



Ingenuity, Integrity,
and Intelligence.

December 7, 2020

Re: Klotsche Center Annex Addition
University of Wisconsin - Milwaukee
DFDM Project #19H1B

Dear Potentially Interested Party:

The State of Wisconsin Department of Administration, Division of Facilities Development and Management (DFDM) has retained Ayres Associates on behalf of the University of Wisconsin System to prepare an Environmental Impact Assessment (EIA) for the proposed UW-Milwaukee Klotsche Center Annex 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.

The Klotsche Center is the primary place for indoor recreation at UWM and also serves as a practice and game space for UWM intercollegiate athletic teams. It is undersized to serve the indoor recreation needs of the campus. A 2018 feasibility study assessed recreation space compared to the National Intramural-Recreation Sports Association, NIRSA, Space Planning Guidelines. This study identified a deficit of 106,700 ASF.

The project proposes to construct an approximately 18,000 square foot annex to the Klotsche/Pavilion Center, located at 3409 N. Downer Ave, Milwaukee, WI. The new addition will be constructed on the existing Parking Lot #15, located just east of the Klotsche Center. The site is adjacent to the Downer Woods Park and Woodland area. The adjacent Park and Woodland area consists of turf lawn with several trees. State statute allows for limited modifications to this area, and a small portion of this area will be temporarily modified for construction access. It will be fully restored after construction to not alter the present character of the land. The building has been designed so no part of it will encroach upon the lands, including below-grade foundations. This project will maximize the site and address the highest priority needs with space that is versatile: 9,450 SF gym/court space that includes one court and two cross courts, 1,450 SF strength and conditioning space, and 7,100 SF for auxiliary spaces such as a film room, hall of history, fueling station, athlete lounges, mechanical room, and other support services for the UWM Panthers Men's and Women's basketball teams on site.

The new addition will connect to the existing Klotsche Center via a bridge spanning over the drive connecting N. Downer Ave. to E. Edgewood Ave. The lower portions of the annex will be clad in brick, similar to the adjacent Klotsche Center, and the upper clearstory will have a translucent wall system to let natural daylight into the gymnasium and ancillary spaces. This project's budget is estimated at \$8,100,000 with \$7,000,000 funded from student segregated fees and the remaining from gifts. Construction is estimated to commence in June of 2021 with substantial completion by July 2022.

Impacts that are identified during this process will be incorporated into an 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. The release date of this report is anticipated to be late December 2020. It is anticipated that a Draft EIA virtual public meeting will be held in early-mid January 2021 with meeting notifications and a copy of the draft EIA being distributed or made available at least 15 days prior to the meeting. Comments and inquiries raised on the Draft EIA are used to develop the final EIA. Following the public meeting and finalization of the EIA document, a recommendation on the findings of the EIA will be developed for release by the UW System Administration as: either 1) the project does not significantly affect the quality of the human environment or 2) it is a Major and Significant Action and requires 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 December 17, 2020 to be considered in the draft EIA. Comments received after that date will be considered in preparation of the final EIA.

Send your comments on the attached form or in another preferred format to:

Ben Peotter
Ayes Associates
5201 E. Terrace Dr, Suite 200
Madison, WI 53718
PeotterB@AyesAssociates.com

If no comments are received from you or your agency, we will assume that there are no project issues that negatively impact you. *However if you would like to be removed from this contact list please contact Mr. Peotter at the below information.* 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 PeotterB@AyesAssociates.com.

Sincerely,

Ayes Associates Inc

Ben Peotter, PE
Manager – Environmental Services

PeotterB@AyesAssociates.com

ABC:abc

Enclosure

cc:

Figure 1: Project Site – Parking Lot #15



RESPONSE FORM

Environmental Impact Assessment Scoping Process
Klotsche Center Annex Addition
University of Wisconsin – Milwaukee
DFDM Project # 19H1B
Milwaukee, Wisconsin

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

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

Please complete the following information and sign if submitting comments:

Name: _____

Title/Representing: _____

Address: _____

Telephone Number: _____

E-mail Address (optional): _____

Signature: _____

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

Please return this form by December 17, 2020 to:

Ben Peotter, PE
Ayres Associates
PeotterB@AyresAssociates.com
5201 E. Terrace Drive, Suite 200
Madison, WI 53718