



# ENVIRONMENTAL IMPACT ASSESSMENT

Babcock Hall Dairy Plant  
Renovation & Center for  
Dairy Research Addition  
DFD Project #13A2U

April 2016

**Prepared for:**  **WISCONSIN**  
MADISON

University of Wisconsin - Madison  
Wisconsin Department of Administration,  
Division of Facilities Development

## REPORT CERTIFICATION

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### Environmental Impact Assessment

Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition

University of Wisconsin - Madison

The material and data in this report were prepared under the supervision and direction of the undersigned.

Cornerstone Environmental Group, LLC



Mike Melan  
Project Manager



John Oswald, P.G.  
Senior Project Manager

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ADA	Americans with Disability Act
BMPs	Best Management Practices
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CDR	Center for Dairy Research
DBH	Diameter at Breast Height (measurement of diameter of trees)
DFD	Division of Facilities Development
EIA	Environmental Impact Assessment
FDA	Food and Drug Administration
FEMA	Federal Emergency Management Agency
GSF	Gross Square Feet
LEED	Leadership in Energy and Environmental Design
MSL	Mean Sea Level
NRHP	National Register of Historic Places
SF	Square Feet
USGS	United States Geologic Survey
UW	University of Wisconsin
UW-Madison	University of Wisconsin – Madison
UWSA	University of Wisconsin System Administration
VOCs	Volatile Organic Compounds
WDATCP	Wisconsin Department of Agriculture, Trade and Consumer Protection
WDNR	Wisconsin Department of Natural Resources
WEPA	Wisconsin Environmental Policy Act
WHPA	Wisconsin Historical Preservation Database
WHS	Wisconsin Historical Society

# 1 EXECUTIVE SUMMARY

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The Wisconsin Department of Administration, Division of Facilities Development retained Cornerstone Environmental Group, LLC (Cornerstone) to prepare an Environmental Impact Assessment (EIA) for the Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition, on the University of Wisconsin-Madison (UW-Madison) campus in Madison, Wisconsin. The EIA is required by the University of Wisconsin System Administration (UWSA) guidelines in compliance with the Wisconsin Environmental Policy Act (WEPA), Section 1.11, Wis. Stats. The purpose of the EIA is to assess potential environmental effects of the project relative to the quality of the human environment. The Wisconsin Department of Administration, Division of Facilities Development, along with the UW-Madison Facilities Planning and Management share project management responsibility and the UW System Board of Regents is the project owner.

## 1.1 Summary of Project Description and Potential Impacts

The Babcock Hall project site is located on the UW-Madison campus in Madison, Wisconsin and is located at 1605 Linden Drive in Madison, Dane County, Wisconsin (Figure 1). The University of Wisconsin's commitment to agriculture and food science has played a critical role in the development of Wisconsin as "America's Dairyland." The project area is bordered on the east by Babcock Drive and D.C. Smith Greenhouse, to the north by Linden Drive and Russell Laboratories, to the west by Science House, Farm Place and Stock Pavilion and to the south by Lot 40.

The premise of the project is to renovate existing space and adding additional space to Babcock Hall to optimize the educational, research and commercial opportunities associated with the dairy program on the UW-Madison campus.

The proposed project will include construction of new dairy intake facility, infilling of existing space to create office space new mechanical areas. Approximately 5,970 gross square feet (GSF) of space currently utilized as milk intake area, drying house and stair tower will be demolished, and the adjacent Science House will be deconstructed as well. An additional 29,200 GSF will be renovated including the existing dairy plant. Approximately 26 parking spaces located in Lot 40 will be removed. The Stock Pavilion, located directly west of Babcock Hall, is on the National Register of Historic Places and will be carefully considered in this EIA.

Potential impacts that could result from implementation of the proposed construction were evaluated in the areas of physical, biological, social and cultural environments as required by WEPA. The summary is as follows.

## 1.1.1 Physical Environmental Impacts

### Air Quality

Construction operations may temporarily contribute to air pollution. The construction equipment may also produce slight amounts of exhaust emissions. Dust from demolition activities may temporarily impact air quality, through mitigative measures such as watering during demolition activities will minimize the impacts.

### Noise

Construction will result in short-term noise impacts. Any increase in traffic noise should be insignificant as will be impacts from the expanded mechanical systems. With a decrease in parking availability, little long-term impact is expected on local traffic noise. Systems will be selected and the system designed to minimize any additional noise from this proposed project, especially related to the expanded mechanical systems.

### Geology/Soils

A preliminary geotechnical exploration report completed by Professional Service Industries, Inc. on September 5, 2014 indicates that the site soils are conducive to the planned changes at the project site. Based on USDA soil maps, Colwood silt loam covers 76.6% of the project site and 23.4% is Virgil silt loam. Soil excavation will be local in nature to support foundational and structural aspects of building and any changes in site grades will be minimal.

### Soil Contamination

Database reviews and geotechnical investigations regarding past site use gave no indication of soil contamination on the site. There are two active clean-up sites within a half mile of the project area: UW Biotron and UW Vivarium. There are twenty-two (22) closed clean-up sites within the half-mile radius of the project area. None of these soil contamination issues are expected to impact the project.

### Surface Water and Groundwater

There are no surface water features within or adjacent to the proposed project site. The proposed changes to the project area will result in an increase in pervious area by approximately 6,500 square feet, having little impact on the amount of storm water routed to existing campus storm sewers eventually flowing north into Lake Mendota via the storm sewers in Elm Drive and Babcock Drive.

### **1.1.2 Biological Environment**

#### **Vegetation and Wildlife**

The proposed addition to Babcock Hall will be replacing the existing Science House and parking areas and greenspace to the west of the current Babcock Hall. A 36" diameter at breast height (DBH) tree located to the west of Babcock Hall will be removed. There is a second, smaller tree located south of the milk intake area which will be removed.

There will be short-term impacts due to removal of ten trees within the project limits to the small fauna which may frequent the site. New vegetation added during landscaping will balance the ecological needs of various small mammals and birds found in the area.

### **1.1.3 Social and Cultural Environment**

A cultural impact will be the removal of Science House located to the northwest of Babcock Hall within the same block. This building currently hosts the FastPlants organization. This group will be relocated to the Enzyme Institute at 1710 University Avenue in the spring of 2015.

#### **Land Use**

The land use of this parcel is currently designated as C-I (Campus Institutional), which is not expected to change with the addition or renovations. Adjacent parcels to the north, east and west are also designated as C-I. Parcels south of Campus Drive are designated as commercial or residential.

#### **Historic and Archaeological Sites**

There are no identified archaeological sites or historical sites within the project areas. The Stock Pavilion, located directly west of Babcock Hall is listed on the National Historic Registry. Science House, while historic in terms of age and arguably of use over the years, the Wisconsin Historical Society (WHS) has determined the building is not eligible for listing on the National Register of Historic Places (NRHP) due to its significant alternations.

#### **Visual and Aesthetic Impacts**

The removal of Science House and the expansion to Babcock Hall will alter the visual impact of the area. To the north and east, Babcock Hall is bordered by academic buildings with limited views of the west side of Babcock Hall where the addition will be. However, the west side of the building, where construction will be taking place, does face the Stock Pavilion. The WHS is interested in how the project may impact the NRHP listed Stock

Pavilion during construction, an item that will need to be addressed as project design and construction management is finalized.

## Public Safety

Farm Place, the drive between Babcock Hall and the Stock Pavilion, provides fire access to the Stock Pavilion and must remain accessible during construction.

The currently held food handling permits for the Dairy Plant will need to either be expanded to include the Center for Dairy Research or a separate permit for the CDR will be required. The whole of the new building and the renovated areas will be eligible for food service licensing.

### 1.1.4 Economic Environment

Access to the Dairy Store may be impacted slightly during construction, but a long-term impact of the project will be better access to the Dairy Store. The Dairy Store is planning to increase stores of products so as to decrease potential loss from down time. The CDR and the UW Food Science Department provides outreach education for the food industry. An increase in space in the CDR for these small courses will have a positive impact due to the ability to offer a greater number of the courses.

## Traffic

The removal of an estimated 26 parking stalls is not expected to impact transportation in this area of the campus. There will be short-term impacts to traffic due to construction along the Linden Drive frontage. The milk delivery truck frequency will not increase, remaining at 2 to 3 times per week, however the average size of the trucks may increase.

## Utilities

Utility connections and infrastructure in the Dairy Plant will be replaced, including mechanical, electrical, plumbing and life safety systems. Utilities will be tied into existing supplies. The existing water supply service will be used. A new sanitary sewer lateral will be installed from the existing sanitary manhole on the northwest side of the site or to the existing sanitary south of the existing building. The impact of the additional dairy wastewater needs are not yet known, but will be considered as the design process progresses further, and mitigated as necessary to minimize potential sanitary sewer impacts. Wireless internet will be available throughout the building. The telecommunication service entrance shall remain in the lowest level of the existing building. Security access will be tied to the existing Campus Card Access Control System.



### **1.1.5 Cumulative Impacts**

Due to the increased capacity within the CDR and for CDR outreach programs, an increase in profit is expected as the opportunity to act as “business incubators” increases.

Additionally, current research and product development based upon reuse of by-products of dairy processing may increase. As the quantity of CDR projects increases, the amount of available by-products for use in research and project development increases. One example is the inclusion of whey in sports drinks being developed. An increased profit for the Dairy Store is expected due to easier access to the store post-construction.

Planning and construction are being completed to allow for a potential future two story addition to the new construction at a later date.

## **1.2 EIA Process Summary**

### **1.2.1 Scoping**

The UW System’s WEPA compliance process for this project began in August 2014 with authorization to prepare a Type II Environmental Impact Assessment (EIA). A scoping letter to solicit input on potential environmental impacts of the project was sent on September 5, 2014 to potentially interested local, state and federal parties, individuals or groups either in hard copy form or electronic mail. A copy of the scoping letter along with recipients is located in Appendix A and responses received are contained in Appendix B.

### **1.2.2 Draft EIA**

A public notice was posted in the legal notice in the Wisconsin State Journal newspaper to request public input on the Draft EIA document as well as to provide notification of the Public Meeting. Similarly, notifications were also published in two UW-Madison student newspapers, the Daily Cardinal and the Badger Herald, and project information was sent directly to the Student Government as well. The EIA was made available for public review beginning January 8, 2015 and ending January 22, 2015. Copies of the Environmental Impact Assessment were made available at the UW-Madison Helen C. White Library and the City of Madison Public Library (Central Library location). An electronic link along with instructions for downloading the document and appendices is available on the consultant’s website:

[http://www.cornerstoneeg.com/babcock\\_hall/](http://www.cornerstoneeg.com/babcock_hall/)

Publication of the Notice of Availability initiated the 15-day public comment period, which concluded on January 22, 2015. The public notice is provided in Appendix C.

### 1.2.3 Final EIA

Following completion of the Draft EIA comment period, aspects of the report were modified based upon comments received and with appropriate revised budget, schedule and design information that was updated as part of the on-going design process.

## 1.3 List of Agencies Contacted and Provided Copies of DEIA

Agencies notified for the Scoping process and DEIA release are provided in Appendix A.



Existing Babcock Hall Dairy Plant, 2014

## 2 DESCRIPTION OF PROPOSED ACTION

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### 2.1 General Project Description

The goal of the completed project is to provide a state of the art production, teaching and research facility for both the Department of Food Science's dairy plant and the CDR. The project will address numerous mechanical, electrical, plumbing and functional issues within the dairy plant as well as provide additional research and instructional space to serve the expanding programs within the CDR.

### 2.2 Detailed Project Information

#### 2.2.1 Title

Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition  
UW-Madison  
DFD Project #13A2U  
Environmental Impact Assessment

#### 2.2.2 Location

University of Wisconsin  
County: Dane  
Municipal: City of Madison

### 2.3 Project: Define Proposed Action

#### 2.3.1 Description

The recommended scope for this project includes:

1. Construct a three-story addition and central lobby space to Babcock Hall to house the CDR (the overall new facility will measure approximately 54,650 GSF).
2. Demolition of approximately 5,970 GSF of space that includes the existing milk intake area, the existing drying tower, a mechanical space at the northwest corner of Babcock Hall, and a stair tower. Science House, located at 1645 Linden Drive, will be removed as part of this project.

3. Construct a new milk intake facility with three storage silos, infill approximately 1,275 GSF of an existing two-story space to create additional office space for CDR, and a new mechanical penthouse for the Dairy Plant.
4. The renovation of 29,200 GSF of space in the basement, first and second levels of the west end of Babcock Hall. This includes the existing dairy plant.
5. Approximately 26 parking spaces located in Lot 40 to the west and south of the existing Babcock Hall will be removed.
6. Installation of new compressor / condenser packages, ice building tank and water filtration equipment within Mechanical Room B146.

### ***Center for Dairy Research (CDR)***

The CDR addition will include two floors of flexible research space, designed to allow for easy change-out of equipment as research needs change, including easy access for palletized or skid-mounted equipment on each floor, and flexible hookup of equipment to utilities or process control / recording infrastructure. The third floor level will be a dedicated auditorium with seating for 99 and two food application labs for training. The fourth floor will house mechanical equipment used in the research. Movable walls between the two labs will allow for several different configurations of the floor. A central lobby between the existing building and the addition will contain restrooms, electrical and telecom rooms, an elevator and will provide accessible entry from both the north and south. The CDR offices will remain on the second floor of the existing building.

### ***Exterior***

The project will include landscape and site work around the new facility including new entry sidewalks, retaining walls, landscape plantings and parking modifications south of the building.

### ***Food-Inspected Areas***

All new and renovated research and processing spaces within the project must be designed and built as food-inspected areas/equipment, meeting all modern food processing regulatory and safety requirements and standards. The Wisconsin Department of Agriculture, Trade and Consumer Protection (WDATCP) has requirements for dairy plant construction in ATCP 80. The WDATCP Food Safety Division would be the primary agency governing construction, and proper design and installation of equipment. Pasteurized Milk Ordinance and 3A standards are the model to be used for plant and equipment construction and design issues not addressed in ATCP 80. In addition, the Food and Drug Administration (FDA) has the authority to inspect the facility.

The Dairy Plant operation involves: milk reception, intake, raw milk storage, milk pasteurization, cream separation, and fat standardization. Products that are manufactured include various types of milks, ice cream, butter and cheese. The CDR research areas include cultured products, milk protein fractionation, concentration and drying of whey production, all types of cheeses and manufacturing of cheeses, aseptic beverages and food application areas.

A new compressor / condenser installation will include removal of existing Vilter chiller equipment, salvaging the approximately 14 year-old chiller or major components for re-sale or reuse elsewhere. The Vilter Chiller will be replaced with four new compressors /condenser refrigeration packages to serve the two freezers, new ice building tank and ice cream making equipment. The new ice building tank will be installed in room B146, requiring the relocation of existing pump tanks and tank controls to room B170. Finally a new water filtration system on the city water supply in room B146 will be installed.

### **2.3.2 Purpose and Need**

In November 1999, the Board of Regents adopted revisions to the UW System WEPA Guidelines, *Implementation of the Wisconsin Environmental Policy Act within the UW System*. Construction of building additions and renovations that do not cause a significant environmental impact, are typically classified as Type II action, requiring an environmental impact assessment. Accordingly, the following information provides a description of the project proposal and outlines the necessary steps in preparing an EIA for the proposed construction the UW-Madison Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition project.

In 2010 the Department of Food Science and the Center for Dairy Research agreed to jointly fund a study to look at options for renovating the Dairy Plant. In 2011, a study was completed to explore different options for updating the existing infrastructure and adding the new space required to meet the instructional, research and outreach mission of both programs. This Needs Assessment, finalized in May 2012, identified the Center for Dairy Research and the Dairy Plant portion of Babcock Hall as a priority for improvement. The Center for Dairy Research has an identified need for a high-quality space designed with flexibility to allow for shifting between processes. A more modern research lab space is needed to support the educational mission of the CDR along with a short-course application lab and auditorium spaces. The Center for Dairy Research works with industry groups to develop new products for the marketplace but is limited by space issues resulting in students and donated equipment being turning away. The CDR would like to be identified separate from Babcock Hall Dairy Plant. A modern food processing facility would increase educational and commercial potential.

The Dairy Plant is suffering from obsolete infrastructure which poses health and safety concerns as well as environmental deficiencies. Many of the mechanical, electrical and plumbing systems are sixty years old, and are in need of complete modernization. Additionally, the undersized intake bay needs to be increased to accommodate the more common semi-truck delivery vehicles.

A modest increase in space would allow for improved process flow and equipment layout. Inefficient cooler, freezer and dry storage area should be redesigned. Utilities should be re-routed to eliminate the corroding floor curbs. These modernizing steps will allow the facility to pass code compliance.

## 2.4 Budget Estimate and Funding Sources

The total budget for this plan is projected to be \$34,420,000, with \$14,579,000 coming from General Fund Supported Borrowing, and \$19,841,000 coming from private gifts and grants.

## 2.5 Schedule

Following is the anticipated project schedule:

Release of Draft EIA	January 8, 2015
EIA Public Meeting	January 22, 2015
Release of Final EIA	April 2016
Construction Bidding	June 2016
Start Construction	August 2016
Substantial Completion (Partial Occupancy)	November 2018
Construction Contract Closeout	December 2018

## 3 EXISTING ENVIRONMENT

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This information is intended to show the specific project area's environmental, social and economic environments which will be served or impacted. Due to the scope of the project, many of these existing environment conditions will not be affected but are included here as part of the report as a reference of context.

### 3.1 Physical Environment

#### 3.1.1 Topography

The topography at the existing site generally slopes down from north to south, with grades ranging from 876 feet MSL along the southeast corner of the area of interest to 869 feet MSL near the Science House (Figure 2). The grade changes after the project is completed will trend in the same direction, ranging from 876 feet MSL to 868 feet MSL. The proposed project will not appreciably change the topography of the site.

#### 3.1.2 Surface Water and Storm water

There are no surface waters features such as lakes, rivers or streams within the project area or adjacent areas. Storm water is currently collected via curb inlets, entering the campus storm system, flowing north eventually entering Lake Mendota, a distance of 1,400 feet to the north.

#### 3.1.3 Wetlands and Floodplains

There are no wetlands within or adjacent to the project area (see Figure 5). Babcock Hall lies within the Six Mile and Pheasant Branch Creeks watershed. The project area is in an area labeled, "Area of Minimal Flood Hazard" by the FEMA flood mapping (Figure 3).

#### 3.1.4 Air

Chapter NR 400 of the Wisconsin Administrative Code regulates air quality for new construction sites. Contaminants regulated by this chapter include the "criteria pollutants:" particulate matter, sulfur dioxide, organic compounds, nitrous oxides and carbon monoxide. Hazardous air pollutants and visible emissions are also regulated. If an ambient monitor measures criteria pollutant concentrations or dispersion modeling indicates concentrations within the National Ambient Air Quality Standards (NAAQS), the region is designated as "an attainment area" for that pollutant.

Dane County's air monitoring station, which monitors the air quality of the country on regular intervals, is located in Madison, just east of Lake Mendota. The proposed project is



in the Southern Wisconsin Intrastate Air Quality Control Region (AQCR) #240. Monitored pollutant concentrations in the project area are currently within ambient air quality standards for the region and currently in attainment of the NAAQS for criteria pollutants. The air quality for the Madison area is “good” according to monitoring station data. There are no known contributing aspects to emissions or NAAQS aspects.

### **3.1.5 Soils**

Based on the National Resources Conservation Service Web Soil Survey, soils within the project area are Colwood silt loam and Virgil silt loam. Colwood silt loam soil is in 0 to 2 percent slope areas and is poorly drained. Virgil silt loam is found in areas with 0 to 3 percent slope and is somewhat poorly drained (Figure 4). Much of the site is developed, so surface soils would be located within landscaped areas around the site, or beneath hard surface features on the site.

### **3.1.6 Noise**

Current permanent noise sources within the project area include traffic from Campus Drive and Linden Drive. Additional noise comes from general pedestrian and vehicle traffic to area buildings including the Stock Pavilion to the west. Building mechanicals are currently housed within the basement of the building and have only negligible noise impacts from intake or exhaust louvers.

### **3.1.7 Structures**

The existing structure has eight distinct points of entry, two of which are accessible and compliant with the Americans with Disabilities Act (ADA). The primary entrance at the northeast corner connects to a passenger elevator serving all three occupied levels. A secondary entrance to the Dairy Store, located mid-block, connects to a freight elevator serving all three occupied levels.

Other features of the existing structure:

- The existing roof shows no signs of leaks or failures.
- Existing windows are original to the building
- Existing exterior wall is face brick on concrete block with limestone trim. Interior wall construction is typically facing tile on concrete block.
- Existing floors are structural concrete finished with tile over a waterproof membrane. The original system of tile surfaces sloped to floor drains is failing and there is evidence of leaks through the first floor.



- Existing intake garage located on the west elevation is not long enough to accommodate modern milk trucks. With other deliveries to the building, limitations are faced due to the existing freight elevator which does not serve the third level of the building. This especially an issue with delivery of mechanical deliveries. A final limitation of current space is the ability to bring large items into the facility.

## **3.2 Biological Environment**

According to the Wisconsin Department of Natural Resources (WDNR) and the U.S. Fish and Wildlife Service, threatened or endangered species were not reported to be located within the boundaries of the project site. Lake sturgeon, a special concern and special management species, has been reported greater than 2,000 feet from the project site, in Lake Mendota. They are typically included as an indication of species which may occur in the project area if appropriate habitat exists, which in this case does not. Runoff from the existing or proposed site will drain to Lake Mendota, but the total amount of runoff will not change significantly.

### **3.2.1 Flora**

Flora within the project boundaries consists of primarily various shrubs and trees in landscaping along sidewalks and parking medians. Ornamental shrubs and trees are planted throughout the project area in limited area such as planters or along building to soften their appearance. Presently there are thirty-two trees on the project site. The proposed landscape plan calls for all but two trees to remain: a 36" DBH deciduous tree currently located south of the Science House on the lawn area and an 8" DBH deciduous tree located south of the current milk intake area. Located to the southeast of Babcock Hall is the Babcock Memorial Garden which will remain.

### **3.2.2 Fauna**

The majority of the flora within the project area consists of minimal amounts of turf grass with a small number of solitary or small groupings of trees, and ornamental shrubs that are typically outside the project limits. This sparse vegetation offers minimal cover and does not provide suitable habitat for large wildlife. Most of the wildlife in the area would seek shelter in the large nearby vegetated areas on campus to the north, or within Madison. The fauna that would potentially use the project area, at least intermittently, would be primarily limited to small mammals, birds and insects.

### **3.2.3 Public Health and Toxic Materials**

In 2008 Babcock Hall was inspected for hazardous materials. The Wisconsin Asbestos and Lead Management System (WALMS) report catalogs existing materials of concern include

floor tile and mastic, terrazzo, laboratory countertops and fume hoods, fire doors and pipe insulation. The inspection was completed by Jeremy Noegel of EMC on June 4, 2008. Asbestos has been identified in transite panels, vinyl baseboard and mastic, pipe insulation, and is suspected in several other building materials.

There are several safety concerns within the Dairy Plant and the CDR. Inadequate ventilation does not adequately control heat during the summer months which contributes to the potential for spoilage organisms and pathogenic bacterial growth. Corroding electrical systems exist in wet environments along with corroded plumbing systems, and an unserviceable cooling system that is plumbed in a concrete floor.

Raw milk storage tanks and processing equipment are not separated in restricted areas to minimize the risk of cross-contamination. Additionally, the research projects and consumer products manufacturing conducted by the CDR is not separated from the Dairy Plant operations. Moreover, the current Dairy Plant facility offers a number of unrestricted access points and includes failing exterior closures.

#### **3.2.4 Soil and Water Contamination**

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is the Wisconsin DNR's online database that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. The database is part of the DNR's Contaminated Lands Environmental Tracking Network (CLEAN), an interlinked network of DNR databases tracking information on different contaminated land activities. Studies conducted as part of the project included a review of underground fuel storage tanks within ½ mile of the site (Figure 6). There is no indication that the existing site is impacted by the past environmental issues noted below.

Steenbock Library – 476 feet north of site  
Above ground storage tank  
Activity closed: 1/22/2004

UW Babcock Greenhouse-Madison – 264 feet east of site  
Activity transferred to DATCP: 9/1/1994  
Activity Closed: 8/15/2001

UW Babcock Greenhouses – 303 feet southeast of site  
Soil Contamination  
Activity Closeout: 8/15/2001

Breese Terrace Union – 474 feet southwest of site

Polynuclear Aromatic Hydrocarbons  
Soil contamination  
Activity Closed: 7/12/2011

UW Dairy Barn - 1,417 feet west of site  
Gasoline - Unleaded and Leaded  
Soil contamination  
Activity Closed: 6/18/1992

UW Medical Science Center - 1,630 feet east of site  
LUST, Soil Contamination  
Activity Closed: 8/4/1994

UW Madison Vivarium - 1,929 feet southeast of site  
Soil Contamination: Diesel fuel, fuel oil, Polynuclear Aromatic Hydrocarbons, VOCs  
Activity Status: OPEN: Vapor Intrusion Assessment Notification letter sent from WDNR (9/7/2011)

UW Mechanical Engineering - 1,050 feet south east of site  
LUST, Soil Contamination  
Activity Closed: 9/4/1998

Parson Estate Property - 1,921 feet southwest of site  
LUST, Soil contamination  
Activity Closed: 7/2/2013

UW Ground Department - 2,504 feet to the west of site  
LUST, Soil Contamination  
Activity Closed: 12/28/1992

The Regent - 2,554 feet south of site  
LUST, Soil contamination  
Activity Closed: 4/4/2001

Berryman Apartments Site #1 - 1,920 feet southwest of site  
LUST, Soil contamination  
Activity Closed: 12/16/1996

UW Madison Chemistry Building - 2,569 feet southeast of site  
LUST, Soil contamination (petroleum)  
Activity Closed: 11/20/2000

UW Credit Union - 2,322 feet south of site  
Residual Soil Contamination  
Activity Closed: 11/7/2005

UW Biotron - 2,444 feet to the west of site  
Chlorinated solvents  
Activity Status: OPEN.

Peters Property - 1,595 feet south of site  
LUST, Groundwater contamination, Soil contamination  
Activity Closed: 3/20/2001

Horien Residence - 1,324 feet southwest of site  
LUST, Soil contamination  
Activity Closed: 12/13/2007

J & L Service Station (closed) - 2,186 feet southeast of site  
LUST, Soil contamination  
Activity Closed: 9/13/1996

Berryman Apartments Site #3 - 2,025 feet southwest of site  
LUST, Soil Contamination  
Activity Closed: 12/16/1996

UW Pesticide Building - 2,372 feet to the west of site  
LUST, Groundwater contamination, Soil contamination  
Activity Closed: 12/28/1992

UW Field House - 2,142 feet south of site  
LUST, Soil contamination  
Activity Closed: 9/2/1997

Berryman Apartments Site #2 - 1,920 feet southwest of site  
LUST, Soil contamination  
Activity Closed: 6/7/1995

Stadium Sports Bar & Eatery - 2,202 feet south of site  
ERP, Chlorinated Solvents  
Activity Status: Semi-Annual/PECFA Cost Reporting Requirement Met (8/25/2014)

## 3.3 Social and Cultural Environment

### 3.3.1 Land Use

Currently the site contains Babcock Hall, Lot 40 and the Science House. Adjacent properties include the Stock Pavilion to the west, D.C. Smith Greenhouses to the east, Campus Drive and the rail corridor to the south and Russell Laboratories to the north.

Important social features and buildings located near the project area are illustrated in Figure 7 and include:

Lake Mendota (1,400 ft. north) – This inland freshwater lake is approximately 10,000 acres and has a maximum depth of 83 feet. The water level is reported at 850.01 feet above mean sea level. Recreational activities associated with Lake Mendota include boating, fishing, swimming, canoeing, and biking. The Temin Lakeshore Path and Willows Beach provide access to Lake Mendota nearest to the project area.

Observatory Drive Parking Ramp (370 ft. north) – 463 capacity parking ramp which offers limited public parking. This ramp will offer alternative parking for visitors to Babcock Hall during construction.

Stock Pavilion (414 ft. west) – This building was completed in 1909 to support the agricultural program at UW-Madison. The building contains a 66x164 feet arena which can accommodate 2,000 people. Beneath the amphitheater, there were 15 box stalls, 22 standing stalls and animal care areas. The building is registered on the National Register of Historic Places.

UW Greenhouses (245 ft. east) – The DC Smith Greenhouse was completed in the fall of 1996. The mission of the facility is to provide plant-growing space for the instructional needs of the departments and programs of the College of Agricultural and Life Sciences. The greenhouses have 10,000 square feet with 10 growing bays, a high-humidity propagation by and a 1,600 square foot conservatory.

Russell Laboratories (200 ft. north) – Russell Laboratories serve the departments of entomology, forest and wildlife ecology and plant pathology.

Microbial Sciences (463 ft. northeast) – This building houses the bacteriology department, the medical microbiology and immunology department and the food research institute.

DeLuca Biochemistry Laboratories (330 ft. southeast) – This building is one of three facilities utilized by the Biochemistry department.

### 3.3.2 Population

Table 1 provides population data for Dane County and the City of Madison. Both of these regions experienced a population increase between 2000 and 2013.

**Table 1**  
**Population Data, Dane County and City of Madison**

	2010 Population	2013 Population	Percent Change 2000 - 2013
Dane County	488,073	509,939	4.5%
City of Madison	233,362	243,344	4.3%

Source: U.S. Census Bureau 2014.

This growth in population within Dane County can be partially attributed to an increased birth rate versus a decreased death rate, in addition to migration into the County and cities within Dane County from outside areas. Annual growth in Dane County has steadily increased which will lead to a further increase in Dane County's population. This growth places Dane County as the second most populous county in Wisconsin.

According to the Wisconsin DOA Demographic Service Center, Dane County is expected to have the largest numeric increase in population among all counties with a gain of 118,547 by 2040. By 2040, Dane County is projected to have 606,620 residents, a 24.3% increase from 2010. The City of Madison is expected to grow from the 2010 census level (233,362) to 281,150 by 2040.

### 3.3.3 City of Madison

From the 2014 U.S. Census estimates, City of Madison population is split nearly evenly between male and female, with 49.2% males within the city and 50.8% females. According to the data, 33.7% between 20 and 34 years in age, 27.1% between 35 and 54 in age, and 15.9% aged 55 or older. The median age for residents in Madison during the 2010 census was 30.9 years.

Residents in Madison are primarily white (78.9%) with the next highest single ethnicities being African-American (7.3%) and Asian (7.4%), followed by Hispanic/Latino (6.8%). American Indian or Alaskan Native, some other race, or two or more races comprise the remaining 0.4% of the overall Madison population (2010 QuickFacts). These numbers equal greater than 100% due to people reporting more than one race where applicable.

### 3.3.4 UW-Madison

Enrollment at UW-Madison has increased from 40,109 in the fall semester 1998-1999 academic year to 42,463 in the fall semester 2012-2013. The levels have remained fairly consistent as was part of the overall plan for the campus, though overall campus enrollment fluctuations occur over the years. Undergraduate enrollment made up 68.2% of the total population in the Fall 2013-2014, with special and graduate students making up 21.8% and professional programs such as medical school and veterinary medicine comprising the remaining 6%. For the last 20 years, the highest enrollment was 43,695 in the fall 1989 – 1990 academic year and the lowest was the fall of 1996-1997 semester. The percentage of male to female students has generally been evenly split, maintaining 50.9% female and 49.1% male in the 2012 – 2013 academic year (University of Wisconsin Data Digest, 2012-2013). Minority enrollment, comprising students of African, Hispanic, Native American or Asian descent as generally increased over the past eight years from 4,268 in fall semester 2006 to 6,243 in the fall semester 2013. Asian students comprise the largest percentage of the minority population (32% in 2013-2014), followed by Hispanic (27%), African-American (14%), and Native American (2%).

### 3.3.5 Employment and Income

Table 2 provides employment and income data for residents of Madison, Dane County, Wisconsin, and United States in 2014. The unemployment rate in Madison (5.3% as percent unemployed of civilian labor force) was higher than Dane County (4.9%), but lower than the United States (8.4%) and Wisconsin (6.5%) in 2014. Madison residents' per capita income was \$31,801 compared to \$33,873 for Dane County residents, \$27,488 for Wisconsin and \$28,184 for the United States (U.S. Census Bureau, 2014).

**Table 2**  
**Employment and Income Data in 2014**

Location	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate (%)	Per Capita Income (\$)
Madison	150,163	142,165	7,998	5.3%	\$31,801
Dane County	301,111	286,402	14,709	4.9%	\$33,873
Wisconsin	3,072,819	2,873,231	199,318	6.5%	\$27,488
United States	158,498,347	145,128,676	13,369,671	8.4%	\$28,184

Source: U.S. Census Bureau, 2012 American Community Survey

### 3.3.6 Neighborhoods

The Regent neighborhood, the South Campus Property Owners Association, Dudgeon-Monroe neighborhood, Greenbush neighborhood and the Vilas neighborhood extend south



of the project area with only the Regent neighborhood with the Regent neighborhood closest to the project site south of Campus Drive. However, the topography of the area rises to the south, allowing for views over other areas towards the project site. This also allows for further dispersal of noise especially from mechanical penthouses.

The neighborhoods are active in campus planning efforts. The City of Madison has a Joint West Campus Area Committee that typically meets monthly to facilitate neighborhood participation in planning activities affecting the campus and surrounding neighborhoods. The Joint West group's mission is to identify neighborhood impacts of campus-area development and work with the campus to minimize the impacts while meeting the goals of the campus. The committee has representatives from the Madison Common Council, mayor's office, plan commission, transportation related committees, representative from Shorewood Hills, representatives from various UW departments, and representatives from each affected Madison neighborhood association.

### **3.3.7 Archaeological and Historical Environment**

As shown in Figure 8, archaeological and other historical resources were reviewed for locations within the project extents. The Wisconsin Historical Preservation Database was accessed and locally designated historical or archaeological properties were reviewed within the project areas. This database includes information from the Archaeological Sites Inventory (ASI), Architectural History Inventory, and the Bibliography of Archaeological Reports (BAR).

The closest recorded site of Native American use is in the area now known as McClimon Field, located just over a half mile northwest of the project area. The area of greater interest in the scope of this project are neighboring buildings of historical interest. The Stock Pavilion was completed in 1909 and placed on the National Register of Historic Places in 1985. Created as a facility to support the early agricultural program at the University, it was built to accommodate large gatherings, livestock judging and demonstrations. Several notable events have been held in the Stock Pavilion including a campaign rally for Harry Truman and a concert by Russian composer Rachmaninoff.

A second building of interest, currently known as Science House, is located in the northwest corner of the same lot as Babcock Hall. A large portion of Science House was built in 1868 as a home for the campus farm supervisor. In 1900 the building was moved to its current location to provide more space for expansion of agricultural programming activities.

While it continued to serve as a residence for a time, the building was eventually shifted to the Artist-in-Residence program. In this capacity, the building was used as a studio and residence starting 1966. The building has since been used by a variety of university



departments for office space and remodeled several times to fit each of their needs. At some later point the building became the home of the Delta Program which promotes the development of a future national faculty in the natural and social sciences, engineering, and mathematics committed to implementing and advancing effective teaching practices for diverse student audiences as part of their professional careers. Currently the building houses the Wisconsin FastPlants Program which will be relocated across Campus Drive to the Enzyme Institute. Due to the initial relocation of the building from its original site and the many alterations to its appearance and configuration it does not qualify as historically significant.

## **3.4 Economic Environment**

### **3.4.1 Tax Base**

No property acquisition is required for the construction of the proposed project. The land within the project site is owned by the Board of Regents of the University of Wisconsin System and is therefore exempt from local property taxes. However, the state pays an annual assessment in lieu of taxes for city services such as police and fire protection. In the most recent available data from 2014, the annual assessment paid was \$8.3 million.

### **3.4.2 UW-Madison Budget**

From the 2012-2013 Budget Redbook, UW-Madison had a 2012-2013 budget of \$2,857.8 million, which consisted of approximately \$890.4 million from Federal appropriations, \$955.6 million from State funds, \$471 million from student tuitions, \$505 million from gifts, grants and segregated funds with the remaining \$ 513.6 million made up of state laboratory fees, auxiliary enterprises and operational receipts.

### **3.4.3 Facility Finances**

Babcock Hall currently houses both the UW Dairy Plant and Dairy Store and the Center for Dairy Research. The CDR offers short courses to community members, such as artisan cheese classes, ice cream making, cheese making, butter making, and other dairy-related classes. The CDR generates approximately \$330,000 income annually from these short courses. The number of short courses is expected to expand with the building renovations. There are currently 12 open enrollment courses and 10-12 customer-specific courses, which is a 400% growth over the past 8 years.

The other inhabitant of Babcock Hall, the Dairy Store, produces approximately 75,000 gallons of ice cream a year, bringing in almost \$700,000 in revenue. The Dairy Plant hosted 155 school bus groups in 2013 and the planned number of visits for 2014 is close to 200.

There is no cost for the field trips and tours of the Dairy Plant, but there is a charge for ice cream at the end of the tour.

## 4 PROPOSED ENVIRONMENTAL CHANGE

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### 4.1 Manipulation of Terrestrial Resources

The proposed site is in an urban setting where the majority of natural habitat has been eliminated by previous urban development. The State of Wisconsin Department of Natural Resources Bureau of Endangered Resources' (BER) Endangered Resources Review (ERR) was not required as the activity is covered under the Low/No IT Authorization. Site development involves removal of Science House, surrounding infrastructure and minor amounts of greenspace as well as expansion of Babcock Hall. One large tree and one smaller tree will be removed as part of this project.

### 4.2 Manipulation of Aquatic Resources

There are no surface water features on a project site, nor adjacent to the project site. A slight increase in the amount of storm water runoff is expected due to an increase in impermeable surface, approximated at 6,600 square feet. Combined with updated storm water management features on the site, this increase is not anticipated to impact storm water quality.

### 4.3 Structures

The new building addition will have three levels and a mechanical penthouse, with the lower level partially exposed to the north. The addition will be constructed of concrete and steel framing. This addition will house CDR with a new Pilot Plant in the basement and Cheese and Food Sciences on the first floor. To enable this expansion, Science House will be removed and its tenant, the FastPlants program will be relocated to the Enzyme Institute, 1710 University Avenue.

### 4.4 Sustainable Design

The proposed project will meet the State of Wisconsin DFD sustainable guidelines, which are intended to "improve the adequacy of the public building facilities that are required by the various state agencies for the proper performance of their duties and functions, in the interest of economy, efficiency and the public welfare (ref. Wis. Stats 13.48(1))."

### 4.5 Social Impacts

CDR program growth will enable a greater number of industry groups to develop new products for the marketplace, especially in cultured products and specialty cheese. Modern

research lab space, short course application labs and lecture space and the new equipment available in these spaces will support the growth goals of the CDR.

To allow for the increase in the size of Babcock Hall and the CDR, Science House, located at 1645 Linden Drive, will be removed. Originally built in 1868, and relocated in 1900, the building has served many purposes over the years. Due to its relocation as well as additions and alternations over the years, the Wisconsin Historical Society has deemed that this building is not eligible for listing on the National Registry. The campus did investigate relocation options but these were proven not to be cost effective.

The Stock Pavilion, located directly west of Babcock Hall, is on the National Register of Historic Places. A review from the Wisconsin Historical Society asks for assurance that care will be taken to ensure the Stock Pavilion is not damaged during construction and that the proposed facility has no negative impact on the historic character of this building. The WHS document provided in Appendix B suggests fencing be utilized throughout demolition and construction to provide some protection to the Stock Pavilion.

## **4.6 Economic Impacts**

One of the main goals of this project is to update the equipment used in the Dairy Plant and to increase the availability to labs and other resources for the CDR. Updating mechanicals, electrical and plumbing systems will increase efficiencies alone. Additional updating of specialized equipment throughout both areas will further increase energy and time efficiencies while providing more control over production and research.

With current staff levels, the CDR expects to be able to offer 3 – 5 more open enrollment courses after the project is completed. It can be assumed as demand increases for more courses, more staff will be added, furthering impact to the CDR and campus. The CDR staff also anticipates being able to add online courses and webinars in the future. All of these changes are expected to result in 15-20% increase in revenue.

## 4.7 Other

### Phasing Relocation

The Department of Food Services Dairy Plant renovations will require the relocation of the majority of existing equipment, supplemented by new acquisitions. This area will also need a clean room to accommodate future sterile packaging for drinks, cream cheese, yogurt and Greek yogurt as well as a 100 square foot cooler. There is potential downtime for the dairy plant during renovation. To offset revenue for this possibility, the dairy plant will create a stockpile to utilize during any downtime.

The Cheese and Food Sciences areas will require the purchase of new equipment due to a need to separate saleable product from research products. During construction, six 500-pound cheese vats will need to be relocated. Spaces for coolers with two different temperatures, a cheese brine room, a warm room and a cut-and-wrap room will need to be developed.

After the CDR addition is completed, a new clean-in-place (CIP) -capable separator will be purchased and temporarily placed in the CDR to receive milk through a temporary hole in the west wall at grade. Raw milk transferred into new 1,500-gallon tank, homogenized, pasteurized and separated for use in the CDR until the Dairy Plant renovation is completed. After the Dairy Plant work is complete, the separator will be relocated and the tank could be used for other functions.

### Utilities

An existing steam pit, located just south of the existing Science House, will be modified to integrate with the basement construction of the addition so that the new services can be extended directly into the building without a box conduit. The steam system and compressed air piping will be extended to the process and heating equipment located throughout the new building addition and penthouse.

The twelve-inch chilled water line will be extended from the campus mains located in the street north of the building. New main extensions will be installed by direct-buried method and routed west of the existing Science House, entering into the basement utility room of the addition. This chilled water system will not service any process equipment. Dairy process equipment requiring 35° F chilled water (sweet water) will be served by the existing sweet water system located in the northwest corner of the basement. This system will be upgraded and relocated within the basement as an independent project.

The addition will include exhaust systems with kitchen exhaust hoods in the second floor CDR training area fitted with self-contained wet-agent fire suppression.

Domestic water service will be extended from the existing six-inch water service in the lower mechanical room. A new water filtration system will also be installed. Steam-to-water heat exchangers will be installed that will produce hot water at 115°F for general use (plumbing fixtures) and 140°F water for use in processes and food prep functions in 2<sup>nd</sup> floor CDR training areas.

The existing electric service extends from the existing campus utilities ductbank located on Linden Street. Some electrical service within the building was originally installed in the 1950s. The existing 240 volt distribution system is obsolete.

All new utilities have adequate capacity to manage the new load the project will place on the systems, which were sized with long-term campus development in mind.

### **Storm Sewer**

The building storm sewer will be extended to the main piping adjacent to the building. A small net change in impervious area is expected to result in a slight increase in peak runoff. Some parking is being removed and some building area is being added. Storm water management features will be incorporated locally into the civil design components of the proposed project.

### **Sanitary Sewer**

A new building sanitary sewer will be extended to the main piping adjacent to the building. A grease interceptor will be installed to serve plumbing fixtures associated with food service and dish cleaning in the 2<sup>nd</sup> floor CDR training area. A clear water system will be installed to serve floor drains and hub drains throughout the addition to collect clear waste such as condensate. To meet all requirements associated with dairy processes and Clean-In-Place (CIP) operation, stainless steel floor sinks will be installed in the lower and first levels CDR research areas. The existing sanitary sewer that will be utilized is appropriately sized to manage the load from the expanded building operations.

The majority of the wastewater produced by the Dairy Plant and the CDR comes from the Dairy Plant. Modernization of Dairy Plant equipment and cleaning practices will reduce waste-water volumes and will likely offset any small increases in waste-water volumes generated by CDR research activities. Therefore, waste-water volumes from the combined dairy activities in the building will not increase significantly from current levels and may likely be reduced.

## Other

Fire protection for the new building addition will be joined with existing, recently-replaced, fire protection sprinkler service located in the lower level, modified to accommodate additional zones within the building addition. The system will be fully fitted with a piping and sprinkler type configuration with sensors as required to meet the hazard requirements and applicable local fire codes.

Site security will be increased and tied to the existing Campus Card Access Control System to restrict public access to the dairy store area and meet compliance requirements for the food processing area.

## 5 PROBABLE ADVERSE AND BENEFICIAL IMPACTS

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### 5.1 Physical Environment

#### 5.1.1 Land Use

The project site incorporates the existing Lot 40, Babcock Hall, and the Science House. The removal of Science House is an impact to the site. The land use of this parcel is currently zoned as CI – Campus Institutional District and is not expected to change with the addition or renovations.

#### 5.1.2 Storm Water and Erosion Control

The campus Storm Water Management Master Plan developed by the university will provide guidance for developing erosion control and storm water pollution prevention methods. These methods will be carried out according to standards laid out by WDNR. Best Management Practices (BMPs) will be used before, during and after construction staging areas, and will address storm water inlet protection and dust control. Appropriate storm water management and erosion control measures will be incorporated into the civil design and implemented and maintained to satisfy storm water control requirements.

There are no ponds, lakes, streams or wetlands within the project boundaries. Lake Mendota is located approximately 1,400 feet to the north of the project site. This lake provides habitat for waterfowl and aquatic wildlife. Due to the distance to the lake from the project and the project scope, and comparing existing site and storm water conditions to waterfowl and aquatic wildlife, impacts are not anticipated.

The proposed changes from this project will not greatly impact the amount of storm water routed to existing campus storm sewers eventually flowing north into Lake Mendota via the storm sewers in Elm Drive and Babcock Drive. The building storm sewer will be extended to the main piping adjacent to the building. Some parking is being removed and some building area is being added, resulting in a reduction of 6,600 square feet of pervious surfaces. Any local storm water management features will be incorporated into the civil design to reduce the impacts.

#### 5.1.3 Soils and Soil Contamination

No major permanent soil changes will result from construction activities. Database reviews and geotechnical investigations regarding past site use gave no indication of soil contamination of the site. According to the Bureau for Remediation and Redevelopment Tracking System, there are two active clean-up sites within a half mile of the project area:



UW Biotron and UW Vivarium. Additionally, there are 22 closed clean-up sites within the half-mile radius of the project area. None of these are expected to impact the project.

## **5.2 Biological Environment**

As the site is currently developed, there are no indications of the presence of any endangered, threatened or special concern species or natural communities, nor any State Natural Areas that would be impacted by the project. As such, the activity is covered under the broad incidental Take Permit/ Authorization coverage provided in Appendix B.

The project site is in an existing urban setting on developed land where the majority, if not the entirety, of the natural vegetation has been eliminated due to previous development. The existing vegetation at the site consists generally of turf grass and landscape plantings. Two trees will be removed as part of the project.

### **5.2.1 Public Safety and Hazardous Materials**

The asbestos-containing materials identified in a 2008 report will require removal and disposal by a state-certified abatement contractor. At least 10 days before deconstruction begins, a Notification of Demolition and/or Renovation and Application for Permit Exemption (Form 4500-113) must be submitted to the Wisconsin DNR. As the asbestos is removed, a state certified abatement contractor must ensure compliance with NR 447. Disposal of asbestos materials must follow NR 506.10 and be disposed of at an approved landfill.

Currently, the Dairy Plant holds a food handling permit. With the expansion and separation of the CDR, the food handling permit will need to be modified to cover this area, or a secondary permit will be necessary.

## **5.3 Social and Cultural Environment**

The most significant social and cultural impact, as well as economical, will result from expanded operations of the CDR and more efficient operations of the Dairy Store. The potential for increased impact to the dairy industry through more small courses and research opportunities within the CDR is of import. The expanded spaces and updated infrastructure may increase the growth of cottage industries within the dairy trade.

A short-term social impact during construction may be more difficult access to the Dairy Store for patrons due to parking limitations along Linden Drive and Lot 40. A long-term positive impact of the project will be better access to the Dairy Store. Planned street-level access with elevator access to the observation area of the first floor will be constructed, allowing better access to the Dairy Store.

A cultural impact will be the removal of the small building located to the northwest of Babcock Hall within the same block. This building is currently known as Science House and hosts the FastPlants organization. This group will be relocated to the Enzyme Institute at 1710 University Avenue.

Prior to the FastPlants group, this building has served many roles, most notably as the home and studio of UW-Madison Artist-in-Residence. Originally built in 1868 east of the Horse Barn as the barn supervisor's home, this building was relocated in 1900 to its current location. The relocation of this building coupled with further additions and changes over the years has made this building not eligible for listing on the National Register of Historic Places.

### **5.3.1 Visual and Aesthetic Impacts**

The greatest visual alterations will be along Linden Drive, fronting the addition. Materials used will match existing building. A bowed expanse of windows will overlook Linden Drive with landscaping that provides visual guides to the two main entrances. The south-face of the building, fronting Campus Drive, will also undergo some changes, with the result being the delivery access areas that are more concealed from the general public. A similar bowed expanse of windows will flank the south side of the building enclosing the milk delivery area. There are no plans to change existing exterior lighting of the building.

### **5.3.2 Academic Resources**

The short term impacts to academic resources will result from the staging of the project. The majority of the east side of Babcock Hall will not be directly impacted by the project and will maintain classroom, laboratory and office spaces in that area of the building. However, the renovations and addition will ultimately benefit both the CDR and the Dairy Plant.

### **5.3.3 Historic and Archaeological Sites**

There are no identified archaeological or historical sites within the project area. However, the Stock Pavilion shares Lot 40 with Babcock Hall and access to the parking for the Stock Pavilion is through either Lot 40 from Babcock Drive or via Farm Place between Science House and the Stock Pavilion. The WHS has expressed interest in the protection of the Stock Pavilion during construction as it is listed in the National Historic Registry. The WHS asks that fencing be utilized to attempt to protect the Stock Pavilion and surrounding landscaping.

The removal of Science House, the former barn supervisor residence and Artist-in-Residence studio, has been accepted by the WHS due to the previous relocation of the building and the extensive changes made to the building in intervening years. Moving the

building to another location on campus would be cost-prohibitive. While some interest has been expressed by community members to somehow keep by relocating this building, no valid option has been found or funding identified to enable this option.

## **5.4 Economic Impacts**

In the short-term, construction will potentially impact the revenue of the Dairy Store due to more limited short-term street parking. However, the proposed renovation and addition will allow both the Dairy Plant and the CDR to meet their growth potential upon completion. While the Dairy Plant does not anticipate increasing the quantity of product created or the hours of operation, the renovation will result in better teaching spaces for both university students and community school children. A secondary impact from the renovations will be better accessibility to the Dairy Store, due to a new lobby area and elevator, which will translate into a probable increase in profits. The CDR anticipates the new spaces will allow for three to five more open enrollment courses per year which will result in an expected increase in revenue of 15-20%.

The current building houses outdated equipment such as coolers, freezers, as well as electrical and plumbing systems. Replacing these will increase the energy efficiency of the building resulting in more streamlined production and saving maintenance and operational costs.

### **5.4.1 Financial Revenue**

The Dairy Store has a current revenue \$700,000. The CDR generates approximately \$330,000 income from short courses. The CDR is anticipating a long-term increase in revenue due to the potential growth in opportunities for more short courses and research.

Parking Lot 40 currently has 173 stalls: five metered, 6 reserved, 6 UWDIS, 4 service permits, 11 motorcycle and 141 permitted. Annually there is a potential for approximately \$134,000 in revenue from parking permit revenue, excluding the five metered stalls. During construction, 26 of the permitted stalls will be removed along with two reserved stalls and one UWDIS. Further, there is potential the five metered stalls along Linden Drive could be temporarily blocked by equipment during construction of the new facility. Those five parking spaces will be returned in the final stages of the project. In the short term, removal of these stalls will adversely impact revenue. The long-term campus transportation plan is to have roughly the same permitted and metered stalls, and therefore, any loss of parking at this location will be or has been made up with other parking project mitigating the long-term economic impacts of parking.

## 5.4.2 Overall Impacts of Construction on Economy

Beneficial economic impacts are both direct and indirect. Short-term economic impacts include employment of design, and construction team members, as well as local merchants and suppliers of building materials and equipment used for construction of the Babcock Hall expansion. In the short-term, there will be an increase of employment and associated expenditures (materials, fuels, lodging, and meals) related to construction of the project.

Based on a study entitled *The Impact of Construction on the Wisconsin Economy* by C3 Statistical Solutions published in January 2011 data, every \$1 spent directly on construction projects produces an overall short term economic impact of approximately \$1.92. Accordingly, the Babcock Hall renovation and expansion project would translate to \$66,090,240 in short term economic impact. Using a related formula that 17 jobs are created for every \$1 million of construction, this budgeted \$34,420,000 project should create or maintain approximately 585 jobs split between design and construction workers and the service industry and direct, indirect and induced jobs.

## 5.4.3 Traffic Impacts

The removal of 26 parking stalls is not expected to impact transportation in this area of the campus. Most amenities on the south side of the site for parking vehicles and transit routes are expected to remain as they currently exist, both during and after construction. Peak traffic volumes are not expected to change appreciably following project development. However, traffic in Lot 40 may need to be rerouted to allow for access of larger milk-delivery trucks coming into Babcock Hall intake area.

Short-term traffic impacts will affect Linden Drive, Science House, Babcock Drive and Lot 40. The dairy plant hosted 155 school bus groups in 2013 with a planned number of school group visits for 2014 close to 200. Traditionally these buses have accessed the site via Farm Place. Construction activities will impact Farm Place, the portion of Lot 40 between Babcock Hall and the Stock Pavilion. During construction, there will be short-term vehicular and pedestrian access limitations due to construction equipment and construction site parking. The most apparent impacts would be felt by students and faculty as well as individuals visiting the Dairy Store. Pedestrian traffic will be routed around the construction area and equipment access routes as needed. Care will be taken to keep this area clear during construction for safety of the public. Parking is available at the Observatory Drive Ramp located at 1645 Observatory Drive, one block north of the project area. Linden Drive, which currently offers curbside parking along Babcock Hall, will have limited access during to construction. Farm Place is also emergency access to the Stock Pavilion and must remain passable at all times.

In the long term, while the frequency of milk deliveries are expected to remain the same, the size of the trucks entering the dairy intake area will increase requiring the parking lot to be configured to accommodate the new dimensions of the delivery vehicles. Additionally, new outreach opportunities within the CDR will necessitate higher levels of pedestrian traffic as participants come and go. The improved Dairy Store is also expected to result in an increase in visitors which will impact parking and pedestrian traffic.

## 5.5 Cumulative Impacts

Due to the increased capacity within the CDR's outreach programs and short courses, an increase in profit to be expected as the opportunity to act as a "business incubator" increases. Additionally, current research and product development based upon reuse of by-products of dairy processing may increase. As quantity of CDR projects increases, the amount of available by-products for use in the research and project development increases. One example of this is a whey-based sports drinks being developed.

The CDR addition has been designed to allow for the potential of a two-story addition to the proposed facility. This future project is not scheduled or funded at this time. Adding two additional floors to the proposed building would be a cumulative effect and have a separate EIA completed at that time to define its potential environmental impacts.

## 5.6 Other Impacts

### 5.6.1 Construction Impacts

#### Noise

Short-term noise during construction activities is an adverse impact expected from site development. Short-term noise impacts will be similar to other construction activities on campus. Noise impacts from construction equipment will be mitigated to some degree by noise suppression equipment. There are no residence halls or private homes adjacent to the project site. No long-term adverse noise impacts are expected as a result of this project.

Construction related activities including demolition, hauling and paving will be taking place. Noise and construction impacts will occur during typical construction hours, which will be minimized to business hours with the understanding that noise-producing machinery can be shut down if noise issues arise. Business hours are assumed to be 7 a.m. through 7 p.m., Monday through Friday and 8 a.m. through 7 p.m., Sunday and holidays. Short-term increases in noise will most directly impact individuals working and living near the project including students, faculty and staff. Table 3 includes data concerning noise levels of various construction equipment and activities.

The renovated building will include a mechanical penthouse located centrally on the roof of the existing building. Mechanical systems will be enclosed to decrease noise impacts. An ambient noise study will be completed before construction begins to assure that the mechanical design is completed with assurance that future noise will not exceed current sound levels. A subsequent noise study will be completed after the project is complete with the new building fully operational to confirm that there will be no additional noise impacts in the surrounding residential neighborhood to the south over existing conditions.

**Table 3**

Electronic Library of Construction Occupational Safety and Health. Construction Safety Association of Ontario. *Hearing Conservation*.

DECIBEL - dB(A)		EQUIPMENT
Double protection recommended above 105 dB(A)	112	Pile driver
	110	Air arcing gouging
	108	Impact wrench
	107	Bulldozer - no muffle
	102-104	Air grinder
	102	Crane - uninsulated cab
	101-103	Bulldozer - no cab
	97	Chipping concrete
	96	Circular saw and hammering
	96	Jack hammer
	96	Quick-cut saw
	95	Masonry saw
	94	Compactor - no cab
	90	Crane - insulated cab
	87	Loader/backhoe - insulated cab
Hearing protection recommended above 85 dB(A)	86	Grinder
	85-90	Welding machine
	85	Bulldozer - insulated cab
	60-70	Speaking voice
Table 1: Some typical noise levels found on construction sites		

## Vibration

Temporary vibration impacts will be limited to the construction period, caused by vibratory rolling equipment during compaction activities or jack hammering utilized during removal of hard surface features. Vibrations from demolition activities and construction activities are anticipated to be local in nature, with a small likelihood that they would be felt within nearby buildings such as DH Smith Greenhouses and Russell Laboratories. Vibrations caused by construction activities are not anticipated to permanently affect nearby equipment or procedures.

## Air

Short-term air impacts are expected from construction demolition, including potential crushing of hard surface components, earth moving and from construction vehicle emissions. These adverse impacts will be mitigated by dust suppression and appropriate engine operation and exhaust features. Construction activities would be performed according to the special provisions presented in the construction specifications. Although there is no practical way to reduce emissions from construction vehicles or other machinery except through ensuring good operating conditions, these impacts are expected to be slight and have short duration.

## Visual

Visual changes to the existing site include landscaping features as well as the interaction of the building with the surrounding areas. The visual aspects from landscaping are part of the overall Campus Master Plan. Landscaping features will include modified walkways along Linden Drive and Science House. The landscaping plan for all phases of the project has not yet been fully developed, but will be selected for site continuity with existing and surrounding features. The removal of one large tree and one smaller tree is an adverse impact, though these features are not noted as rare or culturally significant.

This area of UW-Madison campus has been historically connected to the School of Agriculture. The neighboring Stock Pavilion, the original barn supervisor's dwelling (now the Science House), the Dairy Barn and two buildings on the National Historical Registry, the Agricultural Engineering Building and Agriculture Hall, all mark the area with a nineteenth century aesthetic. In contrast, more modern buildings such as the Dairy Cattle Center, Microbial Sciences building, the D.C. Smith Greenhouses and the DeLuca Biochemistry Laboratories also represent the area. The removal of Science House, which is a visual break from the neighboring brick and cement buildings, will have a visual impact. The juxtaposition of the Stock Pavilion versus the brick and glass plan for Babcock Hall will emphasize the historic nature of the Stock Pavilion.



## 5.6.2 Permits / Local Approvals

Local approvals that will be necessary for project implementation area as follows and need to be obtained prior to construction activities. This is not intended to be a comprehensive list, but provides current information on known required approvals.

Fire Plan Protection Plan Approval – City of Madison Fire Department

Building Component Submittals for Regulated Items – structural components, elevator and other regulated by the State of Wisconsin

City of Madison conditional use zoning approval from the City of Madison Plan Commission

In summary, the physical effects of this project have minimal adverse impacts and are anticipated to be limited to short-term construction activities. Short-term noise and traffic are expected to affect the campus for the duration of the construction project. Though unanticipated, localized short-term localized utility outages could occur while portions of this project are being implemented. No groundwater or soil impacts are expected to arise as a result of this project.



## 6 PROBABLE UNVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

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The immediate area around this project includes the Stock Pavilion as well as several research-based buildings. Adverse, unavoidable short-term impacts include noise and dust, alternative routing, possible building access and parking lot limitations, and traffic impacts from materials delivery and project implementation. Construction noise is expected to be of short duration with standard hours of operation between 7:00 a.m. and 7:00 p.m. Noise abatement measures will limit the noise impacts to the area, but not remove them. Dust can be a health concern for workers as well as plants when they are covered in dust. Dust suppression can be used to minimize the dust that becomes airborne. Construction hours will be set to minimize the impact of noise pollution, but these adverse effects will likely not be completely eliminated. Pedestrian traffic through this area may be temporarily detoured around the construction area – a short-term impact that is necessary for the safety of the public.

An unavoidable impact of the proposed action is the commitment of energy, materials and financial resources in the amount of approximately \$34,400,000. This is a sunk cost that will be not recoverable. Another unavoidable adverse impact, which will be mitigated to the extent possible through construction methodology or design aspects is traffic changes and changes to pedestrian routes in the short-term during construction.

A final unavoidable adverse environmental impact is the removal of Science House. The building was completed in 1868 as the farm supervisor's home and located east of the Horse Barn. In 1900 the building was relocated to its current location on Farm Place. Over the years, the building was used as housing, as studio space for the Artist-in-Residence program, as office space for the campus Delta Program and most recently the office and lab space for the FastPlants program. The relocation of this building coupled with further additions and changes over the years has made this building not applicable for historic designation. Interest has been expressed from several people to save this building, possibly relocating it on or off campus. Final study of this proposal concludes that the cost of potentially moving this building exceeds the benefits from retaining the building.

## 7 RELATIONSHIP BETWEEN SHORT-TERM USES OF ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF THE LONG-TERM PRODUCTIVITY

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Short-term uses of the environment are construction of the building addition at the project site, and the corresponding use of site access and existing site utilities for construction purposes. The deconstruction of Science House will also impact the site access short-term. Long-term productivity of the environment may be considered in terms of the expanded and updated programming for both the Dairy Plant and the CDR. As such, this short-term use of the environment is necessary to produce long-term benefit of providing a renovated building that better meets the programming needs of Babcock Hall, The Dairy Store and the CDR.

During the short-term, current operations and space occupancies will continue to the extent possible, and the local environment will be affected by construction and construction-related activities. There will be an increase in employment and associated expenditures (materials, fuels, lodging and meals) related to design and construction of the project, benefitting the local economy. Based on a study entitled *The Impact of Construction on the Wisconsin Economy* by C3 Statistical Solutions, Inc. published in January 2011, the standard Industry Economic Multiplier of 1.92 applies to Wisconsin and for the proposed renovations and addition to Babcock Hall would translate into a positive economic impact of over \$66 million. Using a related formula that 17 jobs are created for every \$1 million spent on construction, this \$34 million dollar project should create approximately 585 jobs split between design and construction workers and service industry and direct, indirect and induced jobs.

In the long-term, the renovation and expansion of Babcock Hall is a vital part of maintaining the UW-Madison dairy programming. With this project completed, the CDR will have adequate space for classes and equipment. Proper work area segregation will also exist, effectively isolating research products from commercial products. Updates to the Dairy Plant will result in a completely modernized and efficient facility.

## 8 IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES

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### 8.1 Energy

Energy resources that will be irretrievably consumed consist of electricity and petroleum fuel used to operate equipment during project construction and to operate off-site manufacturing plants that produce building materials. A main function of the renovation is to upgrade building systems to provide energy savings as well as better coverage for heating and cooling. Once completed, the energy will be used for conducting standard operations within the building, such as lighting, heating, cooling and food preparation will also be irretrievably lost on an on-going basis.

### 8.2 Science House

The removal of the building currently known as Science House is an irreversible impact of this project. The building, while not eligible for listing on the National Register of Historic Places, has held several iconic roles within the University. Built in 1863 as the farm supervisor's residence, it is one of two remaining timber-framed residential scale buildings on the College of Agricultural & Life Sciences campus harking back to the original agricultural program. The building was moved in 1900 to its current location on Farm Place next to the area that would become the Stock Pavilion in 1908. In the 1960s, this building was renovated to host the Artist-in-Residence. The Artist-in-Residence program was begun in 1934 and was the first such program at a university. Aaron Bohrod resided in Science House during this tenure as Artist-in-Residence from 1963 until his retirement in 1972. The building has been used by a variety of university departments since that time and has included several various renovations.

A variety of people have expressed interest in the building being retained. "This house has been a small but vibrant fixture of the university for 145 years," says Anne Katz, executive director of Arts, a nonprofit advocacy group said in the Isthmus. "It's served so many different facets of the Wisconsin Idea, from agriculture to arts to environment. I hope the university's leaders will find a way to honor and preserve the building's history as part of the UW's legacy for the future." Science House was the last design of architect August Kutzbock, primary designer of Madison's second Capitol and the [Gates of Heaven](#) synagogue preserved in James Madison Park.

## 9 ALTERNATIVES TO THE PROPOSED ACTION

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### 9.1 No Action Alternative

If nothing is done, the Dairy Plant could close due to non-compliance with manufacturing regulations. The ramifications of taking no action would mean the curtailment of Babcock ice cream production, no milk supply for the CDR, elimination of research and forcing CDR to move elsewhere, possibly off-campus.

### 9.2 Partial Update Alternative

Renovating only the infrastructure of the existing plant (ventilation, plumbing, electrical, etc.) was one alternative that was discussed early in the planning process. If implemented, it would allow the building to meet the current code requirements for some of the food manufacturing regulations, but would still not address the lack of space to meet industry needs nor eliminate the potential for contamination between research projects and products produced for consumption.

### 9.3 Alternative Plans

Alternative layouts to the proposed site and building modifications were explored in the planning process. A larger addition to the west end of the building was considered but would have been more expensive than the current configuration. Additionally, a mezzanine across the entire existing dairy plant processing floor was also considered. This, too, proved too costly and would have resulted in potential down time for the Dairy Plant and CDR of more than one year, which was a compromise that neither operation wanted to implement unless no other alternative was possible.

## 10 EVALUATION

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### 10.1 Significant Effects to the Environment

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

Science House will be removed as a result of this project. The project will result in a loss of approximately 6,600 square feet of pervious surface. Two trees, one of which is a mature 36" DBH, and some grassy areas will be removed during this project which is a negative impact to the environment.

### 10.2 New Environmental Effects

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

The environment that exists currently on the site consists of academic, research, outreach and social functions and the support of those services within the facility. Some of the academic, research, and outreach functions will be expanded as a result of this project, but no new biological environment would be created. The addition to the building will allow for a complete separation of the Dairy Plant and the CDR. This will allow for expansion of both ventures as desired. The addition is being planned and built with the required supports to allow for two additional levels to be added on in the future.

### 10.3 Geographically Scarce Resources

*Are the existing environmental feature which would be affected by the proposed action scarce, either locally or statewide? If so, list and describe.*

The renovation and expansion of Babcock Hall will not adversely affect any geographically scarce resources.

### 10.4 Precedent Setting from Action

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

This project will influence future decisions such as the increase in CDR programming and research abilities. The expansion to the building is being engineered to allow for two additional vertical floors at some time in the future. With the project completion, these operations would better meet identified needs and allow food science research to progress

in areas where the current facility may not be able to due to existing building limitations. The changes made to Parking Lot 40 during this process may enter into parking expansion decisions to be made in the future. The expansion to the building is being engineered to allow for two additional vertical floors at some time in the future.

## 10.5 Highly Controversial Issues

*Discuss and describe concerns which indicate a serious controversy.*

The deconstruction of Science House is the only facet of the project that has met with even light controversy. The UW Madison Planning office has investigated options for saving and relocating the building, but no cost-effective options have been identified at this point. The WHS also has noted interest in the project as it relates to any impacts to the historical Stock Pavilion, and will work with the design team to mitigate potential concerns.

## 10.6 Consistency with Long-Term Plans and Policies

*Does the action conflict with official agency plans or with any local, state, or national policy? If so, how?*

The action does not conflict with official agency plans or with any local, state or national policy. The proposed project is consistent with the 2005 Campus Master Plan which shows a proposed addition to Babcock Hall to expand the Dairy Plant.

## 10.7 Cumulative Impacts

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

The cumulative impacts of this project are several.

- Increase public safety due to better food handling resources within the redesigned CDR and Dairy Plant.
- Replacement of aging utility and energy systems, increase efficiency.
- Increased quality and quantity of educational opportunities with expanded spaces.
- Increased capacity for outreach to the community which could have an economic impact.
- Increased capacity for research projects potentially increasing grant funding to the CDR.

- Increased intake capacity of milk for all research projects.
- Improved access route to Dairy Store which could potentially increase profits from the store.
- Reduced costs for future expansion due to present engineering.
- Loss of unique building on campus with the removal of Science House.
- Repeated removal of campus parking will not meet the UW Transportation plan to supply a constant parking capacity on campus. Therefore, cumulative impacts of this type of project would result in additional parking structures being provided on campus replacing either existing parking lots or using green space or other underutilized areas on campus.
- Expansions often result in the loss of trees, as is the case with this project. If repeated at other locations with similar biological or cultural resources, this could result in additional impacts to those resources.

## 10.8 Historical, Scientific, Archaeological Impacts

*Will the action modify or destroy and historic, scientific or archaeological site?*

The project site does not contain historic, scientific or archaeological sites. The western portion of the project area borders the Stock Pavilion that is listed on the National Register of Historic Places. Care must be taken during construction to ensure this asset is protected.

## 10.9 Future Impacts

*Is the action irreversible? Will it commit a resource for the foreseeable future?*

The action of this project is irreversible in the sense that it would take considerable construction and financial efforts to deconstruct the main aspects of the proposed project. Construction of the projects components limits extensively what can be constructed on the site in the future. The deconstruction of Science House is irreversible. The investment in capital improvements and enhancements to the operations would make it financially inadvisable to deconstruct the facility, thereby, limiting future site uses.

## 10.10 Ethnic or Cultural Impacts

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

One potential benefit of the proposed building modifications is for people with disabilities who will greatly benefit from the improved ADA accessibility to the Dairy Store and the Dairy Plant observation area.

The increased capacity of the CDR to hold short courses, thereby providing “business incubation”, will result in additional service to the dairy and dairy processing community locally and throughout the state.

### **10.11 Other**

No other impacts are expected.



## LIMITATIONS

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

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## EIS RECOMMENDATION

RECOMMENDATION (to be completed by institution WEPA Coordinator only)	
<input checked="" type="checkbox"/>	<b>EIS Not Required</b> Analysis of the expected impact of this proposal is of sufficient scope and detail to conclude that this is not a major action which would significantly affect the quality of the human environment. In my opinion therefore, an environmental impact statement is not required before the board undertakes this action.
<input type="checkbox"/>	Major and Significant Action: <b>PREPARE EIS</b>

Additional factors, if any, affecting the evaluator's recommendation:

CERTIFIED TO BE IN COMPLIANCE WITH WEPA - Public Notice Completed (include copy of public notice for permanent record)	
Institution WEPA Officer 	Date: 3/28/14

This decision is not final until approved by the appropriate officer.  
Regent Resolution 2508 11/06/8

## FIGURES

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X:\PROJECTS\UW-Madison Babcock Hall EIA\GIS\Mapa\SiteSurvey.mxd

Data Sources  
ESRI World Imagery, 4/29/2011

Prepared by: SSM	 1 inch = 150 feet Date Created: 09/05/2014
Approved by: BP	

**cornerstone**  
environmental

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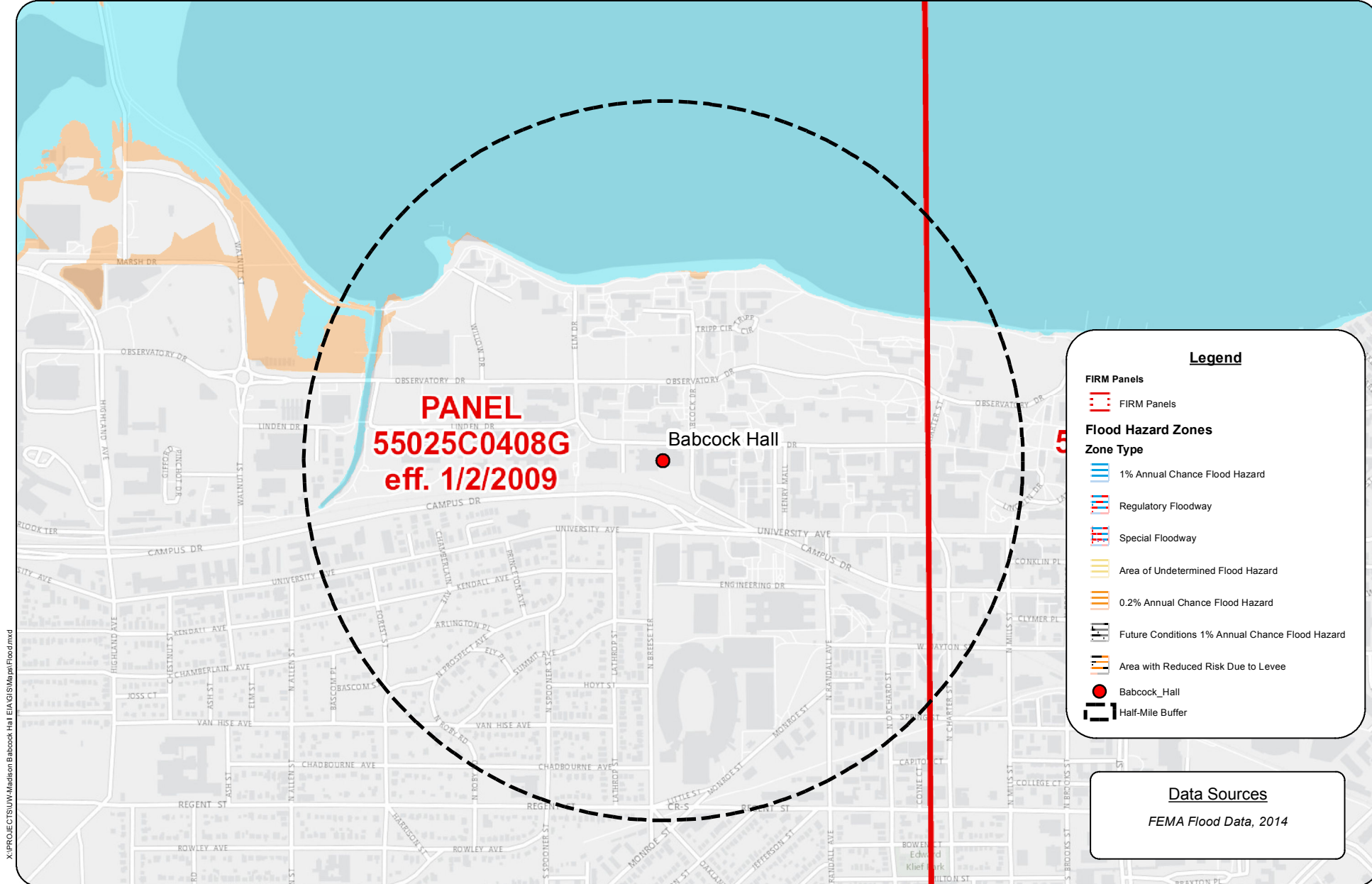
University of Wisconsin - Madison  
Babcock Hall, Center for Dairy Research

**Site Survey**

FIGURE NO.  
**2**

PROJECT NO.  
140695





X:\PROJECTS\UW-Madison Babcock Hall EIA\GIS\Mapa\Flood.mxd

Prepared by:  
SSM



1 inch = 1,000 feet  
Date Created: 09/04/2014



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## FIRM Flood Potential Map

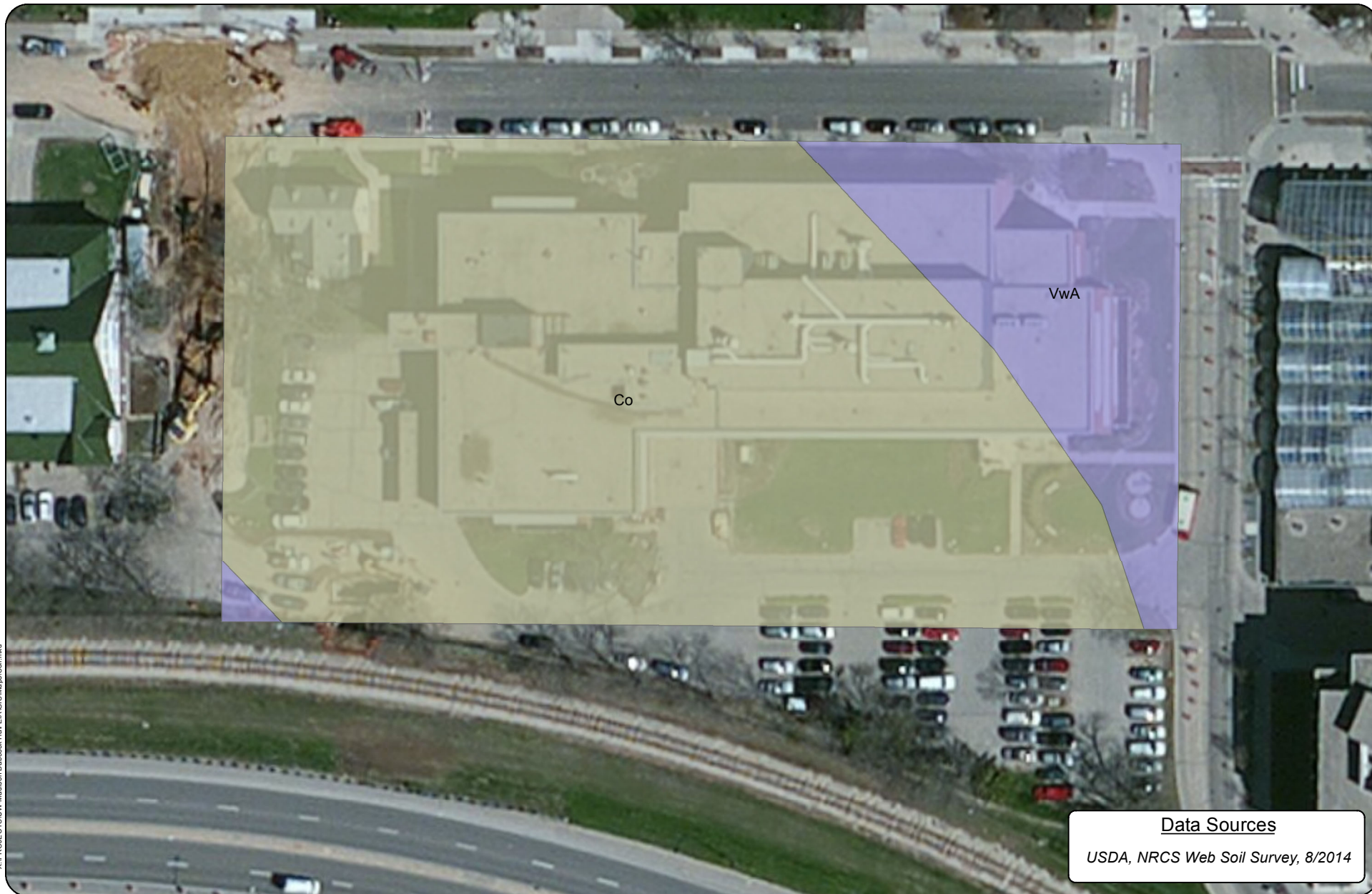
FIGURE NO.

3

PROJECT NO.  
140695



X:\PROJECTS\UW-Madison Babcock Hall EIA\GIS\Mapa\Soil.mxd



Data Sources

USDA, NRCS Web Soil Survey, 8/2014

Prepared by:  
SSM



1 inch = 68 feet

Date Created: 12/12/2014



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Babcock Hall, Center for Dairy Research

**Site Soil Map**

FIGURE NO.

**4**

PROJECT NO.  
140695



X:\PROJECTS\UW-Madison\Babcock Hall EIA\GIS\Map\Wetland 5.mxd



#### Legend

- Babcock\_Hall
- Half-Mile Buffer
- National Wetlands Inventory**
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Palustrine Emergent Wetland
  - Riverine

#### Data Sources

National Wetlands Inventory

Prepared by:  
SSM



1 inch = 1,000 feet  
Date Created: 12/12/2014

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environmental

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University of Wisconsin - Madison  
Babcock Hall, Center for Dairy Research

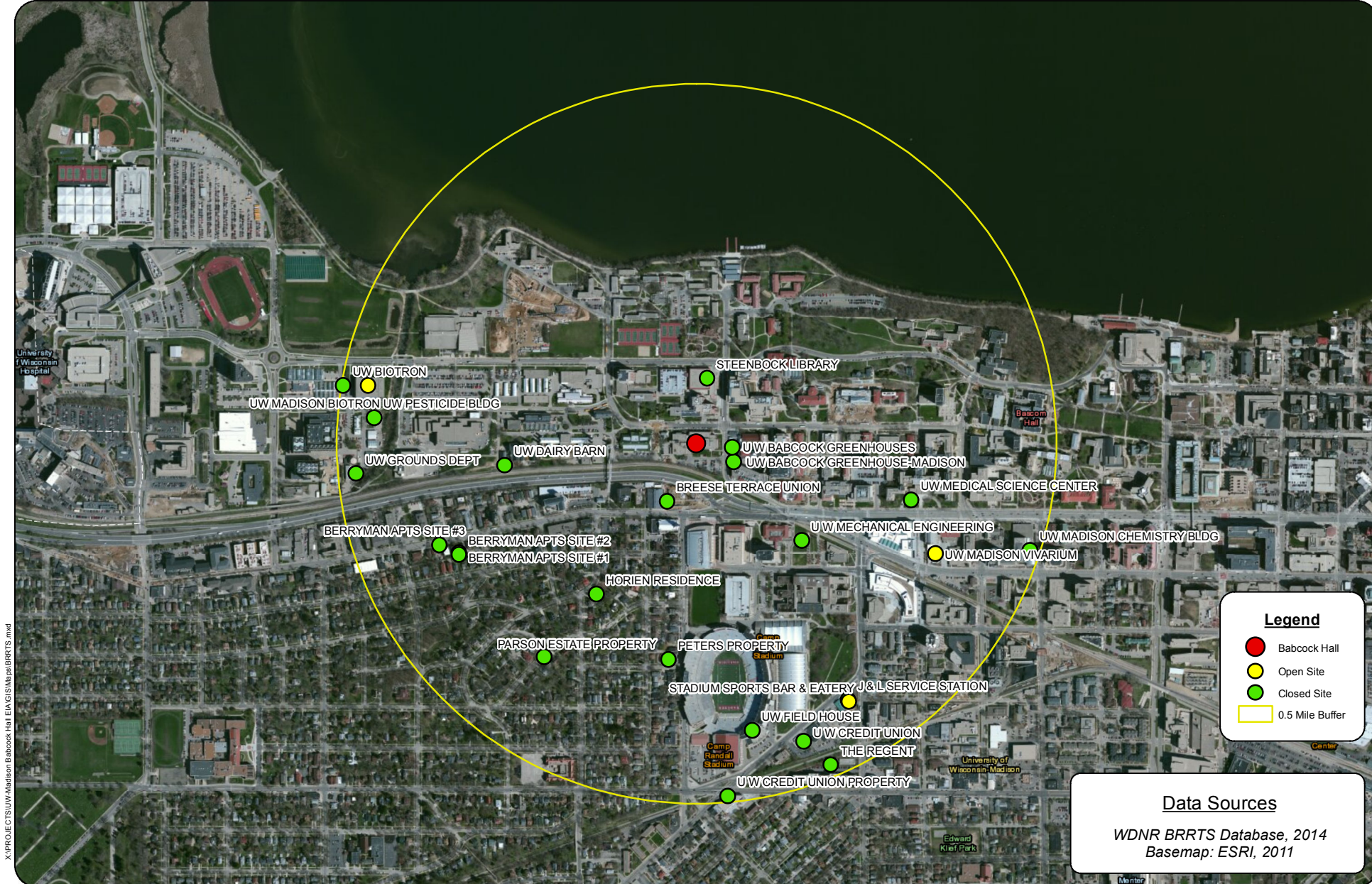
## National Wetlands Inventory

FIGURE NO.

**5**

PROJECT NO.  
140695





X:\PROJECTS\UW-Madison Babcock Hall EIA\GIS\Mapa\BRTS.mxd

Prepared by: SSM	 1 inch = 1,000 feet Date Created: 09/05/2014
Approved by:	

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 environmental

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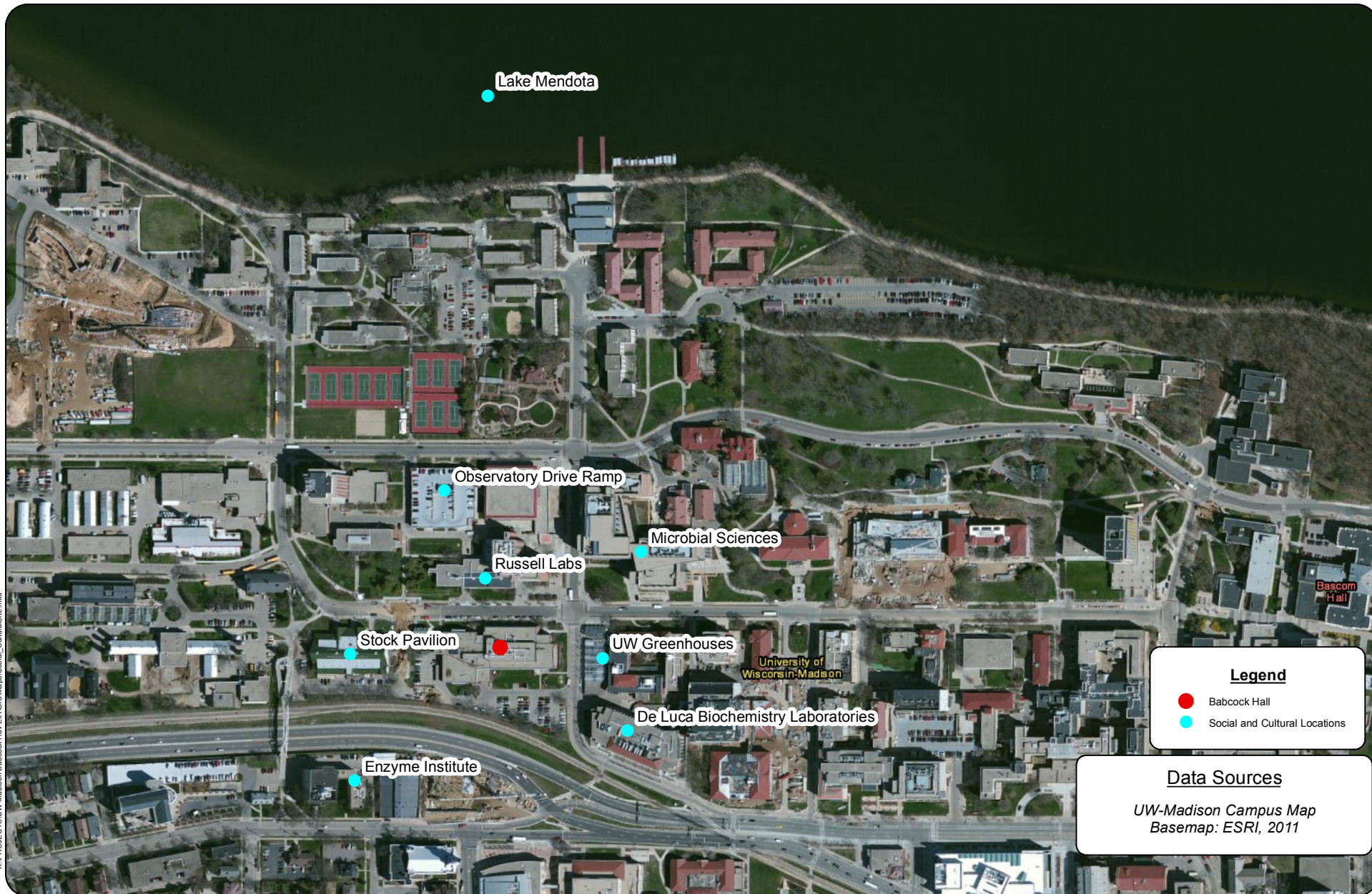
University of Wisconsin - Madison  
 Babcock Hall, Center for Dairy Research

**BRTS Dataset**

FIGURE NO.  
**6**  
 PROJECT NO.  
 140695



X:\PROJECTS\UW-Madison\Babcock Hall EIA\GIS\Mapa\Social\_CulturalSite.mxd



Prepared by:  
SSM



1 inch = 400 feet

Date Created: 09/05/2014

Approved By:  
AW



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University of Wisconsin - Madison  
Babcock Hall, Center for Dairy Research

## Social and Cultural Sites of Interest

FIGURE NO.


7

PROJECT NO.  
140695





X:\PROJECTS\UW-Madison\Babcock\_Hall\EA\GIS\Mapa\Historical.mxd

Prepared by: SSM	 1 inch = 150 feet Date Created: 09/10/2014
Approved By: AW	


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 Babcock Hall, Center for Dairy Research

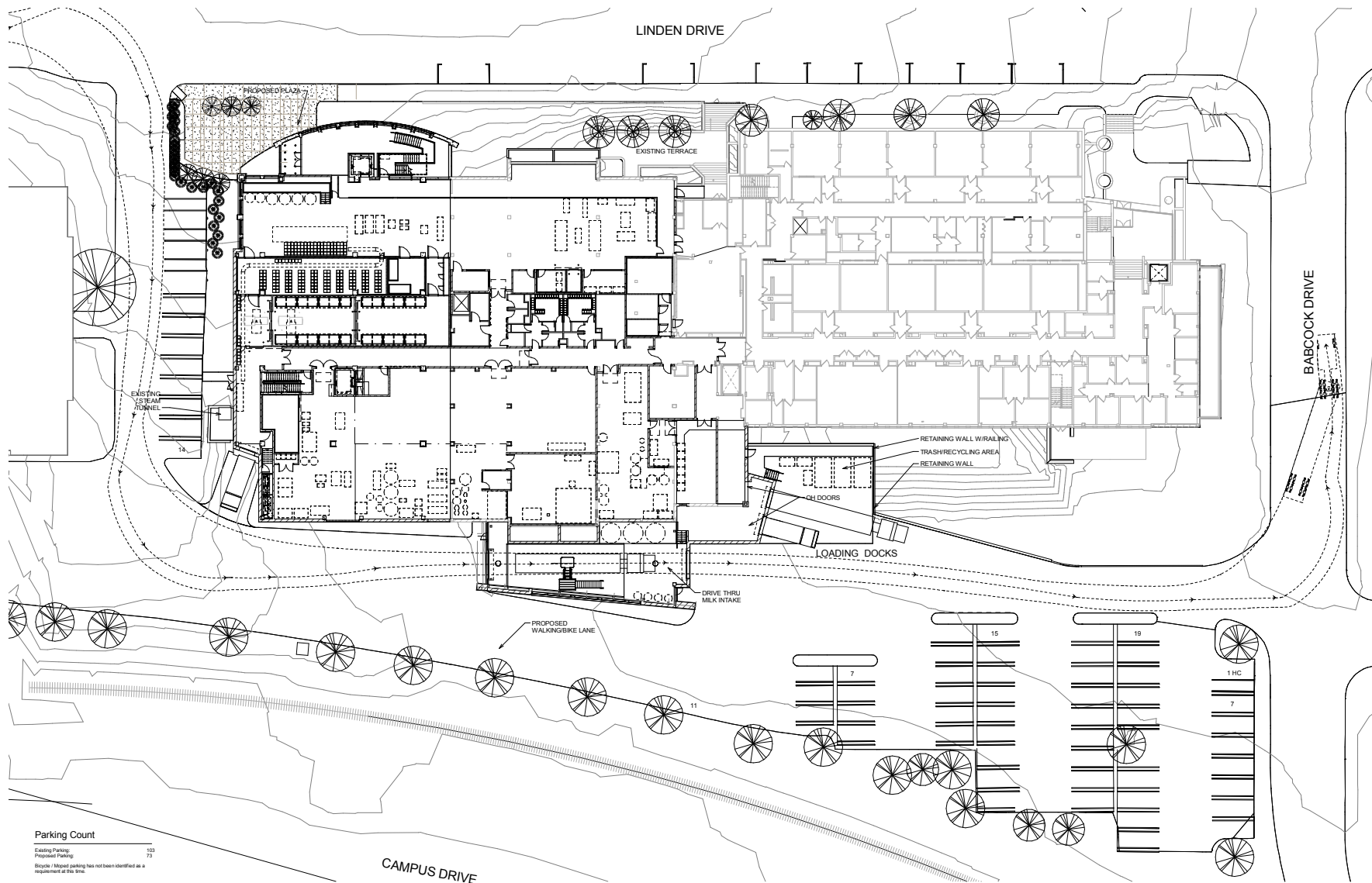
**Wisconsin Historical Listings**

FIGURE NO.  
**8**

PROJECT NO.  
 140695

## DRAWINGS

---



**Parking Count**

Existing Parking	103
Proposed Parking	73
Bicycle / Motor parking has not been identified as a requirement at this time.	

# **SITE PLAN**

07/21/15  
Zimmerman Project # 130153.00  
Wisconsin DFD Project # 13A2U

## **Babcock Dairy Plant and Center for Dairy Research**

University of Wisconsin - Madison







Existing Site and Context

11/25/15  
Zimmerman Project # 130153.00  
Wisconsin DFD Project # 13A2U

Babcock Dairy Plant and Center for Dairy Research

University of Wisconsin - Madison







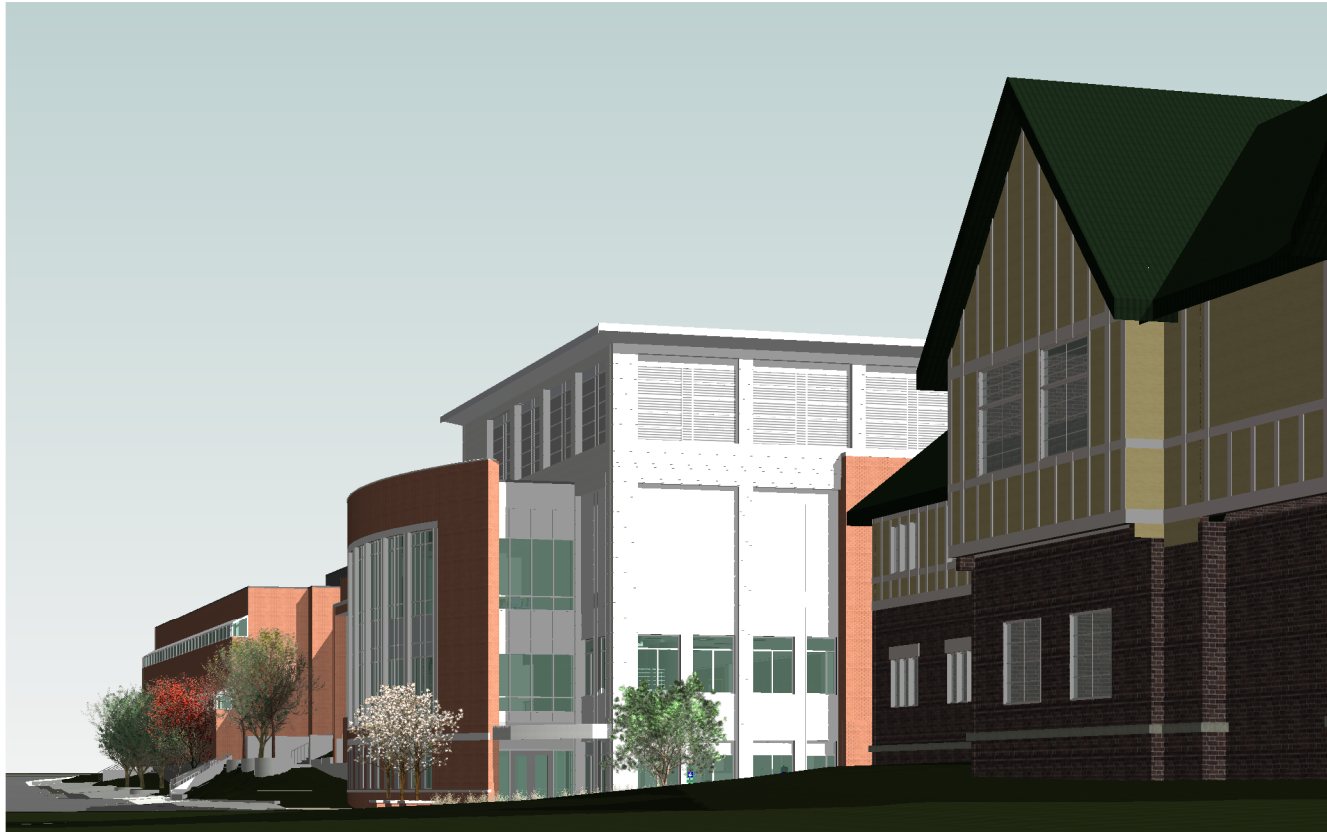
North Eye Level

Babcock Dairy Plant and Center for Dairy Research

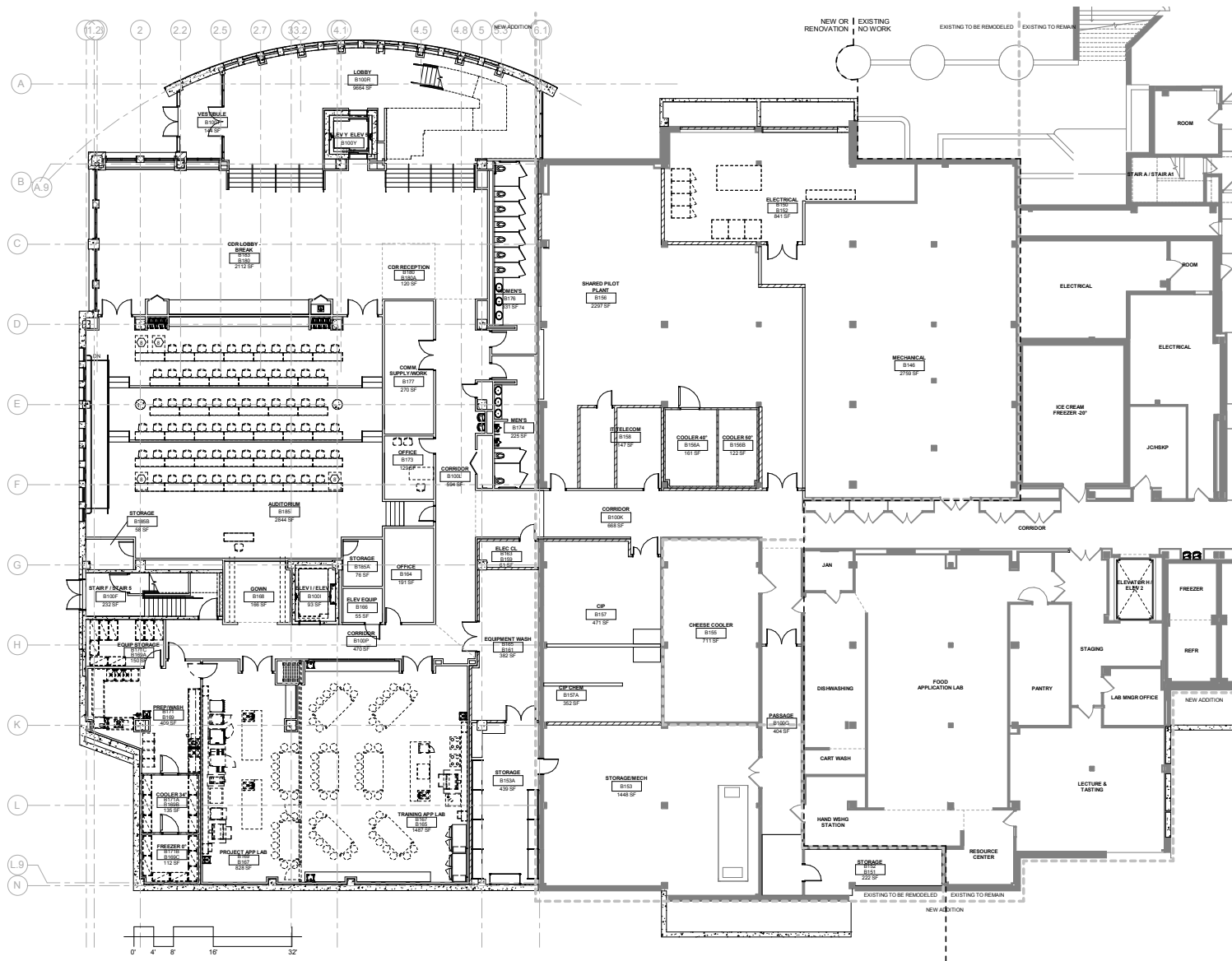
University of Wisconsin - Madison



11/25/15  
Zimmerman Project # 130153.00  
Wisconsin DFD Project # 13A2U







## Ground Floor Plan

07/21/15  
Zimmerman Project # 130153.00  
Wisconsin DFD Project # 13A2U

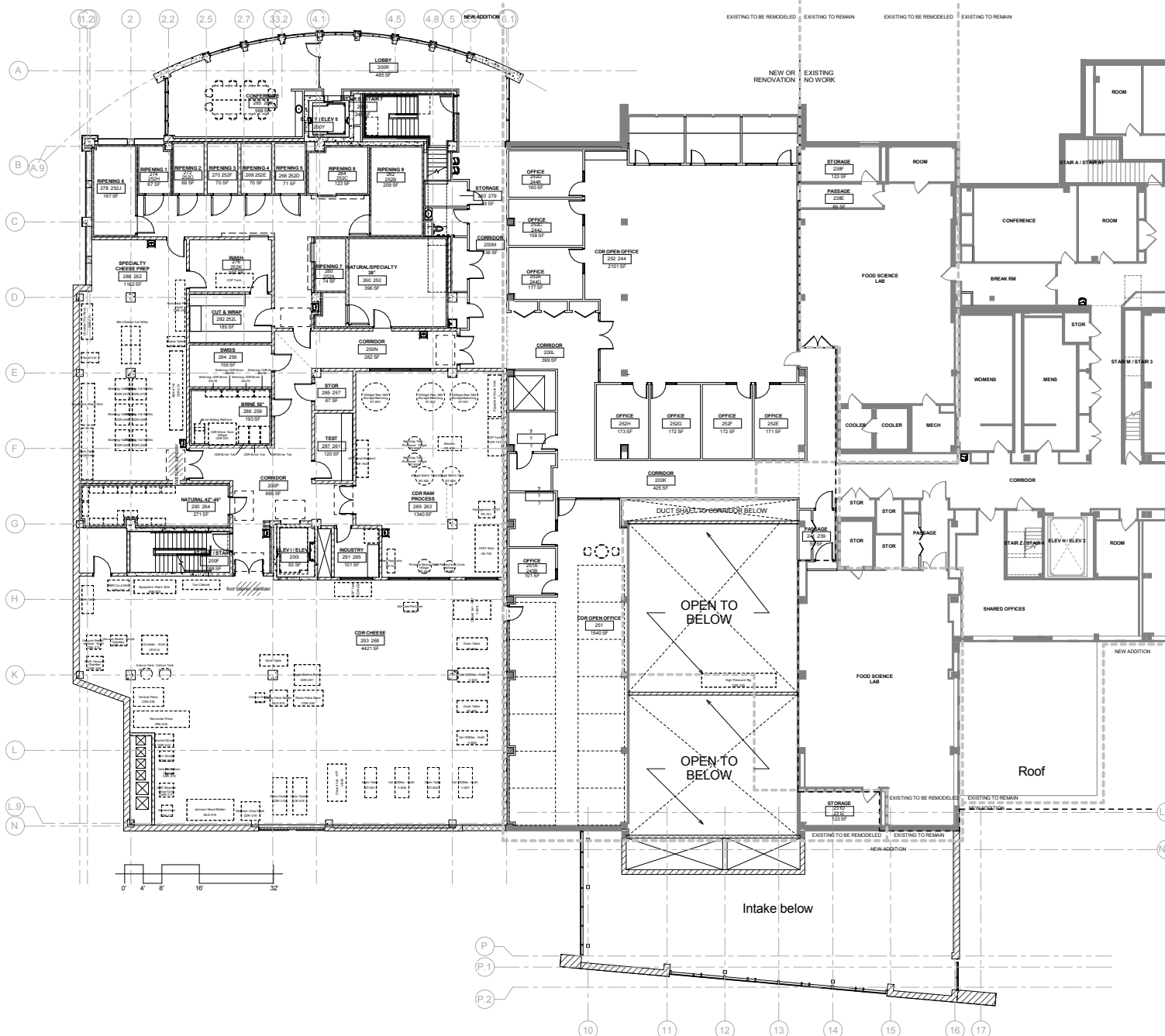
## Babcock Dairy Plant and Center for Dairy Research

University of Wisconsin - Madison









# Second Floor Plan

09/25/15  
Zimmerman Project # 130153.00  
Wisconsin DFD Project # 13A2U

# Babcock Dairy Plant and Center for Dairy Research

University of Wisconsin - Madison



## ***APPENDIX A***

### **SCOPING LETTER AND INTERESTED PARTIES LIST**

---



8413 Excelsior Drive, Suite 160, Madison, WI 53717  
T 877.633.5520 | W [www.cornerstoneeg.com](http://www.cornerstoneeg.com)

September 5, 2014

Re: University of Wisconsin-Madison  
Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition  
(DFD #13A4U)  
Environmental Impact Assessment Scoping Process

Dear Potentially Interested Party:

The State of Wisconsin Department of Administration, Division of Facilities Development (DFD) has retained Cornerstone Environmental Group on behalf of the University of Wisconsin-Madison to prepare an Environmental Impact Assessment (EIA) of the proposed UW-Madison Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition. The EIA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11 and University of Wisconsin System Administration (UWSA) guidelines. An initial component of this EIA is the scoping process to identify at an early stage any potential impact of the project on the physical, biological, social, and economic environments. Because you, your agency, or group may have an interest in the project, or are representing neighbors near the project vicinity, we are inviting you to participate in the scoping process.

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

This project is planned to include the construction of a three-story addition with central lobby space attached to Babcock Hall, located at 1605 Linden Drive, to house the Center for Dairy Research (CDR). The size of this addition is estimated as approximately 27,300 gross square feet (GSF). This new construction will be partnered with the demolition of 5,000 GSF of space that includes the existing milk intake area, the existing drying tower, a mechanical space at the northwest corner of Babcock Hall, and a stair tower. Science House, located at 1645 Linden Drive, will be removed as part of this project. A new milk intake facility with three storage silos will be constructed. The project will infill approximately 1,275 GSF of an existing two-story space to create additional office space for CDR, and a new mechanical penthouse for the Dairy Plant. The renovation of 29,700



GSF of space in the basement, first and second levels of the west end of Babcock Hall will follow, including the existing Dairy Plant. Approximately 26 parking spaces located in Lot 40 to the west and south of the existing Babcock Hall will be removed or relocated. Finally, a new compressor / condenser package, ice building tank, and water filtration equipment within Mechanical Room B146 will be installed.

The total budget for this plan is projected to be \$34,420,000, with \$14,579,000 coming from General Fund Supported Borrowing, and \$19,841,000 from grants and gifts.

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

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions or other input by September 19, 2014 to be considered in the draft EIA. Comments received after that date will be considered in preparation of the final EIA. Related information and comments forms can be obtained via the project website at: [http://www.cornerstoneeg.com/babcock\\_hall/](http://www.cornerstoneeg.com/babcock_hall/).

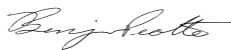
Send your comments to:

Susan Mockert  
8413 Excelsior Drive, Suite 160  
Madison, WI 53717  
[Susan.Mockert@cornerstoneeg.com](mailto:Susan.Mockert@cornerstoneeg.com)

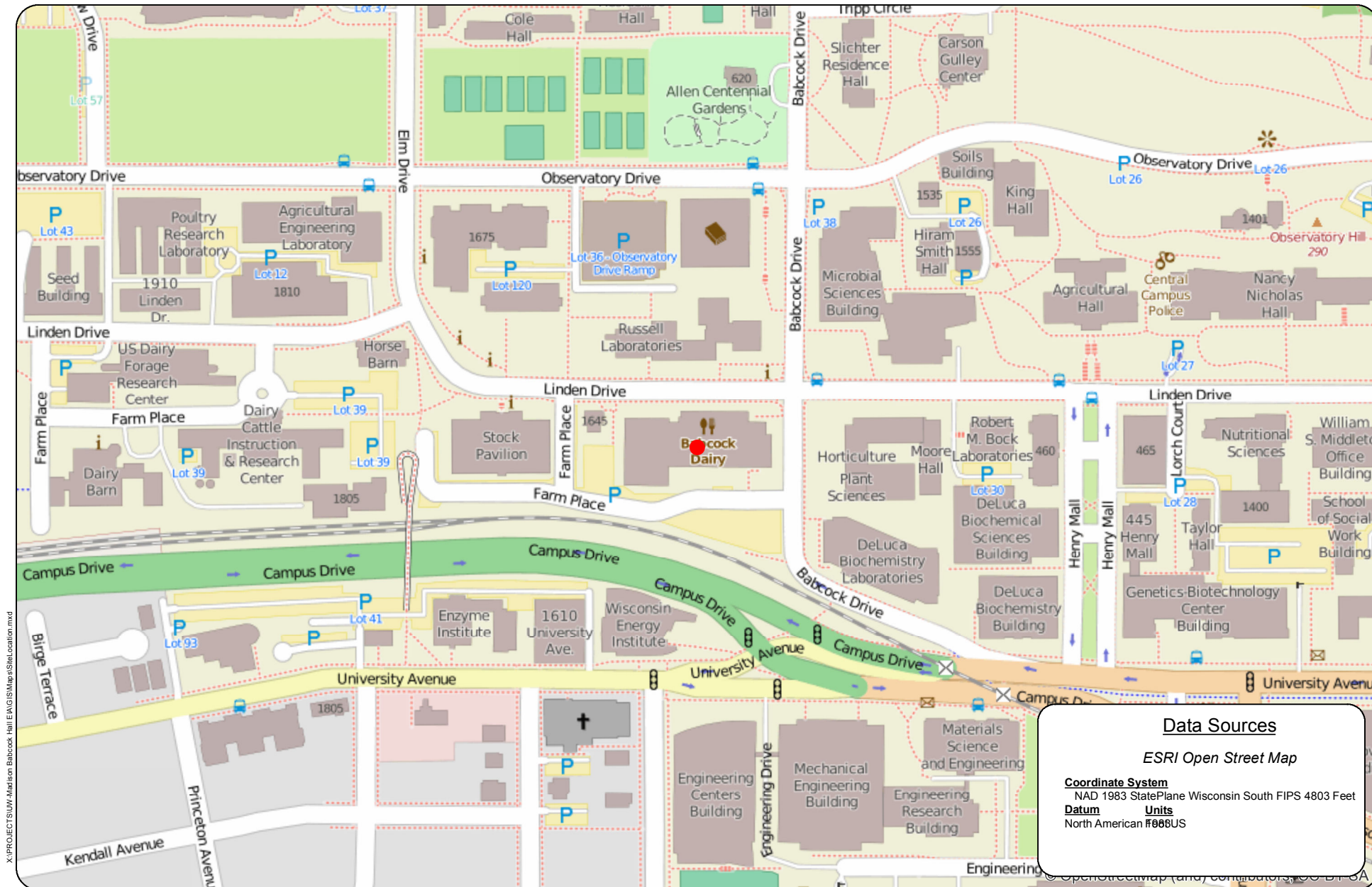
If no comments are received from you or your agency, we will assume there are no project issues that negatively impact you. You will have additional opportunities to provide comments during the upcoming public comment period and public meeting. If you have any questions or concerns regarding this process, please contact me at (630)410-7203.


Sincerely,

Cornerstone Environmental Group, LLC



Ben Peotter, P.E  
Project Manager



Prepared by: SSM	 1 inch = 300 feet Date Created: MM/DD/YYYY
Approved by: BP	

 **cornerstone**  
environmental

PREPARED BY:  
CORNERSTONE ENVIRONMENTAL GROUP, LLC

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University of Wisconsin - Madison  
Babcock Hall, Center for Dairy Research

**Site Location**

FIGURE NO.  
**NN**

PROJECT NO.  
140695

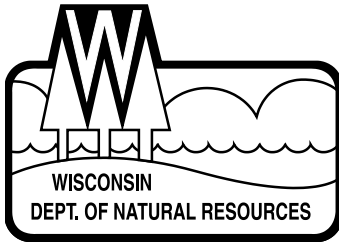
Distribution List													
Environmental Impact Assessment (EIA) Document Distribution List													
Babcock Dairy Plant Renovation & Center for Dairy Research Addition													
University of Wisconsin - Madison													
DSF Project #13A2U			M - mailed a hard copy; E - emailed an electronic copy or website notice; ND - not distributed										
							Document Distribution						
Contact Name	Organization	Address Line 1	Address Line 2	City	State	Zip	Email Address	Scoping	DEIA	FEIA			
University of Wisconsin System, UW-Madison													
Kate Sullivan	UW System Administration-Facilities Planning Director	780 Regent Street, Suite 210		Madison	WI	53715	ksullivan@uwsa.edu	E	E	M			
Stu LaRose	UW Facilities, Planning and Management	610 Walnut Street	Room 954	Madison	WI	53726	slarose@fpm.wisc.edu	E	E	E			
Gary Brown	UW Director of Campus Planning	610 Walnut Street	919 WARF	Madison	WI	53726	gbrown@fpm.wisc.edu	E	E	M			
Jeff Kosloske	UW System Administration	780 Regent Street, Suite 210		Madison	WI	53715	jkosloske@uwsa.edu	E	E	E			
Doug Sabatke	UW College of Agricultural & Life Sciences	1450 Linden Drive		Madison	WI	54706	dsabatke@cals.wisc.edu	E	E	E			
Rob Kennedy	UW Transportation Planner	610 Walnut Street		Madison	WI	53726	rkennedy@fpm.wisc.edu	E	E	E			
Bill Klein	Dairy Plant	1605 Linden Drive		Madison	WI	53706	waklein@wisc.edu	E	E	E			
John Lucey	Center for Dairy Research	1605 Linden Drive	Babcock Hall Rm 245	Madison	WI	53706	jlucey@cdr.wisc.edu	E	E	E			
Sharon Devenish	UW - School of Engineering Representative						sdevenish@wisc.edu	E	E	E			
Johanna Oosterwyk	DC Smith Greenhouse	465 Babcock Drive		Madison	WI	53706	jmooster@wisc.edu	E	E	E			
Sheila Pink	Stock Pavilion						sfpink@ansci.wisc.edu	E	E	E			
Caitlyn Allen	Russell Laboratories						caz@plantpath.wisc.edu	E	E	E			
Betty Craig	De Luca Biochemistry Laboratory	433 Babcock Drive		Madison	WI	53706-1544	chair@biochem.wisc.edu	E	E	E			
Everett Mitchell	UW - Chancellor Special Assistant	Room 91, Bascom Hall	500 Lincoln Dr	Madison	WI	53705	edmitchell@wisc.edu	E	E	E			
	The Badger Herald	152 W Johnson Street	Suite 202	Madison	WI	53703							
	The Daily Cardinal	2142 Vilas Hall, 821 University Avenue		Madison	WI	53706-1497							
Gen Carter	Associated Students of Madison	Student Activity Center, Room 4301	333 E Campus Mall	Madison	WI	53715	chair@asm.wisc.edu	E	E				
Wisconsin Department of Administration - Division of State Facilities													
Russ Van Gilder	Wisconsin Dept of Administration, DSF	PO Box 7866		Madison	WI	53707	russ.vangilder@wisconsin.gov	E	E	M			
Federal Government Agencies													
Peter Fasbender	U.S. Fish and Wildlife	2661 Scott Tower Drive		New Franken	WI	54229	peter_fasbender@fws.gov	E	E	E			
State Government Agency Contacts													
Russ Anderson	Wisconsin Department of Natural Resources	3911 Fish Hatchery Road		Fitchburg	WI	53711	russell.anderson@wisconsin.gov	E	E	E			
Dane County													
Kevin Connors	Dane County Land and Water Resources Department	One Fen Oak Court	Room 234	Madison	WI	53718-8812	lwrd@countyofdane.com	E	E				
City of Madison													
Anne Monks	Mayoral Representative						amonks@cityofmadison.com	E	E	E			
Bill Sullivan	City of Madison Fire Department	325 W. Johnson St.		Madison	WI	53703	wsulilvan@cityofmadison.com	E	E	E		- Sullivan's request	
State, City and Local Elected Officials													
Office of the Governor		115 East State Street		Madison	WI	53702	govgeneral@wisconsin.gov	M/E	ME	E			
Terese Berceau	State Assembly Representative						rep.berceau@legis.wisconsin.gov	E	E	E			
Fred Risser	State Senator						sen.risser@legis.wisconsin.gov	E	E	E			
Mayor Paul Soglin	Mayor City of Madison	City County Building Room 403	210 Martin Luther King BL	Madison	WI	53703	mayor@cityofmadison.com	E	E	E			
Joe Parisi	Dane County Executive	City County Building Room 421	210 Martin Luther King BL	Madison	WI	53703	parisi@countyofdane.com	E	E	E			
Shiva Bidar-Sielaff	District 5 Alder						district5@cityofmadison.com	E	E	E			
Local Community Contacts													
Paul Williams	UW-Madison Emeritus Faculty						phwillia@wisc.edu	E	E	E			
Alfonso Morales	Dept of Urban and Regional Planning						moraless1@wisc.edu	E	E	E			

	Joint West Campus Area Committee							E	E	E		
Design Architect(s)/Engineer(s)												
Tom Witte	Zimmerman Architectural Studios	2122 West Mt. Vernon Ave		Milwaukee	WI	53233	tom.witte@zastudios.com	E	E	E		
Neighborhood Associations												
Jon Miskowski	Regent Neighborhood Association Representative						jonmiskowski@gmail.com	E	E	E		
Local Libraries												
Reference	UW Libraries	College Library, Helen C. White		Madison	WI	53706			M			
Reference	Madison Public Library	201 West Mifflin Street		Madison	WI	53703			M			

## ***APPENDIX B***

### **RESPONSES TO SCOPING LETTER**

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## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor  
Cathy Stepp, Secretary

101 S. Webster St.  
Box 7921  
Madison, Wisconsin 53707-7921  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY 608-267-6897

September 10, 2014

Susan Mockert  
Cornerstone Environmental Group  
8413 Excelsior Drive  
Suite 160  
Madison WI 53717

SUBJECT: Notice of Broad Incidental Take Permit/Authorization Coverage  
Proposed Babcock Hall Dairy Plant Renovation Project, City of Madison, Dane  
County, WI (T07N R09E S15)

Dear Ms. Mockert:

This letter serves as notice that the proposed project as described in your Endangered Resources Review Request dated September 8, 2014, is covered under (ACTIVITY 1-A6) in Table 1 of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (BITP/A) (see document at <http://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>) authorized on October 4, 2013, revised on August 22, 2014. This BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Because of this, **there are no actions that need to be taken to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized, and the ER Review fee is waived.**

Please note that a formal ER Review is not required for a project that meets the requirements of the BITP/A for No/Low Impact Activities as outlined in the introduction to the BITP/A. For future projects of this nature, instead of getting an ER Review Request, you should complete an ER Review Verification Form (<http://dnr.wi.gov/files/PDF/forms/1700/1700-079.pdf>) to keep on file and submit with any other necessary DNR permit applications to indicate that the Endangered Resources requirements have been met. As a review has already been completed for this project, it is acceptable to include a copy of this letter with any applications you submit for other DNR permits instead of the ER Review Verification Form.

All commercial, governmental or non-profit entities that conduct projects covered under the BITP/A for No/Low Impact Activities must place documentation in the project file when the BITP/A is utilized. They must also submit an annual report (<http://dnr.wi.gov/files/PDF/forms/1700/1700-078.pdf>) to the Bureau of Natural Heritage Conservation (BNHC) documenting that their activities were performed in accordance with the specifications, definitions and conditions defined within the permit/authorization.

**This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.**

Please contact me at (608) 264-6057 or via email at [matthew.wykle@wisconsin.gov](mailto:matthew.wykle@wisconsin.gov) if you have any questions about this notice.

Sincerely,

Lori Steckervetz  
Endangered Resources Review Program

dvmu\_14-638

# Phone Memo

**To:** Susan Mockert  
**From:** Mike Charleston  
**Date:** September 18, 2014  
**Re:** 13A42, UW- Madison Babcock Hall EIA

---

Upon receiving the UW-Madison Babcock Hall EIA scoping letter, which was mailed on September 5, 2014, the WDNR contacted Cornerstone to discuss possible issues with asbestos in the building. Mike Charleston called to inform us of the following requirements:

1. Inspection by State Certified Inspector
2. Notification to WDNR – to be submitted by the abatement contractor, a 10-day waiting period is necessary
3. Removal and disposal of asbestos by State certified contractor.

In terms of the EIA, we will make note of the requirements and include the asbestos inspection report as an appendices.



RECEIVED  
MAR 23 2015  
BY: .....

## REQUEST FOR SHPO REVIEW AND COMMENT ON A STATE UNDERTAKING

Submit one copy with each undertaking for which our comment is requested. Please print or type. We do not accept Electronic Submittals.

## Return to:

Wisconsin Historical Society, Historic Preservation and Public History Division, Preservation Planning, 816 State Street, Madison, WI 53706

Please Check All Boxes and Include All of the Following Information, as Applicable:

RECEIVED  
FEB 13 2015

DIV HIST PRES

## I. GENERAL INFORMATION

- ☒ This is a new submittal.  
☐ This is supplemental information relating to Case #: \_\_\_\_\_, and title: \_\_\_\_\_  
☐ This project is being undertaken pursuant to the terms and conditions of a programmatic or other interagency agreement.

The title of the agreement is \_\_\_\_\_

- a. State Agency Jurisdiction (Agency providing funds, assistance, license, permit): \_\_\_\_\_ UW-Madison
- b. State Agency Contact Person: \_\_\_\_\_ Gary Brown
- c. Phone: \_\_\_\_\_ 263-3023 \_\_\_\_\_ FAX: \_\_\_\_\_
- d. Return Address: \_\_\_\_\_ 610 Walnut St. Madison WI \_\_\_\_\_ Zip Code: \_\_\_\_\_ 53726
- e. Email Address: \_\_\_\_\_ gbrown@fpm.wisc.edu
- f. Project Name: \_\_\_\_\_ Babcock Hall Addition
- ++
- g. Project Street Address: \_\_\_\_\_ 1605 Linden Drive
- h. County: \_\_\_\_\_ Dane \_\_\_\_\_ City: \_\_\_\_\_ Madison \_\_\_\_\_ Zip Code: \_\_\_\_\_ 53706
- i. Project Location: Township 7N, Range 9, E/W (circle one), Section 22, Quarter Sections NE 1/4, NW 1/4
- j. Project Narrative Description—Attach Information as Necessary, including brief project overview and current photos of project property(ies).
- k. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE.

## II. IDENTIFICATION OF HISTORIC PROPERTIES

- ☒ The following historic property(ies) is (are) recorded in the Wisconsin Inventory of Historic Places and is (are) located within the project APE.

The adjacent Stock Pavilion is listed on the National Register of Historic Places.

Attach supporting materials (including copy of Wisconsin inventory database record, current photo(s) of property).

## III. FINDINGS

- ☐ No historic property (enumerated in II above) may be affected by the proposed project. Attach supporting material.  
☒ The proposed undertaking may affect an historic property (identified in II above) located within the project APE. Attach supporting material.

Authorized Signature: \_\_\_\_\_ Gary Brown \_\_\_\_\_ Date: \_\_\_\_\_ 02/11/15

Type or print name: \_\_\_\_\_ Gary Brown

## IV. STATE HISTORIC PRESERVATION OFFICE COMMENTS

- ☒ Agree with the finding in section III above.  
☐ Do not agree with the finding in section III above.  
☒ The proposed undertaking will not adversely affect one or more historic properties.  
☐ The proposed undertaking will adversely affect one or more historic properties.  
☐ WHS requires negotiation with the state agency to address the adverse effect.  
☐ WHS does not require negotiation with the state agency to address the adverse effect.  
☐ WHS objects to the finding for reasons indicated in attached letter.  
☐ WHS cannot review until information is sent as follows: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_ 3/12/15

caveat: Please ensure  
that the Stock Pavilion  
is protected (fencing) through  
Demo + Construction activities



## Peotter, Ben

---

**From:** Barta, Andrew H - DNR <Andrew.Barta@wisconsin.gov>  
**Sent:** Tuesday, September 16, 2014 10:53 AM  
**To:** Peotter, Ben  
**Cc:** Anderson, Russell A - DNR; Rortvedt, Eric - DNR; Charlton, Michael D - DNR; Singh, Shiw S - DNR  
**Subject:** RE: UW-Madison Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition - Notice of proposed project and EIA Scoping Letter  
**Attachments:** UW-Madison Babcock Hall WEPA Scoping Letter.pdf  
**Importance:** High

Ben,

We have reviewed the Babcock Hall Dairy Plan Renovation proposal below and can provide the following comments.

New construction resulting in ground disturbing activities could require a WPDES permit from DNR Stormwater staff. For more information regarding these requirements contact:

Eric Rortvedt  
[eric.rortvedt@wisconsin.gov](mailto:eric.rortvedt@wisconsin.gov)  
608-275-5612

Demolition and remodeling of old building structures has the potential to disturb asbestos containing material. For more information regarding asbestos demolition and disposal contact:

Michael Charlton  
[Michael.Charlton@Wisconsin.gov](mailto:Michael.Charlton@Wisconsin.gov)  
608-267-0562

If the project results in the construction of new sources of air emissions such as dryer or boiler stacks, please coordinate with the Air management program:

Shiw Singh  
608-275-7773  
[shiw.singh@wisconsin.gov](mailto: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 Review Specialist – 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



---

**From:** Anderson, Russell A - DNR  
**Sent:** Wednesday, September 10, 2014 9:32 AM  
**To:** Barta, Andrew H - DNR  
**Cc:** Heggelund, Eric P - DNR  
**Subject:** FW: UW-Madison Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition - Notice of proposed project and EIA Scoping Letter  
**Importance:** High

Andy,

Please take this one. I can explain more on what we do when I get to the office tomorrow.

Thanks

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Russ Anderson**

Phone: (608) 275-3467

[Russell.anderson@Wisconsin.gov](mailto:Russell.anderson@Wisconsin.gov)

---

**From:** Peotter, Ben [<mailto:Ben.Peotter@Cornerstoneeg.com>]  
**Sent:** Friday, September 05, 2014 8:55 AM  
**To:** Peotter, Ben  
**Cc:** [ksullivan@uwsa.edu](mailto:ksullivan@uwsa.edu); [slarose@fpm.wisc.edu](mailto:slarose@fpm.wisc.edu); [gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu); [jkosloske@uwsa.edu](mailto:jkosloske@uwsa.edu); [dsabatke@cals.wisc.edu](mailto:dsabatke@cals.wisc.edu); [rkennedy@fpm.wisc.edu](mailto:rkennedy@fpm.wisc.edu); [waklein@wisc.edu](mailto:waklein@wisc.edu); [jlucey@cdr.wisc.edu](mailto:jlucey@cdr.wisc.edu); [sdevenish@wisc.edu](mailto:sdevenish@wisc.edu); [jmooster@wisc.edu](mailto:jmooster@wisc.edu); [sfpink@ansci.wisc.edu](mailto:sfpink@ansci.wisc.edu); [caz@plantpath.wisc.edu](mailto:caz@plantpath.wisc.edu); Van Gilder, Russ - DOA; [peter\\_fasbender@fws.gov](mailto:peter_fasbender@fws.gov); Anderson, Russell A - DNR; [lwrdd@countyofdane.com](mailto:lwrdd@countyofdane.com); [amonks@cityofmadison.com](mailto:amonks@cityofmadison.com); [wsulilvan@cityofmadison.com](mailto:wsulilvan@cityofmadison.com); Governor Scott Walker; [rep.berceau@legis.wisconsin.gov](mailto:rep.berceau@legis.wisconsin.gov); Sen. Risser - LEGIS; [mayor@cityofmadison.com](mailto:mayor@cityofmadison.com); [parisi@countyofdane.com](mailto:parisi@countyofdane.com); [district5@cityofmadison.com](mailto:district5@cityofmadison.com); [phwillia@wisc.edu](mailto:phwillia@wisc.edu); [morales1@wisc.edu](mailto:morales1@wisc.edu); [tom.witte@zastudios.com](mailto:tom.witte@zastudios.com); [jonmiskowski@gmail.com](mailto:jonmiskowski@gmail.com); [edmittchell@wisc.edu](mailto:edmittchell@wisc.edu); [chair@asm.wisc.edu](mailto:chair@asm.wisc.edu); Mockert, Susan  
**Subject:** UW-Madison Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition - Notice of proposed project and EIA Scoping Letter  
**Importance:** High

Please note the attached letter. You are receiving this e-mail as a representative of a local, state or federal agency, or as a potential interested party, individual or group.

The University of Wisconsin Madison campus proposes to renovate the Babcock Hall Dairy Plant and add an addition for the Center for Dairy Research.

In accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11 and University of Wisconsin System Administration guidelines, an Environmental Impact Assessment (EIA) is required. The initial requirement of the EIA is the scoping process, which solicits feedback and comments from potentially interested parties such as yourselves at an early stage to adequately identify and characterize aspects or concerns from the project. This allows these concerns to be adequately evaluated and addressed within the EIA document.

We anticipate releasing the Draft EIA document in early to mid-October and conducting a public meeting that will present the findings of the Draft EIA document in late October or early November on UW-Madison Campus; time, date, and location to be determined at a later time. Further information on how to review this document, and on the public meeting, will be provided at a later time by e-mail and public notice.

If you wish to be removed from this distribution list and not receive future correspondence on the EIA process, please reply with "REMOVE FROM DIST LIST" in the subject line.

Feel free to forward this e-mail to others who may have interest in this project or process. Please forward any comments or areas that should be explored further in the EIA document to my attention by September 19, 2014 for inclusion in the Draft EIA report.

Ben Peotter, P.E.

Project Manager



8413 Excelsior Drive, Suite 160, Madison, WI 53717

P: 630.410.7203 | C: 608.577.9593 | [Follow us on LinkedIn!](#)

[Ben.Peotter@CornerstoneEG.com](mailto:Ben.Peotter@CornerstoneEG.com)

[www.CornerstoneEG.com](http://www.CornerstoneEG.com)

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## ***APPENDIX C***

### **PUBLIC NOTIFICATION**

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## MEETING MINUTES

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Meeting Location: Room 132, WARF

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Re: UW-Madison Babcock Hall Diary Plant  
Renovation and CDR Addition

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Date/Time: January 22, 2015, 5:00 PM

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Draft EIA Meeting

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Notes By: Ben Peotter

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Attendees: Ben Peotter (Cornerstone Environmental Group); Russ Van Gilder (WI-DOA, State Facilities), Gary Brown (UW-Madison FP&M); Doug Sabatke (UW); Stu LaRose (UW); James Sisson (ZAS); anonymous member of the public

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Meeting called to order at 5:05 pm. A digital recording was made of the meeting. Ben Peotter (Cornerstone Environmental Group) facilitated the meeting and used a PowerPoint presentation (copy attached) to guide the meeting.

### Presentation

Introduction by Ben Peotter (Cornerstone Environmental Group) one member of the public were present at the meeting.

Briefing of Environmental Impact Assessment process to date, WEPA process, project description and schedule and (presented by Ben Peotter).

Detailed explanation of project (presented by Stu LaRose-UW architect)

Discussion of Impacts – Ben Peotter

Rationale of draft portion of EIS – to inform the public and interested parties of the identified impacts and to invite comments (presented by Ben Peotter). Ben noted that the comment period for the Draft Environmental Impact Assessment started January 8, 2015 and would end tonight, January 22, 2015. The Final Environmental Impact Assessment anticipated to be released in February 2015 pending design issues on utilities and potential impacts being determined.

Open for comments at approximately 5:23 pm

### Comments

Discussed noise further – penthouse mechanicals should have no noise impact, baseline noise monitoring has been conducted. Cooling towers, if implemented, could have noise impacts not currently seen at the site. Will be discussed further in FEIA as applicable.

Clarified economic impacts – cost of project (\$34 million), over half is gifts and grants, not state funding.

The meeting concluded at approximately 5:30 pm.  
An MP3 audio file of the meeting is available upon request.

## LEGAL NOTICE

### **Notice of Release of Draft Environmental Impact Assessment (EIA) UW Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition University of Wisconsin - Madison**

A Draft Environmental Impact Assessment for the UW Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition (DFD Project No. 13A2U) is to be released for a minimum 15-day review period starting Thursday, January 8, 2015 and ending Thursday, January 22, 2015. Known project components and identification of potential impacts were described in the Draft EIA. The EIA process has been followed in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11 and University of Wisconsin System (UW System) guidelines. The project manager is the state Department of Administration's Division of Facility Development (DFD). Cornerstone Environmental Group has been retained to prepare an EIA on behalf of the UW System for this proposal.

The proposed project will construct an approximately 27,300 gross square feet (GSF) three-story addition with central lobby to house the Center for Dairy Research. Approximately 5,000 GSF of existing space will be demolished, as will the 3,200 GSF Science House located at 1645 Linden Drive. A new milk intake facility with three storage silos and infilling of approximately 1,275 GSF of existing space will be constructed to provide additional office space for the Center for Dairy Research. A 2,500 GSF mechanical penthouse will also be constructed. A renovation of 29,700 GSF on the basement, first and second levels of the west end of Babcock Hall is also included in this proposed project. The newly constructed central lobby between the existing building and the addition will contain restrooms, electrical and telecom room, an elevator, and will provide accessible entry from both the north and south. The project will remove approximately 26 parking stalls from Parking Lot 40. New landscaping and site work around the facility, including a new entry sidewalks, retaining walls and parking modifications will be included.

The Draft EIA is made available to the public for a minimum 15-day review period beginning January 8, 2015 and ending January 22, 2015 and is circulated to appropriate federal, state, and local agencies. Comments and inquiries raised on the Draft EIA are used to develop the final EIA. Following finalization of the EIA document, a recommendation on the findings of the EIA will be developed for release by the UW System Administration. Copies of the Draft EIA can be found at the UW Helen C. White Library and the main branch of the Madison Public Library at 201 West Mifflin Street or on our website at [http://www.cornerstoneeg.com/babcock\\_hall/](http://www.cornerstoneeg.com/babcock_hall/).

A public meeting to present the proposed UW Babcock Hall Dairy Plant Renovation will be held at 5:00 pm on January 22, 2015 in Room 132 of the WARF Building on UW-Madison Campus (610 Walnut Street, Madison, WI 53726). Free parking is available in the adjacent parking lot after 5 pm.

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input. Please submit your comments in writing by June 4, 2013, for incorporation into the Final EIA to: Ben Peotter, Cornerstone Environmental Group, 8413 Excelsior Drive, Suite 160, Madison, WI 53717 or email

[susan.mockert@cornerstoneeg.com](mailto:susan.mockert@cornerstoneeg.com). Related information and comment forms can be obtained via the project website at [http://www.cornerstoneeg.com/babcock\\_hall/](http://www.cornerstoneeg.com/babcock_hall/).



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**UW Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition  
University of Wisconsin - Madison**

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Cornerstone Environmental

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Wick Rusit

**Mockert, Susan**

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**From:** CN Legals <legalmni@madison.com>  
**Sent:** Monday, January 05, 2015 9:40 AM  
**To:** Mockert, Susan  
**Subject:** Proof RE: REQUESTED WORD DOC. January 8, 2015 Legal Notice

***Capital Newspapers Legal Notice Proof***  
**1901 Fish Hatchery Rd • Madison, WI 53713 • 608-252-6200**

**Account Number:** 2570825 | **Order Number:** 2276252 | **Total Order Price:** \$102.67

#### LEGAL NOTICE

##### Notice of Release of Draft Environmental Impact Assessment (EIA) UW Babcock Hall Dairy Plant Renovation & Center for Dairy Research Addition

University of Wisconsin - Madison

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PUB. WSJ: January 8, 2015

#2276252 WNAXLP

Title: Wisconsin State Journal | Class: 10 WSJ Legal Notices

Start Date: 1/8/2015 | Stop Date: 1/8/2015 | Insertions: 1

Legals Specialist: Ellen Morgan |

*Ellen M. Morgan*

## ***APPENDIX D*** **PHOTOGRAPHS**

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# PHOTOGRAPHIC RECORD

September 2014

Project No: 140769

Client: UWSA / State of Wisconsin

Site Name: Babcock Hall

Site Location: UW-Madison



Photograph No.: 001

Comments: Existing Dairy Store



Photograph No.: 002

Comments: Existing Dairy Store



Photograph No.: 003

Comments: Existing Dairy Store



Photograph No.: 004

Comments: View from Babcock Hall, north across Linden Drive to Russell Laboratories



# PHOTOGRAPHIC RECORD

September 2014

Project No: 140769

Client: UWSA / State of Wisconsin

Site Name: Babcock Hall

Site Location: UW-Madison



Photograph No.: 005

Comments: View to the northeast of Microbial Sciences building



Photograph No.: 006

Comments: View from Babcock to the northwest of the Hanson Biomedical Sciences Building



Photograph No.: 007

Comments: View to the west along Linden Drive. Science House and the Stock Pavilion are visible along the left side.



Photograph No.: 008

Comments: Science House from the north side of Linden Drive. Babcock Hall is to the left.



# PHOTOGRAPHIC RECORD

September 2014

Project No: 140769

Client: UWSA / State of Wisconsin

Site Name: Babcock Hall

Site Location: UW-Madison



Photograph No.: 009

Comments: Babcock Hall from the north side of Linden Drive.



Photograph No.: 010

Comments: National Historic Registry Stock Pavilion located directly west of Science House and Babcock Hall.



Photograph No.: 011

Comments: West side of Science House from across Farm Place



Photograph No.: 012

Comments: West side of Babcock Hall, portion of Lot 40 and small loading dock area.



# PHOTOGRAPHIC RECORD

September 2014

Project No: 140769

Client: UWSA / State of Wisconsin

Site Name: Babcock Hall

Site Location: UW Madison



Photograph No.: 013

Comments: South side of Babcock Hall and Lot 40.



Photograph No.: 014

Comments: View of southeast side of Stock Pavilion along Lot 40



Photograph No.: 015

Comments: South side of Babcock Hall and Lot 40.



Photograph No.: 016

Comments: View of southeast side of Stock Pavilion along Lot 40