial alternatives are discussed in the following paragraphs. Preliminary plan sheets of the project are in Appendix A.

No Action Alternative

A no action alternative was determined not to be a viable alternative since it would not address the needs of the School of Music.

Renovation/Expansion of the George L. Mosse Humanities Building

Renovation and expansion of the existing facilities was determined not to be a viable alternative. Deficiencies of the existing Humanities Building include a loud and inefficient HVAC system, leaking and poorly insulated building envelope, insufficient room sizes, and poor building layout/design. Most of these deficiencies are intrinsic to the building design and cannot be corrected. Renovation of the facility could be undertaken to eliminate some of the deficiencies would be too costly and time consuming. Ultimately, the space cannot be expanded to provide the amount of space necessary to support the current needs of the School of Music.

Use of Off-Campus Facilities

Using off-campus facilities to help support the current needs of the School of Music was determined not to be a viable alternative due to high costs and availability issues.

Construction of a New Music Performance Building (selected option)

The construction of a new Music Performance Building was determined to be the only feasible option. The project will include the construction of a 325-seat recital hall, 3,100 ASF rehearsal space, and 737-seat concert hall in order to meet the needs of the School of Music. The project will be completed in two phases due to funding availability. Alternative locations for the Music Performance Building were identified in the East Campus Mall Feasibility Study, which was completed in 2002. However, recent construction projects, including the Chazen Museum addition and the University Square project, have been completed and the alternative location options identified in the study are no longer available.

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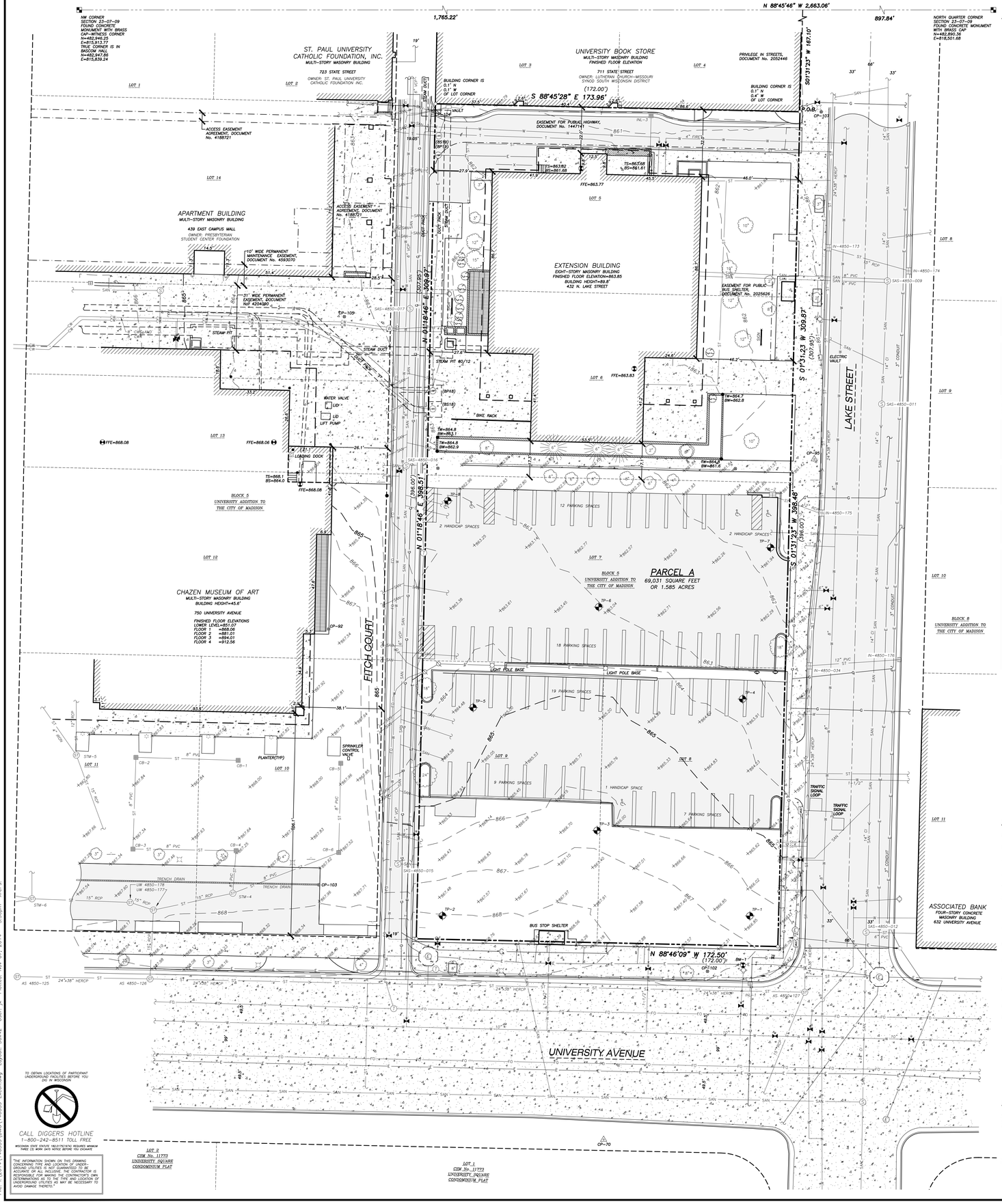
Wisconsin Department of Natural Resources Surface Water data Viewer Website. http://dnrmaps.wi.gov/sl/?Viewer=SWDV

Wisconsin Department of Natural Resources – Solid and Hazardous Waste Information Management System online database. http://dnr.wi.gov/sotw/Welcome.do

Appendix A

Site Plan, Floor Plans, and Exterior Elevations



LEGEND

- GOVERNMENT CORNER
- CHISELED 'X' FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER OR GAS VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- MANHOLE
- ELECTRIC MANHOLE
- UW PRIMARY MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- POWER POLE W/GUY
- LIGHT POLE
- TRAFFIC SIGNAL
- VAULT
- UW SIGNAL MANHOLE
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- HANDICAP PARKING
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- CHILLED WATER SUPPLY
- CHILLED WATER RETURN
- BUILDING
- 865 INDEX CONTOUR
- 866 INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- ( ) RECORDED INFORMATION
- FFE FINISHED FLOOR ELEVATION
- TS TOP STEP
- BS BOTTOM STEP
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TEST PIT

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	869.80	TOP NUT ON HYDRANT AT NW CORNER OF LAKE STREET AND UNIVERSITY AVENUE

CONTROL POINTS

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-70	482,252.16	817,505.95	868.14	CHX
CP-71	482,382.54	817,649.37	864.36	CPN
CP-92	482,495.88	817,374.70	868.06	CHX
CP-95	482,576.76	817,606.47	861.34	CPMAG

CPN=CONTROL POINT NAIL
CHX=CHISLED CROSS
CPMAG=CONTROL POINT M.A.G. NAIL

UW - PRIMARY STRUCTURES

VAULT ID	ELEVATION		
	RIM	VAULT CEILING	VAULT FLOOR
BP18	863.09	862.28	856.21
BP19	862.31	*****	****

UW - SIGNAL STRUCTURES

VAULT ID	ELEVATION		
	RIM	VAULT CEILING	VAULT FLOOR
BS18	863.13	862.31	856.28
BS19	862.32	******	*****

UW - STEAM VAULTS

VAULT ID	ELEVATION		
	RIM	VAULT CEILING	VAULT FLOOR
60/12	865.33	861.60	855.30

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAS 4850-009	860.98	N	848.06	14"	CI
		W	849.26	8"	PVC
		W	851.78	6	PVC
		S	847.97	14"	CI
SAS 4850-011	861.16	N	848.09	14"	CI
		W	847.99	14"	CI
SAS 4850-012	865.08	N	847.92	14"	CI
		E	850.73	6"	PVC
		S	847.78	14"	CI
SAS 4850-015	866.10	N	857.75	6"	VCP
SAS 4850-016	863.08	S	855.43	6"	VCP
		N	855.38	6"	VCP
SAS 4850-017	862.71	S	855.18	6"	VCP
		N	855.14	6"	VCP

STORM SEWER INLETS

INLET ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	866.78	S	862.24	12"	PVC
IN 4850-034	862.09	S	858.18	24"x38"	HERCP
		E	**	12"	PVC
		N	858.18	24"x38"	HERCP
IN 4850-175	861.20	S	857.14	24"x38"	HERCP
		NW	857.14	12"	RCP
		N	857.14	24"x38"	HERCP
IN 4850-176	861.39	E	858.23	8"	PVC
		W	858.19	12"	PVC
IN 4850-174	860.63	E	856.42	6"	PVC
		E	856.53	6"	PVC
		W	856.42	15"	RCP
INL-2	861.86	SE	858.11	12"	RCP
INL-3	860.66	S	857.01	FULL OF	WATER

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
AS 4850-125	867.54	W	862.48	23"x38"	HERCP
		E	862.48	23"x38"	HERCP
AS 4850-126	867.76	W	862.48	23"x38"	HERCP
		N	862.51	12"	RCP
		E	862.43	23"x48"	HERCP
AS 4850-127	866.18	W	861.05	24"x38"	HERCP
		SW	861.20	15"	RCP
		S	861.20	4"	PVC
		N	861.05	23"x38"	HERCP
STM-6	867.49	W	864.73	4"	IRON
		W	864.73	4"	IRON
		N	863.96	8"	PVC
		E	863.74	15"	RCP
UW 4850-178	867.70	W	863.76	15"	RCP
		SE	863.48	15"	RCP
UW 4850-177	867.81	W	862.76	15"	RCP
		NW	862.76	15"	RCP
		NE	862.76	15"	RCP
		S	862.76	18"	RCP
STM-4	867.75	N	863.20	8"	PVC
		NE	863.53	8"	PVC
		W	863.17	12"	RCP
STM-5	867.67	N	862.82	12"	RCP
		NW	863.47	4"	IRON
		SE	862.77	15"	RCP

CATCH BASINS

CATCH BASIN I.D.	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	867.59	W	864.95	8"	PVC
CB-2	867.64	E	864.54	8"	PVC
		S	864.51	8"	PVC
CB-3	867.25	N	864.06	8"	PVC
		E	864.07	8"	PVC
CB-4	867.37	W	863.33	8"	PVC
		S	863.32	8"	PVC
CB-5	867.61	S	865.01	8"	PVC
CB-6	867.49	N	864.47	8"	PVC
		SW	864.46	8"	PVC

NOTES

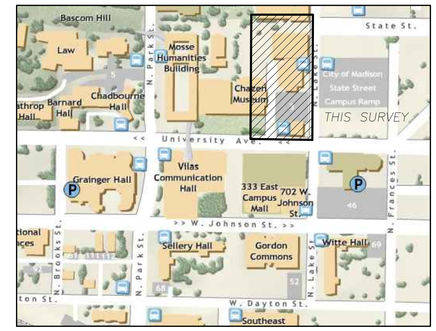
1. THIS SURVEY AND MAP IS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 28 & 29, 2014.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS UW03, A BRASS CAP IN A MONUMENT BOX. PUBLISHED AS 861.35.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 20143007368, 20143007392, 20143007409 AND 20143007427.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1-800-242-8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. THIS PARCEL IS IN ZONE X, ON PANEL 409 OF 850, MAP NUMBER 55025C0409G, MAP REVISED: JANUARY 02, 2009: ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. FLOOR AND ROOF ELEVATIONS ARE SHOWN AT THE APPROXIMATE LOCATIONS WHERE THE DATA WAS COLLECTED.
11. PARCEL No.'s: 070923204071, 070923204089, 070923204097, 070923204112, 070923204120, 070923204138, 070923204146, 070923204154, 070923204162, 070923204170, 070923204188 AND 070923204196.
12. THERE ARE 65 REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES FOR A TOTAL OF 70 PARKING SPACES.
13. ALL UTILITY LATERALS AND SERVICES FROM LAKE STREET, FITCH COURT AND UNIVERSITY AVENUE SERVING THE SUBJECT PROPERTY ARE SHOWN PER AVAILABLE RECORDS AND FIELD EVIDENCE. ALL ARE PRESUMED TO BE ABANDONED AND THE TERMINATION POINT OF EACH SERVICE IS VERTICALLY AND HORIZONTALLY UNKNOWN.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
WISCONSIN REGISTERED LAND SURVEYOR

DATE



VICINITY MAP
NOT TO SCALE

north

0 10 20 40
SCALE: 1"=20'

GRID NORTH, BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY

PREPARED FOR:

STRANG
6411 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NO:	14-6359	SURVEYED BY:	MAD/ZMR
FILE NO:	E-214	DRAWN BY:	JK
FIELDBOOK/PG:	253/157	CHECKED BY:	TBJ
SHEET NO:	1 OF 1	APPROVED BY:	HPJ

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CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

UTILITY CONTACTS

SUPRANET
8000 EXCELSIOR DRIVE
MADISON, WI 53717-1914

PHONE
608-836-0282

AT&T DISTRIBUTION
OSP AT&T ENGINEER MADISON
316 WEST WASHINGTON AVENUE, RM. 601
MADISON, WI 53703

PHONE
608-252-2432

MG&E (MADISON GAS AND ELECTRIC CO.)
P.O. BOX 1231
133 S. BLAIR STREET
MADISON, WI 53701-1231

PHONE
608-252-4785

CITY OF MADISON ENGINEERING
CITY-COUNTY BUILDING, RM 115
201 MARTIN LUTHER KING, JR, BLVD.
MADISON, WI 53703

PHONE
608-267-8849

CHARTER COMMUNICATIONS
2701 DANIELS STREET
MADISON, WI 53718

PHONE
608-274-3822 ext 6734

TDS TELECOM
301 WESTFIELD ROAD
MADISON, WI 53717-1799

PHONE
608-664-4431

AMERICAN TRANSMISSION CO. (ATC)
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MADISON, WI 53718

PHONE
608-877-7056

LIGHTCORE, A CENTURYLINK COMPANY
333 FRONT STREET
NORTH LA CROSSE, WI 54601

PHONE
608-796-7447

UNIVERSITY OF WISCONSIN, MADISON

PHYSICAL PLANT CONTACTS

ELECTRICAL SHOP

KURT JOHNSON
608-262-7776

PLUMBING SHOP

MARCELLA M. OTTER
608-265-3967

STEAMFITTER SHOP

KEVIN CORCORAN
608-262-2461

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PROJECT:
SCHOOL OF MUSIC
UW MADISON

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6359

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:		
DRAWN:	JK	08/06/14
APPROVED:	TJB	08/12/14

PLAN MODIFICATIONS:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
EXISTING CONDITIONS SURVEY

MAP NO: E-214

SHEET NUMBER: 1

File: I:\2014\14-6359\DWG\14-6359 Econ.dwg Layout: 30x42 User: jk Plotted: Nov 07, 2014 - 3:50pm Xref's:

REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR STEAM, CHILLED WATER, POWER, SIGNALS, AND OTHER UTILITIES IN THIS AREA.

PROPOSED STORM CURB INLET

PROPOSED 10" STORM

PROPOSED STORM CURB INLET

PROPOSED 10" STORM

PROPOSED STORM CURB INLET

PROPOSED 12" STORM

PROPOSED 6" SAN

PROPOSED SAN MH

PROPOSED SAN. MH FOR FUTURE PHASE

PROPOSED 6" SAN

PROPOSED 6" WATER LATERAL

PROPOSED 15" ROOF DRAIN

8 BIKES

PROPOSED STORM YARD INLET

PROPOSED 6" STORM

PROPOSED STORM YARD INLET

BUS STOP

LAKE STREET

UNIVERSITY AVENUE

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WWW.HOLZMANMOSS.COM

Consultant:

OTIE Oneida Total Integrated Enterprises

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

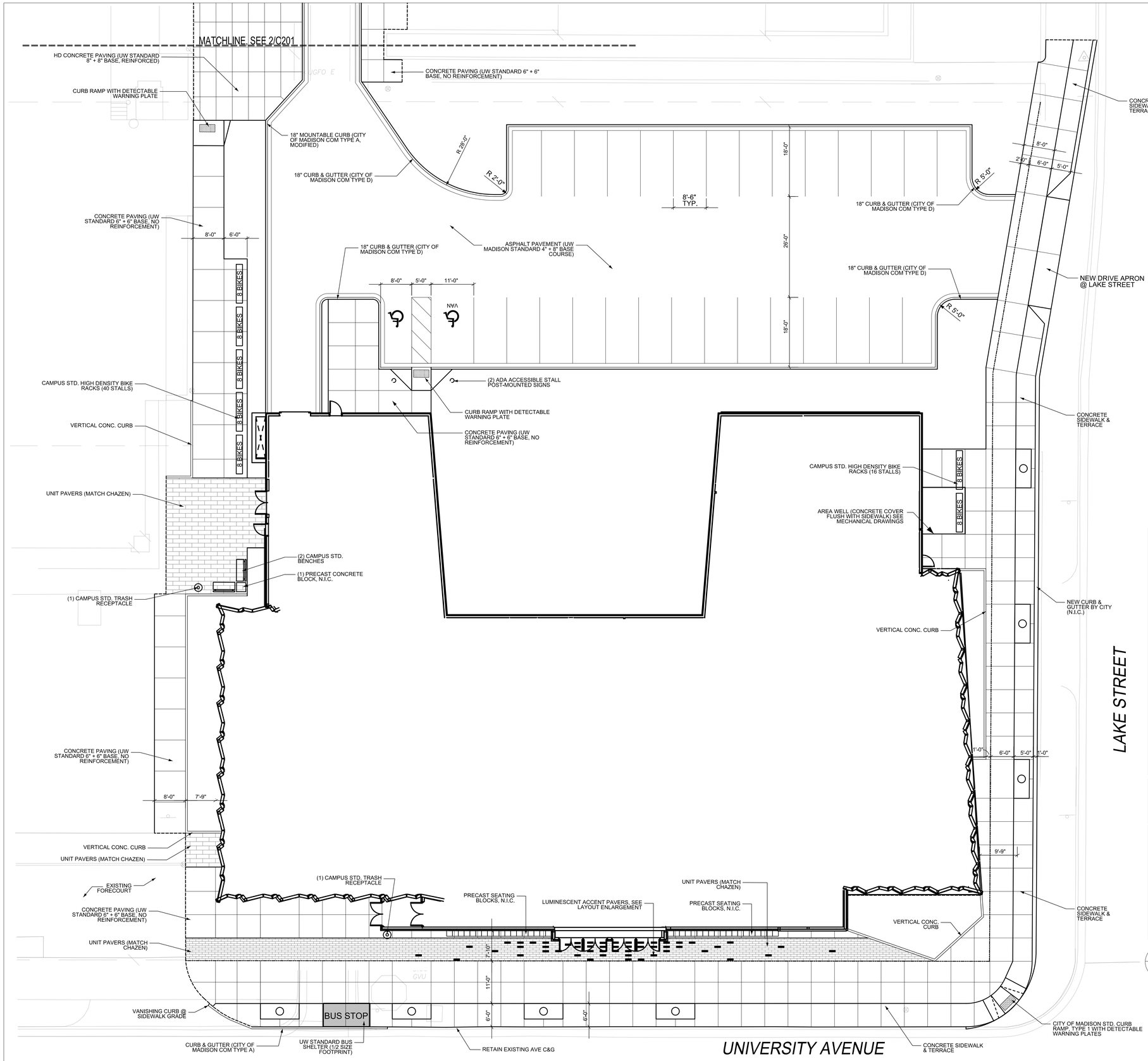
Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN-MADISON

Sheet Title:
SITE UTILITY PLAN

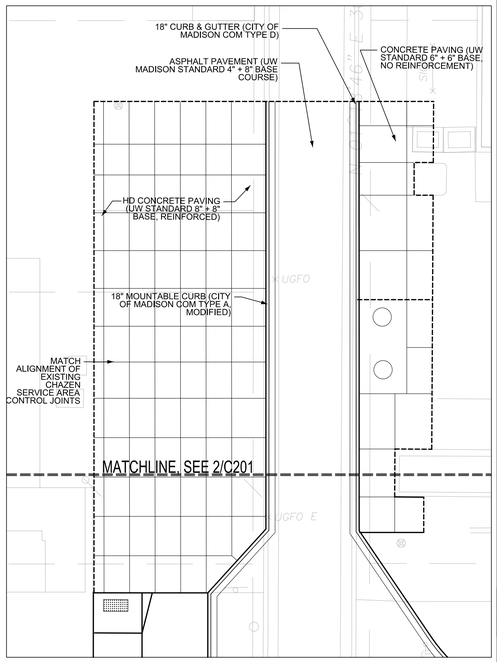
Revisions

No.	Date:	Description:

Graphic Scale	N/A
DSF Number	2014142
Set Type	CHECK SET #2
Date Issued	12-10-2014
Sheet Number	C-202



1 C201 SITE PLAN - PHASE I
1"=10' @ 30"X42"FULL SIZE SHEET



2 C201 FITCH CT. SITE PLAN
1"=10' @ 30"X42"FULL SIZE SHEET

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.

2.ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE.

3.CONTRACTOR SHALL PLACE ALL CONCRETE CONTROL JOINTS AS SHOWN ON THE DRAWINGS.

4. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.

5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE ELEMENTS. CONTRACTOR SHALL CONTACT DIGGERS HOT LINE AND UW MADISON FP&M FOR UNDERGROUND UTILITY LOCATIONS.

6. COORDINATES ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.

SITE SURVEY PROVIDED BY JSD PROFESSIONAL SERVICES, INC ON JULY 29TH, 2014.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS UW03, A BRASS CAP IN A MONUMENT BOX. PUBLISHED AS 861.35.

7. THE PARKING LOT DESIGN IS ACCORDING TO STATE OF WISCONSIN PARKING DESIGN STANDARDS AND APPROVED BY THE STATE OF WISCONSIN.

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Consultant:
KEN SAIKI DESIGN INC
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE 1 STUDIO 3
MADISON, WI 53703
Phone: 608 251-3900
Fax: 608 251-9300
www.ksdi-la.com

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
SITE PLAN - PHASE I

Revisions		
No.	Date:	Description:

N

SCALE: 1"=10'

Graphic Scale	
DSF Number	10F2J
Set Type	CHECK SET #2
Date Issued	12/10/2014
Sheet Number	C201

1 A200. **LOWER LEVEL FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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Consultant:

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Department of Administration
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Project Address:
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Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

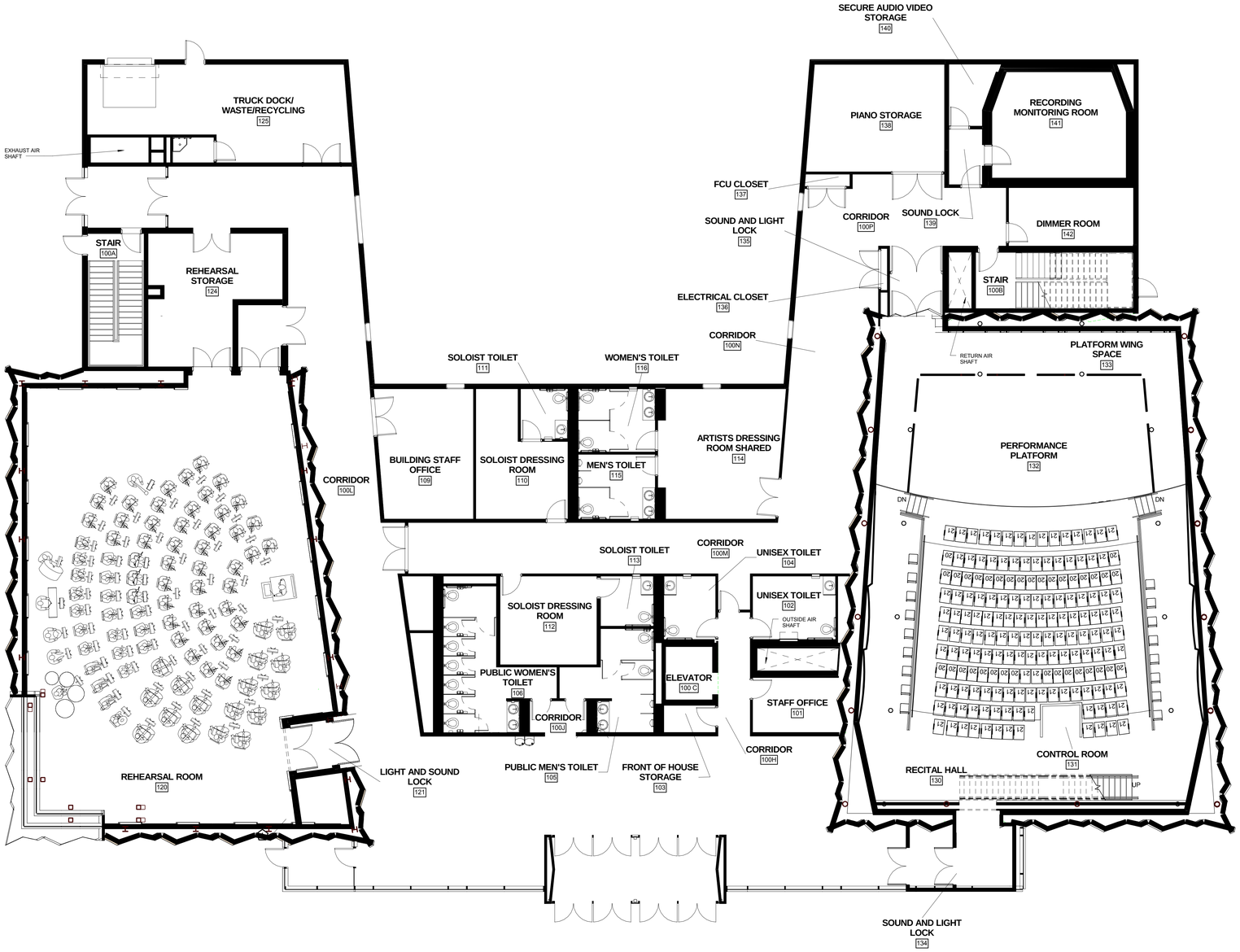
Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
LOWER LEVEL (PHASE I)

Revisions

No.	Date:	Description:

Graphic Scale	0' 6' 1'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A200.



1 A201 **FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

STRANG
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ENGINEERING
INTERIOR DESIGN

6411 MINERAL POINT ROAD
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Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
704 - 734 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

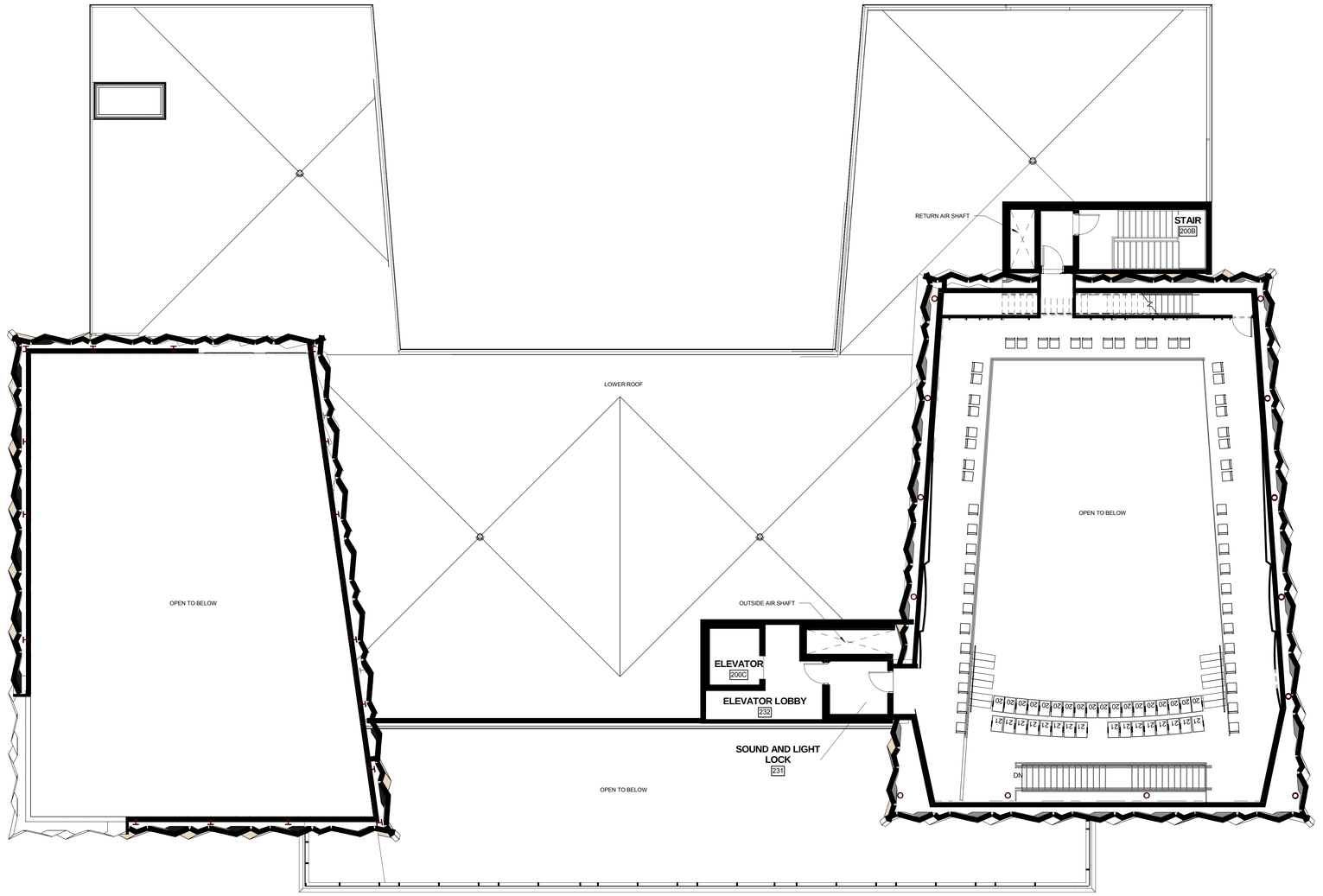
Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
FIRST FLOOR (PHASE I)

Revisions

No.	Date:	Description:

Graphic Scale	0' 4' 8'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A201.



SECOND FLOOR PLAN

1 / A202 SCALE: 1/8" = 1'-0"

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Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
704-734 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
SECOND FLOOR (PHASE I)

Revisions

No.	Date:	Description:

Graphic Scale	0' 8' 16'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A202.

GENERAL NOTES

1. ALL FESCUE SEED LAWN AREAS SHALL RECEIVE 6" MIN. TOPSOIL.
2. ALL PLANTING BEDS SHALL RECEIVE 12" MIN. PLANTING SOIL.
3. THE PARKING LOT DESIGN IS ACCORDING TO STATE OF WISCONSIN PARKING DESIGN STANDARDS AND APPROVED BY THE STATE OF WISCONSIN.

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
AF	*Acer x freemanii 'DTR 102'*	*Autumn Fantasy Maple*	3	2 1/2" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	50' ht x 40' sp
AL	*Amelanchier laevis 'Lustre'*	*Lustre Allegheny Serviceberry*	1	6' ht.	B&B	Single leader, tree form	15' ht x 25' sp
GT	*Gleditsia triacanthos var. inermis 'Skycole'*	Skyline Honeylocust	4	3" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	50-60' ht x 35-45' sp
GD	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree	3	2 1/2" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	60' ht x 50' sp
ML	*Magnolia x loebneri 'Leonard Messel'*	Leonard Messel Magnolia	1	6' ht.	B&B	Low branching or multi-stem, branching shall start below 3'-0" max.	15' ht x 20' sp
UF	*Ulmus 'Frontier'*	Frontier Elm	3	3" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	40' ht x 25' sp
	Deciduous Shrubs & Vines						
lvj	*Ilex verticillata 'Jim Dandy'*	Jim Dandy Winterberry	4	3 gal.	Cont.	Space 5'-0" o.c.	3' ht x 4-5' sp
lvr	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	19	3 gal.	Cont.	Space 5'-0" o.c.	4' ht x 4-6' sp
Sm	*Syringa meyeri 'Palibin'*	Meyeri Lilac	5	3 gal.	Cont.	Space 5'-0" o.c.	4-5' ht x 5-7' sp
	Evergreen Shrubs						
Tm	*Taxus x media 'Hicksii'*	Hicks Yew	12	36" ht.	Cont.	See plan. Match spacing and configuration of Chazen hedges	
	Perennials & Ornamental Grasses						
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	28	1 gal.	Cont.	Space 3'-0" o.c.	3' ht x 2.5-3' sp
at	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	50	1 gal.	Cont.	Space 1'-6" o.c.	1.5' ht x 1' sp
ba	*Baptisia australis*	Blue False Indigo	16	2 gal.	Cont.	Space 3'-0" o.c.	3' ht x 2.5-3' sp
ca	*Calamagrostis acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed	22	2 gal.	Cont.	Space 3'-6"" o.c.	4' ht x 2.5-3' sp
ce	*Carex eburnea*	Bristleleaf Sedge	30	1 gal.	Cont.	Space 1'-6" o.c.	6"-10" ht x 1.5' sp
hb	*Hosta 'Blue Angel'*	Blue Angel Hosta	10	2 gal.	Cont.	Space 3'-6" o.c.	2.5'ht x 4' sp
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	42	2 gal.	Cont.	Space 3'-0" o.c.	3' ht x 2.5-3' sp
sa	*Sesleria autumnalis*	Autumn Moor Grass	100	1 gal.	Cont.	Space 1'-6" o.c.	1.5" ht x 1.5' sp

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPATING UTILITY LINE AND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL: DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

City of Madison - Landscape Worksheet						
		Points Req.				
Total Sq. Footage of Developed Area	5 per 300 sf developed area	60041				
Total No. of Landscape Points Req.		1001				
Plant Type/ Element	**Minimum Size at Installation**	**Points**	**Credit/ Existing Landscaping**		**New/ Proposed Landscaping**	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper (dbh)	35			13	455
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0	0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			28	84
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			12	48
Ornamental grasses/ perennials	#1 gallon container size, Min. 6"-18"	2			270	540
Ornamental/decorative fencing or wall	n/a	4 per 10 ln ft				
Existing significant specimen tree	min. 2-1/2" cal.	14 per inch dbh				
Landscape furniture for public seating and/or transit connections	publicly accessible	5 per seat				
					TOTAL POINTS	1157

Interior Parking Lot Landscaping	Required	Provided
Parking Lot landscaped area	8% min. of conc/asphalt parking area 11,106 sf * .08 = 889 sf	1296 sf
Parking Island Trees	1 per 160 sf landscape required	6

1 L200 LANDSCAPE PLAN - PHASE I
1"=10' @ 30"X42"FULL SIZE SHEET

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Consultant:
KEN SAIKI DESIGN INC

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
LANDSCAPE PLAN - PHASE I

Revisions

No.	Date:	Description:

PRELIMINARY PLAN

Graphic Scale	
DSF Number	10F2J
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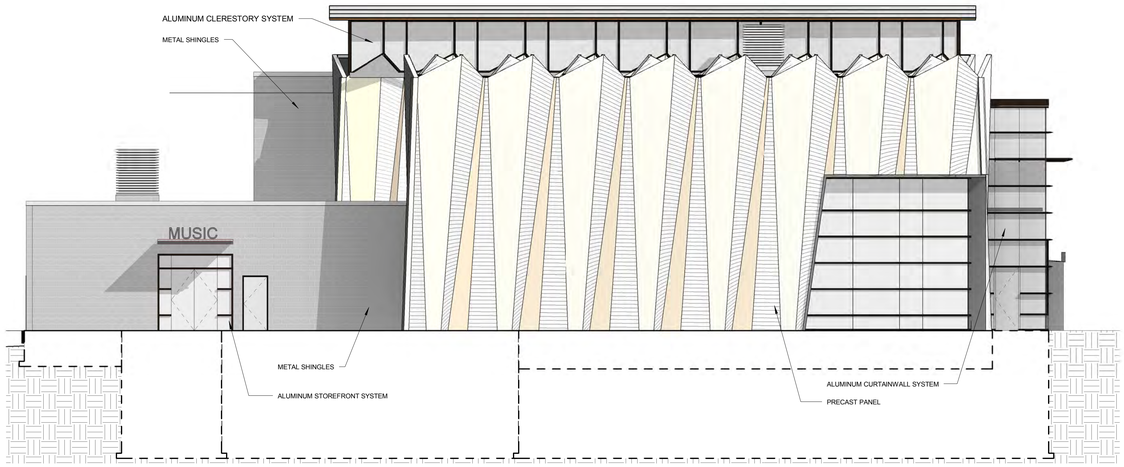
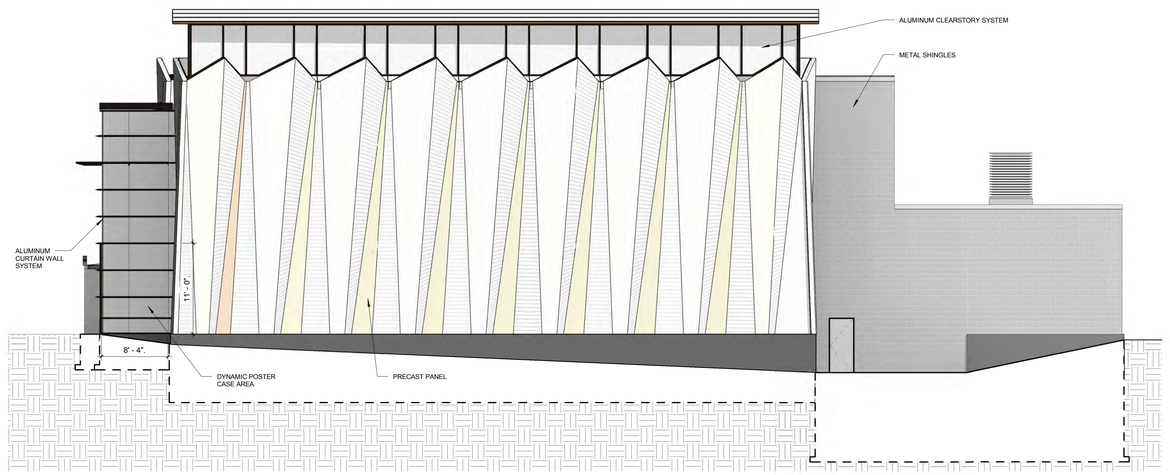
Date Issued	12/08/2014
Sheet Number	L200



1 A402.

WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 A402.

EAST ELEVATION

SCALE: 1/8" = 1'-0"

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Consultant:

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Project Address:
704 - 734 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
ELEVATIONS (PHASE I)

Revisions

No.	Date:	Description:

Graphic Scale	0' 6" 1'
DSF Number	10F2J
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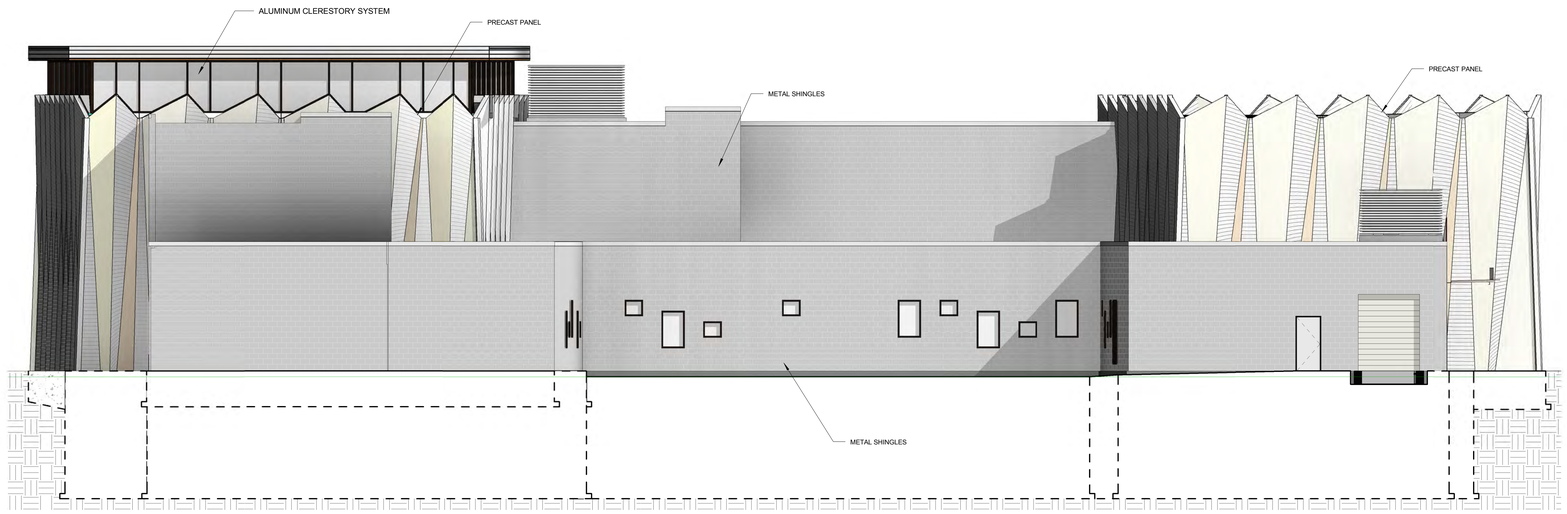
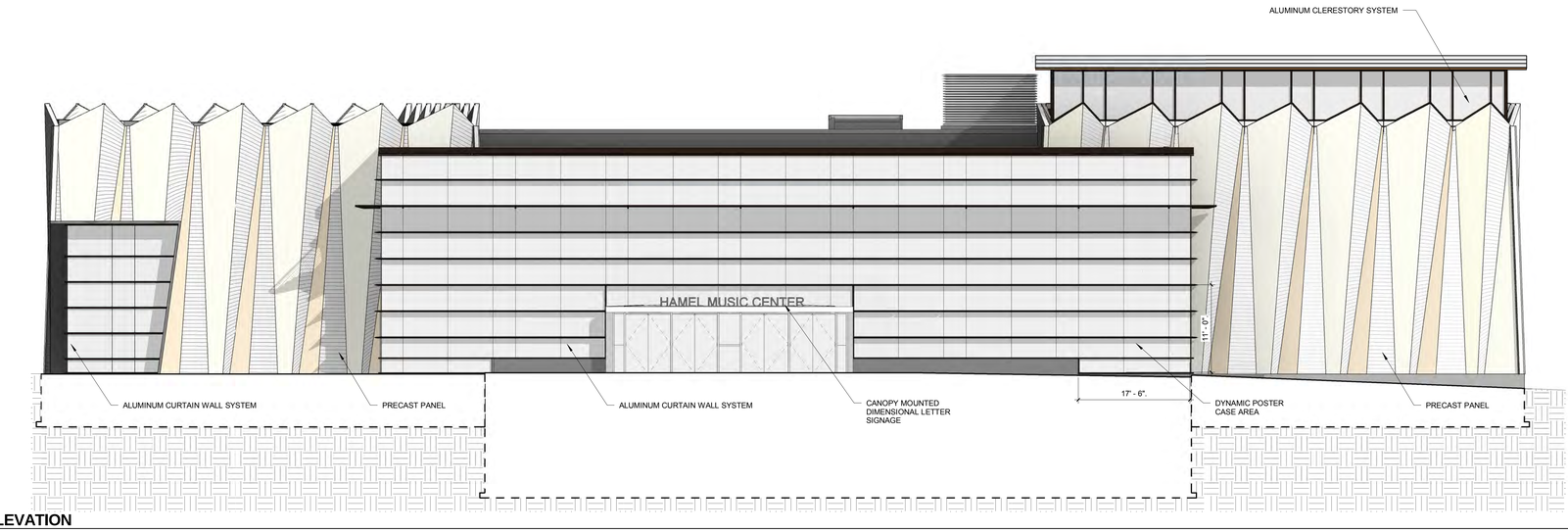
Date Issued	12-10-2014
Sheet Number	A402.



1 A401. **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A401. **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

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Agency / Institution:
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Sheet Title:
ELEVATIONS (PHASE I)

Revisions

No.	Date:	Description:

Graphic Scale	0' 6' 1'
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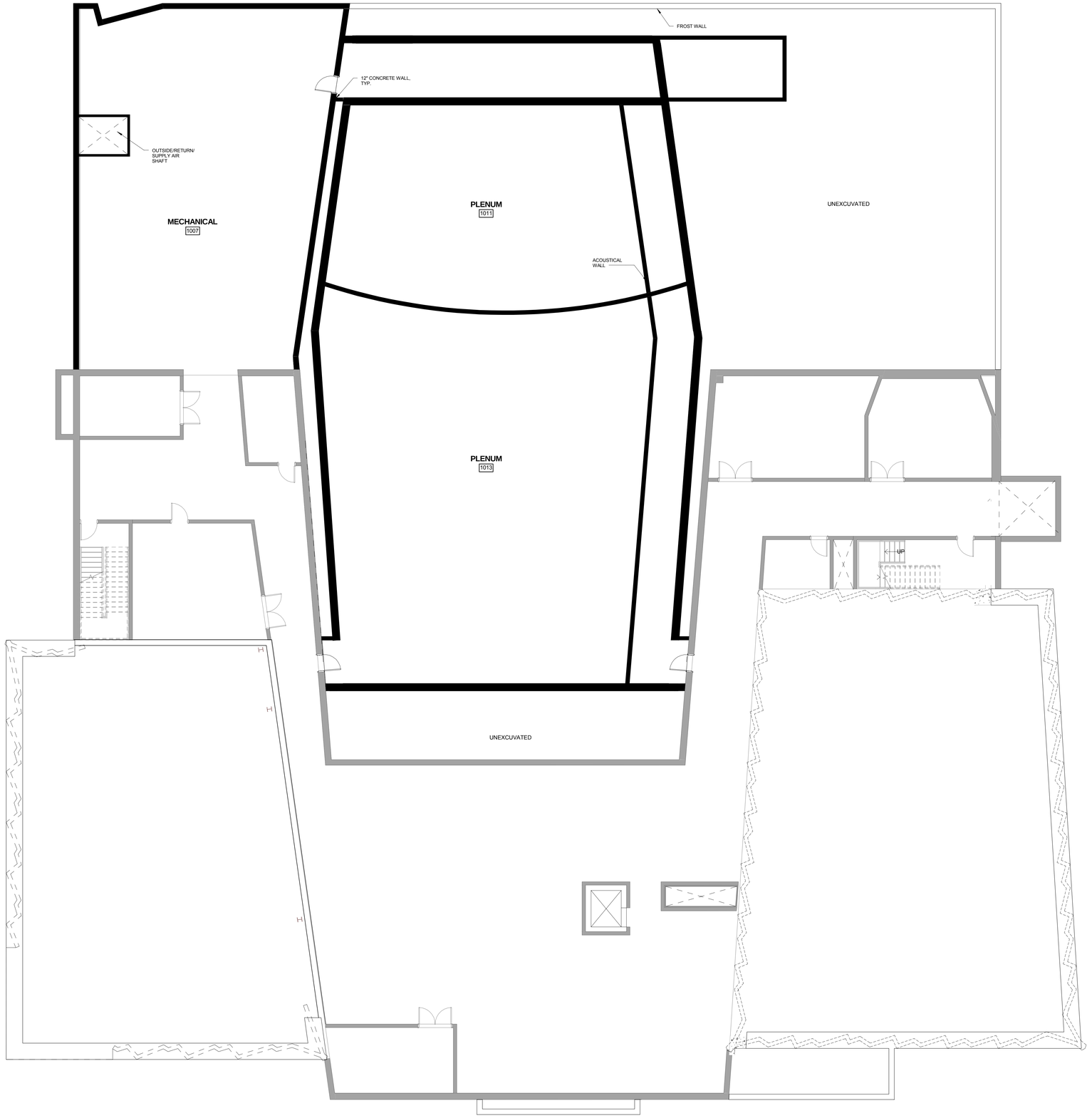
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A401.



A210 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
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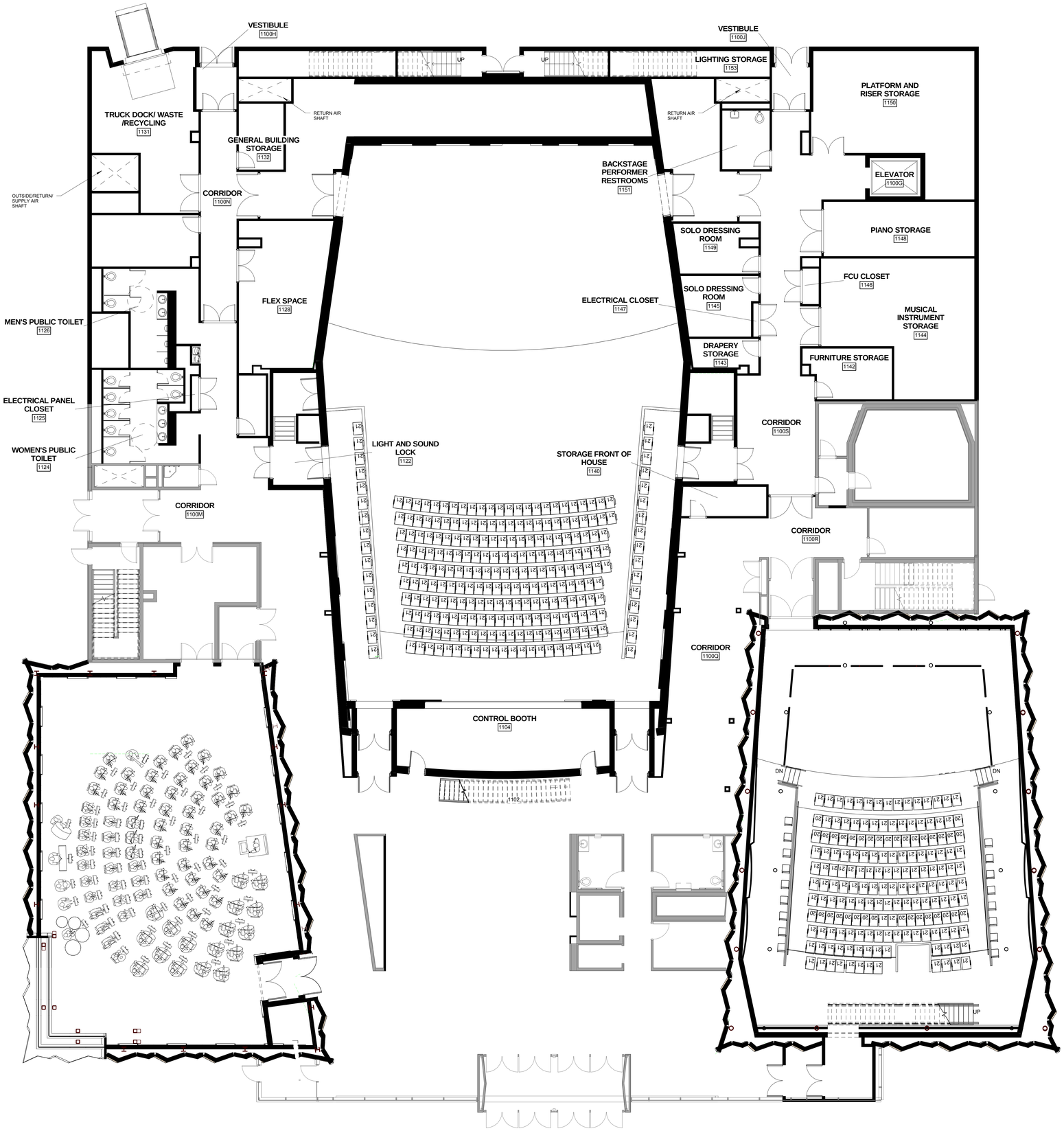
Sheet Title:
LOWER LEVEL (PHASE II)

Revisions

No.	Date:	Description:

Graphic Scale	0' 6' 1'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A210.



FIRST FLOOR PLAN

A211 SCALE: 1/8" = 1'-0"

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INTERIOR DESIGN

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Project Address:
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Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
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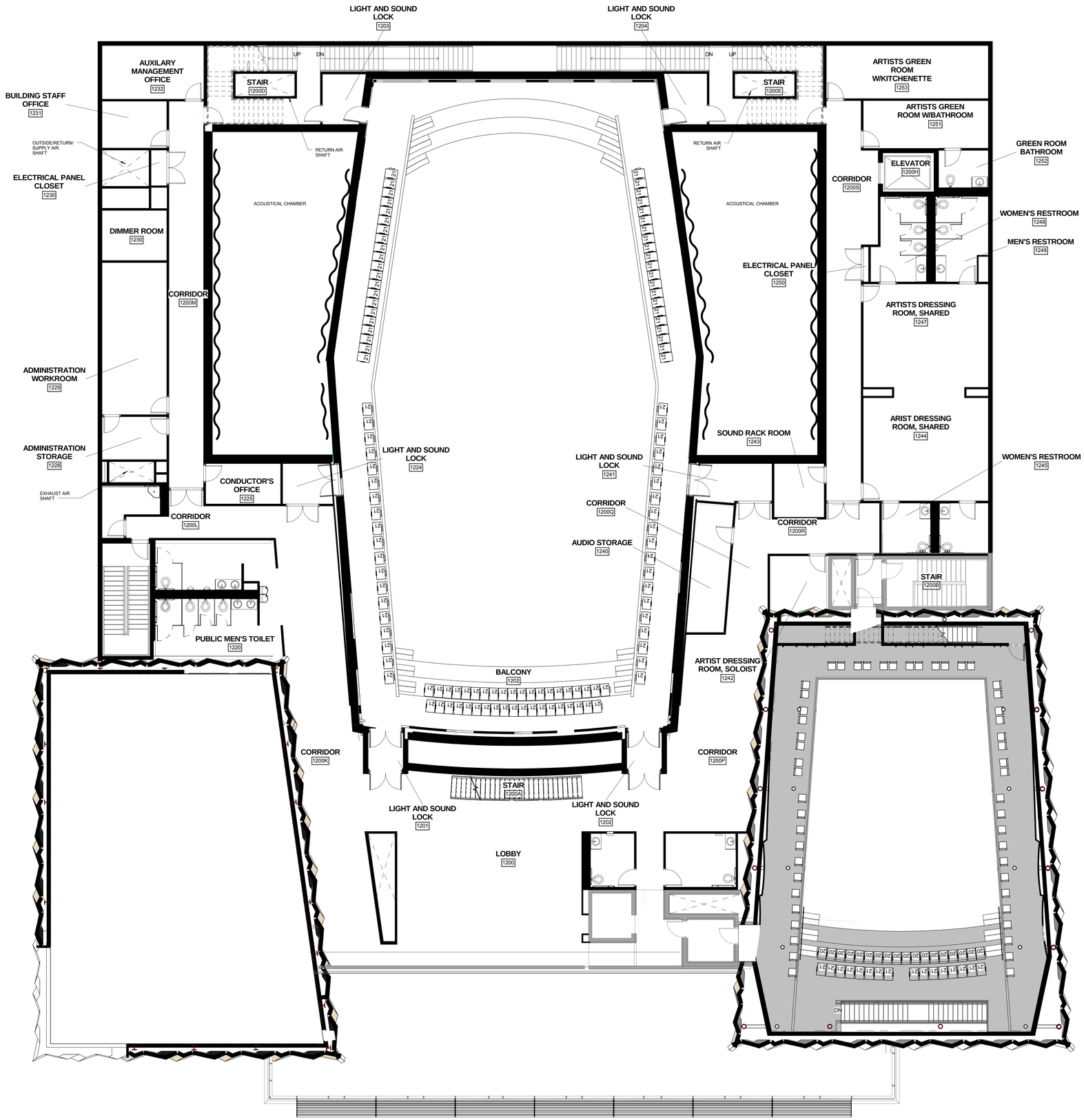
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
FIRST FLOOR (PHASE II)

Revisions

No.	Date:	Description:

Graphic Scale	0' 4' 8'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A211.



1 A212 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

STRANG
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INTERIOR DESIGN
6411 MINERAL POINT ROAD
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Project Title:
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Agency / Institution:
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Sheet Title:
SECOND FLOOR (PHASE II)

Revisions

No.	Date:	Description:

Graphic Scale	0' 6" 1'
DSF Number	10F2J
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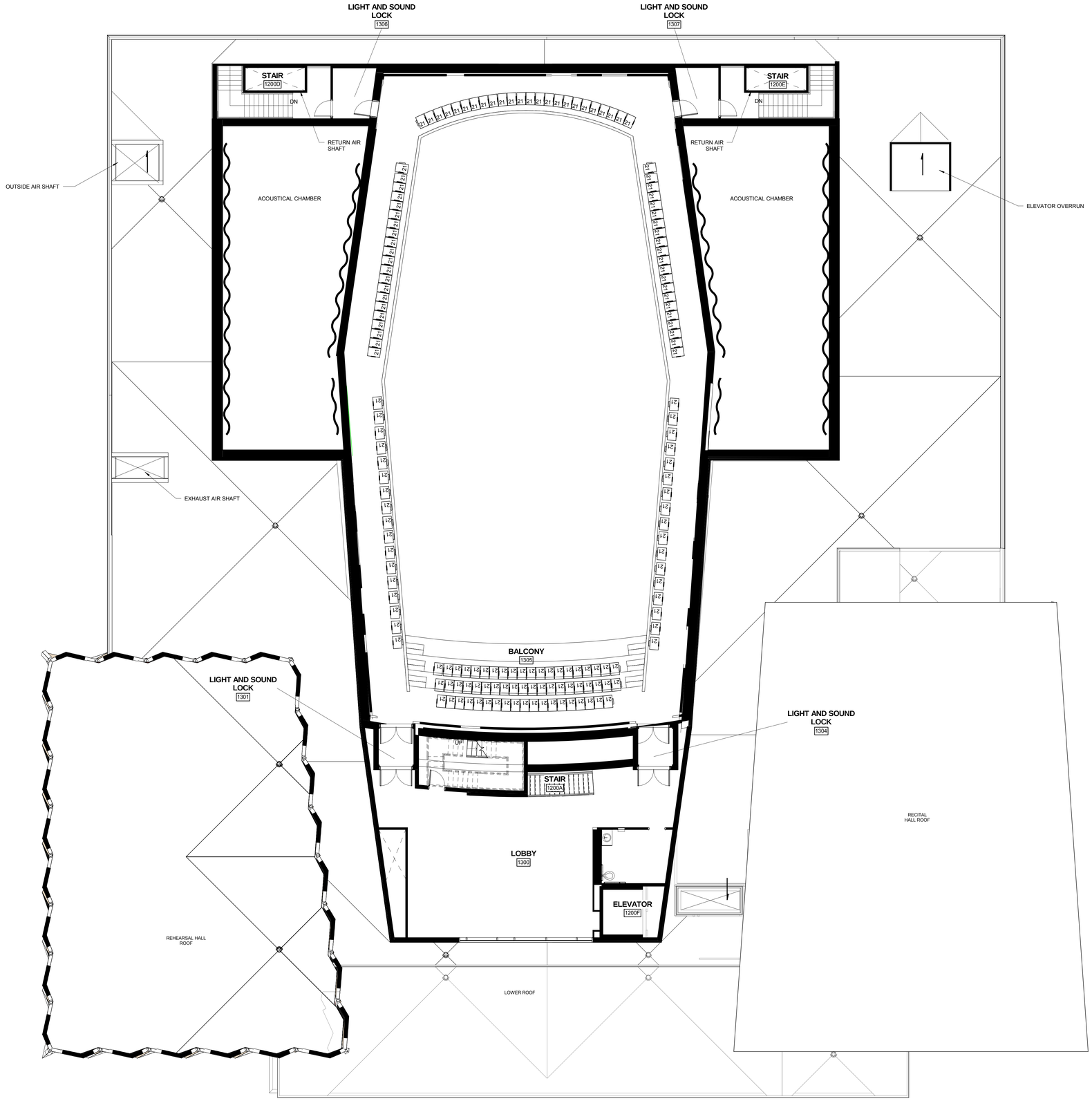
Sheet Number	A212.



1 A213. **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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INTERIOR DESIGN
6411 MINERAL POINT ROAD
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214 WEST 29TH STREET TOWER, 12TH FLOOR
NEW YORK, NEW YORK 10001
T: 212-465-0808 F: 212-465-2226
WWW.HOLZMANMOSS.COM

Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
704 - 734 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
THIRD FLOOR (PHASE II)

Revisions

No.	Date:	Description:

Graphic Scale	0' 6' 1'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A213.

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
AL	*Amelanchier laevis 'Lustre'*	Lustre Allegheny Serviceberry	1	6' ht.	B&B	Single leader, tree form	15' ht x 25' sp
PT	*Populus tremuloides*	Quaking Aspen	6	6' ht.	B&B	Single leader, tree form	
	Deciduous Shrubs & Vines						
lvj	*Ilex verticillata 'Jim Dandy'*	Jim Dandy Winterberry	3	3 gal.	Cont.	Space 5'-0" o.c.	3' ht x 4-5' sp
lvr	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	12	3 gal.	Cont.	Space 5'-0" o.c.	4' ht x 4-6' sp
	Perennials & Ornamental Grasses						
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	28	1 gal.	Cont.	Space 3'-0" o.c.	3' ht x 2.5-3' sp
at	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	50	1 gal.	Cont.	Space 1'-6" o.c.	1.5' ht x 1' sp
ba	*Baptisia australis*	Blue False Indigo	16	2 gal.	Cont.	Space 3'-0" o.c.	3' ht x 2.5-3' sp
ca	*Calamagrostis acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed	20	2 gal.	Cont.	Space 3'-6" o.c.	4' ht x 2.5-3' sp
ce	*Carex eburnea*	Bristleleaf Sedge	80	2 1/2 "	Cont.	Space 1'-6" o.c.	1" ht x 1.5' sp
cl	*Chasmanthium latifolium*	Norther Sea Oats	80	1 gal.	Cont.	Space 1'-6" o.c.	2' ht x 1.5' sp
cp	*Carex pensylvanica*	Pennsylvania Sedge	80	2 1/2 "	Cont.	Space 1'-6" o.c.	1' ht x 1.5' sp
cv	*Carex vulpinoidea*	Pennsylvania Sedge	80	2 1/2 "	Cont.	Space 1'-6" o.c.	1.5" ht x 1.5' sp

1 C211 SITE PLAN - PHASE II
1"=10'-0" @ 30"X42" FULL SIZE SHEET

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
8401 MINERAL POINT ROAD
MADISON, WI 53705-4366
T: 608.276.9300

HOLZMAN MOSS BOTTINO ARCHITECTURE

Consultant:
KEN SAIKI DESIGN INC

State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)

Project Address:
UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
LANDSCAPE PLAN - PHASE II

Revisions

No.	Date:	Description:

PRELIMINARY PLAN

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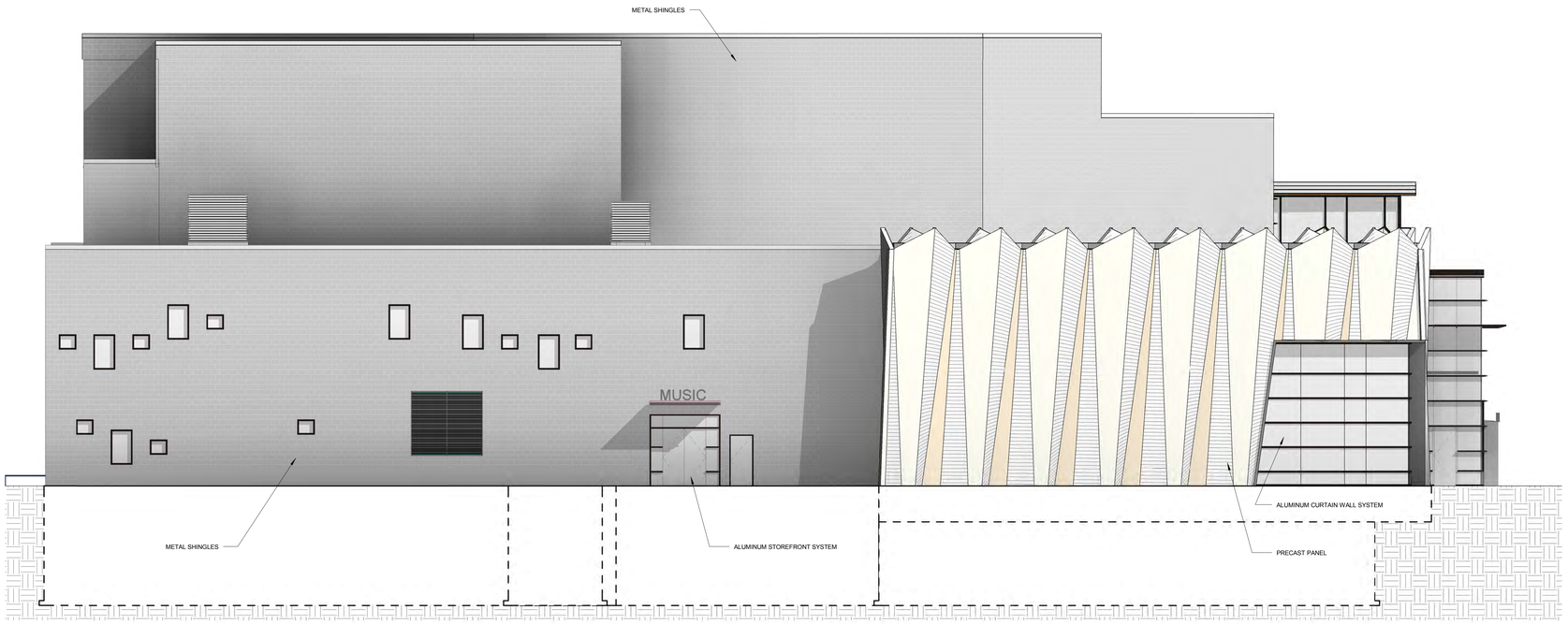
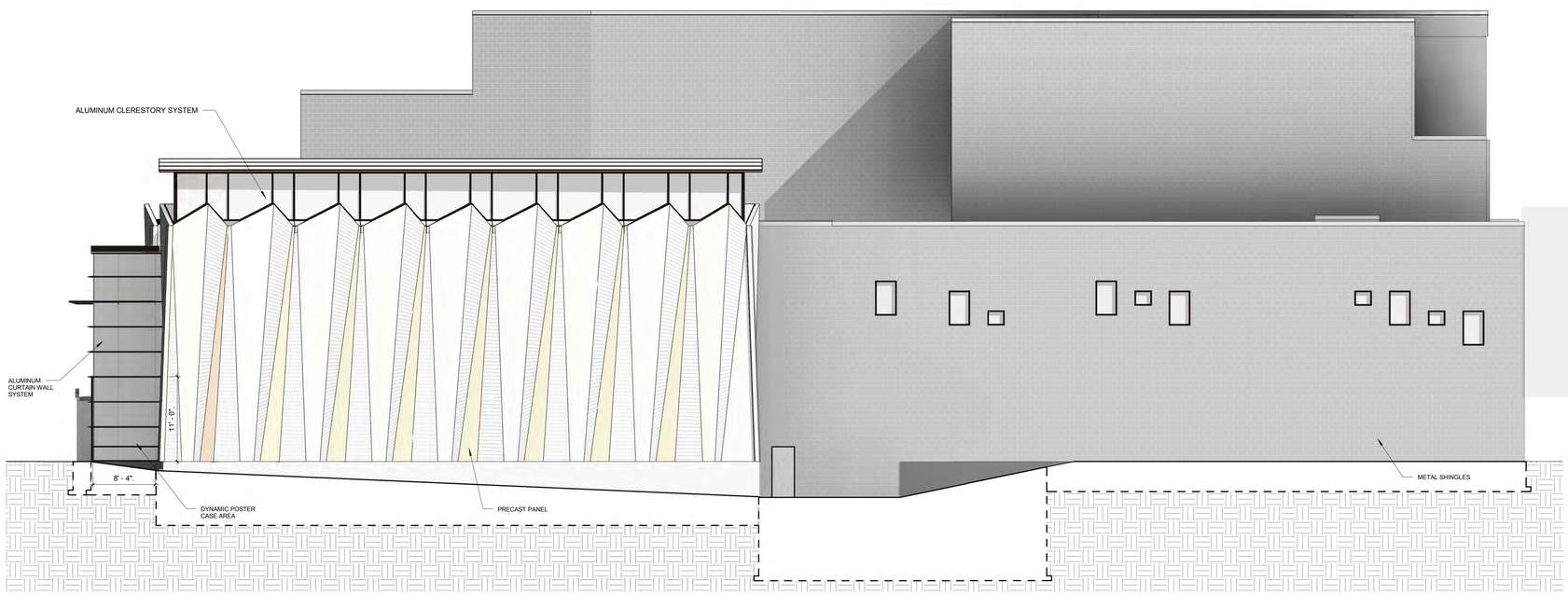
Set Type	UDC SUBMITTAL
Date Issued	12/08/2014
Sheet Number	C211



1 A412.

WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 A412.

EAST ELEVATION

SCALE: 1/8" = 1'-0"

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

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Consultant:

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Project Address:
704 - 734 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

Project Title:
MUSIC PERFORMANCE BUILDING, PHASE I & II

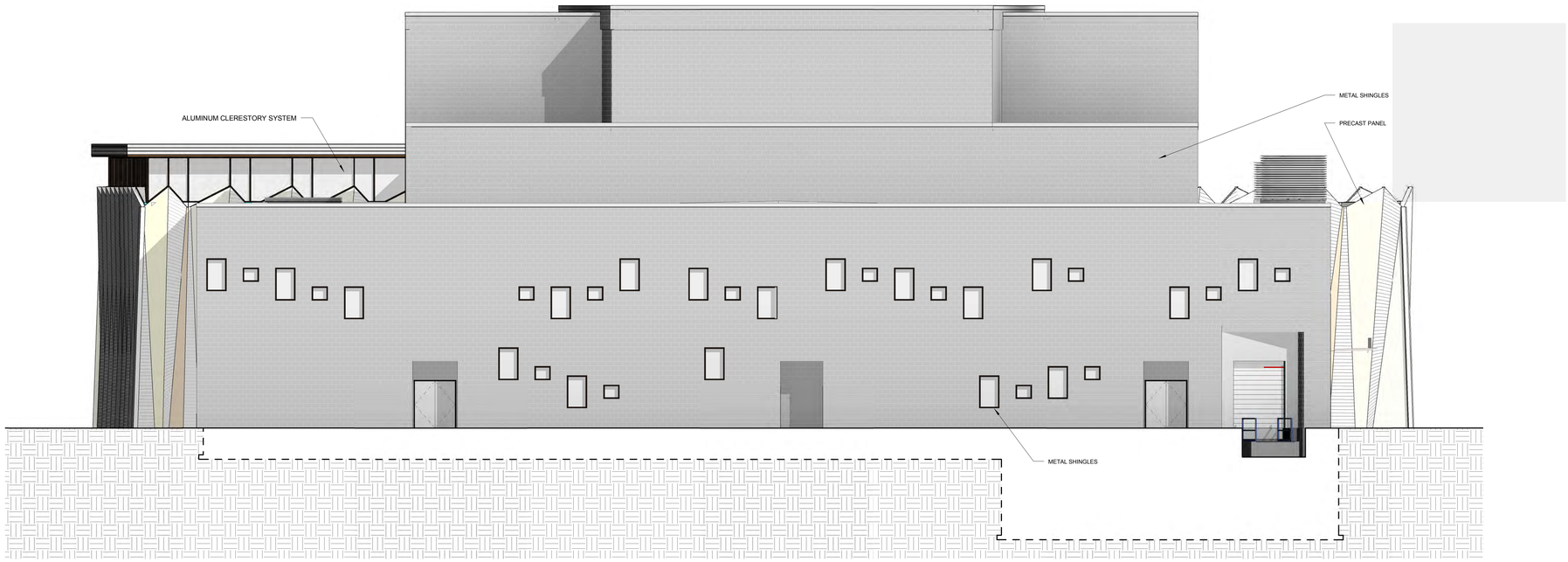
Agency / Institution:
UW SYSTEM ADMINISTRATION
UNIVERSITY OF WISCONSIN - MADISON

Sheet Title:
ELEVATIONS (PHASE II)

Revisions

No.	Date:	Description:

Graphic Scale	0' 4' 8'
DSF Number	10F2J
Set Type	SD
Date Issued	12-10-2014
Sheet Number	A412.



1 A411. **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

2 A411. **SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

STRANG
ARCHITECTURE
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INTERIOR DESIGN

6411 MINERAL POINT ROAD
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Project Address:
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MUSIC PERFORMANCE BUILDING, PHASE I & II

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UNIVERSITY OF WISCONSIN - MADISON

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ELEVATIONS (PHASE II)

Revisions

No.	Date:	Description:

Graphic Scale	0' 4' 8'
DSF Number	10F2J
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Date Issued	12-10-2014
Sheet Number	A411.

BUILDING EXTERIOR - IN PROGRESS

MUSIC PERFORMANCE BUILDING AT THE UNIVERSITY OF WISCONSIN-MADISON

HOLZMAN MOSS BOTTINO ARCHITECTURE

STRANG

Appendix B

Scoping Letter and Public Notice

September 18, 2014

Re: Environmental Impact Statement (EIS) – Scoping Process
Music Performance Building
DFD Project No. 10F2J
University of Wisconsin – Madison
Madison, Wisconsin

Potentially Interested Party:

The University of Wisconsin - Madison (UW-Madison) is proposing to construct a new Music Performance Building to support the current programmatic needs of UW-Madison's School of Music. In accordance with the Wisconsin Environmental Policy Act (WEPA) Wisconsin Statutes 1.11 and UW System guidelines, new major construction with potentially significant environmental effects requires preparation of an Environmental Impact Statement (EIS). The State of Wisconsin Department of Administration, Division of Facilities Development (DFD), retained Ayres Associates to prepare an EIS for the Music Performance Building. An initial requirement for the EIS is a scoping process. The scoping process provides an opportunity, in the early stages of the EIS, to identify potential adverse or beneficial impacts to the physical, biological, social, cultural, and economic environments as a result of the proposed project. A letter of invitation to affected and/or potentially interested parties and a published notice in the local news media announces the beginning of the scoping process and public meeting. This letter presents a brief summary of the proposed project, project timeline, and an opportunity to provide comment(s).

Proposed Action

A new Music Performance Building project was enumerated as part of the University of Wisconsin System's 2007-09 Capital Budget. In December 2010, the local Madison architecture firm of Strang, Inc. was hired along with Holtzman Moss Bottino Architecture from New York, New York, to begin pre-design and programming for the proposed Music Performance Facility. That process resulted in a series of concept plans and a program statement for an 800-seat concert hall, 350-seat recital hall, rehearsal room, lobby, and general support and services spaces for each of the halls.

Phase I of the project includes the design and construction of the 350-seat recital hall (5,030 assignable square feet [ASF]), rehearsal room (3,900 ASF), and associated storage and support space for a total of 15,400 ASF/29,400 gross square feet (GSF). Phase II of the project will be developed at a future date when additional funding is secured for a 24,600 ASF / 35,700 GSF 800-seat concert hall with additional support spaces. This EIS will evaluate both Phases I and II of the project. A future Music Academic Facility to the north of the project site is also included in concept plans for development of the East Campus Gateway. The scope of that project is not included as part of this EIS process.

The project site is bounded by University Avenue to the south, North Lake Street to the east, Fitch Court and the Chazen Museum to the west, and the UW-Extension Building to the north. Fitch Court will be vacated prior to construction. The project is part of the East Campus Gateway development and sits at a major entry point to the campus from the eastside and

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downtown Madison. Attachments 1 and 2 include a site aerial and a campus map of the proposed project location.

The budget for Phase I of the project is estimated at $22,500,000 and will be funded using gift funds. As such, there is no state (tax supported) funding associated with this project. Phase II is planned for a future date after additional funding has been secured. Project bidding for Phase I is planned for July 2015 with a construction start in August 2015 and building occupancy in March 2017.

This project, combined with the Music Academic Facility planned to north of the project site, will enable the UW-Madison School of Music to completely vacate the George Mosse Humanities Building, which currently houses the Department of History, the Art Department, various humanities institutes, and both dedicated and general assignment instructional space. The School of Music's space in the building remains much the same today as it was when it was built in 1969. Functional and physical condition issues within the facility prevent the building from being able to support the current programmatic needs of the School of Music.

EIS Schedule

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

Scoping Meeting	October 2, 2014
Draft EIS public comment period	December 8, 2014, to January 21, 2015 (45 days)
Draft EIS Public Meeting	January 21, 2015
Final EIS public comment period	February 17 to March 18, 2015 (30 days)
Final EIS Public Hearing	March 18, 2015
Record of Decision	April 8, 2015

The Record of Decision represents the conclusion of EIS process and includes the final recommendation by the University of Wisconsin System that the FEIS meets the requirements of WEPA.

Scoping Meeting

Because you or your agency might be interested in or have input regarding potential environmental impacts associated with this project we would like to invite you to a Scoping Meeting on Thursday, October 2, 2014, at 5:00 PM in Conference Room 132 of the Wisconsin Alumni Research Foundation (WARF) Building, located at 610 Walnut Street, Madison, Wisconsin 53726, on the UW-Madison campus. Parking is available free of charge after 4:30 PM in adjacent parking Lot #64. Oral and written comments may be submitted at the meeting or written comments (form attached) can be mailed or e-mailed by October 2, 2014, to the following contact for inclusion into the Draft EIS document:

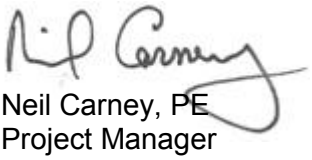
Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
CarneyN@AyresAssociates.com

EIS information will also be available on Ayres Associates project website at:

http://www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS

If you are interested in this project, we welcome comments, suggestions, or other input you might have in person at the Scoping Meeting or in writing. There will also be other opportunities for public input on this project during the Draft and Final EIS comment periods and public meetings.

Ayres Associates Inc



Neil Carney, PE
Project Manager

NC:sm

Attachments

COMMENT FORM

Environmental Impact Statement - Scoping Process
Music Performance Building
UW-Madison
Madison, Wisconsin
DFD Project #10F2J

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

[Please write comment 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 October 2, 2014, to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718

Attachment 1

Aerial View of Project Site

Environmental Impact Statement
University of Wisconsin – Madison
Music Performance Building
DFD Project No. 10F2J
October 2014

AYRES ASSOCIATES

Attachment 2

Campus Location Map

Environmental Impact Statement
University of Wisconsin – Madison
Music Performance Building
DFD Project No. 10F2J
October 2014

AYRES ASSOCIATES

LEGAL NOTICE

Public Scoping Meeting
Environmental Impact Statement
Music Performance Building
University of Wisconsin – Madison
DFD Project #10F2J

An Environmental Impact Statement (EIS) scoping meeting to present the proposed UW-Madison Music Performance Building project will be held at 5:00 p.m. on Thursday, October 2, 2014, in Conference Room 132 of the Wisconsin Alumni Research Foundation (WARF) Building located at 610 Walnut Street, Madison, Wisconsin 53726 on the UW-Madison campus. Parking is available free of charge after 4:30 p.m. in adjacent parking Lot #64. A description of the project will be presented, and all persons will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be addressed during the EIS process for this proposed project. The EIS will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and University of Wisconsin System Administration (UWSA) guidelines. The project manager is the state Department of Administration's Division of Facilities Development (DFD). Ayres Associates has been retained to prepare an Environmental Impact Statement (EIS) on behalf of the UW.

In December 2010, pre-design and programming began for the proposed Music Performance Building. That process resulted in a series of concept plans and a program statement for an 800-seat concert hall, 350-seat recital hall, rehearsal room, lobby, and general support and services spaces for each of the halls. The project will be completed in two phases. Phase I of the project includes the design and construction of the 350-seat recital hall (5,030 assignable square feet [ASF]), rehearsal room (3,900 ASF), and associated storage and support space for a total of 15,400 ASF/29,400 gross square feet (GSF). Phase II of the project includes a 24,600 ASF / 35,700 GSF 800-seat concert hall that will be constructed at a future date when funding is secured. This EIS will evaluate both Phases I and II of the project.

The project site is bounded by University Avenue to the south, North Lake Street to the east, Fitch Court and the Chazen Museum to the west, and the UW-Extension Building to the north. A portion of Fitch Court will be vacated prior to construction. The project is part of the East Campus Gateway development and sits at a major entry point to the campus from the eastside and downtown Madison. The budget for Phase I of the project is estimated at $22,500,000 and will be funded using gift funds. As such, there is no state (tax supported) funding associated with this project. Phase II is planned for a future date after additional funding has been secured. Project bidding is planned for July 2015 with a construction start in August 2015 and building occupancy in March 2017.

An initial requirement of the EIS is the scoping process, with the intent of identifying at an early stage any potential impacts of the project on the physical, biological, social, historic, and economic environments. Impacts that are identified during this process will be incorporated into a Draft EIS which will be made available to the public for a 45-day review period and circulated to appropriate federal, state, local agencies and interested parties.

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input. For consideration in the Draft EIS, please submit your comments at the meeting or in writing by October 2, 2014 to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718

CarneyN@AyresAssociates.com

Comment forms can also be obtained via the project website at:

http://www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS

Appendix C

Scoping Meeting Minutes and Responses

MEETING MINUTES

Meeting Location: Conference Room 132, WARF Building, UW-Madison Campus

Project No.: 19-0507.00

Re: Environmental Impact Statement (EIS) Public Scoping Meeting, UW-Madison Music Performance Building DFD Project #10F2J

Date/Time: Thursday, October 2, 2014 5:00 PM CDT

Notes By: Jennifer Brand, Ayres Associates

Attendees:

UW-Madison Facilities Planning & Management: Gary Brown, Pete Heaslett
WI Department of Administration, Division of Facilities Development (DFD): Russ Van Gilder
Chazen Museum: Brian Thompson
St. Paul's University Catholic Center: Lee Madden
UW-Extension: Luis Fernandez
Strang, Inc. (Project Architect): Mark Bastian
Ayres Associates (EIS Contractor): Neil Carney, Jennifer Brand

The meeting was called to order at 5:00 PM CDT. An audio recording was made of the meeting. Neil Carney (Ayres Associates) facilitated the meeting using a PowerPoint presentation (copy attached). Nine individuals attended the meeting including two representatives from UW-Madison Facilities Planning and Management, one representative of Wisconsin Department of Administration (WDOA) Division of Facilities Development (DFD), one representative from Strang, Inc., one representative from the UW-Extension, one representative from the Chazen Museum, one representative of St. Paul's University Catholic Center, and two representatives from Ayres Associates. See attached meeting sign-in sheet (Attachment A) and PowerPoint presentation (Attachment B).

Presentation

Introduction

Mr. Carney introduced himself to the attendees and made note of the sign-in sheet and written comment forms located at the back of the room. Mr. Carney indicated that a Legal Notice for the meeting was published in the Wisconsin State Journal and the Badger Herald on September 18, 2014. Affidavits of publication from the noted newspapers are included in Attachment C. Mr. Carney also indicated that the public notice and comment forms were posted to the Ayres Associates' project website, and scoping letters were sent via mail and email to faculty, staff, and organizations with potential interest in the project. Mr. Carney indicated that the meeting was being recorded and that meeting minutes will be developed as part of the project record. The EIS team members and A/E design team were then introduced.

After this introduction, Mr. Carney indicated that the purpose of the scoping meeting presentation is to describe the EIS process, describe the proposed project, obtain public input on potential issues and concerns, and share any comments that are received with the design team. Comments received during the Scoping Period will be incorporated into the draft EIS.

3433 Oakwood Hills Parkway ● Eau Claire, WI 54701-7698 ● 715.834.3161 ● Fax: 715.831.7500 ● www.AyresAssociates.com

WEPA Process

Mr. Carney presented the history and background of the WEPA process and the purpose of the EIS report. He then listed the major steps of EIS development and corresponding milestone schedule. Mr. Carney indicated that the distribution of the Draft EIS (DEIS) is scheduled to occur on December 8, 2014, and the 45-day comment period will end with a DEIS public meeting on January 21, 2015. He indicated that the DEIS document will be made available on the Ayres Associates project website, at the UW-Madison Helen C. White Library, and at the Central Branch of the Madison Public Library.

Project Need and Description

Mr. Carney gave a brief description of the project location using a campus map, aerial imagery, and photographs showing different aspects of the project site. He indicated the relative location of nearby campus buildings, including the proximity of Fitch Court, the Chazen Museum, the UW-Extension Building, and the State Street Parking Ramp. Mr. Carney gave a general description of the project need including: functional and physical issues of the Mosse Humanities Building, four-fold increase in activity for the UW-Madison School of Music since 1960, and the implementation of the UW-Madison Campus Master Plan. Mr. Carney explained that the project will be completed in two phases: Phase I construction will start in August 2015 and the $22.5 million budget is funded by 100% gift funds (no state funding); Phase II is planned for a future date after additional funding has been secured. Mr. Carney summarized the major components of the two phases including: 325-seat recital hall, 3,100 assignable square feet (ASF) rehearsal space, and associated storage and support space for Phase I and a 737-seat concert hall for Phase II. Mr. Carney explained that the EIS document will evaluate both Phases I and II.

Mr. Carney then turned the floor over to Mark Bastian (Strang, Inc.) at approximately 5:12 PM CDT. Mr. Bastian provided a detailed description of the project, including conceptualization, site location, connection with surrounding streets and facilities, floor plans, and various building perspectives. The attached PowerPoint presentation includes eight slides used by Mr. Bastian to guide his presentation. Key points of his discussion included the following:

- In 2009, the City of Madison approved the Chazen Museum of Art Block Master Plan that included Phases I and II of School of Music project.
- Site access following the completion of Phase II will be addressed by the Fitch Court redesign south of the UW-Extension Building, and will serve properties to the north of the Chazen Museum and the Chazen Museum itself.
- Phase I will create a permanent face along University Avenue and include a 325-seat recital hall in southeast corner, adjoining lobby with access at University Avenue in the center, rehearsal space in southwest corner, back-of-house support spaces for musician support, and public amenities toward front of lobby area.
- Main access for the building will be off University Avenue with additional building access on the west adjacent to southeast corner of Chazen property and off the northwest corner of the building near the loading dock.
- Site loading/access will be located at the northwestern edge of the building.
- The Phase I site plan includes 56 bicycle stalls and 30 parking spaces including two handicap accessible spaces.
- A portion of Fitch Court will be vacated prior to construction of Phase I.

- Phase II will develop the remainder of the project site and will remove Parking Lot 3 and construct a new service drive along the northern edge of the property.
- Phase II will expand the lobby and add a 737-seat concert hall ringed with support spaces.

Mr. Bastian turned the floor back over to Mr. Carney at approximately 5:21 PM CDT.

Project Schedule

Mr. Carney gave a brief description of the project schedule, including submittal of the Design Report in December 2014, bidding for construction in July 2015, and the start of construction for Phase I in August 2015. He stated that substantial completion is anticipated in October 2016 and building occupancy for Phase I is anticipated in March 2017. Phase II will occur at a future date after additional funding is secured.

Scoping Comment Period

Mr. Carney explained the purpose of the scoping comment period and noted that Ayres Associates received two e-mail responses since the scoping period began, including one from the Wisconsin Department of Natural Resources regarding permit requirements and one from a representative of the Chazen Museum regarding concerns about construction methods.
Mr. Carney opened the floor for comments at approximately 5:23 PM CDT. The following is a summary of those comments and associated discussions:

Luis Fernandez, UW-Extension

Mr. Fernandez stated that the closure of Lot 3 during construction will impact many people and many are not aware of what will happen to Lot 3. Gary Brown (UW-Madison FP&M) stated that everyone seeking a parking permit will be notified in March or April that Lot 3 will be closed for the next academic year, and people will have to choose a different parking lot. Mr. Fernandez also expressed concerns about construction activities impacting mail center operations and access for deliveries to the UW-Extension building. He stated that shipping companies and USPS stop at the building twice per day. The area is very congested during the whole week at the beginning of the academic year when students are moving into the Pres House.
Mr. Fernandez suggested that having construction start after move-in day would be beneficial.

Mr. Fernandez further stated that during the construction of the Chazen Museum addition, the UW-Extension Building was severely impacted by construction noise and dust, particularly due to sandblasting activities. He stated that the UW-Extension building will need to be cleaned after construction activities are complete and that the construction practices should limit dust and noise. Mr. Carney stated that the EIS document contains specific sections to address impacts to site access and parking, and impacts from construction activities.

Lee Madden, St. Paul's University Catholic Center

Mr. Madden said that he is primarily concerned about plans for vacating Fitch Court and that he has been working with Mr. Brown to understand the alteration of Fitch Court and how it will impact St. Paul's. Mr. Brown stated that St. Paul's is planning a reconstruction project that will overlap with the construction of Phase I of the Music Performance Building. Mr. Brown stated that a neighborhood meeting is being planned to bring all of the facility managers together to talk about construction coordination between both projects. Mr. Brown and Mr. Carney

discussed how comments received during the neighborhood meeting could be included in the EIS document as supplemental information.

Mr. Madden stated that access issues will come up during construction. Mr. Brown stated that the coinciding construction project should be addressed in the EIS document as a cumulative impact. A discussion of how the clean-up activities will be cost-shared between the two projects will also be included in the EIS. Mr. Brown further stated that traffic impacts, noise impacts, and dust impacts will all be cumulative, and Mr. Carney stated that there is a section in the EIS document to discuss this type of cumulative impact.

Brian Thompson, Chazen Museum

Mr. Thompson stated that he had already submitted a written comment and that he would be happy to arrange a tour of the Chazen Museum's sub-grade art vault. Mr. Thompson reiterated the need for minimizing vibration during project construction and stated that he is concerned about site access for large delivery trucks. He stated that knowing the phasing schedule for the construction project would help the Chazen coordinate deliveries. Mr. Thompson also stated that he would be happy to volunteer space for the neighborhood meeting. Mr. Carney stated that impacts to traffic, parking, and the physical environment will all be discussed in the EIS document.

Closing

Mr. Carney stated that the comment period for the Scoping Process closes tonight at the end of the meeting. He further reviewed the schedule for issuing the Draft and Final EIS and the Record of Decision, and thanked the audience for attending. The meeting was adjourned at 5:40 PM CDT. Written comments were submitted by Lee Madden and Luis Fernandez at the meeting.

Attachments

Attachment A – Meeting Sign-in Sheet
Attachment B – PowerPoint Presentation
Attachment C – Scoping Notice Proof of Publication
Attachment D – Scoping Period Comments

Distribution

Meeting Attendees
Jeff Kosloske, UW System Administration
Kate Sullivan, UW System Administration

Attachment A
Meeting Sign-in Sheet

Scoping Period Public Meeting Attendance Log
UW-Madison Music Performance Building
DFD Project No. 10F2J

Thursday, October 2, 2014 – 5:00 PM
Conference Room 132, WARF Building, UW-Madison Campus

Name	Representing	Address	Phone	Email
Jen Brand	Ayres Associates	Oakwood Hills Pkwy, Eau Claire	715 831 7646	brandj@ayresassociates.com
LEE MADDEN	ST PAUL'S		608.345.3998	LEEHMADDEN@YAHOO.COM
RUSS VANGILDER	STATE/DFD			
MARC [illegible]	[illegible]			
BRIAN THOMPSON	CHAZEN	750 UNIV AVE 53706	263-8143	bthompsun@chazen.arts.edu
Gary Barsun	UW FP&M			
Pete Hasdorf	UW FP&M			
Luis Fernandez	UW-Extension			Luis.Fernandez@uwex.Edu
Neil Carney	Ayres Associates	Madison, WI	608 443 1200	CarneyN@ayresassociates.com

Attachment B

PowerPoint Presentation

University of Wisconsin-Madison

Music Performance Building

DFD Project No. 10F2J

Environmental Impact Statement – Scoping Meeting
October 2, 2014

Meeting Agenda

- **Introduction**
- WEPA Process
- Project Description/Schedule
- Scoping Comment Period
- Closing Comments

Introduction

- Attendance sheet, written comment sheets
- Public Notice in the *Wisconsin State Journal* and *Badger Herald* on Thursday, September 18, 2014
- Public notice and comment forms posted on Ayres project website
- Additional notifications sent via mail and email to faculty, staff, and organizations with potential interest in the project
- Meeting will be recorded and minutes developed
- EIS Team Members and Design Team

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

EIS Team Members

- State of Wisconsin - DOA/DFD
  Russ Van Gilder - Project Manager
- UW – Madison
  Gary Brown - Director, Campus Planning & Landscape Architecture
  Peter Heaslett - Capital Planning & Development
- UW System Administration
  Kate Sullivan - Director of Facilities Planning
- EIS Consultant: Ayres Associates
  Neil E. Carney, PE - Project Manager
  Jennifer Brand - Lead Author
  Erin Gross - Author

A/E Design Team

- Strang Inc. - Mark Bastian *(Architect)*
- Ken Saiki Design - Shane Bernau *(Site Design/Landscape Architecture)*
- Holzman Moss Bottino – Doug Moss *(Architect)*

Introduction (continued)

- Scoping Meeting Purpose
  - Describe Wisconsin Environmental Policy Act (WEPA) and Environmental Impact Statement (EIS) Process
  - Describe proposed project
  - Obtain public input on potential issues and concerns
  - Share comments with design team for consideration in design process
  - Incorporate comments and design team input into Draft EIS

Meeting Agenda

- Introduction
- **WEPA Process**
- Project Description/Schedule
- Scoping Comment Period
- Closing Comments

Wisconsin Environmental Policy Act (WEPA) Process

- WEPA – 1971 and UW Board of Regents Resolutions (1981, 1999)
- Purpose – Evaluate potential environmental impacts of project and allow the public an opportunity for input
- Major steps in process:
  - UWSA/Campus determines the need for an EIS
  - Scoping Letter and Public Notice – September 18, 2014
  - Scoping Meeting – October 2, 2014 (tonight)
  - Prepare Draft EIS report
  - Draft EIS submittal with 45-day comment period (December 8, 2014, to January 21, 2015)
  - Draft EIS public meeting (January 21, 2015)

WEPA Process (Continued)

- Prepare Final EIS Report
- Final EIS 30-day comment period (February to March 2015)
- Final EIS Public Hearing (March 2015)
- Record of Decision (April 2015)

Draft and Final EIS will be available at:

- UW-Madison Helen C. White Library
- Madison Public Library: Central Library
- Download from website:

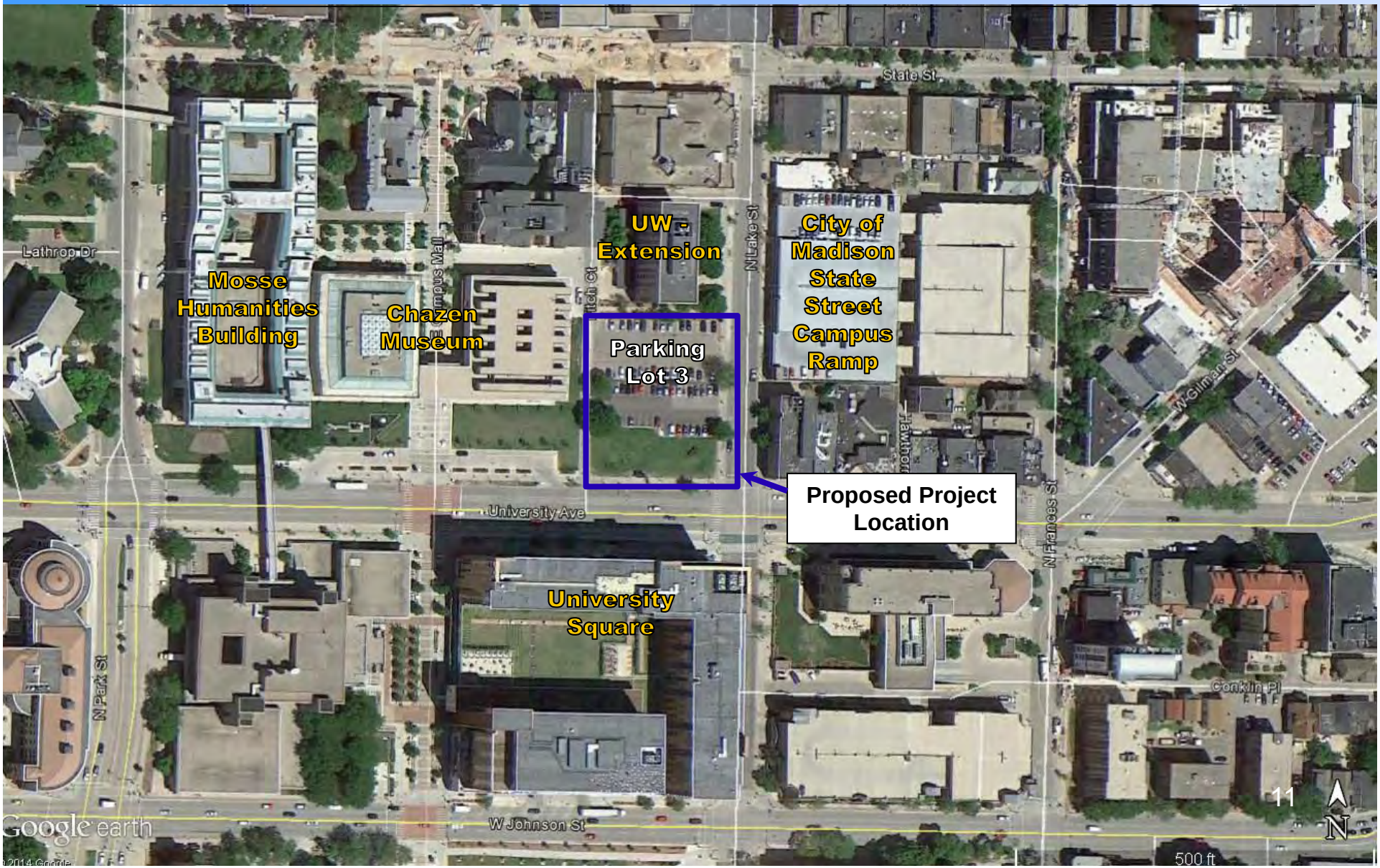
www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS

Meeting Agenda

- Introduction
- WEPA Process
- **Project Description/Schedule**
- Scoping Comment Period
- Closing Comments

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting



UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

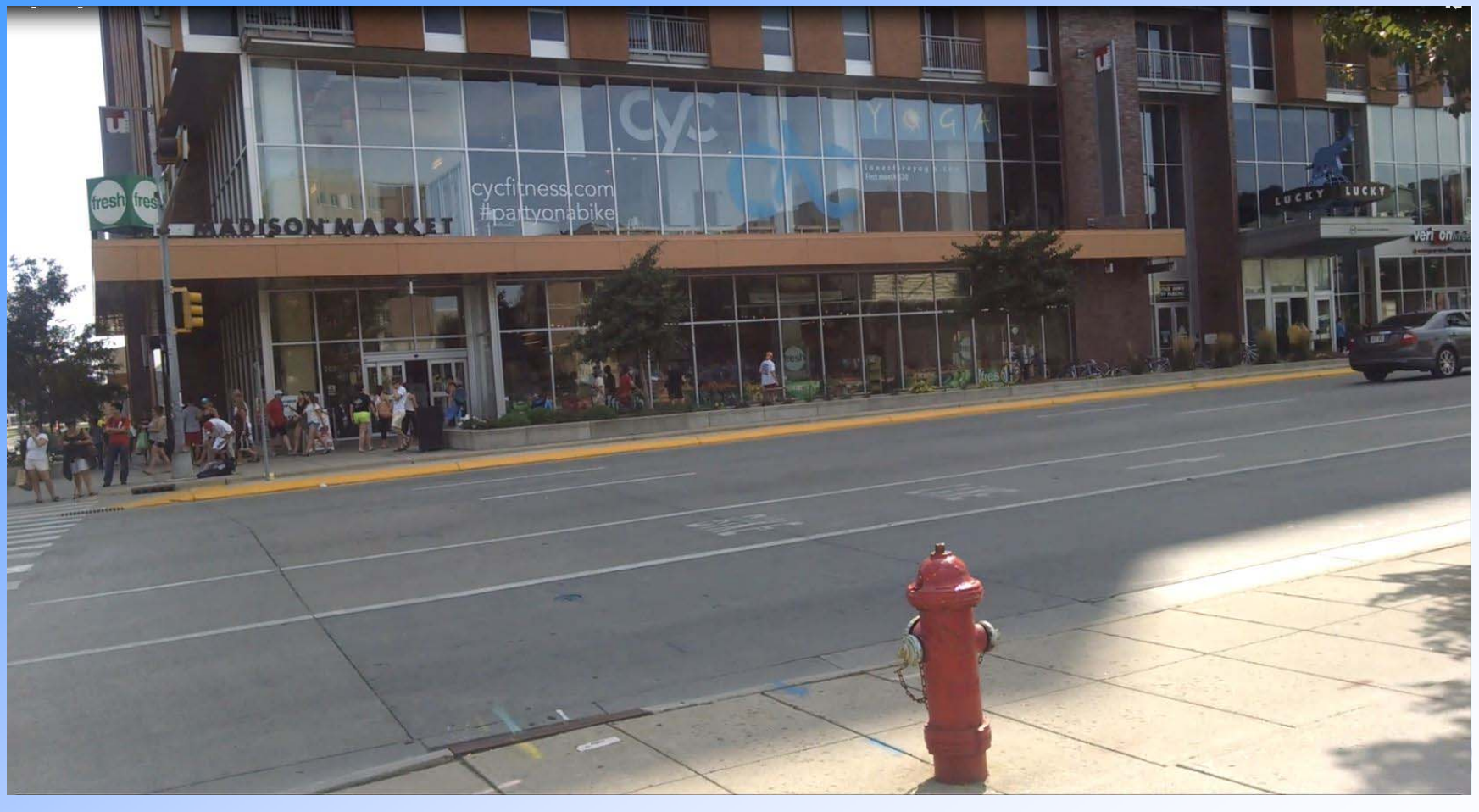
Site Location – Looking Northwest

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

Southern Boundary of Project Site

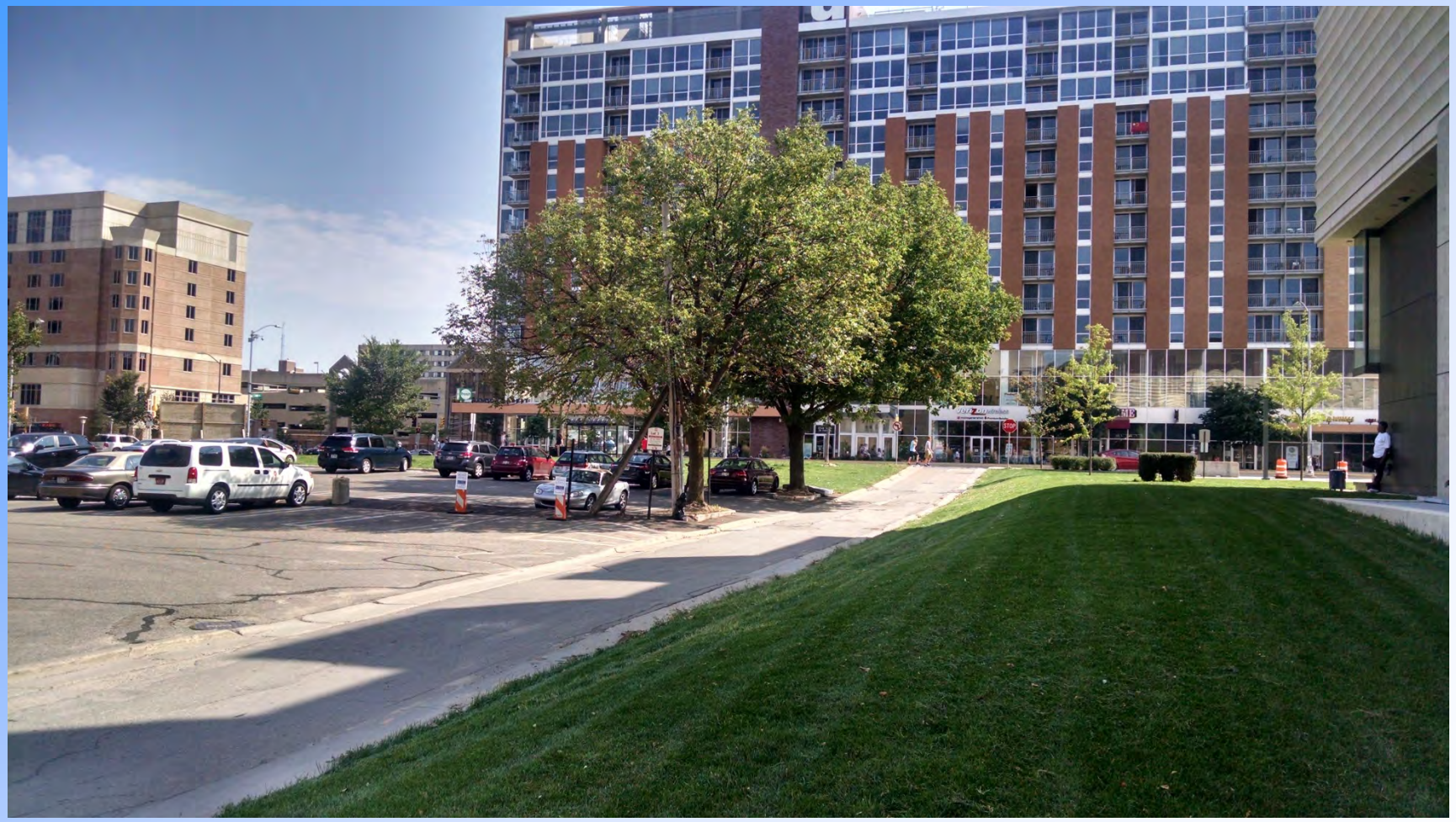
Looking West – Along University Avenue

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting



University Square – Across From Project Site
Looking South

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting



Fitch Court – Western Boundary of Project Site
Looking South

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

Site Location – Looking Northeast

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

State Street Parking Ramp

Looking Northeast – Across N. Lake Street

Project Need

- School of Music currently occupies approximately 25% of the George L. Mosse Humanities Building
- Mosse Humanities Building is shared with the Department of History, the Art Department, and various humanities institutes
- No significant updates have been made since the building was built in 1969
- Functional and physical condition issues prevent the building from providing the programmatic needs of the School of Music

Project Need

- School of Music:
  - 50 full-time faculty
  - 7 adjunct faculty
  - 400-450 music majors
  - 20 full-time equivalent support staff
  - 2,500 semester credit hours in service courses
  - Over 350 concerts, recitals, and public events annually
  - Largest presenter of chamber music in Wisconsin
  - Has experienced a four-fold increase in activity since 1960
- Proposed project is part of the UW-Madison Campus Master Plan

General Project Description

- Phase I – Construction planned to start in August 2015
  - 325-seat recital hall, 3,100 assignable square feet (ASF) rehearsal space, and associated storage and support space
  - 32,123 gross square feet (GSF)
  - $22,500,000 budget – 100% gift funds (not state funding)
- Phase II – Planned for a future date after additional funding has been secured
  - 737-seat concert hall will accommodate 70 – 90 musicians
  - 42,335 GSF
- This EIS will evaluate both Phases I and II

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

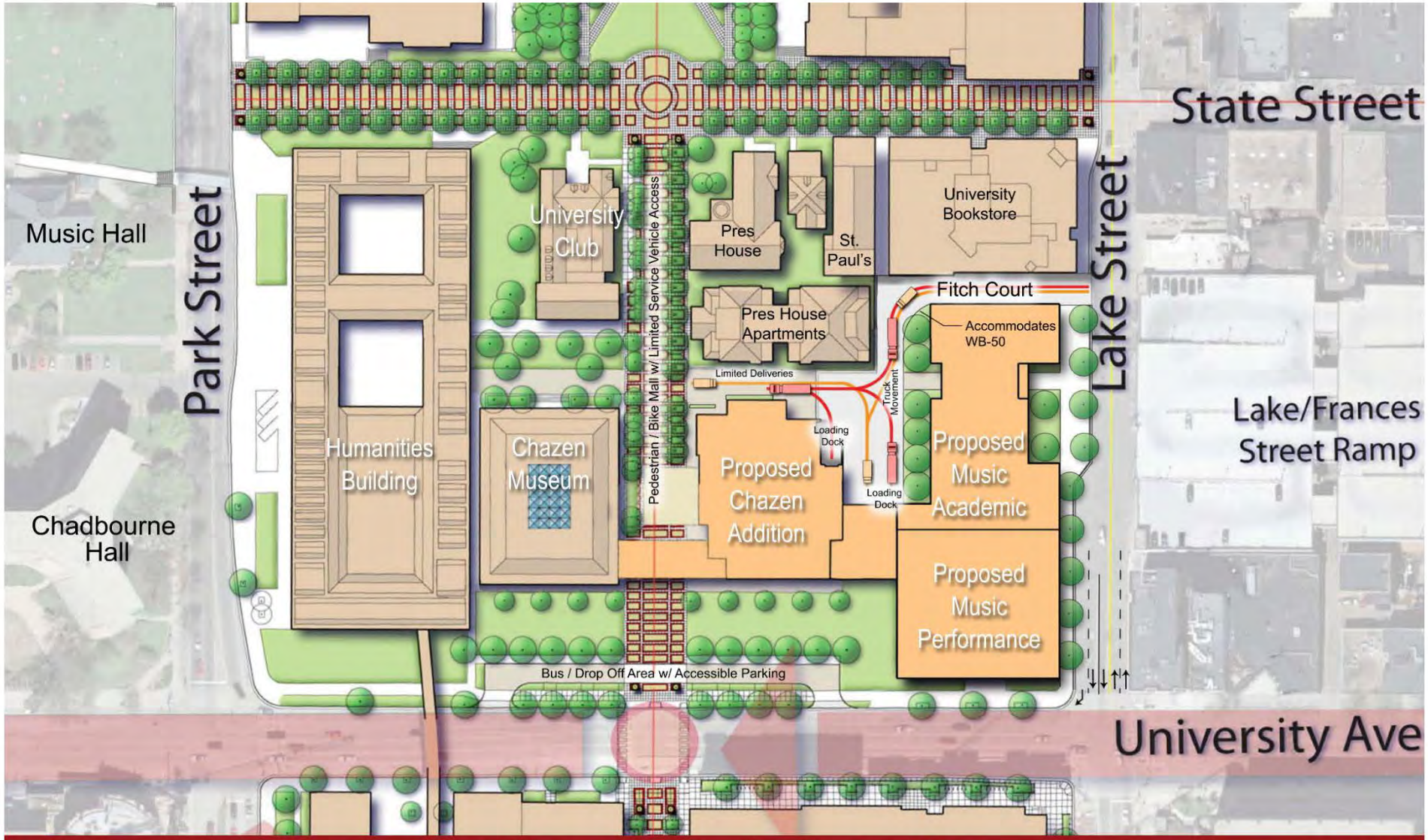
Project Description

Presented by:

Mark Bastian – Lead Architect

Strang Inc.

2009 CITY OF MADISON APPROVED MASTER PLAN DIAGRAM



THE UNIVERSITY of WISCONSIN MADISON

Music / Art Museum Block Master Plan

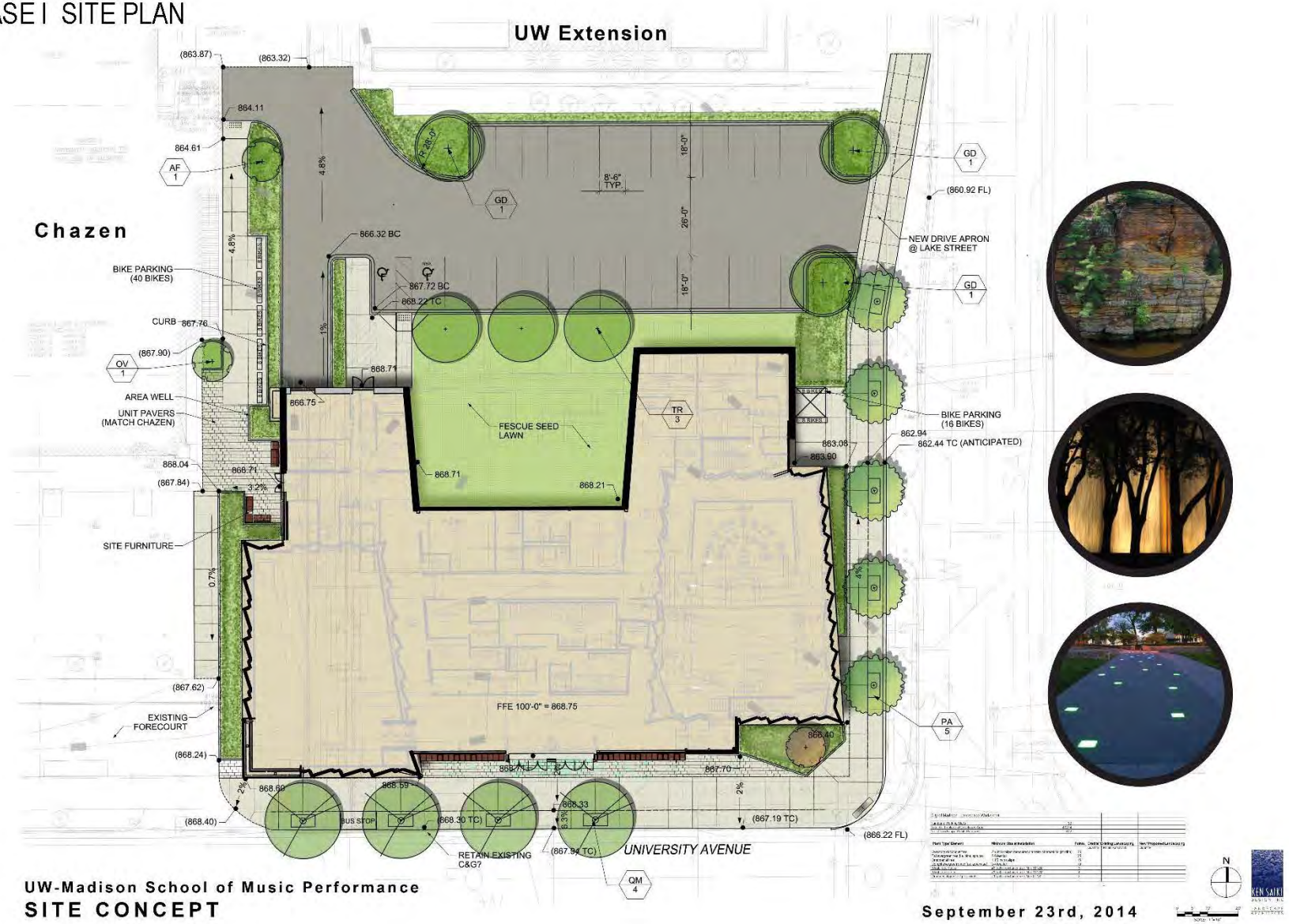
Facilities Planning and Management .. Campus Planning and Landscape Architecture

09.29.2009

North
No Scale

SITE ANALYSIS

PHASE I SITE PLAN

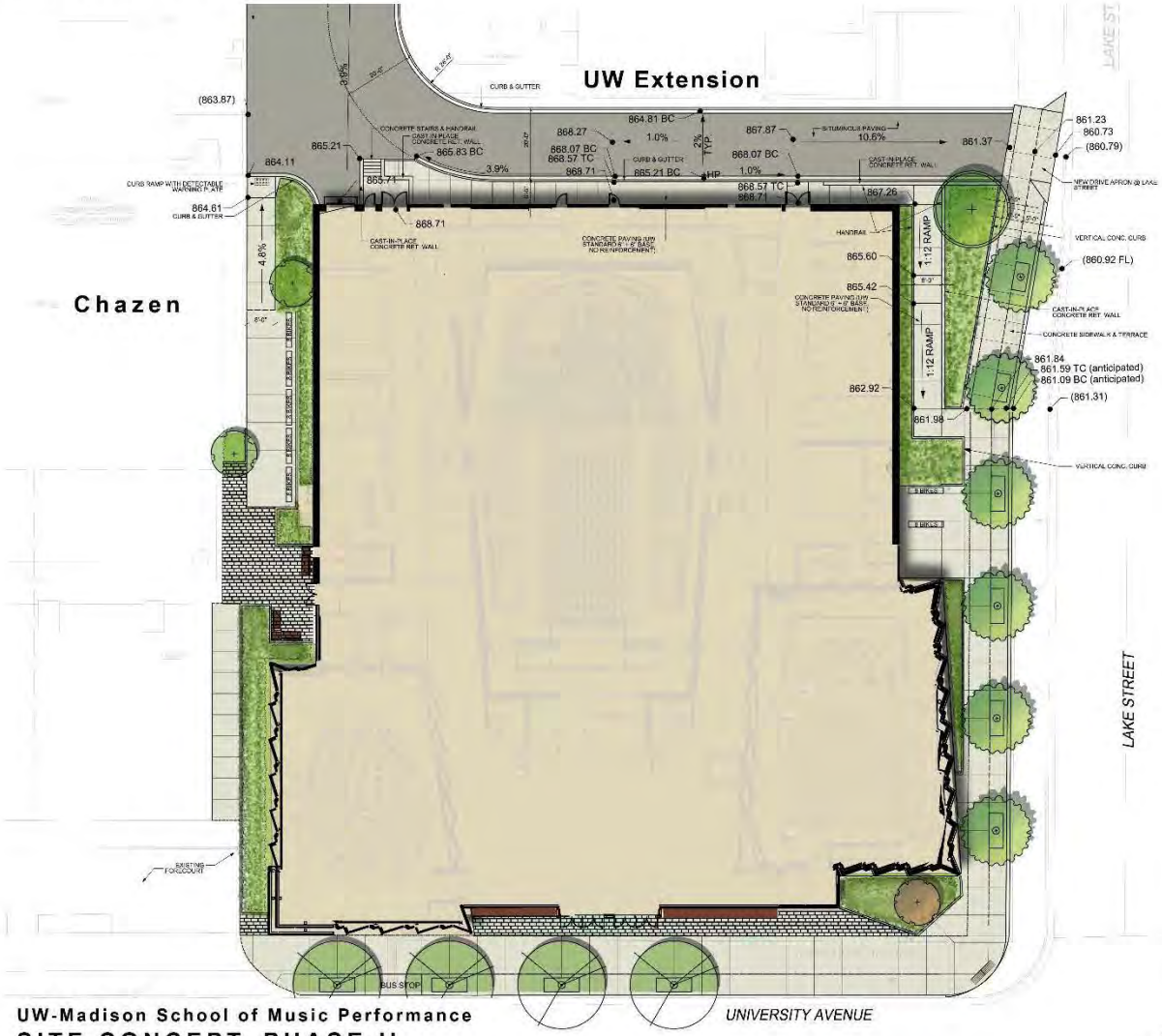


UW-Madison School of Music Performance

SITE CONCEPT

September 23rd, 2014

PHASE II SITE PLAN

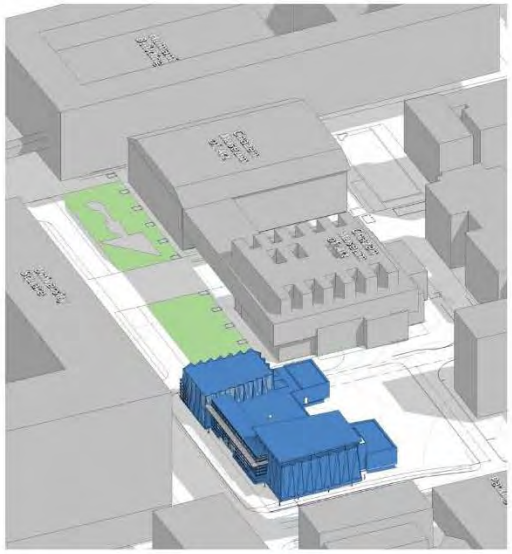


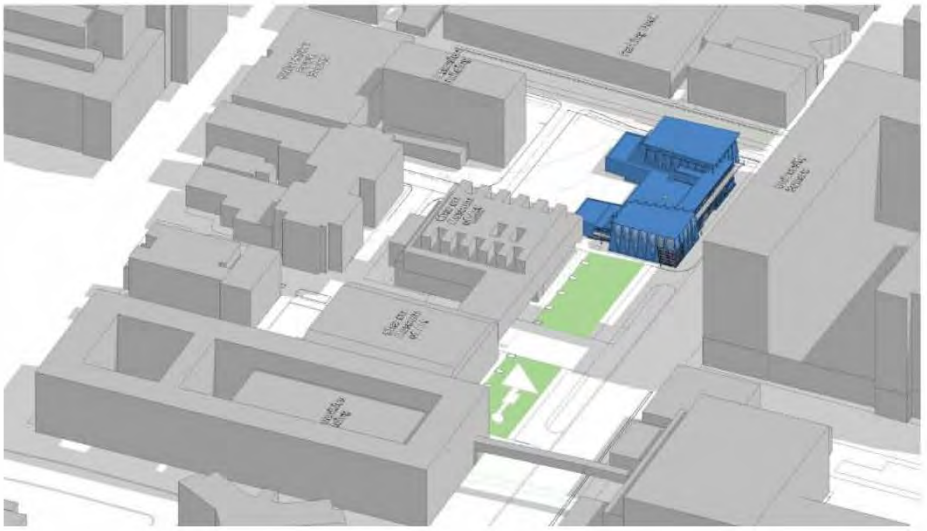
UW-Madison School of Music Performance

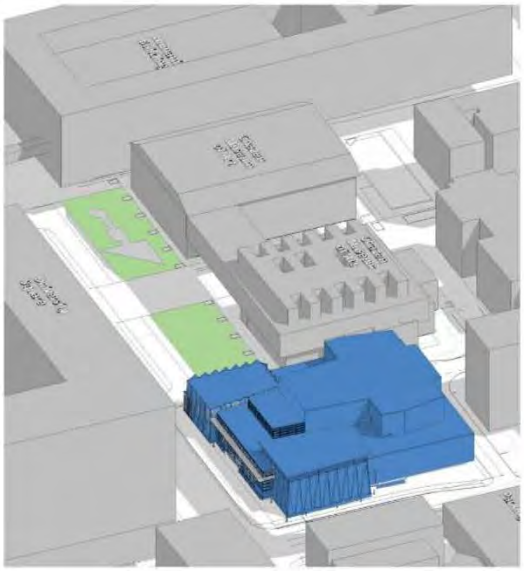
SITE CONCEPT_PHASE II

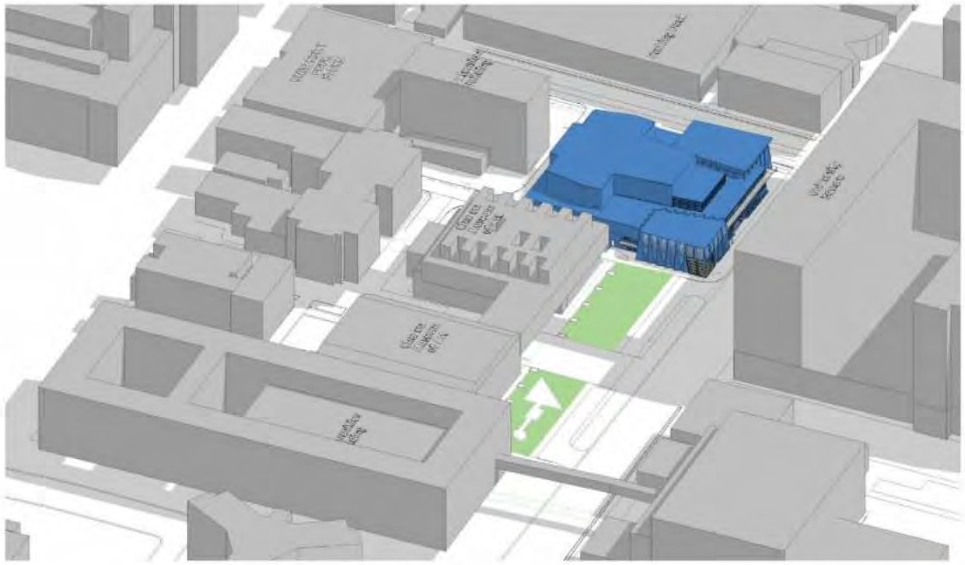
September 23rd, 2014

PHASE I & PHASE II MASSING MODELS



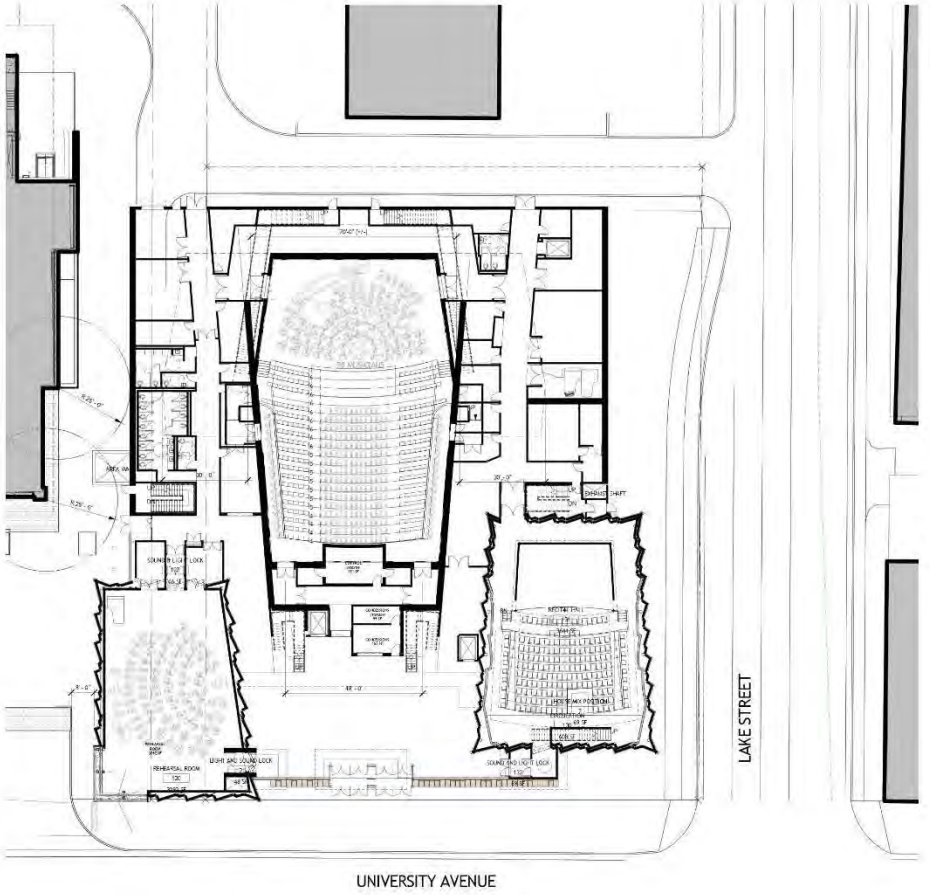






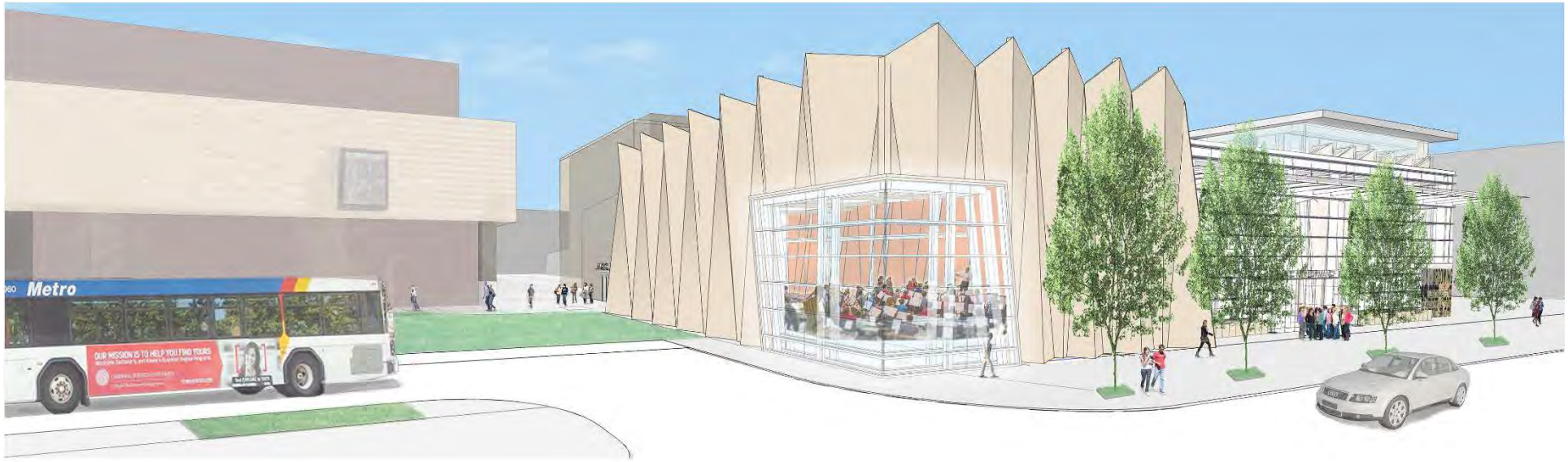
PHASE I OVERALL FLOOR PLAN

PHASE II OVERALL FLOOR PLAN



PHASE I 3D VIEWS - UNIVERSITY AVENUE

PHASE II 3D VIEWS - UNIVERSITY AVENUE



Proposed Project Schedule

- Design Report Submittal – December 2014
- Bidding for Construction – July 2015
- Start Construction on Phase I – August 2015
- Substantial Completion of Phase I – October 2016
- Occupancy of Phase I – March 2017
- Phase II is planned for a future date after additional funding has been secured

Meeting Agenda

- Introduction
- WEPA Process
- Project Description/Schedule
- **Scoping Comment Period**
- Closing Comments

Scoping Comment Period

- Two comments received to date
- Meeting is Now Open for Comments (Oral/Written)
  - Please state name, entity representing, and comment
  - Speak clearly for microphone
  - Turn in written comment sheets

Open for Comments

Meeting Agenda

- Introduction
- WEPA Process
- Project Need/Alternatives/Description
- Scoping Comment Period
- **Closing Comments**

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

- **Scoping Phase**
  - Comment period closes tonight – October 2, 2014
- **Draft EIS Phase**
  - Comment period – Dec. 8, 2014 to Jan. 21, 2015 (45 Days)
  - Public meeting – January 21, 2015
- **Final EIS Phase**
  - Comment period – Feb. 17 to March 18, 2015 (30 Days)
  - Public Hearing – March 18, 2015 (Tentative)
- **Record of Decision (ROD)**
  - April 2015

UW-Madison Music Performance Building
DFD Project No. 10F2J
EIS – Scoping Meeting

THANK YOU FOR ATTENDING

Attachment C

Legal Notice Proof of Publication

Capital Newspapers Proof of Publication Affidavit

Ad #: 2238542 Price: $111.31 Ad ID: DFD Project #10F2J

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

AYRES ASSOCIATES
Scott Wilson
3433 Oakwood Hills Parkway
Eau Claire, WI 54701-1698

STATE OF WISCONS

Dane Cour

ARLENE STAFF

being duly sworn, doth depose and say that he (she) is an authorized representative of Capital Newspapers, publishers of

Wisconsin State Journal

ewspaper, at Madison, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on September 18th, 2014

Public Scoping Meeting
Environmental Impact Statement
Music Performance Building
University of Wisconsin - Madison
DFD Project #10F2J

An Environmental Impact Statement (EIS) scoping meeting to present the proposed UW-Madison Music Performance Building project will be held at 5:00 p.m. on Thursday, October 2, 2014, in Conference Room 132 of the Wisconsin Alumni Research Foundation (WARF) Building located at 610 Walnut Street, Madison, Wisconsin 53726 on the UW-Madison campus. Parking is available free of charge after 4:30 p.m. in adjacent parking Lot #64. A description of the project will be presented, and all persons will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be addressed during the EIS process for this proposed project. The EIS will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and University of Wisconsin System Administration (UWSA) guidelines. The project manager is the state Department of Administration's Division of Facilities Development (DFD). Ayres Associates has been retained to prepare an Environmental Impact Statement (EIS) on behalf of the UW. In December 2010, pre-design and programming began for the proposed Music Performance Building. That process resulted in a series of concept plans and a program statement for an 800-seat concert hall, 350-seat recital hall, rehearsal room, lobby, and general, support and services spaces for each of the halls. The project will be completed in two phases. Phase I of the project includes the design and construction of the 350-seat recital hall (5,030 assignable square feet [ASF]), rehearsal room (3,900 ASF), and associated storage and support space for a total of 15,400 ASF/29,400 gross square feet (GSF). Phase II of the project includes a 24,600 ASF / 35,700 GSF 800-seat concert hall that will be constructed at a future date when funding is secured. This EIS will evaluate both Phases I and II of the project.

The project site is bounded by University Avenue to the south, North Lake Street to the east, Fitch Court and the Chazen Museum to the west, and the UW-Extension Building to the north. A portion of Fitch Court will be vacated prior to construction. The project is part of the East Campus Gateway development and sits at a major entry point to the campus from the east-side and downtown Madison. The budget for Phase I of the project is estimated at $22,500,000 and will be funded using gift funds. As such, there is no state (tax supported) funding associated with this project. Phase II is planned for a future date after additional funding has been secured. Project bidding is planned for July 2015 with a construction start in August 2015 and building occupancy in March 2017.

An initial requirement of the EIS is the scoping process, with the intent of identifying at an early stage any potential impacts of the project on the physical, biological, social, historic, and economic environments. Impacts that are identified during this process will be incorporated into a Draft EIS which will be made available to the public for a 45-day review period and circulated to appropriate federal, state, local agencies and interested parties.

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input. For consideration in the Draft EIS, please submit your comments at the meeting or in writing by October 2, 2014 to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
CarneyN@AyresAssociates.com

Comment forms can also be obtained via the project website at:
http://www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS

PUB: WSJ: September 18, 2014
#2238542 WNAXLP

(Signed) Arlene Staff

(Title) Principal Clerk

Subscribed and sworn to before me on

Sept. 19, 2014

ELLEN M. MORG[illegible]
Notary Public
State of Wiscons[illegible]

Ellen M. Morgan
Notary Public, Dane County, Wisconsin

My Commission expires July 31st, 2017

season.

According to Wisconsin's head coach Kelly Sheffield, she also possesses one of most unique and effective serves in the nation.

"Bricio has one of the best serves, if not the best weekend's HotelRED Invitational. In addition to their 8-0 record, the Badgers lead the nation with 15.67 kills per set, and are currently the assist (13.39 per set) and dig (15.56 per set) leaders of conferences should raise interest and excitement for players, coaches and fans from coast to coast.

The Badgers will face off against USC Thursday at 7:30 p.m. and Friday at 10 p.m. against Washington.

LEGAL NOTICE

Public Scoping Meeting
Environmental Impact Statement
Music Performance Building
University of Wisconsin – Madison
DFD Project #10F2J

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Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
CarneyN@AyresAssociates.com

Comment forms can also be obtained via the project website at:

http://www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS

Thank you for advertising in the Badger Herald!

Customer: Ayres Assoc. #: 4627
Date: 9/18 Rep: Jordan Schwarz
608.257.4712 ext 307

Attachment D

Scoping Period Comments

Brand, Jennifer

From: Barta, Andrew H - DNR <Andrew.Barta@wisconsin.gov>
Sent: Friday, September 26, 2014 1:09 PM
To: Carney, Neil
Cc: Anderson, Russell A - DNR; Heggelund, Eric P - DNR; Rortvedt, Eric - DNR; Singh, Shiw S - DNR
Subject: EIS Scoping Process; UW Music Performance Building

Neil,

This is in response to the information sent out to Russ Anderson and Eric Heggelund (DNR, Fitchburg). We have reviewed the information submitted on the UW Music Performance Building and can provide the following comments at this time.

New construction resulting in ground disturbing activities could require a WPDES permit from DNR Stormwater staff. For more information regarding these requirements contact:
Eric Rortevedt
eric.rortvedt@wisconsin.gov
608-275-5612

If the project results in the construction of new sources of air emissions such as a boiler stack, please coordinate with the Air management program:
Shiw Singh
608-275-7773
shiw.singh@wisconsin.gov

If you have any other questions or comments, please don't hesitate to contact me, I'll be glad to help any way I can. Thank you for the opportunity to review and provide comment on your upcoming project.

Andy

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Andy Barta
Environmental Analysis and Sustainability
Wisconsin Department of Natural Resources
3911 Fish Hatchery Rd
Fitchburg WI 53711
Phone: (608) 275-3308
Cell Phone: (608) 235-2955
Fax: (608) 275-3338
Andrew.Barta@Wisconsin.gov

dnr.wi.gov

Brand, Jennifer

From: Brand, Jennifer
Sent: Tuesday, October 07, 2014 10:55 AM
To: Brand, Jennifer
Subject: FW: input from Pres House regarding UW Music Performance Building

From: Mark Elsdon [mailto:mark@preshouse.org]
Sent: Thursday, October 02, 2014 3:47 PM
To: Carney, Neil
Subject: Fwd: input from Pres House regarding UW Music Performance Building

Neil,

We are unfortunately not able to attend the Oct 2nd meeting regarding the UW Music Performance Building. Please do keep us informed about developments and we will hopefully be able to make a future meeting.

I do want to share one piece of feedback that is of vital importance to us as the project develops. From what I understand about the project there has been discussion about closing Fitch court where it exits onto University Avenue. We can understand the desire to do this in order to maximize the University Ave frontage for the new facilities. However, we are concerned about vehicle traffic to and from our property as well as the other properties (St. Paul's center, the Chazen Museum, etc.) that currently make use of Fitch Court. The alley coming off Lake Street between the back of the bookstore and the UW Extension building is simply not wide enough to accommodate 2 way traffic into this block. It is our position at Pres House that there needs to be at least one other exit or entrance for vehicles in addition to that small alley. If Fitch court is to be closed off we would ask that a new driveway be opened up to the south of the Extension building (i.e. where Parking Lot 3 is currently located) or some other arrangement made. We cannot support the closing of Fitch court without the creation of an alternative exit/entrance.

Perhaps you plan to keep Fitch Court open in which case this comment is moot but without knowing more about the specifics of the plans I wanted to share this before the process got too far along.

Feel free to call me or ask questions for clarification.

Thank you,
Mark

Rev. Mark Elsdon
Campus Pastor/Executive Director
Pres House - UW Madison
608.216.7312
mark@preshouse.org
www.preshouse.org
Facebook

COMMENT FORM

Environmental Impact Assessment - Scoping Process
Music Performance Building
UW-Madison
Madison, Wisconsin
DSF Project # 10F2J

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

1.) The Chazen Museum of Art requires 24/7 contact numbers for a DSF project manager as well as for the contractor site foreman should the project impair or threaten museum collections or operations.
2.) The above specifically applies in the event of excessive vibration endangering museum collection objects stored below grade on the east side of the Chazen addition. There should be no pile driving on the project work site; alternative methods should be used. (Excessive vibration requiring immediate work stoppage was experienced during prior project work on University Avenue, at University Square, and on the Peterson demolition and Chazen addition.)
3.) We receive deliveries from 75' tractor-trailer rigs about 10 times per year and 6 to 8 deliveries from shorter trucks each month. These trucks have been using Lot 3 and Fitch Court to access our dock and we will need some manner of accommodation; there is not adequate turning radius for them to navigate the alley between the bookstore and Extension to approach our dock.
4.) Absolutely no project or related personal traffic or parking will be permitted in the museum loading dock area (including all paved space between the east side of the Chazen addition and Fitch Court), in the fire lane between the museum and Pres House, on East Campus Mall, or in the Lot 7 drop-off zone in front of the museum on University Avenue. Violators will be ticketed or towed.
5.) The dumpsters located behind the Chazen addition may not be used at any time for disposal of project waste.

Please complete the following information and sign if submitting comments:

Name:	Brian Thompson
Title/Representing:	Assistant Director for Administration Chazen Museum of Art
Address:	750 University Avenue Madison, WI 53706
Telephone Number:	(608) 263-8143
E-mail Address (optional):	bthompson@chazen.wisc.edu

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

Please return this form by October 2, 2014, to:

Neil Carney, PE
Ayres Associates
5301 E. Terrace Drive, Suite 200
Madison, WI 53718

COMMENT FORM

Environmental Impact Statement - Scoping Process
Music Performance Building
UW-Madison
Madison, Wisconsin
DFD Project #10F2J

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

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

① PROVISION OF SUITABLE ALTERNATE FIRE DEPARTMENT ACCESS & DELIVERY ACCESS RESULTING FROM VACATING FITCH COURT.

Please complete the following information and sign if submitting comments:

Name: LEE MADDEN

Title/Representing: ST PAULS

Address: STATE ST

Telephone Number: 608.345.3998

E-mail Address (optional): LEE H MADDEN@YAHOO.COM

Signature: [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 October 2, 2014, to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718

COMMENT FORM

Environmental Impact Statement - Scoping Process
Music Performance Building
UW-Madison
Madison, Wisconsin
DFD Project #10F2J

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

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

NEED to know schedule, impact to Extension Bldg,
NEED access opens to loading dock of Extension Bldg,
NEED access for contractors to work at Ext. Bldg
NEED A/E consultant to address & reduce impacts during construction (i.e. dust, noise, access, staging, air filter changes in HVAC, diesel fumes, etc.)

Please complete the following information and sign if submitting comments:

Name: Luis Fernandez

Title/Representing: UW-Extension

Address: 432 N. Lake St. Madison, WI 53706

Telephone Number: 262-1337

E-mail Address (optional): Luis.Fernandez@uwex.edu

Signature: Luis F

☒ 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 October 2, 2014, to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718

COMMENT FORM

Environmental Impact Statement - Scoping Process
Music Performance Building
UW-Madison
Madison, Wisconsin
DFD Project #10F2J

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

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

Please complete the following information and sign if submitting comments:

Name: Greg Rice

Title/Representing: Executive Management, Inc. / University Square

Address: 2901 International Ln. Suite 200

Telephone Number: 608-770-3330

E-mail Address (optional): Greg@EMI-MGMT.com

Signature:

[X] 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 October 2, 2014, to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718

Appendix D

Draft EIS Public Notice and Distribution List

LEGAL NOTICE

Availability of Draft Environmental Impact Statement and Notice of Public Meeting
Proposed Music Performance Building
University of Wisconsin – Madison
DFD Project #10F2J

A public meeting to present the Draft Environmental Impact Statement (EIS) for the proposed UW-Madison Music Performance Building project will be held at 5:00 p.m. on Thursday, January 29, 2015, in Conference Room 132 of the Wisconsin Alumni Research Foundation (WARF) Building located at 610 Walnut Street, Madison, Wisconsin 53726 on the UW-Madison campus. Parking is available free of charge after 4:30 p.m. in adjacent parking Lot #64. A description of the project and potential environmental impacts will be presented, and all persons will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be addressed during the EIS process for this proposed project. The EIS will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and University of Wisconsin System Administration (UWSA) guidelines. The project manager is the state Department of Administration's Division of Facilities Development (DFD). Ayres Associates has been retained to prepare an EIS on behalf of UW-Madison.

In December 2010, pre-design and programming began for the proposed Music Performance Building. That process resulted in a series of concept plans and a program statement for an 800-seat concert hall, 350-seat recital hall, rehearsal room, lobby, and general support and services spaces for each of the halls. The project will be completed in two phases. Phase I of the project includes the design and construction of the 325-seat recital hall, a rehearsal room, and associated storage and support space with a total of 32,123 gross square feet (GSF). Phase II of the project includes a 42,335 GSF 737-seat concert hall that will be constructed at a future date when funding is secured. This EIS will evaluate both Phases I and II of the project.

The project site is bounded by University Avenue to the south, North Lake Street to the east, Fitch Court and the Chazen Museum to the west, and the UW-Extension Building to the north. A portion of Fitch Court will be vacated prior to construction. The project is part of the East Campus Gateway development and sits at a major entry point to the campus from the eastside and downtown Madison. The budget for Phase I of the project is estimated at $22,500,000 and will be funded using gift funds. As such, there is no state (tax supported) funding associated with this project. Phase II is planned for a future date after additional funding has been secured. Design of the project will conclude in October 2015. The start of construction is planned for November 2015 with completion in Spring 2017.

The purpose of the Draft EIS is to identify potential impacts of the project on the physical, biological, social, and economic environments. The Draft EIS describing these potential impacts is being made available to the public and to appropriate federal, State, and local agencies for a 45-day review period, which begins December 16, 2014, and concludes January 29, 2015. Copies of the document are available for review at the UW-Madison Helen C. White Library and the City of Madison Central Public Library, or on the following project website:

http://www.ayresprojectinfo.com/UWMadison-MusicPerformanceBuilding-EIS.

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input. For consideration in the Draft EIS, please submit your comments at the meeting or in writing by January 29, 2015 to:

Neil Carney, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200

Madison, WI 53718
CarneyN@AyresAssociates.com

Comment forms are available via the project website.

WEPA Compliance Document Distribution List

Music Performance Building EIS

University of Wisconsin - Madison

DFD Project #10F2J

Contact Name	Organization	Address Line 1	Address Line 2	City	State	Zip	E-mail Address	Scoping	DEIA	FEIA
University of Wisconsin System										
Kate Sullivan	UW System Administration	780 Regent Street	Suite 210	Madison	WI	53715	ksullivan@uwsa.edu	M/E	M/E	
Jeff Kosloske	UW System Administration	780 Regent Street	Suite 210	Madison	WI	53715	jkosloske@uwsa.edu	E	E	
University of Wisconsin - Madison										
Peter Heaslett	UW-Madison, Capital Planning & Development	610 Walnut St	WARF Building - Room 950	Madison	WI	53726	pheaslett@fpm.wisc.edu	M/E	M*/E	
Gary Brown	UW-Madison, Campus Planner & WEPA Coordinator	610 Walnut St	WARF Building - Room 919	Madison	WI	53726	gbrown@fpm.wisc.edu	M/E	M/E	
Rob Kennedy, Ph.D.	UW-Madison, Senior Transportation Planner	610 Walnut St	WARF Building - Room 142	Madison	WI	53726	rkennedy@fpm.wisc.edu	M/E	M*/E	
Brian Thompson	UW-Madison, Chazen Museum of Art Facility Manager	800 University Ave	Conrad A Elvehjem Bldg	Madison	WI	53706	bthompson@chazen.wisc.edu	M/E	M*/E	
Luis Fernandez	UW-Extension Facility Manager	432 N Lake Street	UW Extension Services Bldg	Madison	WI	53706	luis.fernandez@uwex.edu	M/E	M*/E	
Patrick Coughlin	UW-Madison, Humanities Facility Manager	455 N Park Street	Mosse Humanities Bldg	Madison	WI	53706	prcoughlin@wisc.edu	E	E	
Timothy O'Neill	UW-Madison, Humanities Facility Manager	455 N Park Street	Mosse Humanities Bldg - Rm 6241	Madison	WI	53706	tmoneill3@wisc.edu	E	E	
Charles Schoenleber	UW-Madison, 432 East Campus Mall Facility Manager	432 East Campus Mall	University Club - Room 332	Madison	WI	53706	chschoen@wisc.edu	E	E	
Justin Duris	UW-Madison, University Club Manager	803 State Street		Madison	WI	53703	jduris@uclub.wisc.edu	E	E	
Besty Nelson	UW-Madison, Vilas Hall Facility Manager	821 University Avenue	Vilas Hall - Room 7106	Madison	WI	53706	betsy.nelson@vilas.uwex.edu	E	E	
William Miller	UW-Madison, 333 East Campus Mall Facility Manager	333 East Campus Mall	UHS - Room 8108	Madison	WI	53715	wlmiller@uhs.wisc.edu	E	E	
Phillip Thornton	UW-Madison, 333 East Campus Mall Facility Manager	333 East Campus Mall		Madison	WI	53715	pdthornton@uhs.wisc.edu	E	E	
Mal Jeffris	Fluno Center for Executive Education, Sr Director Business Development	601 University Avenue		Madison	WI	53715	mjeffris@exed.wisc.edu	E	E	
Federal Government Agencies										
Pete Fasbender	US Fish & Wildlife Service	2661 Scott Tower Drive		New Franklin	WI	54229	greenbay@fws.gov	M/E	M*/E	
State Government Agencies										
Russ Van Gilder	Dept. of Administration, Division of Facilities Development - Project Manager	101 E Wilson Street	PO Box 7866	Madison	WI	53707-7866	Russ.VanGilder@wisconsin.gov	M/E	M/E	
Russ Anderson	Wisconsin Department of Natural Resources	3911 Fish Hatchery Rd		Fitchburg	WI	53711	russell.anderson@wisconsin.gov	M/E	M*/E	
Eric Heggelund	Wisconsin Department of Natural Resources	3911 Fish Hatchery Rd		Fitchburg	WI	53711	Eric.Heggelund@wisconsin.gov	M/E	M*/E	
City of Madison										
	City of Madison Planning Division	Suite LL 100	Municipal Building	Madison	WI	53703	planning@cityofmadison.com	M/E	M*/E	
Scott J. Resnick	District 8 Alderperson\Joint SE Campus Area Committee	661 Mendota Ct #1404		Madison	WI	53703	district8@cityofmadison.com	E	E	
Michael E. Verveer	District 4 Alderperson\Joint SE Campus Area Committee	614 W Doty St #407		Madison	WI	53703	district4@cityofmadison.com	E	E	
Ledell Zellers	District 2 Alderperson\Joint SE Campus Area Committee	510 N Carroll St		Madison	WI	53703	district2@cityofmadison.com	E	E	
Lucas Dailey	District 13 Alderperson\Joint SE Campus Area Committee	1718 Roberts Court		Madison	WI	53703	district13@cityofmadison.com	E	E	
University of Wisconsin -Madison Student Representatives										
Gen Carter	Associated Students of Madison	333 East Campus mall	Student Activity Center, Room 4301	Madison	WI	53715-1380	chair@asm.wisc.edu	E	E	
State Elected Officials										
Office of the Governor	State of Wisconsin	115 East State Street		Madison	WI	53702	govgeneral@wisconsin.gov	M/E	M*/E	
State Senator Fred Risser	State of Wisconsin - Senate District 26	State Capitol	Room 130 South	Madison	WI	53707-7882	Sen.Risser@legis.wisconsin.gov	E	E	
State Representative Chris Taylor	State of Wisconsin - Assembly District 76	State Capitol	Room 306 West	Madison	WI	53708	Rep.Taylor@legis.wisconsin.gov	E	E	
Local/Regional Agency Contacts										
Rev. Mark Elsdon	Pres House	731 State Street		Madison	WI	53703	mark@preshouse.org	E	E	
Fr. Eric Nielson	St. Paul University Catholic Center	723 State Street		Madison	WI	53703	enielsen@uwcatholic.org	E	E	
Designers										
Larry Barton	Strang, Inc.	6411 Mineral Point Rd		Madison	WI	53705-4395	Barton@strang-inc.com	E	E	
Mark Bastian	Strang, Inc.	6411 Mineral Point Rd		Madison	WI	53705-4395	Mbastian@strang-inc.com	E	E	
Doug Moss	Holzman Moss Bottino Architecture	214 West 29th Street Tower	17th Floor	New York	NY	10001	Dmoss@holzmanmoss.com	E	E	
Shane Bernau	Ken Saiki Design	303 S. Paterson Street	Suite 1	Madison	WI	53703	sbernau@ksd-la.com	E	E	
Neighborhood Associations and Local Organizations										
Mary Berryman Agard	Joint SE Campus Area Committee, Brittingham Area Rep	133 S. Brittingham Place		Madison	WI	53715	MarryBerrymanAgard@mac.com	M/E	M*/E	
Sandra J. Torkildson	Joint SE Campus Area Committee, State Street Organization	315 W. Gorham St		Madison	WI	53703	room@chorus.net	E	E	
John Perkins	Joint SE Campus Area Committee, Greenbush Neighborhood Association	1153 Emerald St		Madison	WI	53715	perkinsj71@gmail.com	E	E	
Bradley Cantrell	Joint SE Campus Area Committee, Plan Commission Rep						bacantrell@charter.net	E	E	
Larry Warman	Joint SE Campus Area Committee, Capitol Neighborhoods Rep						ljwarman@juno.com	E	E	
Aaron Crandall	Joint SE Campus Area Committee, Pedestrian, Bike, Motor Vehicle Rep						aaron.crandall@yahoo.com	E	E	
Sarah Neibart	Joint SE Campus Area Committee, State-Langdon Neighborhood Association Rep						neibart@wisc.edu	E	E	
Mark Guthier	Joint SE Campus Area Committee, UW Wisc Union Rep	800 Langdon St	Box 103 Memorial Union	Madison	WI	53706	mcguthier@wisc.edu	E	E	
Margaret Bergamini	Joint SE Campus Area Committee, Transit Rep	333 E Campus Mall	Room 4305	Madison	WI	53715	mmbergamini@facstaff.wisc.edu	E	E	
Everett D. Mitchell	Joint SE Campus Area Committee, UW Madison Rep						edmitchell@wisc.edu	E	E	
Jason King	Joint SE Campus Area Committee, UW-Athletics Rep						jwk@athletics.wisc.edu	E	E	
Mike Kinderman	Joint SE Campus Area Committee, UW-Housing Rep						mike.kinderman@housing.wisc.edu	E	E	
Greg Rice	University Square Condominium Association	2901 International Ln STE 100		Madison	WI	53704	greg@emi-mgmt.com	M/E	M*/E	
Margaret Watson	Steve Brown Apartments, Vice President	120 West Gorham Street		Madison	WI	53703	mwatson@stevebrownapts.com	M/E	M*/E	
Patrick McGowan	University Bookstore, President	711 State Street		Madison	WI	53703	pmcgowan@uwbookstore.com	M/E	M*/E	
Local Libraries										
Helen C. White Library	UW-Madison Libraries	600 N. Park St		Madison	WI	53706		M	M	
Madison Public Library: Central Library		201 W Mifflin St		Madison	WI	53703		M	M	

M = mailed a hard copy; E = electronically mailed; M*= Mailed notice of availability; ND = not distributed

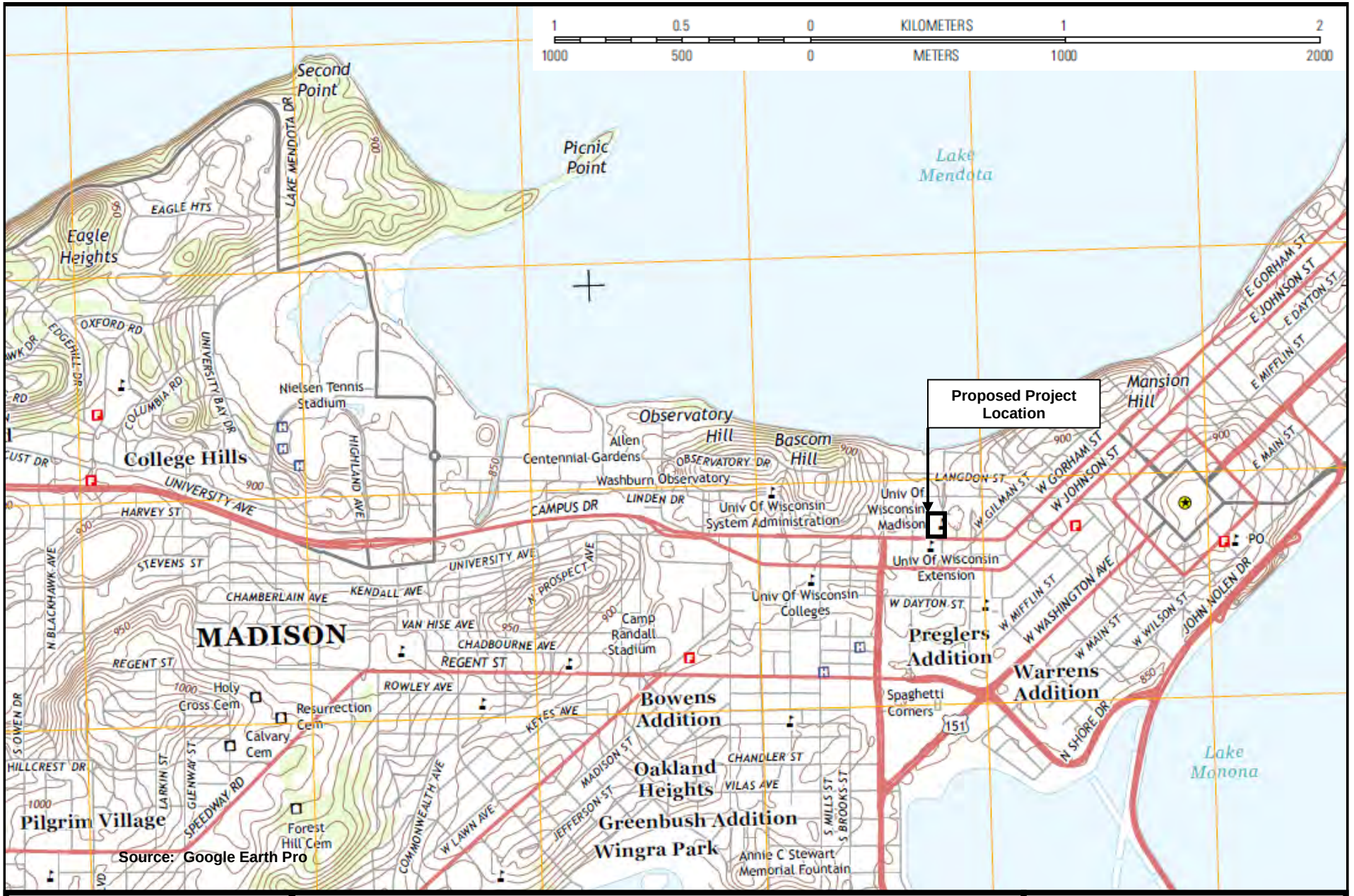
Appendix E

Draft EIS Public Meeting Minutes and Responses

This appendix will be completed at a future date and included in the Final EIS.

Appendix F

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



Source: Google Earth Pro

Topographic Map

Environmental Impact Statement
University of Wisconsin – Madison
Music Performance Building
DFD Project No. 10F2J
December 2014

AYRES ASSOCIATES

Aerial View of Project Site

Environmental Impact Statement
University of Wisconsin – Madison
Music Performance Building
DFD Project No. 10F2J
December 2014

AYRES ASSOCIATES

Campus Location Map

Environmental Impact Statement
University of Wisconsin – Madison
Music Performance Building
DFD Project No. 10F2J
December 2014

AYRES ASSOCIATES

PROJECT SUMMARY

BUILDINGS ADJACENT TO THE MUSIC PERFORMANCE SITE


UW-Extension Building; Site of Possible Phase 3 Expansion


State Street Campus Parking Ramp @ Lake Street


Site Approach Corner

Associated Bank Building


University Square Looking South


Chazen Museum of Art


South Plaza of the Chazen Museum of Art Addition


East Campus Mall


Chazen Addition


Presbyterian House Apartments


Chazen Addition and Proposed Site

BUILDINGS ADJACENT TO THE MUSIC PERFORMANCE SITE

Site Approach Corner

Associated Bank Building

Chasen Addition

Chasen Addition at Night

Parking Lot and Proposed Site

Appendix G

Sustainable Facilities Standards Checklist,

LEED Checklist

This appendix will be completed at a future date and included in the Final EIS.

Appendix H
Additional Project Information

Existing Campus Utility Services

Steam and Condensate Piping Distribution Map

THE UNIVERSITY of WISCONSIN MADISON

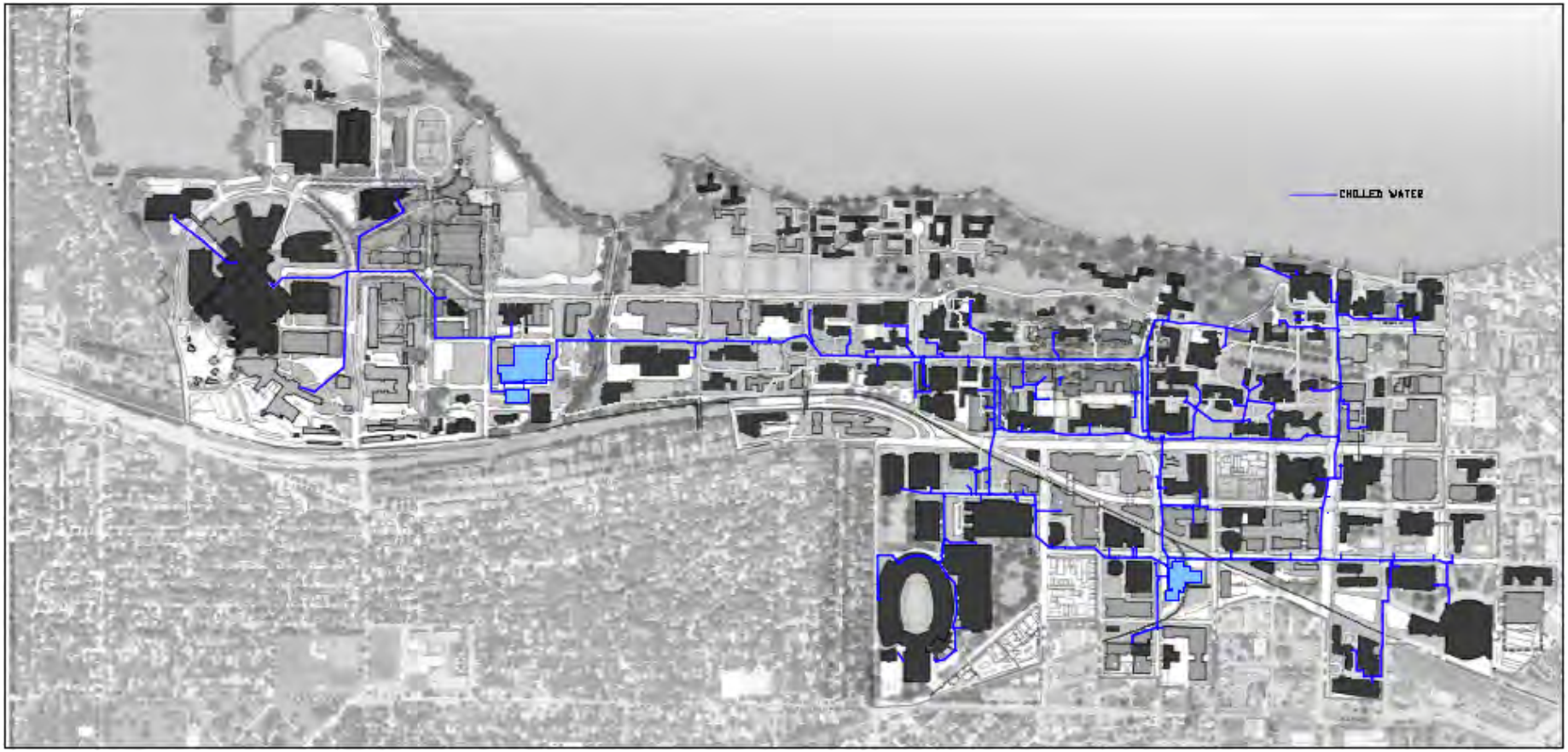
Affiliated Engineers

AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Existing Campus Utility Services

Chilled Water Piping Distribution Map



THE UNIVERSITY of WISCONSIN MADISON

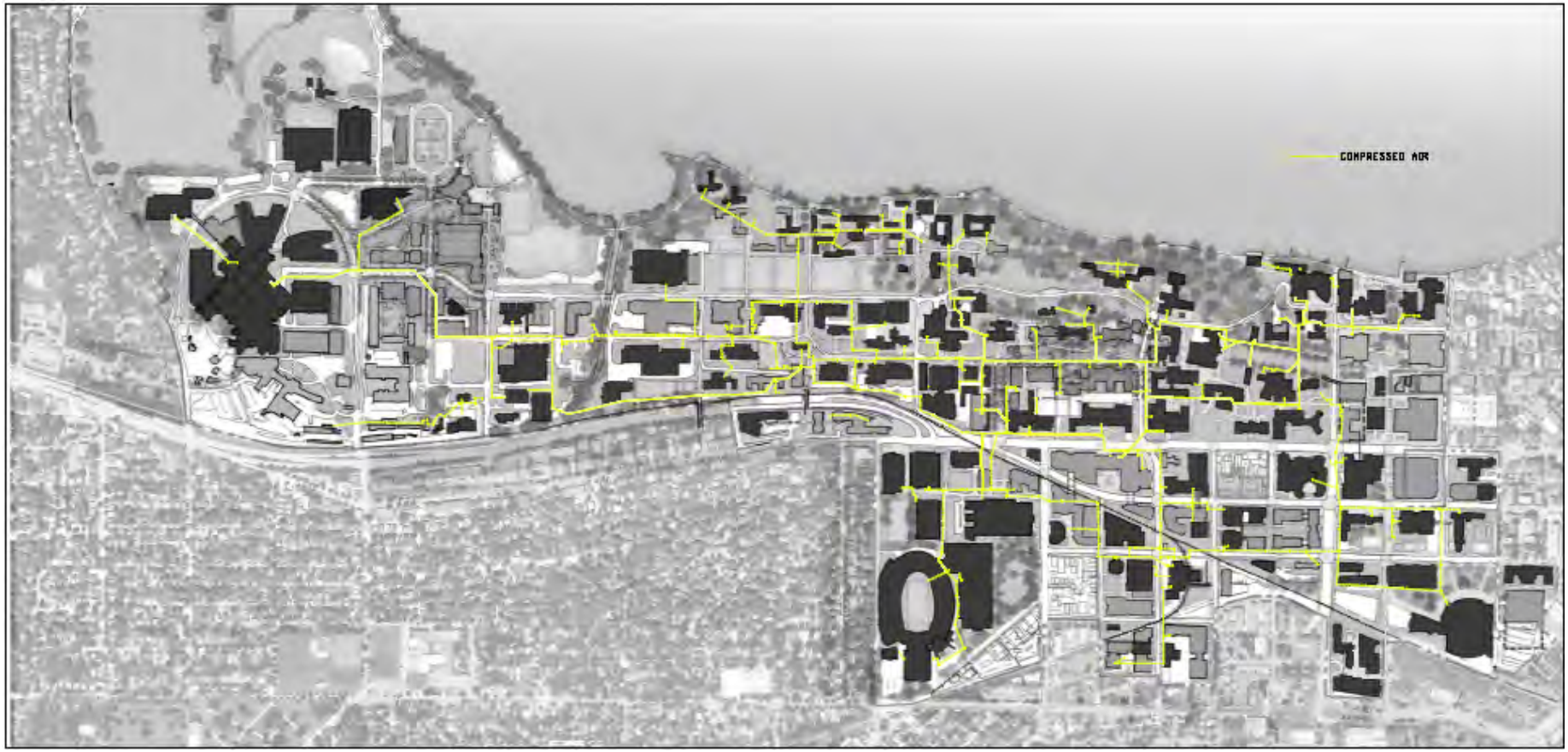
AEI Affiliated Engineers

AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Existing Campus Utility Services

Compressed Air Piping Distribution Map



THE UNIVERSITY of WISCONSIN MADISON

Affiliated Engineers

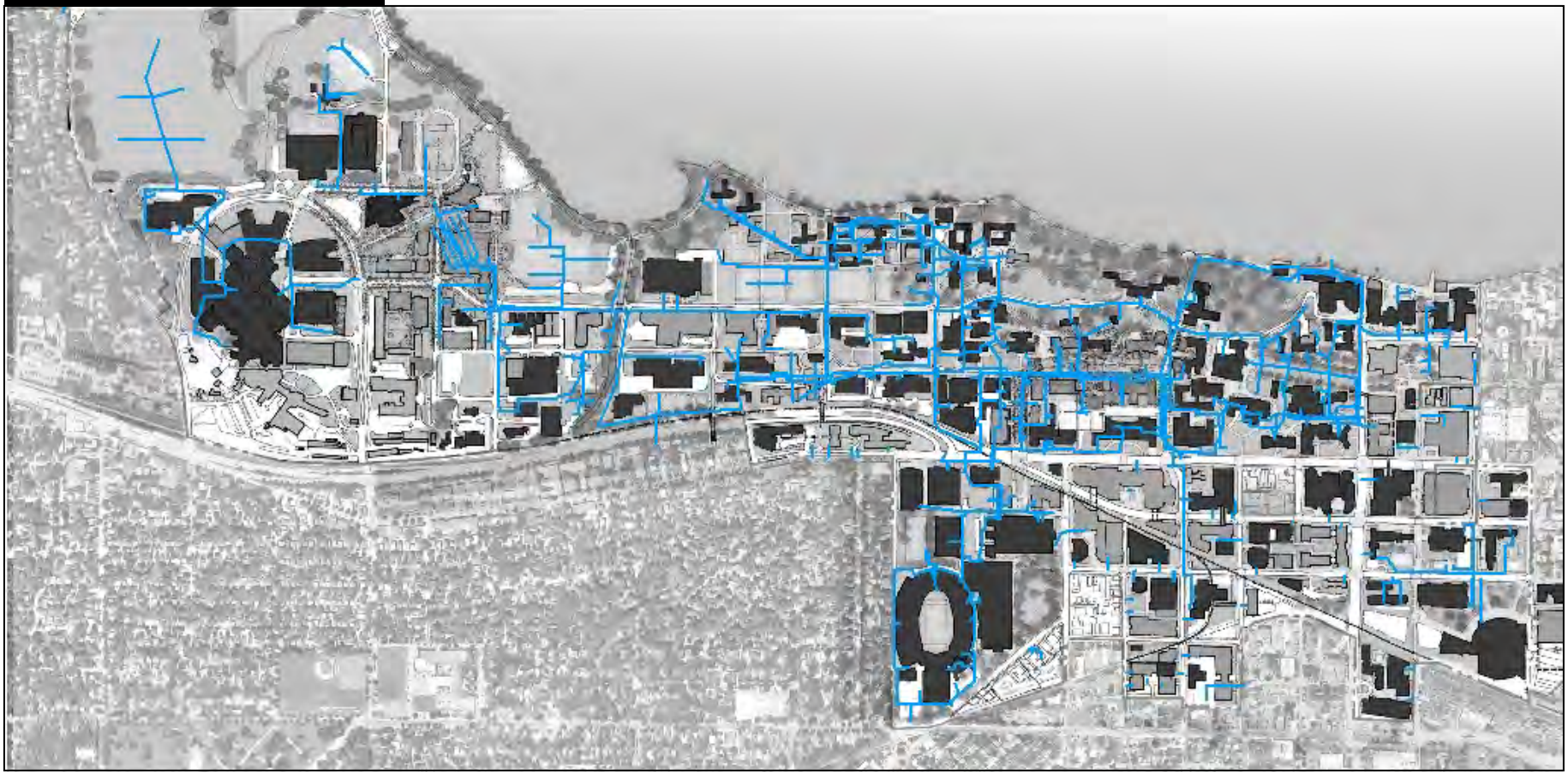
AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Existing Campus Utility Services

Additional piping in Eagle Heights

Water Distribution Map



THE UNIVERSITY of WISCONSIN MADISON

Affiliated Engineers

AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Additional piping in Eagle Heights

Sanitary Sewer Distribution Map

THE UNIVERSITY of WISCONSIN MADISON

Affiliated Engineers

AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Additional piping in Eagle Heights

Storm Sewer Distribution Map

THE UNIVERSITY of WISCONSIN MADISON

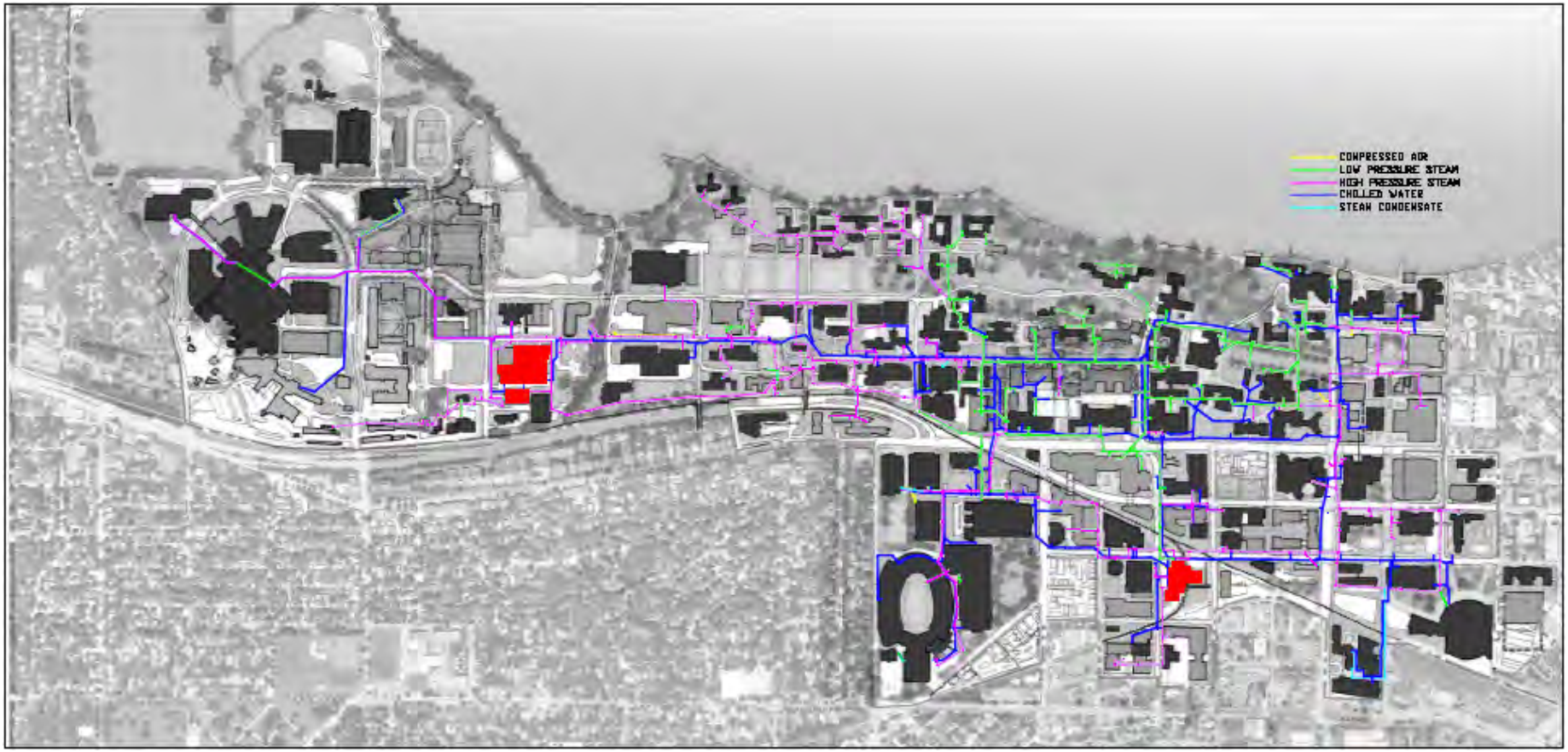
AEI Affiliated Engineers

AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Existing Campus Utility Services

Composite Utility Distribution



THE UNIVERSITY of WISCONSIN MADISON

Affiliated Engineers

AYRES ASSOCIATES

CAPITOL ENGINEERING, INC Madison, Wisconsin

Appendix I

Environmental Database Search Data

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

BOTW Home > Basic Search >> 03-13-543092 Activity Details

03-13-543092 VARSITY OF MADISON LLC

LUST - CLOSED

Location Name (Click Location Name to View Location Details)				County	WDNR Region
VARSITY OF MADISON LLC				DANE	STH CNTRL
Address				Municipality	
632 UNIVERSITY AVE				MADISON	
Public Land Survey System			Latitude	Google Maps	RR Sites Map
NE 1/4 of the NW 1/4 of Sec 23, T07N, R09E			43.0735012	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-89.3972232	NONE	UNKNOWN
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR	53715-1017-32		2005-03-22	2005-07-01	2013-07-02

Comments

SITE WAS CLOSED UNDER THE JURISDICTION OF THE DEPT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) OR DEPT OF COMMERCE – SITE TRANSFERRED BACK TO DNR JURISDICTION IN 2013

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

Actions

Place Cursor Over Code to View Description

Date	Code	Name	Comment
2005-03-22	1	Notification	
2005-05-10	2	RP Letter Sent	
2005-06-07	76	Activity Transferred to DSPS (formerly Commerce)	
2005-06-08	37	SI Report Received (w/out Fee)	*** SITE INVESTIGATION DETERMINED BY DSPS TO BE COMPLETE - FROM DSPS DATA INTERCHANGE ***
2005-07-01	83	Close-out Under NR708.09	*** NR708 from Commerce Data Interchange ***
2005-07-01	11	Activity Closed	*** NR708 Closure from Commerce Data Interchange ***
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNR	PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET

Impacts

Type	Comment
Soil Contamination	-

Substances

Substance	Type	Amount Released	Units
Engine Waste Oil	Petroleum		

Who

Click name of Project Manager or File Contact to compose email

Role	Name/Address
Responsible Party	CENTRAL PROPERTIES OF MADISON LLC 515 N LAKE ST MADISON , WI
DNR File Contact	WENDY WEIHEMULLER 3911 FISH HATCHERY ROAD FITCHBURG, WI 53711

Quick Response Codes

Scan the QR Code to transfer to your wireless device

	This Page URL	Google Maps		

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

The Official Internet site for the Wisconsin Department of Natural Resources
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621

Release 2.16 | 08/05/2014 | Release Notes

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

BOTW Home > Basic Search >> 03-13-001760 Activity Details

03-13-001760 UW PETERSON BLDG

LUST - CLOSED

Cleanup has been approved at this location but some contamination remains. Due to this remaining residual contamination, one or more continuing obligations are applicable to this location (e.g., an asphalt cap or other barrier covering the contamination). For information specific to the continuing obligations at this location, read the Closure Letter within the GIS Registry Packet in the Documents section below. For general information on managing continuing obligations and residual contamination click here. **You must contact DNR before constructing a well. Remaining contamination must be properly handled if disturbed.**

Location Name (Click Location Name to View Location Details)				County	WDNR Region
UW PETERSON BLDG				DANE	STH CNTRL
Address				Municipality	
750 UNIVERSITY AVE				MADISON	
Public Land Survey System			Latitude	Google Maps	RR Sites Map
NE 1/4 of the NW 1/4 of Sec 23, T07N, R09E			43.0741706	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-89.3983566	NONE	UNKNOWN
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			1992-11-04	1994-07-18	2008-12-08

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	Yes

Actions

Place Cursor Over Code to View Description

Date	Code	Name	Comment
1992-11-04	1	Notification	
1993-01-25	2	RP Letter Sent	
1993-05-19	35	Site Investigation Workplan Received (w/out Fee)	SI WORK PLAN RECV'D
1993-07-22	30	Site Investigation Workplan Go Ahead (notice to proceed)	NOTICE TO PROCEED
1994-07-18	52	Deed Restriction for Soil at Closeout	
1994-07-18	224	Continuing Obligation - Structural Impediment to Cleanup	
1994-07-18	56	Continuing Obligation(s) Required - GIS Registry Site	
1994-07-18	50	GIS Registry Site	

Document Linkage:	GIS Registry Packet	
1994-07-18	232	Continuing Obligation - Residual Soil Contamination
1994-07-18	11	Activity Closed
2008-12-08	720	Previously Closed Site Added to GIS Registry for Soils
2008-12-08	100	GIS Registry QAQC Completed

Documents and Images

Click File Name to Download or Open

Category	File Name	Size (bytes)	Type
GIS Registry Packets	03-13-001760 GIS Registry Packet	URL	pdf

Impacts

Type	Comment
Soil Contamination	SOIL CONTAMINATION

Who

Click name of Project Manager or File Contact to compose email

Role	Name/Address
Responsible Party	U W SAFETY DEPT 103 N LAKE ST MADISON, WI 53715
Project Manager	WENDELL WOJNER 3911 FISH HATCHERY RD FITCHBURG,

Quick Response Codes

Scan the QR Code to transfer to your wireless device

This Page URL | Google Maps | GIS Registry PDF

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

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

BOTW Home > Basic Search >> 03-13-547953 Activity Details

03-13-547953 UNIVERSITY SQUARE SHOPPING CENTER

LUST - CLOSED

Location Name (Click Location Name to View Location Details)				County	WDNR Region
UNIVERSITY SQUARE SHOPPING CENTER				DANE	STH CNTRL
Address				Municipality	
I 80 UNIVERSITY AVE				MADISON	
Public Land Survey System			Latitude	Google Maps	RR Sites Map
NE 1/4 of the NW 1/4 of Sec 23, T07N, R09E			43.0729102	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-89.3977663	NONE	2.1
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2006-08-30	2006-09-12	2006-09-12

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

Actions

Place Cursor Over Code to View Description

Date	Code	Name	Comment
2006-08-30	1	Notification	
2006-08-30	183	No Further Action Request with Fee	
2006-09-12	83	Close-out Under NR708.09	NFA FOR ONE PART OF THE SITE
2006-09-12	11	Activity Closed	
Document Linkage:		0313547953_NFA.pdf	

Documents and Images

Click File Name to Download or Open

Category	File Name	Size (bytes)	Type
NFA Letters	0313547953_NFA.pdf	71652	pdf

Who

Click name of Project Manager or File Contact to compose email

Role	Name/Address
Project Manager	WENDELL WOJNER 3911 FISH HATCHERY RD FITCHBURG,
Responsible Party	UNIVERSITY OF WI 30 N MURRAY MADISON , WI

Quick Response Codes

Scan the QR Code to transfer to your wireless device

	 This Page URL	 Google Maps		

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

The Official Internet site for the Wisconsin Department of Natural Resources
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621

Release 2.16 | 08/05/2014 | Release Notes

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

BOTW Home > Basic Search >> 03-13-546660 Activity Details

03-13-546660 UNIVERSITY OF WI LOT 47

LUST - CLOSED

Location Name (Click Location Name to View Location Details)				County	WDNR Region
UNIVERSITY SQUARE SHOPPING CENTER				DANE	STH CNTRL
Address				Municipality	
728 W JOHNSON ST				MADISON	
Public Land Survey System			Latitude	Google Maps	RR Sites Map
NE 1/4 of the NW 1/4 of Sec 23, T07N, R09E			43.0726803	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-89.3981997	NONE	UNKNOWN
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR	53715-1079-28		2006-04-05	2007-05-11	2013-07-02

Comments

SITE WAS CLOSED UNDER THE JURISDICTION OF THE DEPT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) OR DEPT OF COMMERCE – SITE TRANSFERRED BACK TO DNR JURISDICTION IN 2013

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

Actions

Place Cursor Over Code to View Description

Date	Code	Name	Comment
2006-04-05	1	Notification	
2006-04-19	2	RP Letter Sent	
2006-04-26	81	Site Investigation Workplan Not Approved	MEMO DOCUMENTING MEETING
2006-04-26	98	Technical Assistance Provided	
2006-04-26	97	Request for Technical Assistance Received with Fee	
2006-05-31	43	Status Report Received	
2006-06-01	36	Site Investigation Workplan Approved	SOIL MANAGEMENT PLAN APPROVED
2006-06-06	98	Technical Assistance Provided	
2006-06-06	97	Request for Technical Assistance Received with Fee	
2006-08-23	43	Status Report Received	SOIL SAMPLING REPORT
2006-12-14	43	Status Report Received	
2007-03-08	76	Activity Transferred to DSPS (formerly Commerce)	
2007-03-08	37	SI Report Received (w/out Fee)	*** SITE INVESTIGATION DETERMINED BY DSPS TO BE COMPLETE - FROM DSPS DATA INTERCHANGE ***

2007-05-11	11	Activity Closed	*** NR726 Closure from Commerce Data Interchange ***
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNR	PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET

Impacts

Type	Comment
Soil Contamination	-

Who

Click name of Project Manager or File Contact to compose email

Role	Name/Address
Responsible Party	UNIVERSITY OF WI 30 N MURRAY MADISON , WI
DNR File Contact	WENDY WEIHEMULLER 3911 FISH HATCHERY ROAD FITCHBURG, WI 53711

Quick Response Codes

Scan the QR Code to transfer to your wireless device

This Page URL Google Maps

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Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

BOTW Home > Basic Search >> 03-13-561429 Activity Details

03-13-561429 HUB AT MADISON

LUST - OPEN

Location Name (Click Location Name to View Location Details)				County	WDNR Region
HUB AT MADISON				DANE	STH CNTRL
Address				Municipality	
441 N FRANCES ST				MADISON	
Public Land Survey System			Latitude	Google Maps	RR Sites Map
NE 1/4 of the NW 1/4 of Sec 23, T07N, R09E			43.0740613	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-89.3947095	NONE	UNKNOWN
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2013-12-09		2014-01-07

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

Actions

Place Cursor Over Code to View Description

Date	Code	Name	Comment
2013-12-09	33	Tank Closure Environmental Site Assessment Rpt Received	
2013-12-09	1	Notification	
2014-01-07	2	RP Letter Sent	

Impacts

Type	Comment
Soil Contamination	-

Substances

Substance	Type	Amount Released	Units
Petroleum - Unknown Type	Petroleum		

Who

Click name of Project Manager or File Contact to compose email

Role	Name/Address
Project Manager	WENDELL WOJNER 3911 FISH HATCHERY RD FITCHBURG,
Consultant	SCS ENGINEERS N84 W13540 LEON RD MENOMONEE FALLS, WI 53051
Responsible Party	CORE CAMPUS MADISON LLC 2234 W NORTH AVE CHICAGO, IL 60647

Quick Response Codes

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	 This Page URL	 Google Maps		

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Release 2.16 | 08/05/2014 | Release Notes

Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

BOTW Home > Basic Search >> 02-13-543458 Activity Details

02-13-543458 DAYTON ST RESIDENCE HALL

ERP - OPEN

Location Name (Click Location Name to View Location Details)				County	WDNR Region
DAYTON ST RESIDENCE HALL				DANE	STH CNTRL
Address				Municipality	
835 WEST DAYTON ST				MADISON	
Public Land Survey System			Latitude	Google Maps	RR Sites Map
SW 1/4 of the NW 1/4 of Sec 23, T07N, R09E			43.0703853	CLICK TO VIEW	CLICK TO VIEW
Additional Location Description			Longitude	Facility ID	Size (Acres)
NONE			-89.3999653	NONE	UNKNOWN
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2005-05-17		2011-09-07

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	On GIS Registry?
No	No	No	No	No	No	No

Actions

Place Cursor Over Code to View Description

Date	Code	Name	Comment
2005-05-17	1	Notification	
2005-06-29	2	RP Letter Sent	
2011-09-07	130	DNR Regulatory Reminder Sent	Vapor Intrusion (VI) Assessment Notification Ltr Sent
Document Linkage:	0213543458_VI_Letter.pdf		

Documents and Images

Click File Name to Download or Open

Category	File Name	Size (bytes)	Type
Vapor Intrusion Letters	0213543458_VI_Letter.pdf	53400	pdf

Impacts

Type	Comment
Soil Contamination	-

Substances

Substance	Type	Amount Released	Units
Volatile Organic Compounds	VOC		
Polynuclear Aromatic Hydrocarbons	Petroleum		

Who

Click name of Project Manager or File Contact to compose email

Role	Name/Address

Project Manager	JIM WALDEN 101 S WEBSTER ST MADISON, WI 53707
Responsible Party	DEPT OF ADMIN DIVISION OF STATE FACILITIES 101 E WILSON ST MADISON , WI

Quick Response Codes

Scan the QR Code to transfer to your wireless device

	This Page URL	Google Maps		

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Release 2.16 | 08/05/2014 | Release Notes

EPA United States Environmental Protection Agency

Envirofacts

FRS Facility Query Results

FRS

Your selection returned 1 facilities which are listed below.
Results are sorted by State, City Name, and Facility Name

EPA Facility ID: Equal To: 110056338002
State Abbreviation: WI

Total Number of Facilities Displayed: 0

Facilty Registry Service Links

- Search
  - FRS Facility Query
  - FRS EZ Search
  - Organization Search
- FRS Physical Data Model
- FRS Geospatial Model
- Contact Us
- Facility Registry Service (FRS) Home

Report an Error

Map Legend

- Denotes a facility/site location
- Denotes a facility/site location that has been selected by clicking on the 'Magnifying Glass' in the tabular list of facilities/sites displayed below the map.
- Denotes a "Cluster" of facility/site locations. Double clicking on the cluster will automatically zoom the map in at that location. It may take muliple "Double Clicks" to expand all clusters at a particular location. Or just use the "Turn Clustering Off" button to expand the clusters into individual facility/site locations.
- In the tabular list of facilities/sites displayed below the map, a single click on the magnifying class will center and zoom the map to that facility.

Go To The Facility/Site Table
Restore Original Map
Download KML File
Turn Clustering Off
Turn Clustering On
New Query

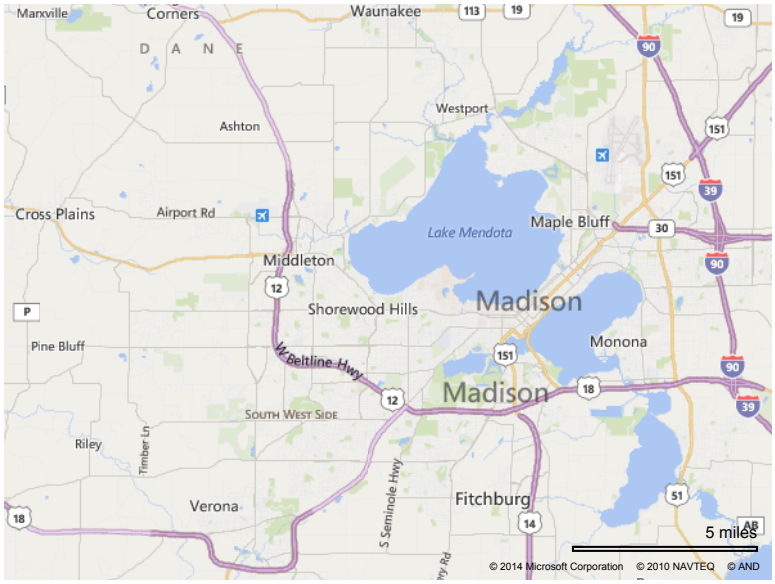
EPA United States Environmental Protection Agency

Envirofacts

FRS Facility Query Results

FRS

Your selection returned 1 facilities which are listed below.
Results are sorted by State, City Name, and Facility Name



EPA Facility ID: Equal To: 110056338039
State Abbreviation: WI

Total Number of Facilities Displayed: 0

Facilty Registry Service Links

- Search
  - FRS Facility Query
  - FRS EZ Search
  - Organization Search
- FRS Physical Data Model
- FRS Geospatial Model
- Contact Us
- Facility Registry Service (FRS) Home

Report an Error

Map Legend

- Denotes a facility/site location
- Denotes a facility/site location that has been selected by clicking on the 'Magnifying Glass' in the tabular list of facilities/sites displayed below the map.
- Denotes a "Cluster" of facility/site locations. Double clicking on the cluster will automatically zoom the map in at that location. It may take muliple "Double Clicks" to expand all clusters at a particular location. Or just use the "Turn Clustering Off" button to expand the clusters into individual facility/site locations.
- In the tabular list of facilities/sites displayed below the map, a single click on the magnifying class will center and zoom the map to that facility.

Go To The Facility/Site Table
Restore Original Map
Download KML File
Turn Clustering Off
Turn Clustering On
New Query

EPA United States Environmental Protection Agency

Envirofacts

FRS Facility Detail Report

FRS

THE DEN INC

74 UNIVERSITY SQUARE
MADISON, WI 53715
EPA Registry Id: 110005545268

Facilty Registry Service Links

- Search
  - FRS Facility Query
  - FRS EZ Search
  - Organization Search
- FRS Physical Data Model
- FRS Geospatial Model
- Contact Us
- Facility Registry Service (FRS) Home

Report an Error

There is no valid (quality assured) locational data currently available in the FRS database for this facility.

Environmental Interests

Information System	Information System ID	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interest
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	WIR000051789	UNSPECIFIED UNIVERSE (N)	RCRAINFO	10/06/2003	

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

National Industry Classification System Codes (NAICS)

No NAICS Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	
Legislative District Number:	WI
HUC Code/Watershed:	
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Facility Mailing Addresses

No Facility Mailing Addresses returned.

Contacts

No Contacts returned.

Alternative Names

No Alternative Names returned.

Organizations

No Organizations returned.

Query executed on: AUG-19-2014

EPA United States Environmental Protection Agency

Envirofacts

FRS Facility Detail Report

FRS

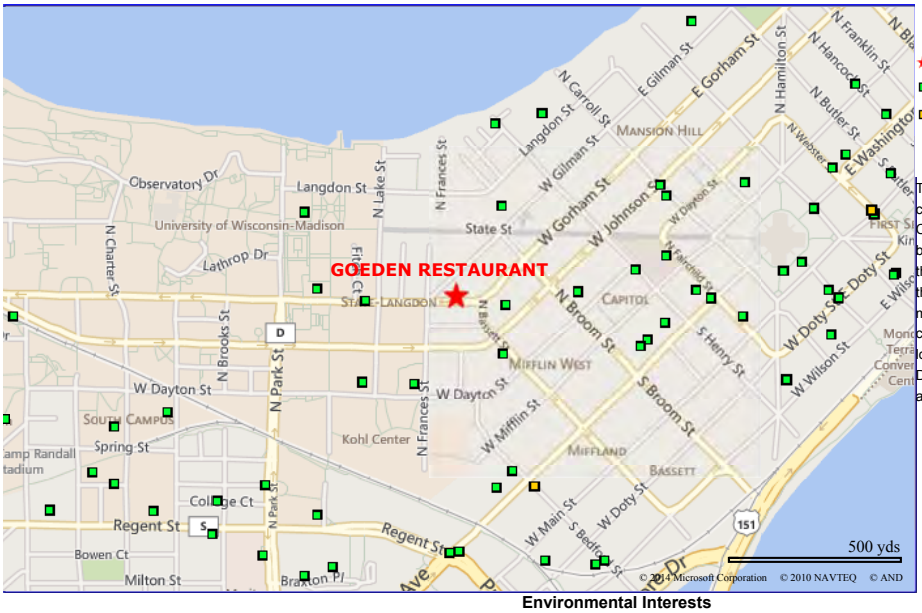
GOEDEN RESTAURANT

529 UNIVERSITY AVE
MADISON, WI 53703
EPA Registry Id: 110005505998

Facilty Registry Service Links

- Search
  - FRS Facility Query
  - FRS EZ Search
  - Organization Search
- FRS Physical Data Model
- FRS Geospatial Model
- Contact Us
- Facility Registry Service (FRS) Home

Report an Error



Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Environmental Interests

Information System	Information System ID	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interest
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	WID988642179	UNSPECIFIED UNIVERSE (N)	RCRAINFO	09/15/2000	

Additional EPA Reports: MyEnvironment | Enforcement and Compliance | Site Demographics | Facility Coordinates Viewer | Environmental Justice Map Viewer | Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

National Industry Classification System Codes (NAICS)

No NAICS Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	02
Legislative District Number:	
HUC Code/Watershed:	07090001 / UPPER ROCK
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Facility Mailing Addresses

No Facility Mailing Addresses returned.

Alternative Names

No Alternative Names returned.

Contacts

No Contacts returned.

Organizations

No Organizations returned.

Query executed on: AUG-19-2014

Envirofacts

FRS Facility Detail Report

FRS

BADGER TRUCK SERVICE

105 N LAKE ST
MADISON, WI 53715
EPA Registry Id: 110005450699

Facilty Registry Service Links

- Search
  - FRS Facility Query
  - FRS EZ Search
  - Organization Search
- FRS Physical Data Model
- FRS Geospatial Model
- Contact Us
- Facility Registry Service (FRS) Home

Report an Error

There is no valid (quality assured) locational data currently available in the FRS database for this facility.

Environmental Interests

Information System	Information System ID	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	WID154200281	UNSPECIFIED UNIVERSE (N)	RCRAINFO	09/18/2006	

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

National Industry Classification System Codes (NAICS)

No NAICS Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	
Legislative District Number:	WI
HUC Code/Watershed:	
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Facility Mailing Addresses

No Facility Mailing Addresses returned.

Contacts

No Contacts returned.

Alternative Names

No Alternative Names returned.

Organizations

No Organizations returned.

Query executed on: AUG-19-2014

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WDNR SHWIMS on the Web

WALGREEN CO #11858
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
WALGREEN CO #11858			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	113394490	WIR000149260	NONE	424210
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
311 E CAMPUS MALL		MADISON	WI	53715
Mailing Address		**City**	**State**	**Zip**
311 E CAMPUS MALL		MADISON	WI	53715
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
PRIVATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

WALGREEN CO 300 WILMOT RD MS 3301 DEERFIELD, IL 60015

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - VERY SMALL	ACTIVE	N/A

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WDNR SHWIMS on the Web

WALGREEN CO #111
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
WALGREEN CO #111			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	113393940	WIR000149237	NONE	424210
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
676 STATE ST		MADISON	WI	53703
Mailing Address		**City**	**State**	**Zip**
676 STATE ST		MADISON	WI	53703
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
PRIVATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

WALGREEN CO 300 WILMOT RD MS 3001 DEERFIELD, IL 60015

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - VERY SMALL	ACTIVE	N/A

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WDNR SHWIMS on the Web

THE DEN INC
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
THE DEN INC			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	313004560	WIR000051789	NONE	445120
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
74 UNIVERSITY SQUARE		MADISON	WI	53715
Mailing Address		**City**	**State**	**Zip**
74 UNIVERSITY SQUARE		MADISON	WI	53715
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
PRIVATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

TIMOTHY A MAIN 74 UNIVERSITY SQUARE MADISON, WI 53715

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - SMALL	INACTIVE	N/A

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WDNR SHWIMS on the Web

Navigation: SOTW Home >> Basic Search >> Search Results >> Location Detail

STATE HISTORICAL SOCIETY OF WIS
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
STATE HISTORICAL SOCIETY OF WIS			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	113272390	WIR000002857	8412	NONE
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
816 STATE ST		MADISON	WI	537061488
Mailing Address		**City**	**State**	**Zip**
816 STATE ST		MADISON	WI	537061488
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
STATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

STATE HISTORICAL SOC WIS 816 STATE ST MADISON, WI 537061488

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - LARGE	INACTIVE	N/A

Wisconsin Department of Natural Resources

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WDNR SHWIMS on the Web

PATRONS MERCANTILE COOP
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
PATRONS MERCANTILE COOP			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	113248080	WID988641718	NONE	NONE
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
1525 STATE ST		BLACK EARTH	WI	53515
Mailing Address		**City**	**State**	**Zip**
PO BOX 316		BLACK EARTH	WI	535150316
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
PRIVATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

PATRONS MERCANTILE COOP PO BOX 316 BLACK EARTH, WI 535150316

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - SMALL	INACTIVE	N/A

Other Activities at this Location

Activity Number and Name Click to view details on AW/RR BOTW	Type/Status
03-13-000608 BLACK EARTH 76	LUST - CLOSED
04-13-548051 1525 STATE ST	SPILL - CLOSED

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WDNR SHWIMS on the Web

MEMORIAL UNION
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
MEMORIAL UNION			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	113376010	NONE	NONE	NONE
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
800 LANGDON STREET		MADISON	WI	53706
Mailing Address		**City**	**State**	**Zip**
800 LANGDON STREET		MADISON	WI	53706
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
UNKNOWN	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

MEMORIAL UNION 600 NORTH PARK STREET MADISON, WI 53706

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
INFECTIOUS WASTE GENERATOR-OTHER	ACTIVE	N/A

Wisconsin Department of Natural Resources

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WDNR SHWIMS on the Web

Navigation: SOTW Home >> Basic Search >> Search Results >> Location Detail

GOEDEN RESTAURANT
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
GOEDEN RESTAURANT			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
OPERATING	113249400	WID988642179	NONE	NONE
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
529 UNIVERSITY AVE		MADISON	WI	53703
Mailing Address		**City**	**State**	**Zip**
529 UNIVERSITY AVE		MADISON	WI	53703
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
PRIVATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

MR BILL GOEDEN 529 UNIVERSITY AVE MADISON, WI 53703

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - SMALL	INACTIVE	N/A

Other Activities at this Location

Activity Number and Name Click to view details on AW/RR BOTW	Type/Status
03-13-002149 GOEDEN RESTAURANT	LUST - CLOSED

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WDNR SHWIMS on the Web

BADGER TRUCK SERVICE (FORMER)
Facility Name

HELP

General Information

Facility Name			County	WDNR Region
BADGER TRUCK SERVICE (FORMER)			DANE	SOUTH CENTRAL REGION
Facility Status	**FID**	**EPA ID**	**SIC Code**	**NAICS Code**
CLOSED	113161730	WID154200281	NONE	NONE
Physical Address Find on Google Maps [Exit DNR]		**Municipality**	**State**	**Zip**
105 N LAKE ST		MADISON	WI	53715
Mailing Address		**City**	**State**	**Zip**
105 N LAKE ST		MADISON	WI	53715
Facility Owner Type	**Public Land Survey System Desc.**		**Latitude and Longitude**	
PRIVATE	NOT AVAILABLE		NOT AVAILABLE	

Facility Owner(s)

TIM MEIXNER 105 N LAKE ST MADISON, WI 53715

Waste Management Activities at this Location

Activity Type Click to view details	Activity Status	License No.
HW GENERATOR - VERY SMALL	INACTIVE	N/A

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 649291 CHAZEN MUSEUM OF ART 750 UNIVERSITY AVE MADISON Landowner Type: Other Governmnt	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 375828 UW SYSTEM ENVIRONMENT HEALTH & SAFETY 30 N MURRAY ST MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Aboveground Storage Tank - ID: 1353764, Wang ID: null, In Use

Install Date:	07/07/2011	**Capacity in Gallons:**	250	**Contents:**	Diesel
Tank Occupancy:	Backup or Emergency Generator	**Marketer:**	N	**CAS Number:**	
Federally Regulated:		**Spill Protection:**	Required - Installed	**Overfill Protection:**	Required - Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:	External Coating	**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Interstitial Monitor	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Coated Steel	**Wall Size:**	Double	**Underground Piping:**	
Close Order Date:		**Close Order By:**			

Piping - None

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**	Y	**Aboveground Pipe Construction:**	Other
Construction Material:		**Corrosion Protect Type:**		**Leak Detection:**	null
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	No Underground Piping

Inspections Click here for login page

Trans ID	Type Status	Date Fiscal Yr
** No inspections for this tank **		

Close this response window

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 698837 KAREOKE KID	13 - DANE	ID: 288388
614 UNIVERSITY AVENUE	City of MADISON	CITY OF MADISON
MADISON	Fire Dept ID: 1301 - Madison	210 MARTIN LUTHER KING JR BLVD
Landowner Type: Private		MADISON WI 53703

Site Anniversary Date: Dispensers have Sumps: No

Underground Storage Tank - ID: 1228061, Wang ID: null, Closed/Removed as of 05/12/2009

Install Date:		**Capacity in Gallons:**	1000	**Contents:**	Fuel Oil
Tank Occupancy:	Mercantile/Commercial	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	Y	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	null	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**		**Underground Piping:**	
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Bare Steel	**Corrosion Protect Type:**		**Leak Detection:**	null
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	

Inspections Click here for login page

Trans ID	Type	Status	Date Fiscal Yr
** No inspections for this tank **			

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 691885 UNIVERSITY SQUARE CONDO PROJECT 702 W JOHNSON STREET MADISON Landowner Type: Private	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 1080561 UNIVERSITY SQUARE CONDO PROJECT PO Box 8685 MADISON WI 53708

Site Anniversary Date: Dispensers have Sumps: Unknown

Aboveground Storage Tank - ID: 1190709, Wang ID: null, In Use

Install Date:	05/27/2008	**Capacity in Gallons:**	500	**Contents:**	Diesel
Tank Occupancy:	Backup or Emergency Generator	**Marketer:**	N	**CAS Number:**	
Federally Regulated:		**Spill Protection:**	Required - Installed	**Overfill Protection:**	Required - Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Interstitial Monitor	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**	Double	**Underground Piping:**	
Close Order Date:		**Close Order By:**			

Piping - None

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**	Y	**Aboveground Pipe Construction:**	Steel
Construction Material:		**Corrosion Protect Type:**		**Leak Detection:**	null
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	No Underground Piping

Inspections Click here for login page

Trans ID	Type Status	Date Fiscal Yr
** No inspections for this tank **		

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info
Facility ID: 688859 HILLEL-BARBARA HOCHBERG CENTER
611 LANGDON STREET
MADISON
Landowner Type: Private

County & Municipality
13 - DANE
City of MADISON
Fire Dept ID: 1301 - Madison

Owner
ID: 1072185
GREG STEINBERGER
401 N LAKE ST
MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 1174723, Wang ID: null, Closed/Removed as of 03/03/2008

Install Date:		**Capacity in Gallons:**	8000	**Contents:**	Fuel Oil
Tank Occupancy:	Other	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	N	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	null	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**		**Underground Piping:**	
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:	**UST mainfolded:**	**Related Tank ID:**	
Type:	**Aboveground Piping:**	**Aboveground Pipe Construction:**	
Construction Material:	**Corrosion Protect Type:**	**Leak Detection:**	null
Cath Test Date:	**Cath Expire Date:**	**Leak Test Meth:**	
Leak Test Date:	**Leak Expire Date:**	**Pipe Wall Size:**	
Catastrophic Leak Detection:	**Cat Leak Test Date:**	**Piping System Type:**	

Inspections Click here for login page

Trans ID	Type Status	Date Fiscal Yr

** No inspections for this tank **

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 662140 THE VARSITY	13 - DANE	ID: 987895
632 UNIVERSITY AVENUE	City of MADISON	VARSITY OF MADISON LLC
MADISON	Fire Dept ID: 1301 - Madison	515 N LAKE STREET
Landowner Type: Private		MADISON WI 53703

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 1007822, Wang ID: null, Closed/Removed as of 11/23/2004

Install Date:		**Capacity in Gallons:**	500	**Contents:**	Waste/Used Motor Oil
Tank Occupancy:	Mercantile/Commercial	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	Y	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	null	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**		**Underground Piping:**	
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:	**UST mainfolded:**	**Related Tank ID:**	
Type:	**Aboveground Piping:**	**Aboveground Pipe Construction:**	
Construction Material:	**Corrosion Protect Type:**	**Leak Detection:**	null
Cath Test Date:	**Cath Expire Date:**	**Leak Test Meth:**	
Leak Test Date:	**Leak Expire Date:**	**Pipe Wall Size:**	
Catastrophic Leak Detection:	**Cat Leak Test Date:**	**Piping System Type:**	

Inspections Click here for login page

Trans ID	Type Status	Date Fiscal Yr
** No inspections for this tank **		

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 197410	13 - DANE	ID: 375828
301 N LAKE ST	City of MADISON	UW SYSTEM ENVIRONMENT HEALTH & SAFETY
MADISON	Fire Dept ID: 1301 - Madison	30 N MURRAY ST
Landowner Type: Private		MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Aboveground Storage Tank - ID: 756559, Wang ID: null, In Use

Install Date:	02/21/2000	**Capacity in Gallons:**	150	**Contents:**	Diesel
Tank Occupancy:	Backup or Emergency Generator	**Marketer:**	N	**CAS Number:**	
Federally Regulated:		**Spill Protection:**	Required - Installed	**Overfill Protection:**	Required - Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:	Not Applicable	**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Visual Monitoring	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**	Double	**Underground Piping:**	
Close Order Date:		**Close Order By:**			

Piping -

Flex Connectors:	Y	**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**	Y	**Aboveground Pipe Construction:**	Steel
Construction Material:		**Corrosion Protect Type:**		**Leak Detection:**	null
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	

Inspections Click here for login page

Trans ID	Type	Status	Date	Fiscal Yr

**** No inspections for this tank ****

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 647197 COLLEGE PARK - THE TOWERS 502 N FRANCES ST MADISON Landowner Type: Private	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 270359 WHNML/S REAL ESTATE LIMITED PARTNERSHIP - GMH ASSOICATES INC 353 W LANCASTER AVE WAYNE PA 19087

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 437201, Wang ID: null, In Use, PTO Expiration: 08/28/2002

Install Date:	11/12/1997	**Capacity in Gallons:**	1500	**Contents:**	Fuel Oil
Tank Occupancy:	Mercantile/Commercial	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	N	**Spill Protection:**	Required - Installed	**Overfill Protection:**	Required - Installed
Overfill Prot Type:	Alarm	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:	Not Applicable	**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Automatic Tank Gauge	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	01/01/2005
Construction Material:	Steel - FRP composite	**Wall Size:**	Double	**Underground Piping:**	Y
Close Order Date:		**Close Order By:**			

Piping - In Use

Flex Connectors:	Y	**UST mainfolded:**	N	**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Flexible	**Corrosion Protect Type:**	Not Applicable	**Leak Detection:**	Not Required
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	Double
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	Safe Suction

Inspections Click here for login page

Trans ID	Type	Status	Date	Fiscal Yr
910831	LP	CLOS	06/27/2005	2004

Close this response window

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 649283 UNIVERSITY PRESS 114 N MURRAY ST MADISON Landowner Type: Other Governmnt	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 375828 UW SYSTEM ENVIRONMENT HEALTH & SAFETY 30 N MURRAY ST MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 273020, Wang ID: 130102415, Closed/Removed as of 06/26/1990

Install Date:		**Capacity in Gallons:**	500	**Contents:**	Fuel Oil
Tank Occupancy:	Government Fleet	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	N	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Unknown	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**	Single	**Underground Piping:**	Y
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Unknown	**Corrosion Protect Type:**		**Leak Detection:**	Unknown
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	Single
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	Unknown

Inspections Click here for login page

Trans ID	Type	Status	Date Fiscal Yr
** No inspections for this tank **			

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 649291 CHAZEN MUSEUM OF ART 750 UNIVERSITY AVE MADISON Landowner Type: Other Governmnt	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 375828 UW SYSTEM ENVIRONMENT HEALTH & SAFETY 30 N MURRAY ST MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 273018, Wang ID: 130102413, Closed/Removed as of 01/04/1993

Install Date:		**Capacity in Gallons:**	110	**Contents:**	Unleaded Gasoline
Tank Occupancy:	Government Fleet	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	Y	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Not Required	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Coated Steel	**Wall Size:**	Single	**Underground Piping:**	Y
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Unknown	**Corrosion Protect Type:**		**Leak Detection:**	Not Required
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	Single
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	Safe Suction

Inspections Click here for login page

Trans ID	Type	Status	Date	Fiscal Yr
** No inspections for this tank **				

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 80658 GARTZKE REFRIGERATION INC 106 N MURRAY ST MADISON Landowner Type: Private	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 365540 RUDY GARTZKE 106 N MURRAY ST MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 272614, Wang ID: 130101865, Closed/Removed as of 06/07/1990

Install Date:		**Capacity in Gallons:**	2000	**Contents:**	Unleaded Gasoline
Tank Occupancy:	Industrial	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	Y	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Unknown	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Coated Steel	**Wall Size:**	Single	**Underground Piping:**	Y
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Unknown	**Corrosion Protect Type:**		**Leak Detection:**	Unknown
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	Single
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	Unknown

Inspections Click here for login page

Trans ID	Type	Status	Date Fiscal Yr
** No inspections for this tank **			

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 647197 COLLEGE PARK - THE TOWERS 502 N FRANCES ST MADISON Landowner Type: Private	13 - DANE City of MADISON Fire Dept ID: 1301 - Madison	ID: 270359 WHNML/S REAL ESTATE LIMITED PARTNERSHIP - GMH ASSOICATES INC 353 W LANCASTER AVE WAYNE PA 19087

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 272595, Wang ID: 130101841, Closed/Removed as of 11/12/1997

Install Date:		**Capacity in Gallons:**	500	**Contents:**	Fuel Oil
Tank Occupancy:	Mercantile/Commercial	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	N	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Inventory Control & Tightness Test	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Bare Steel	**Wall Size:**	Single	**Underground Piping:**	Y
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Unknown	**Corrosion Protect Type:**		**Leak Detection:**	Unknown
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	Single
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	Unknown

Inspections Click here for login page

Trans ID	Type	Status	Date	Fiscal Yr
** No inspections for this tank **				

Close this response window

Wisconsin Department of Safety and Professional Services

Search Instructions | Search by Site, Owner, or Tank Characteristics | Search by Tank ID

Tank Detail

Site and Owner

Site Info	County & Municipality	Owner
Facility ID: 80658 GARTZKE REFRIGERATION INC	13 - DANE	ID: 365482
106 N MURRAY ST	City of MADISON	RUDOLF & WALTER GARTZKE
MADISON	Fire Dept ID: 1301 - Madison	106 N MURRAY ST
Landowner Type: Private		MADISON WI 53715

Site Anniversary Date: Dispensers have Sumps: Unknown

Underground Storage Tank - ID: 271770, Wang ID: 130100619, Closed/Removed as of 08/29/1990

Install Date:		**Capacity in Gallons:**	2000	**Contents:**	Unknown
Tank Occupancy:	Other	**Marketer:**	N	**CAS Number:**	
Federally Regulated:	Y	**Spill Protection:**	Required - Not Installed	**Overfill Protection:**	Required - Not Installed
Overfill Prot Type:	null	**Containment Sump Installed:**	Unknown		
Corrosion Protect Type:		**Date of Lining:**		**Lining Inspected Date:**	
Leak Detection:	Unknown	**Cath Test Date:**		**Cath Expire Date:**	
Leak Test Meth:		**Leak Expire Date:**		**Leak Test Date:**	
Construction Material:	Unknown	**Wall Size:**	Single	**Underground Piping:**	Y
Close Order Date:		**Close Order By:**			

Piping - Closed/Removed

Flex Connectors:		**UST mainfolded:**		**Related Tank ID:**	
Type:		**Aboveground Piping:**		**Aboveground Pipe Construction:**	
Construction Material:	Unknown	**Corrosion Protect Type:**		**Leak Detection:**	Unknown
Cath Test Date:		**Cath Expire Date:**		**Leak Test Meth:**	
Leak Test Date:		**Leak Expire Date:**		**Pipe Wall Size:**	Single
Catastrophic Leak Detection:		**Cat Leak Test Date:**		**Piping System Type:**	Unknown

Inspections Click here for login page

Trans ID	Type	Status	Date	Fiscal Yr
** No inspections for this tank **				

Close this response window

Appendix J

NHI and SHPO Requests and Responses

From: Brown, Chip L - WHS
To: Gross, Erin
Subject: RE: Applicability of former SHPO for EIS
Date: Thursday, September 04, 2014 4:17:44 PM

Hello Erin,

The form submitted and countersigned by me in 2012 is absolutely sufficient for the continuation of this development. You do not have to contact us again requesting our review – please don't, unless additional properties that may be historically significant (properties that we did not consider in the 2012 review) may be demolished or affected.

Thank you very much!

Sincerely,

Chip Brown

Chip Harry L. Brown III, J.D.
Government Assistance and Training Specialist
Wisconsin Historical Society
816 State Street
Madison, WI 53706

608-264-6508 (voice)
608-264-6504 (fax)
chip.brown@wisconsinhistory.org
www.wisconsinhistory.org

Collecting, Preserving and Sharing Stories Since 1846

From: Gross, Erin [mailto:GrossE@AyresAssociates.com]
Sent: Thursday, September 04, 2014 1:45 PM
To: Brown, Chip L - WHS
Subject: Applicability of former SHPO for EIS

Hello Mr. Chip Brown,

I am currently working on an Environmental Impact Statement (EIS) report for the 700 block on University Avenue in Madison, WI and as part of the procedure, we need to include information on any historical or archeological buildings or monuments that may be affected by our project. We were wondering if a report your office received March 14, 2012 (and responded to by April 12, 2012) for an Environmental Impact Assessment (EIA) for the same footprint/area could be used in this new EIS report, or if we would need to request a new assessment from you?

The EIA was for the demolition of buildings that were on the site (that have since been removed) and this EIS would be for construction on the same site.

The former request is attached in this email. It was indicated that no historic places were to be affected in the 2012 assessment.

Thank you,
Erin Gross

Erin Gross
Environmental Scientist
Ayres Associates
5201 E. Terrace Drive, Suite 200 • Madison, WI 53718
T: 608.443.1200 • C: 608.219.1499
GrossE@AyresAssociates.com
www.AyresAssociates.com

State of Wisconsin
Department of Natural Resources
Bureau of Endangered Resources
Attn: Endangered Resources Review Program
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Endangered Resources Review Request

Notice: An Endangered Resources (ER) Review of a proposed land development, management, planning, or similar type of project provides the requester with information from Wisconsin's Natural Heritage Inventory (NHI) database and other sources on rare plants and animals, high quality natural communities, and other endangered resources that may be impacted by the proposed project. The ER Review will also include specific recommendations to help projects comply with Wisconsin's Endangered Species Law (s. 29.604, Wis. Stats.) and other laws and regulations protecting endangered resources. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31-19.39, Wis. Stats.).

Instructions: The following materials are required to process this request. Submit all materials by mail to the address above or by fax (608-266-2925) or email (**DNRERReview@wisconsin.gov**). Do not include payment with this form.

- [X] Completed, signed form
- [X] Map(s) delineating the project area, preferably a topographic map and digital orthophoto (aerial photo)

Submission of the following materials are strongly encouraged and will facilitate review of your project:

- [X] Photographs that clearly show the project area, including natural features and vegetation present on site
- [X] Additional relevant information and reports (e.g., detailed project and habitat descriptions, wetland delineation, and site plans)

Section 1: Requester Information (ER Review, correspondence and invoice will be sent to this person)

Name		Organization		
Neil Carney		Ayres Associates		
Mailing Address		**City**	**State**	**ZIP Code**
1802 Pankratz St.		Madison	WI	53704-
Telephone Number	**FAX Number**	**Email Address**		
(608) 443-1298	(608) 442-1250	carneyn@ayresassociates.com		

Section 2: Landowner Information (if different than Section 1)

Name		Organization		
Russ Van Gilder		DOA - Division of State Facilities		
Mailing Address		**City**	**State**	**ZIP Code**
P.O. Box 7866		Madison	WI	53707-
Telephone Number	**FAX Number**	**Email Address**		
(608) 266-1412		russ.vangilder@wisconsin.gov		

Section 3: Project Information

Project Name	Project Address *(if applicable)*
700 Block of University Avenue Demolition (DSF 10F2J)	704-736 University Avenue, Madison, WI

Project Types: ○ Residential ○ Commercial ○ Industrial ○ Utility ○ Transportation (roads, railroads, trails)
◉ Other: UW-Madison Property Demolition

Start Date (on-site disturbance)	End Date (on-site disturbance)	Total Acreage
September 2012	October 2012	~0.5 acres

County: Dane

◉ City ○ Town ○ Village of: Madison

Township	Range	Direction	Section	Quarter Section	Quarter-Quarter Section	Additional Comments on TRS Location *(attach additional information if necessary)*
07 N	09	☒ E ☐ W	23	☒ NW ☐ NE ☐ SW ☐ SE	☐ NW ☒ NE ☐ SW ☐ SE	
N		☐ E ☐ W		☐ NW ☐ NE ☐ SW ☐ SE	☐ NW ☐ NE ☐ SW ☐ SE	

Provide a detailed description of the proposed project and associated disturbance, including acres to be disturbed. Attach additional pages as needed.

The 700 block of University Avenue is the designated site for the Music Performance Facility of the University of Wisconsin-Madison. The proposed facility will be a three-story structure occupying approximately 0.5 acres. Five buildings are to be demolished and removed which include the following addresses; 704 University Ave., 710-716 University Ave., 720-724 University Ave., 728 University Ave., and 730-736 University Ave. The block of buildings is bounded by Lake Street, Fitch Court, and University Avenue. Site work will include abatement of hazardous materials, demolition and removal of associated buildings. The site will be graded and seeded to provide usable green space until construction of the Music Performance Facility commences.

Section 3: Project Information, *continued*

Provide a detailed description of the habitat types and current land use within the project area (e.g., 50% in active agriculture-currently corn, 20% floodplain forest, 15% industrial area, 10% hardwood swamp dominated by black ash, 5% fallow field - in active agriculture until one year ago). Attach additional pages as needed.

100% of the site is currently developed with commercial/residential buildings and existing asphalt parking lots.

List all wetlands and waterbodies (e.g., rivers, intermittent streams, lakes, marshes) within one mile of the project area. List any known or suspected impacts of the proposed project to these wetlands and waterbodies. Indicate the location(s) of any point source discharge(s) into wetlands or waterbodies.

Lake Mendota is located immediately north (<0.25 miles) of the project site. Lake Monona is located to the south and west (<0.75 miles) of the project site. Mapped wetlands are located to the northwest and southwest of the project site, but at distances greater than 1 mile. Mapped wetland indicator soils are located immediately north of the project site. See attached WDNR Wetland Indicator Map. No potential impacts to adjacent waterbodies are anticipated as a result of the project. There will be no point source discharges to wetlands and/or waterbodies.

List any reports that have been prepared to describe habitat that may be impacted by the proposed project (e.g., wetland delineation, habitat assessments, and rare species surveys). Attach copies if available.

No reports known. See attached WDNR Wetland Indicator Map. No potential impacts to wetlands are anticipated as a result of the project.

List any other project reports or correspondence concerning endangered resources. Include endangered resources reviews conducted by this or another agency (list log # and/or date issued) for this or a different phase of or alternative to the proposed project. Attach copies if available.

None known.

Section 4: Related Permits, Licenses or Regulatory Approvals

Permit, License or Approval	Issuing Agency, Program or Municipality	Contact Person	Status
			☐ will be applying for ☐ have applied for ☐ have received
			☐ will be applying for ☐ have applied for ☐ have received
			☐ will be applying for ☐ have applied for ☐ have received

Section 5: Certification by Requester

I am the owner, authorized representative of the owner, or utility representative of the property for which I am requesting an Endangered Resources (ER) Review. To the best of my knowledge, the information I have provided is complete and accurate.

I understand that the requested ER Review may contain NHI data and information (including specific locations of endangered resources) which are considered sensitive and are not subject to Wisconsin's Open Records Law (per s. 23.27, Wis. Stats.). I agree to use the information contained in the ER Review solely for planning and implementation of the proposed project. As such, I agree to share information contained in the ER Review only with individuals who need this information to carry out specific roles in planning and implementation of the proposed project. I agree to not reproduce or disseminate the ER Review or the specific locations of endangered resources contained in the ER Review to any other parties or individuals without prior written permission from the Bureau of Endangered Resources. (Please contact the Endangered Resources Review Program at 608-264-6057 if you have any questions about sharing information contained in the ER Review.)

I agree to pay, within 30 days of receipt of an invoice, the fee charged by the Department for this ER Review (see Page 1 for details).

Signature of Requester	Date Signed	Name of Requester *(Please Print)*
N O Carney	21-Feb-2012	Neil Carney - Ayres Associates

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

March 9, 2012

Neil Carney
Ayres Associates
1802 Pankratz St
Madison WI 53704

SUBJECT: Endangered Resources Review (ERR Log # 12-066)
Proposed 700 Block of University Avenue Demolition (DSF 10F2J) Project, Dane County, WI

Dear Mr. Carney:

The Bureau of Endangered Resources has reviewed the proposed project described in the Endangered Resources (ER) Review Request received February 27, 2012. The ER Review for this proposed project is attached. Please keep in mind that the ER Review does not exempt the project from the requirements of state and federal endangered species laws. Rather, it is to be used as additional information to ensure that the project complies with both state and federal endangered species regulations. Additional consultation with the Department of Natural Resources (DNR) and/or US Fish and Wildlife Service may be necessary if follow-up actions are indicated.
The ER Review itself is divided into four sections: A) Location and brief description of the proposed project, B) Endangered resources recorded from within the project area and/or surrounding area, C) Follow-up actions, including those that need to be taken to comply with state and federal endangered species laws, D) Next steps, and E) Information about endangered resource protection.
This ER Review may contain Natural Heritage Inventory data, including specific locations of endangered resources, which are considered sensitive and are not subject to Wisconsin's Open Records Law. As a result, please remember that the information contained in this ER Review may be shared only with individuals who need this information in order to carry out specific roles in the planning and implementation of the proposed project. Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents. To improve coordination regarding endangered resources issues for the proposed project, a copy of this ER Review will also be provided to individuals and DNR staff who may be involved in permitting, licensing, or approval of the proposed project.
The attached ER Review is for informational purposes and only addresses endangered resources issues. This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Please contact me at (608)264-6057 or via email at lori.steckervetz@wisconsin.gov if you have any questions about this ER Review.

Sincerely,

Lori Steckervetz
Endangered Resources Program

dvgn_12-066

From: Tumbleson, Melissa J - DNR
To: Gross, Erin
Subject: RE: Applicability of Endangered Resources Review for EIS
Date: Friday, September 05, 2014 10:05:09 AM

Hi Erin,

I re-ran the project and there were some changes to the EO list. We recently updated the Portal removing G (or General) precision records. These are the records with the lowest precision that can sometimes cover an entire township or more. Due to this change, the following plants no longer come up within the vicinity of the project area:

American Fever-few

One-flowered Broomrape

Prairie Parsley

Purple Milkweed

Yellow Giant Hyssop

Also, additional EOs have been mapped into the Portal since March 2012, resulting in the Plains Garternsnake and Blanding's Turtle now being listed within the vicinity of the project area.

That being said, a Broad Incidental Take Permit for No and Low Impact Activities was put into place in October 2013 and this project falls under it and therefore does not require an ER Review. Specifically, this project is covered by Activity 1-A6—Building Construction, which is defined as Building Construction (including all associated disturbance, below ground excavation, material storage, access routes, etc.) that is occurring entirely within agricultural land, farmstead, maintained/manicured lawn or pavement. For more information on the No/Low Broad IT please visit: http://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html.

For the EIS, you could list the species within the vicinity of the project area and then state that due to the lack of any suitable habitat at the project site no actions are required for any of the species.

Please let me know if you have any questions or require anything further.

Thanks,
Melissa

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Melissa Tumbleson
Endangered Resources Review Specialist – Natural Heritage Conservation
Wisconsin Department of Natural Resources
Phone: 608-267-0862
melissa.tumbleson@wisconsin.gov