

FINAL ENVIRONMENTAL IMPACT STATEMENT
for
PROPOSED FOX VALLEY TECHNICAL COLLEGE
CMT Outdoor Construction Lab
in
Oshkosh, Wisconsin



January 18, 2023

Prepared for:
Wisconsin Technical College System
Board
Madison, Wisconsin

Prepared by:
Westwood Infrastructure, Inc.
One Systems Drive
Appleton, WI 54914-1654

Cover Photograph:
Students working in crowded conditions at the existing
S.J. Spanbauer Aviation & Industrial Center

Prepared for:
Wisconsin Technical College System Board
Madison, Wisconsin

FINAL ENVIRONMENTAL IMPACT STATEMENT
for
PROPOSED FOX VALLEY TECHNICAL COLLEGE
CMT Outdoor Construction Lab
in
Oshkosh, Wisconsin

Prepared By
Westwood Infrastructure, Inc.



Brian D. Wayner, P.E.
Environmental Service Leader

Westwood Infrastructure, Inc.
One Systems Drive
Appleton, WI 54914-1654

January 18, 2023

Table of Contents

EXECUTIVE SUMMARY V

CHAPTER 1 - DESCRIPTION OF THE PROPOSED ACTION 1

1.1 HISTORY AND BACKGROUND OF THE PROPOSED ACTION 1

1.2 SCOPING PROCESS SUMMARY 2

 1.2.1 Public Information 2

 1.2.2 List of Agencies Contacted 2

1.3 PUBLIC HEARING PROCESS SUMMARY AND COMMENTS RECEIVED 3

1.4 DISTRIBUTION OF DRAFT AND FINAL EIS DOCUMENTS 3

1.5 DETAILED PROJECT INFORMATION 4

 1.5.1 Location 4

 1.5.2 Project Description 4

 1.5.3 Proposed Environmental Change 5

 1.5.3.1 Terrestrial (Land) Resources 5

 1.5.3.2 Aquatic Resources 5

 1.5.3.3 Structures 6

 1.5.3.4 Utilities 6

 1.5.3.5 Noise 6

 1.5.3.6 Traffic and Parking 7

 1.5.3.7 Aesthetics 7

 1.5.4 Permits 7

 1.5.5 Estimated Cost and Funding Source 7

 1.5.6 Time Schedule 7

CHAPTER 2 - DESCRIPTION OF THE EXISTING ENVIRONMENT 1

2.1 PHYSICAL ENVIRONMENT 1

 2.1.1 Utilities 1

 2.1.2 Stormwater 1

 2.1.3 Geology and Bedrock 1

 2.1.4 Topography 2

 2.1.5 Soils 2

 2.1.6 Surface Water 2

 2.1.7 Wetlands and Flood Plains 2

 2.1.8 Groundwater 3

 2.1.9 Climate 3

 2.1.10 Air 3

 2.1.11 Miscellaneous 4

2.2 BIOLOGICAL ENVIRONMENT 4

2.3 LAND USE 5

2.4 ZONING 5

2.5 SOCIAL AND CULTURAL ENVIRONMENT 6

 2.5.1 Socioeconomic Data 6

 2.5.2 Historical, Architectural, Archeological, and Cultural Resources 8

2.6 ECONOMIC ENVIRONMENT 8

CHAPTER 3 - PROBABLE ADVERSE AND BENEFICIAL IMPACTS OF THE PROPOSED ACTION ON THE ENVIRONMENT 1

3.1 PHYSICAL AND CHEMICAL IMPACTS 1

3.2 BIOLOGICAL IMPACTS 1

3.3 SOCIAL AND CULTURAL IMPACTS 2

3.4 ECONOMIC IMPACTS..... 2

CHAPTER 4 - RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY 1

CHAPTER 5 - IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES 1

5.1 ENERGY..... 1

5.2 RESOURCES..... 1

5.3 FARMLAND 1

5.4 WETLANDS 1

5.5 BIOLOGICAL RESOURCES..... 1

CHAPTER 6 - ALTERNATIVES TO THE PROPOSED ACTION 1

CHAPTER 7 - PREPARERS 1

Appendices

- Appendix 1 Maps and Figures
- Appendix 2 Informational Outreach
- Appendix 3 Coordination Correspondences and Responses
- Appendix 4 Site Photographs

List of Figures

- Figure 1 Site Location Map
- Figure 2 Proposed Area Map
- Figure 3 Proposed Site Detail Map
- Figure 4 Wetland Boundary Map
- Figure 5 Ecological Landscapes
- Figure 6 Topographic Map
- Figure 7 Soils Map
- Figure 8 Flood Hazard Zones
- Figure 9 Shoreland Zoning Map
- Figure 10 NAAQS Nonattainment Areas
- Figure 11 Existing Land Use Map
- Figure 12 Future Land Use Map
- Figure 13 Zoning Map
- Figure 14 Airport Zoning / Elevation Restriction Map
- Figure 15 Historical Inventory Map

List of Tables

- Table 1 Summary of Environmental, Social, Cultural, and Economic Impacts and Mitigation Measures
- Table 2 Utility Providers
- Table 3 Population Change, 2000 to 2020
- Table 4 2020 Racial Composition
- Table 5 2020 Ethnicity Composition
- Table 6 Major Employers, Winnebago County, 2013
- Table 7 Household Income Change, 2000 - 2020

List of Acronyms and Abbreviations

| | |
|------------------------------|--|
| APE | Area of Potential Effects |
| BRRTS | Bureau for Remediation and Redevelopment Tracking System |
| CatEx | Categorical Exclusion |
| CMT Outdoor Construction Lab | Construction Management Technology Outdoor Construction Laboratory |
| DEIS | Draft Environmental Impact Statement |
| EA | Environmental Assessment |
| EIS | Environmental Impact Statement |
| FEIS | Final Environmental Impact Statement |
| FVTC | Fox Valley Technical College |
| FEMA | Federal Emergency Management Agency |
| GIS | Geographic Information System |
| IPaC tool | Information for Planning and Consultation tool |
| LUST | Leaking Underground Storage Tank |
| MSL | Mean Sea Level |
| NAAQS | National Ambient Air Quality Standards |
| NEPA | National Environmental Policy Act |
| NHI | Natural Heritage Inventory |
| NRCS | Natural Resources Conservation Service |
| RR | Remediation and Redevelopment |
| SWDV | Surface Water Data Viewer |
| UAV | Unmanned Aerial Vehicle |
| USDA | United States Department of Agriculture |
| WDNR | Wisconsin Department of Natural Resources |
| WEPA | Wisconsin Environmental Policy Act |
| WTCS | Wisconsin Technical College System |

Executive Summary

The Fox Valley Technical College (FVTC) is proposing to build a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab). The proposed CMT Outdoor Construction Lab would be built on approximately 7-acres of their 36.85-acre property in Oshkosh, Wisconsin. The proposed location is approximately 1,500 feet from their Advanced Manufacturing Technology Center located at 4200 Poberezny Road in Oshkosh and approximately 7,900 feet from their S.J. Spanbauer Aviation & Industrial Center facility located at 3601 Oregon Street, in Oshkosh.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center is inadequate. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. The existing mock building only has room for six students, when the 16+ need to be accommodated. Classes are not able to run in alignment due to limited laboratory space. The limited laboratory space also creates safety issues during hoisting, transporting, and staging of construction materials as well as layout tasks and construction operations.

The proposed CMT Outdoor Construction Lab's conceptual design would include a 5,000 square foot building, job trailer, two shipping containers for storage, mock building area, lay down material area, wash out station, dumpster enclosure, and parking stalls. The building would be used for indoor training, equipment storage, material storage, fabrication area, and potential meeting space and restrooms.

The parcel of land that the proposed CMT Outdoor Construction Lab would be located was purchased from Oshkosh Youth Baseball by the FVTC Foundation in 2015. Prior to Oshkosh Youth Baseball ownership, the land had remnants of a farmstead and vacant farm fields. The farmstead buildings that remained were razed because of safety concerns after FVTC purchased the property. The land is currently vacant. The former farm fields are transitioning back to pre-cultivation.

The alternatives evaluated were the proposed CMT Outdoor Construction Lab and the "No Action" alternative. No conflicts concerning alternative uses of available resources have been identified with the proposed CMT Outdoor Construction Lab, therefore, the range of alternatives were limited to the no action alternative and the proposed action alternative. The No Action alternative was rejected because it would not satisfy the purpose of the proposed action to meet the need for improved educational and training facilities the CMT Outdoor Construction Lab would offer.

Construction of the proposed CMT Outdoor Construction Lab would result in some environmental, social and cultural, and economic impacts to the surrounding area. The proposed action would have short-term environmental effects related to construction activities. These would primarily be associated with an increase in traffic flow, increased noise levels, air quality impacts from dust and equipment exhaust, and the potential for soil erosion and stormwater quality impacts. Overall, impacts associated with construction activities would be temporary and are not expected to alter the long-term productivity of the

natural environment. Long-term impacts would include increased traffic flow from CMT Outdoor Construction Lab students and staff utilizing the facility and material deliveries, increased noise levels during outside classes, air quality impacts from dust and equipment exhaust during material handling, and the potential for soil erosion and stormwater quality impacts.

Development of the proposed CMT Outdoor Construction Lab could result in positive social and economic impacts to the surrounding area. The proposed CMT Outdoor Construction Lab would enhance the FVTC's ability to provide education and job training opportunities to the Fox Valley and surrounding areas.

Table 1 presents a summary of the environmental, social and cultural, and economic impacts of the proposed action to the surrounding area. In addition, the table provides a summary discussion of the planned mitigation measures to reduce the negative impacts caused during the construction and operation of the CMT Outdoor Construction Lab.

Table 1 - Summary of Environmental, Social, Cultural, and Economic Impacts and Mitigation Measures

| Potential Impact | Source/Discussion | Mitigation Measures |
|----------------------|---|---|
| Noise | Noise sources would be primarily from equipment used during construction. Increased noise levels may persist occasionally after construction, due to outdoor construction class activities. | The noise emissions during construction would be minimized by conducting construction and training activities during normal work hours and maintaining equipment. |
| Soil and Groundwater | Short-term soil erosion could result from construction activities. Groundwater is not anticipated to be encountered during construction or impacted after construction. | During construction, contractors would follow approved erosion and sediment control technical standards required by the WDNR in accordance with Chapters NR 151 and NR 216 of the Wisconsin Administrative Code. |
| Stormwater | Short-term soil erosion and stormwater quality impacts and long-term stormwater runoff effects could result from construction activities. | During construction, contractors would follow approved erosion and sediment control technical standards required by the WDNR in accordance with Chapters NR 151 and NR 216 of the Wisconsin Administrative Code. A stormwater biofilter is anticipated to be constructed on the north side of the project site to manage the anticipated increase in stormwater runoff. |
| Wetlands | There is one wetland located within the proposed project site boundary, however, the proposed development is not anticipated to impact this wetland. | No mitigation. |
| Air Quality | Air quality impacts could result from dust and equipment exhaust during construction. Air quality impacts are not anticipated once construction is completed. | Air quality during construction would be reduced or eliminated to the extent possible through Best Management Practices. |

| | | |
|---------------------|--|---|
| Aesthetics | Aesthetics of the site would change with the construction of the proposed building and parking areas. | The new building would be adjacent to the FVTC Advanced Manufacturing Technology Center and would fit in with the existing aesthetics of the property. The remainder of the parcel would remain in its current state. |
| Biological | The proposed project area currently consists of remnants of a farmstead, wooded areas around the farmstead, and former agricultural fields. The area offers limited wildlife habitat and there are no known threatened, endangered, or special concern species within a two-mile buffer of the proposed development. | No mitigation |
| Social and Cultural | The proposed addition would allow FVTC to offer increased education and training opportunities to the Oshkosh area. Local students can continue to learn within the community and contribute to local businesses after they graduate. The college can continue to be the local connection for both business and individuals with education/training needs. | No mitigation. |
| Economics | Increasing the number of educated and trained individuals within the community should benefit the local economy. | No mitigation. |

CHAPTER 1 - Description of the Proposed Action

1.1 History and Background of the Proposed Action

The purpose of the proposed project is to provide a realistic teaching facility that is large enough to meet the construction industry's growing needs for employees trained in construction technology.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photographic Log, Appendix 4.)

The proposed project site for the CMT Outdoor Construction Lab would be located in Oshkosh, Wisconsin on a parcel that Fox Valley Technical College (FVTC) already owns. (Reference Figure 1 – Site Location Map, Appendix 1.) Approximately 7-acres of the 36.85-acre parcel would be used for the proposed in CMT Outdoor Construction Lab. (Reference Figure 2 – Proposed Area Map, Appendix 1.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, Appendix, 1.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 square foot building with an indoor training area, equipment storage, material storage, fabrication area,

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.84 miles by street to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment than is currently being offered. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The existing mock building only has room for six students at the S.J. Spanbauer Aviation & Industrial Center, when 16+ need to be accommodated. The Construction Management Technology program services between 64 – 80 students per year and the program is projected to grow in the future. Classes are not able to run in alignment due to limited laboratory space. The limited laboratory space also creates safety issues during hoisting, transporting, and staging of construction materials as well as layout tasks and construction operations.

1.2 Scoping Process Summary

The Wisconsin Technical College System (WTCS) Wisconsin Environmental Policy Act (WEPA) compliance process for this project was initiated in August 2022. Part of that process is to develop this Type I Environmental Impact Statement (EIS) per Chapter TCS 12 of the Wisconsin Administrative Code. The public involvement process was open to all residents and population groups in the study area, and did not exclude any persons because of income, race, color, religion, national origin, sex, age, or handicap.

1.2.1 Public Information

FVTC staff met with City of Oshkosh staff in March and October 2022 to discuss and receive their input on the proposed CMT Outdoor Construction Lab. Letters were sent to the surrounding property owners to inform them of the proposed project and to notify them of the upcoming public meeting. (Reference an example of the surrounding property owner letters, Appendix 2.) A public meeting to present the Draft EIS (DEIS) findings was held on December 20, 2022, at the FVTC's S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI, Room 104. A public meeting to present the Final EIS (FEIS) will be held on February 13, 2023, at the FVTC's S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI, Room 104.

1.2.2 List of Agencies Contacted

Preliminary coordination letters were sent to the following organizations to familiarize them with the project and to solicit their interest and concerns. Appendix 3 contains preliminary coordination correspondences and responses received.

- City of Oshkosh

- Winnebago County
- East Central Wisconsin Regional Planning Commission
- Winnebago County Historical Society
- Wisconsin Department of Natural Resources (WDNR)
- Wittman Regional Airport

1.3 Public Hearing Process Summary and Comments Received

Copies of the DEIS were made available for a 45-day public review period at the Wisconsin Technical College System Board, 4622 University Avenue, Madison, Wisconsin; and the Fox Valley Technical College – S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI. An electronic copy of the DEIS was also available on the Fox Valley Technical College website: www.fvtc.edu/outdoor-construction-lab.

The deadline for verbal or written comments to the DEIS was December 27, 2022. A public meeting to present the DEIS findings and take verbal and written comments was held on December 20, 2022, at 5:00 p.m. at the FVTC's S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI, Room 104. (Reference Notice of Public Hearing on Draft Environmental Impact Statement (DEIS) Proposed Outdoor Construction Lab Fox Valley Technical College, Appendix 2.) This meeting was conducted by a representative of the Wisconsin Technical College System Board and was open to the general public. Participants in the meeting included a representative from the Wisconsin Technical College System Board, representatives of the Fox Valley Technical College and a representative of Westwood.

One member of the public attended the meeting. He was in favor of the proposed project but commented that the road (Waupun Road) could use improvements. (Reference Public Hearing Sign-In Sheet, Appendix 2.)

The deadline for verbal or written comments to the FEIS will be February 17, 2023. A public meeting to present the Final EIS (FEIS) will be held on February 13, 2023, at the FVTC's S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI, Room 104. (Reference Notice of Public Hearing on Final Environmental Impact Statement (FEIS) Proposed Outdoor Construction Lab Fox Valley Technical College, Appendix 2.)

1.4 Distribution of Draft and Final EIS Documents

Copies of the DEIS and FEIS were provided to:

- City of Oshkosh
- Winnebago County
- East Central Wisconsin Regional Planning Commission
- Winnebago County Historical Society
- Wisconsin Department of Natural Resources
- Wittman Regional Airport
- Wisconsin Historical Society

The DEIS was available to the public through the Wisconsin Technical College System Board, 4622 University Avenue, Madison, Wisconsin, Fox Valley Technical College – S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI; and on the Fox Valley Technical College website: www.fvtc.edu/outdoor-construction-lab. Copies of the final FEIS will be made available in a similar manner.

1.5 Detailed Project Information

1.5.1 Location

The proposed project site for the CMT Outdoor Construction Lab would be located on approximately 7-acres of the 36.85-acre parcel (parcel # 1324260100) that FVTC owns.

The proposed site is located at 4233 Waupun Road, Oshkosh, Wisconsin in the SE ¼ of the NW ¼ of section 10, T17N, R16E, Winnebago County. The proposed CMT Outdoor Construction Lab would be located approximately 1.2 miles² from the FVTC Advanced Manufacturing Technology Center, approximately 3.8 miles from the FVTC S.J. Spanbauer Aviation & Industrial Center, and approximately 26.8 miles from the FVTC main campus in Grand Chute. The proposed CMT Outdoor Construction Lab coordinates are latitude N43° 57' 42.08" and longitude W88° 34' 26.48". (Reference Figure 1 – Site Location Map, Appendix 1.)

The property is in a rural area consisting primarily of property under tillage with some residential properties in the area. The properties to the north and east are farmland. The property to the south is residential and farmland. The property to the west is vacant land, the FVTC Advanced Manufacturing Technology Center, and a military veterans museum and education center. (Reference Figure 2 – Proposed Area Map, Appendix 1.)

The parcel that would be used for the proposed CMT Outdoor Construction Lab is currently vacant land with no buildings. The remainder of the property would remain in its current state. (Reference Photographic Log, Appendix 4.)

1.5.2 Project Description

Approximately 7 acres of FVTC property would be used for the construction and operation of proposed CMT Outdoor Construction Lab. (Reference Figure 2 – Proposed Area Map, Appendix 1.)

The proposed CMT Outdoor Construction Lab's conceptual design would include a 5,000 square foot building, job trailer, two shipping containers for storage, mock building area, lay down material area, wash out station, dumpster enclosure, and parking stalls. The building would be used for indoor training, equipment storage, material storage, fabrication area, and potential meeting space and restrooms. Access to the site would be from Waupun Road and consist of an asphalt drive. The remainder of the site would be initially built on a gravel base, which over time maybe paved. A stormwater biofilter, constructed on the north side of the project site to manage the anticipated increase in stormwater runoff, is currently being

² Mileage is the estimated driving distance between the proposed CMT Outdoor Construction Lab and the referenced locations.

considered for stormwater management/treatment³. Sanitary services would be supplied by an onsite septic field or a holding tank. Water would be supplied by an onsite well. (Reference Figure 3 – Proposed Site Detail Map, Appendix 1.)

The CMT Outdoor Construction would be designed to support the following courses:

- Site Layout & Construction
- Construction Management Safety
- Foundation Systems
- Structural Systems
- Exterior Enclosure Systems
- Construction surveying labs would also be held at the site

1.5.3 Proposed Environmental Change

1.5.3.1 Terrestrial (Land) Resources

Development of the proposed project site would include grading, excavation, construction, paving, landscaping, and installation of site utilities. The proposed plans would increase the amount of impervious surface; therefore, site development would also include stormwater facilities and stormwater conveyance. A stormwater biofilter would be constructed to manage the anticipated increase in stormwater runoff. An Erosion Control Plan would be developed, and Best Management Practices outlined in Chapter NR 151 of the Wisconsin Administrative Code would be followed to prevent sediment loss that could occur during significant precipitation events. The remainder of the parcel would remain in its current state.

1.5.3.2 Aquatic Resources

There is an unnamed stream located on the northern end of the parcel. The stream meanders to the northeast approximately three miles where it ultimately discharges to Lake Winnebago. Lake Winnebago is approximately 2.4 miles due east of the project site.

A wetland delineation was performed on October 19, 2022 and reviewed by the WDNR on October 27, 2022. The delineation found one wetland located within the proposed project site boundary. This wetland is a shallow swale and is classified as a degraded meadow wetland. The proposed project is not anticipated to impact this wetland. (Reference Figure 4 – Wetland Boundary Map, Appendix 1.)

The depth to groundwater at the site is expected to be approximately 6 – 10 feet below the ground surface⁴. Groundwater flow direction is anticipated to flow east-northeast toward

³ Because of the proximity to Wittman Regional Airport, ponds for stormwater management/treatment are not a practicable solution because of the potential for attracting wildlife.

⁴ The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is the WDNR's online database that provides information on contaminated properties and other cleanup and redevelopment activities in Wisconsin. Several sites surrounding the proposed project location were reviewed on BRRTS to obtain an understanding of the potential groundwater depth in the area.

Lake Winnebago; however, the actual groundwater flow direction cannot be determined without installing monitoring wells and obtaining site-specific information. Building construction is not expected to intercept the groundwater table, and the proposed building is not anticipated to negatively impact groundwater.

During construction, contractors would follow approved erosion and sediment control technical standards required by the WDNR in accordance with Chapters NR 151 and NR 216 of the Wisconsin Administrative Code.

1.5.3.3 Structures

The farmstead and farm appear on an 1873 plat map. Based on aerial photographs the proposed project location was a farm and farmstead dating back to at least 1937⁵. The land has not been farmed since around 2010 and after the previous farmstead buildings were razed has remained vacant. Proposed project site photographs, illustrating current land use, are included in Appendix 4. The proposed development plans would construct the CMT Outdoor Construction Lab on approximately 7-acres of the 36.85-acre parcel.

The proposed CMT Outdoor Construction Lab consists of a 5,000 square foot building, job trailer, two shipping containers for storage, mock building area, lay down material area, wash out station, dumpster enclosure, and parking stalls. A paved drive would be accessed from Waupun Road. (Reference Figure 3 –Proposed Site Detail Map, Appendix 1.)

The 5,000 square foot building would be used for indoor training, equipment storage, material storage, fabrication area, and potential meeting space and restrooms.

1.5.3.4 Utilities

Utilities would be brought to the proposed project site through existing connections or onsite means. Electric would be brought to the site through existing service connections. Telecommunications would be from existing infrastructure or satellite. Water would be supplied by an onsite well. Sanitary services would be supplied by an onsite septic field pending a perc test and approvals or a holding tank. Gas would be from an onsite propane tank.

1.5.3.5 Noise

Noise impacts during the construction are expected to be short duration and within standard hours of operation typically between 7:00 a.m. and 6:00 p.m., Monday through Friday. Construction work would be performed in compliance with requirements of FVTC and the City of Oshkosh ordinance. Major construction elements that could produce elevated noise levels include equipment noise during grading, excavating, hauling, material delivery, construction, and landscaping. Anticipated noise during construction would most directly

Groundwater at this depth is where saturated soils are observed and not necessarily an aquifer that would support a potable well.

⁵ Phase I Environmental Site Assessment, Oshkosh Youth Baseball Property, prepared by OMNNI Associates, September 23, 2014.

impact those individuals located near the project site. Noise impacts from construction are expected to be minimized by maintaining equipment and limiting operating hours.

Noise sources during operation of the facility include outdoor construction class activities, equipment noise during training, and material deliveries. Anticipated noise during construction would most directly impact those individuals located near the project site. Noise impacts from the training at the facility are expected to be minimized by maintaining equipment and limiting training hours.

1.5.3.6 Traffic and Parking

Traffic would increase during construction of the CMT Outdoor Construction Lab. Vehicle access would be from Waupun Road.

Once operational, the proposed CMT Outdoor Construction Lab would result in a rise in traffic with FVTC students and staff driving to and parking at the site. The CMT Outdoor Construction Lab would be accessible from Waupun Road. In addition to student and staff traffic, there would be occasional material deliveries and equipment rental drop offs/pickups during each semester.

1.5.3.7 Aesthetics

There would be visual changes associated with the construction of the proposed CMT Outdoor Construction Lab. The proposed 5,000 square foot building, two shipping containers, job trailer, mock building area, gravel parking area, paved entrance, and a biofilter to treat stormwater runoff would replace a portion of the vacant land. The remainder of the parcel would remain in its current state.

1.5.4 Permits

In addition to the WTCS Board approval, additional permits that are anticipated for project implementation are listed below.

- WDNR - Notice of Intent: Stormwater Discharge Associated with Land Disturbing Construction Activities Permit, Public Utility Permits, Wetland Permit (may be required depending on distance of disturbed area to the delineated wetland)
- Wisconsin Department of Safety and Professional Services - Exterior Utility/Plumbing
- City of Oshkosh - Site Plan Approval
- Shoreland/Conditional Use Permit

1.5.5 Estimated Cost and Funding Source

The estimated project cost would be approximately \$750,000. This project cost estimate includes new construction, furnishings/computers, and instructional equipment. Funding sources for the proposed project would come from capital borrowing and engaging industrial partners for financial support.

1.5.6 Time Schedule

The anticipated time schedule for the proposed action is as follows:

- 2022 to 2023 – Planning process
- August 2022 to November 2022 – Scoping process
- November 4, 2022 – Complete and distribute the Draft EIS
- November 11 to December 27, 2022 – Draft EIS public comment period (45 days minimum)
- November 11, 2022 – Notice Draft EIS is available and public hearing date announcement (25 days minimum)
- December 20, 2022 – Draft EIS public hearing
- January 17, 2023 – WTCS Board takes action on the DEIS
- January 18, 2023 – Complete and distribute the Final EIS
- January 18 to February 16, 2023 – Final EIS comment period (30 days minimum)
- January 18, 2023 – Notice Final EIS is available and public hearing date announcement (25 days minimum)
- February 13, 2023 – Final EIS public hearing
- March 14, 2023 – WTCS Board adopts Final EIS findings and issues Record of Decision
- Construction is projected to begin in April 2023 with substantial completion and functional use by August 2023.

CHAPTER 2 - Description of the Existing Environment

2.1 Physical Environment

This section establishes the baseline environment in the area of the proposed action. Information on the general land, water, and air quality of the area is presented and discussed. This information creates the basis to gauge the impacts of the proposed action. The information presented is from publicly available sources and source information is cited, where appropriate.

2.1.1 Utilities

Public utility services that are provided near the proposed project site are as follows:

Table 2 - Utility Providers

| Utility | Supplied By |
|--------------------|--|
| Electric | Alliant Energy |
| Natural Gas | We Energies |
| Water | City of Oshkosh (possible future connection) |
| Sanitary Sewer | City of Oshkosh (possible future connection) |
| Telecommunications | Spectrum, T-Mobile, AT&T, Frontier, HughesNet or DirectTV (possible future connection options) |

2.1.2 Stormwater

Stormwater on the proposed project site currently consists of topography sheet flow, which eventually flows into the drainage ditches in the rights-of-way of Waupun Road or into an unnamed stream labeled WBIC 3000094 by the WDNR. Stormwater flow from the Waupun Road ditch travels approximately 2,000 feet before discharging into the unnamed stream labeled WBIC 3000094. From the proposed project site, stormwater flows approximately 3 miles northeast before entering Lake Winnebago.

2.1.3 Geology and Bedrock

The WDNR published a book titled “The Ecological Landscapes of Wisconsin: An Assessment of Ecological Resources and a Guide to Planning Sustainable Management.” This book offers extensive research on the different natural communities, key habitats, aquatic features, socioeconomic characteristics, and native plants and animals throughout Wisconsin. The book divides Wisconsin into 16 Ecological Landscapes, each of which has a dedicated chapter offering extensive details and research.

The proposed project site is located in the Southeast Glacial Plains ecological landscape of Wisconsin. (Reference Figure 5 – Ecological Landscapes, Appendix 1.) The dominant landforms in this ecological landscape are glacial till plains and moraines. Additional landforms include drumlins, outwash plains, eskers, kames, and kettles. This ecological landscape is “primarily underlain by limestone and dolomite with some sandstone and shale”

and it is “generally covered by a thick layer of glacial deposits⁶.” More specifically, bedrock found in the Southeast Glacial Plains is overlain by 50 to 400 feet of glacial sediment. This glacial sediment was deposited during the Wisconsin Glaciation. According to United States Geological Survey Maps, these deposits are composed of glacial lake deposits consisting of mainly silt and clay. The silt and clay overlie the undifferentiated Platteville Formation, Decorah Formation, and Galena Dolomite of Ordovician age⁷.

2.1.4 Topography

The topography of the proposed project site is generally flat. (Reference Figure 6 – Topographic Map, Appendix 1.) According to Winnebago County, the lowest elevation is 828 feet above mean sea level (MSL) and the highest elevation is 838 feet above MSL⁸.

2.1.5 Soils

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has a Web Soil Survey tool that is available to the public. According to the USDA-NRCS, the soils at the proposed project site are classified as Hortonville silt loam and Poygan silty clay loam. (Reference Figure 7 – Soils Map, Appendix 1). The farmland classification for these soils is as follows: Hortonville silt loam is classified as “All areas are prime farmland”, while Poygan silty clay loam is classified as “Prime farmland if drained⁹.”

2.1.6 Surface Water

There is an unnamed stream, WBIC 3000094, located directly north of the proposed project site. According to WDNR, this 5.53-mile-long stream is managed for swimming and fishing and is currently not considered impaired¹⁰. The stream discharges directly into Lake Winnebago.

2.1.7 Wetlands and Flood Plains

Based on the WDNR Surface Water Data Viewer (SWDV), wetland indicators and soils are found within the proposed project site. Westwood conducted a wetland delineation on October 19, 2022. The delineation found one wetland located within the proposed project site boundary. This wetland is a shallow swale and is classified as a degraded meadow wetland. (Reference Figure 4 – Wetland Boundary Map, Appendix 1.)

⁶ Wisconsin Department of Natural Resources. 2015. *The ecological landscapes of Wisconsin: An assessment of ecological resources and a guide to planning sustainable management*. Wisconsin Department of Natural Resources, PUB-SS-1131 2015, Madison.

⁷ Water Resources of Wisconsin – Fox-Wolf River Basin, by Perry G. Alcott, 1968

⁸ <https://www.co.winnebago.wi.us/planning-and-zoning/gis/>

⁹ United States Department of Agriculture, Natural Resources Conservation Service: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

¹⁰ <https://dnr.wi.gov/water/waterDetail.aspx?WBIC=3000094>

Flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA) determine the limits of base floodplains (100-year flood areas). Flood insurance rate maps prepared by FEMA were reviewed to determine the limits of base floodplains associated with the proposed site location. The proposed site location is in Zone X, an area of minimal flood hazard. (Reference Figure 8 – Flood Hazard Zones, Appendix 1.)

There is an unnamed stream located directly north of the proposed project site. Section 30-160: Shoreland Overlay Zoning District of the City of Oshkosh Chapter 30 Zoning Ordinance would be observed for setback and vegetative buffer requirements. (Reference Figure 9 – Shoreland Zoning Map, Appendix 1.)

2.1.8 Groundwater

The depth to groundwater at the proposed project site is expected to be approximately 20 – 30 feet below the ground surface¹¹ based on nearby well logs attained from WDNR Well Construction Information System. The shallow groundwater flow direction is expected to be to the northeast towards the unnamed stream, WBIC 3000094. The unnamed stream flows approximately 3 miles northeast before entering Lake Winnebago.

Groundwater levels can be expected to fluctuate, both seasonally and annually, and from place to place on the proposed project site.

2.1.9 Climate

The climate at the proposed site is typical of northeastern Wisconsin. Winters can be long, cold, and snowy; summers are warm and occasionally humid; and spring and fall are transitional seasons with varying weather conditions. The average winter (December-February) temperature is 21.6°F, and the average summer (June-August) temperature is 69.3°F. The average winter precipitation is 3.21 inches, the average summer precipitation is 11.54 inches, and the average annual precipitation is 30.56 inches¹². The first frost usually occurs late September/early October and the last frost usually occurs late April/early June¹³.

2.1.10 Air

Winnebago County is designated as in attainment for the U.S. Environmental Protection Agency's National Ambient Air Quality Standards (NAAQS). (Reference Figure 10 – NAAQS Nonattainment Areas, Appendix 1.) The NAAQS are health standards for carbon monoxide, lead, nitrogen dioxide, 8-hour ozone, particulate matter (PM-10 and PM-2.5), and sulfur dioxide. The WDNR does not operate air quality monitoring stations in Winnebago County.

¹¹ 6-10 feet below the ground surface are where saturated soils are expected to be observed. Refer to Aquatic Resources, Section 1.5.3.2.

¹² <https://www.ncei.noaa.gov/access/us-climate-normals/#dataset=normals-monthly&timeframe=30&location=WI&station=USW00094855>

¹³ <https://www.almanac.com/gardening/frostdates/WI/Oshkosh>

2.1.11 Miscellaneous

In 2014, a Phase I Environmental Site Assessment was conducted for the parcel where the proposed project site is located, parcel 201-00330-0720. The results of the Phase I Environmental Site Assessment reported that no recognized environmental conditions were identified on the proposed project site.

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is a searchable database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater in Wisconsin. The Remediation and Redevelopment (RR) Sites Map is a Geographical Information System (GIS) web-based mapping system that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. The RR Sites Map shows no BRRTS cases located within the proposed project site, and one BRRTS site located near the proposed project site:

- Speedway Service Station #2070; BRRTS # 03-71-000799; Closed leaking underground storage tank (LUST) (completed cleanup); 3911 S Washburn St, Oshkosh

Based on the available records, the construction of the proposed project should not be affected by the BRRTS project listed above.

2.2 Biological Environment

Biotic communities consist of all organisms (flora and fauna) living on and contributing to a specific region. Flora is the plant life characteristic of a particular geographic area. Fauna is the grouping of animals present in a particular geographic area.

Historical vegetation in the Southeast Glacial Plains Ecological Landscape was primarily forests, prairie, savanna, and wetlands. Wildlife populations and vegetation changed drastically after Euro-American settlement in the mid-1800s, when grasslands and forests were cleared for agriculture⁶. The proposed project area currently consists of remnants of a farmstead, wooded areas around the farmstead, and former agricultural fields. Although some mammals (deer, birds, small mammals) may occasionally use the area, the proposed project site does not offer high quality wildlife habitat.

The WDNR Surface Water Data Viewer was reviewed. It shows that wetland indicators and soils are present on a portion of the property. The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation tool (IPaC tool) was reviewed to analyze potential impacts to threatened and endangered species. The IPaC tool identified the following species that could be present in the proposed project area:

- Northern Long-eared Bat; threatened species
- Whooping Crane; experimental population/non-essential species
- Monarch Butterfly; candidate species
- Eastern Prairie Fringed Orchid; threatened species

The IPaC tool states that there are no critical habitats located at the proposed project site. This determination, along with assessing the above-listed species habitats in comparison with the project site habitat, conclude that these species are unlikely to be impacted by the proposed project.

Additionally, the Critical Habitat Area obtained from the USFWS “Threatened & Endangered Species Active Critical Habitat Report” GIS layer (Proposed and Final, updated May 10, 2017) was reviewed. No areas of critical habitat were mapped in or around the project area.

To further understand if threatened and endangered resources were in the area, the WDNR Natural Heritage Inventory (NHI) was reviewed. The NHI program assesses and tracks “population and occurrence status of Wisconsin’s native plants and animals, natural communities and geological features¹⁴.” The NHI database shows that no rare species have been found at the proposed project site.

2.3 Land Use

The proposed project site once consisted of a farmstead with the following structures: a two-story house, out buildings, a barn, and a concrete silo. The farmstead and farm appear on an 1873 plat map. Historical aerial photos show that the farmstead and cultivated fields were established prior to 1937. The farmstead appeared to be actively cultivating crops until the 2000’s, as derived from the 2010 historical aerial photo where the fields did not appear to be tilled. Aerial photographs reveal no active use other than agriculture on the proposed project site. The property currently includes wooded areas around the farmstead and former agricultural fields.

Land use data was obtained from Winnebago County. Figure 11 shows the existing land use for the proposed project site and surrounding areas. This data was based on 2015 information. (Reference Figure 11 – Existing Land Use Map, Appendix 1.) Figure 12 shows the future land use for the proposed project site and surrounding areas. This data depicts land use for the years 2016 through 2035. (Reference Figure 12 – Future Land Use Map, Appendix 1.)

2.4 Zoning

The Winnebago County Zoning Viewer and City of Oshkosh Zoning Map Viewer were reviewed to analyze zoning for the proposed project site and surrounding areas. The parcel where the proposed project site is located is zoned as I-PD Institutional Planned Development. (Reference Figure 13 – Zoning Map, Appendix 1) Surrounding parcels are zoned as followed:

¹⁴ <https://dnr.wisconsin.gov/topic/NHI>

- Parcels to the east, south, and southwest are zoned A-2 General Agricultural District
- Parcels to the southeast are zoned A-1 Agribusiness District
- Parcels west are zoned B-2 Community Business District and SMU-PD Suburban Mixed-Use Planned Development
- Parcels to the north are zoned UI-PD Urban Industrial Planned Development¹⁵¹⁶

Staff at East Central Regional Planning Commission, Winnebago County, and the City of Oshkosh were sent preliminary project coordination letters. Comments received in response to the proposed project have been included in Appendix 3.

The proposed CMT Outdoor Construction Lab location is in Traffic Pattern (Air-5) District. (Reference Figure 14 – Airport Zoning / Elevation Restriction Map, Appendix 1.) Chapter 24 Wittman Regional Airport Zoning Code includes requirements for height limitations and property uses¹⁷. The proposed building should not be in conflict with the height restrictions; however, if a crane is used, FAA 7460 notice of Proposed Construction or Alteration form may need to be submitted to the FAA. The Wittmann Regional Airport preliminary project coordination correspondence is included in Appendix 3.

2.5 Social and Cultural Environment

2.5.1 Socioeconomic Data

Based on the 2020 U.S. Census Bureau data, there were 66,816 people and 26,724 households residing in the City of Oshkosh¹⁸. When compared to the 2010 census data, the city's population increased by 1.11%. Table 3 shows the population change from 2000 to 2020 for the city, county, and state.

¹⁵

<https://oshkosh.maps.arcgis.com/apps/webappviewer/index.html?id=701adc5ab55847acbfd349ed15e228fe>

¹⁶ <https://wcfgis3.co.winnebago.wi.us/zoneviewer/>

¹⁷ https://www.co.winnebago.wi.us/sites/default/files/uploaded-files/chapter_24.pdf

¹⁸ <https://www.census.gov/quickfacts/fact/dashboard/oshkoshcitywisconsin>

Table 3 – Population Change, 2000 - 2020

| | 2000 | 2010 | 2020 |
|--------------------|-----------|-----------|-----------|
| City of Oshkosh | 63,378 | 66,083 | 66,816 |
| Winnebago County | 156,753 | 166,994 | 171,730 |
| State of Wisconsin | 5,363,672 | 5,686,986 | 5,893,718 |

The distribution of people by race is relatively similar when comparing the City of Oshkosh, Winnebago County, and the state of Wisconsin as shown in Table 4.

Table 4 - 2020 Racial Composition¹⁹

| Racial Composition | City of Oshkosh | Winnebago County | State of Wisconsin |
|--------------------------------------|-----------------|------------------|--------------------|
| White | 89.0% | 91.0% | 86.6% |
| Black or African American | 3.8% | 2.8% | 6.8% |
| Asian | 3.6% | 3.3% | 3.2% |
| American Indian and Alaska Native | 0.3% | 0.8% | 1.2% |
| Native Hawaiian and Pacific Islander | 0.2% | 0.1% | 0.1% |
| Identified by two or more | 2.6% | 2.0% | 2.2% |

The City of Oshkosh and Winnebago County populations of Hispanic or Latino Americans are similar, at 4.0% and 4.7% respectively. This differs from the state of Wisconsin Hispanic or Latino American population of 7.5% See Table 5 for details of 2020 ethnicity composition.

Table 5 - 2020 Ethnicity Composition

| Ethnicity Composition | City of Oshkosh | Winnebago County | State of Wisconsin |
|------------------------|-----------------|------------------|--------------------|
| Hispanic or Latino | 4.0% | 4.7% | 7.5% |
| Non-Hispanic or Latino | 85.8% | 86.9% | 80.2% |

¹⁹ <https://www.census.gov/quickfacts/fact/table/US/PST045221>

2.5.2 Historical, Architectural, Archeological, and Cultural Resources

An initial review was made to determine if any properties in or eligible for inclusion in the National Register of Historic Places were within the area of potential effects (APE)²⁰.

Research into archaeological and historic sites included review of the National Register of Historic Places available through the U.S. Department of Interior – National Park Service. The closest historic place listed on the register (Black Oak School) is approximately 1.2 miles south of the proposed project site²¹. Additional historical data was purchased from the Wisconsin State Historical Society’s Historic Preservation – Public History Division. This data shows the following additional historical sites in proximity to the proposed project site: 69142 Greek Revival house, 69141 Greek Revival house, 69140 Queen Anne house, 7193 Campsite/village, 25717 isolated finds, 69128 Other Vernacular house, and 24953 lithic scatter. The approximate locations of these historical sites can be found on Figure 15. (Reference Figure 15 – Historical Inventory Map, Appendix 1.) No historic places were found within the proposed project site.

A preliminary coordination letter was sent out to the Winnebago County Historical & Archaeological Society to familiarize them with the proposed project and to solicit their interest and concerns regarding historical, architectural, archeological, and cultural resources. The Winnebago County Historical & Archaeological Society preliminary coordination letter is included in Appendix 3. The Winnebago County Historical & Archaeological Society responded with “no concerns at this time” on October 10, 2022.

2.6 Economic Environment

The City of Oshkosh is the largest incorporated community in Winnebago County, with a population of 66,816 in 2020. According to Winnebago County’s Comprehensive Plan, “the labor force participation rate in Winnebago County has been historically higher than the state and nation²².” Winnebago County has a diversified economic base that extends from south Appleton to north of Fond du Lac. Prominent employers in Winnebago County operate in the manufacturing, health care, and education sectors. Table 6 shows major employers in Winnebago County in 2013.

²⁰ An area of potential effects (APE) is defined by 36 CFR 800.16 as being “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist.”

²¹ <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

²² A *Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035*, accessible at: <https://www.co.winnebago.wi.us/planning-and-zoning/comprehensive-plan>

Table 6 – Major Employers, Winnebago County, 2013²²

| Employer | Description | Employees |
|---------------------------------|--|-----------|
| Oshkosh Corporation | Heavy duty truck manufacturing | 1,000+ |
| Pierce Manufacturing | Motor vehicle body manufacturing | 1,000+ |
| University of Wisconsin-Oshkosh | College and university | 1,000+ |
| Thedacare Group | General medical and surgical hospital | 1,000+ |
| Plexus Corp | Printed circuit assembly manufacturing | 1,000+ |
| Alta Resources Corp | Telemarketing bureaus | 1,000+ |
| Miron Construction | Commercial building construction | 500-999 |
| Neenah Foundry | Iron foundry | 500-999 |
| SCA North America – Tissue | Paper, except newsprint | 500-999 |
| Mercy Medical Center of Oshkosh | General medical and surgical hospital | 500-999 |

Winnebago County’s labor force has grown from 83,581 in 1990 to 91,977 in 2014²². The median household income in Winnebago County has been steadily increasing between 2000 and 2020. The percent change between 2000 and 2010 was 8.4%²² and the percent change between 2010 and 2020 was 24.4%²³. Table 7 shows the median household income for the county, state, and nation between 2000 and 2020.

Table 7 - Household Income Change, 2000 - 2020

| | 2000 | 2010 | 2020 |
|--------------------|----------|----------|----------|
| Winnebago County | \$44,445 | \$48,177 | \$59,947 |
| State of Wisconsin | \$43,791 | \$49,001 | \$63,293 |
| United States | \$41,994 | \$51,914 | \$64,994 |

²³ <https://www.census.gov/quickfacts/fact/table/winnebagoountywisconsin,US/POP010220>

CHAPTER 3 - Probable Adverse and Beneficial Impacts of the Proposed Action on the Environment

This section presents information on the positive and negative impacts of the proposed action on the physical and chemical, biological, social, and cultural, and economic environments. Secondary as well as primary consequences to the environment are considered where applicable.

3.1 Physical and Chemical Impacts

The proposed action would occur within an area that has been previously occupied and developed. The existing grasses and trees within the proposed construction footprint would be removed. The proposed 5,000 square foot CMT Outdoor Construction Lab would change the existing project site, though the changes would fit within the aesthetics of the adjacent Fox Valley Technical College Advanced Manufacturing Technology Center and the Military Veterans Museum and Education Center. The proposed development would increase the impervious surface on the property, therefore requiring stormwater management.

Short-term soil erosion and stormwater quality impacts could result from construction activities. During construction, contractors would follow approved erosion and sediment control technical standards required by the WDNR in accordance with Chapters NR 151 and NR 216 of the Wisconsin Administrative Code.

The noise impacts during construction would be minimized by conducting construction activities within standard hours of operation typically between 7:00 a.m. and 6:00 p.m., Monday through Friday. The noise impacts during operation of the facility are expected to be minimized by maintaining equipment and limiting training hours.

If solid waste or spoil is generated by construction, the contractor would be required to dispose of it in an environmentally sound location meeting all state and local requirements. Non-earthen materials would be recycled where possible or disposed of at a certified landfill site. Earthen spoil that cannot be used on-site can be delivered to sites requesting fill. Fill cannot be placed in wetlands or floodplains without prior approval by the regulatory agency in charge.

3.2 Biological Impacts

The proposed project would eliminate some green space, but the green space currently provides minimal biological value. The WDNR provided a preliminary environmental review of the proposed project and stated that there are no anticipated impacts to State lands, wetlands, waterways, floodplains, archaeological/historical sites, or threatened, endangered, or special concern species. (Reference correspondence with the WDNR, Appendix 3.) The WDNR noted that proper installation and maintenance of erosion control practices should take place to ensure that there are no discharges to the unnamed tributary to Lake Winnebago.

Wittman Regional Airport is located approximately 2,700 feet northeast of the proposed project location. Runway 36 is located approximately 4,300 feet northeast of the proposed project location. The northbound edge of pavement of Interstate 41 is located approximately 1,940 feet west of the proposed project location. These transportation infrastructures discourage wildlife. Farmland/Urban species utilizing the site are generalists that adapt readily to change; therefore, no significant loss of habitat or wildlife is expected.

3.3 Social and Cultural Impacts

The proposed development would have a positive impact on the college and community. The development would allow FVTC to expand its growing CMT program. The current location of the CMT program, the S.J. Spanbauer Aviation & Industrial Center, is too small for the growing needs of the program. The proposed development will provide adequate space and a more realistic educational experience in a much safer environment. Local students can continue to learn within the community and contribute to local businesses after they graduate. The college can continue to be the local connection for both businesses and individuals with education/training needs.

3.4 Economic Impacts

The proposed development would create some short-term construction jobs during building and provide increased traffic for some of the local businesses (i.e., restaurants, gas stations, etc.) during this period. Long-term economic impacts would likely be less noticeable. The FVTC is already established within the community, but the expanded area for the CMT program could increase the number of students attending FVTC for the CMT program. Increasing the number of education and trained individuals within the community and bolstering the workforce of local employers should benefit the local economy. An individual's salary is often reflected in the amount of education and training they have received; therefore, as individuals within the community prosper, so too does the local economy.

CHAPTER 4 - Relationship between Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity

This section examines and compares the potential short-term impacts of the proposed project on the environment with the maintenance and enhancement of long-term environment productivity.

The proposed action would have short-term effects related to construction activities of the facility. These would primarily be associated with an increase in traffic flow, increased noise levels, air quality impacts from dust and equipment exhaust, and the potential for soil erosion and stormwater quality impacts. Except for the increased traffic flow, impacts would be reduced or eliminated to the extent possible with Best Management Practices implemented during construction. Overall, impacts associated with construction activities would be temporary and are not expected to alter the long-term productivity of the natural environment.

Long-term impacts would include increased traffic flow from CMT Outdoor Construction Lab students and staff utilizing the facility and material deliveries, increased noise levels during outside classes, air quality impacts from dust and equipment exhaust during material handling, and the potential for soil erosion and stormwater quality impacts. Parking areas have been included in the proposed site development plans to meet the parking needs of students and staff. The proposed site development plans also include areas for material deliveries and space for material handling equipment operation during classwork.

Long-term impacts would be reduced to the extent possible with Best Management Practices implemented during class operations and taught to the students. The proposed site design includes a biofilter to treat stormwater runoff.

The proposed building would require connection to utility systems. The long-term use of the utilities may increase compared with utility use at the current location for the construction management training because of the increased instructional space and enrollment.

The proposed CMT Outdoor Construction Lab location would be within an area that is currently vacant land owned by the technical college. With the exception of the increased traffic flow, most of the impacts could be mitigated. The CMT Outdoor Construction Lab would improve and increase the educational and training opportunities in the Fox Valley area, providing beneficial to long-term productivity when compared to the short-term environmental impacts that may occur.

CHAPTER 5 - Irreversible or Irretrievable Commitment of Resources

This section describes the irreversible and irretrievable commitments of resources associated with the implementation of the proposed action. Irreversible commitments are associated with direct and indirect impacts from the use of a resource that limits the future use of that resource. Irretrievable commitments occur when the use or consumption of the resource is not renewable or recoverable for the future.

5.1 Energy

Energy resources that would be irretrievably lost during the construction phase of the proposed action consist of electricity and fuels used to operate construction equipment and to operate off-site manufacturing plants that produce the facility building materials. Following the completion of construction, the energy to operate the facility such as lighting, heating, cooling, and operating equipment would also be irretrievably lost.

5.2 Resources

The construction of the proposed project would include the use of consumables such as manufactured building materials (e.g., concrete, metals, glass, asphalt, etc.), geological resources (e.g., sands, gravels, etc.) and natural resources (i.e., wood, water, etc.). Water resources could be irretrievably consumed during construction and operation. Although some of these materials could be recycled if the building were destroyed or demolished, most of these resources would be irretrievably lost.

5.3 Farmland

The farmstead and farm appear on an 1873 plat map. Aerial photographs were obtained for the years 1937, 1941, 1957, 1975, 1981, 1991, 2000, 2005, 2010, and 2013. The 1937 photograph shows the proposed CMT Outdoor Construction Lab with a farmstead and fields that appeared cultivated. Starting with the 2010 photograph the farmstead is still visible, but the fields do not appear to be tilled or crops planted. Recent aerial photographs show that the farmstead buildings have been removed. No active farmland is found on the parcel; therefore, no irreversible commitment of agricultural lands would occur.

5.4 Wetlands

A wetland delineation was performed and reviewed by the WDNR in October 2022. A wetland area was identified within the project extent, but outside of the proposed construction area. A navigable waterway exists along the northern parcel boundary. No irreversible commitment or impact to wetlands or waterways are anticipated.

5.5 Biological Resources

For the proposed action, irreversible and irretrievable effects to biological resources are not anticipated. During project construction and operation, individual animals may be impacted. However, it is not expected that habitats for large populations of animals are present. Thus, adverse impacts to entire populations are considered unlikely.

CHAPTER 6 - Alternatives to the Proposed Action

The alternatives evaluated were the proposed CMT Outdoor Construction Lab Oshkosh location and the “No Action” alternative. No conflicts concerning alternative uses of available resources have been identified with the proposed addition, therefore, the range of alternatives were limited to the no action alternative and the proposed action alternative.

No Action

Implementation of the “No Action” alternative would retain the proposed project site in its current condition. None of the improvements proposed as part of the project would occur. The land would remain unchanged, which currently vacant. Visual and noise impacts from new sources would not be introduced.

The “No Action” alternative was determined not to be a viable option since it would not satisfy the purpose of the proposed action to meet the need for improved educational and training facilities that can support expanded program/coursework offerings in the construction management technology areas.

CHAPTER 7 - Preparers

This Draft EIS was prepared in 2022/2023 by Westwood Infrastructure, Inc., One Systems Drive, Appleton, Wisconsin 54914. The following personnel were involved with this project.

Brian D. Wayner, P.E.

Environmental Service Lead

As the environmental service lead, Mr. Wayner is responsible for the quality of work performed by the professionals in the department. He is involved in the planning and implementation of work plans, and directly oversees project work performed in the hydrogeology and engineering areas. Technical experience includes preparing environmental assessments, environmental impact statements, performing investigations and designing remediations for soil and groundwater contaminated sites.

- M.S., Environmental Engineering, University of New Haven, West Haven, Connecticut
- B.S., Electrical Engineering, University of Wisconsin – Milwaukee
- Professional Engineer, 2002, Wisconsin #35304

Jenna DeShaney

Environmental Scientist

Mrs. DeShaney is an environmental scientist with experience in Phase I Environmental Site Assessments; sustainability master planning; grant writing; groundwater, soil, and vapor sampling; creating and editing maps in ArcGIS; and completing environmental reviews following the National Environmental Policy Act (NEPA) process, such as Categorical Exclusion (CatEx) and Environmental Assessment (EA) documents.

- M.S., Sustainable Management, University of Wisconsin-Green Bay
- B.S., Geography and Environmental Science, University of Wisconsin-La Crosse

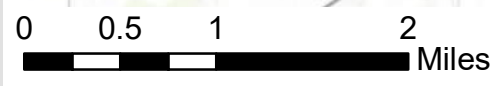
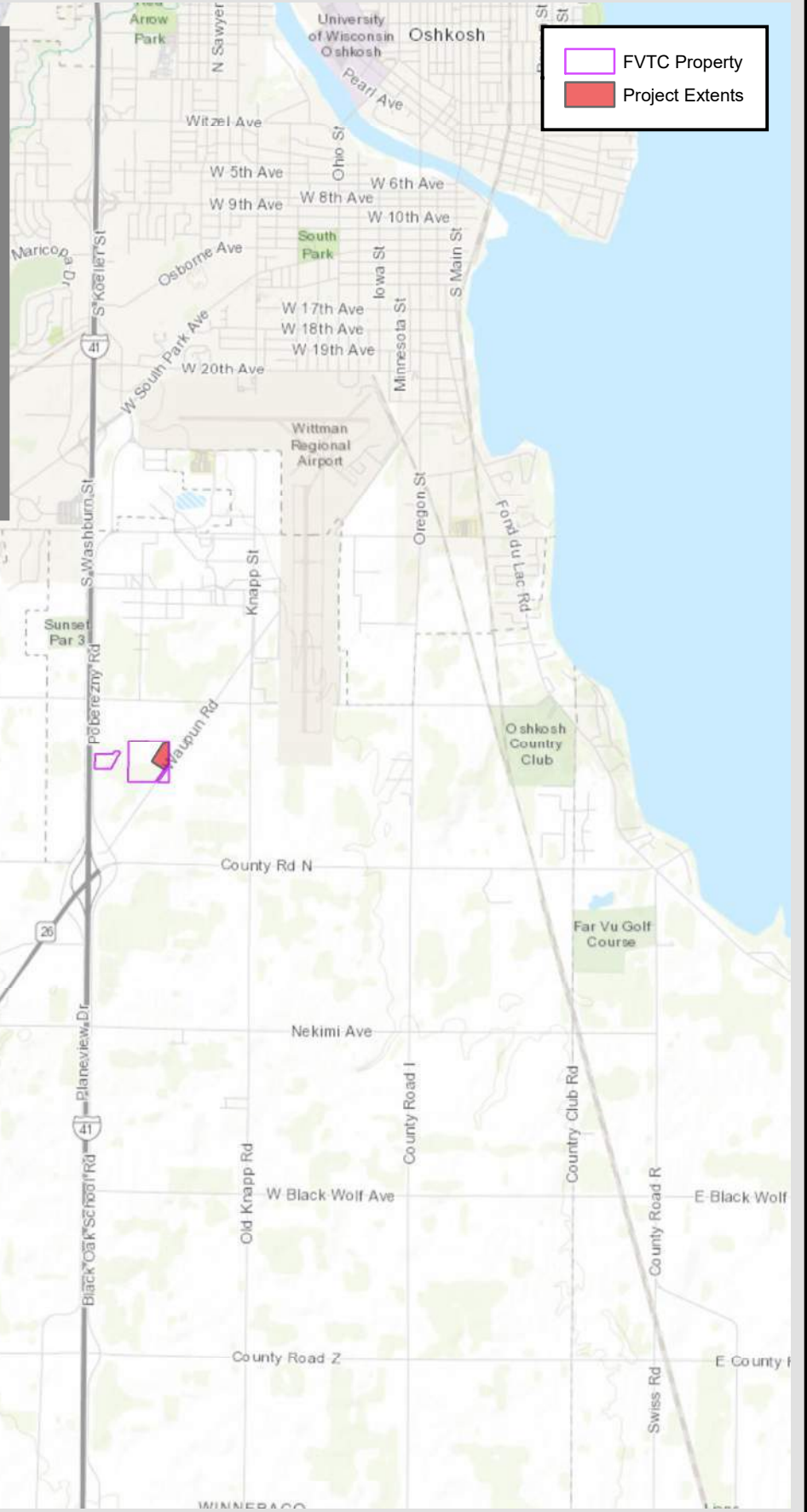
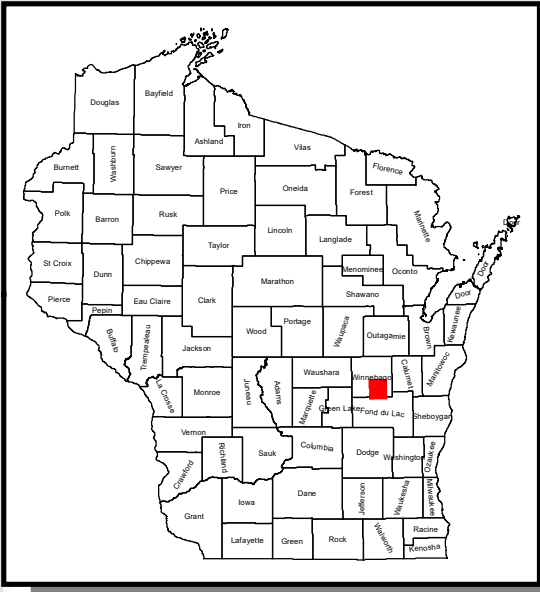
Jason Weis, P.E., GISP

Environmental Engineer

Mr. Weis is professional engineer with extensive experience in geographic information systems (GIS), database application design, and unmanned aerial vehicle (UAV) workflows. He is also involved with hydraulic and hydrologic modeling, sidewalk management programs and municipal stormwater management programs.

- M.S., Environmental Engineering, University of Wyoming
- B.S., Civil Engineering, University of Wisconsin – Platteville
- Professional Engineer, Wisconsin # 36681

Maps and Figures



Westwood

1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 SITE LOCATION MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

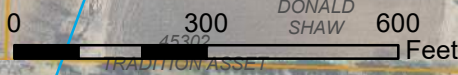
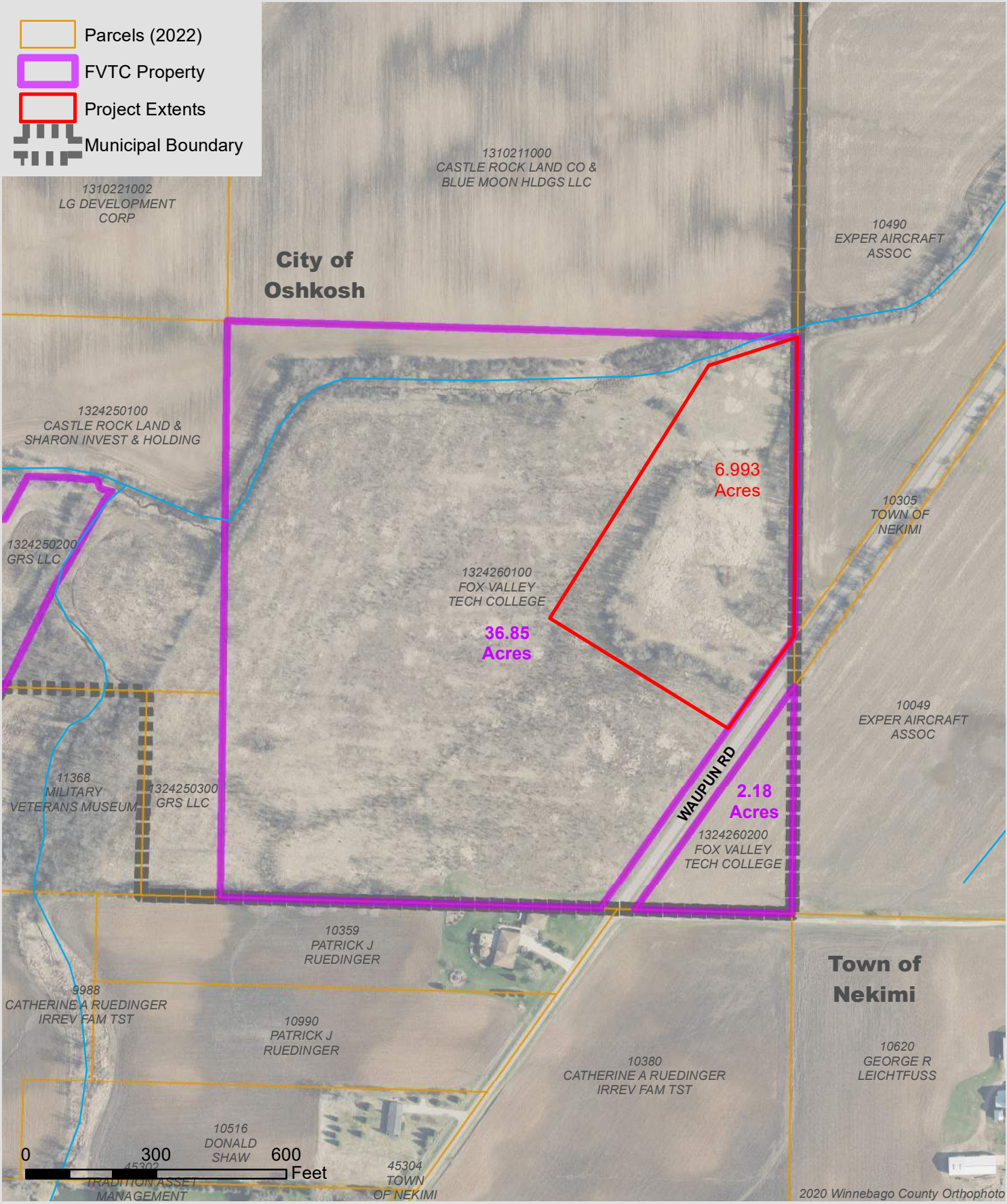
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:

Date: 9/19/2022

SCALE:
 1" = 5,280'

PROJECT NO.
R3001698.00

FIGURE NO.
1



Westwood

1 Systems Drive
Appleton, WI 54914

(920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
PROPOSED AREA MAP**

FVTC OSHKOSH CAMPUS
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
Project Engineer:
Drawn By: JCW
Checked By:

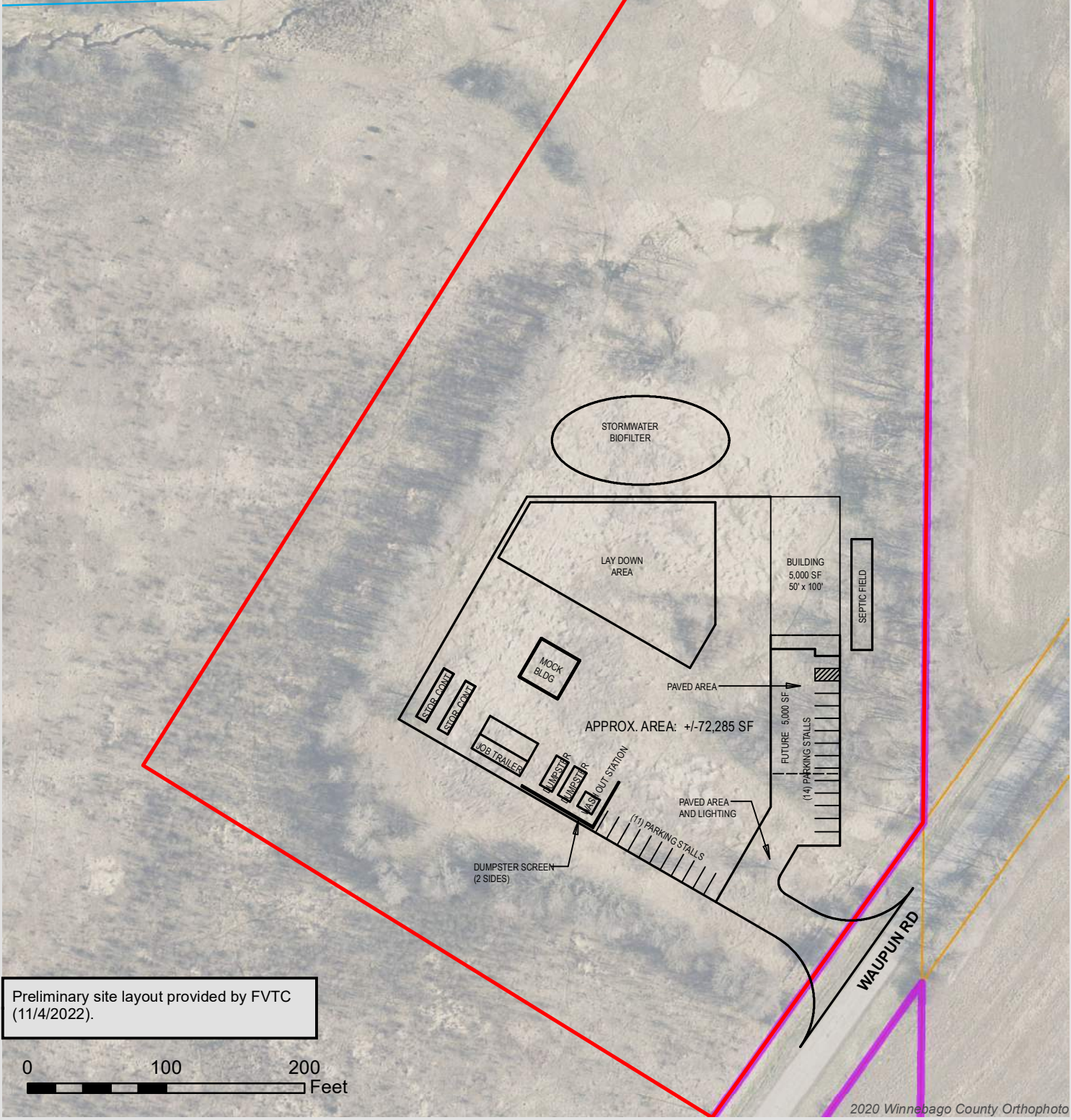
Date: 9/20/2022

SCALE:
1" = 300'

PROJECT NO.
R3001698.00

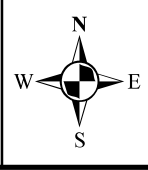
FIGURE NO.
2

Parcels (2022)
 FVTC Property
 Project Extents



Preliminary site layout provided by FVTC (11/4/2022).

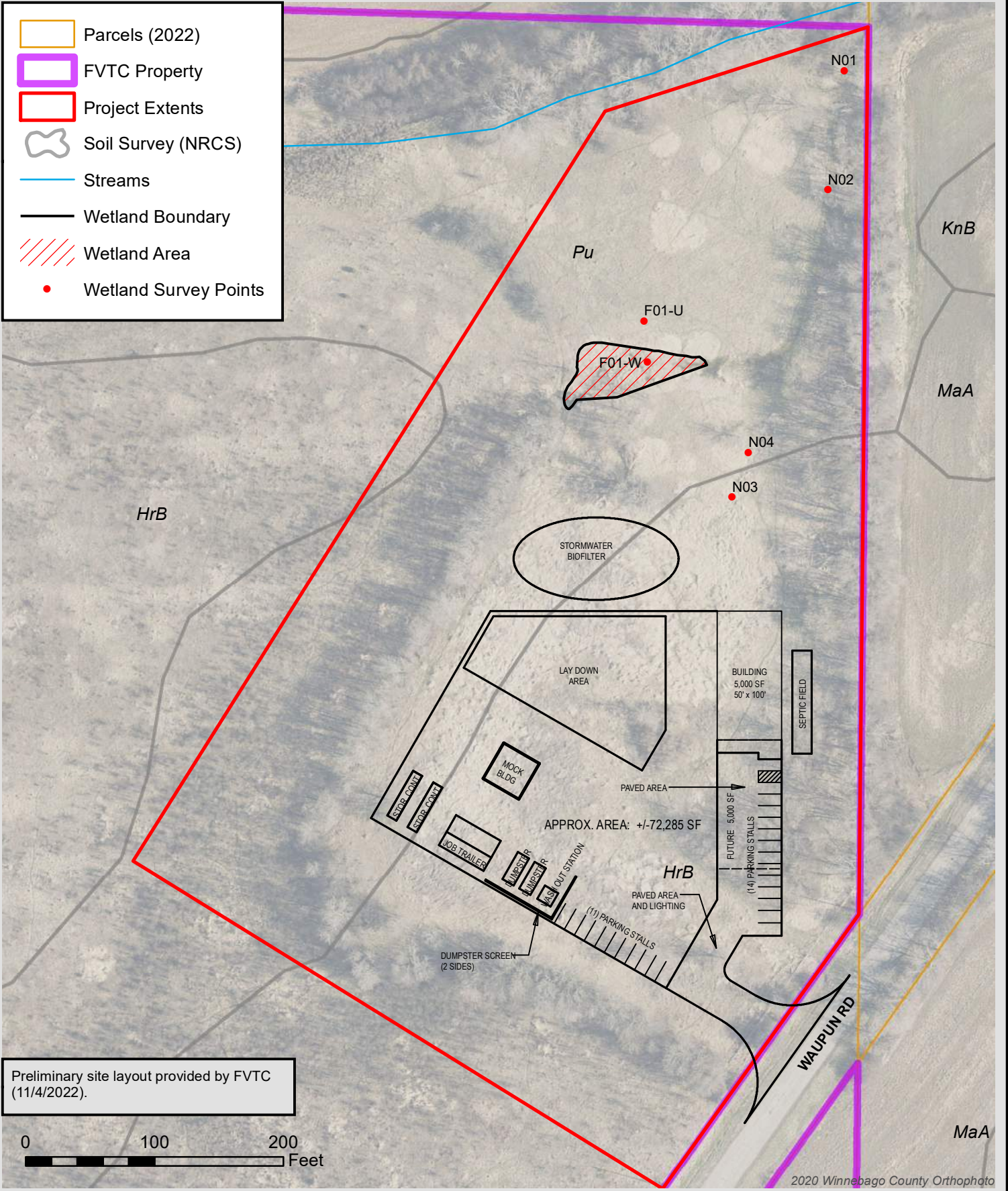
Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



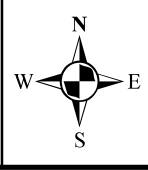
CMT OUTDOOR CONSTRUCTION LAB EIS
PROPOSED SITE DETAIL MAP
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 11/4/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
 www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 WETLAND BOUNDARY MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 11/4/2022

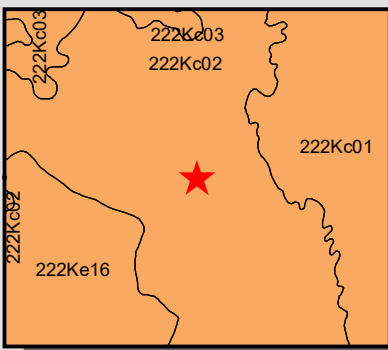
SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
4

★ Project Location

Tension Zone (Curtis 1959)



Landtype Associations (LTAs)



222Kc02 - Oshkosh Moraines

Data Source: DNR GeoData
Ecological Landscapes (updated 2019)
Landtype Associations (updated 2002)

Westwood

1 Systems Drive (920) 735-6900
Appleton, WI 54914 www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
ECOLOGICAL LANDSCAPES**

FVTC OSHKOSH CAMPUS
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN






Project Manager:
Project Engineer:
Drawn By: JCW
Checked By:

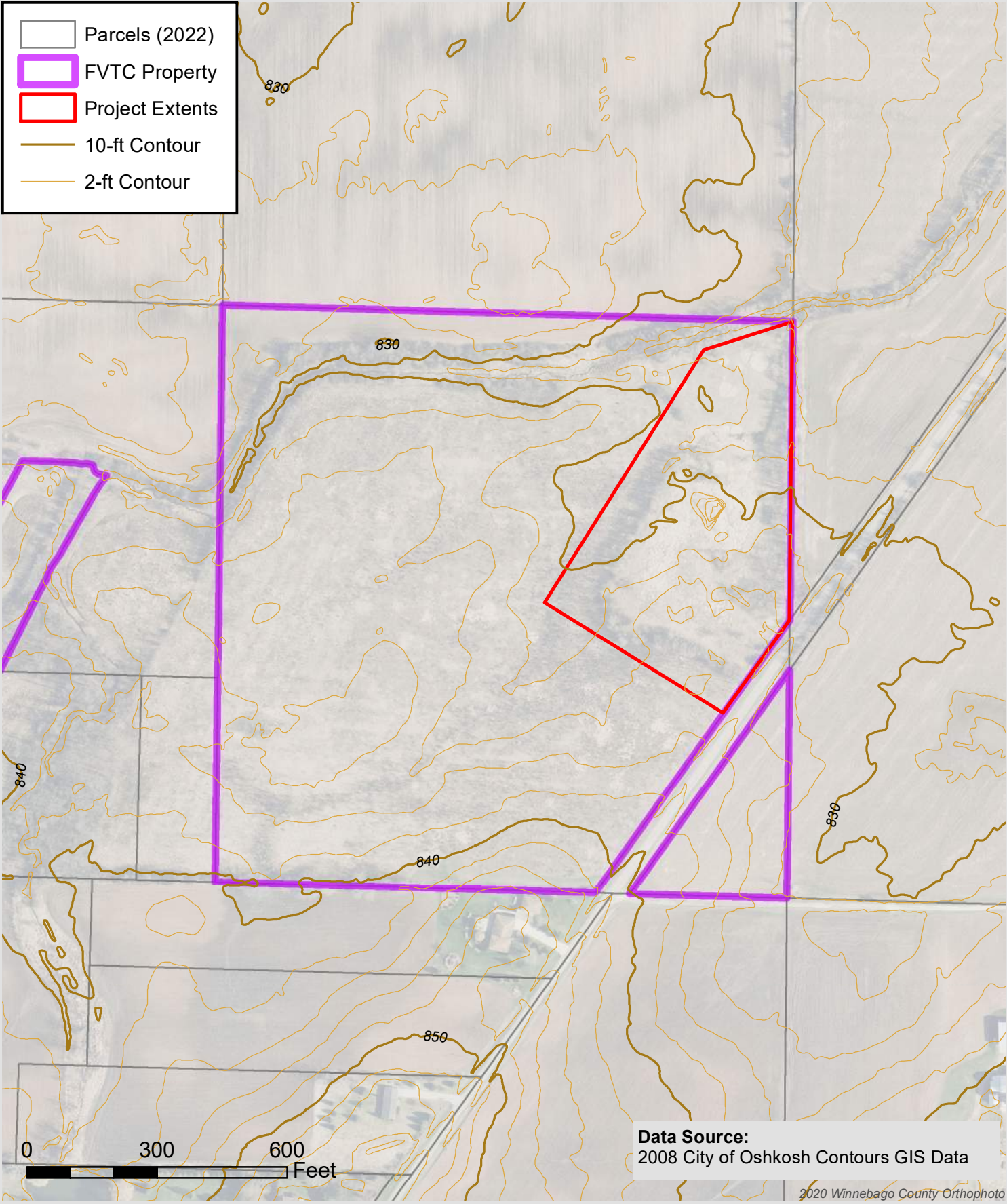
Date: 10/28/2022

SCALE:
1" = 756,773'

PROJECT NO.
R3001698.00

FIGURE NO.
5

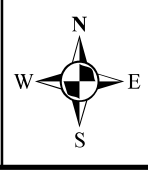
-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  10-ft Contour
-  2-ft Contour



Data Source:
2008 City of Oshkosh Contours GIS Data

2020 Winnebago County Orthophoto




Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com








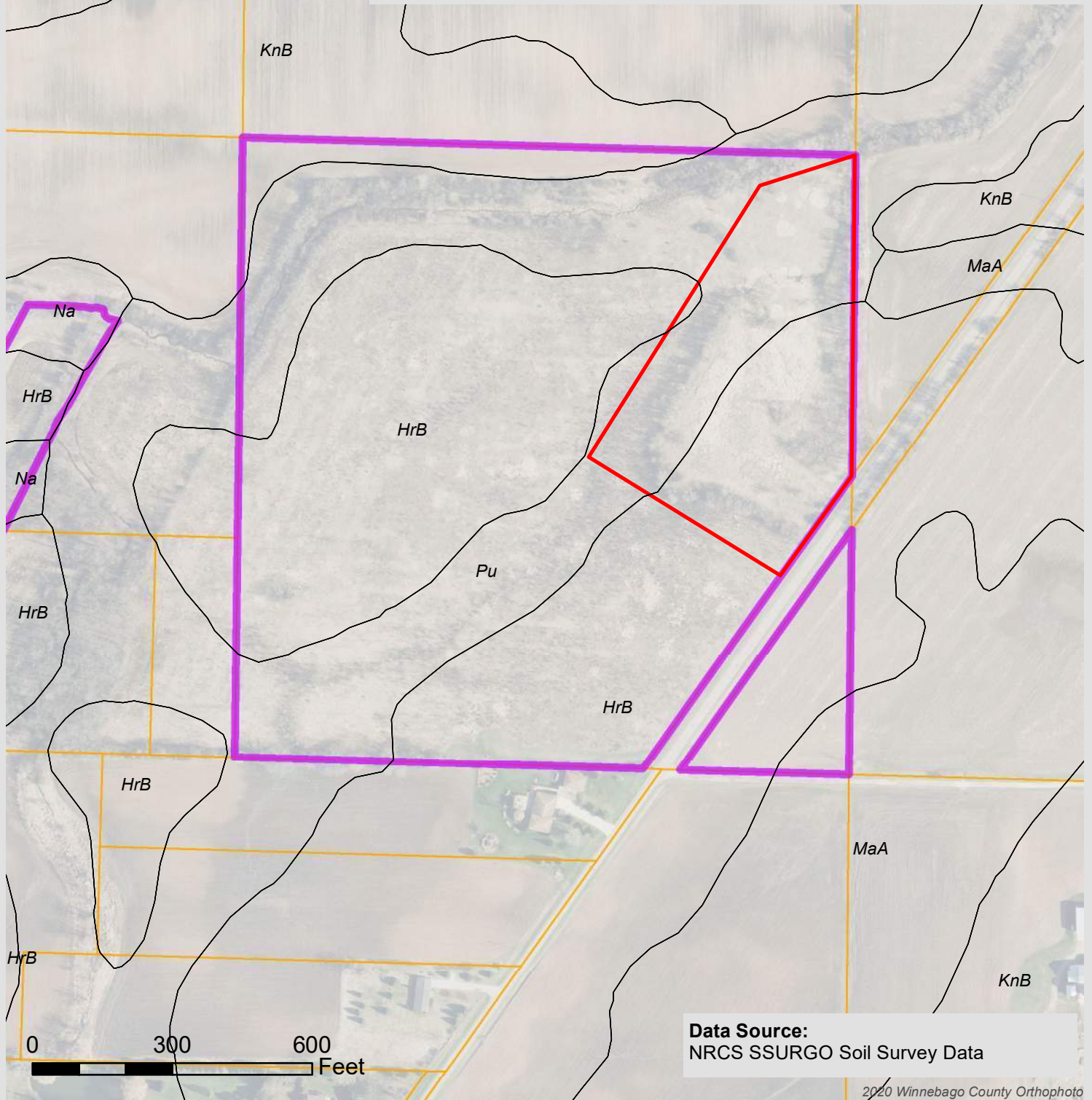
**CMT OUTDOOR CONSTRUCTION LAB EIS
 TOPOGRAPHIC MAP**
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/19/2022

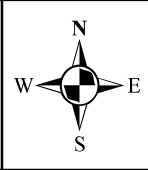
SCALE:
1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
6

-  Parcels (2022)
-  FVTC Property
-  Project Extents

-  HrB (Hortonville silt loam, 2 to 6 percent slopes)
-  KnB (Kewaunee silt loam, 2 to 6 percent slopes)
-  MaA (Manawa silty clay loam, 0 to 3 percent slopes)
-  Na (Navan silt loam)
-  Pu (Poygan silty clay loam, 0 to 2 percent slopes, occasionally ponded, drained)



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



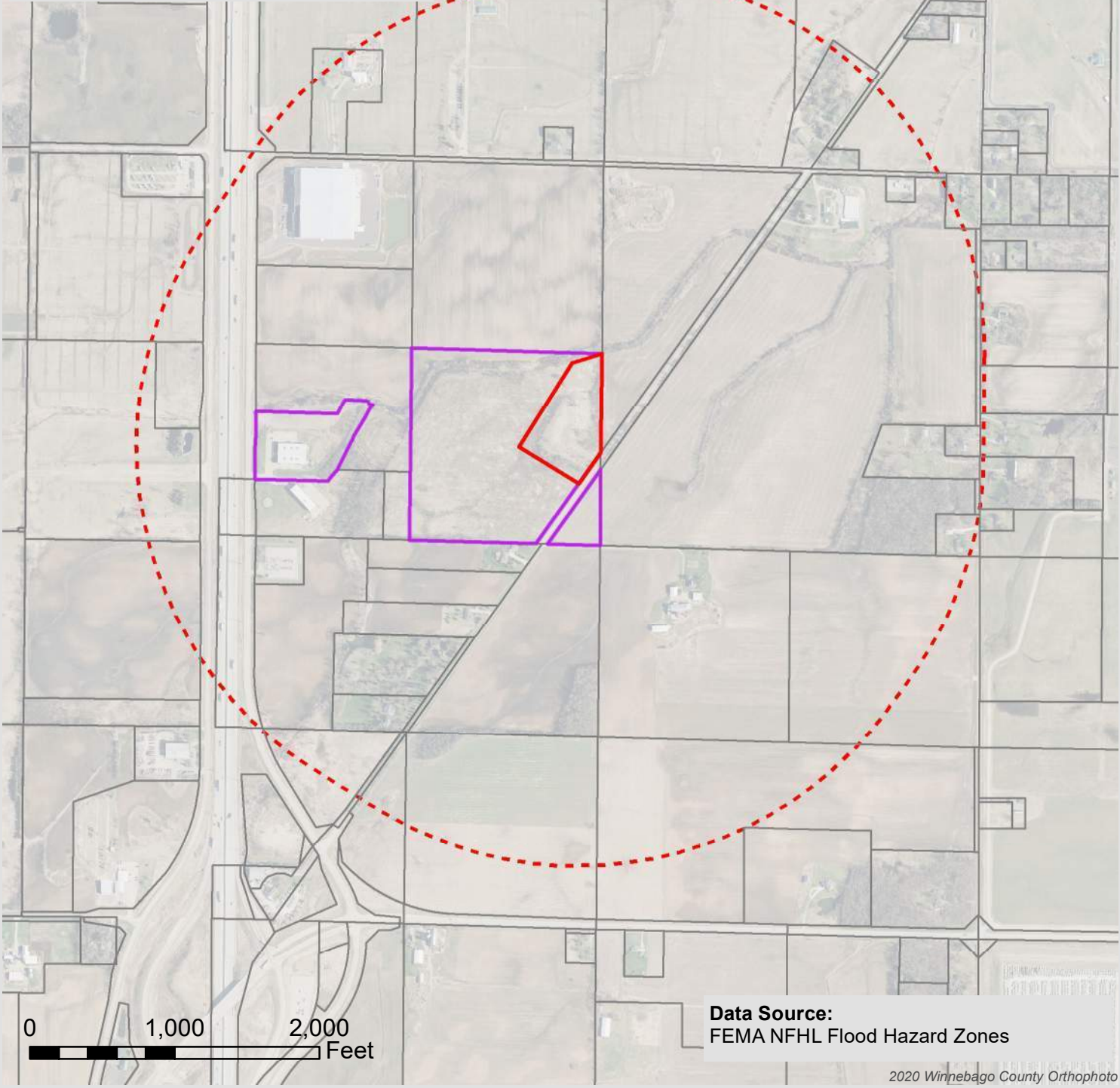
CMT OUTDOOR CONSTRUCTION LAB EIS
SOILS MAP
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/19/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
7

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Half-Mile Radius
-  1% Annual Chance Flood Hazard Area
-  Regulatory Floodway

NOTE: No flood hazard zones identified within one-half mile of project.



Data Source:
FEMA NFHL Flood Hazard Zones

2020 Winnebago County Orthophoto








Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com

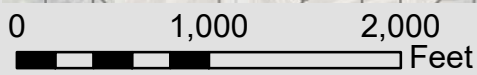
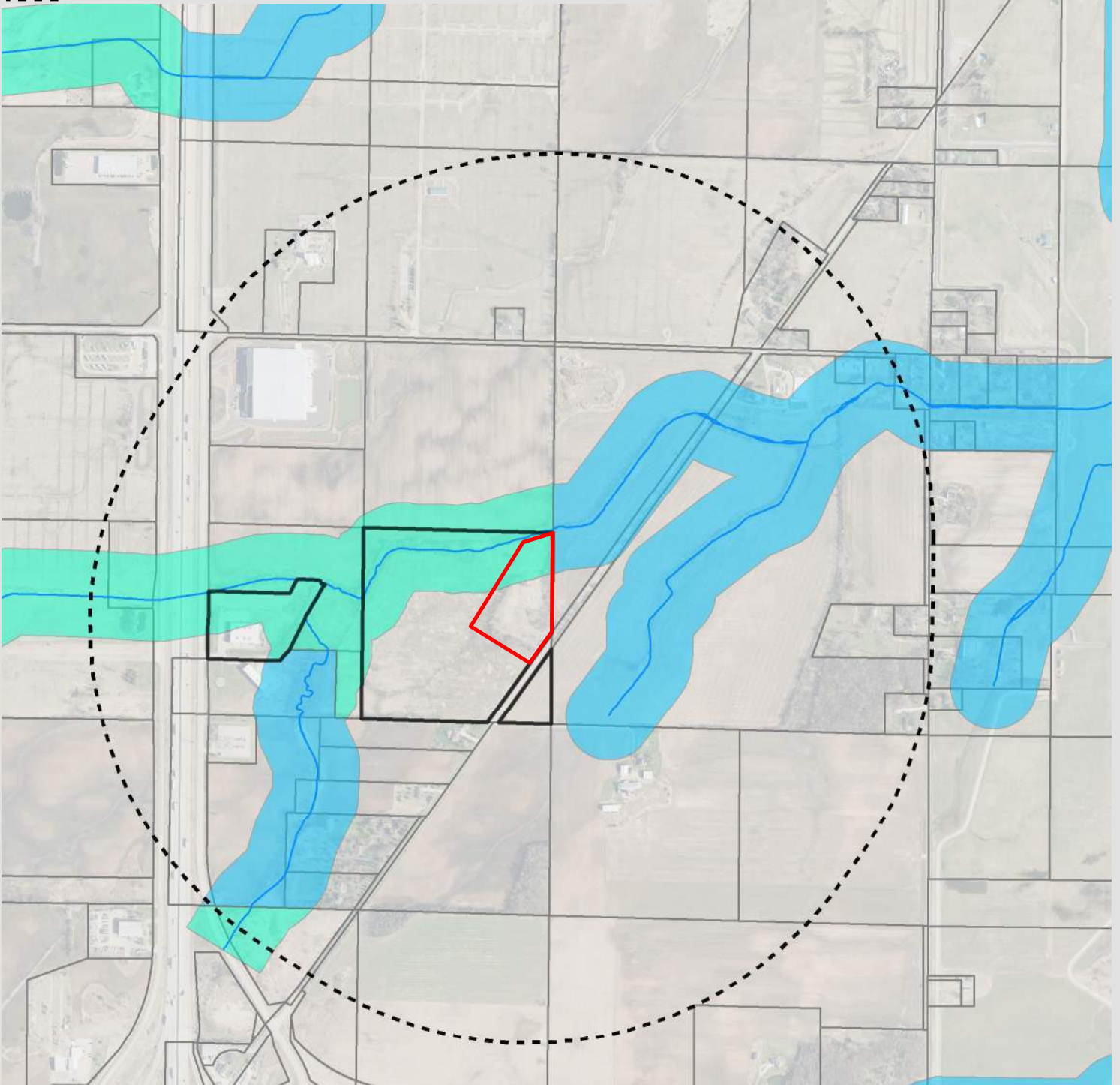


CMT OUTDOOR CONSTRUCTION LAB EIS
FLOOD HAZARD ZONES
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/19/2022

SCALE:
 1" = 1,000'
 PROJECT NO.
R3001698.00
 FIGURE NO.
8

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Half-Mile Radius
-  Navigable Waterway
-  Winnebago Co. Shoreland Zoning
-  Oshkosh Shoreland Zoning (presumed)



Data Source:
 Winnebago County Zoning GIS data
 City of Oshkosh Zoning Ordinance

Westwood

1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 SHORELAND ZONING MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

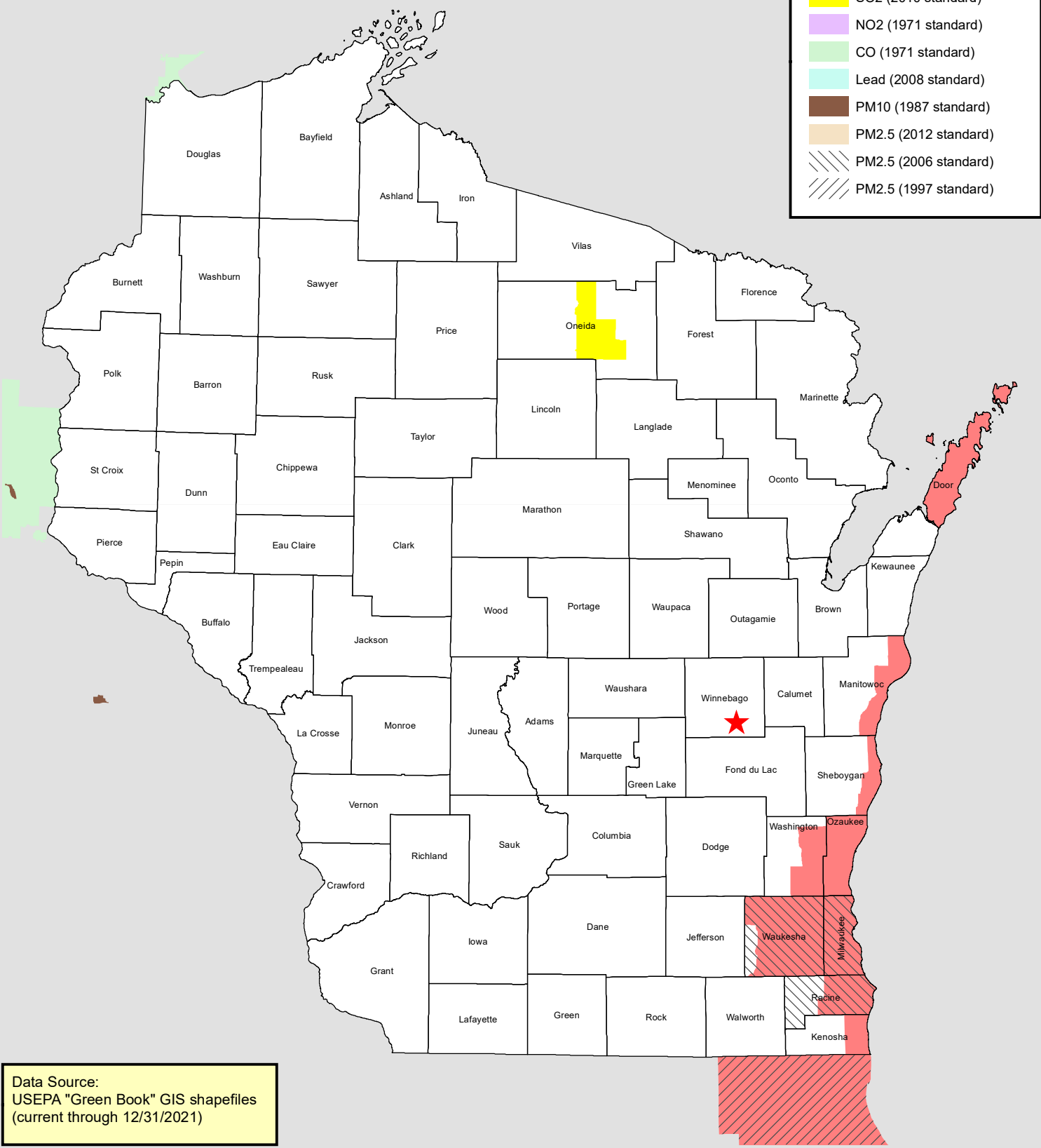
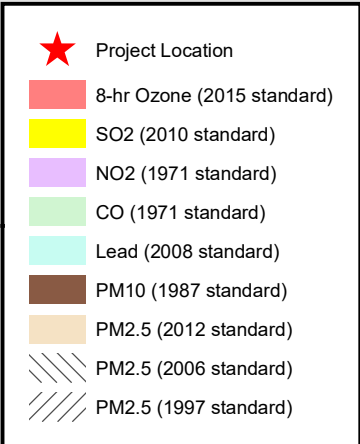
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:

Date: 9/20/2022

SCALE:
 1" = 1,000'

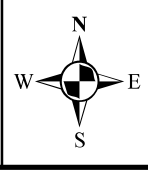
PROJECT NO.
R3001698.00

FIGURE NO.
9



Data Source:
 USEPA "Green Book" GIS shapefiles
 (current through 12/31/2021)

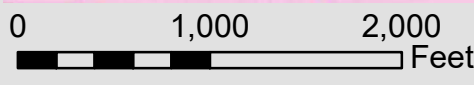
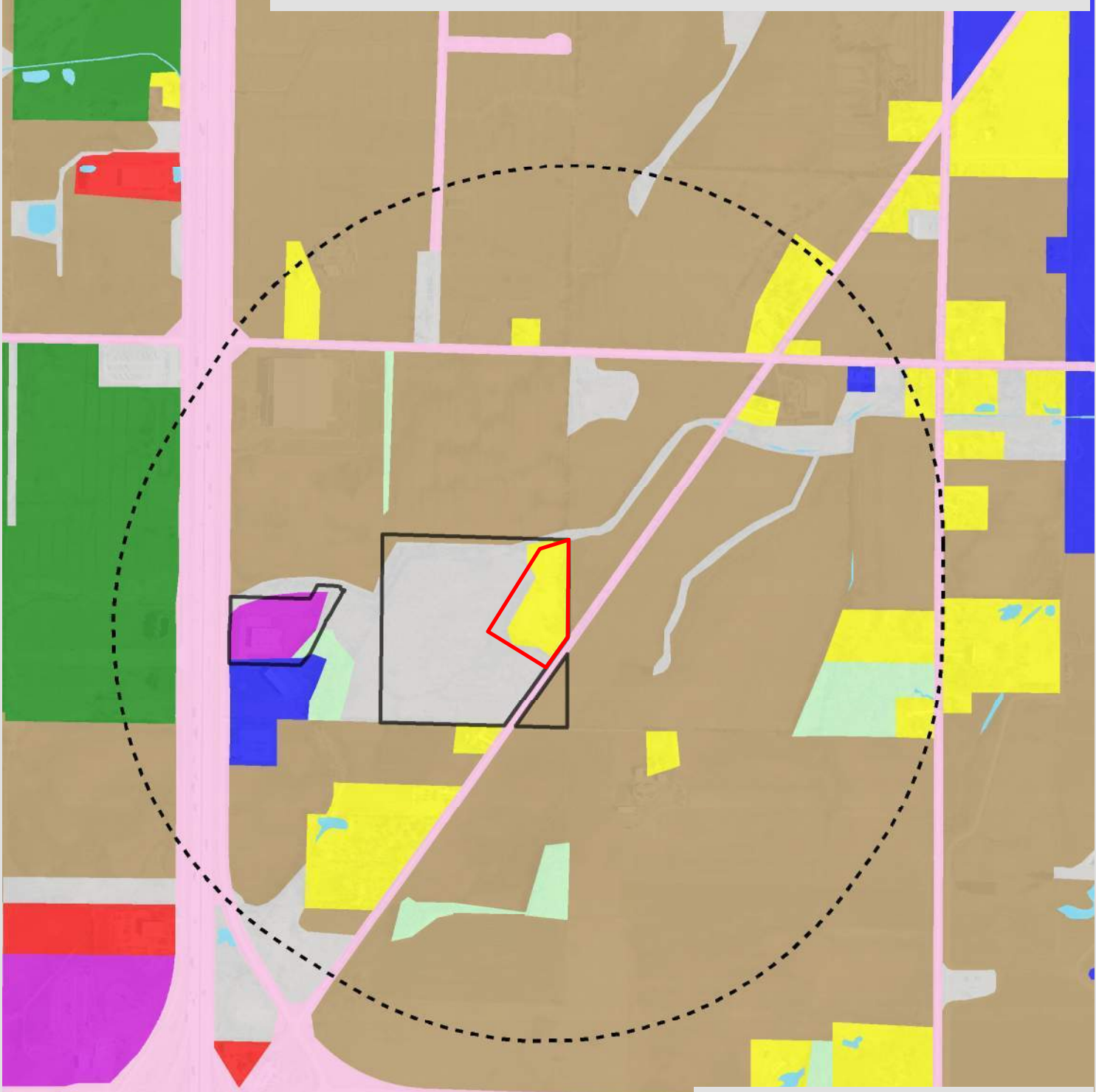
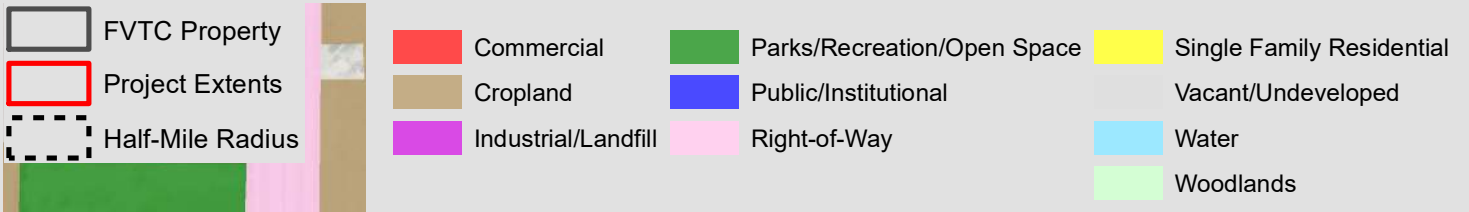
Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



CMT OUTDOOR CONSTRUCTION LAB EIS
NAAQS NONATTAINMENT AREAS
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 215,401'
 PROJECT NO.
R3001698.00
 FIGURE NO.
10



Data Source:
Winnebago County 2015 Existing Land Use




Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com








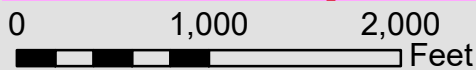
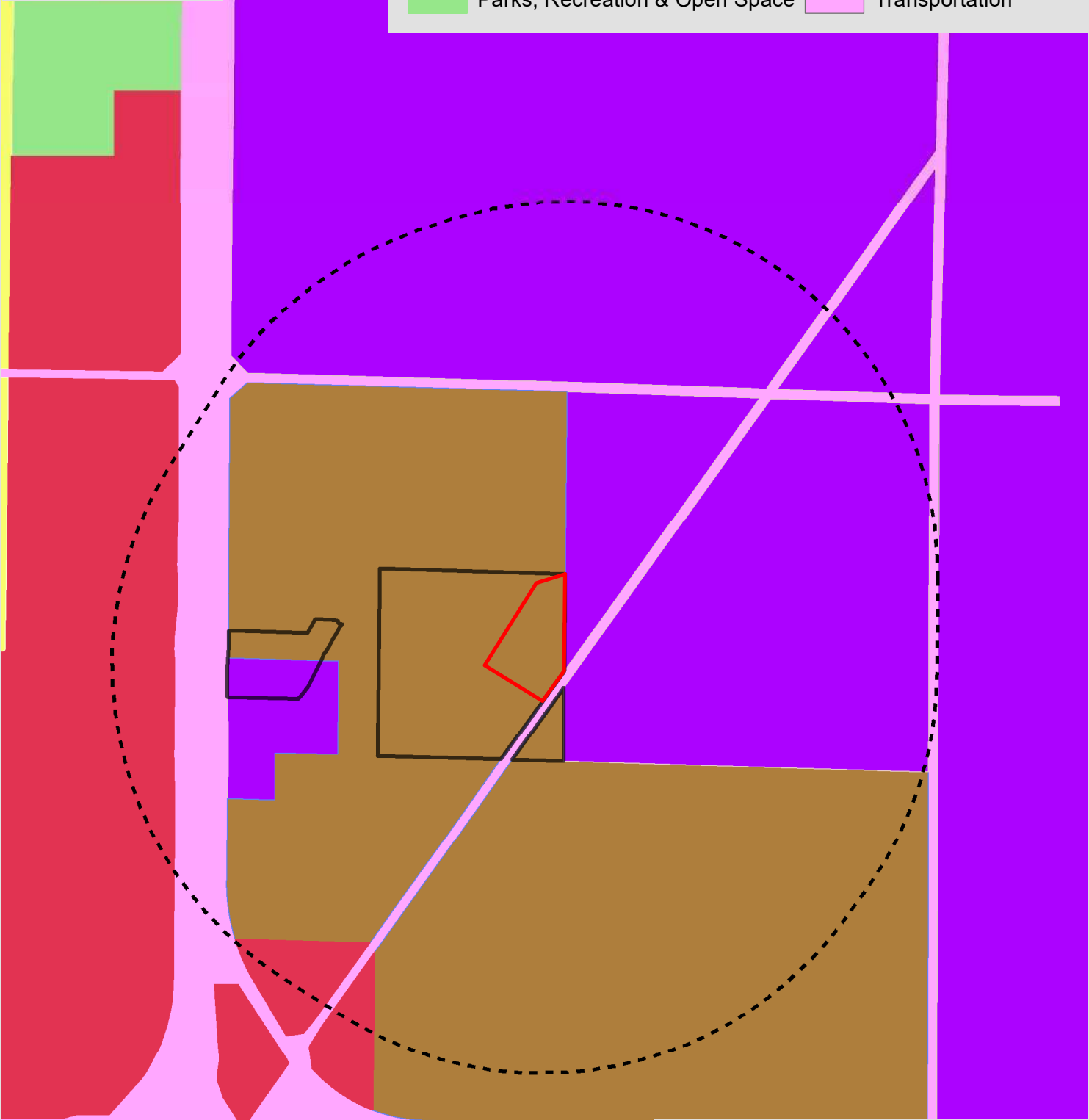
CMT OUTDOOR CONSTRUCTION LAB EIS
EXISTING LAND USE MAP
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 1,000'
 PROJECT NO.
R3001698.00
 FIGURE NO.
11

-  FVTC Property
-  Project Extents
-  Half-Mile Radius

-  Commercial
-  Industrial
-  Parks, Recreation & Open Space
-  Public & Institutional
-  Residential
-  Transportation



Data Source:
Winnebago County 2016-2035 Future Land Use

Westwood

1 Systems Drive (920) 735-6900
Appleton, WI 54914 www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
FUTURE LAND USE MAP**

FVTC OSHKOSH CAMPUS
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

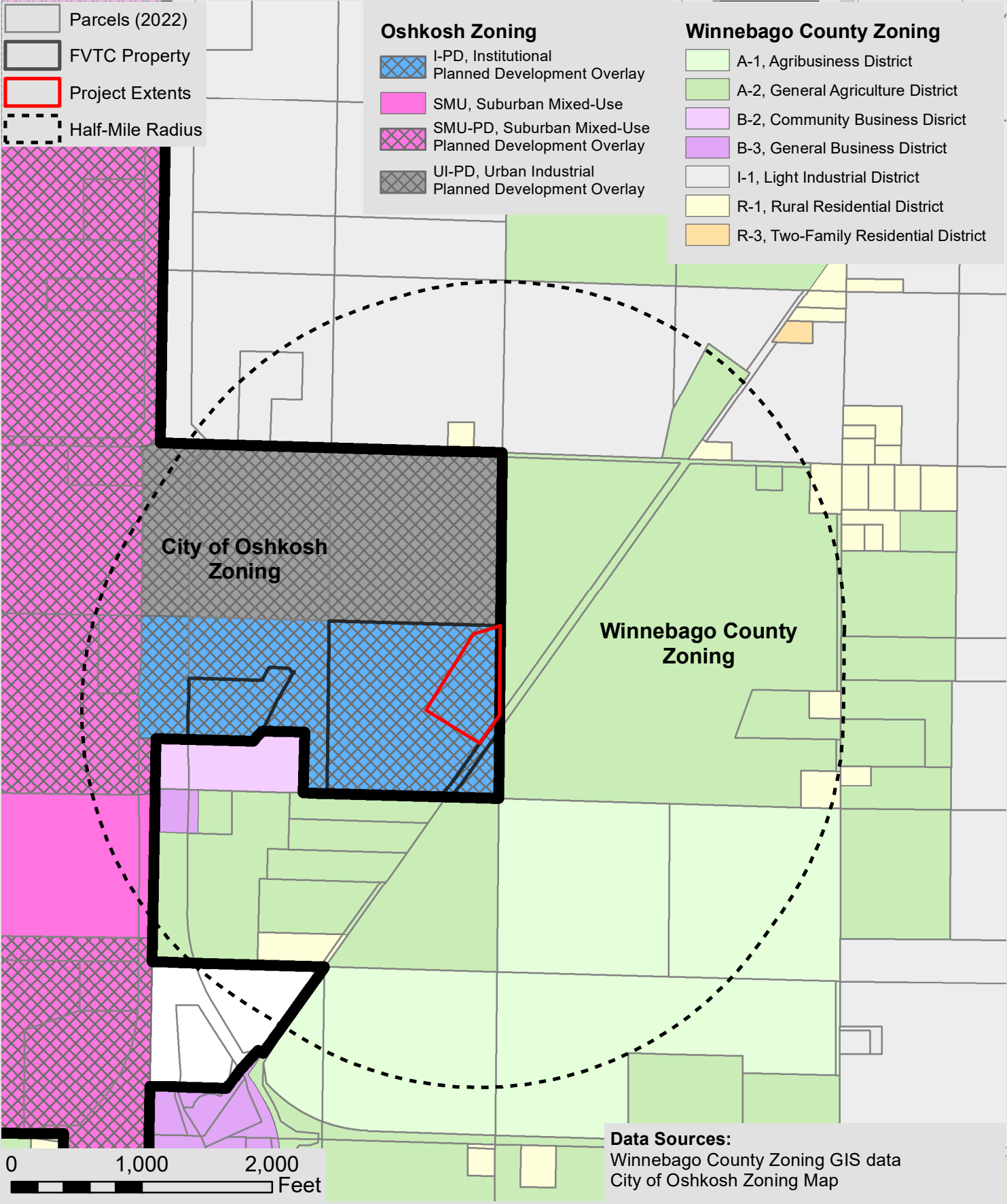
Project Manager:
Project Engineer:
Drawn By: JCW
Checked By:




Date: 9/20/2022

SCALE:
1" = 1,000'

PROJECT NO.
R3001698.00

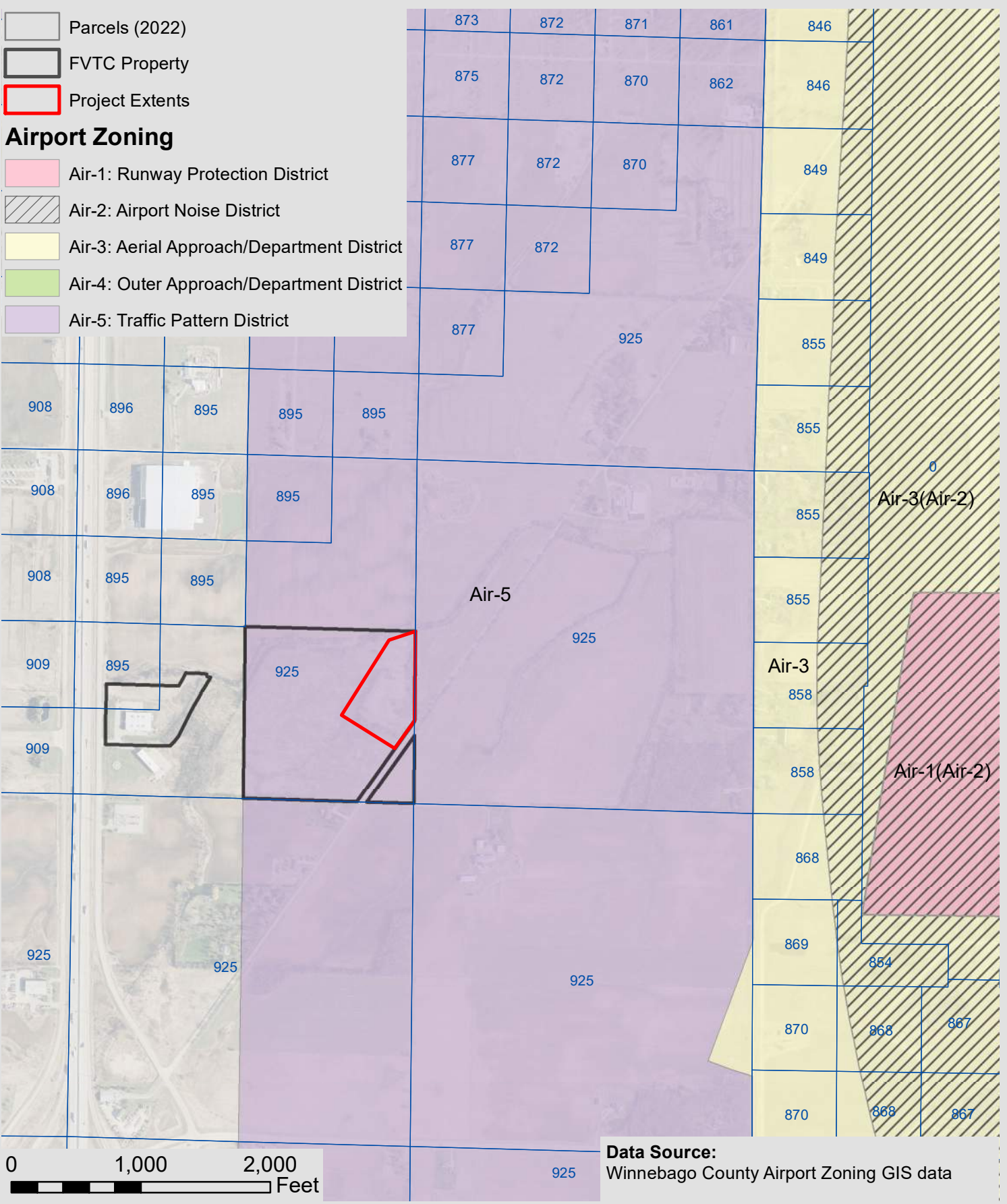
FIGURE NO.
12



-  Parcels (2022)
-  FVTC Property
-  Project Extents

Airport Zoning

-  Air-1: Runway Protection District
-  Air-2: Airport Noise District
-  Air-3: Aerial Approach/Department District
-  Air-4: Outer Approach/Department District
-  Air-5: Traffic Pattern District










Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com

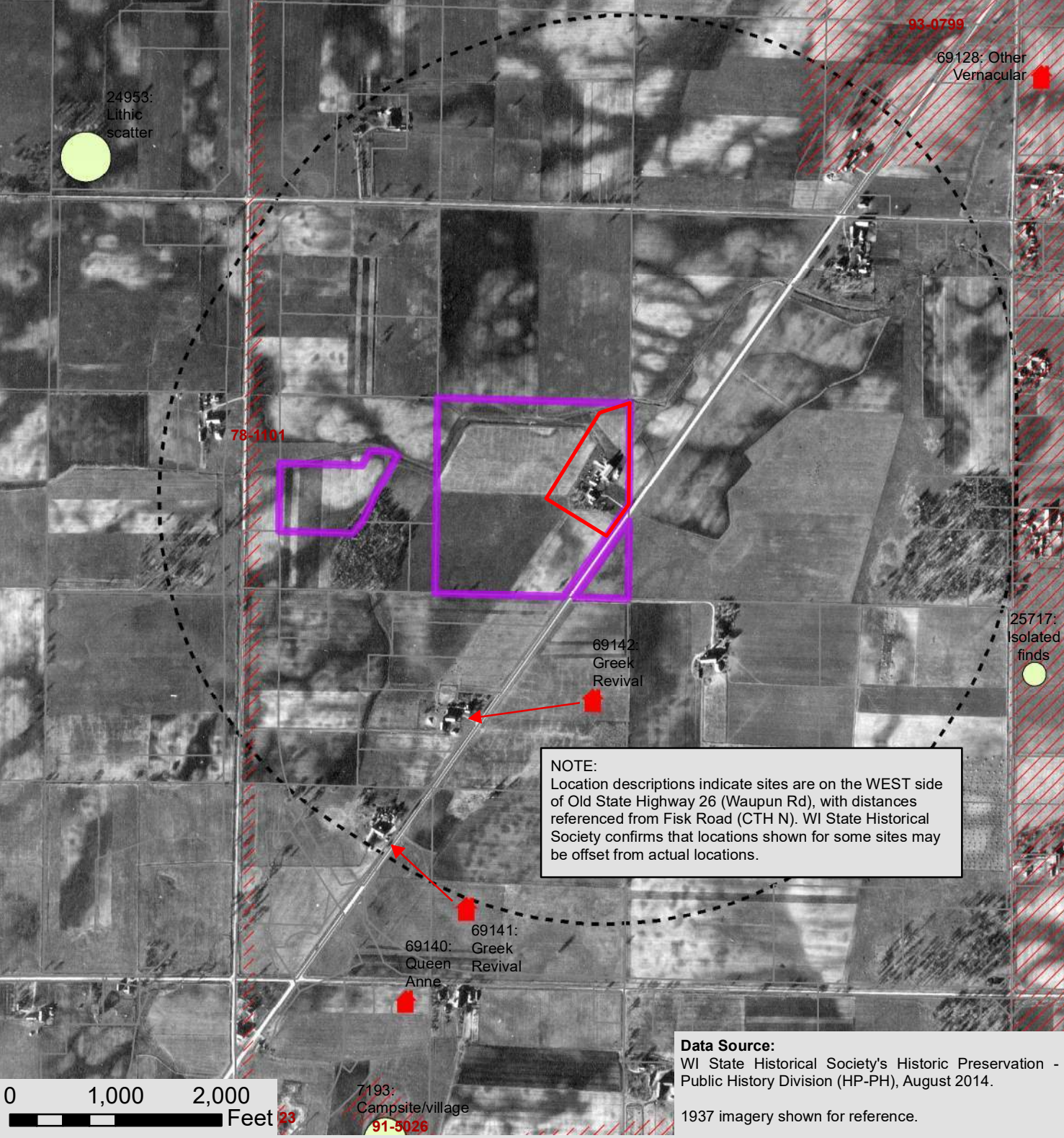


CMT OUTDOOR CONSTRUCTION LAB EIS
AIRPORT ZONING AND ELEVATION RESTRICTION MAP
 FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 11/3/2022

SCALE:
 1" = 1,000'
 PROJECT NO.
R3001698.00
 FIGURE NO.
14

-  Parcels (2022)
-  Architecture & History Inventory (AHI)
-  FVTC Property
-  Architecture & History Inventory (AHI) - house (approx)
-  Project Extents
-  Archaeological Sites Inventory (ASI)
-  Half-Mile Radius
-  Archaeological Reports Inventory (ARI)

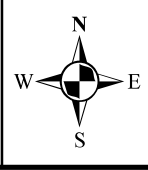


NOTE:
 Location descriptions indicate sites are on the WEST side of Old State Highway 26 (Waupun Rd), with distances referenced from Fisk Road (CTH N). WI State Historical Society confirms that locations shown for some sites may be offset from actual locations.

Data Source:
 WI State Historical Society's Historic Preservation - Public History Division (HP-PH), August 2014.

1937 imagery shown for reference.

Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 HISTORICAL INVENTORY MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 1,309'

PROJECT NO.
R3001698.00

FIGURE NO.
15

Informational Outreach

November 14, 2022

████████ Household
████████ Waupun Road
Oshkosh, WI 54902

Dear ██████████ household,

I am writing to inform you that Fox Valley Technical College is proposing to construct an Outdoor Construction Laboratory for the Construction Management Technology (CMT) Program in your neighborhood. The lab would be located on approximately seven acres of the College's 36.85-acre property (parcel # 91324260100) at 4233 Waupun Road. We hope to open the lab in the fall of 2023.

The CMT program has experienced steady growth since it began in 2009. The program's current space at the S.J. Spanbauer Aviation & Industrial Center is inadequate. The Outdoor Construction Lab would be used as a realistic construction experience for students. The lab would include a 5,000 square foot building with equipment and material storage, as well as restrooms. A mock building (approx. 900 square feet, 1 story high) would be erected and dismantled (foundations are permanent) each semester. Construction surveying labs would also be held at the site. Please see the enclosures with this letter for the location of the lab and the concept site layout.

A Draft Environmental Impact Statement (DEIS) for the proposed site development and construction of the lab has been prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), and Chapter TCS 12 of the Wisconsin Administrative Code. A public meeting to present the DEIS for the proposed Outdoor Construction Lab for will be held December 20, 2022, at 5:00 p.m. at the S. J. Spanbauer Center, 3601 Oregon Street, Oshkosh, WI, Room 138. You may also view the DEIS on the FVTC website: [http://www.fvtc.edu/Outdoor Construction Lab](http://www.fvtc.edu/OutdoorConstructionLab).

If you have any questions about the project, I would be happy to talk or meet with you. Please feel free to call me at 920-735-5675 or email me at george.hoppen9711@fvtc.edu.

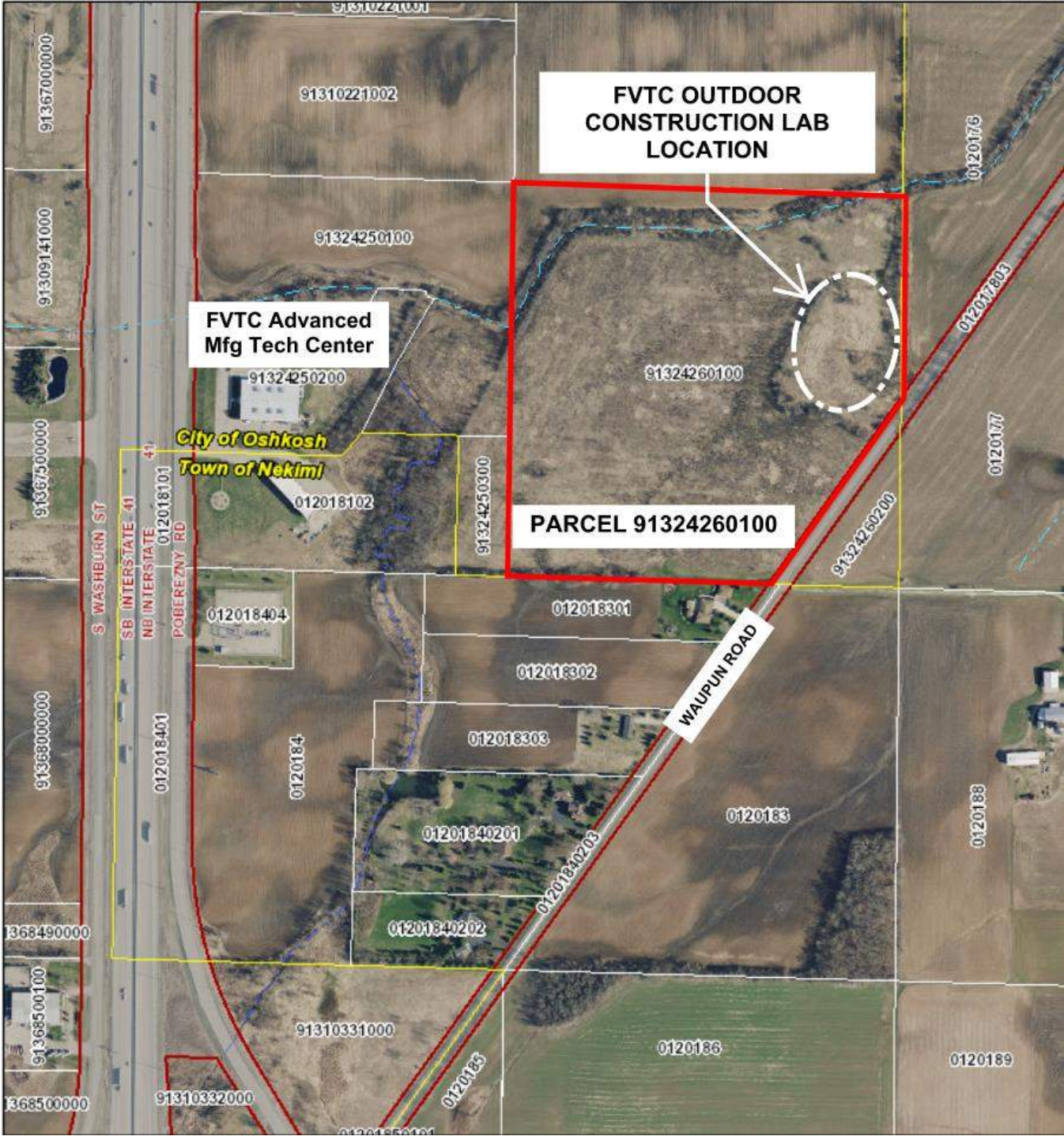
Sincerely,



George R. Hoppen, P.E.
Director of Facilities

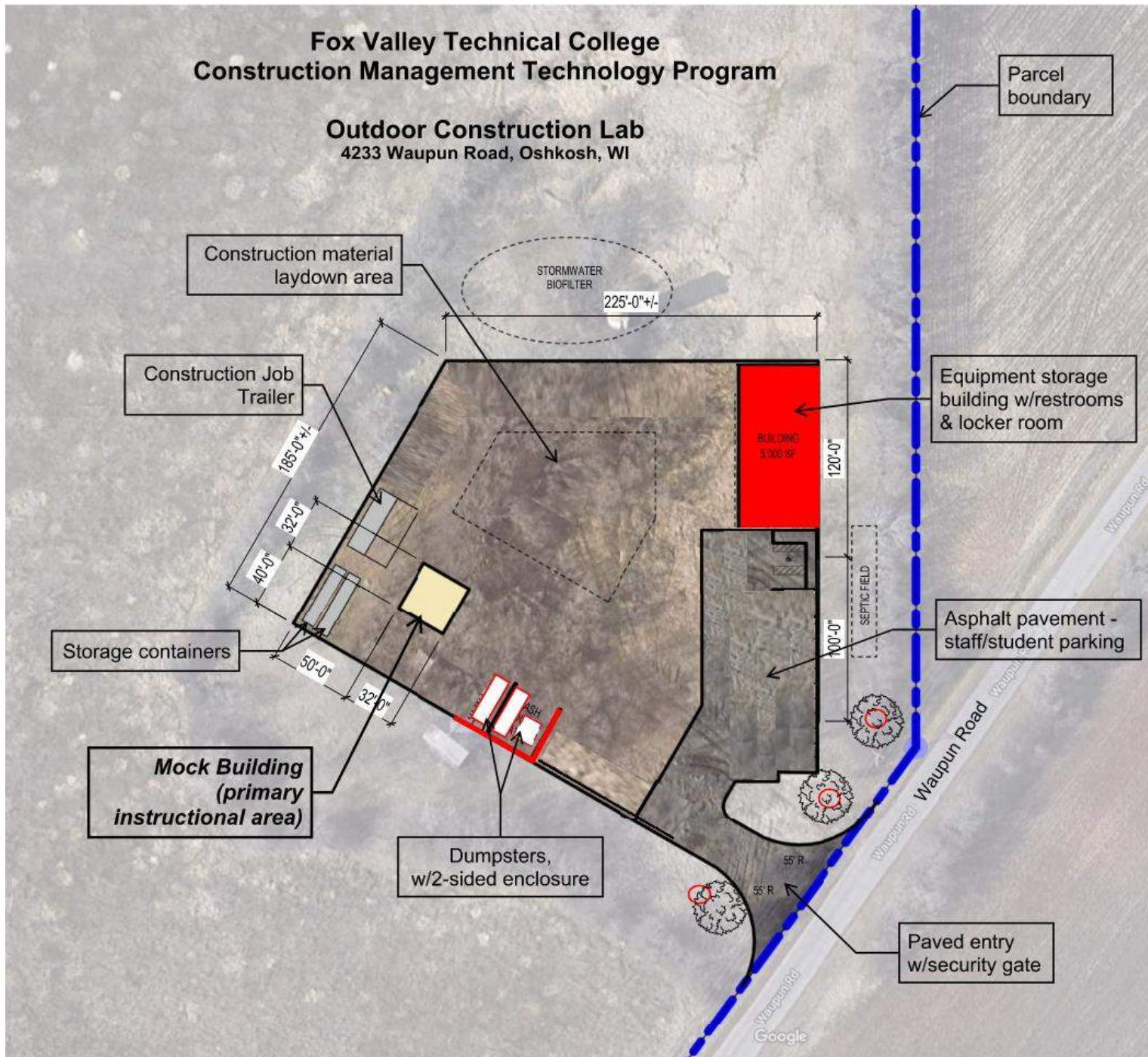
Enclosures (2)





Fox Valley Technical College Construction Management Technology Program

Outdoor Construction Lab 4233 Waupun Road, Oshkosh, WI



Legal Notice

Notice of Public Hearing on Draft

Environmental Impact Statement (DEIS)

Proposed Outdoor Construction Lab

Fox Valley Technical College (FVTC)

A Draft Environmental Impact Statement (DEIS) for the proposed site development and construction of an FVTC Outdoor Construction Lab at 4233 Waupun Road has been prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), and Chapter TCS 12 of the Wisconsin Administrative Code. Westwood Professional Services has been retained to prepare the DEIS on behalf of the WTCS for this proposed project. The intent of the DEIS process is to identify the potential positive and negative impacts of the project to the physical, biological, social and economic environments.

A public meeting to present the DEIS for the proposed Outdoor Construction Lab for Fox Valley Technical College will be held December 20, 2022, at 5:00 p.m. at FVTC S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI, Room 138. A brief description of the project and identified impacts will be presented. All persons in attendance will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be addressed in the Final EIS (FEIS) for this proposed project. Those who wish to comment must sign in between 5:00 p.m. and 5:30 p.m.

Persons having an interest in the proposed action may comment on the DEIS. The comments shall clearly set forth the manner in which the proposed action will affect his/her environment. Comments must be submitted in writing within 45 days of this notification to:

Daniel P. Scanlon, RA
Director, Facilities Development
Wisconsin Technical College System
P.O. Box 7874
Madison, Wisconsin 53707-7874

An electronic copy of the DEIS is available on the Fox Valley Technical College website: www.fvtc.edu/outdoor-construction-lab. A copy of the FEIS assessment is also on file at the reception desk at the Fox Valley Technical College S.J. Spanbauer Center in Oshkosh, and is available for public review during office hours, 8:00 a.m. to 4:00 p.m., Monday through Friday.

Legal Notice

Notice of Public Hearing on Draft

Environmental Impact Statement (FEIS)

Proposed Outdoor Construction Lab

Fox Valley Technical College (FVTC)

A Final Environmental Impact Statement (FEIS) for the proposed site development and construction of an FVTC Outdoor Construction Lab at 4233 Waupun Road has been prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), and Chapter TCS 12 of the Wisconsin Administrative Code. Westwood Professional Services has been retained to prepare the FEIS on behalf of the WTCS for this proposed project. The intent of the FEIS process is to identify the potential positive and negative impacts of the project to the physical, biological, social and economic environments.

A public meeting to present the FEIS for the proposed Outdoor Construction Lab for Fox Valley Technical College will be held February 13, 2023, at 5:00 p.m. at FVTC S. J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI, Room 104. A brief description of the project and identified impacts will be presented. All persons in attendance will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be addressed in the Final EIS (FEIS) for this proposed project. Those who wish to comment must sign in between 5:00 p.m. and 5:30 p.m.

Persons having an interest in the proposed action may comment on the FEIS. The comments shall clearly set forth the manner in which the proposed action will affect his/her environment. Comments must be submitted in writing within 30 days of this notification to:

Daniel P. Scanlon, RA
Director, Facilities Development
Wisconsin Technical College System
P.O. Box 7874
Madison, Wisconsin 53707-7874

An electronic copy of the FEIS is available on the Fox Valley Technical College website: [http://www.fvtc.edu/Outdoor Construction Lab](http://www.fvtc.edu/Outdoor%20Construction%20Lab). A copy of the FEIS assessment is also on file at the reception desk at the Fox Valley Technical College S.J. Spanbauer Center in Oshkosh, and is available for public review during office hours, 8:00 a.m. to 4:00 p.m., Monday through Friday.

**Coordination Correspondences
and
Responses**

(Note: The photograph log that was included in each of the preliminary coordination letters was not included with copies of the letters in this appendix. A copy of the photographic log is included in Appendix 4.)

October 10, 2022

Jay Schiefelbein
Wisconsin Department of Natural Resources
2984 Shawano Avenue
Green Bay, WI 54313-6727

**Re: Fox Valley Technical College
Proposed CMT Outdoor Construction Lab**

Dear Jay:

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property (parcel # 1324260100). (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached.) We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photo Log, attached.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, attached.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.8 driving miles to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

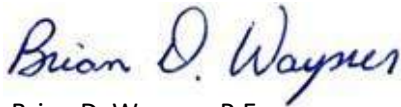
The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The proposed CMT Outdoor Construction Lab is located at 4233 Waupun Road in the City of Oshkosh, Winnebago County, Wisconsin. The property is located in a rural area consisting primarily of residential properties and property under tillage. The property to the north is farmland. The property to the east is farmland. The property to the south is residential and farmland. The property to the west is vacant land, the Fox Valley Technical College Manufacturing Technology Center, and a military veterans museum and education center. The property is currently vacant land with no buildings. (Reference Photo Log, attached.) The remainder of the property would remain in its current state.

If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

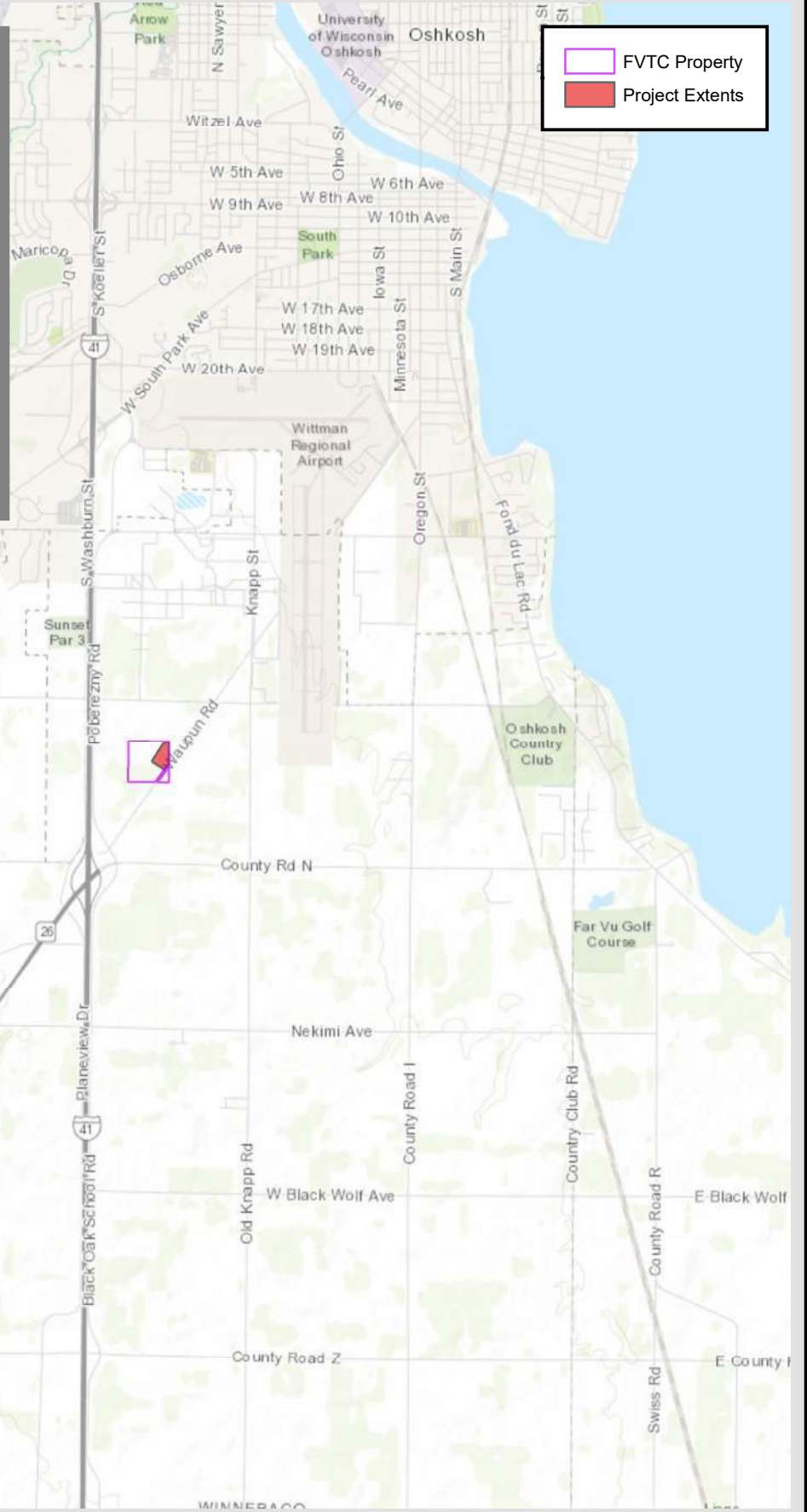
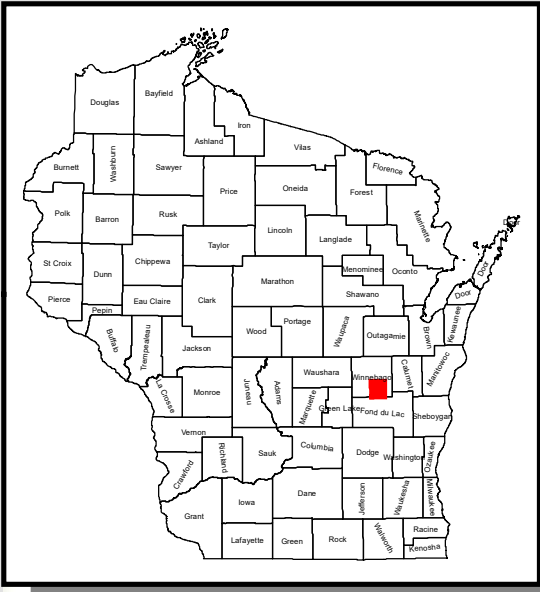
Sincerely,



WESTWOOD INFRASTRUCTURE, INC.

A handwritten signature in blue ink that reads "Brian D. Wayner". The signature is written in a cursive, flowing style.

Brian D. Wayner, P.E.
Environmental Service Leader

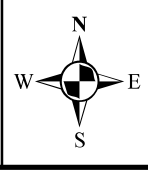
Attachments



| | |
|---|-----------------|
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



**PROPOSED CMT OUTDOOR LAB
 SITE LOCATION MAP**





FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

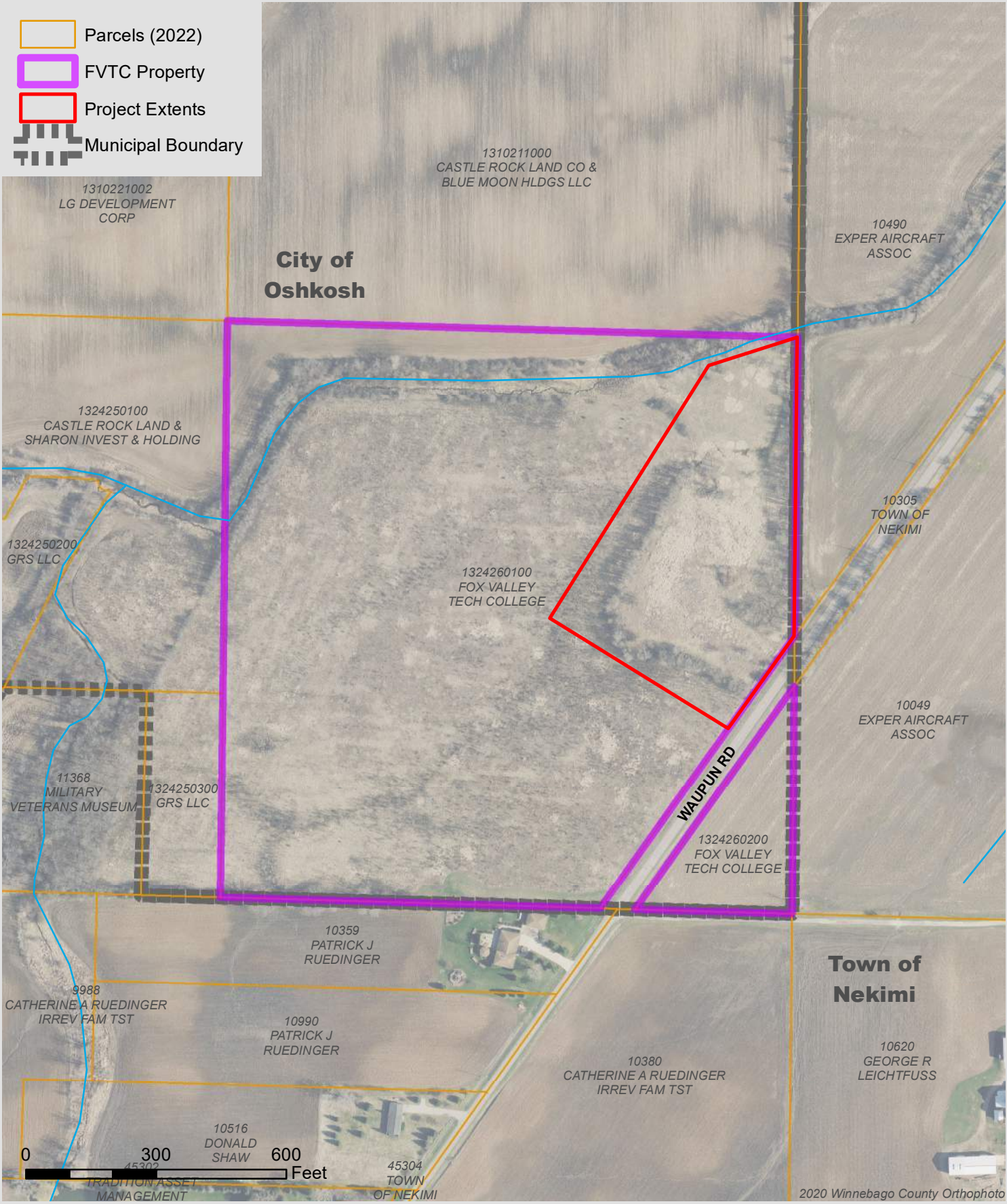
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 5/30/2017

SCALE:
 1" = 5,280'

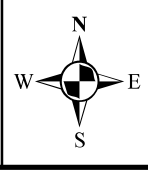
PROJECT NO.
R3001698.00

FIGURE NO.
1

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Municipal Boundary



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com






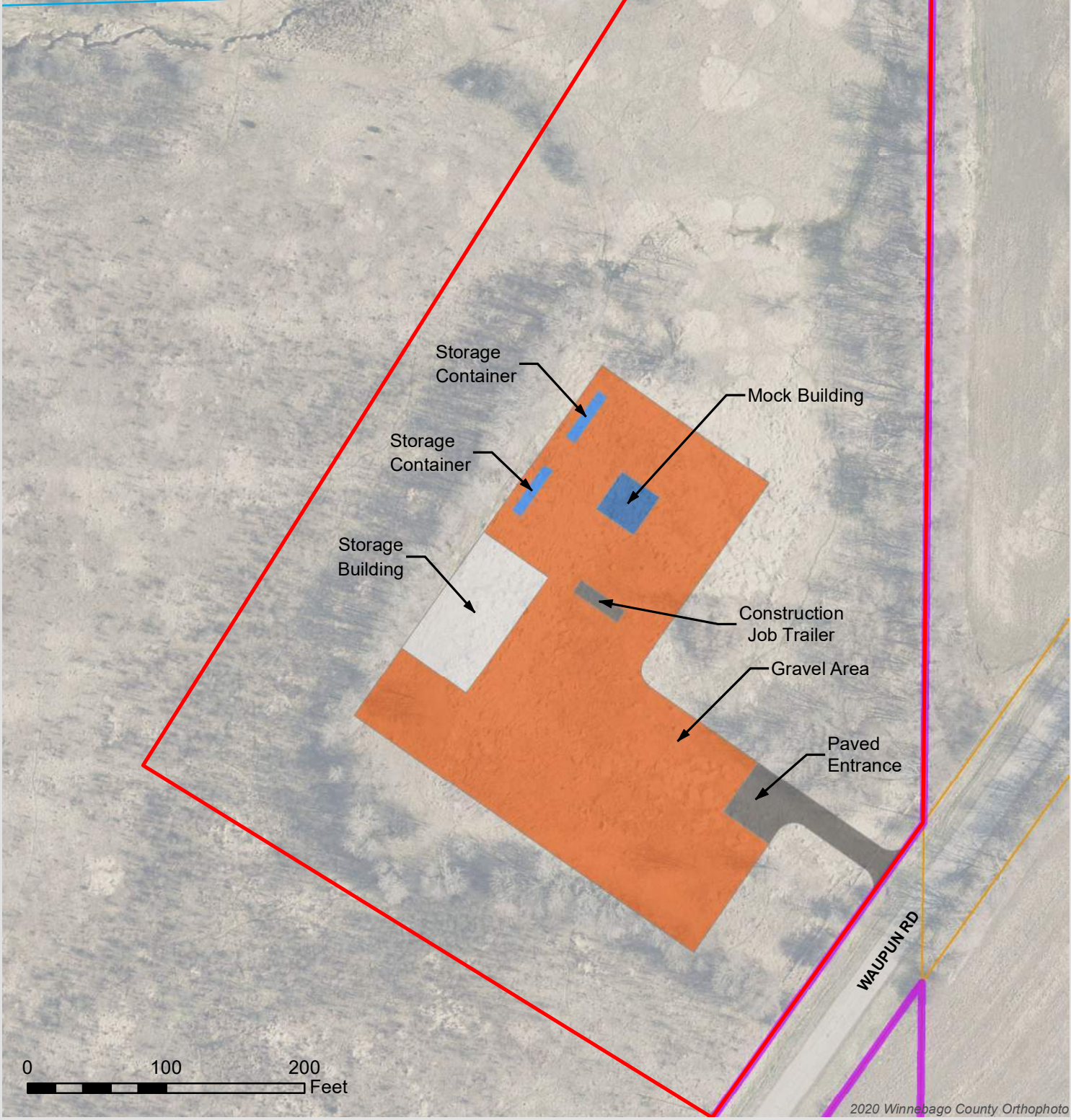
**PROPOSED CMT OUTDOOR LAB
 PROPOSED AREA MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

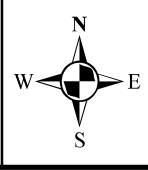
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
2

| | |
|--|-----------------|
|  | Parcels (2022) |
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 PROPOSED SITE DETAIL MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/27/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3

Brian Wayner

From: Schiefelbein, Jeremiah J - DNR <Jeremiah.Schiefelbein@wisconsin.gov>
Sent: Friday, October 14, 2022 7:17 AM
To: Brian Wayner
Cc: Jenna DeShaney; Schiefelbein, Jeremiah J - DNR
Subject: RE: FVTC - Environmental Review: INF 2022 03717
Attachments: Fox Valley Tech Expansion Preliminary Environmental Review Letter.pdf

Good morning Brian,

Please find the attached environmental review letter for the proposed development project for Fox Valley Tech. If you have questions regarding the review of the project or the contents of the letter, please contact me. Thank you,

We are committed to service excellence.

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

Jay Schiefelbein

Phone: (920) 360-3784

Jeremiah.schiefelbein@wi.gov

From: Brian Wayner <Brian.Wayner@westwoodps.com>
Sent: Wednesday, October 12, 2022 2:36 PM
To: Schiefelbein, Jeremiah J - DNR <Jeremiah.Schiefelbein@wisconsin.gov>
Cc: Jenna DeShaney <Jenna.Deshaney@westwoodps.com>
Subject: RE: FVTC - environmental review

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Jay,

IPAC results list 4 species, but no effect is anticipated. NHI found no element occurrences.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood

1 Systems Drive
Appleton, WI 54914

westwoodps.com

From: Brian Wayner
Sent: Monday, October 10, 2022 2:27 PM

To: Schiefelbein, Jeremiah J - DNR <Jeremiah.Schiefelbein@wisconsin.gov>

Subject: RE: FVTC - environmental review

Hi Jay,

Fox Valley Technical College is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides general information on the proposed project. We are scheduled to perform a wetland delineation on the proposed CMT Outdoor Construction Lab location tomorrow. One of my staff is an authorized user of the Natural Heritage Inventory and she is planning on reviewing the site this week. FVTC's schedule for having a draft Environmental Impact Statement complete is November 4, 2022, so if you have a chance to provide comments before November 4th, that would be appreciated.

If you have any questions on the attachment, the proposed project, the wetland delineation, and/or the NHI review, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance!

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141

main (920)-735-6900

cell (920) 851-0366

Westwood

1 Systems Drive

Appleton, WI 54914

westwoodps.com

From: Schiefelbein, Jeremiah J - DNR <Jeremiah.Schiefelbein@wisconsin.gov>

Sent: Friday, October 7, 2022 10:57 AM

To: Brian Wayner <Brian.Wayner@westwoodps.com>

Subject: RE: FVTC - environmental review

Hi Brian,

This is not something I am normally asked to do, but since you asked, I would be glad to look at what you have and provide a letter with some direction as to possible permits and programs that you may need to work with. Please send me any preliminary plans you have and your anticipated timeline of when you need something from me. Thank you,

We are committed to service excellence.

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

Jay Schiefelbein

Phone: (920) 360-3784

Jeremiah.schiefelbein@wi.gov

From: Brian Wayner <Brian.Wayner@westwoodps.com>

Sent: Friday, October 7, 2022 9:21 AM

To: Schiefelbein, Jeremiah J - DNR <Jeremiah.Schiefelbein@wisconsin.gov>

Subject: FVTC - environmental review

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Jay,

I have worked with Matt Schaeve on several projects and he said you cover Winnebago County. I'm helping the Fox Valley Technical College with an Environmental Impact Statement for a proposed construction lab on property they own in Oshkosh. I would like to send some general information on the proposed project and find out if the DNR has any issues/concerns with what is being proposed. This isn't a transportation project, so I'm not sure if this is something you would look at or if it should go to someone else in the DNR. Should I send the information to you? If not, can you provide me with a contact to send the information?

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood

1 Systems Drive
Appleton, WI 54914
westwoodps.com



October 14, 2022

Via Email

Brian Wayner, P.E.
Westwood
1 Systems Drive
Appleton, WI 54914

Subject: Department of Natural Resources Preliminary Environmental Review

Project ID: INF-NE-2022-71-03717
Fox Valley Tech Outdoor Construction Lab
SE ¼, NW ¼, Sec. 10, Township 17 North, Range 16 East
Winnebago County

Dear Mr. Wayner,

The Wisconsin Department of Natural Resources (department) has received the information you provided for the project referenced above. According to your information, the conceptual design of the project includes a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and potential meeting space and restrooms for Fox Valley Technical College's Outdoor Lab. Two shipping containers for additional storage and a construction job trailer would also be part of the construction lab. An aerial photo of the site location is enclosed with this letter.

Preliminary information has been reviewed by department staff for potential environmental impacts. When it comes time to submit permit applications, please include a copy of this letter with your application as verification of your coordination with the department.

A. Project-Specific Resource Considerations:

State Lands:

No State lands will be impacted by the project.

Wetlands:

A desktop wetland review using available mapping resources was recently completed. There are mapped hydric indicator soils on a portion of the property. There are no mapped wetlands on the property. Through historic air photo, and Lidar imagery review, I have determined that there will be no wetland impacts resulting from the proposed development of the site.

Fisheries/Stream Work:

There are no waterway impacts proposed under the current scope. However, please be aware of the unnamed tributary to Lake Winnebago. Proper installation and maintenance of erosion control practices will help ensure that there are no discharges to this waterway.

Floodplains:

A preliminary review of the Surface Water Data Viewer (SWDV) indicates that there are no mapped floodplains within or adjacent to the project limits.

Natural Heritage Conservation:

The Natural Heritage Inventory (NHI) database was reviewed on October 14, 2022, for potential impacts to threatened, endangered, or special concern resources. There are no known resources within a two-mile buffer of the proposed development. As such, the project currently qualifies for the department's Broad Incidental Take Permit.

With this review the following has also been determined:

- There are no known Northern Long-eared Bat (NLEB) or Eastern Pipistrelle/ Tricolored bat maternity roost trees or known hibernacula within one mile of the proposed project area.
- This project is located outside of any High Potential Zones (HPZ) for the Rusty Patched Bumblebee (RPBB), and therefore should have no impact on this federally endangered species.

Please note that an NHI review is valid for one year. Prior to submitting a permit application, I would be willing to update the current NHI review at your request.

Archeological/Historical:

A preliminary review for archeological and historical resources was also completed on October 14, 2022. There are no known sites that will be impacted from the proposed development.

Invasive Species and Viral Hemorrhagic Septicemia (VHS):

All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices (<https://dnr.wi.gov/topic/Invasives/bmp.html>) to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For further information, please refer to the following: <https://dnr.wi.gov/topic/invasives/classification.html>

Storm Water Management & Erosion Control:

For projects disturbing an acre or more of land, you must apply for a storm water permit through the department's e-permitting system.

Mr. Wayner
RE: INF-NE-2022-71-03717
Fox Valley Tech Outdoor Lab
Environmental Review Letter
October 14, 2022
Page 3 of 4

Remediation and Redevelopment (contaminated sites):

The department's Bureau of Remediation and Redevelopment mapping application was reviewed on October 14, 2022. There are no known sites within the immediate vicinity of the proposed development.

Given that the proposed was a farmstead until the 1990's, there may be potential for contamination depending on fuel locations and the type of storage utilized by the farm. Please keep in mind during your project planning that any contamination encountered must be properly handled and disposed of if disturbed. Additional information is available at the department's Remediation and Redevelopment Sites web mapping application <http://dnr.wi.gov/topic/brownfields/rism.html>.

B. Other Considerations:

As briefly mentioned above, the parcel proposed for development was what appeared to be an active farmstead into the late 1990's. Through review of historic air photos, it appears that the barn came down and the property has not been actively maintained since the early 2000's. Most of the proposed development will occur on what was once developed area for the farmstead.

The above comments represent the department's initial comments for the proposed project. If you have any questions regarding the review of the project or the contents of this letter, please contact me at 920-360-3784 or by email at jeremiah.schiefelbein@wi.gov.

Sincerely,

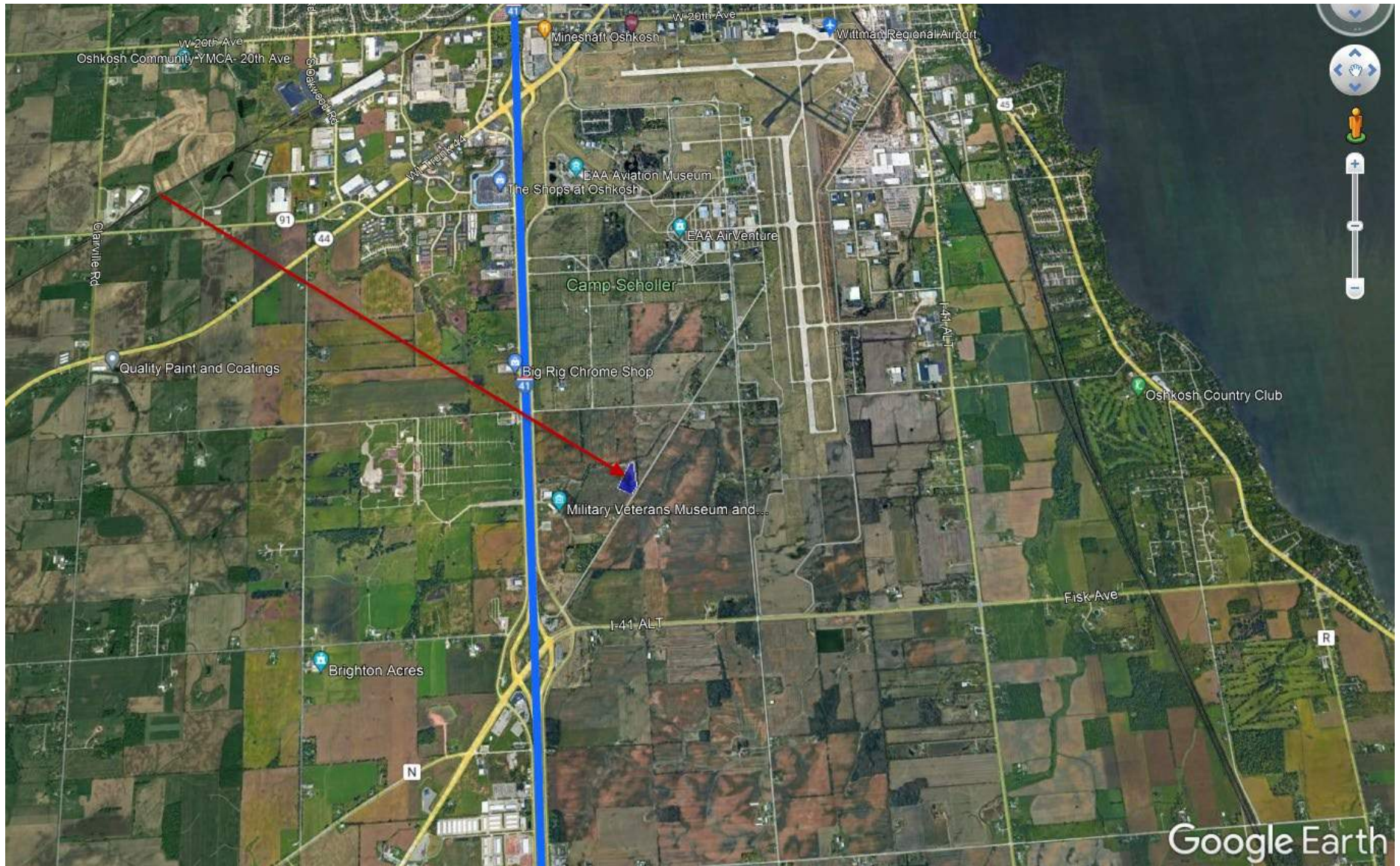


Jay Schiefelbein
Environmental Analysis & Review Specialist

Enclosure: Image 1. Fox Valley Tech Outdoor Lab Location

ec: J. DeShaney - Westwood
File

Image 1: Fox Valley Tech Outdoor Lab Location



October 10, 2022

Melissa Kraemer-Badtke
East Central Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952

**Re: Fox Valley Technical College
Proposed CMT Outdoor Construction Lab**

Dear Melissa:

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property (parcel # 1324260100). (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached.) We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photo Log, attached.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, attached.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.8 driving miles to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

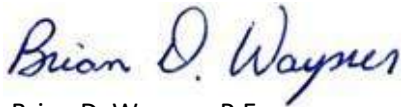
The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The proposed CMT Outdoor Construction Lab is located at 4233 Waupun Road in the City of Oshkosh, Winnebago County, Wisconsin. The property is located in a rural area consisting primarily of residential properties and property under tillage. The property to the north is farmland. The property to the east is farmland. The property to the south is residential and farmland. The property to the west is vacant land, the Fox Valley Technical College Manufacturing Technology Center, and a military veterans museum and education center. The property is currently vacant land with no buildings. (Reference Photo Log, attached.) The remainder of the property would remain in its current state.

If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

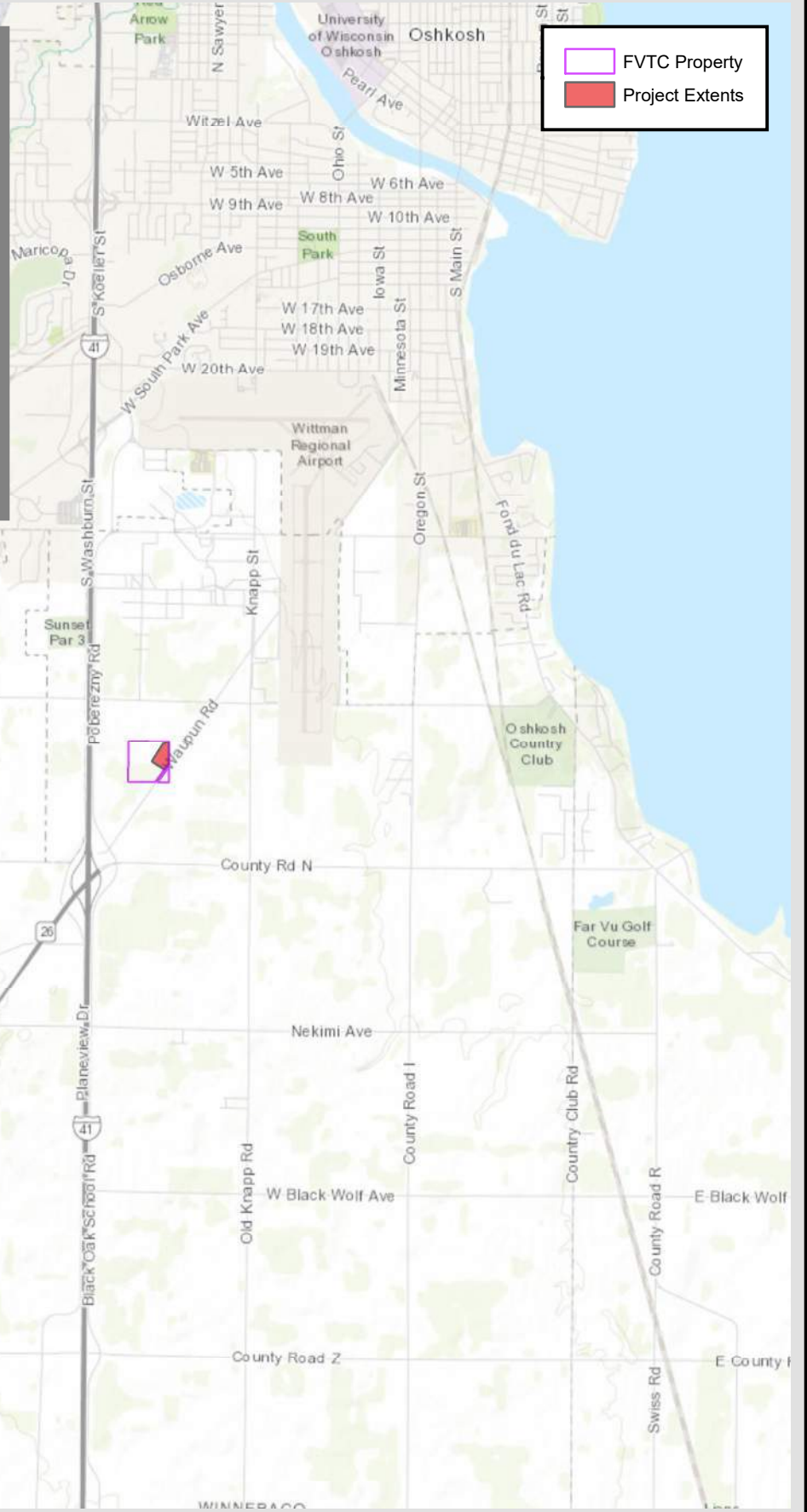
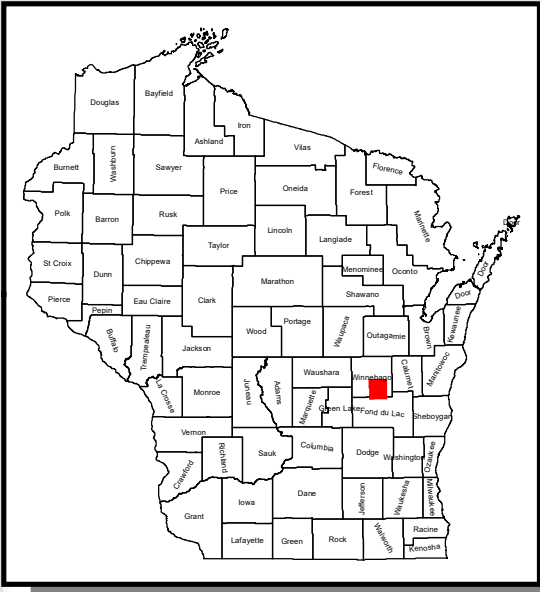
Sincerely,



WESTWOOD INFRASTRUCTURE, INC.

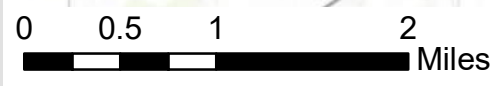
A handwritten signature in blue ink that reads "Brian D. Wayner". The signature is written in a cursive style with a blue highlight effect.

Brian D. Wayner, P.E.
Environmental Service Leader

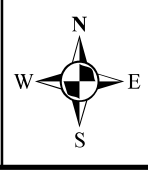
Attachments



| | |
|---|-----------------|
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



**PROPOSED CMT OUTDOOR LAB
 SITE LOCATION MAP**





FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

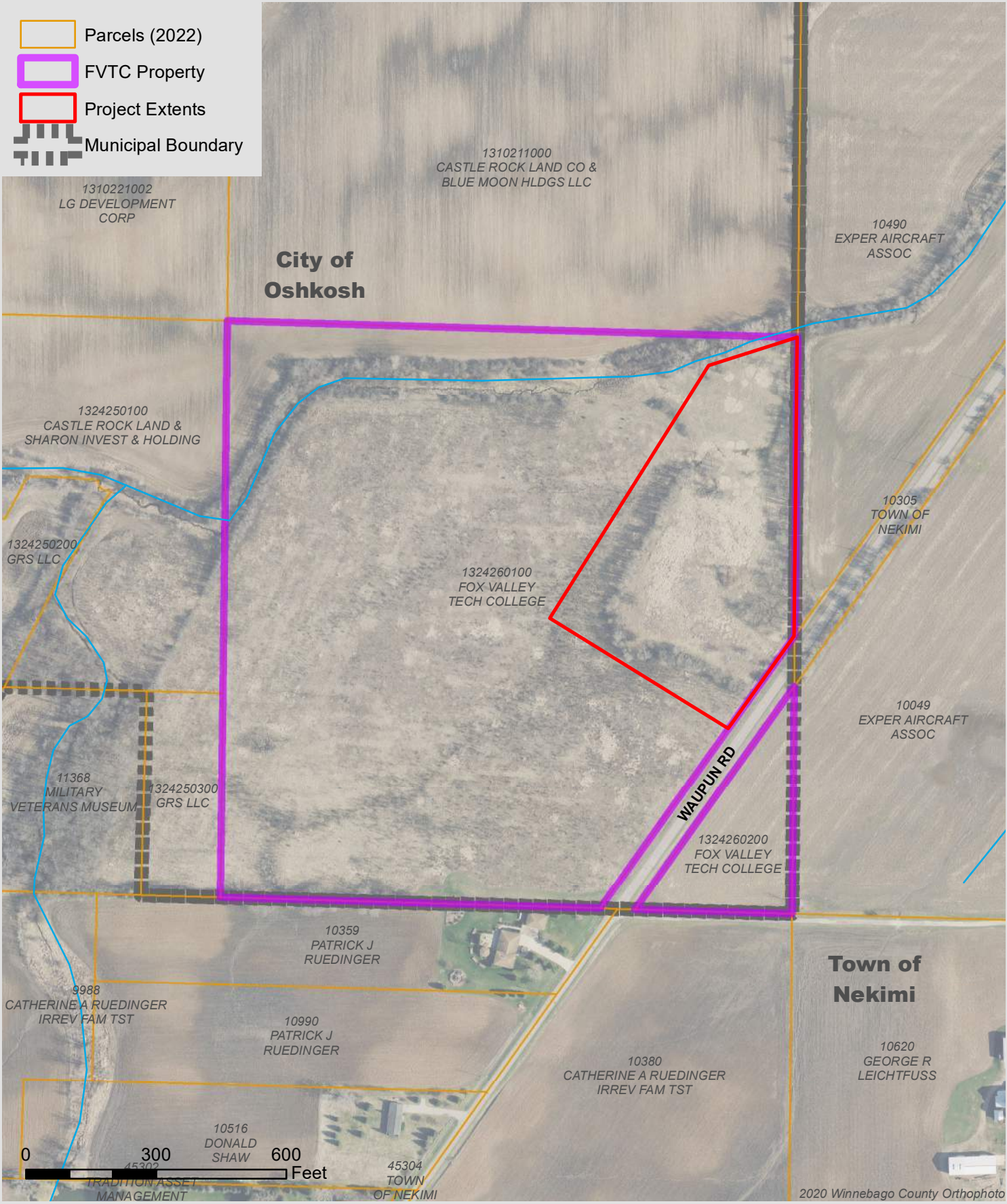
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 5/30/2017

SCALE:
 1" = 5,280'

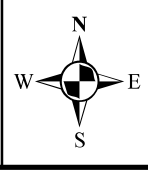
PROJECT NO.
R3001698.00

FIGURE NO.
1

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Municipal Boundary



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com






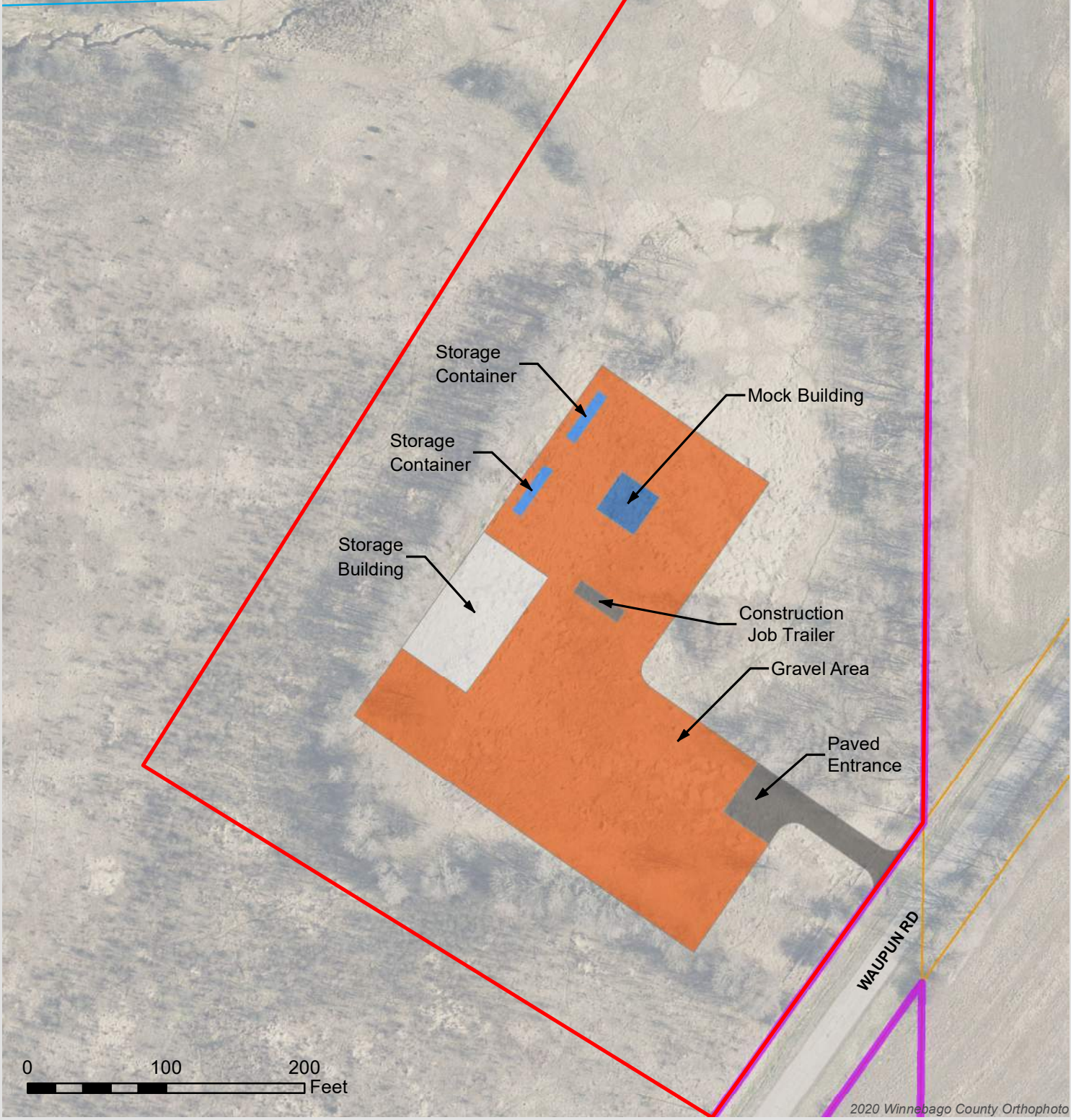
**PROPOSED CMT OUTDOOR LAB
 PROPOSED AREA MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

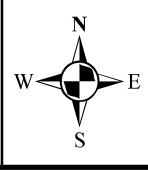
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
2

| | |
|--|-----------------|
|  | Parcels (2022) |
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 PROPOSED SITE DETAIL MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/27/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3

Brian Wayner

From: Wilhelmina Paustian <wpaustian@ecwrpc.org>
Sent: Tuesday, October 11, 2022 11:39 AM
To: Brian Wayner
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Thanks for the information, that sounds great. Let me know what you hear back if/when you are ready to discuss the sewer service area in more detail.

Thanks!
Wilhelmina

From: Brian Wayner <Brian.Wayner@westwoodps.com>
Sent: Tuesday, October 11, 2022 11:32 AM
To: Wilhelmina Paustian <wpaustian@ecwrpc.org>
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Thank you for the response. I'll pass this information on to the FVTC staff working on the proposed project. FVTC staff and City of Oshkosh staff met to discuss the proposed project back in March of this year. Although the project was very conceptual at the time, the City has an understanding of what FVTC would like to do. I also sent a similar letter that I sent ECWRPC to the City (Community Development, Planning & Zoning, Inspections, and Engineering). I'm not sure if any improvements are planned for Waupun Road, but I have only started receiving feedback from the City.

Brian Wayner, P.E.
Environmental Service Leader
brian.wayner@westwoodps.com
Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood
1 Systems Drive
Appleton, WI 54914
westwoodps.com

From: Wilhelmina Paustian <wpaustian@ecwrpc.org>
Sent: Tuesday, October 11, 2022 11:22 AM
To: Brian Wayner <Brian.Wayner@westwoodps.com>
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Hi Brian,

Melissa forwarded your email to me about the proposed FVTC CMT Outdoor Construction Lab development in Oshkosh. I oversee the Water Quality Management/Sewer Service Area Planning Program at ECWRPC. We have a contract with the DNR and run the program on their behalf.

I reviewed the proposed project location and it is just outside of the Oshkosh Sewer Service Area (SSA) boundary. In order to extend sanitary sewer to the proposed development, the Oshkosh SSA Plan will need to be amended so that the parcel is included in the SSA. Here is a link to map of all of the sewer service areas we oversee. Feel free to move to your project location and review the Oshkosh SSA boundary -

https://experience.arcgis.com/experience/d3b7946b799e439fa03ff07845e1544e?data_id=dataSource_add_from_url_enrty-181fd67ced0-layer-117-Parcels_8076%3A3177255.

I recommend reaching out to the City of Oshkosh regarding wastewater collection so they are aware that your proposed project will require a SSA Amendment. It is important to have the City and any entities that will be involved with wastewater collection aware of the situation and your potential intent to apply for a SSA Amendment as early as possible.

The overall Amendment process is as follows:

- The amendment application materials are submitted to ECWRPC
- ECWRPC reviews the amendment based on it's conformance with the water quality management program/Oshkosh SSA Plan
- The amendment goes before the ECWRPC Community Facilities Committee for review and recommendation to the DNR
- If approved, the amendment gets submitted to the DNR for their final review and administrative decision

On a related note, is the City anticipating any roadway transportation improvements with Waupun Road?

When you are ready to discuss the SSA Amendment policies and procedures in more detail, please feel free to email or call me to discuss the specifics. My number is 920-886-6832.

Thank you,
Wilhelmina

Wilhelmina Paustian
Senior Planner



East Central Wisconsin
Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952

Phone: 920-751-4770 ext. 6832
Email: wpaustian@ecwrpc.org
Web: www.ecwrpc.org

Our Mission is to build relationships and cooperative, visionary growth strategies that keep our region beautiful, healthy, and prosperous.

From: Brian Wayner <Brian.Wayner@westwoodps.com>
Sent: Monday, October 10, 2022 2:02 PM
To: Melissa Kraemer Badtke <mbadtke@ecwrpc.org>
Subject: Proposed FVTC CMT Outdoor Construction Lab

You don't often get email from brian.wayner@westwoodps.com. [Learn why this is important](#)

Melissa,

Fox Valley Technical College is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides information on the proposed project. We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141

main (920)-735-6900

cell (920) 851-0366

Westwood

1 Systems Drive

Appleton, WI 54914

westwoodps.com

October 10, 2022

City of Oshkosh
215 Church Avenue, P.O. 1130
Oshkosh, WI 54903-1130

**Re: Fox Valley Technical College
Proposed CMT Outdoor Construction Lab**

Dear City of Oshkosh Staff:

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property (parcel # 1324260100). (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached.) We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photo Log, attached.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, attached.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.8 driving miles to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

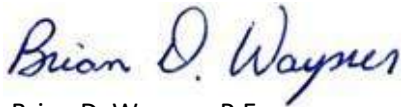
The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The proposed CMT Outdoor Construction Lab is located at 4233 Waupun Road in the City of Oshkosh, Winnebago County, Wisconsin. The property is located in a rural area consisting primarily of residential properties and property under tillage. The property to the north is farmland. The property to the east is farmland. The property to the south is residential and farmland. The property to the west is vacant land, the Fox Valley Technical College Manufacturing Technology Center, and a military veterans museum and education center. The property is currently vacant land with no buildings. (Reference Photo Log, attached.) The remainder of the property would remain in its current state.

If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

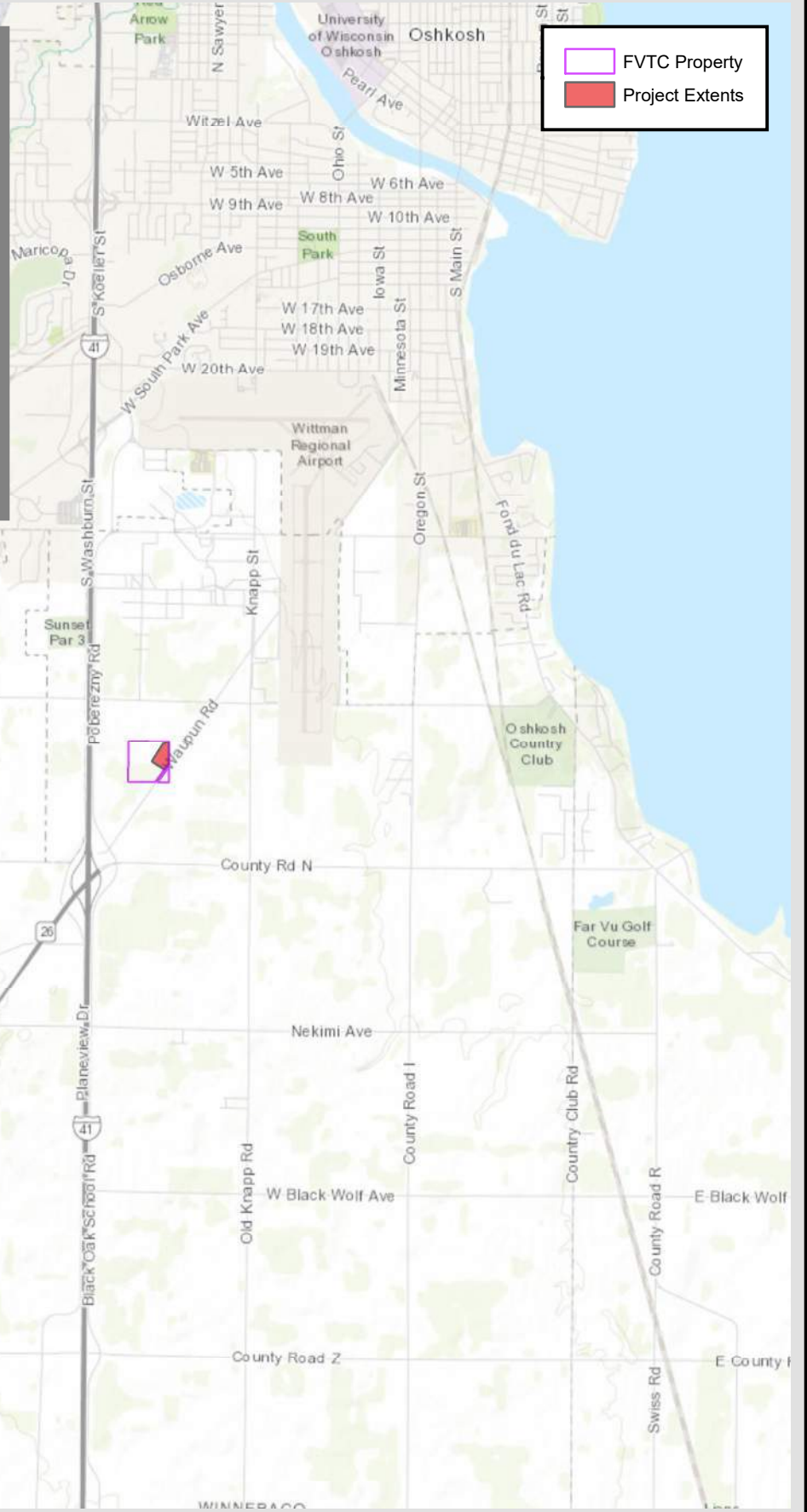
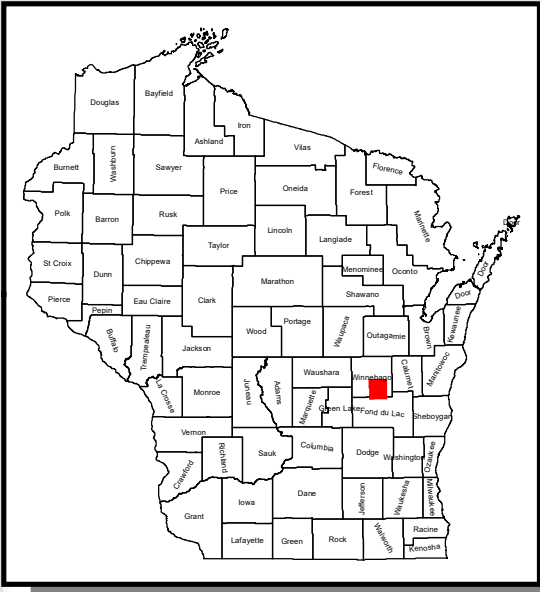
Sincerely,

WESTWOOD INFRASTRUCTURE, INC.

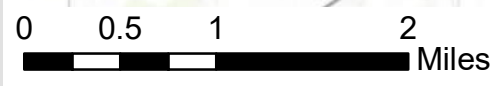
A handwritten signature in blue ink that reads "Brian D. Wayner". The signature is written in a cursive style with a blue highlight effect.

Brian D. Wayner, P.E.
Environmental Service Leader

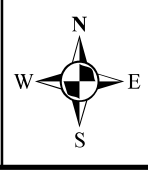
Attachments



| | |
|--|-----------------|
| | FVTC Property |
| | Project Extents |



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



**PROPOSED CMT OUTDOOR LAB
 SITE LOCATION MAP**





FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

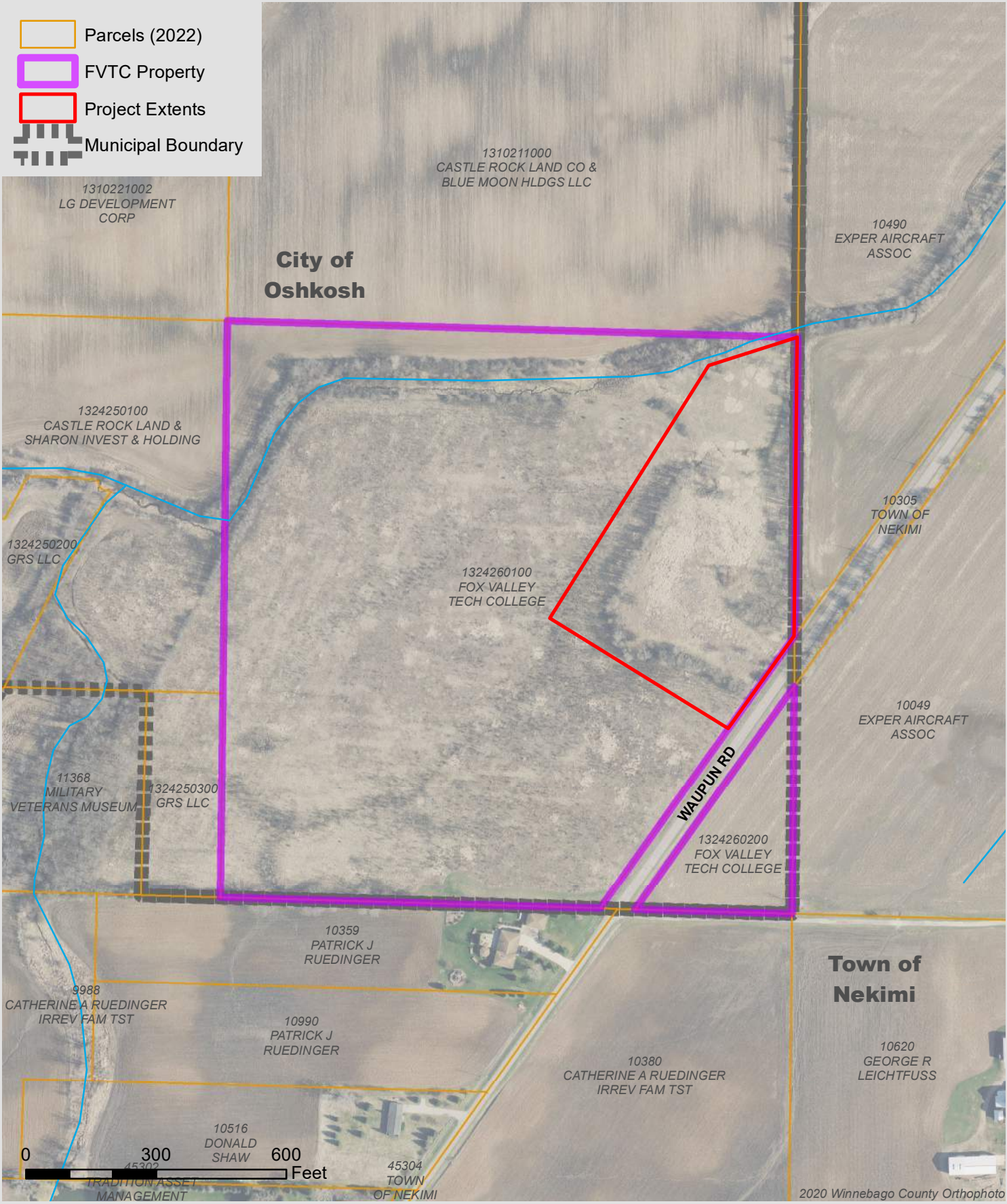
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 5/30/2017

SCALE:
 1" = 5,280'

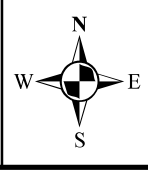
PROJECT NO.
R3001698.00

FIGURE NO.
1

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Municipal Boundary



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com

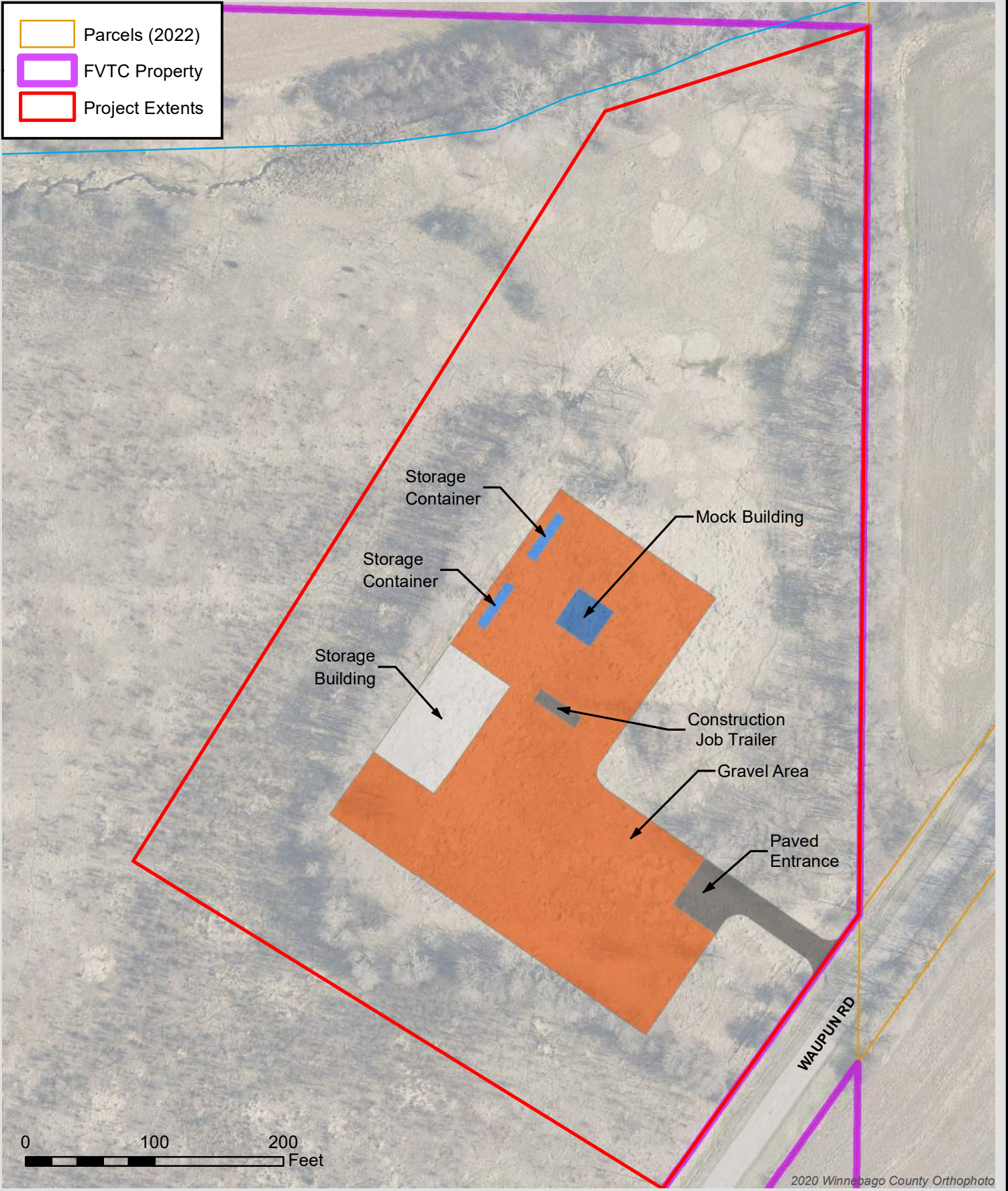


**PROPOSED CMT OUTDOOR LAB
 PROPOSED AREA MAP**

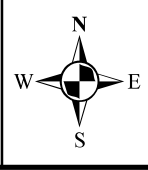
FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
2



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 PROPOSED SITE DETAIL MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/27/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3

Brian Wayner

From: Zarate, John F. <jzarate@ci.oshkosh.wi.us>
Sent: Tuesday, October 11, 2022 8:55 AM
To: Brian Wayner
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

No concerns from a building code standpoint.

****Please note effective October 14, 2022 (approximately) ****
I will no longer be with Inspection Services Division.
I have accepted another position within the
City of Oshkosh Economic Development Division.

John Zarate
Chief Building Official, Inspection Services Division
City of Oshkosh
920.236.5119
Follow us: [Web](#) | [Facebook](#) | [Twitter](#)



From: Brian Wayner [mailto:Brian.Wayner@westwoodps.com]
Sent: Monday, October 10, 2022 3:30 PM
To: Nieforth, Kelly K <KNieforth@ci.oshkosh.wi.us>; Lyons, Mark <mlyons@ci.oshkosh.wi.us>; Muehrer, Todd M. <tmuehrer@ci.oshkosh.wi.us>; Slusarek, Brian E. <BSlusarek@ci.oshkosh.wi.us>; Gierach, Justin <JGierach@ci.oshkosh.wi.us>; Zarate, John F. <jzarate@ci.oshkosh.wi.us>
Cc: Carrigg, Lucas M <lucas.carrigg3404@fvtc.edu>
Subject: Proposed FVTC CMT Outdoor Construction Lab

EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide your username or password to anyone.

All,

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides general information on the proposed project. I'm helping FVTC with an Environmental Impact Statement for a proposed construction lab. I was told that some of you attended a meeting with FVTC staff on March 24, 2022, so you may already be familiar with the proposed project. We are requesting the City of Oshkosh identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood

1 Systems Drive

Appleton, WI 54914

westwoodps.com

Brian Wayner

From: Brian Wayner
Sent: Tuesday, October 11, 2022 8:36 AM
To: Nieforth, Kelly K
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Hi Kelly,

Thank you for the feedback. I'll send Jim a similar introductory letter. Our airport staff will also reach out to Jim to let him know what FVTC is considering and they'll work with me on any restrictions that may need to be observed.

Brian Wayner, P.E.
Environmental Service Leader
brian.wayner@westwoodps.com
Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood
1 Systems Drive
Appleton, WI 54914
westwoodps.com

From: Nieforth, Kelly K <KNieforth@ci.oshkosh.wi.us>
Sent: Monday, October 10, 2022 4:28 PM
To: Brian Wayner <Brian.Wayner@westwoodps.com>
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Hi Brian,

You may know some of this information already but I'll send you my comments anyways.

You may also want to contact Jim Schnell who is the airport director for Wittman. There may be height restrictions with the airport being nearby.

His email is here: jschell@co.winnebago.wi.us

Waupun Road is a narrower road with limited traffic. Will there be machinery going on and off the site which may impact the condition of the road?

Just a couple thoughts I had.

Please let me know if you have any questions.

Kelly Nieforth
Community Development Department Director
City of Oshkosh
920.236.5055
Follow us: [Web](#) | [Facebook](#) | [Twitter](#)



From: Brian Wayner [<mailto:Brian.Wayner@westwoodps.com>]
Sent: Monday, October 10, 2022 3:30 PM
To: Nieforth, Kelly K <KNieforth@ci.oshkosh.wi.us>; Lyons, Mark <mlyons@ci.oshkosh.wi.us>; Muehrer, Todd M. <tmuehrer@ci.oshkosh.wi.us>; Slusarek, Brian E. <BSlusarek@ci.oshkosh.wi.us>; Gierach, Justin <JGierach@ci.oshkosh.wi.us>; Zarate, John F. <jzarate@ci.oshkosh.wi.us>
Cc: Carrigg, Lucas M <lucas.carrigg3404@fvtc.edu>
Subject: Proposed FVTC CMT Outdoor Construction Lab

EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide your username or password to anyone.

All,

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides general information on the proposed project. I'm helping FVTC with an Environmental Impact Statement for a proposed construction lab. I was told that some of you attended a meeting with FVTC staff on March 24, 2022, so you may already be familiar with the proposed project. We are requesting the City of Oshkosh identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader
brian.wayner@westwoodps.com
Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood
1 Systems Drive
Appleton, WI 54914
westwoodps.com

Brian Wayner

From: Lyons, Mark <mlyons@ci.oshkosh.wi.us>
Sent: Tuesday, October 11, 2022 12:49 PM
To: Brian Wayner; Nieforth, Kelly K; Muehrer, Todd M.; Slusarek, Brian E.; Gierach, Justin; Zarate, John F.
Cc: Carrigg, Lucas M
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Brian,

I do not have any immediate concern from a planning and zoning standpoint, but this will have to go through the Planned Development approval process as the site includes a Planned Development zoning designation.

Mark Lyons
Planning Services Manager – Community Development
City of Oshkosh
920.236.5059
Follow us: [Web](#) | [Facebook](#) | [Twitter](#)



From: Brian Wayner [mailto:Brian.Wayner@westwoodps.com]
Sent: Monday, October 10, 2022 3:30 PM
To: Nieforth, Kelly K <KNieforth@ci.oshkosh.wi.us>; Lyons, Mark <mlyons@ci.oshkosh.wi.us>; Muehrer, Todd M. <tmuehrer@ci.oshkosh.wi.us>; Slusarek, Brian E. <BSlusarek@ci.oshkosh.wi.us>; Gierach, Justin <JGierach@ci.oshkosh.wi.us>; Zarate, John F. <jzarate@ci.oshkosh.wi.us>
Cc: Carrigg, Lucas M <lucas.carrigg3404@fvtc.edu>
Subject: Proposed FVTC CMT Outdoor Construction Lab

EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide your username or password to anyone.

All,

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides general information on the proposed project. I'm helping FVTC with an Environmental Impact Statement for a proposed construction lab. I was told that some of you attended a meeting with FVTC staff on March 24, 2022, so you may already be familiar with the proposed project. We are requesting the City of Oshkosh identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood

1 Systems Drive

Appleton, WI 54914

westwoodps.com

October 10, 2022

Winnebago County Historical & Archaeological Society
234 Church Avenue
Oshkosh, WI 54901

**Re: Fox Valley Technical College
Proposed CMT Outdoor Construction Lab**

Dear Winnebago County Historical & Archaeological Society:

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property (parcel # 1324260100). (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached.) We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photo Log, attached.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, attached.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.8 driving miles to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The proposed CMT Outdoor Construction Lab is located at 4233 Waupun Road in the City of Oshkosh, Winnebago County, Wisconsin. The property is located in a rural area consisting primarily of residential properties and property under tillage. The property to the north is farmland. The property to the east is farmland. The property to the south is residential and farmland. The property to the west is vacant land, the Fox Valley Technical College Manufacturing Technology Center, and a military veterans museum and education center. The property is currently vacant land with no buildings. (Reference Photo Log, attached.) The remainder of the property would remain in its current state.

If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

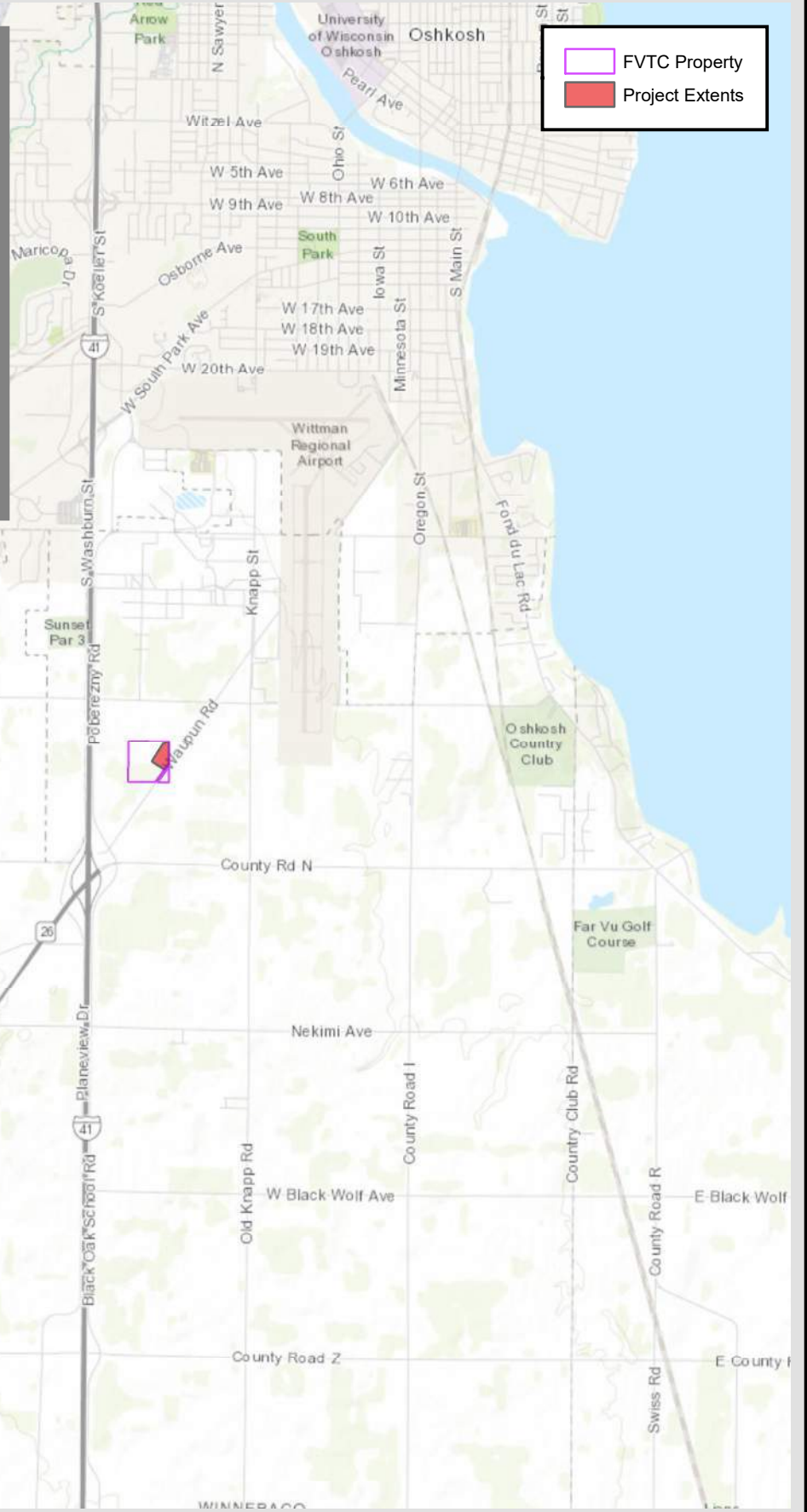
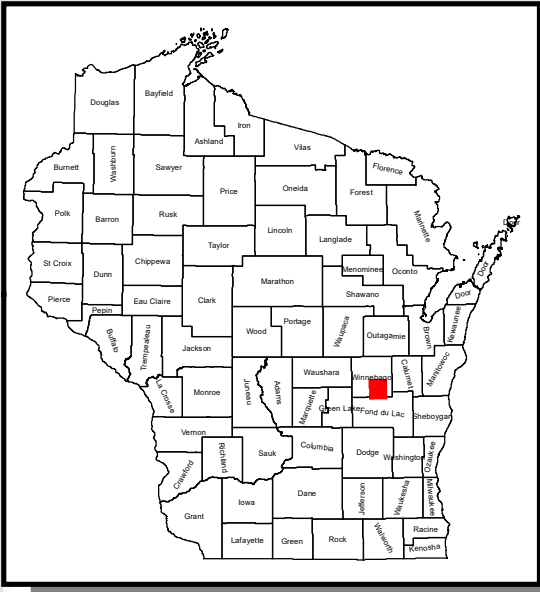
Sincerely,



WESTWOOD INFRASTRUCTURE, INC.

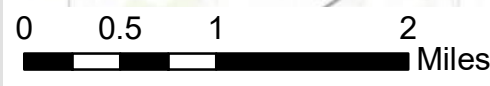
A handwritten signature in blue ink that reads "Brian D. Wayner". The signature is written in a cursive style with a blue highlight effect.

Brian D. Wayner, P.E.
Environmental Service Leader

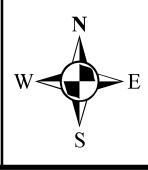
Attachments



| | |
|---|-----------------|
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**PROPOSED CMT OUTDOOR LAB
 SITE LOCATION MAP**





FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

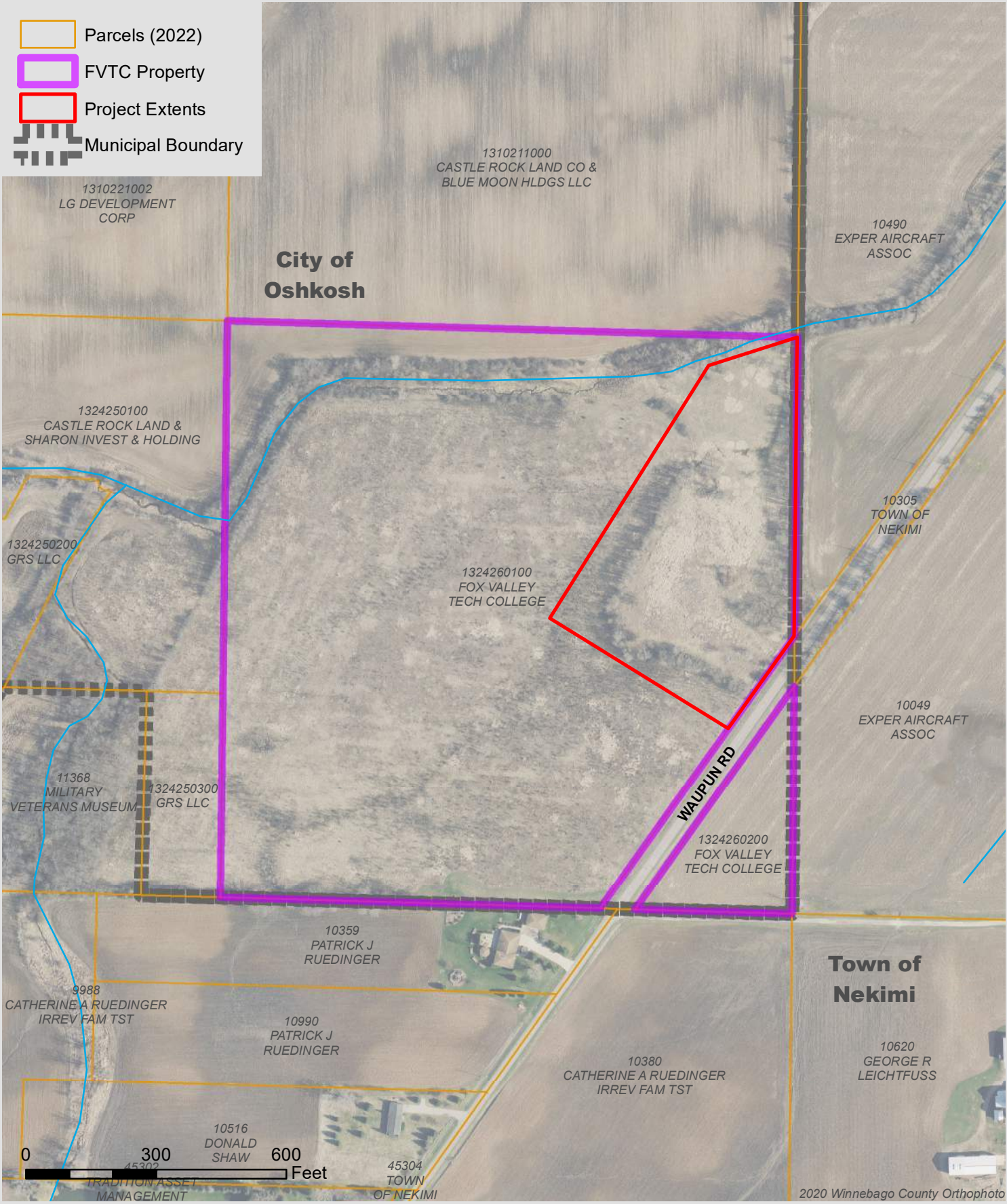
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 5/30/2017

SCALE:
 1" = 5,280'

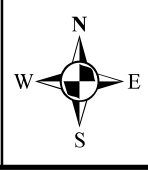
PROJECT NO.
R3001698.00

FIGURE NO.
1

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Municipal Boundary



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com






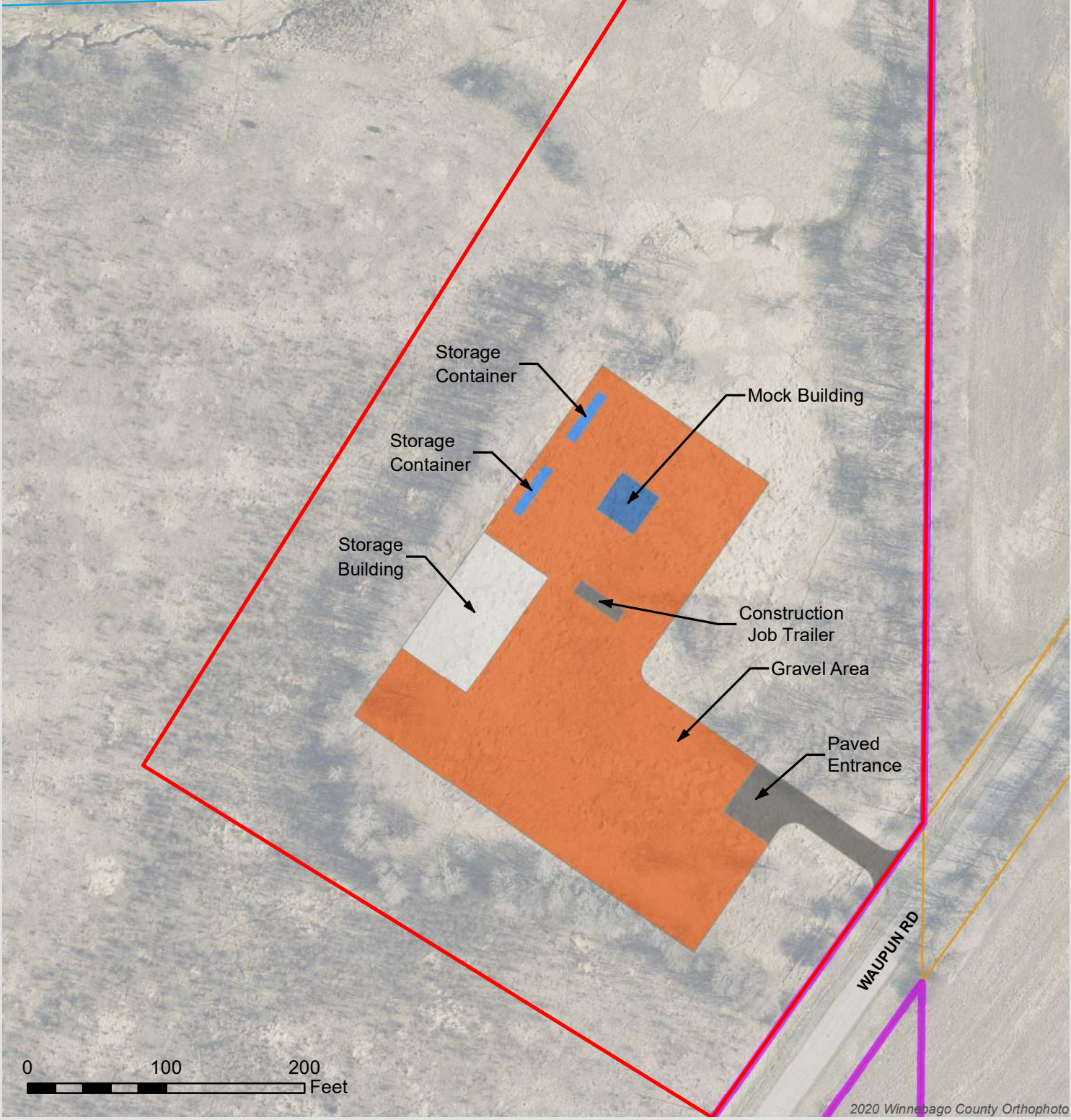
**PROPOSED CMT OUTDOOR LAB
 PROPOSED AREA MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

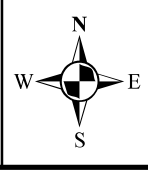
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
2

| | |
|--|-----------------|
|  | Parcels (2022) |
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 PROPOSED SITE DETAIL MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/27/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3

Brian Wayner

From: rrdomer@gmail.com
Sent: Monday, October 10, 2022 3:18 PM
To: Brian Wayner
Subject: Re: Proposed FVTC CMT Outdoor Construction Lab
Attachments: Winnebago County H-A 221010.pdf

No concerns at this time
WCHAS

Sent from my iPhone

On Oct 10, 2022, at 2:50 PM, Brian Wayner <Brian.Wayner@westwoodps.com> wrote:

Winnebago County Historical & Archaeological Society,

Fox Valley Technical College is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides information on the proposed project. I'm helping Fox Valley Technical College with an Environmental Impact Statement for a proposed construction lab. We are requesting the Winnebago County Historical & Archaeological Society identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood

1 Systems Drive

Appleton, WI 54914

westwoodps.com

October 10, 2022

Jerry Bougie
Director of Planning and Zoning
112 Otter Avenue
Oshkosh, WI 54901

**Re: Fox Valley Technical College
Proposed CMT Outdoor Construction Lab**

Dear Jerry:

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property (parcel # 1324260100). (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached.) We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photo Log, attached.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, attached.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.8 driving miles to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

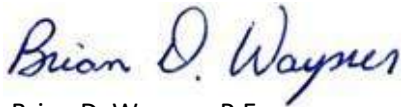
The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The proposed CMT Outdoor Construction Lab is located at 4233 Waupun Road in the City of Oshkosh, Winnebago County, Wisconsin. The property is located in a rural area consisting primarily of residential properties and property under tillage. The property to the north is farmland. The property to the east is farmland. The property to the south is residential and farmland. The property to the west is vacant land, the Fox Valley Technical College Manufacturing Technology Center, and a military veterans museum and education center. The property is currently vacant land with no buildings. (Reference Photo Log, attached.) The remainder of the property would remain in its current state.

If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

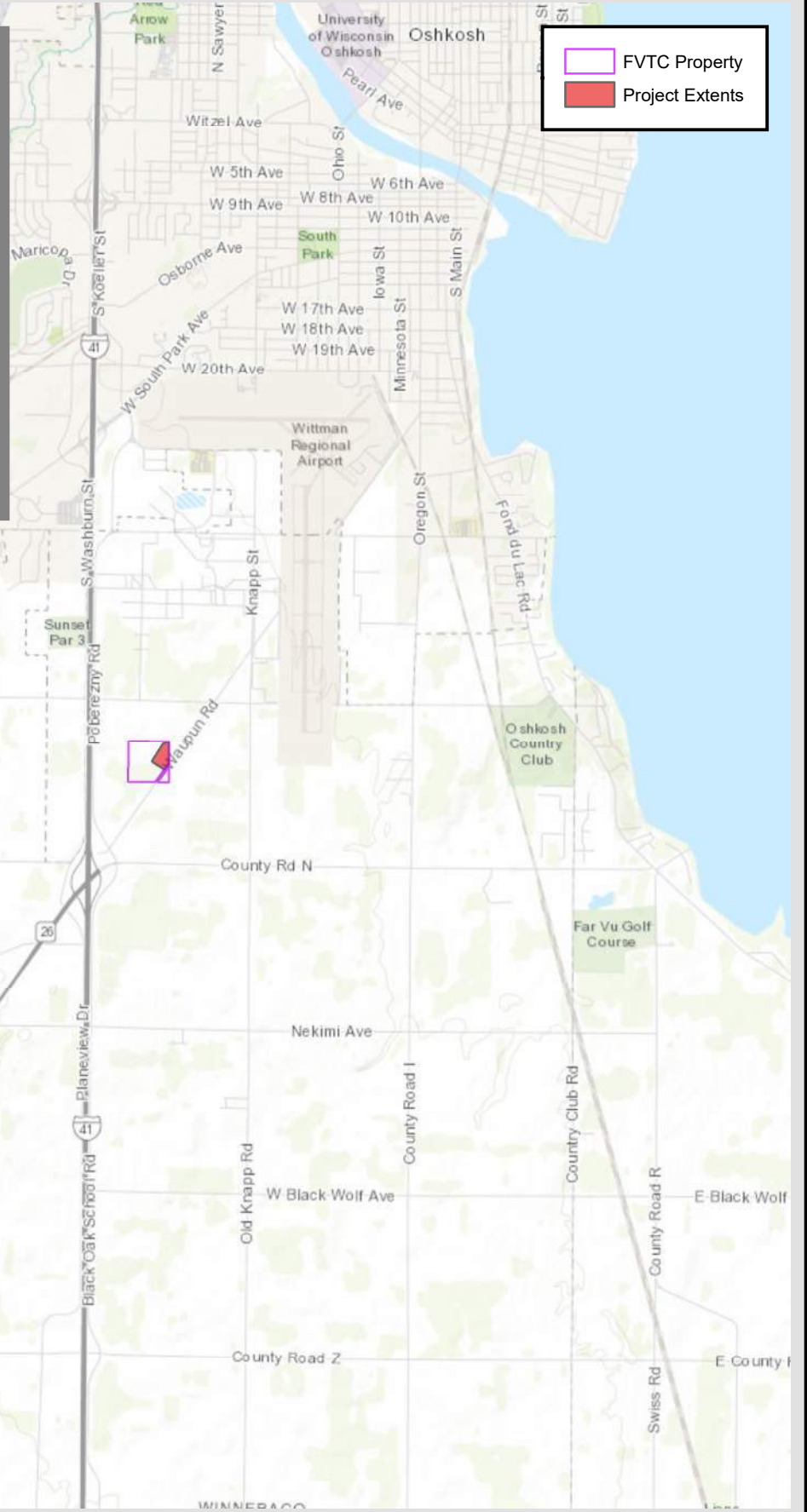
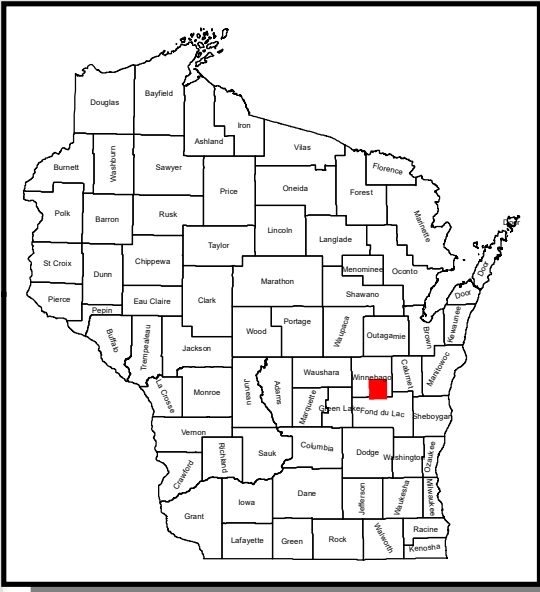
Sincerely,



WESTWOOD INFRASTRUCTURE, INC.

A handwritten signature in blue ink that reads "Brian D. Wayner". The signature is written in a cursive style with a blue highlight effect.

Brian D. Wayner, P.E.
Environmental Service Leader

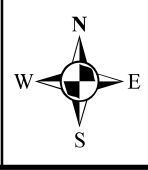
Attachments



| | |
|---|-----------------|
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**PROPOSED CMT OUTDOOR LAB
 SITE LOCATION MAP**





FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

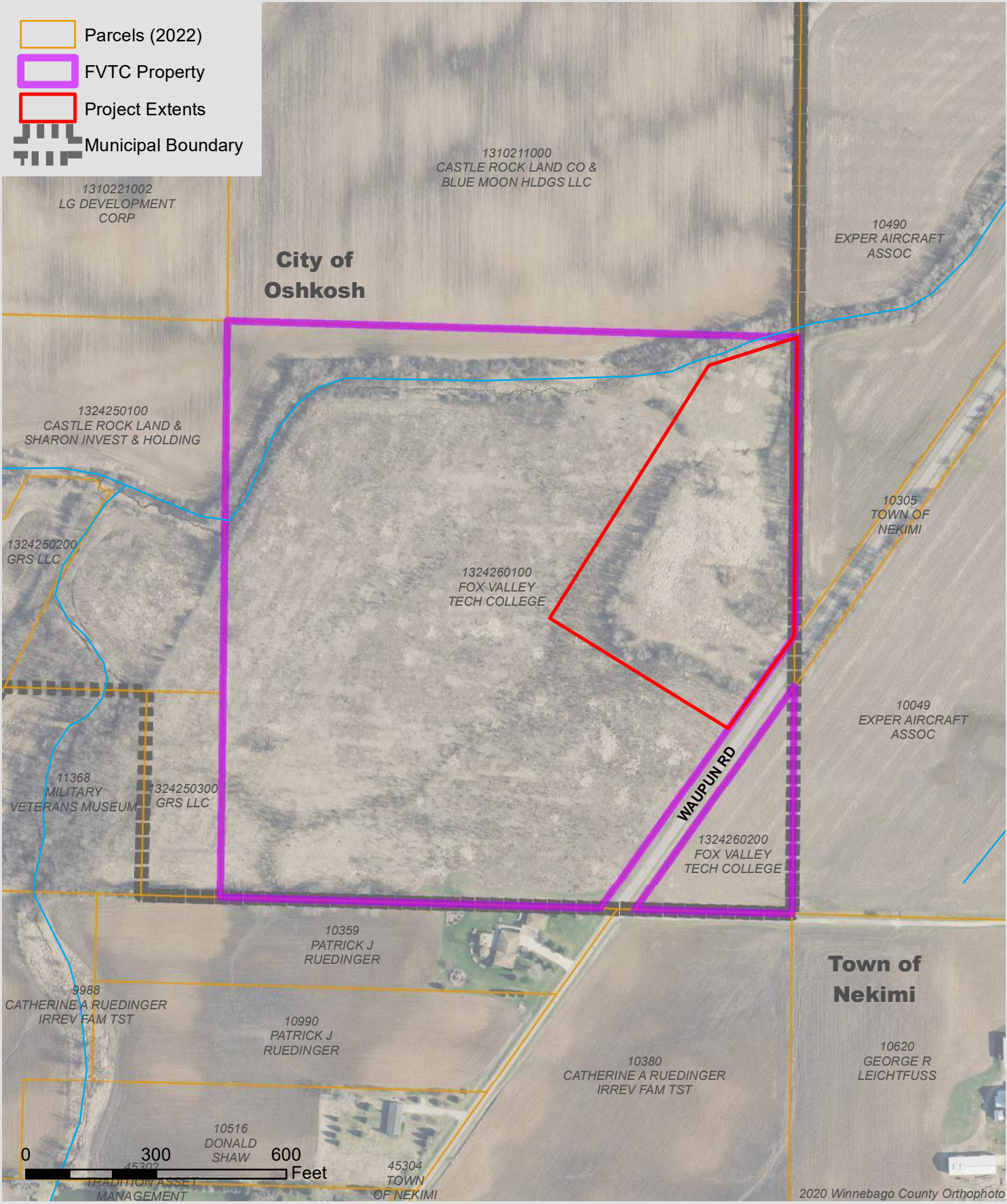
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 5/30/2017

SCALE:
 1" = 5,280'

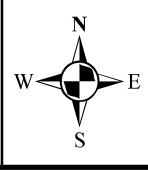
PROJECT NO.
R3001698.00

FIGURE NO.
1

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Municipal Boundary



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com






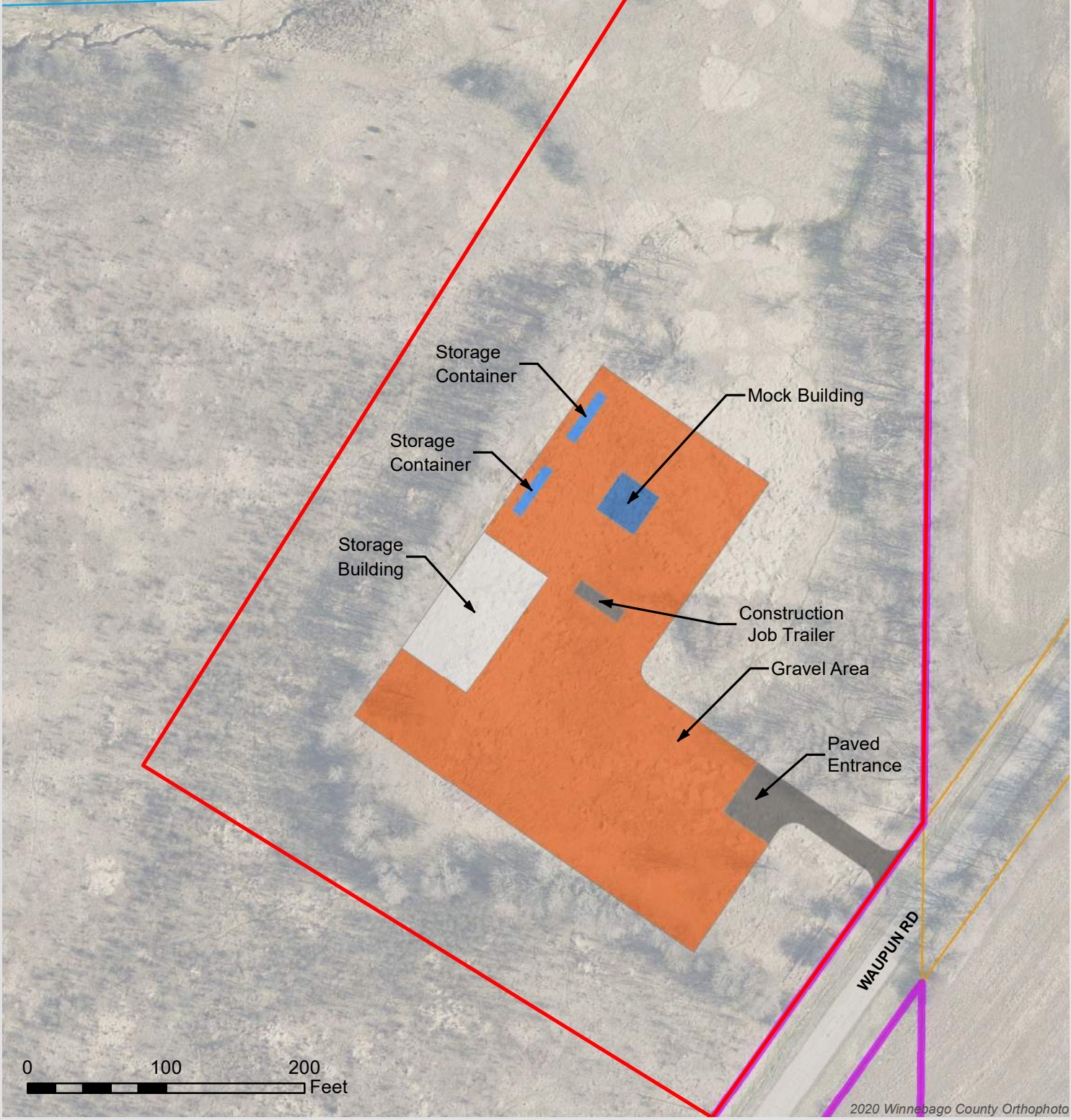
**PROPOSED CMT OUTDOOR LAB
 PROPOSED AREA MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

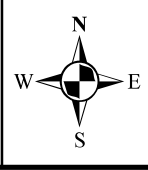
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
2

| | |
|--|-----------------|
|  | Parcels (2022) |
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 PROPOSED SITE DETAIL MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/27/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3

Brian Wayner

From: Brian Wayner
Sent: Monday, October 10, 2022 2:39 PM
To: jbougie@winnebagocountywi.gov
Subject: Proposed FVTC CMT Outdoor Construction Lab
Attachments: Winnebago County 221010.pdf

Jerry,

Fox Valley Technical College is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh. The attachment provides information on the proposed project. I'm helping Fox Valley Technical College with an Environmental Impact Statement for a proposed construction lab. We are requesting Winnebago County identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood

1 Systems Drive
Appleton, WI 54914

westwoodps.com

October 11, 2022

Jim Schell
Airport Director
Wittman Regional Airport
525 W 20th Avenue
Oshkosh, WI 54902

**Re: Fox Valley Technical College
Proposed CMT Outdoor Construction Lab**

Dear Jim:

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property (parcel # 1324260100). (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached.) We are requesting that the East Central Wisconsin Regional Planning Commission identify any concerns they may have regarding the proposed project or related information of the area.

The Construction Management Technology program has experienced steady growth since its inception in 2009. The current space allocated for the program at the S.J. Spanbauer Aviation & Industrial Center¹ is inadequate. The existing mockup building area is approximately 130 square feet, confined in a room of approximately 850 square feet. There is not enough space to service the current and projected student population, equipment and material storage, and material staging. (Reference Photo Log, attached.)

The CMT Outdoor Construction Lab would be used as a full-scale building construction experience for students. Each semester the mock building (a footprint of approximately 900 square feet) would be erected and dismantled. (Reference Figure 3 – Proposed Site Detail Map, attached.) The lab would be integral to the following courses: Site Layout & Construction, Construction Management Safety, Foundation Systems, Structural Systems, and Exterior Enclosure Systems. Construction surveying labs would also be held at the site.

The new space would allow for the implementation of pre-fabrication of construction components, which is becoming an increasingly popular construction method. Cross program collaboration also becomes feasible with the CMT Outdoor Construction Lab. The additional space could be shared with the Safety Engineering, Residential Building Construction, and various contract training/programs. In addition, program survey labs are currently held around the S.J. Spanbauer Center. Because of space limitations, multiple survey crews overlap simultaneously in the same area. The CMT Outdoor Construction Lab would allow each survey crew to work in its own area.

The CMT Outdoor Construction Lab's conceptual design would include a 5,000 – 10,000 square foot building that would include an indoor training area, equipment storage, material storage, fabrication area, and

¹ The S.J. Spanbauer Aviation & Industrial Center is located at 3601 Oregon Street, Oshkosh Wisconsin, which is 3.8 driving miles to the proposed CMT Outdoor Construction Lab location. The Center currently houses the Aircraft Maintenance and Avionics programs, Residential Buildings program, Wood Manufacturing program, and Construction Management Technology program.

potential meeting space and restrooms. Two shipping containers for additional storage and a construction job trailer would also be part of the CMT Outdoor Construction Lab.

The CMT Outdoor Construction Lab would generate less waste than the current teaching facility. For example, the current program/location pours footings and a slab each semester. This material is disposed at the end of the semester. The CMT Outdoor Construction Lab would allow for permanent support features that would mostly remain intact and can be reused each semester.

The CMT Outdoor Construction Lab would provide a more realistic educational experience in a much safer environment. The vacated interior existing space would be repurposed to train students in modular heating, ventilating & air conditioning systems.

The proposed CMT Outdoor Construction Lab is located at 4233 Waupun Road in the City of Oshkosh, Winnebago County, Wisconsin. The property is located in a rural area consisting primarily of residential properties and property under tillage. The property to the north is farmland. The property to the east is farmland. The property to the south is residential and farmland. The property to the west is vacant land, the Fox Valley Technical College Manufacturing Technology Center, and a military veterans museum and education center. The property is currently vacant land with no buildings. (Reference Photo Log, attached.) The remainder of the property would remain in its current state.

If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

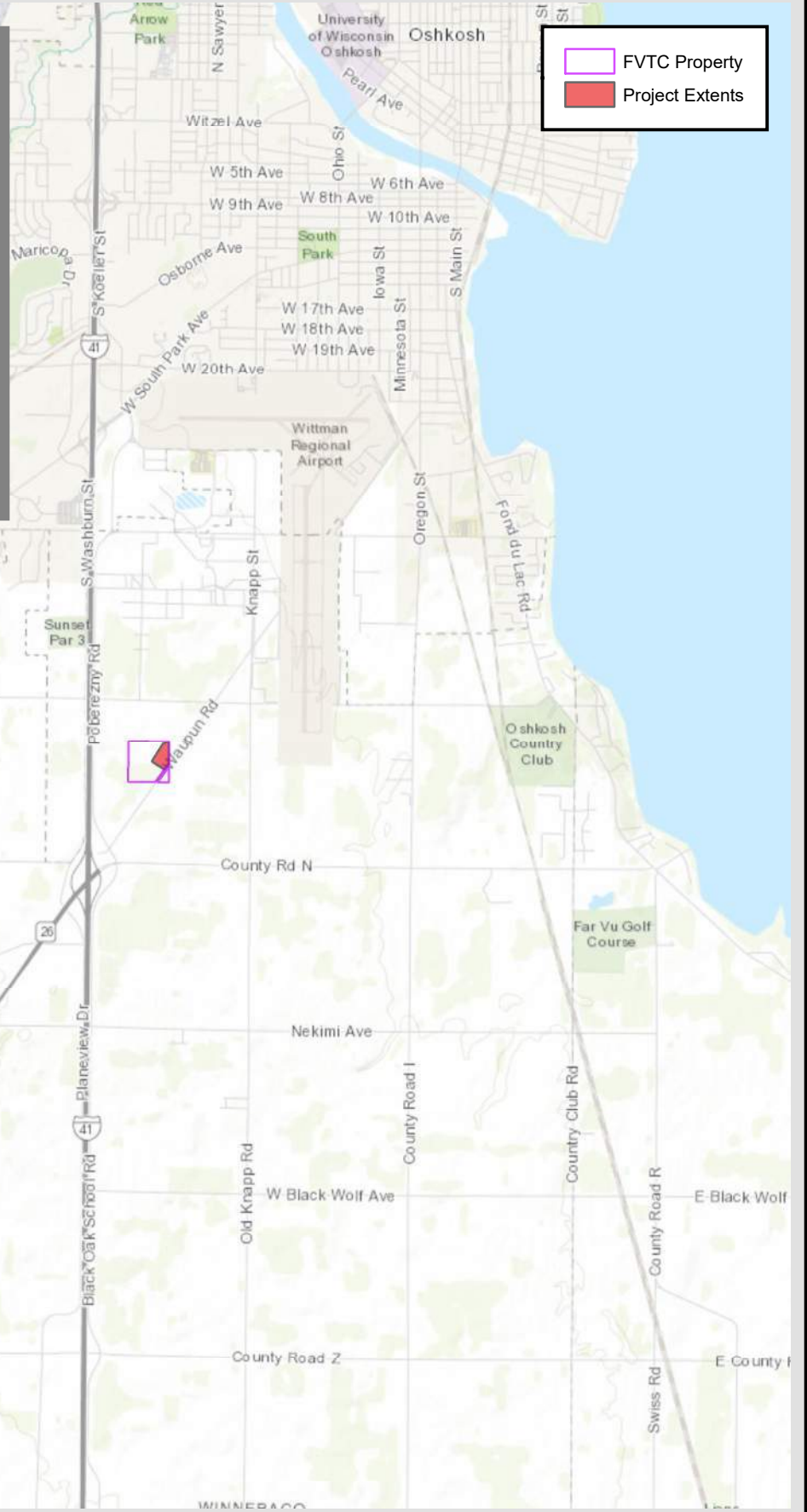
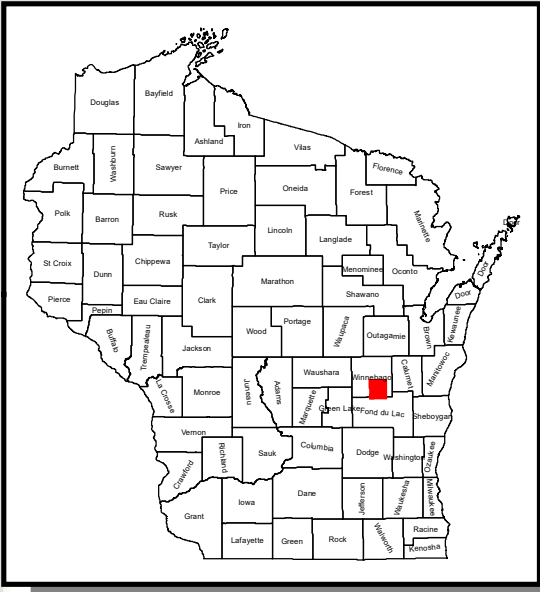
Sincerely,



WESTWOOD INFRASTRUCTURE, INC.

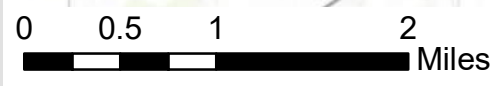
A handwritten signature in blue ink that reads "Brian D. Wayner". The signature is written in a cursive style with a blue highlight effect.

Brian D. Wayner, P.E.
Environmental Service Leader

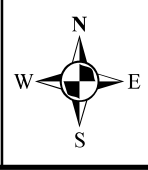
Attachments



| | |
|---|-----------------|
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com



**PROPOSED CMT OUTDOOR LAB
 SITE LOCATION MAP**





FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

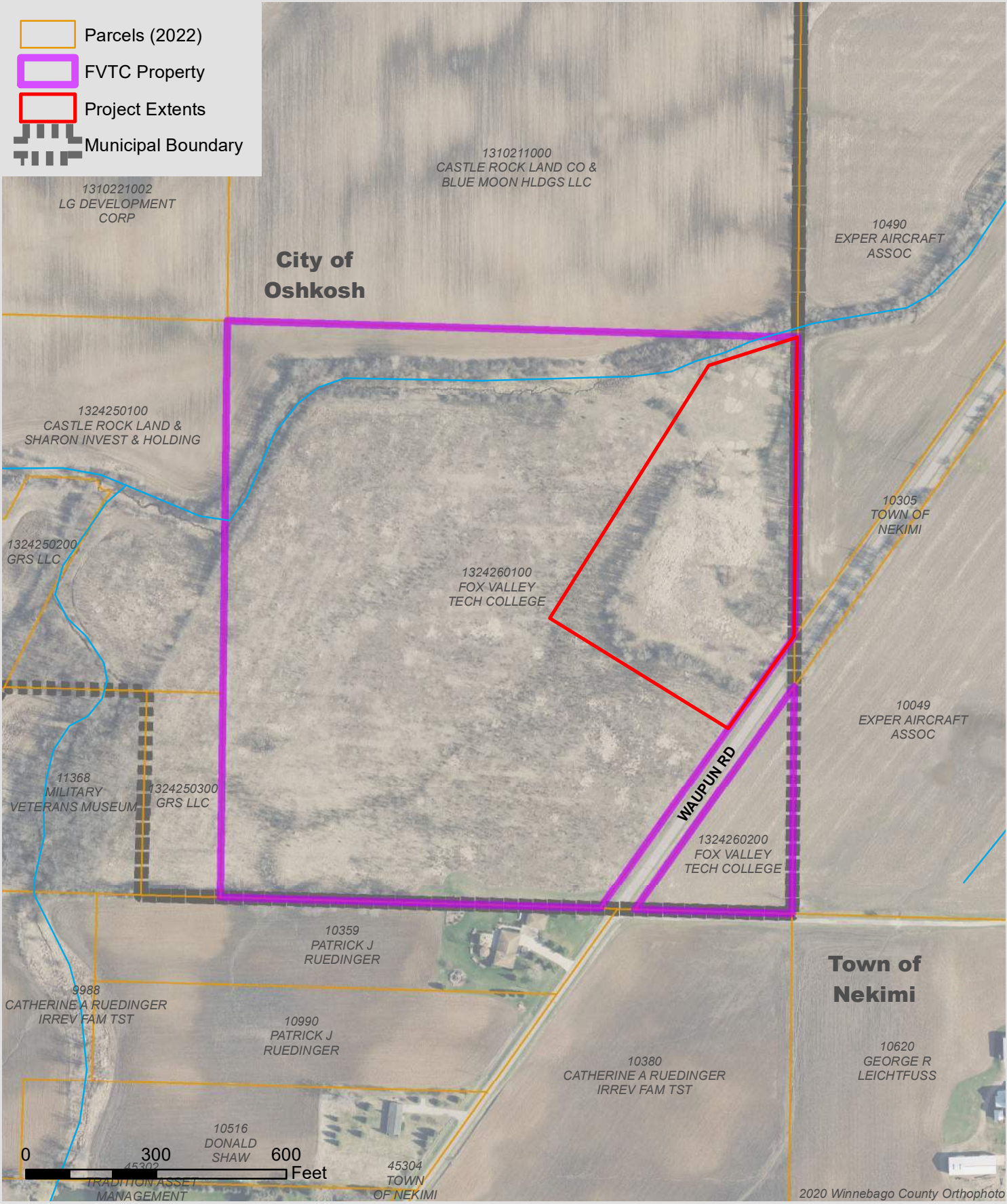
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 5/30/2017

SCALE:
 1" = 5,280'

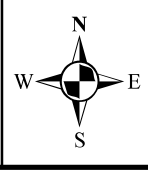
PROJECT NO.
R3001698.00

FIGURE NO.
1

-  Parcels (2022)
-  FVTC Property
-  Project Extents
-  Municipal Boundary



Westwood
 1 Systems Drive (920) 735-6900
 Appleton, WI 54914 www.westwoodps.com






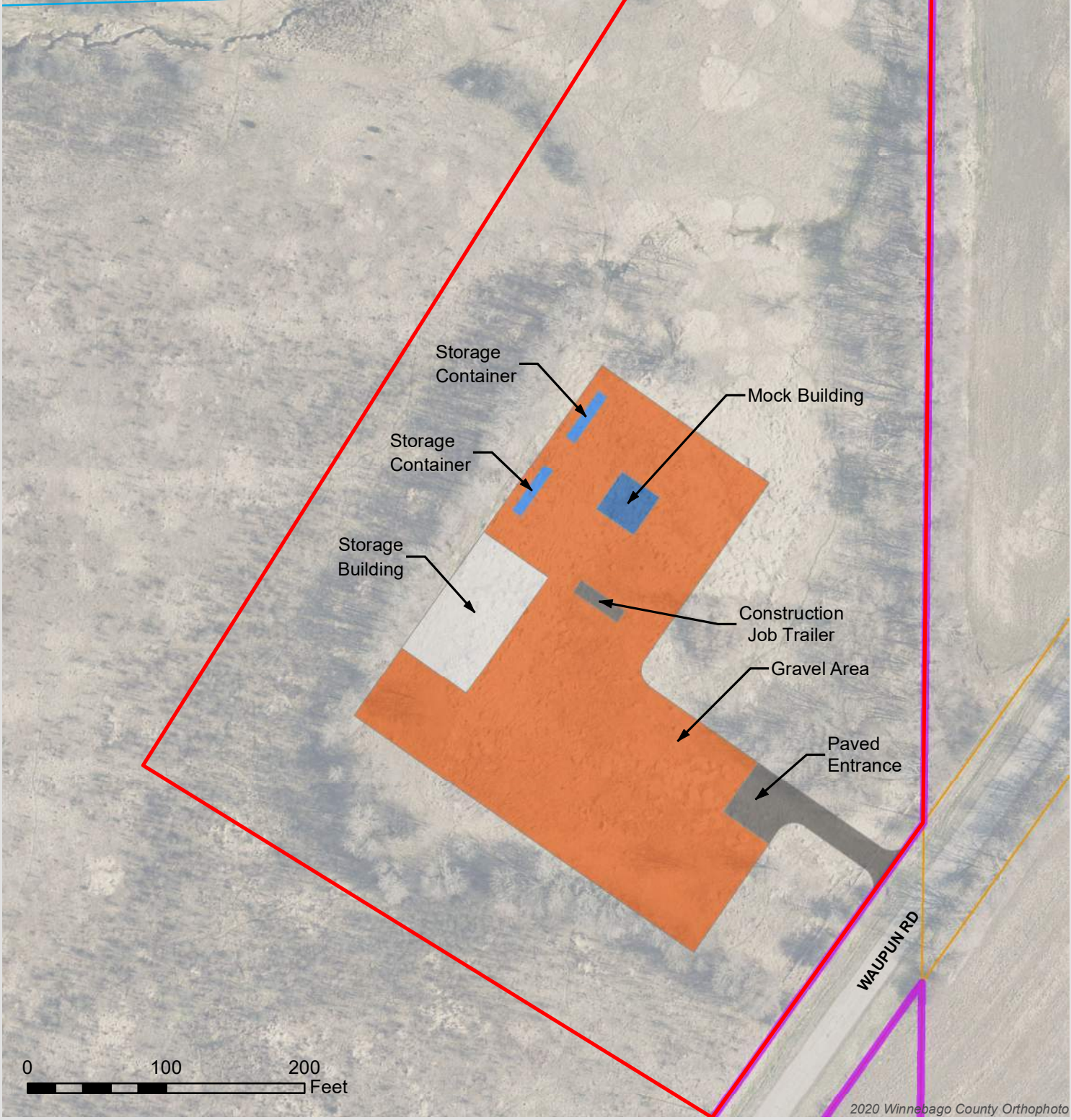
**PROPOSED CMT OUTDOOR LAB
 PROPOSED AREA MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

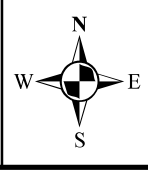
Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/20/2022

SCALE:
 1" = 300'
 PROJECT NO.
R3001698.00
 FIGURE NO.
2

| | |
|--|-----------------|
|  | Parcels (2022) |
|  | FVTC Property |
|  | Project Extents |



Westwood
 1 Systems Drive
 Appleton, WI 54914
 (920) 735-6900
www.westwoodps.com



**CMT OUTDOOR CONSTRUCTION LAB EIS
 PROPOSED SITE DETAIL MAP**

FVTC OSHKOSH CAMPUS
 CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Project Manager:
 Project Engineer:
 Drawn By: JCW
 Checked By:
 Date: 9/27/2022

SCALE:
 1" = 100'
 PROJECT NO.
R3001698.00
 FIGURE NO.
3

Brian Wayner

From: Schell, Jim <JSchell@winnebagoountywi.gov>
Sent: Thursday, October 13, 2022 3:47 PM
To: Brian Wayner
Cc: Aaron Stewart; Jason Marks
Subject: RE: Proposed FVTC CMT Outdoor Construction Lab

Thanks for the heads up Brian.

Aside from the normal zoning considerations, we have no concern. Excited to see the project move forward. Thank you,

Jim

Jim Schell, C.M.

Director, Wittman Regional Airport

920-236-4932 (Office)

920-420-4983 (Cell)

Follow us on [Facebook](#) and [Instagram](#)!!



From: Brian Wayner <Brian.Wayner@westwoodps.com>
Sent: Tuesday, October 11, 2022 12:48 PM
To: Schell, Jim <JSchell@winnebagoountywi.gov>
Cc: Aaron Stewart <Aaron.Stewart@westwoodps.com>; Jason Marks <Jason.Marks@westwoodps.com>
Subject: Proposed FVTC CMT Outdoor Construction Lab

Jim,

Fox Valley Technical College (FVTC) is proposing to construct a construction management technology outdoor construction laboratory (CMT Outdoor Construction Lab) on approximately 7-acres of their 36.85-acre property in Oshkosh (southwest of the airport). The attachment provides general information on the proposed project. I'm helping FVTC with an Environmental Impact Statement for a proposed construction lab. I'll be working with Aaron and Jason to understand if there are any restrictions due to the proximity of the propose project to the airport. We are requesting Wittman Regional Airport identify any concerns they may have regarding the proposed project or related information of the area. If you would like to receive additional information regarding this proposed project, please contact me at 920/830-6141 or at brian.wayner@westwoodps.com. Thank you for your assistance.

Brian Wayner, P.E.

Environmental Service Leader

brian.wayner@westwoodps.com

Licensed in WI

direct (920) 830-6141
main (920)-735-6900
cell (920) 851-0366

Westwood
1 Systems Drive
Appleton, WI 54914

Site Photographs

Photo Log

| | |
|--|--|
| Site Location: Fox Valley Technical College – S.J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI | |
| Photo # 1 |  |
| Date: Provided by FVTC | |
| Description: Existing lab area. | |


| | |
|--|--|
| Site Location: Fox Valley Technical College – S.J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI | |
| Photo # 2 |  |
| Date: Provided by FVTC | |
| Description: Existing lab area. | |

Photo Log

Site Location:

Fox Valley Technical College – S.J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI

Photo #

3

Date:

Provided by
FVTC

Description:

Existing lab
area. Six
students and
one
instructor.



Site Location:

Fox Valley Technical College – S.J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI

Photo #

4

Date:

Provided by
FVTC

Description:

Existing lab
area. Class of
16 students.
CMT program
alone is
projected to
have 16-32
students per
semester.



Photo Log

| | |
|--|---|
| Site Location: Fox Valley Technical College – S.J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI | |
| Photo # 5 |  |
| Date: Provided by FVTC | |
| Description: Existing tool crib. | |


| | |
|--|--|
| Site Location: Fox Valley Technical College – S.J. Spanbauer Aviation & Industrial Center, 3601 Oregon Street, Oshkosh, WI | |
| Photo # 6 |  |
| Date: Provided by FVTC | |
| Description: Existing tool crib. | |

Photo Log

Site Location:

Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI

Photo #

7

Date:

Provided by
FVTC

Description:

Existing
material
handling
challenges.



Site Location:

Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI

Photo #

8

Date:

Provided by
FVTC

Description:

Existing
material
storage.



Photo Log

| | |
|--|---|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 9 |  |
| Date: 9/19/2022 | |
| Description: Location of existing Driveway. Facing Northeast on Waupun Road. | |

| | |
|--|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 10 |  |
| Date: 9/19/2022 | |
| Description: Location of existing Driveway. Facing Southwest on Waupun Road. | |

Photo Log



| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 11 |  |
| Date: 9/19/2022 | |
| Description: Gate to Property, facing west. | |
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 12 |  |
| Date: 9/19/2022 | |
| Description: Inside gate facing northeast. | |

Photo Log

| | |
|---|---|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 13 |  |
| Date: 9/19/2022 | |
| Description: Inside gate facing southwest. | |


| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 14 |  |
| Date: 9/19/2022 | |
| Description: Inside gate facing west. | |

Photo Log

| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 15 |  |
| Date: 9/19/2022 | |
| Description: Facing east towards gate. | |


| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 16 |  |
| Date: 9/19/2022 | |
| Description: Facing Southeast. | |

Photo Log




| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 17 |  |
| Date: 9/19/2022 | |
| Description: Facing south. | |
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 18 |  |
| Date: 9/19/2022 | |
| Description: Facing southwest. | |

Photo Log

| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 19 |  |
| Date: 9/19/2022 | |
| Description: Facing west. | |


| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
| Photo # 20 |  |
| Date: 9/19/2022 | |
| Description: Facing northwest. | |

| | |
|---|--|
| Site Location: Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI | |
|---|--|

Photo Log

| | |
|--|--|
| Photo # 21 |  |
| Date: 9/19/2022 | |
| Description: Facing north. | |

Site Location:
Fox Valley Technical College – 4233 Waupun Rd, Oshkosh, WI

| | |
|--|--|
| Photo # 22 |  |
| Date: 9/19/2022 | |
| Description: Facing northeast. | |