Draft Environmental Impact Assessment

Sentry Hall Addition and Modernization
University of Wisconsin – Stevens Point
DFD Project # 23D1J

Prepared for:

Wisconsin Department of Administration Division of Facilities Development & University of Wisconsin System Administration

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Report Prepared By:

Pete Kaufmann-Luft
Environmental Scientist

Report Reviewed By:

Mitchell C. Banach, PG
Geologist / Project Manager

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

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Summary of Project Description and Potential Impacts

This project will renovate and construct additions to the Collins Classroom Building being renamed as Sentry Hall. Exterior site improvements include grading, new landscaping, constructing a bio-retention basin for stormwater management, and installation of a geothermal system on the northside of Lot E. Construction is anticipated to begin in Spring of 2026 with substantial completion by early 2029. The project budget is $98,098,000.

Expansion of the existing building will produce a net decrease in pervious ground surface that allows for stormwater infiltration. However, a bio-retention basin will be introduced in the northeast corner of the project site. This bio-retention basin will reduce stormwater runoff from remaining impervious surfaces by increasing infiltration to groundwater, which in turn will reduce the discharge of sediment and other pollutants (e.g., oil and salt from vehicle parking areas and sidewalks) to the Wisconsin River via the storm sewer system. There is also a potential for short-term stormwater pollution and erosion of soil during construction activities involving grading or excavation until the area of disturbance is restored with new pavement, concrete and vegetation. There will be minor short-term adverse impacts associated with construction activities, particularly noise, vibration, and minor dust emissions from construction equipment and tools.

No significant adverse biological impacts are anticipated. On October 29, 2024, the Wisconsin Department of Natural Resources (WDNR) verified that the project is covered by a Broad Incidental Take Permit/Authorization because project activities will be performed entirely within urban/residential areas, manicured lawns, or other artificial/paved surfaces. The project will create a beneficial impact from a net increase of approximately 34 trees and 394 shrubs, plus additional herbaceous plants in the bio-retention basin and other planting areas, and this is anticipated to support the Rusty Patched Bumble Bee as recommended by the WDNR. A bio-retention basin created for the project will include facultative wetland plant species, which will increase local biodiversity and provide microhabitat for other species.

The academic use of Sentry Hall will change from being used for the College of Letters and Science programs and will be home to the Sentry School of Business and Economics as a result of the proposed project, and no significant adverse social impacts are anticipated in the long term. Student and faculty/staff comfort and safety is anticipated to increase based on the improved renovations and fixtures of the building project. Enrollment at the Sentry School of Business and Economics has seen a 28.2% increase since 2007 and is anticipated to grow in the future based on student and community needs. This project is expected to address this growth, and aid in preparing students for success in the workforce with in-demand training and access to professional development. A relocation plan will be developed to address the temporary displacement of building occupants during construction.

Beneficial economic impacts are anticipated in the short- and long-term timescales. During the short term, there will be an increase in employment and expenditures (materials, fuels, lodging, meals, etc.) attributable to construction. A study by the University of Colorado Boulder Business Research Division for Associated General Contractors Wisconsin (2022) indicates the implementation of this project could support up to 873 jobs and contribute up to $133,987,144 to the local, regional, and national economy in the short term. Replacement of the original heating, ventilation, and air conditioning (HVAC) system, along with replacing the existing hydraulic passenger elevator, the addition of more windows to improve natural lighting, and removal of the abandoned cooling tower with the replacement of a new geothermal heat exchange system is anticipated to lower energy costs, providing a beneficial effect for the University.

The project building is listed on the Wisconsin Architecture and History Inventory (AHI) and indicated to be eligible for the National Register of Historic Places. At the time of this Draft EIA report, consultation with State Historic Preservation Office (i.e., WHS) to resolve adverse effects is pending.

No sites with known or potential environmental contamination are located within the proposed project area. Additions and renovations at Sentry Hall, including installation of a geothermal system, and continued use as academic buildings is unlikely to result in environmental contamination. Additionally, this geothermal heat exchange system is anticipated to reduce dependency on fossil fuels, further reducing air pollution in the long-term on campus. Renovation or demolition activities also have the potential for emissions of asbestos into the air, posing a health risk to workers and occupants. However, Ch. NR 447 of the Wisconsin Administrative Code requires that the facilities be inspected for asbestos and that any regulated asbestos-containing materials that are friable or likely to become friable during the project be abated before activities that would disturb them. Full containment and air monitoring will be required during abatement. Provided that these procedures are followed, significant asbestos emissions are not anticipated.

There will be a temporary adverse impact on transportation by the project due to the temporary loss of staff/faculty parking, creating a higher demand for other parking locations on campus or in adjacent right-of-way. An estimated 47 parking spaces within the project limits of Lot E will be temporarily unavailable during construction. Water utility connection, steam line installation, and asphalt replacement work within the Fourth Avenue and Isadore Street right-of-way will impact traffic flow and potentially require shifting two bus stops on Fourth Avenue in the short term. However, this work is not anticipated to result in a road closure or detour.

Alternatives Considered

A No Action alternative would not produce adverse environmental impacts of any degree. However, the need for this project would go unmet, allowing current adverse interior and exterior conditions to continue. Sentry Hall would continue to lack appropriate or reliable elevator service, reliable HVAC system, fire suppression system, and ADA accessibility to the building. Additionally, Sentry Hall would not remove and replace disintegrating concrete stairs, nor would asbestos abatement be done. There would be a lack of an electronic building security/access system, and the old cooling tower would not be removed and updated to the more energy efficient geothermal heat exchange system. Appropriate bathroom layouts, lecture halls that meet current academic needs and egress codes would also not be accomplished. Sentry Hall would also continue to lack appropriate learning flexibility and collaborative space needed for students.

Public Meeting Process Summary and Comments Received

This Draft EIA report is being made available to pertinent agencies, key stakeholders, and the general public for a minimum 15-day comment period that will include holding a public meeting. A Class 1 legal notice in the *Stevens Point Journal* announced the availability of the Draft EIA report and public meeting. The public meeting will be documented in the Final EIA report (Appendix G is reserved for this documentation).

List of Agencies Contacted and Provided Copies of Draft EIA and Final EIA

The following parties were consulted during the preparation of this EIA:

- Wisconsin Department of Natural Resources – Endangered Resources Review.
- University of Wisconsin System Administration Historic Preservation Officer – Historical Assessment.
- Wisconsin Historical Society (State Historic Preservation Officer)

Additionally, several other agencies or local governmental units were invited to participate in the public review process for the Draft EIA:

- UW-Stevens Point Student Government
- City of Stevens Point
- Portage County
- North Central Wisconsin Regional Planning Commission
- Wisconsin Historical Society
- Wisconsin Department of Natural Resources

A list of agencies, groups, and individuals contacted for input during the public review period is provided in Appendix F. Agency resources used to support this EIA are cited in Section XII.

I. Description of Proposed Action

A. Title of Proposal

Sentry Hall Addition and Modernization

B. Location

County: Portage

Political Town: City of Stevens Point

C. Project: Define Proposed Action

1. Description

This project will modernize Sentry Hall to transform it to a modern and inviting learning center that offers a flexible building layout and promotes programmatic collaboration. This project will replace the existing, original heating, ventilation and air conditioning (HVAC) system to provide improved air quality and reduce maintenance costs. The existing 4-stop hydraulic passenger elevator will be replaced to address the deteriorating infrastructure and dated technology. This renovation will also address the lack of a fire suppression system and limited Americans with Disabilities Act (ADA) accessibility to the building. Departments currently occupying Sentry Hall will be strategically relocated across campus, enhancing program alignments. After the renovations are completed, the building will become home to the Sentry School of Business and Economics, which has reached capacity in its current space in the College of Professional Studies (CPS) building.

Other work includes building envelope modernization such as the addition of windows to improve natural lighting, enhancement of the building's aesthetics and replacement of the disintegrating exterior concrete stairs. The project will abate asbestos, install a new electronic building access system, remove the abandoned cooling tower, replace the current natural gas emergency generator with a new 250kW natural gas generator, and other outdated and failing electrical equipment. Floors will be reconfigured to maximize flexibility and to accomplish that, an addition of approximately 14,243 square feet will be constructed along Isadore Street and another approximately 10,022 square feet to accommodate improvements to the mechanical systems. This addition will permit the inclusion of appropriately sized programmatic space to accommodate the needs of the growing Sentry School of Business and Economics and improve technology and teaching spaces.

Sanitary, storm, and water laterals in Isadore Street will be replaced and realigned as needed to service the expanded building. An existing steam line along the west side of the building will be relocated to feed the south side of the building. Existing chilled water supply between the site building and the College of Professional Studies building adjoining to the east will also be rerouted. A geothermal well field will be constructed in Lot E to the south of the building.

2. Purpose and Need

Construction of the former Collins Classroom Center (CCC), renamed Sentry Hall, was completed in 1966. The brutalist building is located on the Fourth Avenue corridor and is currently home to the College of Letters and Science programs English, History, School of Humanities and Global Studies, World Language, and Cornerstone Press.

The UWSP Sentry School of Business and Economics (SSBE) is a vital component of the university and community. The SSBE creates career-ready graduates and leaders through applied learning. They serve

the businesses, economy, and people of the greater Central Wisconsin region. The SSBE specializes in preparing students for success by providing professional development experiences, access to employers, and in-demand skills.

Since 2007, the SSBE has seen a 28.2% growth in program enrollment and has enrolled over 70 students in the MBA program, which began in 2019. Currently the SSBE occupies 20,849 ASF within the CPS building. The remaining spaces within CPS are occupied by the School of Education and the School of Health Sciences and Wellness leaving no room for program expansions. After a space analysis was conducted by campus, it was determined that relocating the SSBE to the CCC would accommodate the growth of the SSBE, as well as growth in the programs within the CPS.

D. Estimated Cost and Funding Source

The total project cost is estimated at $98,098,000, funded by $91,098,000 in General Fund Supported Borrowing and $7,000,000 in Gifts. The estimated budget allocated specifically to construction, as designed, is $72,819,100.

E. Time Schedule

BOR/SBC Authority to Construct:	Anticipated Fall 2025
Bid Date:	Anticipated December 2025
Start Construction:	Anticipated March 2026
Substantial Completion/Occupancy:	Anticipated September 2028

II. Existing Environment

A. Physical

The proposed project site is approximately 1,080 feet above mean sea level (ft msl) and the surrounding landscape consists of hummocky glacial drift topography. Topographic gradient gently dips to the southeast across the site. Project site soils consist of Newson mucky loamy sand underlain by proglacial sandy lacustrine deposits (NRCS, 2024 and Clayton, 1986). The Newson mucky loamy sand is not classified as prime farmland soils (NRCS, 2024). The Pleistocene deposits are underlain by early Proterozoic granite and granodiorite (Greenburg and Brown, 1986). Historic well logs in the surrounding area have recorded depth to bedrock at 19.5 feet for decomposed bedrock and roughly 30 feet for solid bedrock.

Groundwater is at an approximate elevation of 1,090 ft msl (i.e., ~10 feet below ground surface) with a hydraulic gradient flowing southwest toward the Wisconsin River (Lippelt, 1981). Wisconsin contains no sole source aquifers (EPA, 2024[1]). The project area contains no mapped wetlands on the state inventory or wetland indicators (WDNR, 2024) and is not located in any floodplain zone (WDNR, 2024). The UW-Stevens Point storm sewer system conveys stormwater to an outfall at the Wisconsin River, north of the dam (Omnni Associates, 2006).

Portage County is designated as an attainment area for criteria pollutants under the National Ambient Air Quality Standards (EPA, 2024[2]).

Photographs of the project site are provided in Appendix A. Select physical setting records are provided in Appendix C.

B. Biological

1. Flora

While Portage County lies within three different ecological landscapes, the City of Stevens Point is in the Central Sand Plains ecological landscape. The Central Sand Plains ecological landscape is dominated by 25% (547,000 acres) of wetlands consisting mainly of mosses, ericaceous shrubs, sedges and swamp conifers, and forested areas consisting of 34% oak, 15% red maple, 13% red pine, 12% aspen-birch, and 12% eastern white pine (WDNR, 2015). Fifty-five vascular plant species located within the Central Sand Plains ecological landscape are on the Wisconsin Natural Heritage Working List (WDNR, 2015). Of these vascular plants six species are listed as Wisconsin Endangered, eight are listed as Wisconsin Threatened, and 41 are listed as Wisconsin Special Concern (WDNR, 2015). There are no federally listed plant species known to inhabit the Central Sand Plains ecological landscape as of November 2009 (WDNR, 2015). There are no wetlands or indicators near the project site. The project site consists of an urban environment and lacks the environmental characteristics conducive to rare and endangered plant species. Civil plans for the project depict approximately 34 trees and many herbaceous plants within the area of disturbance.

2. Fauna

Approximately 116 species of rare birds, herptiles, mammals, fishes, and invertebrates inhabit the Central Sand Plains ecological landscape (WDNR, 2015). However, as an urban developed area with manicured landscaping, the project area does not provide significant natural habitat for fauna. However, squirrels, rabbits, other small mammals, and migratory birds are expected to use the landscaped area for foraging and breeding.

C. Social

UW-Stevens Point is a mid-sized liberal arts college offering 120 undergraduate programs and 17 graduate programs with a total enrollment of 8,263 including the Marshfield and Wausau campuses and first year enrollment at the Stevens Point campus being 1,738 for the start of the 2024-25 year (UW-Stevens Point, 2024[1]). Sentry Hall is currently home to the College of Letters and Science programs English, History, School of Humanities and Global Studies, World Language, and Cornerstone Press.

D. Economic

Estimated undergraduate annual tuition and fees for the 2024-2025 academic year are $7,378 for residents and $16,398 for non-resident students (UW-Stevens Point, 2024[2]). Graduate tuition and fees are $8,703 for residents and $18,729 for non-resident students (UW-Stevens Point, 2024[2]). Parking lots in the project area include Lot E, which is for faculty/staff. Annual parking permit fees are $250 (UW-Stevens Point, 2024[3]).

E. Other

1. Historical and Archaeological

A search of the Wisconsin Historical Preservation Database (WHPD) was conducted on October 10, 2024, to determine the presence of historical and archaeological sites potentially affected by the proposed project. The WHPD is maintained by the Wisconsin Historical Society (WHS) and consists of four data sources including:

- Archaeological Report Inventory (ARI): contains summaries of archaeological investigations at archaeological and burial sites.
- Archaeological Sites Inventory (ASI): contains information about archaeological and burial sites, unmarked cemeteries, marked cemeteries, and cultural sites.
- Architecture and History Inventory (AHI): contains basic information on historic buildings, structures, and objects.
- National Register (NR) of Historic Places: contains information for historic properties listed in the State and National Register of Historic Places

The project building (1801 4th Avenue) is identified on the AHI and indicated to be potentially eligible for listing on the National Register of Historic Places. No other sites within the area of potential effect were identified on the WHPD.

Two additional AHI sites were identified adjoining the project area. The College of Professional Studies building (1901 4th Avenue) adjoining to the east of the project area is also identified on the AHI and noted to be potentially eligible for the NR. The Fine Arts Building (1800 Portage Street) adjoining to the south of the project area is identified on the AHI but noted as not eligible for the NR.

Known archaeological sites were not identified within the area of potential effect for the proposed project. Due to the terms of the WHPD user agreement, database printouts are maintained in the project file and are not attached to this report.

2. Environmental Contamination

Several environmental databases documenting sites known or likely to be contaminated with petroleum products or hazardous substances were searched on December 4, 2024. These databases included:

- Wisconsin Department of Natural Resources Remediation and Redevelopment Sites Map
- Wisconsin Department of Agriculture, Trade, and Consumer Protection Storage Tank Database
- United States Environmental Protection Agency NEPAssist, including:
    - Hazardous waste: Hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo) includes an inventory of all generators, transporters, treaters, storers, and disposers of hazardous waste that are required to provide information about their activities.
    - Air pollution: The air pollution data (ICIS-AIR) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state, and local air pollution agencies. The information in ICIS-AIR is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under the Clean Air Act.
    - Water dischargers: As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating sources, such as municipal and industrial wastewater treatment facilities, that discharge pollutants into waters of the United States. EPA tracks water discharge permits through the Permit Compliance System (PCS) and Integrated Compliance Information System (ICIS) databases, which include information on when a permit was issued and when it expires, how much the company is permitted to discharge, and the actual monitoring data showing what the company has discharged.
    - Toxic releases: The Toxics Release Inventory (TRI) contains information on toxic chemical releases and waste management activities reported annually by certain industries as well as federal facilities. The database also contains links to compliance and enforcement information.
    - Superfund: The Superfund Enterprise Management System (SEMS) provides information regarding sites under the Comprehensive Environmental Response, Compensation, and Liability Act -- otherwise known as CERCLA or Superfund. CERCLA provides a Federal "Superfund" to locate, investigate, and clean up uncontrolled or abandoned hazardous-waste sites as well as accidents, spills, and other emergency releases of pollutants and contaminants into the environment. Sites on the National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. Sites on the Superfund Alternative Approach (SAA) list use the same investigation and cleanup process and standards that are used for sites listed on the NPL. Currently, sites with SAA agreements are a small subset of all Superfund cleanup agreements.

No sites with known or potential environmental contamination were identified within the proposed project boundaries. The current emergency generator is fueled by natural gas and is not associated with a storage tank and does not pose an environmental concern for the project site. Database search printouts are provided in Appendix C.

3. Transportation

As described in Section II.D. above, only faculty/staff use parking lots within the project area. Lot E contains approximately 127 spaces with approximately 68 spaces within the project limit of disturbance and within the temporary staging area. The Stevens Point City Bus provides bus transportation to the Stevens Point campus and there are two bus stops within the project area along 4th Avenue.

III. Proposed Environmental Change

A. Manipulation of Terrestrial Resources

Exterior areas of the project site, including existing hardscape and greenspace will be removed as part of the demolition phase of the project. These exterior areas will be regraded to facilitate the construction of building additions, pavement, landscaping, utilities, and stormwater management features. The existing greenspace will be re-used for new tree and shrub species along with many herbaceous plant species. The sidewalk on the north and south sides of the project site will get reconfigured, while much of the sidewalk on the east side will stay in its current configuration. There will be one bio-retention basin in the northeast corner of the project site which will be used to collect stormwater and will consist of approximately 852 sedge plugs spaced 12 inches on center. Approximately 19 trees and other landscaped areas will be removed during the demolition phase of the project. Landscaping plans call out the addition of 34 trees including 6 deciduous canopy species, 10 ornamental species, and 18 evergreen species; 394 shrubs including 303 deciduous species and 91 evergreen species; 271 species of grass and sedge species; and 451 herbaceous perennials species.

B. Manipulation of Aquatic Resources

The proposed project does not involve direct changes to any aquatic resources. However, the project will introduce one bio-retention basin to collect and infiltrate site stormwater to groundwater.

C. Structures

One of the primary goals of the project is to address deteriorating infrastructure and dated technology, and to also create a new space that will be home to the Sentry School of Business and Economics, which has already reached maximum capacity in the College of Professional Studies. This update will include replacing an existing HVAC system, adding a fire suppression system, addressing ADA accessibility to the existing structure and reconfiguring floor space to maximize collaborative flexibility with an additional approximately 14,243 square feet along Isadore Street and another approximately 10,022 square feet to accommodate updates to the mechanical, electrical and plumbing systems. Additionally, this project will include overall modernization such as windows to improve natural lighting and replacement of dilapidated concrete stairs. The project also comprises asbestos abatement, installation of a new electronic building access system, removal of an abandoned cooling tower, replacement of an emergency generator, and replacing of outdated electrical equipment.

Ancillary to the building updates and renovations, the project will also replace and reconfigure the existing walkways. The hardscape design includes a concrete walkway with outdoor gathering areas in the northwest corner and southeast corners of the building.

D. Other

Cast iron sanitary sewer and storm sewer piping will be replaced with new 6-inch PVC (polyvinyl chloride) and 12-inch PVC, respectively, and will be reconnected to existing sanitary and storm sewer systems in the Isadore Street right-of-way. Part of the new storm sewer will be diverted to a bio-retention area in the northeast corner of the project site, near the College of Professional Studies building. The existing water main connection in the 4th Street right-of-way will be removed and re-routed to the Isadore Street right-of-way and to the mechanical room inside Sentry Hall. The water main replacement and re-routing will include the installation of a new six-inch deionized combined fire and water connection. New steam and condensate lines will be relocated along Isadore Street. Existing steam and condensate lines will be removed back to steam pit #23 located on the east side of the building project. The new steam and condensate tie-in location will happen at steam pit #22 located near the southwest corner of the building project. The existing chilled water supply and return will be removed on the east side of the building

project. The new chilled water supply and return will be re-routed around the south side of the new mechanical addition to the building project and enter on the west side of the mechanical room. The new chilled water supply will tie into the existing chilled water main on the south side of the College of Professional Studies building east of the building project. A geothermal well field will be installed south of the building project. Preliminary plans depict 8 geothermal circuits with 10 boreholes each (80 total boreholes) spaced 15 feet apart. Each borehole will be 500 feet deep. The current natural gas fueled emergency generator will be removed and replaced with a new natural gas fueled 250kW emergency generator.

IV. Probable Adverse and Beneficial Impacts

A. Physical Impacts

Expansion of the existing building will produce a net decrease in pervious ground surface that allows for stormwater infiltration. However, a bio-retention basin will be introduced in the northeast corner of the project site. This bio-retention basin will reduce stormwater runoff from remaining impervious surfaces by increasing infiltration to groundwater, which in turn will reduce the discharge of sediment and other pollutants (e.g., oil and salt from vehicle parking areas and sidewalks) to the Wisconsin River via the storm sewer system.

There is also a potential for short-term stormwater pollution and erosion of soil during construction activities involving grading or excavation until the area of disturbance is restored with new pavement, concrete and vegetation. A WDNR Construction Site Stormwater Runoff General Permit (WI-S067381-6) is necessary for the project because it involves more than one acre of ground disturbance. Conditions of the permit require plans with best management practices, such as silt fencing and storm sewer inlet protection, to control erosion and manage stormwater runoff.

There will be minor short-term adverse impacts associated with construction activities, particularly noise, vibration, and minor dust emissions from construction equipment and tools. The City of Stevens Point Ordinance Sec. 21.03 14, does not allow any persons who own, operate, occupy a building or building unit to create loud excessive or unusual noise without written permission from the City of Stevens Point. Per Stevens Point City Ordinance Sec. 32.09 (e) 13, each erosion and sediment control plan shall have practices and engineering controls in place to minimize dust to the maximum extent possible to help prevent pollutants to waters of the state. Ch. NR 415.04, Wisconsin Administrative Code, requires that precautions be taken to prevent emissions of fugitive dust (e.g., water application).

B. Biological Impacts

No significant adverse biological impacts are anticipated. An Endangered Resources Review application was submitted to WDNR on October 28, 2024. On October 29, 2024, the WDNR verified that the project is covered by a Broad Incidental Take Permit/Authorization because project activities will be performed entirely within urban/residential areas, manicured lawns, or other artificial/paved surfaces. Documentation is provided in Appendix D. There are no actions that need to be taken to comply with state endangered species laws. However, the WDNR recommended the following conservation measures to create habitat for the Rusty Patched Bumble Bee:

- Use native trees, shrubs, and flowering plants in landscaping
- Provide plants that bloom from spring through fall
- Remove and control invasive plants

The project will create a beneficial impact from a net increase of approximately 34 trees and 394 shrubs, plus additional herbaceous plants in the bio-retention basin and other planting areas, and this is anticipated to support the Rusty Patched Bumble Bee as recommended by the WDNR. A bio-retention basin created for the project will include facultative wetland plant species, which will increase local biodiversity and provide microhabitat for other species.

Proposed building additions and renovations will increase the surface area of glazing (i.e., glass) on the buildings, which increases the likelihood of bird collisions. DFD Sustainability Guidelines (2024) encourage the use of bird-deterrent strategies such as properly designed scrim, glazing frit, or specialized coating, for facades with greater than 20% glazing, to reduce non-treated glazing to a maximum of 20% in the zone comprised by the lowest two stories or tree canopy height, whichever is greater. Preliminary design specifications for the project include the use of bird friendly exterior glazing with printed dots, which provides appropriate mitigation for potential bird collisions.

C. Socioeconomic Impacts

1. Social

The academic use of Sentry Hall will change from being used for the College of Letters and Science programs and will be home to the Sentry School of Business and Economics as a result of the proposed project, and no significant adverse social impacts are anticipated in the long term. Student and faculty/staff comfort and safety is anticipated to increase based on the improved renovations and fixtures of the building project. Enrollment at the Sentry School of Business and Economics has seen a 28.2% increase since 2007 and is anticipated to grow in the future based on student and community needs. This project is expected to address this growth, and aid in preparing students for success in the workforce with in-demand training and access to professional development. A relocation plan will be developed to address the temporary displacement of building occupants during construction.

2. Economic

Beneficial economic impacts are anticipated in the short- and long-term timescales. During the short term, there will be an increase in employment and expenditures (materials, fuels, lodging, meals, etc.) attributable to construction. A study by the University of Colorado Boulder Business Research Division for Associated General Contractors Wisconsin (2022) indicates that every $1 million spent within the construction industry supports 12 jobs, including 7 construction jobs and 5 jobs in supporting sectors, as a result of the subsequent spending associated with the induced effects of the project. The budget allocation for construction is approximately $72,819,100. Accordingly, the implementation of this project could support up to 873 jobs. However, no new UW-Stevens Point employment positions are anticipated to be directly generated. Additionally, the aforementioned study determined that the economic multiplier of initial construction cost spending is approximately 1.84. Thus, this proposed construction project can be expected to contribute up to $133,987,144 to the local, regional, and national economy in the short term.

Replacement of the original HVAC system, along with replacing the existing hydraulic passenger elevator, the addition of more windows to improve natural lighting, and removal of the abandoned cooling tower with the replacement of a new geothermal heat exchange system is anticipated to lower energy costs, providing a beneficial effect for the University.

D. Other

1. Historical and Archaeological

As described in Section IV.D., the project building is listed on the AHI and indicated to be eligible for the National Register.

A historical assessment form with supporting attachments was submitted to the UWSA Historic Preservation Officer (HPO) for review on October 11, 2024. The HPO commented that the project requires negotiation with the institution to resolve adverse effects. At the time of this Draft EIA report, consultation with State Historic Preservation Office (i.e., WHS) to resolve adverse effects is pending. Documentation, including a printout of the AHI database and historical assessment form, is provided in Appendix E.

2. Environmental Contamination

As described in Section II.E.2. above, no sites with known or potential environmental contamination are located within the proposed project area. Additions and renovations at Sentry Hall, including installation of a geothermal system, and continued use as academic buildings is unlikely to result in environmental

contamination. Additionally, this geothermal heat exchange system is anticipated to reduce dependency on fossil fuels, further reducing air pollution in the long-term on campus.

The replacement emergency generator for Sentry Hall will be fueled by natural gas that does not pose a threat to soil or groundwater quality and does not constitute a significant source of air pollution at a relatively small size of 250 kW. Emergency generators, as reciprocating internal combustion engines, emit combustion byproducts and criteria air pollutants including carbon monoxide, particulate matter, sulfur dioxide, nitrogen dioxide, and lesser amounts of hazardous air pollutants. However, generators fueled by gaseous fuels (e.g., natural gas, propane), gasoline, or a clean fuel (e.g., distillate oil with a sulfur content of less than 0.05% by weight) and which have a combined total electrical output of less than 3,000 kW and operating less than 200 hours per year are exempt from Wisconsin construction air permitting per Ch. NR 406.04(1)(w), Wisconsin Administrative Code, unless construction, reconstruction, replacement, relocation, or modification of the source is prohibited by any permit, plan approval, or special order applicable to the source. However, records must be maintained to demonstrate the electrical output or equivalent brake horsepower and the total number of hours the engine operated each year.

Renovation or demolition activities also have the potential for emissions of asbestos into the air, posing a health risk to workers and occupants. However, Ch. NR 447 of the Wisconsin Administrative Code requires that the facilities be inspected for asbestos and that any regulated asbestos-containing materials that are friable or likely to become friable during the project be abated before activities that would disturb them. Full containment and air monitoring will be required during abatement. Provided that these procedures are followed, significant asbestos emissions are not anticipated.

3. Transportation

There will be a temporary adverse impact on transportation by the project due to the temporary loss of staff/faculty parking, creating a higher demand for other parking locations on campus or in adjacent right-of-way. An estimated 47 parking spaces within the project limits of Lot E will be temporarily unavailable during construction.

Water utility connection, steam line installation, and asphalt replacement work within the Fourth Avenue and Isadore Street right-of-way will impact traffic flow and potentially require shifting two bus stops on Fourth Avenue in the short term. However, this work is not anticipated to result in a road closure or detour.

V. Probable Adverse Impacts That Cannot Be Avoided

Probable adverse impacts that cannot be avoided during the project are related to construction activities and are therefore short-term in nature. These impacts include emissions of noise, vibration, and dust, as well as potential discharges of suspended solids in stormwater from ground disturbance, and temporary disruptions of utilities or services. However, these potential emissions and discharges may be sufficiently mitigated by using appropriate construction methods to reduce noise and vibration, and implementing proper controls or best management practices such as water for dust suppression and silt fencing for stormwater pollution prevention.

Similarly, the temporary relocation of building occupants, increased reliance on other campus parking lots, and the need for traffic control for water utility connection and steam line installation in Fourth Avenue and Isadore Street cannot be avoided during construction. However, a relocation plan and traffic control plan will be developed to minimize these effects.

There will be a small long-term loss of greenspace around the existing building as the space is converted to building additions.

VI. Relationship Between Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity

As discussed in Section V above, short-term construction activities will produce adverse effects that can largely be mitigated with appropriate planning and control measures but not entirely avoided. However, the long-term productivity of Sentry Hall and the UW-Stevens Point campus as a whole will be enhanced and maintained by the project. This will be realized primarily through renovations and additions that aid the programmatic use of this building. Sentry Hall will see the creation of a Broadcasting Studio, Esports Gaming Room/Reception Lounge, and a Recording/Podcast Studio on the first floor; a Women's Center, Finance Lab, Sales and Excellence Room, Applied Marketing/Sales Room, and an ALC Pitch Pit on the second floor; and two Data Analytics Labs on the third floor. Student collaboration spaces adjacent to main classrooms, lecture halls, and labs will be located throughout the building. Sentry Hall will see the creation of collaboration spaces, including lobbies, conference rooms, or multipurpose rooms, on each of the four floors. Faculty/staff offices will be located on the fourth floor. In general, the building improvements will also facilitate environmental sustainability (i.e., energy efficiency and natural resource conservation), accessibility, safety, and occupant comfort.

VII. Irreversible or Irretrievable Commitments of Resources If Action Is Implemented

A. Energy

There will be an irreversible commitment of energy resources to construct the project, including fossil fuels and electricity consumed by construction vehicles and equipment, as well as manufacturing operations that provide materials to support the project. However, long-term energy consumption is anticipated to decrease as a result of the project due to the use of a geothermal heat exchange system and other modernized systems that reduce the usage of electricity, water, and fossil fuels.

B. Archaeological and Historic Features or Sites

The proposed project would adversely affect the eligibility of the project building for the National Register of Historic Places in an irreversible manner. At the time of this Draft EIA report, consultation with WHS is pending.C. Other

The project requires an estimated financial commitment of $98,098,000 to complete the project plus ongoing operation and maintenance expenses.

VIII. Alternatives

A No Action alternative would not produce adverse environmental impacts of any degree. However, the need for this project would go unmet, allowing current adverse interior and exterior conditions to continue. Sentry Hall would continue to lack appropriate or reliable elevator service, reliable HVAC system, fire suppression system, and ADA accessibility to the building. Additionally, Sentry Hall would not remove and replace disintegrating concrete stairs, nor would asbestos abatement be done. There would be a lack of an electronic building security/access system, and the old cooling tower would not be removed and updated to the more energy efficient geothermal heat exchange system. Appropriate bathroom layouts, lecture halls that meet current academic needs and egress codes would also not be accomplished. Sentry Hall would also continue to lack appropriate learning flexibility and collaborative space needed for students.

IX. Evaluation

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

No, as a renovation and minor expansion project that does not entail a substantial change in building or land use, this action is not likely to trigger other events or actions that would significantly affect the environment.

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

No, the action does not alter the environment such that a new physical, biological, or socioeconomic environment would exist. Although the physical environment will be altered mostly by landscaping and an expanded building footprint, this does not substantially change the physical environment at the campus scale. The biological environment at the site scale will be improved through landscaping and stormwater management features but will not substantially change the biological environment at the campus scale. Sustainability improvements will reduce annual energy costs but will not create a new socioeconomic environment, as the general use of the building remains academic.

C. Are there existing environmental features which would be affected by the proposed action scarce, either locally or statewide? (geographically scarce)

No, none of the existing site features are considered scarce at the local or state scale.

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

No, as a renovation and minor building expansion project, the action and its effects are not likely to influence future decisions by setting a precedent.

E. Are there concerns which indicate a serious controversy? (highly controversial)

No, this EIA has not identified highly controversial aspects of the proposed project or aspects that are likely to be identified as controversial during the public review process.

F. Does the action conflict with official agency plans or with any local, state or national policy? Is the action inconsistent with long-range plans or policies?

No, this action does not conflict with official agency plans or any local, state, or national policies. Additionally, local and state government officials are invited to participate in the public review process during the preparation of this EIA.

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

No, as a renovation and minor building expansion project, repeated projects of this type would not be anticipated to significantly impact the environment, namely because they make more efficient use of space and natural resources without requiring the development of new sites. The new Student Health and Wellness Center addition to the Marshfield Clinic Health System Champions Hall is occurring directly across Sentry Hall on the north side at the intersection of 4th Avenue and Isadore Street. The construction of this new addition to Champions Hall may have an effect on the project on the north side of the proposed project limits due to the proposed projects limits intersecting this property.

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

The proposed project would modify the historical building such that it would no longer be potentially eligible for the National Register of Historic Places. No scientific or archaeological sites would be impacted by the proposed project.

I. Is the action reversible? Will it commit a resource for the foreseeable future? Does it foreclose future options?

Renovation and minor expansion of academic buildings is not generally considered a reversible action, although it could be restored to the existing condition to a large degree through additional renovation and demolition. However, this action does not foreclose future options, as the buildings could be further renovated or expanded to meet other needs.

J. Will the action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns? (social-cultural impacts)

This action is designed with the intention to change the occupancy of this academic building from the College of Letters and Science programs to the Sentry School of Business and Economics. The current occupants of this academic building will be strategically moved to other buildings within the campus. Although the change in programmatic use of the building may be interpreted as an alteration of existing social patterns, the social setting of the project area and campus will remain academic, and the action would not impact particular ethnic or cultural groups or alter social patterns in a significant way.

K. Other

Other factors warranting evaluation under this section were not identified during the preparation of this EIA.

X. List of Agencies, Groups and Individuals Contacted Regarding This Project

The following parties were consulted during the preparation of this EIA:

- Wisconsin Department of Natural Resources – Endangered Resources Review.
- University of Wisconsin System Administration Historic Preservation Officer – Historical Assessment.
- Wisconsin Historical Society (State Historic Preservation Office)

Additionally, several other agencies or local governmental units were invited to participate in the public review process for the Draft EIA:

- UW-Stevens Point Student Government
- City of Stevens Point
- Portage County
- North Central Wisconsin Regional Planning Commission
- Wisconsin Historical Society
- Wisconsin Department of Natural Resources

A list of agencies, groups, and individuals contacted for input during the public review period is provided in Appendix F. Agency resources used to support this EIA are cited in Section XII.

XI. Recommendation

The Campus Environmental Affairs Coordinator will review the Draft EIA and comments received during the Draft EIA public comment period to determine if a recommendation is needed to elevate this project to a Type I level as an Environmental Impact Statement (EIS).

RECOMMENDATION	(to be completed by institution WEPA Coordinator only)

O **EIS Not Required**

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.

O Major and Significant Action: **PREPARE EIS**

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

CERTIFIED TO BE IN COMPLIANCE WITH WEPA - Public Notice Completed (include a copy of the public notice for permanent record)	
Institution WEPA Coordinator	Date:

This decision is not final until approved by the appropriate Director.

Regent Resolution 2508 11/06/81

XI. References

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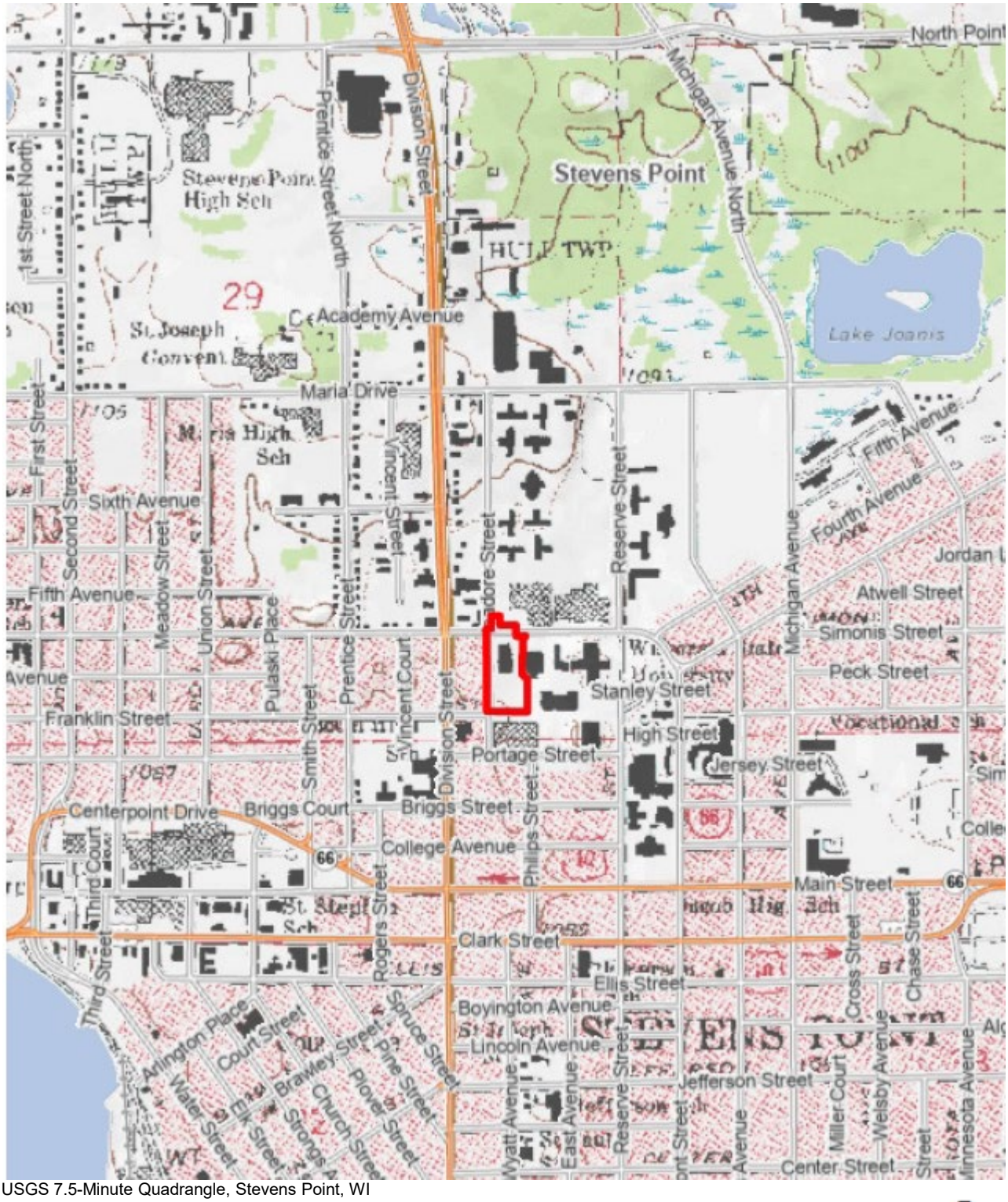
Appendix A

Site Location Map and Photographs



Source: USGS 7.5-Minute Quadrangle, Stevens Point, WI

Figure 1-Project Location Map
23D1J Sentry Hall Addition and Modernization
University of Wisconsin-Stevens Point
Stevens Point, Wisconsin
December 2024 52-0932.00

AYRES ENVIRONMENTAL

Proposed Project Limits

Source: Portage County, WI Planning and Zoning Department

Figure 2 – Project Aerial Map
23D1J Sentry Hall Addition and Modernization
University of Wisconsin-Stevens Point
Stevens Point, Wisconsin
December 2024 52-0932.00

AYRES ENVIRONMENTAL

Sentry Hall - 1

Sentry Hall – West side, north view.

Sentry Hall – North side, east view.

Sentry Hall – West side, south view.

Sentry Hall – North side, west view.

Sentry Hall - 2

Sentry Hall – East side, south view.

Sentry Hall – East side, north view.

Sentry Hall - SE corner, west view.

Sentry Hall - SW corner of, east view.

Sentry Hall – 3, Existing Site Features - 1

Sentry Hall – North side.

Existing Site Features - North side landscaping.

Existing Site Features - Northeast side landscaping.

Existing Site Features - North side landscaping.

Existing Site Features - 2

Existing Site Features - Northeast side landscaping.

Existing Site Features - NW view of 4th St.

Existing Site Features – SE corner landscaping.

Existing Site Features - NE corner landscaping.

Existing Site Features - 3

Existing Site Features - Sidewalk on SE corner of Sentry Hall

Existing Site Features - Northeast side landscaping.

Existing Site Features - Sidewalk on NE corner of Sentry Hall

Existing Site Features - Sidewalk on NE corner of Sentry Hall

Existing Site Features - 4

Existing Site Features - North side of Sentry Hall landscaping.

Existing Site Features - Northeast side landscaping.

Existing Site Features - North side of Sentry Hall landscaping.

Existing Site Features - North side of Sentry Hall landscaping.

Existing Site Features – 4, Parking Lot E - 1

Parking Lot E – SE view.

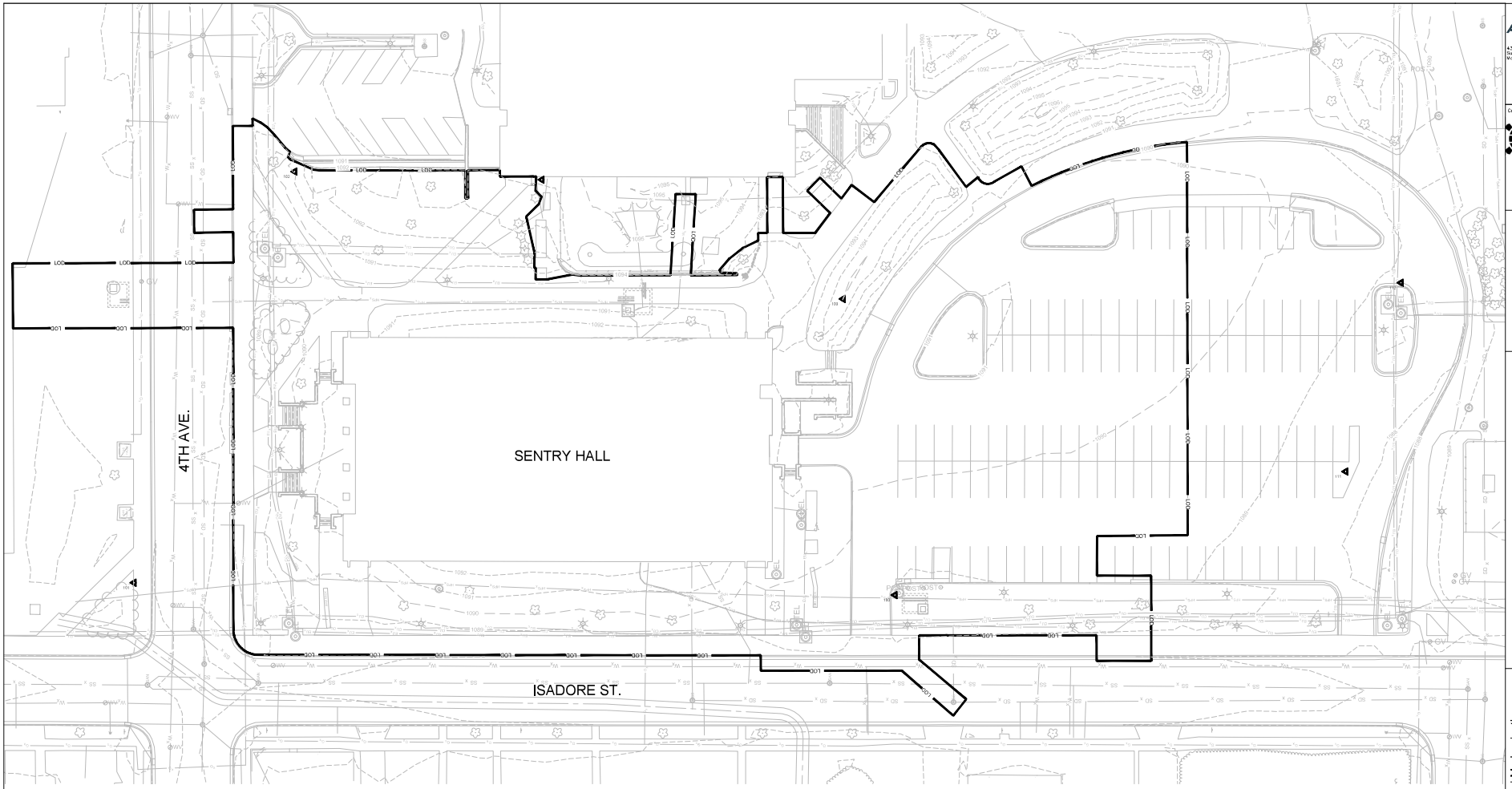
Existing Site Features - North view of 4th St. from north side of Sentry Hall.

Parking Lot E – On SE corner, north view.

Parking Lot E – South view.

Appendix B

Preliminary Project Plans



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0 5' 10' 20' 40'

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101	204992.635	165873.279	1088.39	CHISELED DOT
102	204912.890	166077.222	1091.58	MAG SPIKE
103	204640.883	166014.021	1095.33	MAG SPIKE
104	204790.312	166073.159	1093.79	NAIL
111	204391.548	165928.436	1088.40	PK NAIL
112	204364.081	166022.062	1088.90	PK NAIL

ARO EBERLE ARCHITECTS
433 W. Washington Ave (608) 204-7464
Suite 400 AroEberle.com
Madison, WI 53703

Consultant:
ONEIDA Total Integrated Enterprises

State of Wisconsin
Department of Administration
Division of Facilities Development

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Stevens Point, WI 54481

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Sheet Title:
EXISTING SITE CONDITIONS

Revisions:

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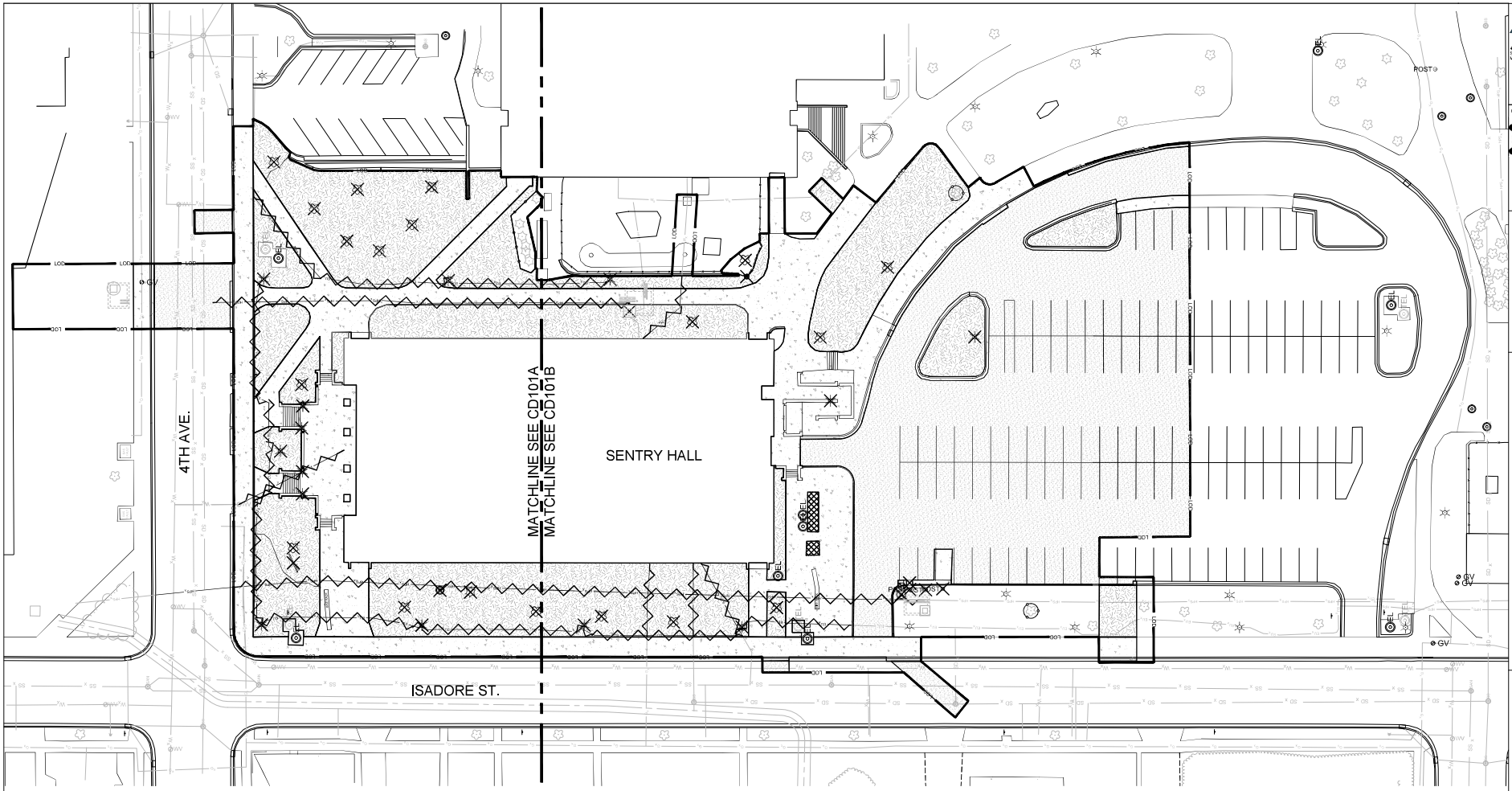
Set Type	PR
Date Issued	01/17/2025
Sheet Number	C002



1 DEMOLITION SITE PLAN - OVERALL
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0 5' 10' 20' 40'

ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE (800) 242-8511 TOLL FREE
WIS STATUTE 182.0175 (1974) REQUIRES NOT LESS THAN 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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433 W. Washington Ave (608) 204-7464
Suite 400 AroEberle.com
Madison, WI 53703

Consultant:
ONEIDA Total Integrated Enterprises

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Sheet Title:
DEMOLITION SITE PLAN - OVERALL

Revisions:

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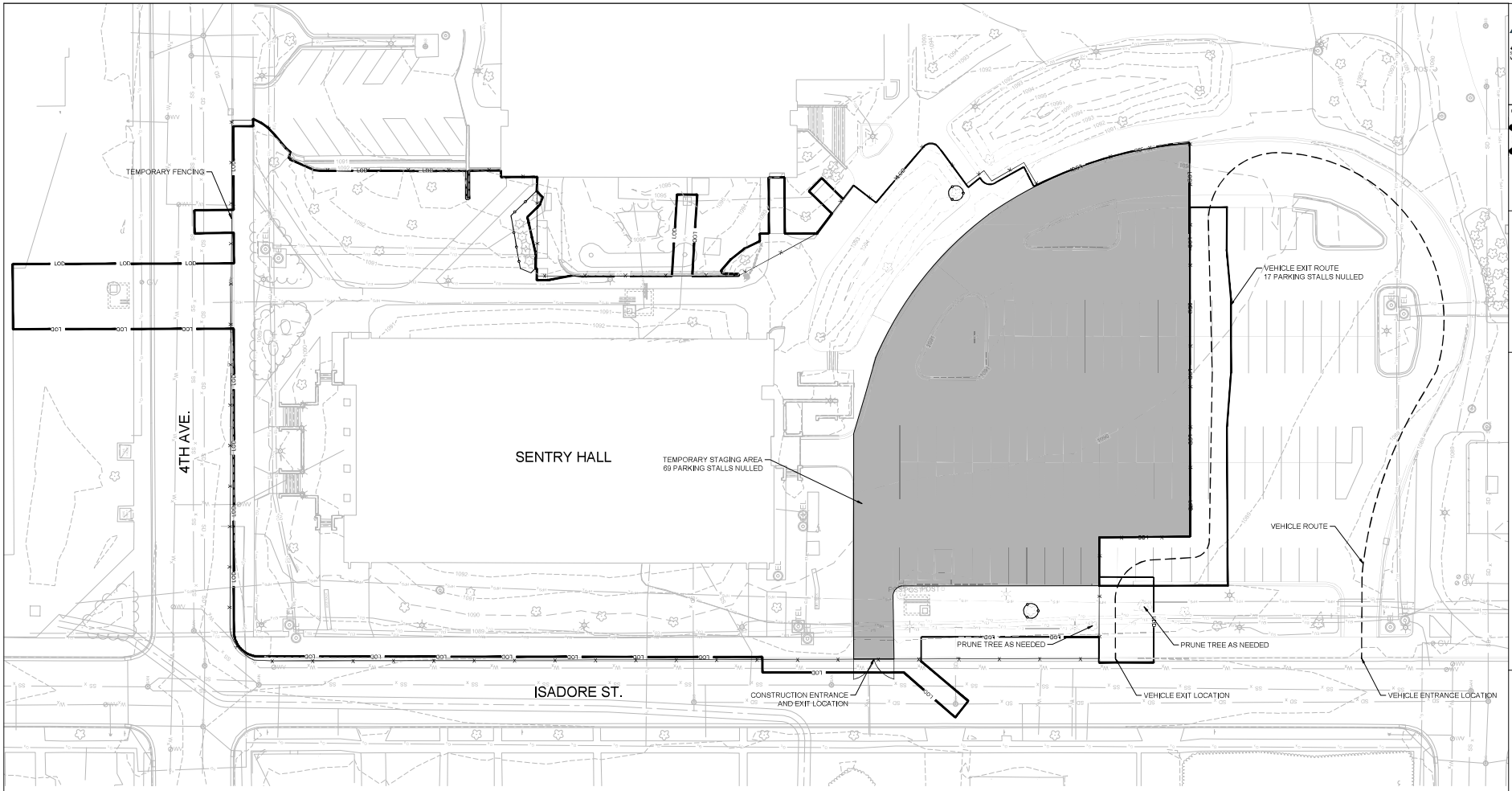
Set Type	PR
Date Issued	01/17/2025
Sheet Number	CD101



1 CONSTRUCTION STAGING SITE PLAN
1"=20'-0"

0 5' 10' 20' 40'

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Suite 400
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
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Sheet Title:
CONSTRUCTION STAGING SITE PLAN

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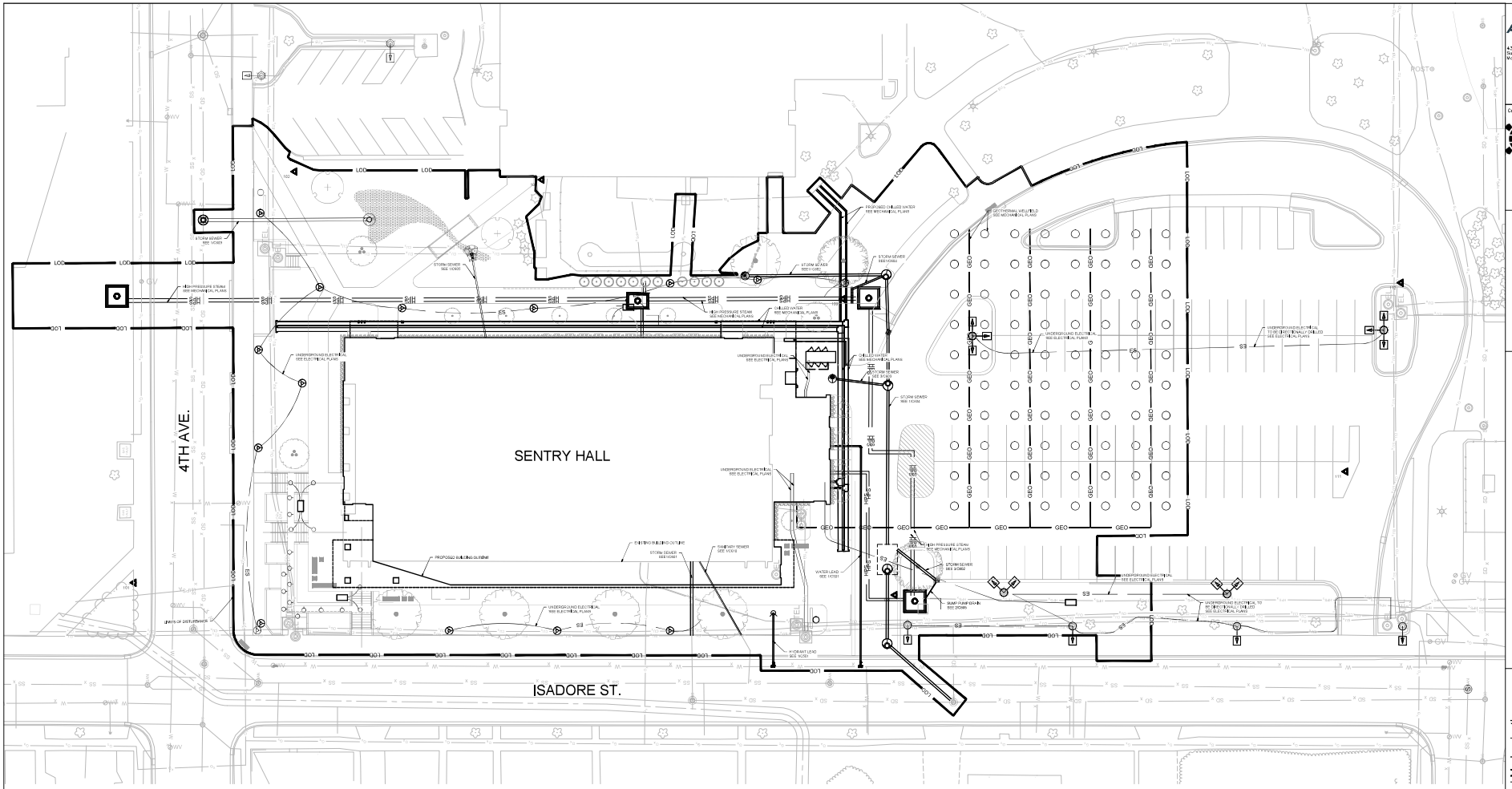

1 UTILITY SITE PLAN
1"=20'-0"

0 5' 10' 20' 40'

ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE (800) 242-8511 TOLL FREE

WIS STATUTE 182.0175 (1974) REQUIRES NOT LESS THAN 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ARO EBERLE ARCHITECTS
433 W. Washington Ave (608) 204-7464
Suite 400 AroEberle.com
Madison, WI 53703

Consultant:
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Sheet Title: UTILITY SITE PLAN

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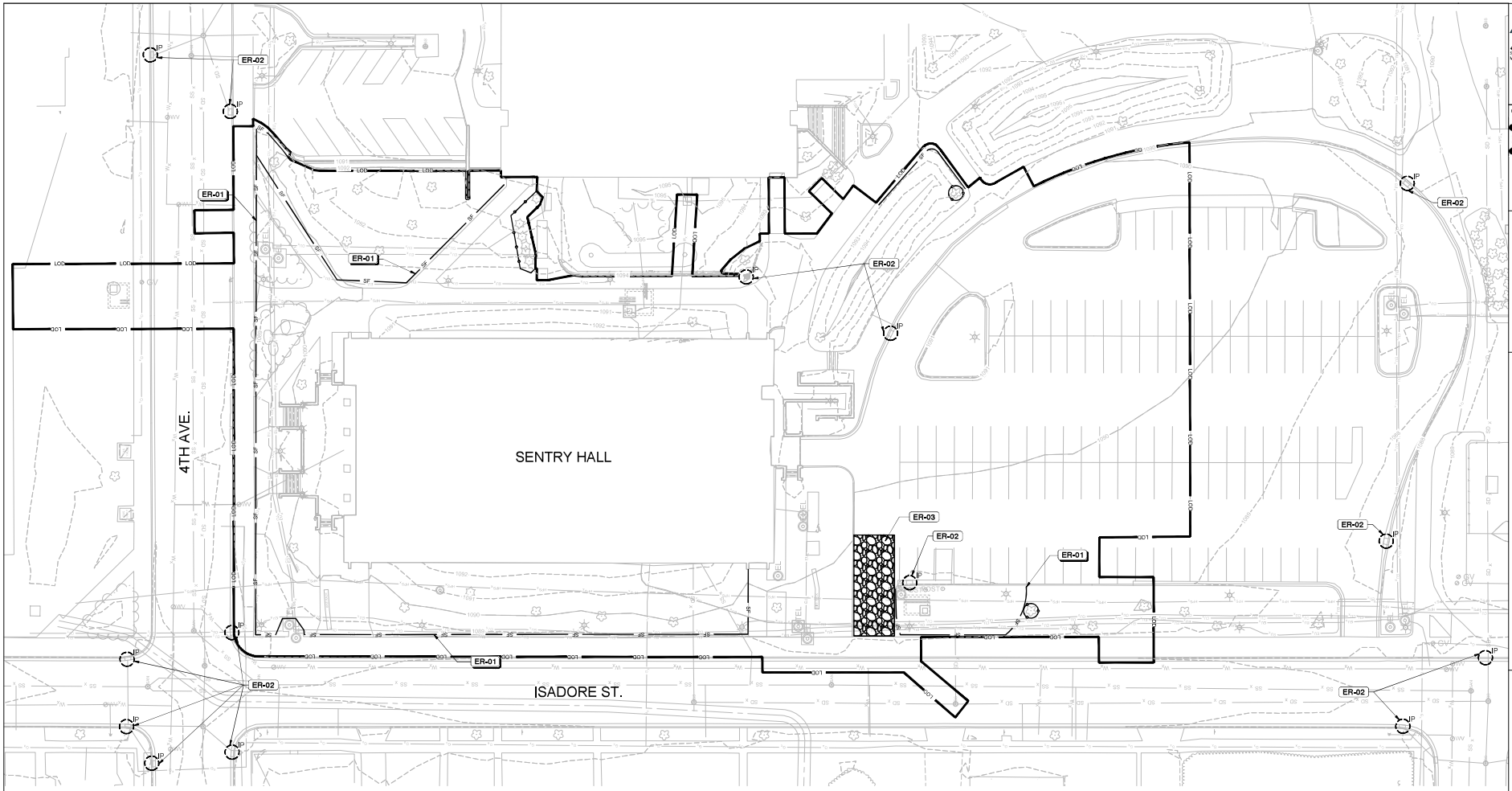

EROSION CONTROL LEGEND

CODE	DESCRIPTION
ER-01	INSTALL SILT FENCE, SEE DETAIL 4/C801
ER-02	INSTALL INLET PROTECTION, SEE DETAIL 3/C801
ER-03	INSTALL TRACKING PAD, SEE DETAIL 1/C801
	INSTALL INLET PROTECTION, SEE DETAIL 3/C801
	INSTALL TREE PROTECTION, SEE DETAIL 5/C801

1 EROSION CONTROL SITE PLAN

1"=20'-0"

0 5' 10' 20' 40'

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND DISTURBING ACTIVITIES AND MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES SHOWN ARE MINIMUM REQUIREMENTS ONLY. LOCATION OF EROSION CONTROL MEASURES AS SHOWN ON PLANS ARE AT SUGGESTED LOCATIONS. THE EXACT LOCATIONS TO BE DETERMINED BY A/E OR DFDM PROJECT REPRESENTATIVE IN THE FIELD. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADDITIONAL APPLICABLE EROSION CONTROL MEASURES WITHIN 24 HOURS AT THE REQUEST OF THE STATE, CITY, CAMPUS INSPECTORS, DFDM PROJECT REPRESENTATIVE, OR A/E.
2. ADDITIONAL INLET PROTECTION SHALL BE ADDED TO THE FIRST INLETS DOWNSTREAM OF EXCAVATED AREAS.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE WISCONSIN DNR TECHNICAL STANDARDS AND CITY OF MILWAUKEE REQUIREMENTS.
4. CONDUCT ALL OPERATIONS SO AS TO BE IN CONFORMANCE WITH NR216 AT ALL TIMES.
5. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AT A MINIMUM ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER. CONTRACTOR SHALL CONTINUE INSPECTION AND MAINTENANCE UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN ACCORDANCE WITH PROJECT REQUIREMENTS. RECORDS SHALL BE SUBMITTED WITH PROJECT CLOSEOUT MATERIALS.
6. CONTRACTOR SHALL PROTECT SITE FEATURES UNLESS OTHERWISE SHOWN TO BE REMOVED OR ABANDONED.
7. MATERIAL TRACKED ONTO ADJACENT ROADWAYS/PATHS SHALL BE SWEPT AT THE END OF EACH WORK DAY, PRIOR TO ANTICIPATED PRECIPITATION, AND AS DIRECTED BY THE DFDM PROJECT REPRESENTATIVE OR A/E.
8. COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH AND OTHER MATERIALS AT THE END OF EACH WORK DAY TO PREVENT MIGRATION OF MATERIALS TO THE WATERS OF THE STATE OR NEIGHBORING PROPERTIES. NO DEBRIS OR MATERIALS SHALL BE BURIED ON-SITE. REMOVE SEDIMENT FROM STORM WATER FACILITIES AFTER COMPLETION OF ALL SITE CONSTRUCTION AND PRIOR TO SUBSTANTIAL COMPLETION.
9. PROVIDE TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, COVERING, EROSION MATTING, BARRIER FENCING) FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF MORE THAN 14 CONSECUTIVE CALENDAR DAYS.
10. REMOVE ALL EROSION CONTROL MEASURES AFTER PROJECT ACCEPTANCE.
11. TREE PROTECTION FENCE SHALL REMAIN EXCEPT AS NEEDED FOR UTILITY WORK. TREE PROTECTION FENCE SHALL BE REPLACED/RESTORED IMMEDIATELY AFTER UTILITY WORK IS COMPLETE.

ARO EBERLE ARCHITECTS
433 W. Washington Ave (608) 204-7464
Suite 400 AroEberle.com
Madison, WI 53703

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Sheet Title:
EROSION CONTROL SITE PLAN

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Set Type	PR
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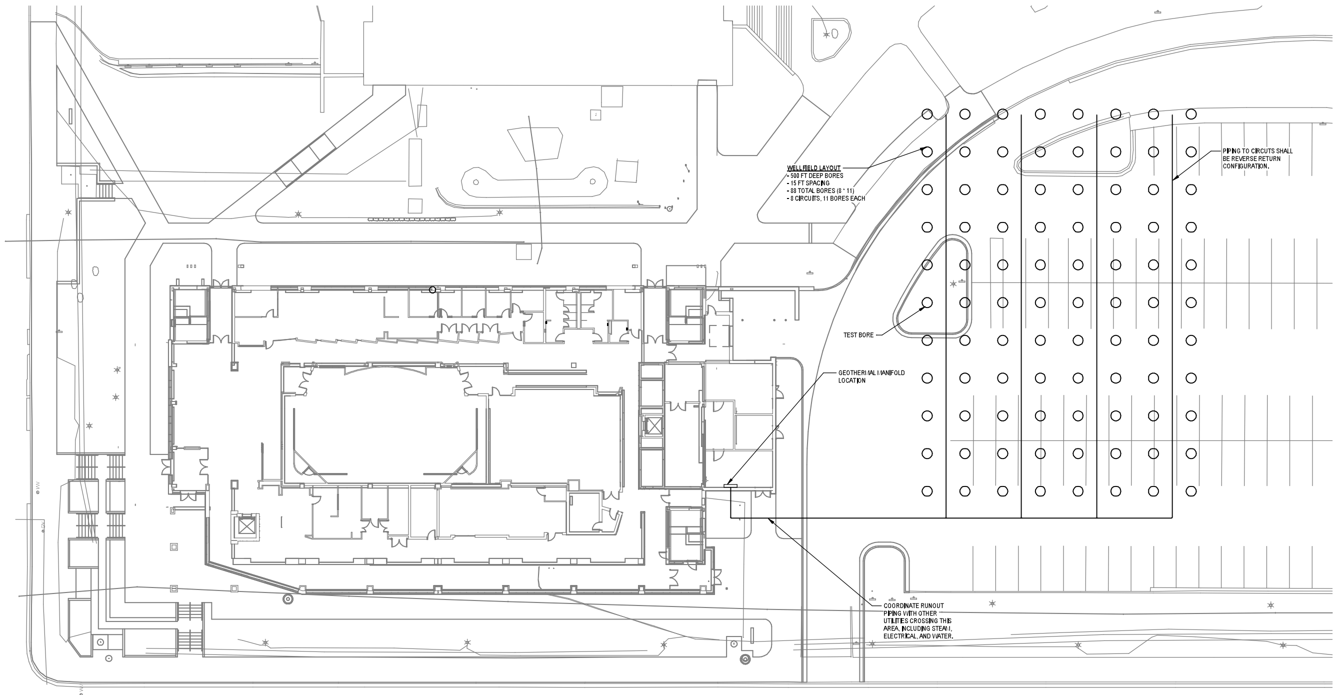
Sheet Number	C003



NORTH

1 **GEOTHERMAL SITE PLAN**

1" = 20'-0"

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 400
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
DESIGN ENGINEERS
MECHANICAL & ELECTRICAL CONSULTANTS
8801 Prairie View Lane SW, Suite 200
Cedar Rapids, IA 52404 | 319.841.1944
8215 Greenway Blvd, Suite 180
Middleton, WI 53562 | 608.424.8815
designengineers.com

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Sheet Title:
GEOTHERMAL SITE PLAN

Revisions:

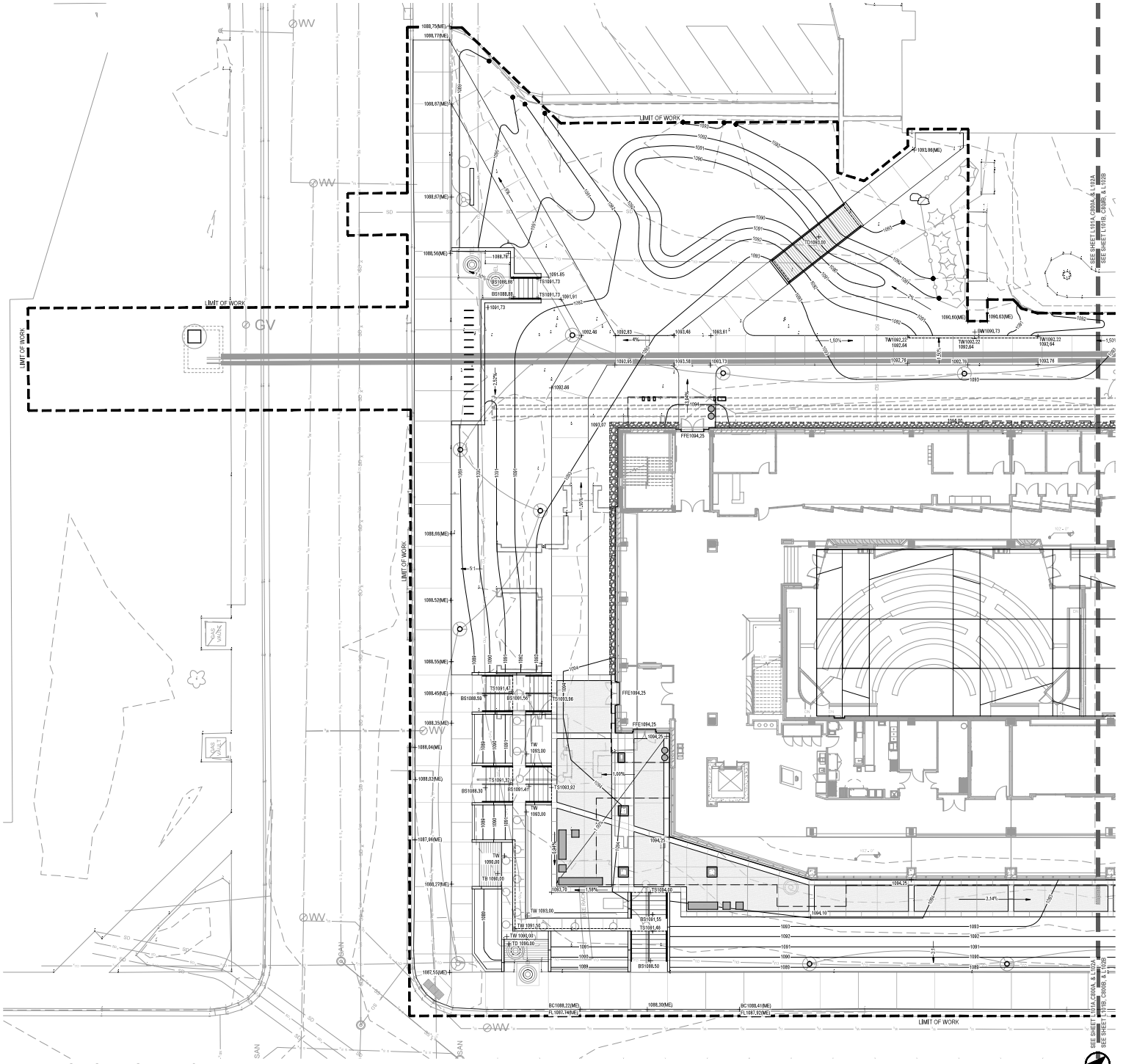
No.	Date:	Description:

Graphic Scale	See Details
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	**C301**

1/14/2025 2:26:02 PM

LEGEND:

	LIMIT OF WORK
	EXISTING TREE (TO REMAIN)
953	EXISTING CONTOURS
953	PROPOSED CONTOURS
%	SLOPE ARROW
+ 000.00	SPOT ELEVATION
TW	TOP OF WALL ELEVATION
TS	TOP OF STAIR ELEVATION
BS	BOTTOM OF STAIR ELEVATION
RE	STORM DRAIN INLET RIM ELEVATION
ME	MATCH EXISTING ELEVATION



1 ENLARGED GRADING PLAN - NORTH
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

NORTH

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 401
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

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Sheet Title: ENLARGED GRADING PLAN - NORTH

Revisions:

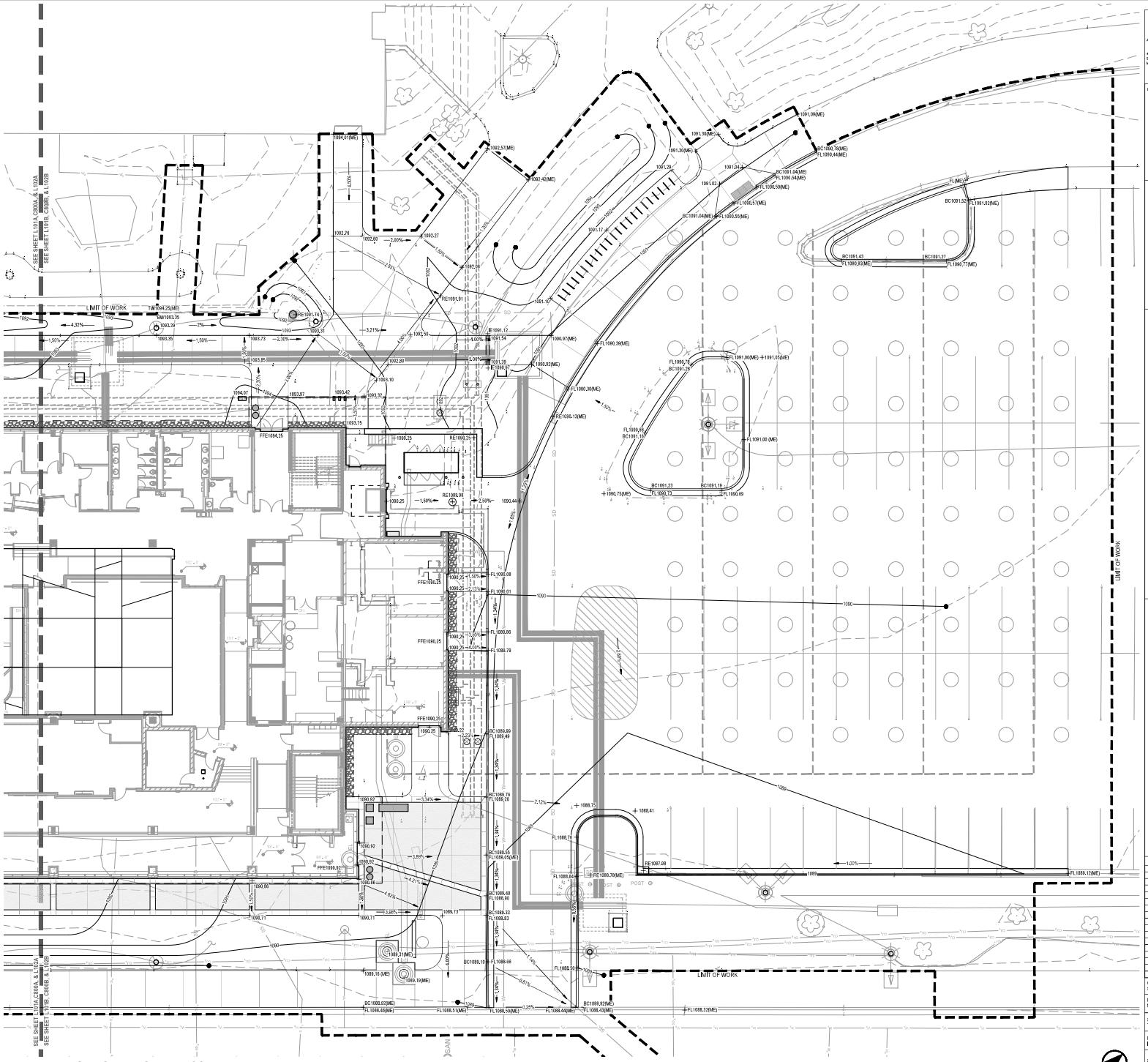
No.	Date:	Description:

Graphic Scale	1"=10'-0"
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	C800A

B - 30x42

LEGEND:

	LIMIT OF WORK
	EXISTING TREE (TO REMAIN)
953	EXISTING CONTOURS
953	PROPOSED CONTOURS
%	SLOPE ARROW
+ 000.00	SPOT ELEVATION
TW	TOP OF WALL ELEVATION
TS	TOP OF STAIR ELEVATION
BS	BOTTOM OF STAIR ELEVATION
RE	STORM DRAIN INLET RIM ELEVATION
ME	MATCH EXISTING ELEVATION



1 ENLARGED GRADING PLAN - SOUTH
SCALE: 1"=10'-0"

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 401
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

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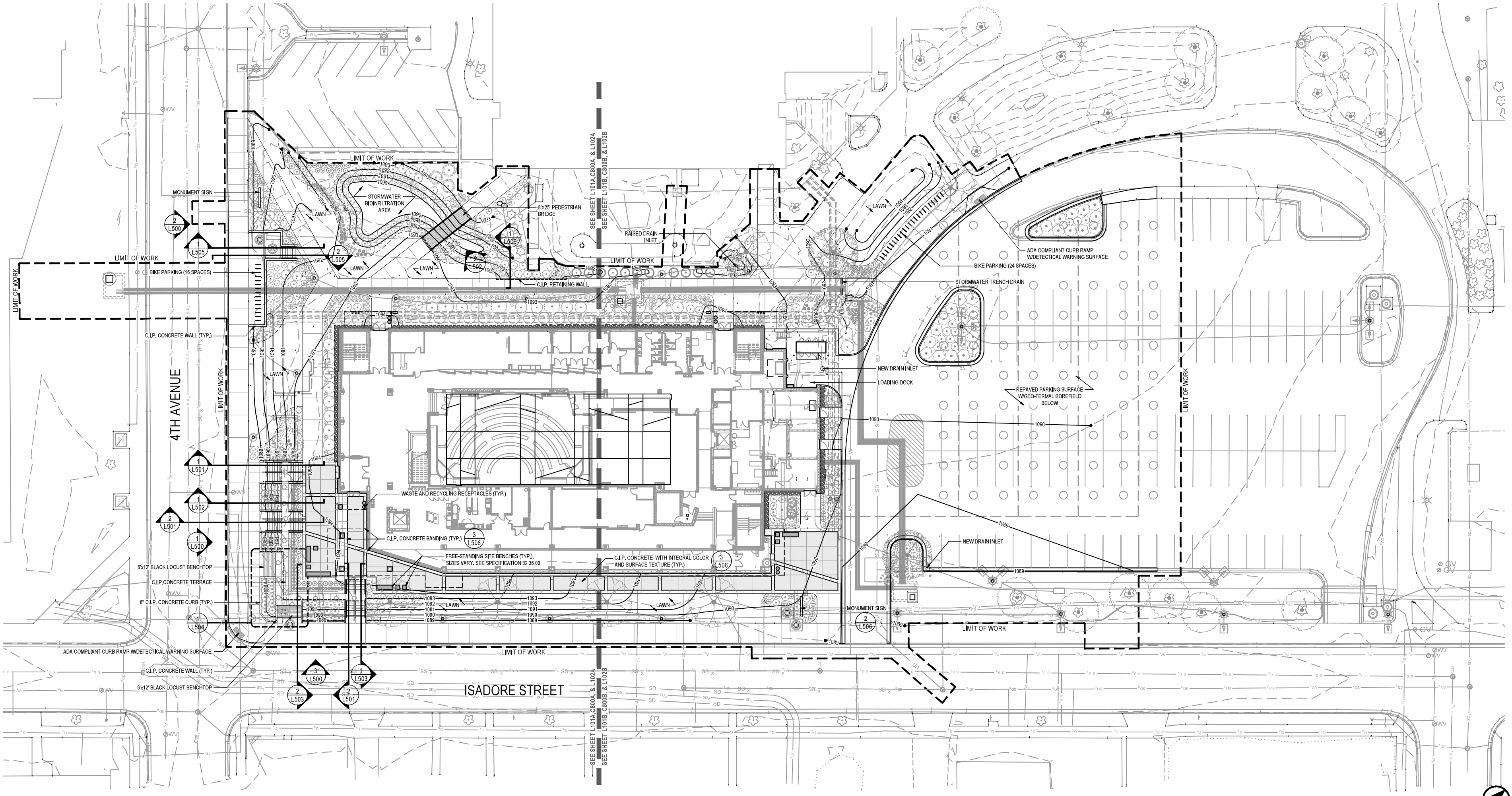
Sheet Title: ENLARGED GRADING PLAN - SOUTH

Revisions:

No.	Date:	Description:

Graphic Scale	1"=10'-0"
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	C800B



1 SITE DEVELOPMENT PLAN - OVERALL

SCALE: 1"=20'-0"

0 20' 40'
1" = 20'-0"

LEGEND:

(dashed line)	LIMIT OF WORK
(tree symbol)	EXISTING TREE (TO REMAIN)
953 (dashed)	EXISTING CONTOURS
953 (solid)	PROPOSED CONTOURS
(hatched strip)	PROPOSED STONE MAINTENANCE STRIP WITH ALUMINUM EDGE
(symbol)	WASTE AND RECYCLING RECEPTACLES (4 EACH) 3/L501
(symbol)	24"Wx24"Lx18"H FREE-STANDING BENCH (6 TOTAL)
(symbol)	24"Wx95"Lx18"H FREE-STANDING BENCH (3 TOTAL)
(symbol)	24"Wx142"Lx18"H FREE-STANDING BENCH (1 TOTAL)

NOTES:

1. ALL SITE WORK SHALL CONFORM TO CURRENT STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION MASTER SPECIFICATIONS AND DESIGN GUIDELINES.
2. STORMWATER MANAGEMENT BY CIVIL ENGINEER.
3. CONTRACTOR SHALL REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES IN DRAWINGS AND/OR SURVEYED FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CALL DIGGERS HOTLINE PRIOR TO CONSTRUCTION AT 800-242-8511.
5. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SITE WORK FOR REVIEW AND APPROVAL BY DFD PROJECT MANAGER PRIOR TO CONSTRUCTION.
6. NO PARKING OF VEHICLES, HEAVY MACHINERY OR STORAGE ON LANDSCAPED AREAS OR WITHIN DRIP LINES OF TREES.
7. ALL DISTURBED AREAS OUTSIDE OF DESIGNATED PLANT BEDS SHALL BE SEEDED WITH GRASS MIX UNLESS SPECIFIED OTHERWISE.
8. PLANT BEDS AND LAWN AREAS SHALL BE IRRIGATED. CONNECT TO EXISTING IRRIGATION SYSTEM.

ARO EBERLE ARCHITECTS
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Suite 400
Madison, WI 53703
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jporter@figureground-design.com
608-345-5101

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1801 4th Avenue
Stevens Point, WI 54481

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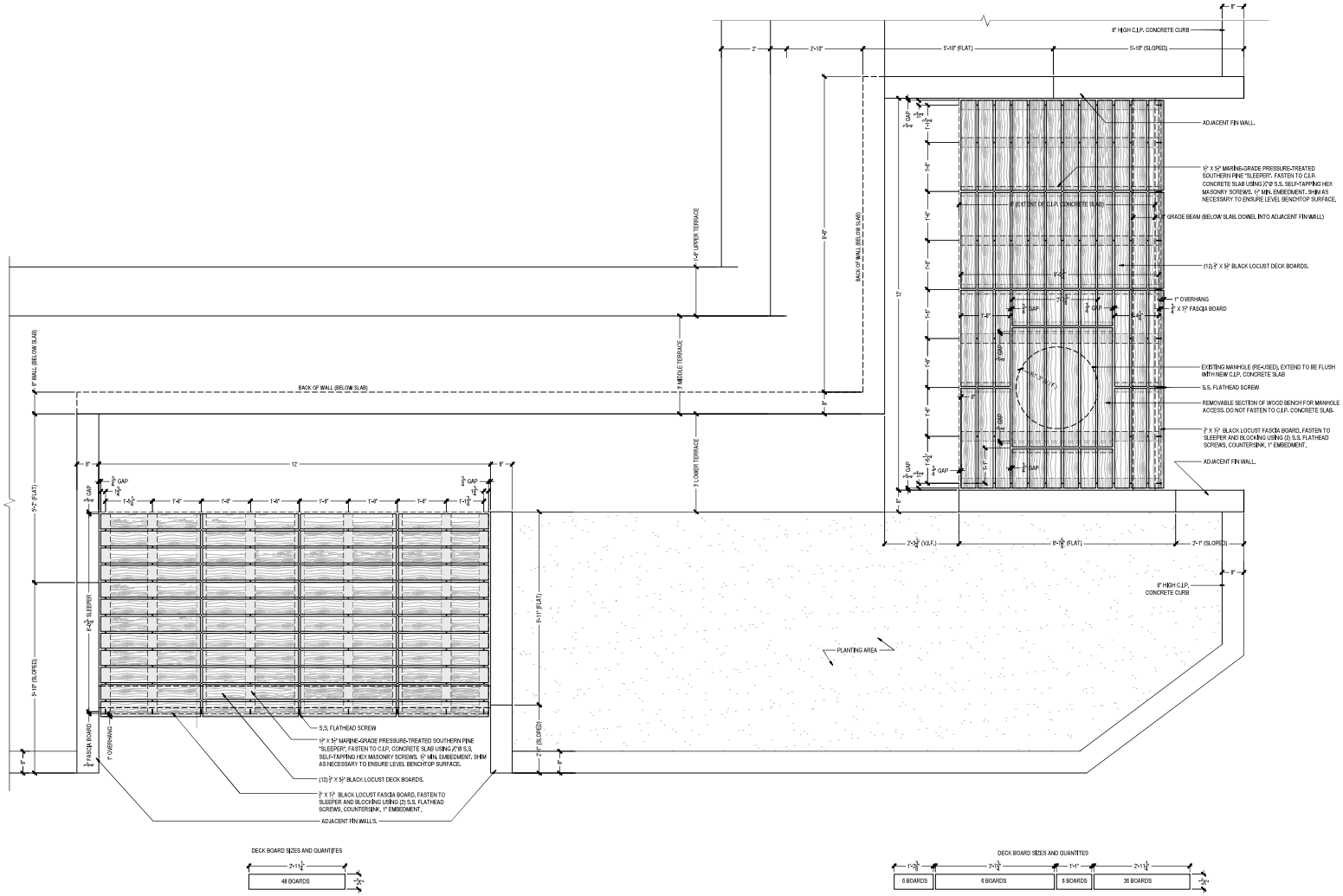
Sheet Title:
SITE DEVELOPMENT PLAN - OVERALL

Revisions:

No.	Date:	Description:

Graphic Scale	1"=20'-0"
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L100

tb - 30x42



1 WOOD BENCHTOP PLAN ENLARGEMENT

SCALE: 3/4"=1'-0"

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 402
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

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Department of Administration
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1801 4th Avenue
Stevens Point, WI 54481

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Sheet Title
LANDSCAPE DETAILS

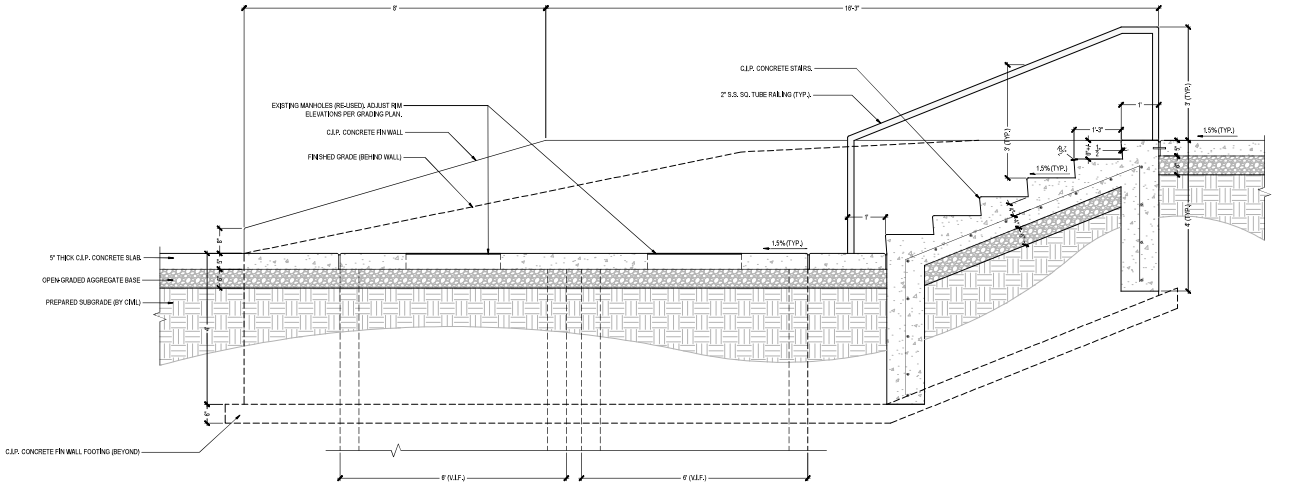
Revisions:

No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	**L504**

January 14, 2025

tb - 30x42

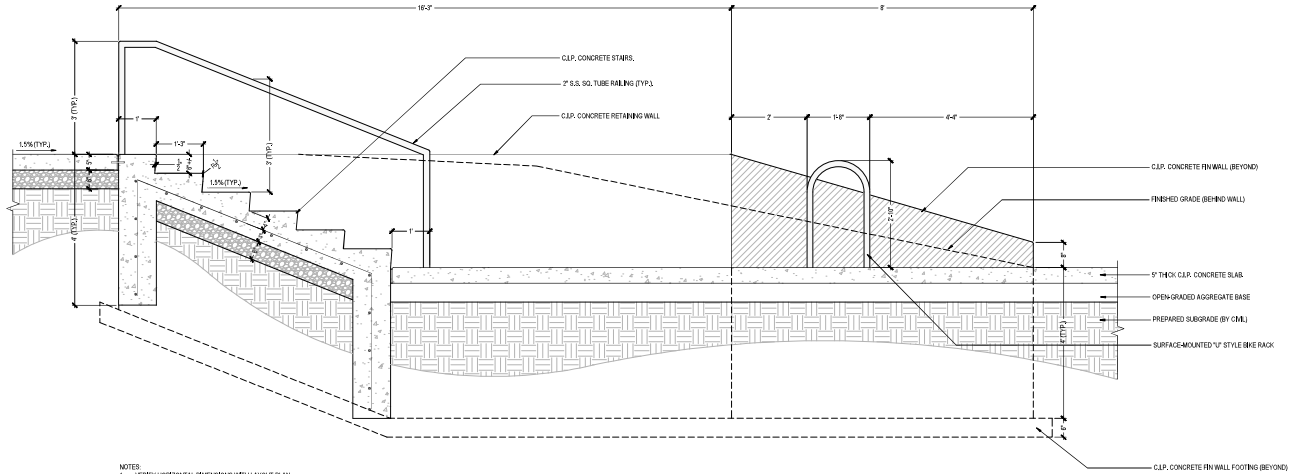


NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. STAIR RISER HEIGHTS MAY VARY SLIGHTLY FROM 6" BASED ON TOP AND BOTTOM OF STAIR ELEVATIONS. REFER TO GRADING PLAN. STAIR RISER HEIGHTS WITHIN A SINGLE STAIR FLIGHT SHALL BE CONSISTENT.
4. VERIFY ALL DIMENSIONS IN FIELD. IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. ANGLE/SLOPE OF FIN WALLS SHALL MATCH STAIR RISER:TREAD RATIO.
7. 2" RADIUS ON ALL EXPOSED C.I.P. CONCRETE CORNERS.
8. ALL REINFORCING BY STRUCTURAL ENGINEER.
9. ALL REINFORCING SHALL BE EPOXY-COATED.

1 C.I.P. CONCRETE STAIRS AND RETAINING WALL SECTION

SCALE: 3/4"=1'-0"

0 12" 24" 48"



NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. STAIR RISER HEIGHTS MAY VARY SLIGHTLY FROM 6" BASED ON TOP AND BOTTOM OF STAIR ELEVATIONS. REFER TO GRADING PLAN. STAIR RISER HEIGHTS WITHIN A SINGLE STAIR FLIGHT SHALL BE CONSISTENT.
4. VERIFY ALL DIMENSIONS IN FIELD. IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. ANGLE/SLOPE OF FIN WALLS SHALL MATCH STAIR RISER:TREAD RATIO.
7. 2" RADIUS ON ALL EXPOSED C.I.P. CONCRETE CORNERS.
8. ALL REINFORCING BY STRUCTURAL ENGINEER.
9. ALL REINFORCING SHALL BE EPOXY-COATED.

2 C.I.P. CONCRETE STAIRS AND RETAINING WALL SECTION

SCALE: 3/4"=1'-0"

0 12" 24" 48"

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 402
Madison, WI 53703
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AroEberle.com

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jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

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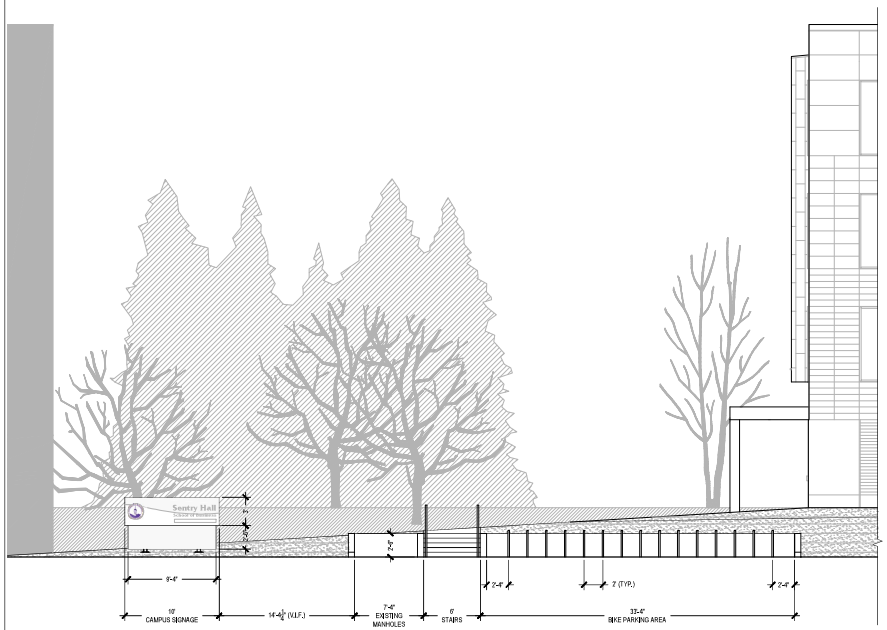
Sheet Title: LANDSCAPE DETAILS

Revisions:

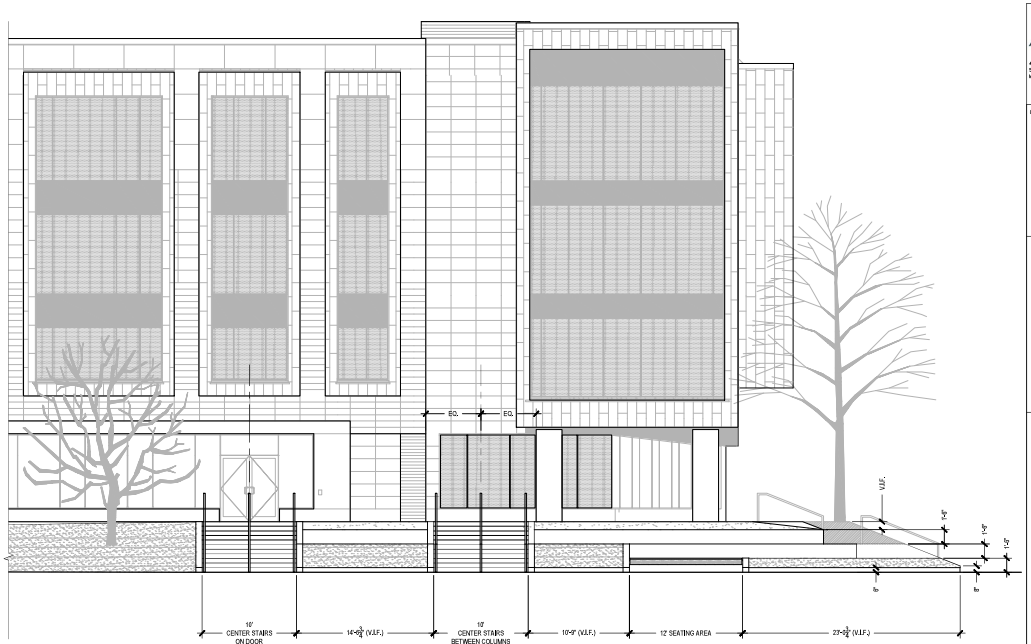
No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	**L505**

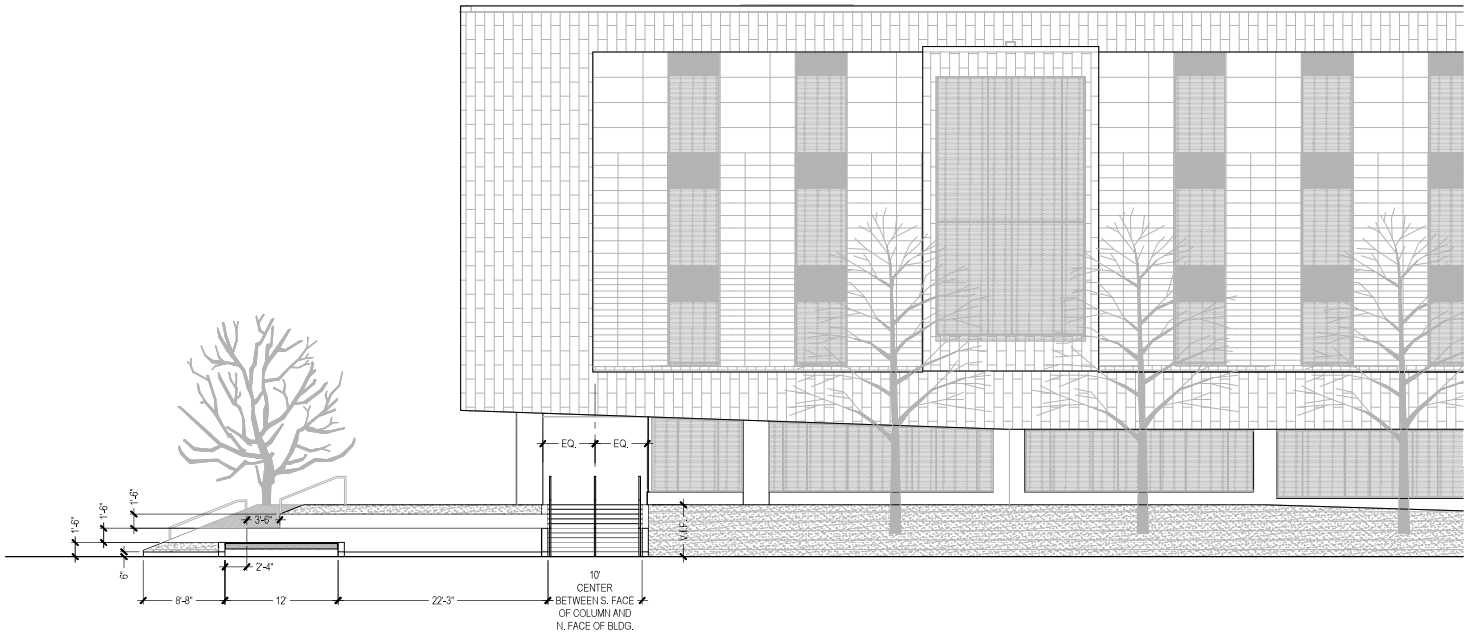
January 14, 2025
tb - 30x42



2 NORTH ELEVATION - EAST END
SCALE: 3/16"=1'-0"



1 NORTH ELEVATION - WEST END
SCALE: 3/16"=1'-0"



3 WEST ELEVATION - NORTH END
SCALE: 3/16"=1'-0"

NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. VERIFY ALL DIMENSIONS IN FIELD. IDENTIFY AND REPORT ANY DISCREPANCIES WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 401
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

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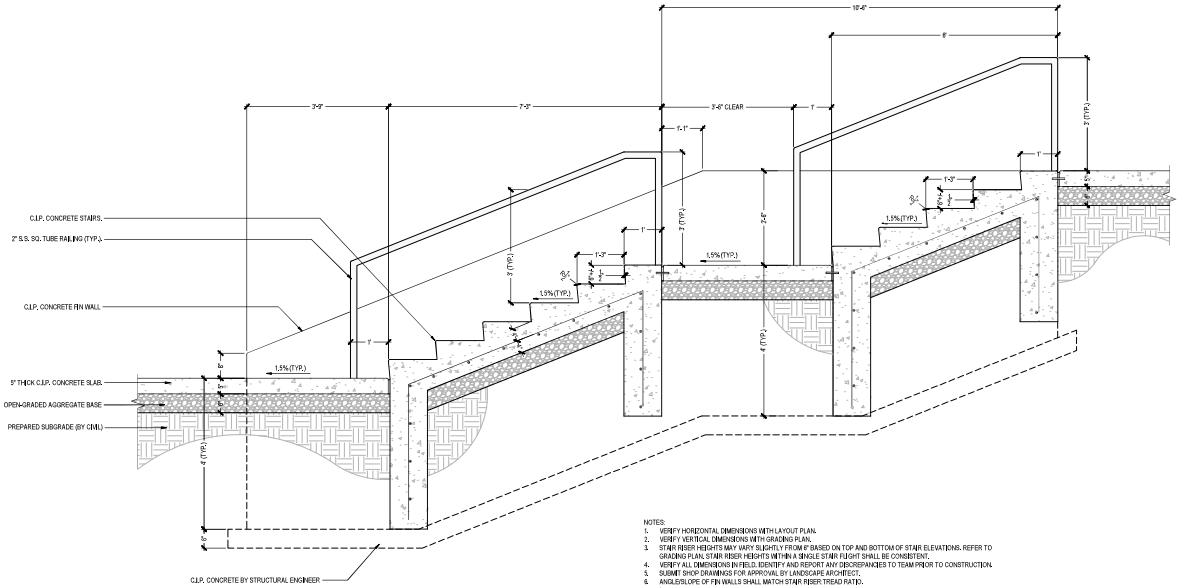
Sheet Title
LANDSCAPE DETAILS

Revisions:

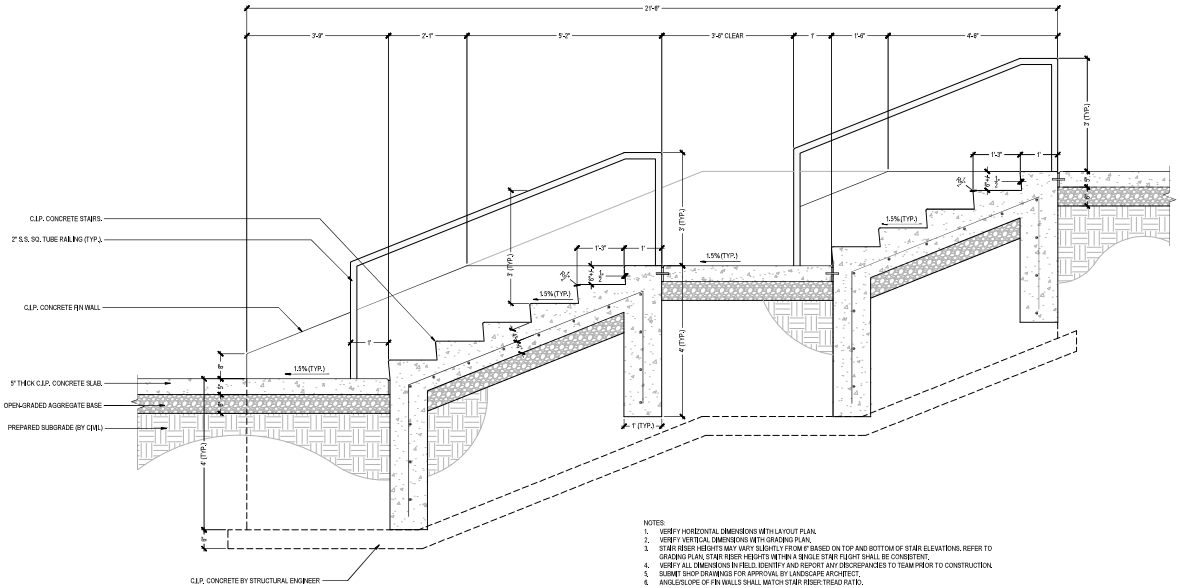
No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L500

January 14, 2025
tb - 30x42



1 STAIR SECTION
SCALE: 3/4"=1'-0"



2 STAIR SECTION
SCALE: 3/4"=1'-0"

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 402
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

Sentry Hall Addition and Modernization
University of Wisconsin - Stevens Point
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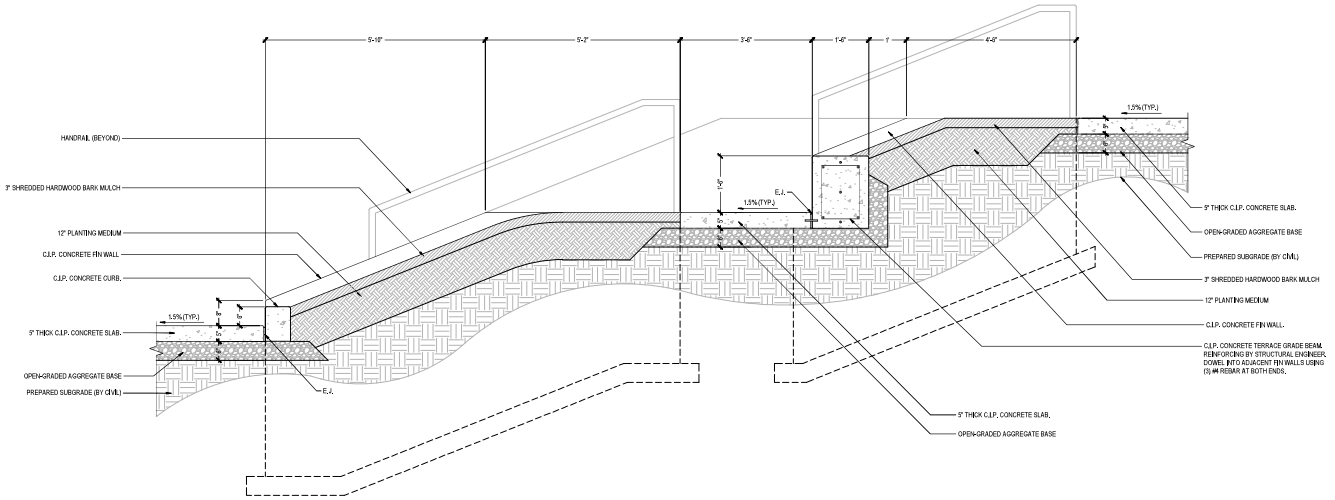
Sheet Title: LANDSCAPE DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L501

January 14, 2025
tb - 30x42

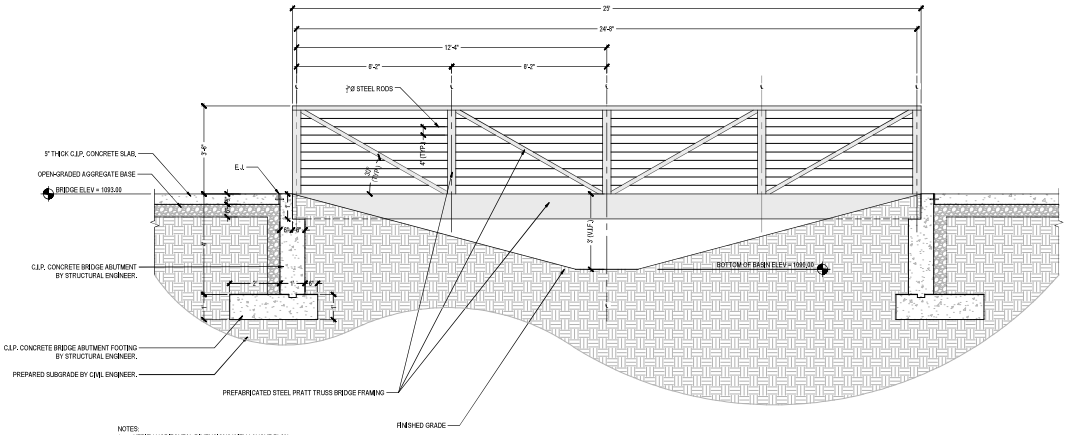


NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. VERIFY ALL DIMENSIONS IN FIELD, IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. ANGLES/SLOPE OF FIN WALLS SHALL MATCH STAIR RISER/TREAD RATIO.
6. 3" RADIUS ON ALL EXPOSED C.I.P. CONCRETE CORNERS.
7. ALL REINFORCING BY STRUCTURAL ENGINEER.
8. ALL REINFORCING SHALL BE EPOXY-COATED.

1 TERRACE SECTION

SCALE: 3/4"=1'-0"

0 12" 24" 48"



NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. VERIFY ALL DIMENSIONS IN FIELD, IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
4. BRIDGE SHALL BE PREFABRICATED. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS BASED ON CONTRACTOR'S FIELD MEASUREMENTES FOR REVIEW AND APPROVAL BY CONSULTANT TEAM.
5. BRIDGE DECKING SHALL BE CONSTRUCTED OF OPEN GALVANIZED STEEL GRATING. ENSURE GRATING IS ADA COMPLIANT.
6. WATERPROOF BRIDGE WHEREVER IN CONTACT WITH SUBGRADE.

2 PEDESTRIAN BRIDGE ELEVATION

SCALE: 1/2"=1'-0"

0 12" 24" 48"

ARO EBERLE ARCHITECTS
433 W. Washington Ave.
Suite 401
Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

Sentry Hall Addition and Modernization
University of Wisconsin - Stevens Point
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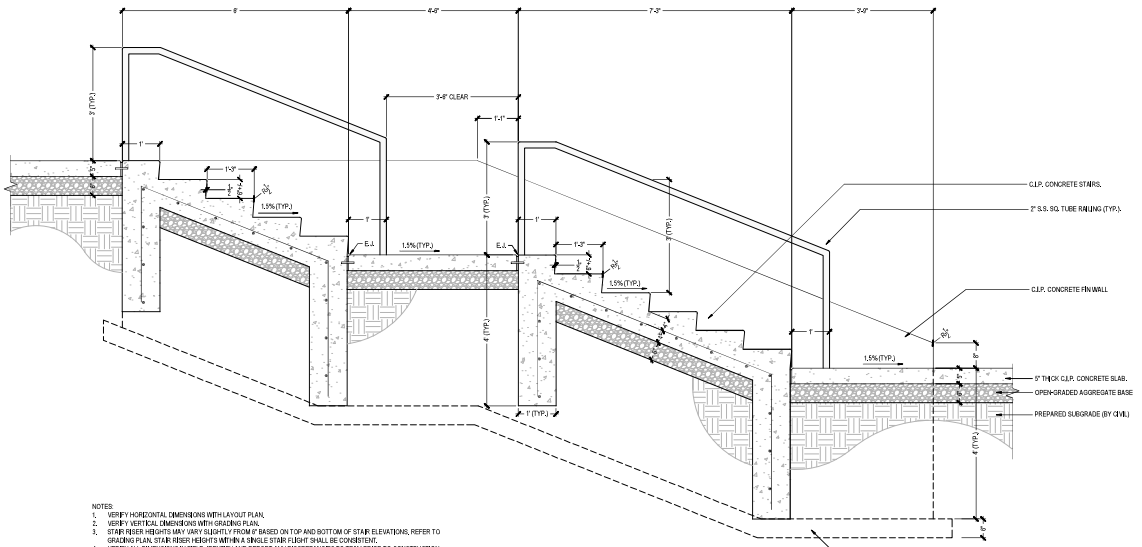
Sheet Title
LANDSCAPE DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L502

January 14, 2025
tb - 30x42

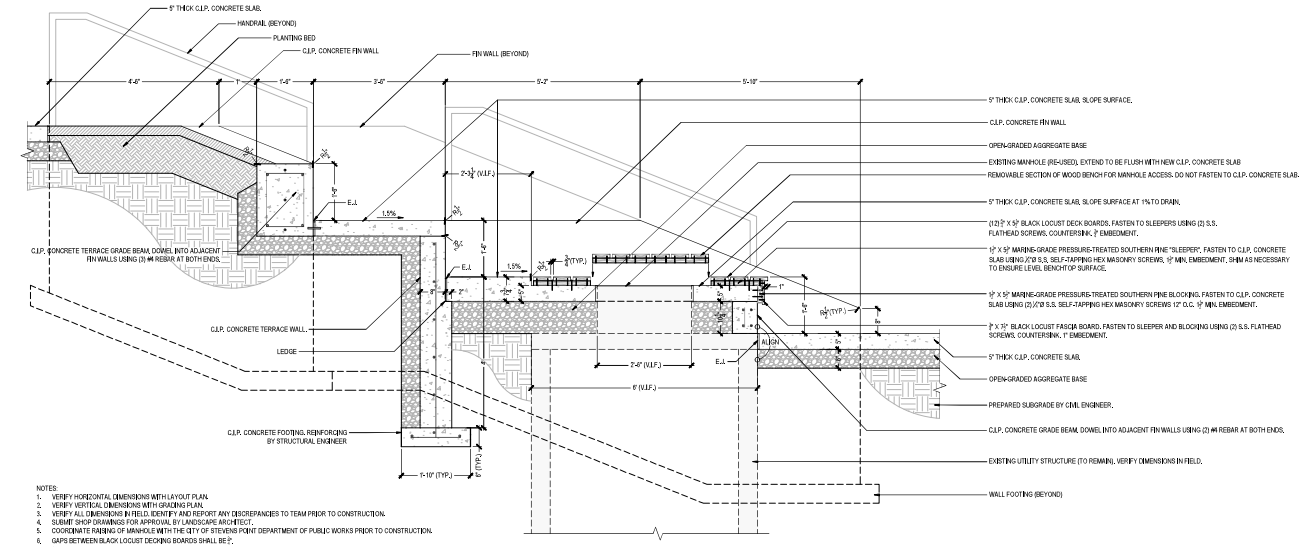


NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. STAIR RISER HEIGHTS MAY VARY SLIGHTLY FROM 6" BASED ON TOP AND BOTTOM OF STAIR ELEVATIONS, REFER TO GRADING PLAN. STAIR RISER HEIGHTS WITHIN A SINGLE STAIR FLIGHT SHALL BE CONSISTENT.
4. VERIFY ALL DIMENSIONS IN FIELD. IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. ANGLES/SLOPE OF FIN WALLS SHALL MATCH STAIR RISER:TREAD RATIO.
7. ½" RADIUS ON ALL EXPOSED C.I.P. CONCRETE CORNERS.
8. ALL REINFORCING BY STRUCTURAL ENGINEER.
9. ALL REINFORCING SHALL BE EPOXY-COATED.

1 STAIR SECTION

SCALE: 3/4"=1'-0"

0 12" 24" 48"



NOTES:
1. VERIFY HORIZONTAL DIMENSIONS WITH LAYOUT PLAN.
2. VERIFY VERTICAL DIMENSIONS WITH GRADING PLAN.
3. VERIFY ALL DIMENSIONS IN FIELD. IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. COORDINATE RAISING OF MANHOLE WITH THE CITY OF STEVENS POINT DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION.
6. GAPS BETWEEN BLACK LOCUST DECKING BOARDS SHALL BE ½".
7. ½" RADIUS ON ALL EXPOSED C.I.P. CONCRETE CORNERS.
8. ENSURE MANHOLE WILL BE ENTIRELY ACCESSIBLE PRIOR TO INSTALLING WOODEN BENCHTOP.
9. ALL REINFORCING BY STRUCTURAL ENGINEER.
10. ALL REINFORCING SHALL BE EPOXY-COATED.

2 TERRACE SECTION

SCALE: 3/4"=1'-0"

0 12" 24" 48"

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Suite 402
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AroEberle.com

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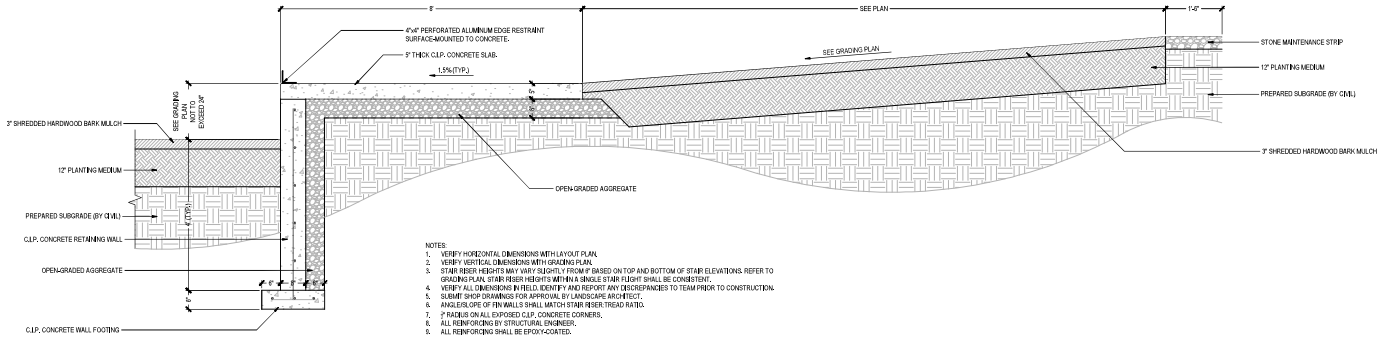
Sheet Title: LANDSCAPE DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L503

January 14, 2025
tb - 30x42



NOTES:
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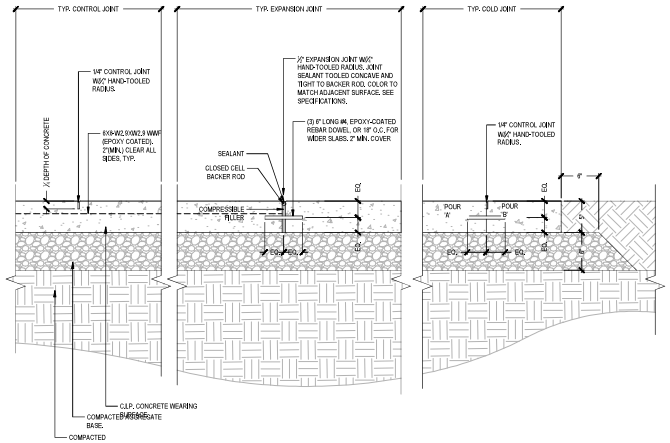
3. STAIR RISER HEIGHTS MAY VARY SLIGHTLY FROM 6" BASED ON TOP AND BOTTOM OF STAIR ELEVATIONS. REFER TO GRADING PLAN. STAIR RISER HEIGHTS WITHIN A SINGLE STAIR FLIGHT SHALL BE CONSISTENT.
4. VERIFY ALL DIMENSIONS IN FIELD. IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO CONSTRUCTION.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. ANGLES/SLOPE OF RN WALLS SHALL MATCH STAIR RISER/TREAD RATIO.
7. 2" RADIUS ON ALL EXPOSED C.I.P. CONCRETE CORNERS.
8. ALL REINFORCING BY STRUCTURAL ENGINEER.
9. ALL REINFORCING SHALL BE EPOXY-COATED.

1 C.I.P. CONCRETE STAIRS AND RETAINING WALL

SCALE: 3/4"=1'-0"

0 12" 24" 48"

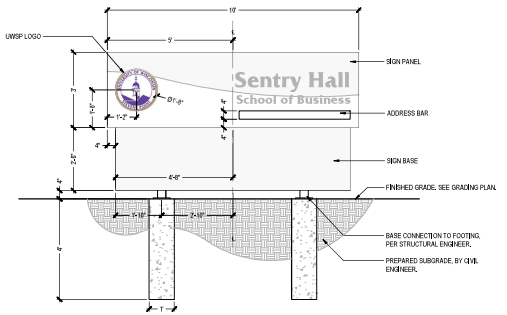


NOTES:
1. C.I.P. CONCRETE SHALL EITHER BE PORTLAND GRAY OR INTEGRAL COLOR WITH A LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC, SEE SHEET L100 FOR CONCRETE FINISH DESIGNATIONS, SEE SPECIFICATION SECTIONS 03 30 00 AND 03 08 00.
2. ALL EXPOSED CORNERS OF C.I.P. CONCRETE SHALL RECEIVE 1/2" HAND-TROWELED RADIUS.
3. CONTROL JOINTS SHALL BE ALIGNED WITH EDGES OF CONCRETE AND BUILDING FACES, AND AS SHOWN ON PLANS.
4. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE WEARING SURFACE ABUTS VERTICAL OBJECTS: I.E. WALLS, FOOTINGS, BUILDING STOOPS, ETC.) AND WHERE SHOWN ON DRAWINGS.
5. COLD (CONSTRUCTION) JOINTS SHALL BE PLACED BETWEEN SEPARATE POURS OF THE SAME WEARING SURFACE.
6. ALL JOINTS AND EXPOSED EDGES OF CONCRETE SHALL BE HAND-TROWELED W/ 1/2" RADIUS.
7. VERTICAL TRANSITIONS BETWEEN BUILDING THRESHOLDS AND EXTERIOR WALKING SURFACES SHALL NOT EXCEED 1/2".
8. ENSURE THAT JOINTING BETWEEN SEPARATE POURS ALIGNS UNLESS SHOWN OTHERWISE IN LAYOUT PLAN.

3 TYPICAL C.I.P. CONCRETE FLATWORK AND JOINTING DETAIL

SCALE: 1-1/2"=1'-0"

0 6" 12"



NOTES:
1. FINAL CONTENT OF SIGN SHALL BE DETERMINED BY OWNER'S REPRESENTATIVE.
2. VERIFY SIGN DIMENSIONS, FONTS, COLORS, AND MATERIALS WITH OWNER'S REPRESENTATIVE.
3. IDENTIFY AND REPORT ANY DISCREPANCIES TO TEAM PRIOR TO FABRICATION AND INSTALLATION.
4. C.I.P. CONCRETE FOOTING SHALL BE REINFORCED PER STRUCTURAL ENGINEER.

2 SIGN ELEVATION

SCALE: 1/2"=1'-0"

0 12" 24" 48"

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Sheet Title: LANDSCAPE DETAILS

Revisions:

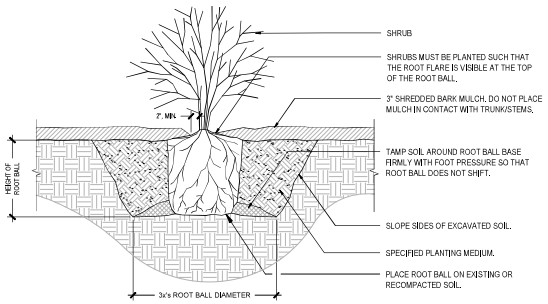
No.	Date:	Description:

Graphic Scale	SEE DETAIL
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L506

January 14, 2025
tb - 30x42

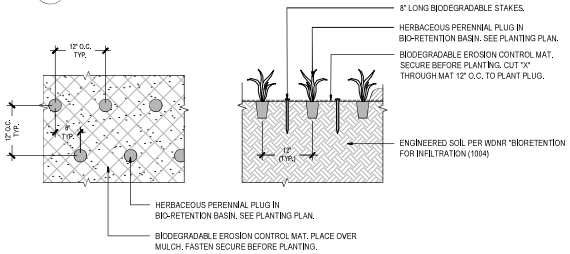
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
EVERGREEN TREES							
	JSP	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	See Height	B&B	8'	4
	TOR	Thuja occidentalis 'Rushmore'	Rushmore Arborvitae	#7	Container	6'	11
ORNAMENTAL TREES							
	AAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	Multi-Stem	B&B	8'	3
	ARH	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	2" Cal.	B&B	10' Height	1
	CCF	Carpinus caroliniana 'J.N. Upright'	Firespire Musclewood	Multi-Stem	B&B	8'	5
	CC	Cercis canadensis	Eastern Redbud	2.5" Cal.	B&B	10'	2
OVERSTORY DECIDUOUS TREES							
	AABF	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	3" Cal.	B&B	14'	4
	GTS	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	3" Cal.	B&B	18'	2
	UXM	Ulmus x 'Morton'	Accolade™ Elm	3" Cal.	B&B	18'	2
DECIDUOUS SHRUBS							
	Aib	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	#3	Container	24"	38
	Cp	Comptonia peregrina	Sweet Fern	#3	Container	24"	17
	Cac	Cornus sericea 'Allerman's Compact'	Allerman's Compact Dogwood	#3	Container	36"	28
	Dlc	Diervilla lonicera 'Copper'	Copper Low Bush Honeysuckle	#2	Container	18"	57
	Dms	Diervilla lonicera 'Michigan Sunset'	Michigan Sunset Honeysuckle	#2	Container	24"	55
	Hka	Hypericum kalmianum 'Ames'	Ames St. Johnswort	#3	Container	24"	8
	Lyd	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	#3	Container	36"	5
	Ivrs	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	#3	Container	30"	22
	Rgl	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3	Container	18"	25
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Rose	#3	Container	30"	28
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	31
	Sjg	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3	Container	24"	19
	Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	14
	Vbc	Viburnum trilobum 'Bailey Compact'	Bailey's Compact Cranberrybush	#3	Container	24"	12
EVERGREEN SHRUBS							
	Jsm	Juniperus sabina 'Monna'	Calgary Carpet® Juniper	#3	Container	6"	46
	Jsg	Juniperus x pfitzeriana 'Sea Green'	Sea Green Pfitzer Juniper	#5	Container	30"	3
	Tmt	Taxus x media 'Tauntonii'	Tauton Yew	#5	Container	24"	39
	Tbj	Thuja occidentalis 'BallJohn' TM	Technito Arborvitae	#7	Container	48" Height	3
GRASSES & SEDGES							
	clf	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Container	N/A	14
	ls	Liriope spicata	Creeping Lily Turf	#SP4	Flat	N/A	1
	pvs	Panicum virgatum 'Shenandoah'	Switch Grass	#1	Container	N/A	38
	sa	Sesleria autumnalis	Autumn Moor Grass	#1	Container	N/A	61
HERBACEOUS PERENNIALS							
	abi	Amsonia x 'Blue Ice'	Blue Ice Amsonia	#1	Container	N/A	69
	cnn	Calamintha nepeta ssp. nepeta	Lesser Calamint	#1	Container	N/A	30
	ep	Echinacea purpurea 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	#1	Container	N/A	36
	gbv	Geranium macrorrhizum 'Beven`s Variety'	Beven`s Variety Geranium	#1	Container	N/A	129
	gmwh	Geranium macrorrhizum 'White Ness'	White Ness Geranium	#1	Container	N/A	84
	hhfs	Heliopsis helianthoides	False Sunflower	#1	Container	N/A	13
	iscb	Iris sibirica 'Caesar`s Brother'	Caesar`s Brother Siberian Iris	#1	Container	N/A	15
	nfpb	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1	Container	N/A	78
	sos	Symphyotrichum oblongifolium 'October Skies'	October Skies Aromatic Aster	#1	Container	N/A	16

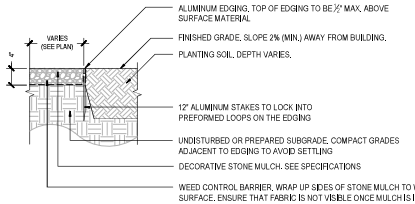


NOTES:
1. SHRUBS WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AS DETERMINED BY THE ROOT FLARE.
3. FOR B&B STOCK, CUT AND REMOVE THE WIRE BASKET AND REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT BALL. FOR BIODEGRADABLE CONTAINER STOCK, SLIT SIDES OF CONTAINER & FOLD FLAT. FOR NON-BIODEGRADABLE CONTAINERS, REMOVE CONTAINER COMPLETELY.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH TRUNK, ROOT FLARE, AND/OR STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.

3 TYPICAL SHRUB PLANTING
SCALE: 1"=1'-0" (0, 6", 12", 24")

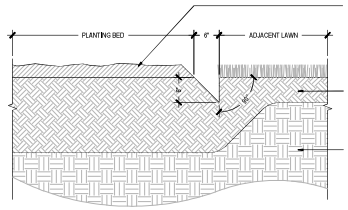


4 TYPICAL BIO-RETENTION PLANTING
SCALE: 1"=1'-0" (0, 6", 12", 24")



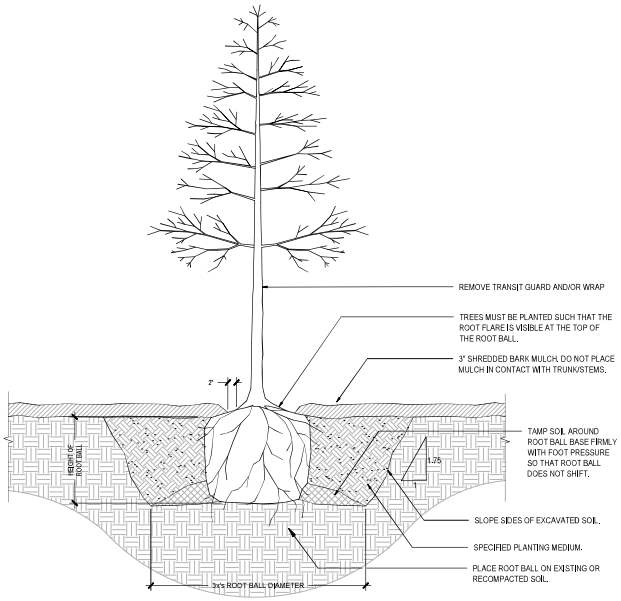
NOTE:
1. ONLY STONE MAINTENANCE STRIPS SHALL BE EDGED WITH ALUMINUM EDGING.

5 TYPICAL STONE MAINTENANCE STRIP
SCALE: 1"=1'-0" (0, 6", 12", 24")



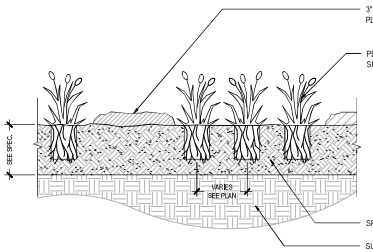
NOTES:
1. EDGE AROUND ALL PLANTING BEDS.
2. EDGE AROUND ALL SINGLE TREES PLANTED IN LAWN AREAS (6'-0" DIAMETER FROM CENTER OF TRUNK, TYP.)
3. USE COMMERCIAL GRADE, POWER EDGER TO ENSURE CLEAN EDGE WITH CONSISTENT WIDTH, DEPTH AND ANGLE.
4. DO NOT FILL EDGE WITH MULCH.

6 TYPICAL PLANT BED EDGING
SCALE: 1"=1'-0" (0, 6", 12", 24")



NOTES:
1. TREES WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AS DETERMINED BY THE ROOT FLARE.
3. FOR B&B STOCK, CUT AND REMOVE THE WIRE BASKET COMPLETELY AND REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT BALL. FOR BIODEGRADABLE CONTAINER STOCK, SLIT SIDES OF CONTAINER & FOLD FLAT. FOR NON-BIODEGRADABLE CONTAINERS, REMOVE CONTAINER COMPLETELY.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH TRUNK AND/OR ROOT FLARE.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
8. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

1 TYPICAL TREE PLANTING
SCALE: 1"=1'-0" (0, 6", 12", 24")



2 TYPICAL PERENNIAL PLANTING
SCALE: 1"=1'-0" (0, 6", 12", 24")

NOTES:

1. ALL LAWN AREAS SHALL BE SEEDED WITH SPECIFIED GRASS MIX.
2. ALL DISTURBED AREAS WITHOUT DESIGNATED UNDERSTORY LANDSCAPING OR LAWN AREAS SHALL BE SEEDED WITH SPECIFIED GRASS MIX.
3. LANDSCAPE AREAS SHALL BE IRRIGATED.
4. ALL SHRUB AND PERENNIAL BEDS SHALL RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
5. SEE SPECIFICATION 32 91 13 FOR SOIL DEPTHS.
6. BIO-DETENTION AREA SHALL BE PLANTED WITH PERENNIAL PLUGS 12" O.C. AND CONTAIN ENGINEERED SOIL MIX PER SPECIFICATION 32 91 13.50.

ARO EBERLE ARCHITECTS
433 W. Washington Ave. Suite 401 Madison, WI 53703
(608) 204-7464
AroEberle.com

Consultant:
FIGUREGROUND
jporter@figureground-design.com
608-345-5101

State of Wisconsin
Department of Administration
Division of Facilities Development
1801 4th Avenue
Stevens Point, WI 54481

Sentry Hall Addition and Modernization
University of Wisconsin - Stevens Point
Stevens Point, WI 54481

Sheet Title: PLANTING DETAILS AND SCHEDULE

Revisions:

No.	Date:	Description:

Graphic Scale	SEE DRAWINGS
DFD Number	23D1J
Set Type	PR
Date Issued	01/17/2025
Sheet Number	L507

January 14, 2025

ts - 30x42

University of Wisconsin
Stevens Point

SENTRY HALL ADDITION AND MODERNIZATION

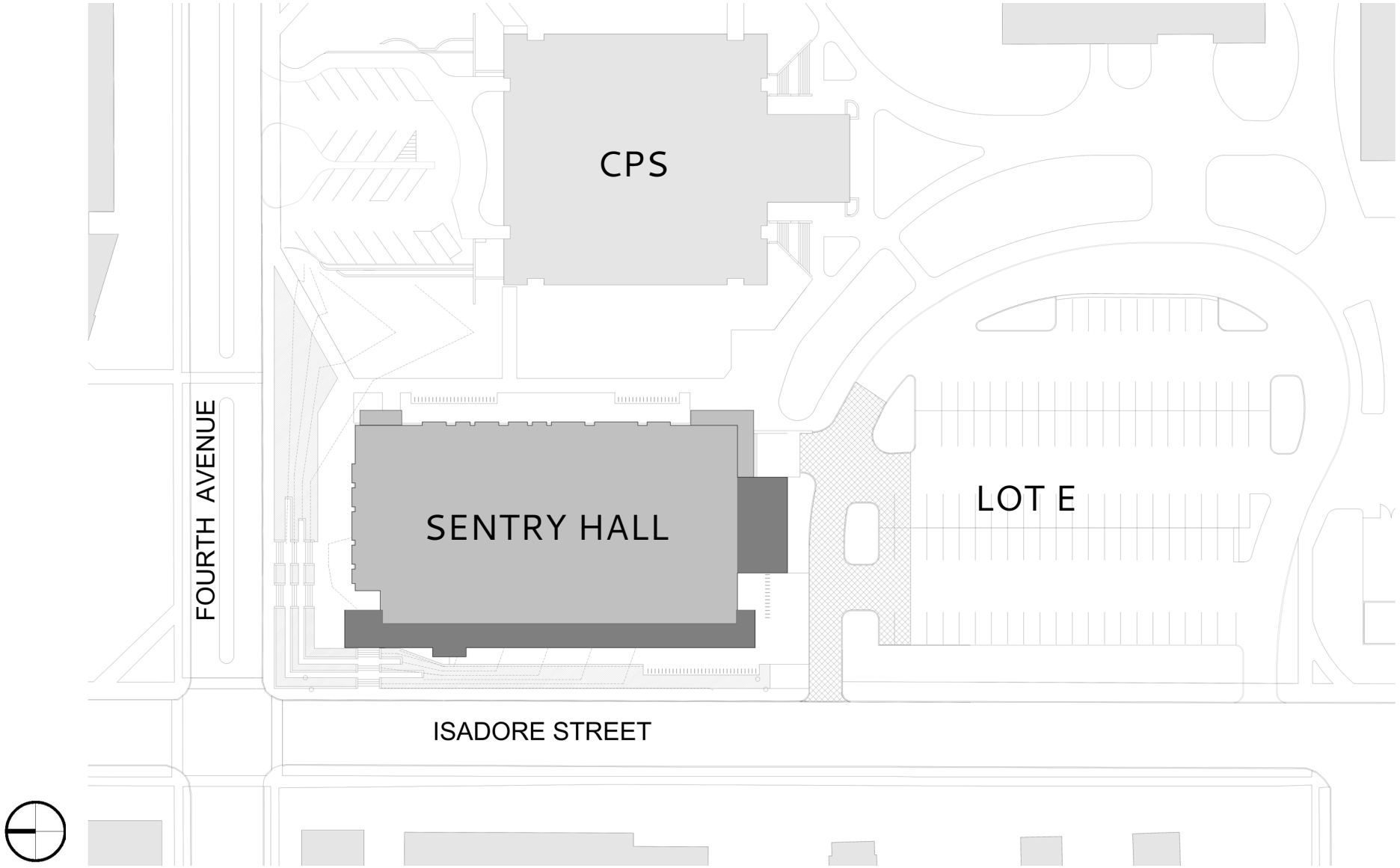
7/17/2024

EIA KICK-OFF MEETING

ARO EBERLE ARCHITECTS

SITE PLAN

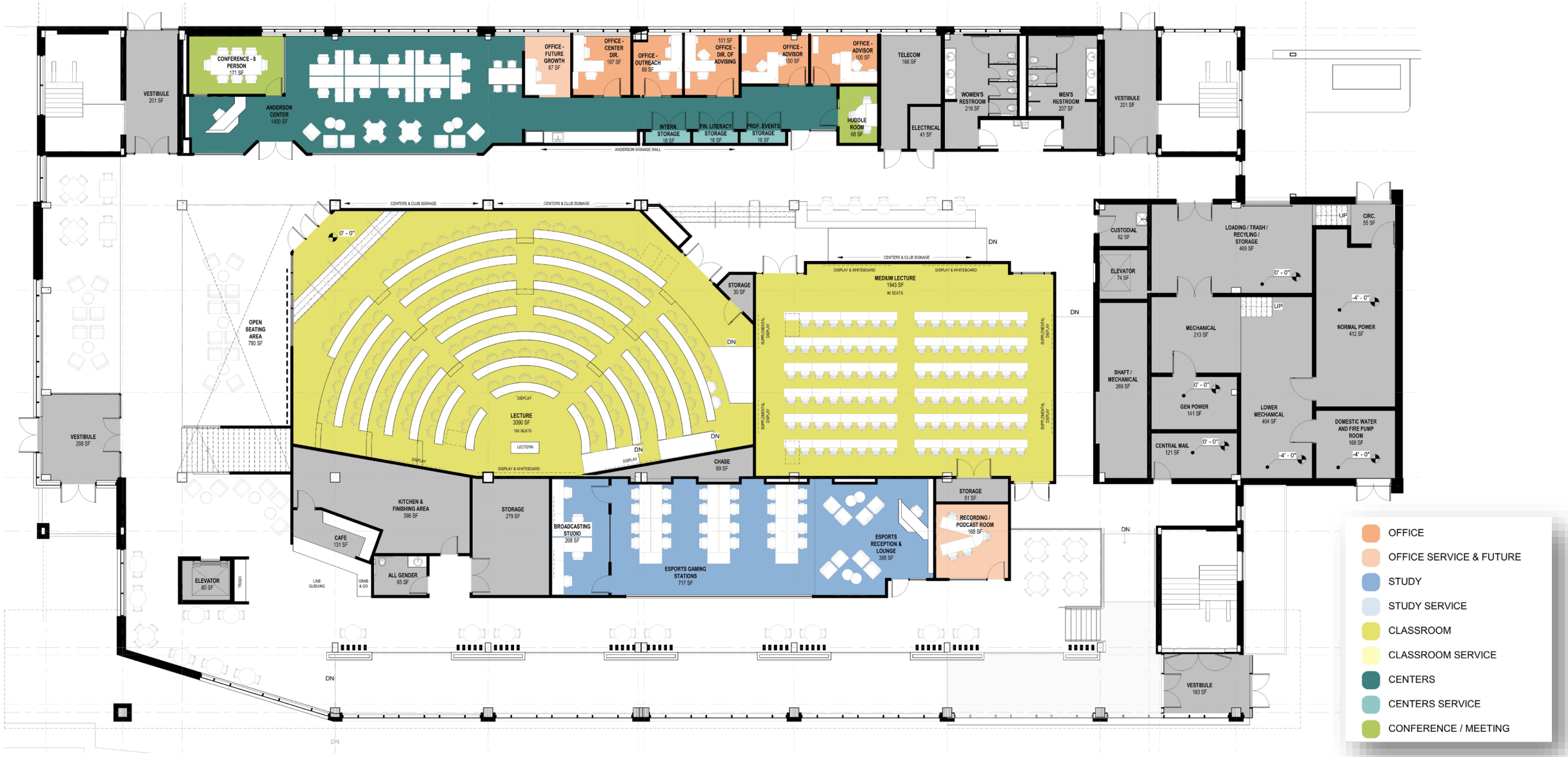
SITE PLAN



SITE PLAN


BIKE PARKING (24 STALLS)
BIKE PARKING (18 STALLS)
BIKE PARKING (32 STALLS)
LOADING DOCK
FFE1094.25
FFE1090.92
WALL SIGNAGE
EXISTING MANHOLES
NORTH

FIRST FLOOR PLAN



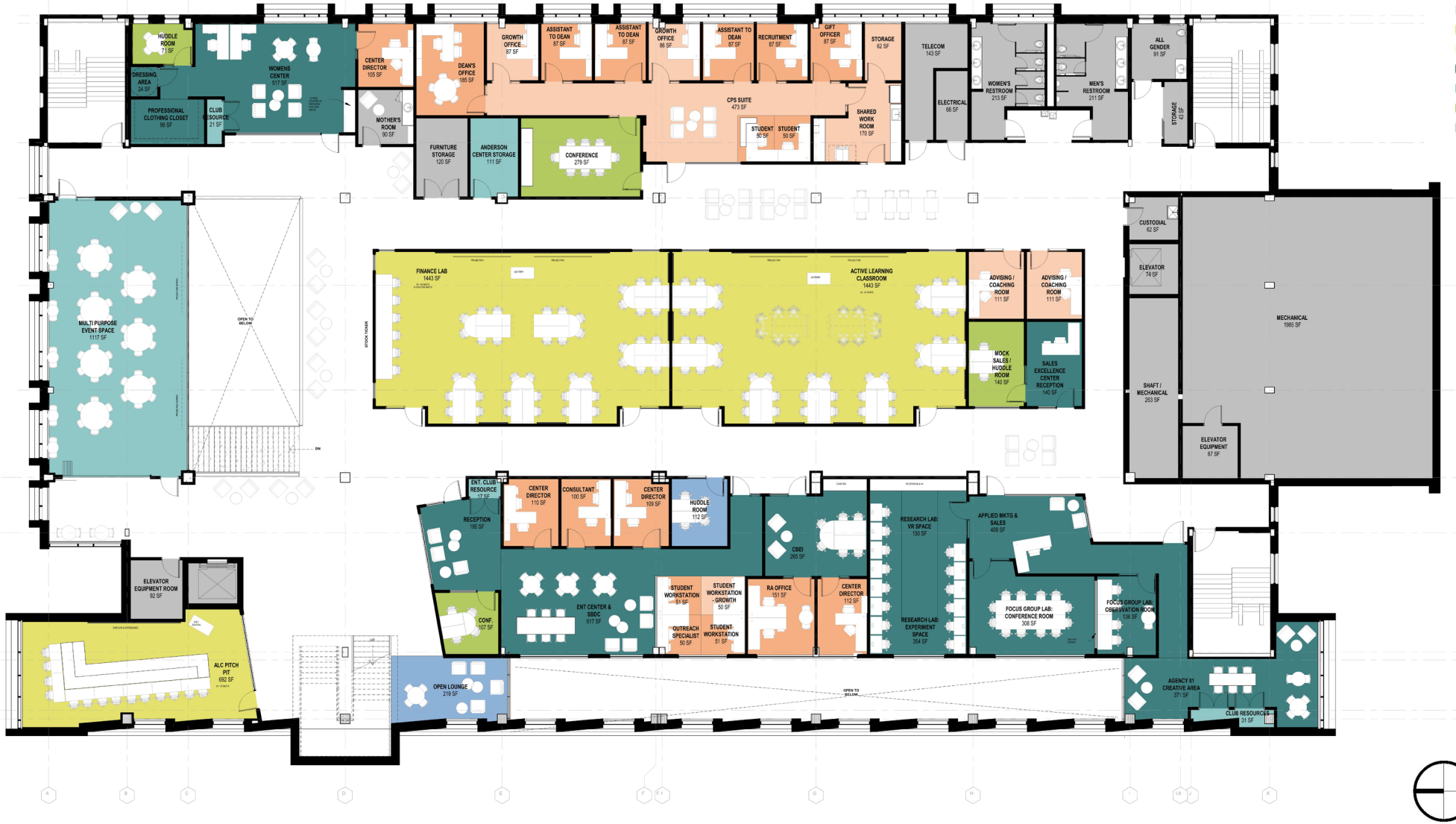
- OFFICE
- OFFICE SERVICE & FUTURE
- STUDY
- STUDY SERVICE
- CLASSROOM
- CLASSROOM SERVICE
- CENTERS
- CENTERS SERVICE
- CONFERENCE / MEETING

ARO EBERLE ARCHITECTS

SENTRY HALL ADDITION AND MODERNIZATION

University of Wisconsin Stevens Point

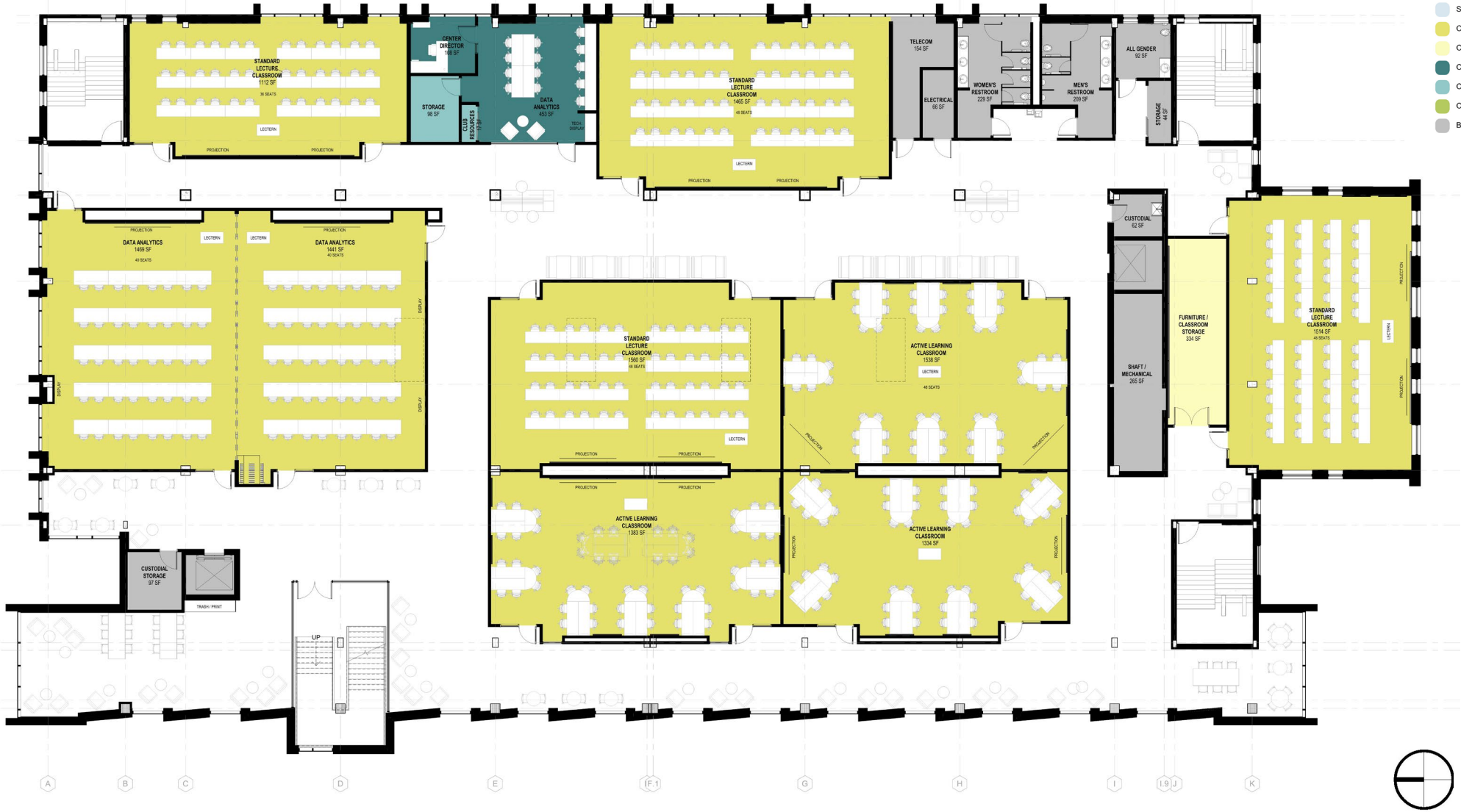
SECOND FLOOR PLAN



COLOR LEGEND

- OFFICE
- OFFICE SERVICE & FUTURE
- STUDY
- STUDY SERVICE
- CLASSROOM
- CLASSROOM SERVICE
- CENTERS
- CENTERS SERVICE
- CONFERENCE / MEETING
- BUILDING SUPPORT

THIRD FLOOR PLAN



ARO EBERLE ARCHITECTS

SENTRY HALL ADDITION AND MODERNIZATION

University of Wisconsin Stevens Point

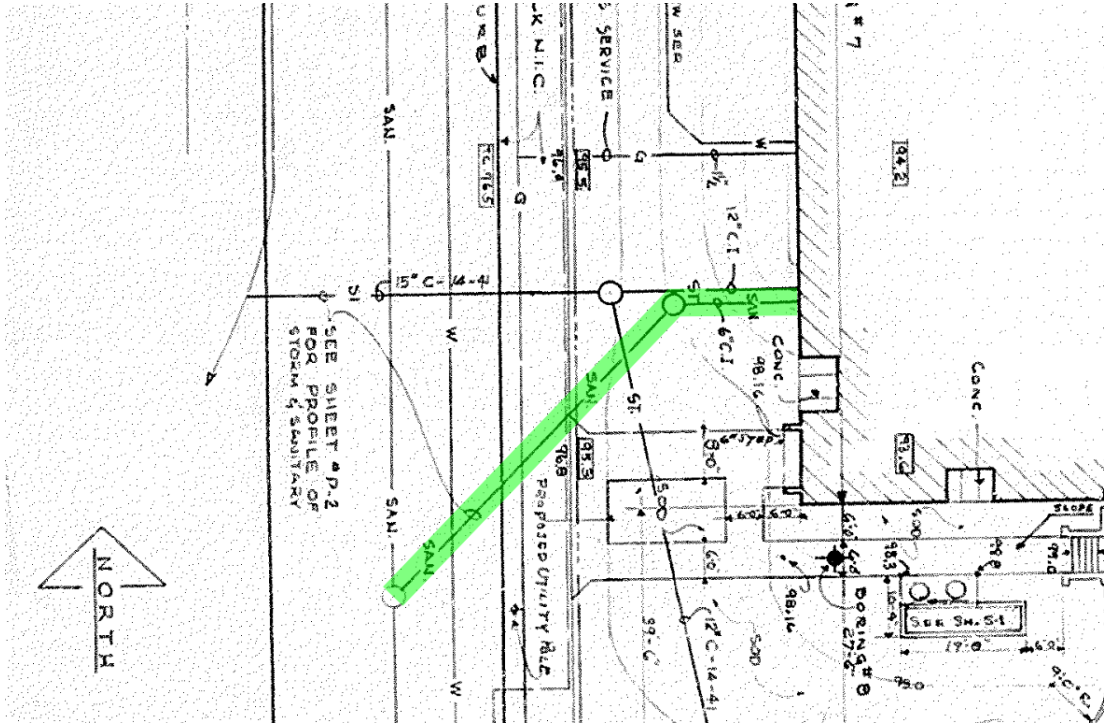
FOURTH FLOOR PLAN

EXTERIOR UPDATES


SENTRY HALL
SENTRY HALL

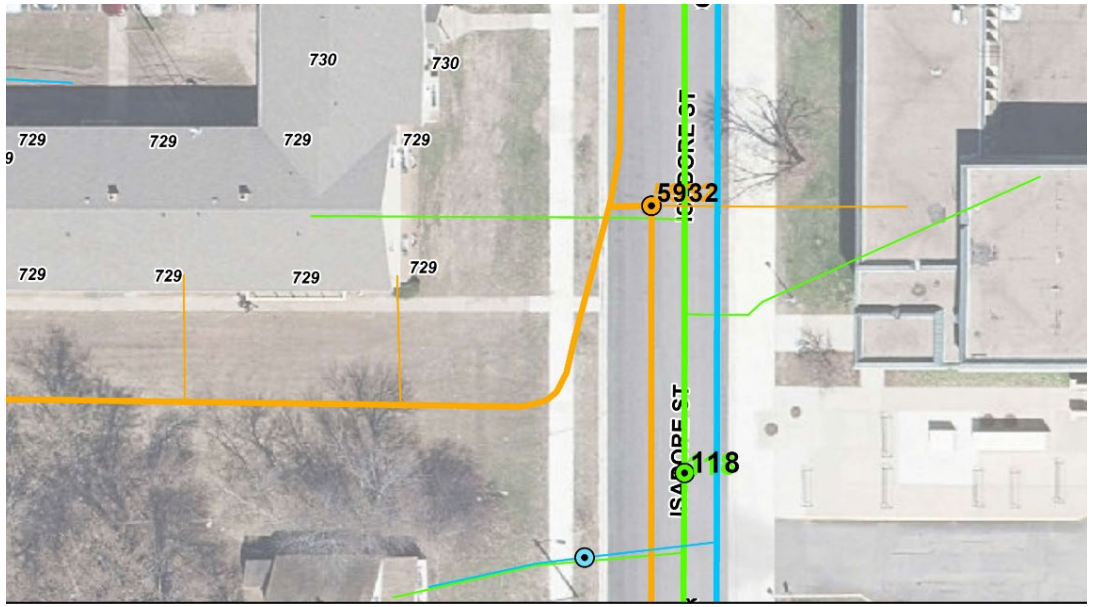

Sentry

SANITARY

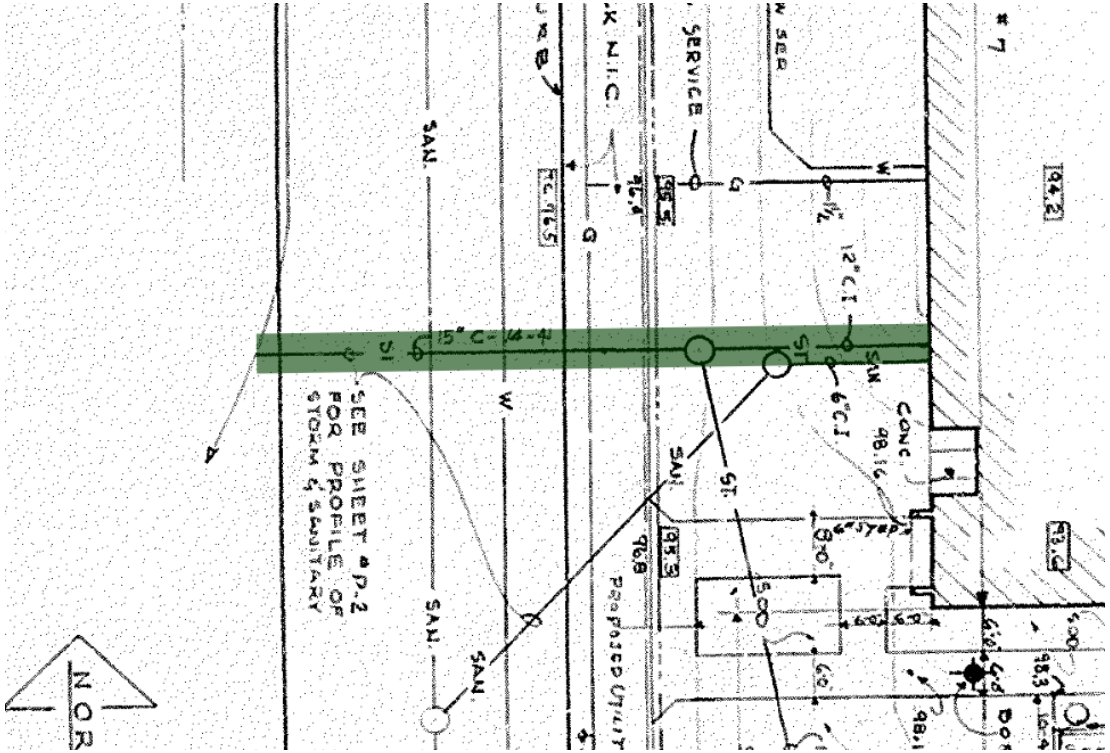


REPLACE SANITARY LATERAL SIZE ON SIZE, SAME ELEVATION

- Existing sanitary lateral invert is 8’-0” feet below first floor
- Replace existing 6” cast iron lateral with new 6” PVC lateral
- Reconnect at existing connection (North of MH 118)
- May need to adjust alignment based on building addition/steam

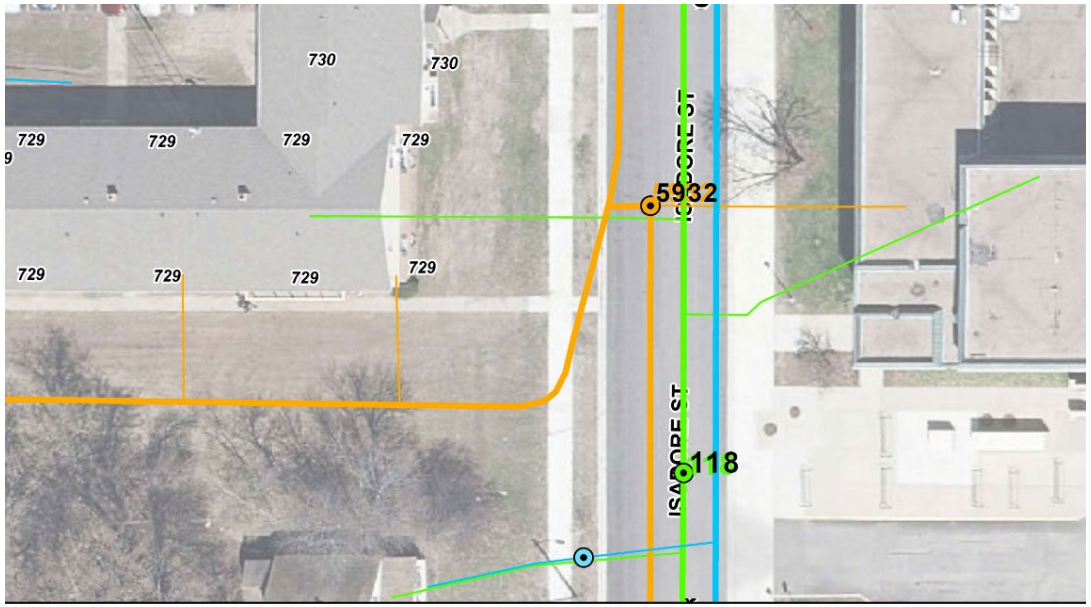


STORM

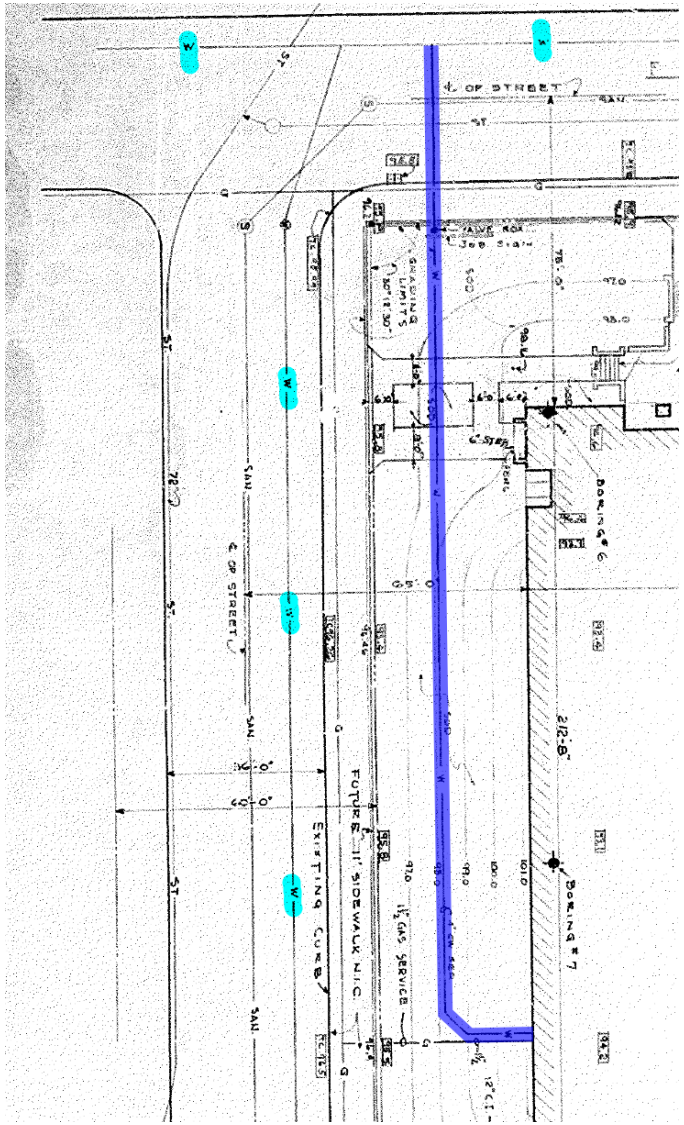


REPLACE STORM LATERAL SIZE ON SIZE, SAME ELEVATION

- Existing storm lateral invert is 9'-3" feet below first floor
- Replace existing 12" cast iron lateral with new 12" PVC lateral
- Reconnect to sewer in street at MH 5932
- May need to adjust alignment based on building addition/steam

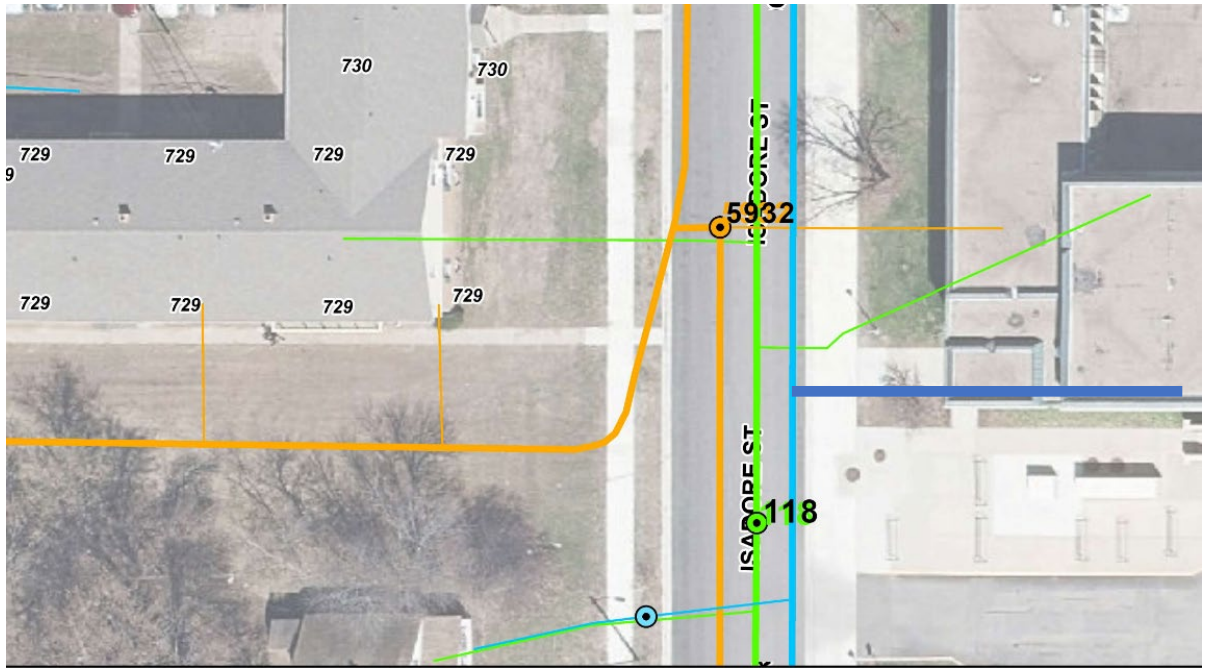


WATER

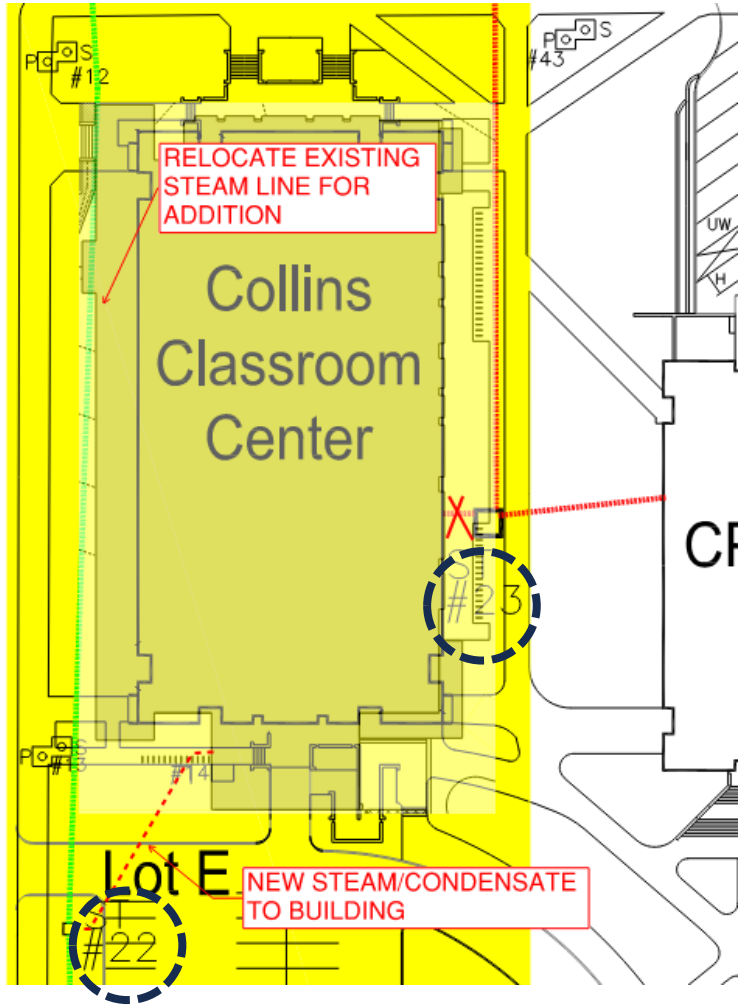


- Existing 4" water (assume to be iron) connects in 4th St.
- Remove existing connection in 4th St.
- Install new 6" DI combined fire and water connection
- Re-route to Isadore St. / re-route to mech. room
- Need to verify with City Engineering

REPLACE WATER SERVICE, RE-ROUTE

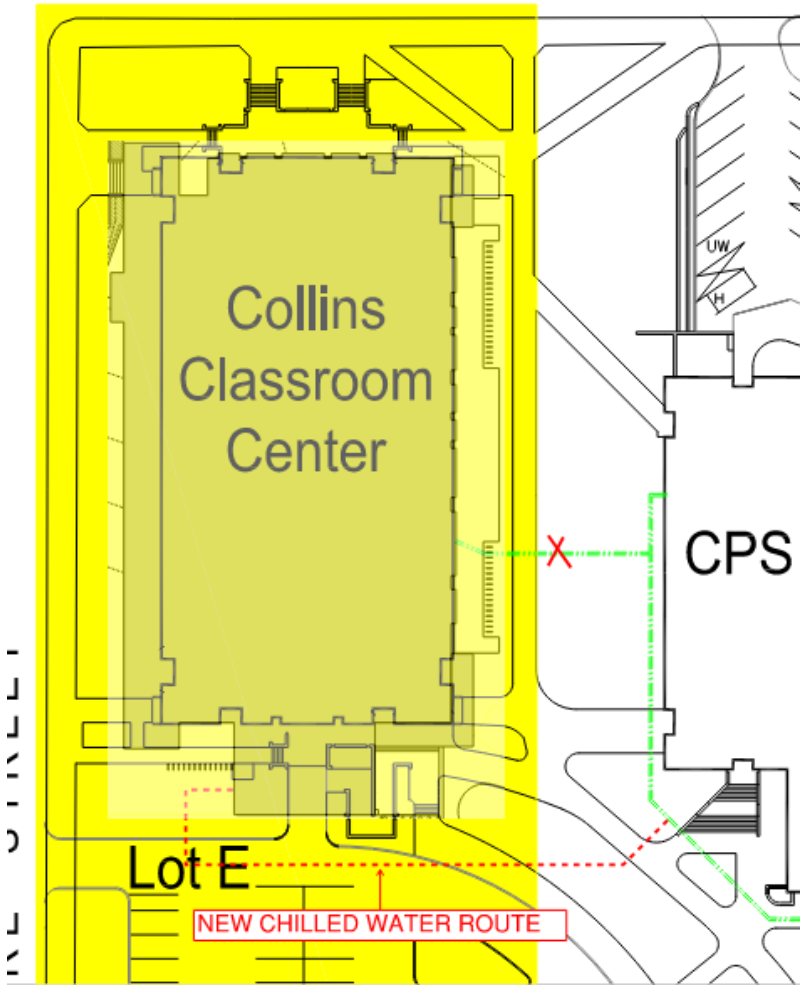


STEAM SERVICE



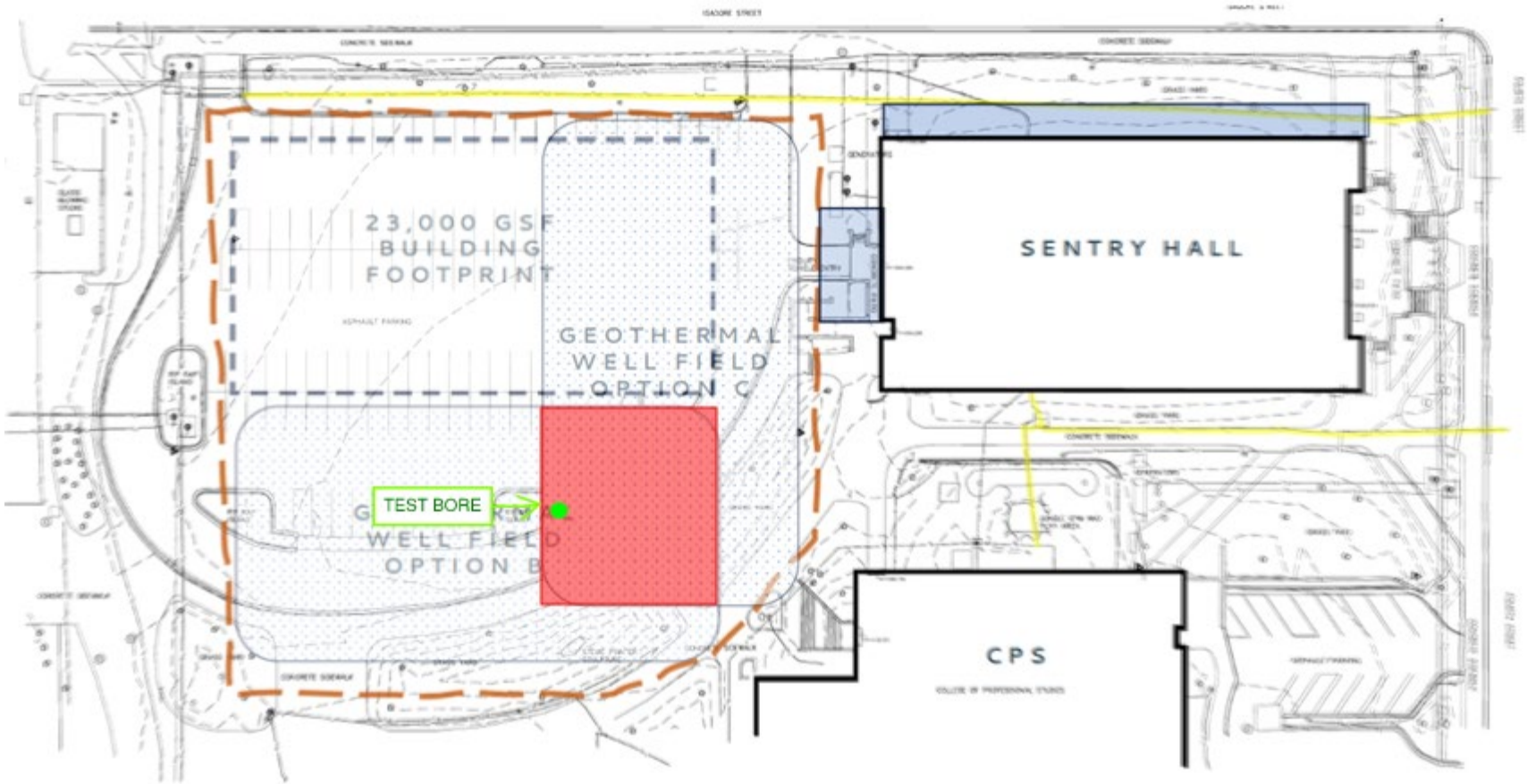
- Relocate steam line along Isadore
- Demo existing steam and condensate back to #23
- New steam and condensate tie-in location – ideally at #22
- Does campus have any details on existing configurations of ST22, ST23 and ST26.
- Copy of project 03H1N (March 2005) – Isadore steam installation.

CHILLED WATER SERVICE



- Demo existing chilled water supply and return on the east side of CCC
- Tie in to chilled water main south of CPS
- Route new chilled water around south side of new mechanical addition on Sentry Hall to enter west side of mechanical room
- Does campus have any additional chilled water drawings showing existing valves in the system?

GEOTHERMAL WELLFIELD LOCATION + TEST BORE



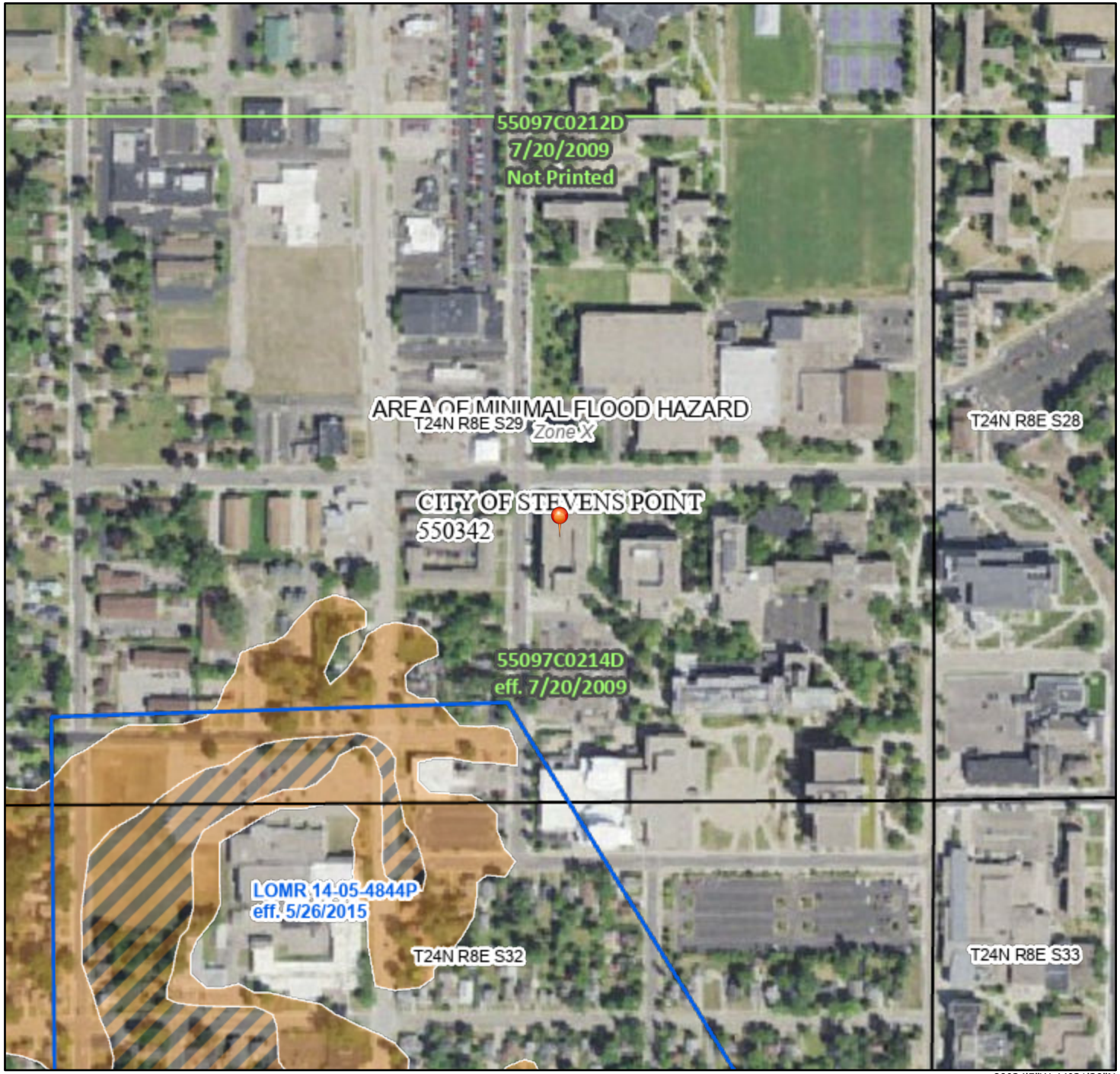
Appendix C

Existing Environment Research

National Flood Hazard Layer FIRMette

FEMA

89°34'42"W 44°31'55"N



89°34'5"W 44°31'30"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/30/2024 at 4:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Surface Water Data Viewer Map

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 470 940 Feet
0 130 260 Meters

Legend: (some map layers may not be displayed)

Latest Leaf On Imagery

City or Village

State Boundaries

County Boundaries

Major Roads

Interstate Highway

State Highway

US Highway

County and Local Roads

County HWY

Local Road

Railroads

Tribal Lands

Notes:

Service Layer Credits:
Wisconsin Wetland Inventory NWI (cached): , Wetland Indicators & Soils: Surface Water Data Viewer Team, EN Basic Basemap WTM Ext: , 2022 Leaf On: , Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

Date Printed: 12/30/2024 10:22 AM

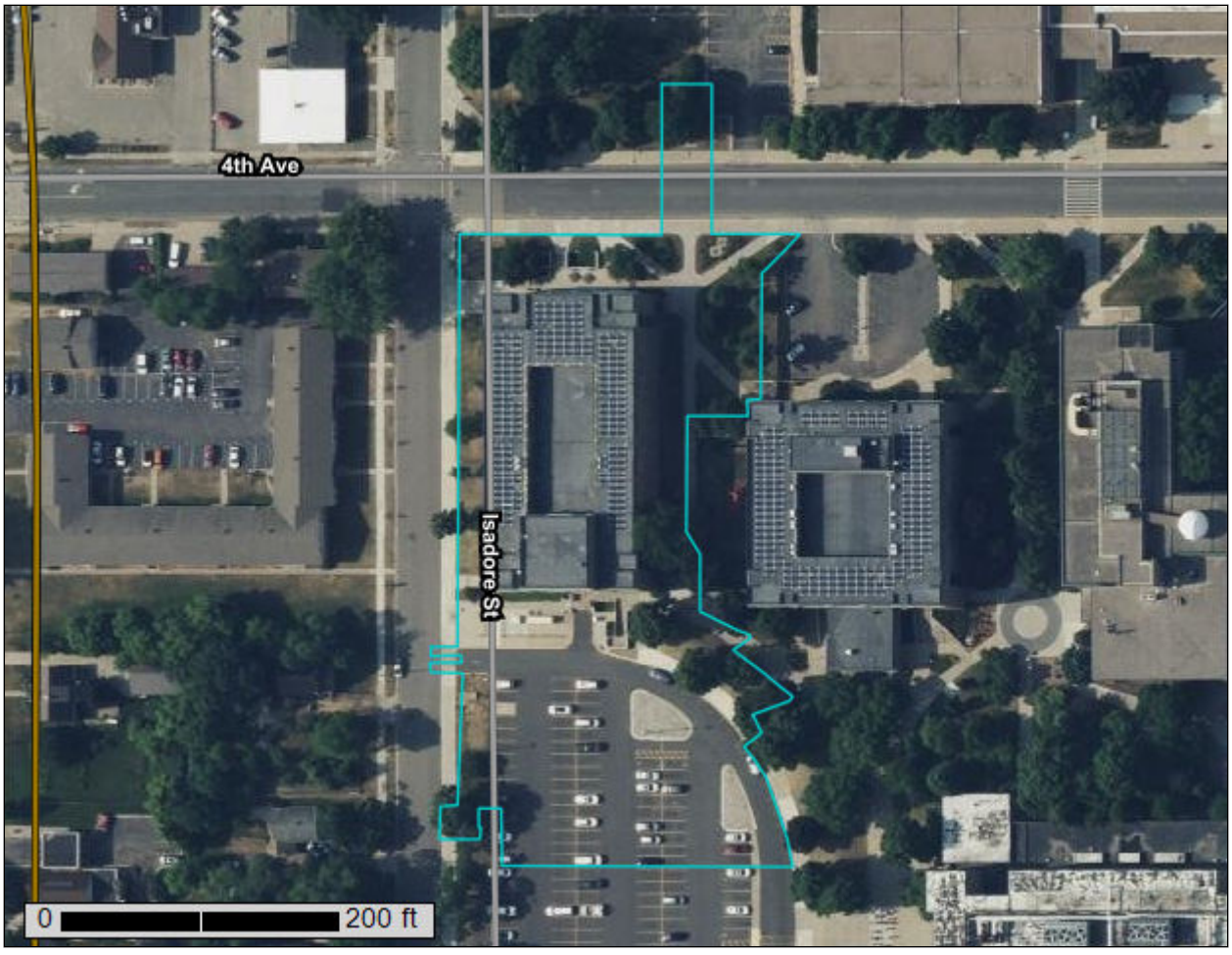
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Portage County, Wisconsin



December 30, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

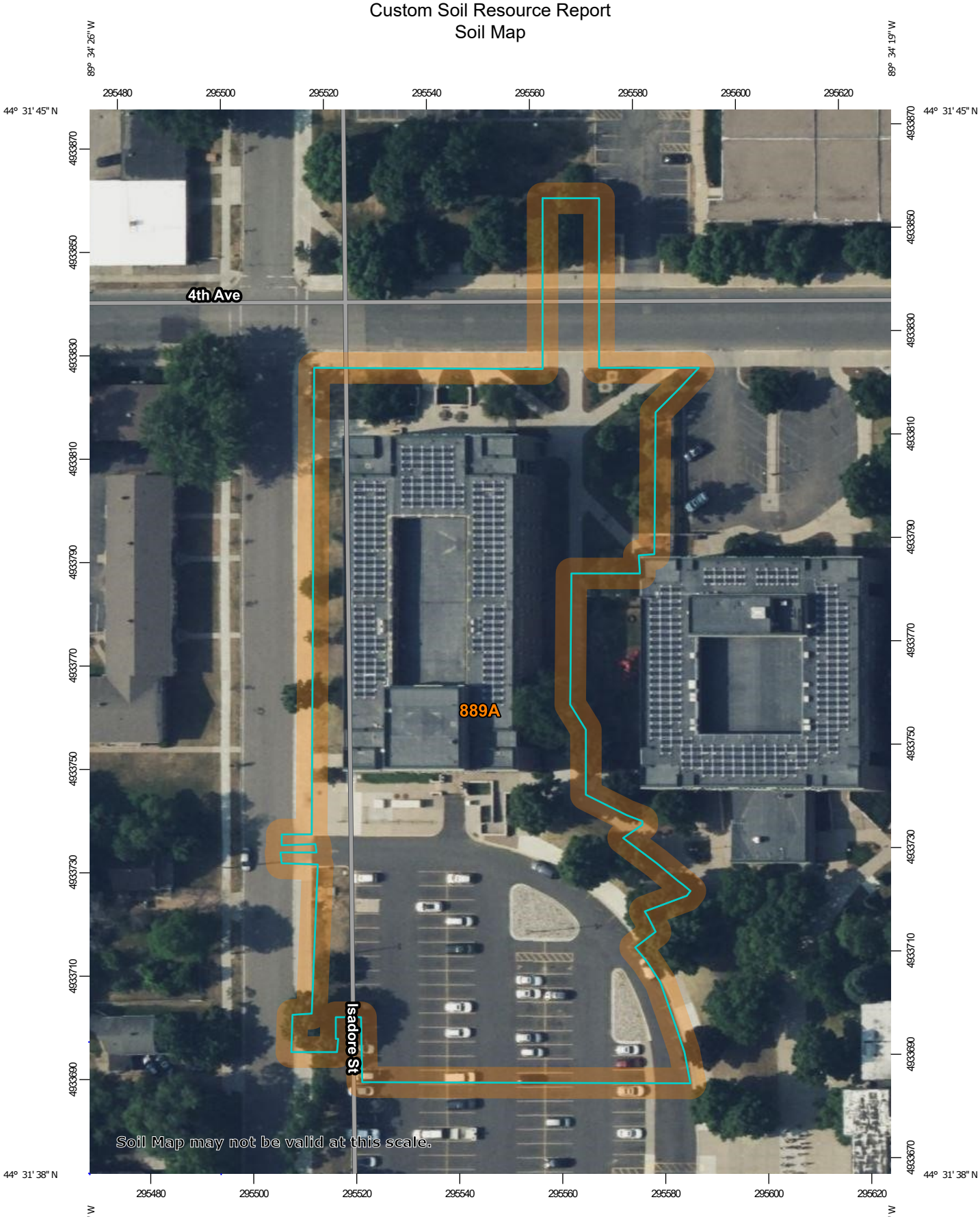
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

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

Soil Survey Area: Portage County, Wisconsin
Survey Area Data: Version 21, Sep 3, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
889A	Newson mucky loamy sand, 0 to 1 percent slopes	2.2	100.0%
Totals for Area of Interest		**2.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Portage County, Wisconsin

889A—Newson mucky loamy sand, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t80l
Elevation: 720 to 1,440 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 110 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Newson and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newson

Setting

Landform: Depressions on outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy lacustrine deposits

Typical profile

Oa - 0 to 1 inches: highly decomposed plant material
A1 - 1 to 3 inches: mucky loamy sand
A2 - 3 to 8 inches: loamy sand
Bg - 8 to 16 inches: sand
BCg - 16 to 22 inches: sand
C - 22 to 79 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 5.95 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: A/D
Ecological site: F089XY006WI - Wet Sandy Outwash Lowlands
Forage suitability group: Low AWC, high water table (G089XY001WI)
Other vegetative classification: Low AWC, high water table (G089XY001WI)

Hydric soil rating: Yes

Minor Components

Markey, acid

Percent of map unit: 7 percent
Landform: Fens on outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F089XY002WI - Mucky Swamps
Other vegetative classification: Picea mariana-Larix laricina/Ledum groenlandicum(Aronia melancarpa variant) , Black Spruce-Tamarack/Labrador Tea(BlackChokeberry variant) (5PmLLe-An), Not suited, flooded or organics (G089XY010WI)
Hydric soil rating: Yes

Meehan

Percent of map unit: 3 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F089XY011WI - Moist Sandy Outwash Uplands
Other vegetative classification: Low AWC, high water table (G089XY001WI), Pinus/Euphorbia (PEu)
Hydric soil rating: No

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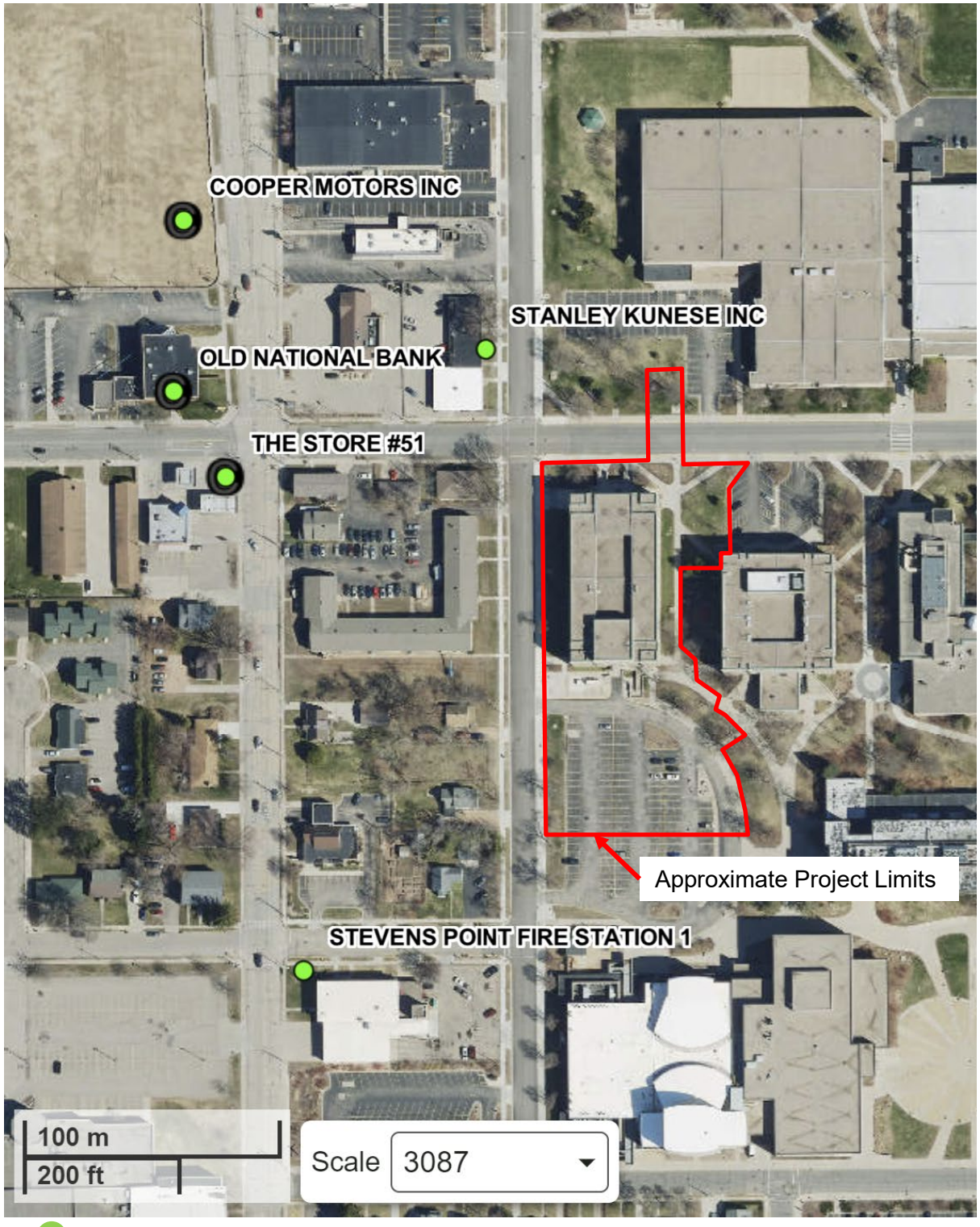


Site with Closed Activity

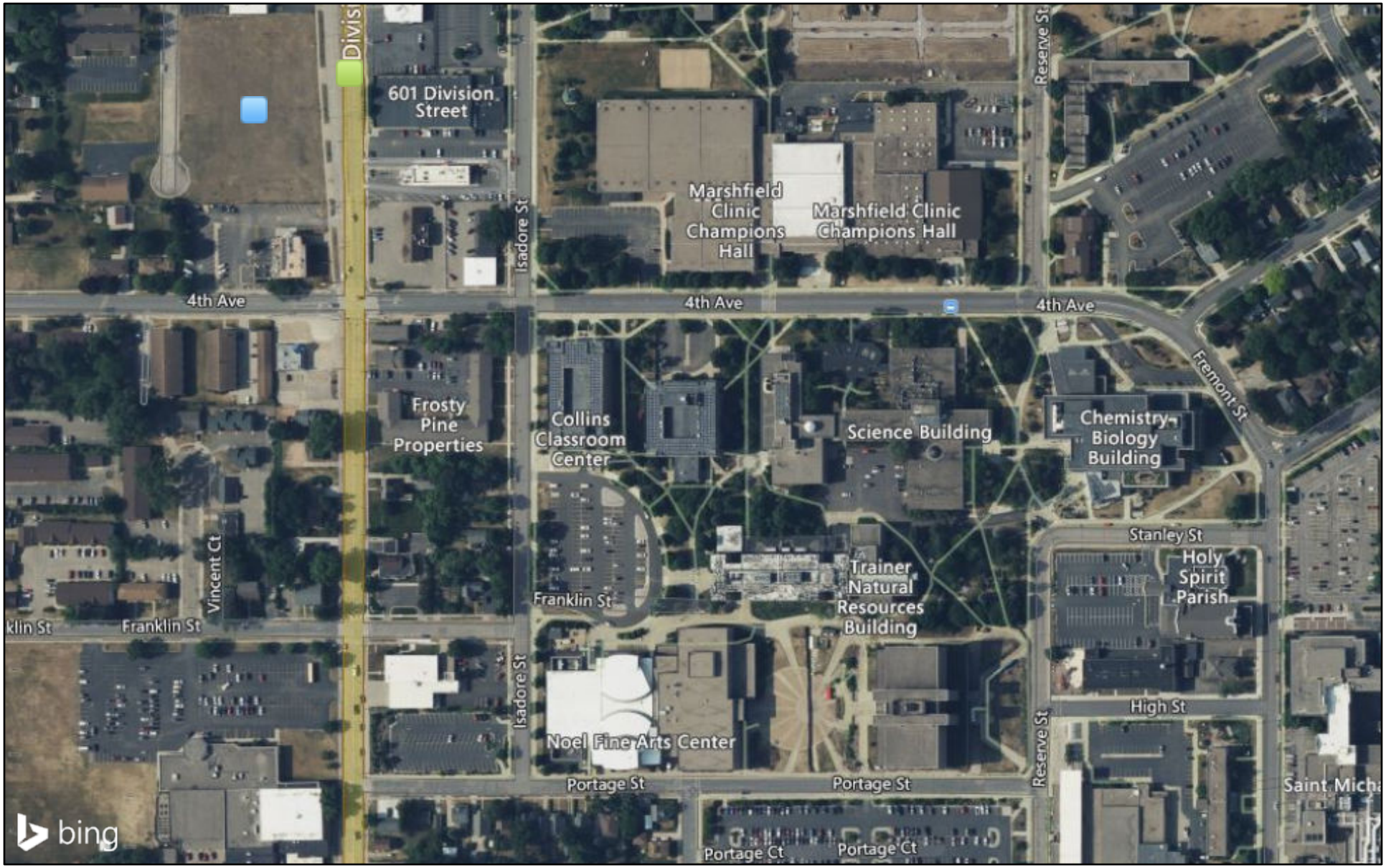
Site with Continuing Obligations

Source: WDNR RR Sites Map

WDNR Bureau for Remediation and Redevelopment Tracking System
23D1J Sentry Hall Addition and Modernization
University of Wisconsin-Stevens Point
Stevens Point, Wisconsin
October 2024 52-0932.00

AYRES ENVIRONMENTAL

NEPAssist Map UWSP



December 4, 2024

- Hazardous Waste (RCRAInfo)
- Water Dischargers (NPDES)

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Appendix D

Endangered Resources Review

From:	DNR ER Review
To:	Banach, Mitchell
Subject:	RE: 23D1J: UW Stevens Point Sentry Hall Addition and Modernization
Date:	Tuesday, October 29, 2024 7:14:20 AM
Attachments:	image001.png image002.png image003.png image004.png verificationform1700-079.pdf

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Hi Mitchell,

The 23D1J - Sentry Hall Addition and Modernization project is covered by Table 2 of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A), a formal ER Review letter is not needed and there are no actions that need to be taken to comply with state endangered species laws. Any take that may result from the proposed project is permitted/authorized, and the ER Review fee is waived.

Specifically, the project is covered by Activity 2-A1, Any activity performed entirely within urban/residential areas, manicured lawn or other artificial/paved surface. *Please note, Table 2 is for use by DNR Staff and ER Certified Reviewers only, therefore, the table is not available online.* The no/low 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.

The project site does overlap the **Rusty Patched Bumble Bee High Potential Zone**. Although paved and frequently mowed are not considered suitable habitat for the bee, we recommend the following conservation measures be added in to the project plans, where possible, in an effort to create additional habitat for the bee:

- use native trees, shrubs and flowering plants in landscaping
- provide plants that bloom from spring through fall (refer to the DNR's Native Plant Guide)
- remove and control invasive plants

Attached is an ER Review Verification Form for you to keep on file and submit with any other necessary DNR permit applications to indicate that ER requirements have been met. 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 if you have any questions.

Thanks,
Angela

Angela White
Phone: 608-266-5241
angelal.white@wisconsin.gov

From: Banach, Mitchell <BanachM@AyresAssociates.com>
Sent: Monday, October 28, 2024 4:13 PM
To: DNR ER Review <DNRERReview@wisconsin.gov>
Subject: 23D1J: UW Stevens Point Sentry Hall Addition and Modernization

Hello,

An endangered resources review is requested for this project. Form 1700-047 and supporting materials are attached. Please feel free to contact me with any questions.

AYRES ENVIRONMENTAL

Mitchell Banach, PG | Geologist
Office: 715.834.3161 | Direct: 715.831.7659 | Cell: 262.818.8908
3433 Oakwood Hills Parkway | Eau Claire, WI 54701-7698
Ayres Associates Inc. | www.AyresAssociates.com
Ingenuity, Integrity, and Intelligence.

Note: In order to fill and save this form electronically, it must be opened using Adobe Reader or Acrobat software. Save a copy of the file, open Adobe Reader, select File > Open and browse for the file you saved.

State of Wisconsin
Department of Natural Resources
Bureau of Natural Heritage Conservation
Endangered Resources Review Program
PO Box 7921, Madison WI 53707-7921
https://dnr.wi.gov/topic/ERReview/
DNRERReview@wisconsin.gov

Endangered Resources (ER) Review Verification

Broad Incidental Take Permit/Authorization for No/Low Impact Activities

Form 1700-079 (R 05/2024)

Notice: This form is authorized by s. 29.604, Wis. Stats. This completed signed form, once submitted to **DNRERReview@wi.gov** using the Submit by Email button at the bottom of the form, fulfills the requirement of an Endangered Resources Review and should be attached to other permits requiring an ER Review to show that Endangered Resources requirements have been met. Personal information collected on this form will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.].

Instructions: **Complete this form if your project is covered under the Broad Incidental Take Permit/Authorization for No/Low Impact Activities and therefore does not require an Endangered Resources Review.**

Section 1: Applicant and Project Information

Requester Name	Organization or Agency Name
Mitchell Banach	Ayres

Project Name	County	Township	Range	Section
23D1J - Sentry Hall Addition and Modernization	Portage	24 N	8 (●E ○W)	29

DPS Project # (if applicable)	Telephone Number	Email Address
	(715) 831-7659	banachm@ayresassociates.com

Project Description

This project will replace the existing, original HVAC system to provide improved air quality and reduce maintenance costs. The existing 4-stop hydraulic passenger elevator will be replaced to address the deteriorating infrastructure and dated technology.
Other work includes building envelope modernization such as the addition of windows to improve natural lighting, enhancement of the building's aesthetics and replacement of the disintegrating exterior concrete stairs.
Sanitary, storm, and water laterals in Isadore Street will be replaced and realigned as needed to service the expanded building.

Indicate who you are completing this form as:

- (●) DNR Staff
- ( ) Certified Reviewer
- ( ) Other: _____

Section 2: Broad Incidental Take Permit/Authorization Coverage Information

How is your project covered under the Broad Incidental Take Permit/Authorization for No/Low Impact Activities?

- [ ] It is included in the list of activities in Table 1 – No/Low Impact Table for All Species at All Times of the Year.
- [x] It is included in the list of activities in Table 2 – No/Low Impact Table by Taxa Group for DNR Staff and ER Certified Reviewers Only and the Taxa groups for the species of concern are covered.
- [ ] It is included in the list of activities in Table 2 – No/Low Impact Table by Taxa Group for DNR Staff ER Certified Reviewers Only and the species of concern are covered by the Avoidance Measures document.

Activity Number(s)

2-A1, Any activity performed entirely within urban/residential areas, manicured lawn or other artificial/paved surface.

Section 3: Applicant Certification

By my signature below, I certify that to the best of my knowledge, the information stated above is complete and accurate.

Angela White	10/29/2024	Angela White
Signature	Date Signed	Requester/Submitter Name (please print)

Leave Blank – DNR Use Only Approve/Deny Form ☐

(●) Approved ( ) Denied

DNR Reviewer Name	DNR Reviewer Date
Melissa Tumbleson	10/29/2024

Appendix E

Historical and Archaeological Research

PROPERTY RECORD

1801 4th Ave

Architecture and History Inventory




NAMES

Historic Name: **UW-Stevens Point Classroom Building**
Other Name: **UW-Stevens Point, Collins Classsroom Center, STP 0007**
Contributing:
Reference Number: **220159**

PROPERTY LOCATION

Location (Address): **1801 4th Ave**
County: **Portage**
City: **Stevens Point**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1966**
Additions:
Survey Date: **2011**
Historic Use: **university or college building**
Architectural Style: **Brutalism**
Structural System:
Wall Material: **Brick**
Architect: **State of Wisconsin Bureau of Engineering (Madison)/ Wergin Co. (Wausau)**
Other Buildings On Site:
Demolished?: **No**
Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Not listed**
National Register Listing Date:
State Register Listing Date:

NOTES

Additional Information:
Bibliographic References: Stevens Point Daily Journal: May 7, 1965, p. 1. Wisconsin Architect. September, 1968, pp. 14-17.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 153,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

only create or update a property record if we can verify a submission is factual and accurate.

How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

REQUEST FOR UWSA REVIEW AND COMMENT ON A UNIVERSITY UNDERTAKING

Complete this form for each project in a campus building that is on the UWSA inventory. Provide project details and submit one copy for each action for which review is requested and send to the **UWSA Historic Preservation Officer: Alex Roe** <alexandria.roe@wisconsin.edu>. Attach supporting material providing detail of the proposed scope of work such as a work order, Small Project Request, AAPR, etc. Include drawings or photos of existing conditions. Complete only the areas highlighted in yellow. The Agency Historic Preservation Officer will do the rest.

I. GENERAL INFORMATION

☒ **This is a new submittal.**

☐ **This is supplemental information related to another project:** _____

a. Institution/Campus: UW-Stevens Point

b. Institution Contact Person: Greg Marsicek

c. Phone: 715.346.4929 Fax: _____

d. Return Address: 1848 Maria Drive, Stevens Point, WI Zip Code: 54481

e. Email Address: gmarsice@uwsp.edu Project Number: 23D1J

f. Project Name: Sentry hall Addition & Modernization

g. Building Name: Project Street Address 1801 4th Ave

h. County: Portage City: Steven Point Zip Code: 54481

i. Project Location: Township: 24N Range: 8 ☒ E ☐ W Section: 29 Quarter Section: SE

j. Project Narrative Description – Attach information as necessary. See attached project description.

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

☐ Historic Properties are not located within the project APE. Attach supporting materials.

☒ Historic Properties are located within the project APE. Attach supporting materials.

III. FINDINGS

☐ No historic properties will be affected (i.e., none is present or there are historic properties present but the project will have no effect upon them). Attached necessary documentation.

☒ The proposed undertaking will have an effect on one or more historic properties located within the project APE. Attach necessary documentation, as described.

Authorized Signature: Mitchell C Banach Date: 10/11/24

Type or Print Name: Mitchell C. Banach, consultant

IV. AGENCY HISTORIC PRESERVATION OFFICER COMMENTS

☐ Agree with the finding in Section III above.

☐ The proposed undertaking will result in an adverse effect to one or more historic properties and will require SHPO review.

☒ Requires negotiation with the institution to resolve the adverse effects.

☐ Object to the finding for reasons indicated in attached memo.

☐ Cannot review until information is sent as follows: _____

Authorized Signature: Alexandria Roe Date: 8/22/2025

UW System HPO Alex Roe

Appendix F

Document Distribution List

Environmental Impact Assessment Document Distribution List
Sentry Hall Addition and Modernization
University of Wisconsin-Stevens Point

Contact Name	Organization/Title	Address Line 1	Address Line 2	City	State	Zip		DEIA	FEIA
University of Wisconsin System									
Sasanehsaeh Jennings	Native American Student Success Coordinator	801 N 28th Street	UW-Superior	Superior	WI	54880	sasanehsaeh.jennings@wisconsin.edu	E	
Alex Roe	UW System Administration	780 Regent Street, Suite 239		Madison	WI	53715	alexandria.roe@wisconsin.edu	E	
Liz Davey	UW System Administration	780 Regent Street, Suite 239		Madison	WI	53715	liz.davey@wisconsin.edu	E	
State Agency Contacts									
Adam Mednick	Wisconsin Department of Natural Resources - WEPA Coordinator		PO Box 7921	Madison	WI	53707	AdamC.Mednick@wisconsin.gov	E	
	State Historic Preservation Officer, Wisconsin Historical Society	816 State Street		Madison	WI	53706	compliance@wisconsinhistory.org	E	
Steve Wenzel	Wisconsin Department of Administration DFD Project Manager	101 East Wilson	PO Box 7866	Madison	WI	53707	steve.wenzel1@wisconsin.gov	E	
University of Wisconsin - Stevens Point									
Greg Marsicek	UW-Stevens Point WEPA Coordinator	1848 Maria Drive		Stevens Point	WI	54481	gmarsice@uwsp.edu	E	
Soua Cheng	UW-Stevens Point Campus Planner	1848 Maria Drive		Stevens Point	WI	54481	scheng@uwsp.edu	E	
								E	
University of Wisconsin - Stevens Point Student Representatives									
Leo Rivera-Pacheco	Stevens Point Student Government Association President						sga.president@uwsp.edu	E	
								E	
Portage County and Regional									
Kristen Johnson	Portage County, WI Planner	1462 Strongs Avenue		Stevens Point	WI	54481	johnsokr@co.portage.wi.gov	E	
Timothy Reed	Portage County, WI Planning Director	1462 Strongs Avenue		Stevens Point	WI	54481	reedt@co.portage.wi.gov	E	
Dennis Lawrence	Director	210 McClellan Street	Suite 210	Wausau	WI	54403	dlawrence@ncwrpc.org	E	
City of Stevens Point									
Jarod Kivela	Community Development Director	1515 Strongs Avenue		Stevens Point	WI	54481	jkivela@stevenspoint.com	E	
Scott Beduhn	Director of Public Works	1515 Strongs Avenue		Stevens Point	WI	54481	sbeduhn@stevenspoint.com	E	
State Elected Officials									
Governor Tony Evers	State of Wisconsin	115 East State Street		Madison	WI	53702	govinfo@wisconsin.gov	E	
Rep. Vincent Miresse	Assembly District 71 Representative	Room 112 North State Capitol	PO Box 8953	Madison	WI	53708	Rep.Miresse@legis.wisconsin.gov	E	
Sen. Patrick Testin	District 24 Senator	Room 8 South State Capitol	PO Box 7882	Madison	WI	53707	Sen.Testin@legis.wisconsin.gov	E	
Utilities									
	Wisconsin Public Service						customerservice@wisconsinpublicservice.com	E	
Designer Architect/ Engineer									
Mike Eberle	Aro Eberle Architects - Architect/Principal	433 W. Washington Avenue	Suite 400	Madison	WI	53703	eberle@aroeberle.com	E	
Matthew Aro	Aro Eberle Architects - Architect/President	433 W. Washington Avenue	Suite 400	Madison	WI	53703	aro@aroeberle.com	E	
Neighborhood Associations									
	Old Main Neighborhood Association						omnastevenspoint@gmail.com	E	
Local Libraries									
UWSP Campus Library	UW-Stevens Point Libraries	1801 4th Avenue	130 Collins Classroom Cente	Stevens Point	WI	54481	libcirc@uwsp.edu	M	
Portage County Public Library	Portage County Public Library	1001 Main Street		Stevens Point	WI	54481		M	

Appendix G

Draft EIA Public Notice and Meeting Documentation (reserved)