

Draft Environmental Impact Statement

For Moraine Park Technical College

Horicon Fire Training Facility



Prepared for:

Wisconsin Technical College Board
Moraine Park Technical College
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List of Acronyms and Abbreviations

APE	Area of Potential Effects
BRRTS	Bureau for Remediation and Redevelopment Tracking System
CatEx	Categorical Exclusion
DEIS	Draft Environmental Impact Statement
EA	Environmental Assessment
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
IPaC tool	Information for Planning and Consultation tool
LUST	Leaking Underground Storage Tank
MPTC	Moraine Park Technical College
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

Moraine Park Technical College (MPTC), headquartered in Fond du Lac, Wisconsin is proposing to build a fire training facility in the Horicon, WI. The proposed fire training facility would be constructed on approximately 28 acres that would be purchased from the City of Horicon. The proposed location is approximately the northeast quarter of the parcel located at W5346 WIS 33 in Horicon, Wisconsin and will be connected to WIS 33 via a new access road. The new access road is not part of the subject project and is scheduled to be constructed (along with sewer and water utilities) by the City of Horicon.

The Wisconsin Technical College System (WTCS) Board, based in Madison, Wisconsin, is responsible for issuing final approval to MPTC for this proposed action. This action requires a Type I Action Environmental Impact Statement (EIS) that follows the Wisconsin Administrative Code Chapter TCS 12, Wisconsin Environmental Policy Act procedures.

The purpose of the project is to purchase land and construct a new fire training facility in the Moraine Park District in order to help meet the current demand for firefighters and paramedics at the 50-plus fire departments location in the region.

Moraine Park's existing fire training facility, a burn trailer located at the Beaver Dam Campus, has been essential in training many emergency personnel over the last 25 years. As an aging facility, the training site requires updates. The current location, however, is landlocked thereby preventing expansion. The current system only has room for two training scenarios and one burn room. There is limited storage for equipment and training needs, and controlled burns pose wind and weather challenges due to the close proximity to US Highway 151.

The new facility is planned to provide training opportunities for protective service occupations such as fire and EMS/paramedics. Moraine Park leaders are working with their educational partners and industry professionals to create a state-of-the-art training facility for future protective service professionals. The proposed facility will include a three-tier fire training building with two burn rooms as well as an external wall suitable for rope repelling, and internal elevator shaft, confined space, passage for rescue procedures, a pond for water rescue simulations, and a rail car for train rescue simulations.

The parcel of land that the proposed fire training facility would be located on is a part of Tax Incremental District (TID) #5 in the City of Horicon. TID #5 was created in 2015 on the west side of the City's corporate limits. On August 21, 2015, the Horicon Community Development Corporation (HCDC) purchased approximately 117.3 acres of agricultural land near the City limits, formerly part of the Town of Oak Grove, and simultaneous with the adoption of the project plan, the City of Horicon annexed the property for the express purpose of promoting mixed use development, especially industrial uses, on what is tentatively being called the Horicon Business Park – Phase II. Since 2015, the City has worked to develop conceptual development plans for the area, identify environmental corridors on-site, and is still working on extending utility infrastructure to the site.

The alternatives evaluated were the proposed fire training facility and the “No Action” alternative. No conflicts concerning alternative uses of available resources have been identified with the proposed fire training facility, therefore, the range of alternatives was 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 that the fire training facility would offer.

Construction of the proposed fire training facility 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 MPTC fire training facility staff and students utilizing the facility and material deliveries; increased noise levels during outdoor training sessions/classes; air quality impacts from dust, equipment, and controlled burns; and the potential for soil erosion and stormwater quality impacts.

Development of the proposed fire training facility could result in positive social and economic impacts to the surrounding area. The proposed fire training facility would enhance MPTC’s ability to provide education and job training opportunities to the District 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 both construction and operation of the fire training facility.

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

Potential Impact	Source/Discussion	Mitigation Measures
Noise	Noise sources would primarily be from equipment used during construction. Intermittent noise levels may persist after construction due to outdoor class/training activities	The noise emissions both during construction and during operation of the facility would be minimized by conducting construction 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 impacted during or after construction.	During construction contractors will follow approved erosion and sediment control technical standards required by 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.	<p>During construction contractors will follow approved erosion and sediment control technical standards required by WDNR in accordance with Chapters NR 151 and NR 216 of the Wisconsin Administrative Code.</p> <p>A stormwater pond is anticipated to be constructed on the project site to manage the anticipated increase in stormwater runoff.</p>
Wetlands	There are wetlands adjacent to the project boundary, however, the proposed project is not anticipated to impact these wetlands at this time.	In the event wetlands cannot be avoided, impacts will be minimized, mitigated, and permitted in accordance with WDNR requirements.
Air Quality	Air quality impacts could result from dust and equipment exhaust during construction. Air quality impacts could also result from usage of the site for controlled burns after completion of the project.	Air quality during construction would be reduced or eliminated through Best Management Practices. Air quality during operation of the facility will conform to the same requirements as the existing fire training facility, located at the Beaver Dam, Wisconsin MPTC Campus.
Aesthetics	Aesthetics of the project area would change with the construction of the proposed building and outdoor areas.	The new building and outdoor areas will compliment the planned commercial/industrial for which the TID #5 has been designated. The remainder of the parcel will remain in an undeveloped state.
Biological	The proposed project area currently consists of fallow agricultural fields. The project area offers limited wildlife habitat due to the existing agricultural practices. There are no known endangered or special concern species within a 2-mile buffer of the proposed project area.	No mitigation.

Social and Cultural	The proposed fire training facility would allow MPTC to offer increased education and training opportunities for protective service occupations to meet demand from the 50-plus fire departments in the region.	No mitigation.
Economics	Increasing the number of trained protective service workers in the community is anticipated to benefit the local community.	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/training facility that is large enough to meet the demand for firefighters and paramedics at the 50-plus fire departments in the region; to provide an advanced training space for the new Fire Protection Technician associate degree, starting in fall 2023; offer a centrally located facility with updated classrooms and live fire simulations to train both existing fire personnel from across the district and those seeking to pursue a degree from Moraine Park Technical College (MPTC); and to allow the Beaver Dam MPTC campus to expand other classrooms and labs into the space occupied by the current fire training facility.

MPTC's fire training facility, currently a burn trailer located at the Beaver Dam Campus, has been essential in training many emergency personnel over the last 25 years. As an aging facility, the training site requires updates. However, the location is landlocked which prevents expansion. The current system only has room for two training scenarios and one burn room. There is limited storage for equipment and training needs, and controlled burns pose wind and weather challenges because of the close proximity to Highway 151.

The proposed project site would be located in Horicon, Dodge County, Wisconsin on a parcel that the City of Horicon currently owns as a part of TID #5. (Reference Figure 1 – Site Location Map, Appendix 1) Approximately 28 acres of the existing 117-acre parcel would be purchased and used for the proposed fire training facility. (Reference Figure 2 – Proposed Area Map, Appendix 1)

The new facility includes a three-tier fire training building with two burn rooms. Additionally, the facility is proposed to have an external wall suitable for rope repelling, an internal elevator shaft, confined space, passage for rescue procedures, a pond for water rescue simulations and a rail car for train rescue simulations.

The MPTC fire training facility would offer more variety and more advanced training opportunities to a larger amount of students than the current burn trailer at the Beaver Dam Campus, meeting the demand for protective services in the district.

1.2 Scoping Process Summary

The Wisconsin Technical College System (WTCS) Wisconsin Environmental Policy Act (WEPA) compliance process for this project was initiated in December 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 is open to all residents and population groups in the study area, and will not exclude any persons because of income, race, color, religion, national origin, sex, age, or handicap.

1.2.1 Public Information

MPTC staff met with City of Horicon staff in November 2022 to discuss and receive their input on the proposed Horicon Fire Training Facility. A public meeting to present the Draft EIS (DEIS) findings will be held on February 7, 2023, at the MPTC Beaver Dam Campus, 700 Gould Street, Beaver Dam, WI 53916; Room 201 at 6:00pm.

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.

- Wisconsin Department of Natural Resources
- City of Horicon
- Dodge County Historical Society

1.3 Public Hearing Process Summary and Comments Received

Copies of the DEIS will be made available for a 45-day public review period at the Wisconsin Technical College System Board, 4622 University Avenue, Madison, Wisconsin; and the Moraine Park Technical College – 235 North National Avenue, Fond du Lac, WI 54936. An electronic copy of the DEIS will be available on the Moraine Park Technical College website:

<https://www.morainepark.edu/future/projects/fire-training-facility/>.

The deadline for verbal or written comments to the DEIS is February 24, 2023. A public meeting to present the DEIS findings and take verbal and written comments will be held on February 7, 2023, at MPTC Beaver Dam Campus, 700 Gould Street, Beaver Dam, WI 53916; Room 201 at 6:00pm. (Reference Notice of Public Hearing on Draft Environmental Impact Statement (DEIS) Proposed Fire Training Facility Moraine Park Technical College, Appendix 2.) This meeting will be conducted by a representative of the Moraine Park Technical College and will be open to the general public. Participants in the meeting will include a representative from the Wisconsin Technical College System Board, representatives of the Moraine Park Technical College, and a representative of Gremmer & Associates, Inc.

1.4 Distribution of Draft and Final EIS Documents

Copies of the DEIS will be provided to:

- City of Horicon
- Dodge County
- Dodge County Historical Society
- Wisconsin Department of Natural Resources
- Wisconsin Historical Society

The DEIS will be available to the public through the Wisconsin Technical College System Board, 4622 University Avenue, Madison, Wisconsin; Moraine Park Technical College – 235 N. National Avenue, Fond du Lac, WI 54936; and on the Moraine Park Technical College website:

<https://www.morainepark.edu/future/projects/fire-training-facility/>. Copies of the final EIS (FEIS) will be made available in a similar manner.

1.5 Detailed Project Information

1.5.1 Location

The proposed project site for the Horicon Fire Training Facility would be located on approximately 8-acres of the proposed 28-acre parcel that MPTC proposes to purchase.

The proposed site is located in the NE ¼ of the current parcel at W5346 WIS 33, Horicon, Wisconsin. The existing master parcel (Parcel No. 236-1115-0244-002) is located in the SE ¼ of the SE ¼ of Section 2, T11N, R15E, Dodge County. The proposed Horicon Fire Training Facility would be located approximately 0.7 miles from the Horicon west city limits, approximately 8.1 miles from the MPTC Beaver Dam Campus, and approximately 37.7 miles from the MPTC main campus in Fond du Lac. The proposed Horicon Fire Training Facility coordinates are latitude N43° 26' 28.96" and longitude W88° 40' 3.20". (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, south, west and east are predominately farmland. (Reference Figure 2 – Proposed Area Map, Appendix 1.)

The proposed parcel that would be used for the proposed Horicon Fire Training Facility is currently vacant land/agricultural fields with no buildings. The remainder of the property would remain in its current state. (Reference Site Photographs, Appendix 4.)

1.5.2 Project Description

Approximately 8 acres of MPTC property would be used for the construction and operation of proposed Horicon Fire Training Facility. (Reference Figure 2 – Proposed Area Map, Appendix 1.)

The proposed Fire Training Facility's conceptual design would include a 16,800 square foot building for lab and instructional space; 37,000 square foot fire tower area; and 115,000 square feet for access paths and parking stalls. The building would be used for indoor training, equipment storage, material storage, and potential meeting space and restrooms. Access to the site would be from the planned access road (to be constructed/owned by the City of Horicon) and WIS 33, consisting of an asphalt drive. A stormwater pond, constructed on the north side of the project site to manage the anticipated increase in stormwater runoff, is currently being considered for stormwater management/treatment. Sanitary and water services would be supplied via connection to the Horicon municipal systems. (Reference Figure 3 – Proposed Site Detail Map, Appendix 1.)

The Horicon Fire Training Facility would be designed to support the following courses:

- Fire Protection Technician
- Emergency Medical Technician

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 pond would be constructed to treat 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

On July 30, August 9, August 13 and September 20, 2019 a wetland delineation was performed by MSA Professional Services, Inc. (MSA) on Parcel No. 236-1115-0244-002 in the City of Horicon, WI. The delineation found two wetlands located within the proposed land purchase parcel boundary. Efforts will be made to avoid both of the wetlands is located within the area of disturbance for the proposed construction of the fire training facility, however, a small amount of impacts may need to be mitigated. The official delineated wetlands are shown on Figure 4 – Wetland Boundary Map in Appendix 1. Any other figures which may denote any wetlands are approximate locations only and are superseded by Figure 4.

Wetland 1 is associated with a local depression in a forested area in the northeast corner of the site. The depression holds runoff prior to being conveyed north through the railroad tracks via culverts. The wetland extends southward and radially from the main depression along four narrow drainageways, two of which are located in the proposed project parcel. The wetland receives runoff from adjacent agricultural areas to the north. The majority of the wetland is emergent/meadow, with small forest wetland areas along the drainageways. Soils in the wetland are LeRoy silt loam and Pella silty clay loam. The wetland and surrounding upland areas are distinguished by changes in hydrology, vegetation and soils. (Reference Figure 4 – Wetland Boundary Map, Appendix 1.)

Wetland 2 is a small isolated emergent/wet meadow west of Wetland 1 in an agricultural field. A separate small isolated emergent/wet meadow wetland was also delineated just west of Wetland 2. Soils in the wetland are Elburn silt loam. The wetland and surrounding upland areas are distinguished by changes in hydrology, vegetation and soils.

Wetland 3 is a large contiguous wetland complex extending into the southwest corner of the proposed parcel area. The emergent/wet meadow wetland was ditched sometime prior to 1979. The wetland is connected to two lobes to the east and southeast via narrow wetland bands along shallow drainageways. The easterly lobe is comprised mainly of a large depression that collect runoff from the surrounding agricultural areas. The depression ultimately overflows to Wetland 3. A culvert in WIS 33 conveys runoff from areas south of the highway into the project area where it drains northwest to Wetland 3. A separate small isolated emergent/wet meadow wetland was also delineated just north of Wetland 3. Soils in the wetland are Elburn silt loam and Pella silty clay loam. The wetland and surrounding upland areas are distinguished by changes in hydrology, vegetation and soils. (Reference Figure 4 – Wetland Boundary Map, Appendix 1.)

The depth to groundwater at the site is expected to be approximately 20 feet below the ground surface. Facility construction is not expected to intercept the groundwater table, and the proposed facility 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

There are no existing structures located on the proposed parcel for the project. Proposed project site photographs, illustrating current land use, are included in Appendix 4. The proposed development plans would construct the fire training facility on approximately 8-acres of the 28-acre parcel.

The proposed fire training facility consists of a 16,800 square foot building for lab and instructional space; 37,000 square foot fire tower area; and 115,000 square feet for access paths and parking stalls. A paved drive would be accessed from the new access road which will be constructed by the City of Horicon. (Reference Figure 3 –Proposed Site Detail Map, Appendix 1.)

The 16,800 square foot building would be used for indoor training, equipment storage, material storage, and potential meeting space and restrooms.

1.5.3.4 Utilities

Utilities would be brought to the proposed project site through new service and trunk lines from WIS 33. Electric would be brought to the site through new service connections. Telecommunications would be from new infrastructure or satellite. Water would be supplied via extension of and connection to the Horicon municipal water distribution system. Sanitary services would be supplied via extension of, and connection to, the City of Horicon municipal wastewater system. Natural gas would be supplied via connection to the existing distribution system along WIS 33.

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 MPTC and the City of Horicon 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 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 operation 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 fire training facility. Vehicle access would be from the new access road built by the City of Horicon and WIS 33.

Once operational, the proposed fire training facility would result in a rise in traffic with MPTC students and staff driving to and parking at the site. The fire training facility would be accessible from the unnamed access road and WIS 33. In addition to student and staff traffic, there could 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 Horicon Fire Training Facility. The proposed 16,800 square foot building; 37,000 square foot fire tower area; and 115,000 square feet for access paths and parking stalls as well as a pond 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 Horicon - Site Plan Approval

1.5.5 Estimated Cost and Funding Source

The estimated project cost would be approximately \$9.3 million. 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 – Planning process
- August 2022 – Scoping process
- January 10, 2023 – Complete and distribute the Draft EIS
- January 10 to February 24, 2023 – Draft EIS public comment period (45 days minimum)
- January 10, 2023 – Notice Draft EIS is available and public hearing date announcement (25 days minimum)
- February 7, 2023 – Draft EIS public hearing
- March 14, 2023 – WTCS Board takes action on the Draft EIS
- March 24, 2023 – Complete and distribute the Final EIS
- March 24 to April 24, 2023 – Final EIS comment period (30 days minimum)
- March 27, 2023 – Notice Final EIS is available and public hearing date announcement (25 days minimum)
- April 19, 2023 – Final EIS public hearing
- May 16, 2023 – WTCS Board adopts Final EIS findings and issues Record of Decision
- June 2023 – Construction is projected to begin

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.

2.1.1 Utilities

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

Table 2 - Utility Providers

Utility	Provider
Electric	Alliant Energy
Natural Gas	Alliant Energy
Water	City of Horicon
Sanitary Sewer	City of Horicon
Telecommunications	AT&T (telephone) Charter Communications (cable/internet)

2.1.2 Stormwater

Stormwater on the proposed project site currently consists of topography sheet flow, which according to current observed topography, eventually flows into the one of the mapped wetlands either on or adjacent to the project parcel.

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 age.

2.1.4 Topography

The topography of the proposed project site is generally flat. (Reference Figure 6 – Topographic Map, Appendix 1.) According to Dodge County, the lowest elevation is 899 feet above mean sea level (MSL) and the highest elevation is 907 feet above MSL.

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 St. Charles silt loam, LeRoy silt loam, Pella silty clay loam and Elburn silt loam. (Reference Figure 7 – Soils Map, Appendix 1). The farmland classification for these soils is as follows: St. Charles silt loam and LeRoy silt loam are classified as “All areas are prime farmland”, while Pella silty clay loam and Elburn silt loam are classified as “Prime farmland if drained.”

2.1.6 Surface Water

There are no known streams in the proposed project parcel.

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 parcel. MSA completed a wetland delineation in November 2019. Two wetland areas were identified within the proposed parcel. Efforts will be made to avoid both of the wetlands is located within the area of disturbance for the proposed construction of the fire training facility, however, a small amount of impacts may need to be mitigated by the project.

The delineation found three wetlands located within the proposed project parcel boundary. Wetland 1 is associated with a local depression in a forested area in the northeast corner of the site. The depression holds runoff prior to being conveyed north through the railroad tracks via culverts. The wetland extends southward and radially from the main depression along four narrow drainageways. The wetland receives runoff from adjacent agricultural areas to the north. The majority of the wetland is emergent/meadow, with small forest wetland areas along the drainageways at Sample Plots 200H and 1B. Soils in the wetland are LeRoy silt loam and Pella silty clay loam. The wetland and surrounding upland areas are distinguished by changes in hydrology, vegetation and soils.

Wetland 2 is a small isolated emergent/wet meadow west of Wetland 1 in an agricultural field. A separate small isolated emergent/wet meadow wetland was also delineated just west of Wetland 2. Soils in the wetland are Elburn silt loam. The wetland and surrounding upland areas are distinguished by changes in hydrology, vegetation and soils.

Wetland 3 is a large contiguous wetland complex extending into the southwest corner of the proposed parcel. The emergent/wet meadow wetland was ditched sometime prior to 1979. The wetland is connected to two lobes to the east and southeast via narrow wetland bands along shallow drainageways. The easterly lobe is comprised mainly of a large depression that collect runoff from the surrounding agricultural areas. The depression ultimately overflows to Wetland 3. A culvert in WIS 33 conveys runoff from areas south of the highway into the project area where it drains northwest to Wetland 3. A separate small isolated emergent/wet meadow wetland was also delineated just north of Wetland 3. Soils in the wetland are Elburn silt loam and Pella silty clay loam. The wetland and surrounding upland areas are distinguished by changes in hydrology, vegetation and soils. (Reference Figure 4 – Wetland Boundary Map, Appendix 1.)

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.)

2.1.8 Groundwater

The depth to groundwater at the proposed project site is expected to be approximately 20 feet below the ground surface based on nearby well logs attained from WDNR Well Construction Information System.

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 southeastern 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 inches. The first frost usually occurs late September/early October and the last frost usually occurs late April/early June.

2.1.10 Air

Dodge County is not currently designated as in attainment for the U.S. Environmental Protection Agency's National Ambient Air Quality Standards (NAAQS). 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 Dodge County.

2.1.11 Miscellaneous

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 two BRRTS sites located near the proposed project site:

- John Deere Horicon Works Bldg 101; BRRTS # 02-14-576624; Closed leaking punch press (completed cleanup); 0.5 miles NE of the project site
- JLP Transport; BRRTS # 03-14-127891; Closed leaking underground storage tank (LUST) (completed cleanup); 0.75 miles SE of the project site

Based on the available records, the construction of the proposed project should not be affected by the BRRTS projects 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 agriculture. The proposed project area currently consists of agricultural fields and wooded areas around the 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 proposed parcel. 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

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 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 features.” The NHI database shows that no rare species have been found at the proposed project site.

2.3 Land Use

The proposed parcel for the project site once consisted of primarily agricultural fields without any structures. Historical aerial photos show that cultivated fields were established prior to 1940. The agricultural field appear to be actively cultivating crops to the present day. Aerial photographs reveal no active use other than agriculture on the proposed project site. The property currently includes some lightly wooded areas around the agricultural fields.

Land use data was obtained from Dodge County and the City of Horicon Comprehensive Plans. Figure 10 shows the existing land use for the proposed project site and surrounding areas. This data was based on 2020 information. (Reference Figure 10 – Existing Land Use Map, Appendix 1.) Figure 11 shows the future land use for the proposed project site and surrounding areas. This data depicts land use for the years 2020 through 2040. (Reference Figure 11 – Future Land Use Map, Appendix 1.)

2.4 Zoning

The Dodge County Zoning Viewer and City of Horicon Zoning Map Viewer were reviewed to analyze zoning for the proposed project site and surrounding areas. The proposed parcel is zoned as I-2 Heavy Industrial. (Reference Figure 12 – Zoning Map, Appendix 1) Surrounding parcels are zoned as followed:

- Parcels outside of the City of Horicon parcel to the north, south, west, and east zoned A-1 Prime Agricultural District
- Parcels to within the City of Horicon to the west, southwest, and south are zoned I-2 Heavy Industrial

The proposed building should not be in conflict with the height restrictions relating to the Dodge County Airport; however, if a crane is used, FAA 7460 notice of Proposed Construction or Alteration form may need to be submitted to the FAA.

2.5 Social and Cultural Environment

2.5.1 Socioeconomic Data

Based on the 2020 U.S. Census Bureau data, there were 3,789 people and 1,661 households residing in the City of Horicon. When compared to the 2010 census data, the city's population increased by 3.06%. Table 3 shows the population change from 2000 to 2020 for the city, county, and state.

Table 3 – Population Change, 2000 - 2020

	2000	2010	2020
City of Horicon	3,775	3,655	3,767
Dodge County	85,897	88,759	89,396
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 Horicon, Dodge County, and the State of Wisconsin as shown in Table 4.

Table 4 - 2020 Racial Composition

Racial Composition	City of Horicon	Dodge County	State of Wisconsin
White	95.92%	92.96%	86.6%
Black or African American	1.24%	2.72%	6.8%
Asian	0.00%	0.64%	3.2%
American Indian and Alaska Native	2.01%	0.32%	1.2%
Native Hawaiian and Pacific Islander	0.00%	0.08%	0.1%
Identified by two or more	0.00%	2.52%	2.2%

The City of Horicon and Dodge County populations of Hispanic or Latino Americans differ, at 2.9% and 5.8% respectively. These also differ 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 Horicon	Dodge County	State of Wisconsin
Hispanic or Latino	2.9%	5.8%	7.5%
Non-Hispanic or Latino	97.1%	88.6%	80.2%

2.5.2 Historical, Architectural, Archeological, and Cultural Resources

In accordance with Wisconsin State Statutes TCS12 (Wisconsin Technical College System), the project was reviewed for compliance with Wisconsin Statutes § 44.40 and §157.70. As part of this review the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP) were consulted. One previously surveyed historic property was present on the proposed project parcel, AHI #93626 E.C. Wrucke. Current aerial and street-view imagery confirms that this structure has been demolished.

The Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP) were consulted, as well as relevant previous reporting and archival materials, to assess the presence of previously reported archaeological and burial sites within the proposed project areas.

There are no previously recorded archaeological sites coincident with the project area. One burial site, BDO-0060 Wrucke Cemetery, is located on an adjacent parcel, but not coincident with the proposed project area. This site represents a Historic Euro-American cemetery established prior to 1873 (WHPD 2022). Should project activities change to include ground disturbance within or adjacent to BDO-0060, authorization to construct within an uncatalogued burial site would be required from the Wisconsin Historical Society related to Wisconsin Statute §157.70. (Reference Cultural Resources Review, Appendix 5.)

2.6 Economic Environment

The City of Horicon is the seventh largest incorporated community in all or partially in Dodge County, with a population of 3,767 in 2020. According to Dodge County's Comprehensive Plan, "Dodge County had a lower percentage of employment than Wisconsin in three of the five occupation categories. The County did have a significantly greater percentage of employment in production, transportation, and material moving occupations than the state." Table 6 shows major employers in Dodge County in 2016.

Table 6 – Major Employers, Dodge County, 2016

Employer	Nature of Business	Number of Employees
Private Sector		

Beaver Dam Community Hospital	General Medical & Surgical Hospitals	1000+
Mayville Engineering Co. Inc.	Fabricated Metal Product Mfg.	1000+
Metalcraft of Mayville Inc.	Fabricated Structural Metal Mfg.	1000+
Michels Corporation	Dimension Stone Mining & Quarrying	1000+
Quad/Graphics Inc.	Commercial Gravure Printing	1000+
UW Hospital Drive Clinic, Watertown	Freestanding Ambulatory Surgical & Emergency Centers	1000+
Watertown Regional Medical Center	Freestanding Ambulatory Surgical & Emergency Centers	1000+
Public Sector		
Dodge Correctional Institute, Waupun	State Prison-Maximum Security	1000+

Dodge County's labor force growth appears to have stagnated at 47,834 in 2010 to 47,807 in 2020. The median household income in Dodge County has been steadily increasing between 2000 and 2020. The percent change between 2000 and 2010 was 9.4% and the percent change between 2010 and 2020 was 28.5%. 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
Dodge County	\$46,589	\$50,996	\$65,540
State of Wisconsin	\$43,791	\$49,001	\$63,293
United States	\$41,994	51,914	\$64,994

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 active agricultural land. The existing grasses and trees within the proposed construction footprint have been removed during the creation of the agricultural land prior to 1940. The proposed 16,800 square foot Horicon Fire Training Facility would change the existing project site, though the changes would fit within the aesthetics of the

planned industrial usage for the surrounding land in TID #5. 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. Upon completion of a WDNR preliminary environmental review of the proposed project the WDNR findings will be incorporated into the final EIS (FEIS). At this time 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.) Proper installation and maintenance of erosion control practices should take place to ensure that there are no discharges off-site. In the event that there is a need for wetland impacts, those impacts will be minimized, mitigated, and permitted as required by WDNR.

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 MPTC to expand its protective services program and provide training opportunities for regional fire departments. The current location of the fire training facility, 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 noticeable. MPTC is not yet established within the

community, and the new location for the protective services education and training could increase the number of students attending MPTC for the pertinent programs. 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 MPTC students and staff utilizing the facility and material deliveries, increased noise levels during outside classes and training, air quality impacts from dust and equipment exhaust and controlled burns, 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 controlled burns and space for other outdoor training.

Long-term impacts associated with the controlled burning planned for the training facility include:

- Burning materials and schedule [air pollution]
 - Class A Materials - Pallets of non-treated wood, excelsior
 - Class B Gases - Propane (preferred) or Natural Gas
- Potential for surface or groundwater pollution depending upon accelerants, retardants, and mock material used at the site.
 - Potential of ash included in water drain off. Any larger pieces would be cleaned up during after-burn cleaning.
 - No accelerants or retardants will be used, so no impact proposed.
- Periodic inspections of the fire props will be conducted, once any piece reaches end of life or inoperable condition it will be taken out of service and/or replaced.

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 pond 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 fire training facility location would be within an area that is currently vacant land owned by the City of Horicon and planned for industrial use. With the exception of the increased traffic flow, most of the impacts could be mitigated. The fire training facility would improve and increase the educational and training opportunities in the district area, providing a benefit 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 agricultural fields that make up the proposed parcel appear on an 1873 plat map. Aerial photographs were obtained for the years 1940, 1999, 2006, 2012, 2017, and 2020. The 1940 photograph shows the proposed fire training facility with fields that appeared cultivated. Recent aerial photographs show that the farmland is still active on the parcel; however, rezoning in 2015 has designated the proposed parcel as Heavy Industrial zoning. There exists no irreversible commitment of agricultural lands that would occur as a result of this project.

5.4 Wetlands

A wetland delineation was performed November 2019. Three wetland areas were identified within the proposed parcel, but outside of the proposed construction area. At this time, no irreversible commitment or impact to wetlands or waterways are anticipated. In the event that there is a need for wetland impacts, those impacts will be minimized, mitigated, and permitted as required by WDNR.

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 MPTC Horicon Fire Training Facility located in Horicon 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 is 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 meet the demand for protective services education and training in the district.

CHAPTER 7- Preparers

This Draft EIS was prepared in 2023 by Gremmer & Associates, Inc., 93 South Pioneer Road, Suite 300, Fond du Lac, Wisconsin 54935.

Maps and Figures

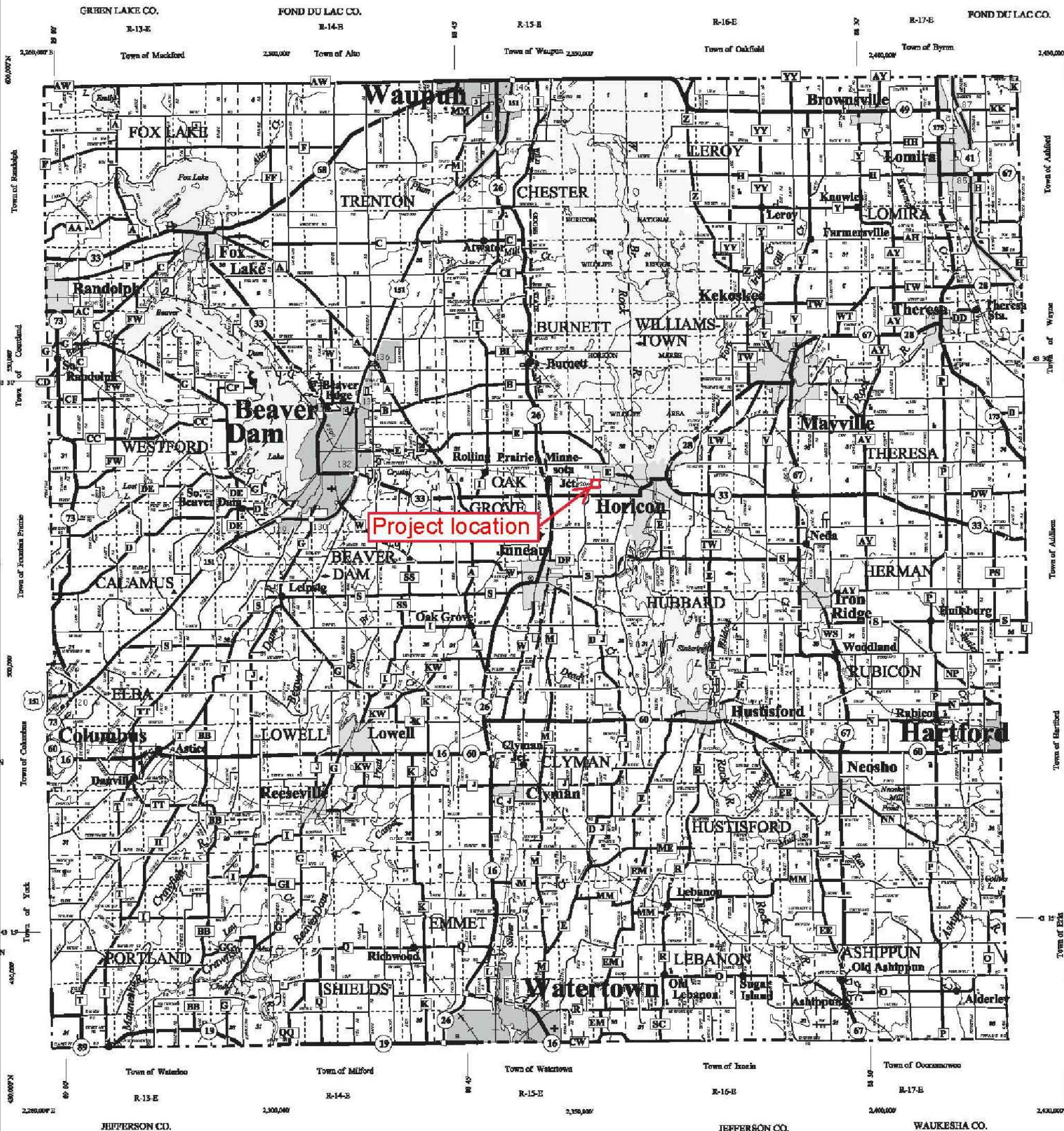


Figure 1: Site Location Map

Project Information
 MPTC Horicon Fire Training Facility
 Date Modified: JAN 03, 2023



93 S. Pioneer Road - Suite 300
 Fond du Lac, WI 54935
 phone: 920 - 924 - 5720
 fax: 920 - 924 - 5725



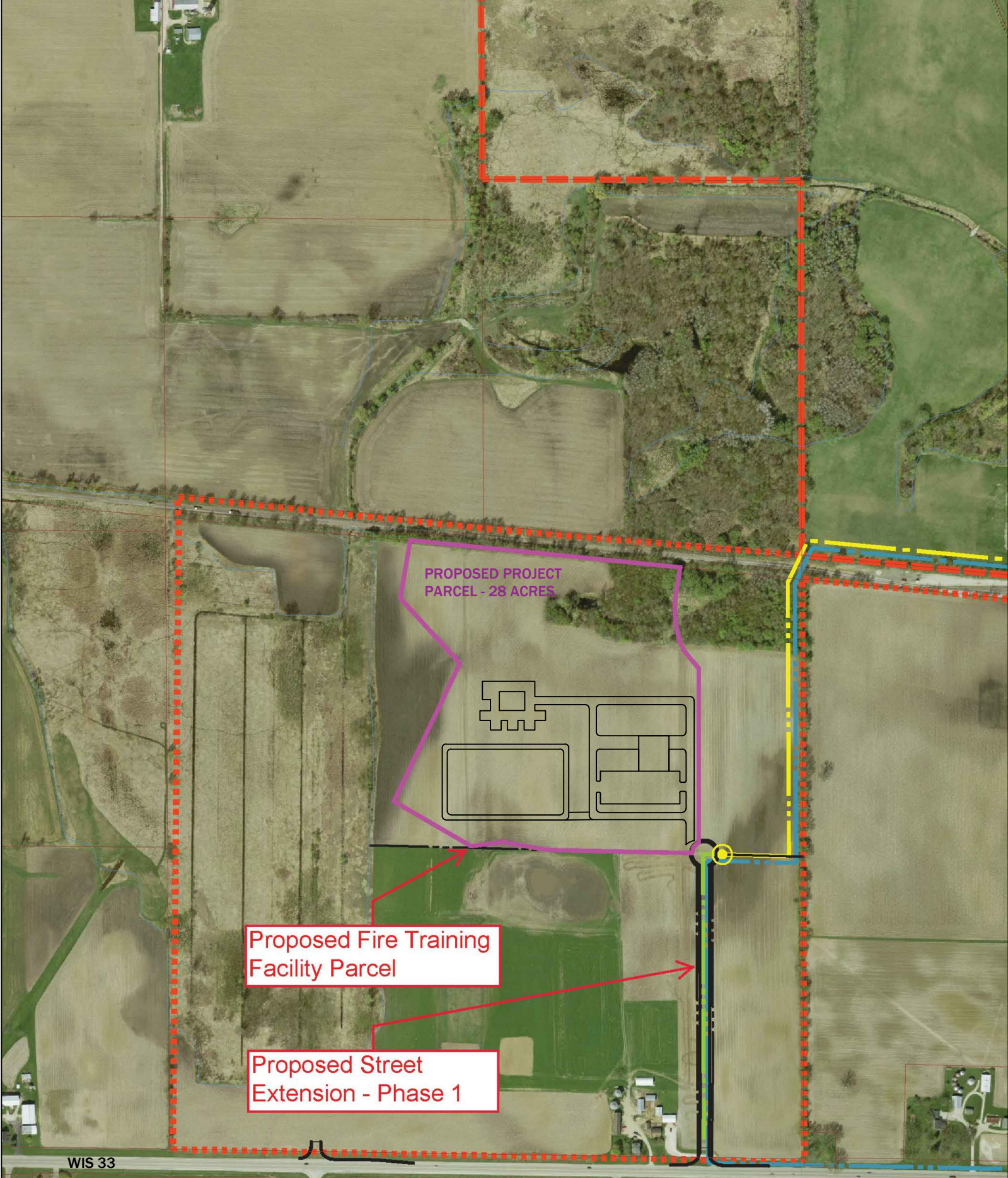


Figure 2: Proposed Area Map

Project Information
MPTC Horicon Fire Training Facility
Date Modified: JAN 03, 2023



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phone: 920 - 924 - 5720
fax: 920 - 924 - 5725

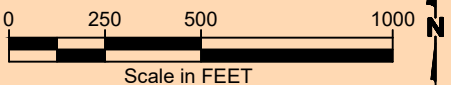


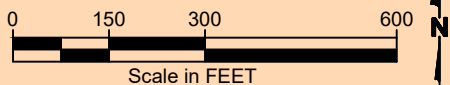


Figure 3: Proposed Site Detail Map

Project Information
MPTC Horicon Fire Training Facility
Date Modified: JAN 03, 2023



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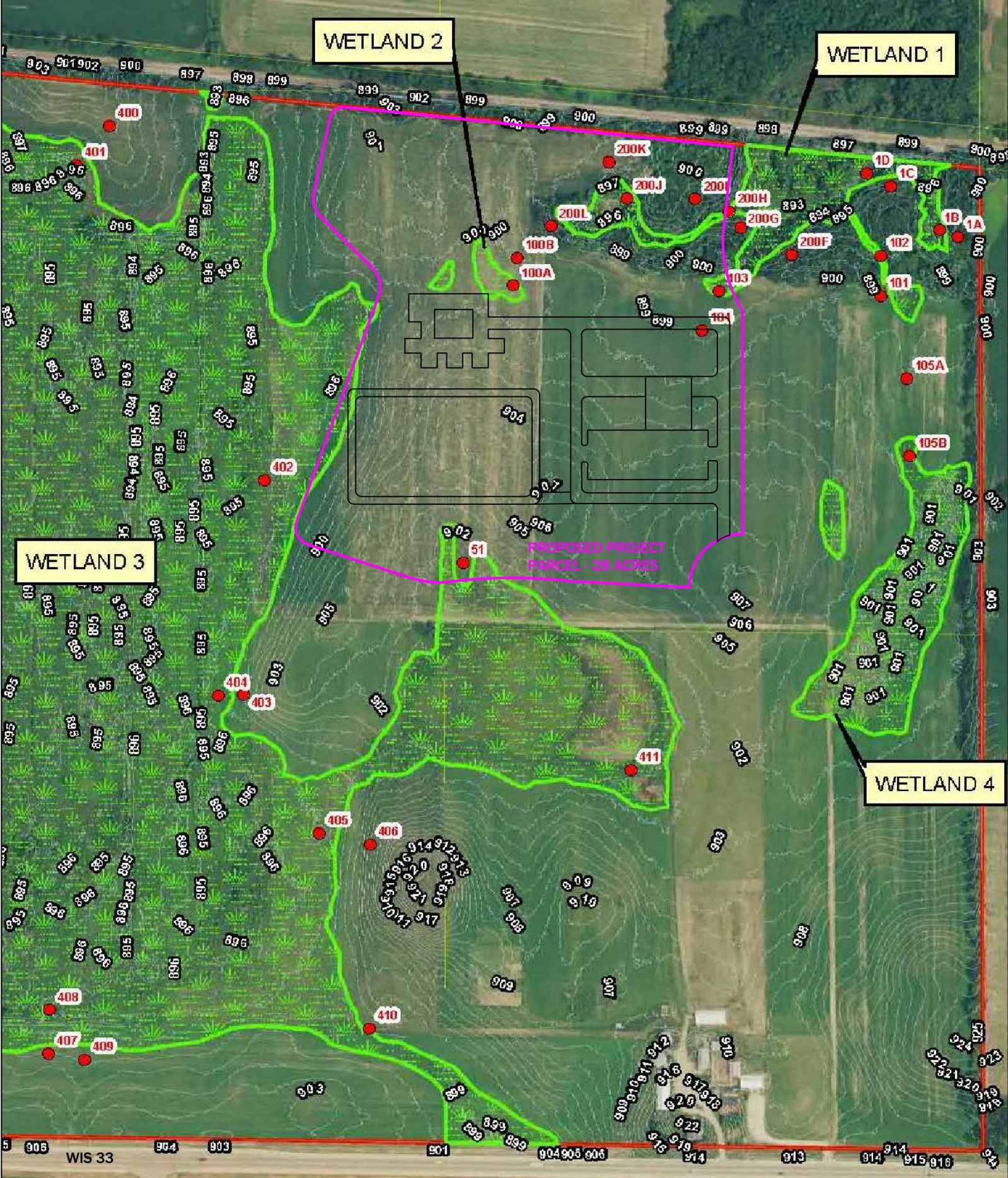


Figure 4: Wetland Boundary Map

Project Information
MPTC Horicon Fire Training Facility
Date Modified: JAN 03, 2023

GREMMER & ASSOCIATES, INC.
CONSULTING ENGINEERS
Stevens Point • Fond du Lac

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0 150 300 600
Scale in FEET



Figure 5: Ecological Landscapes Map

Project Information

MPTC Horicon Fire Training Facility

Date Modified: JAN 03, 2023



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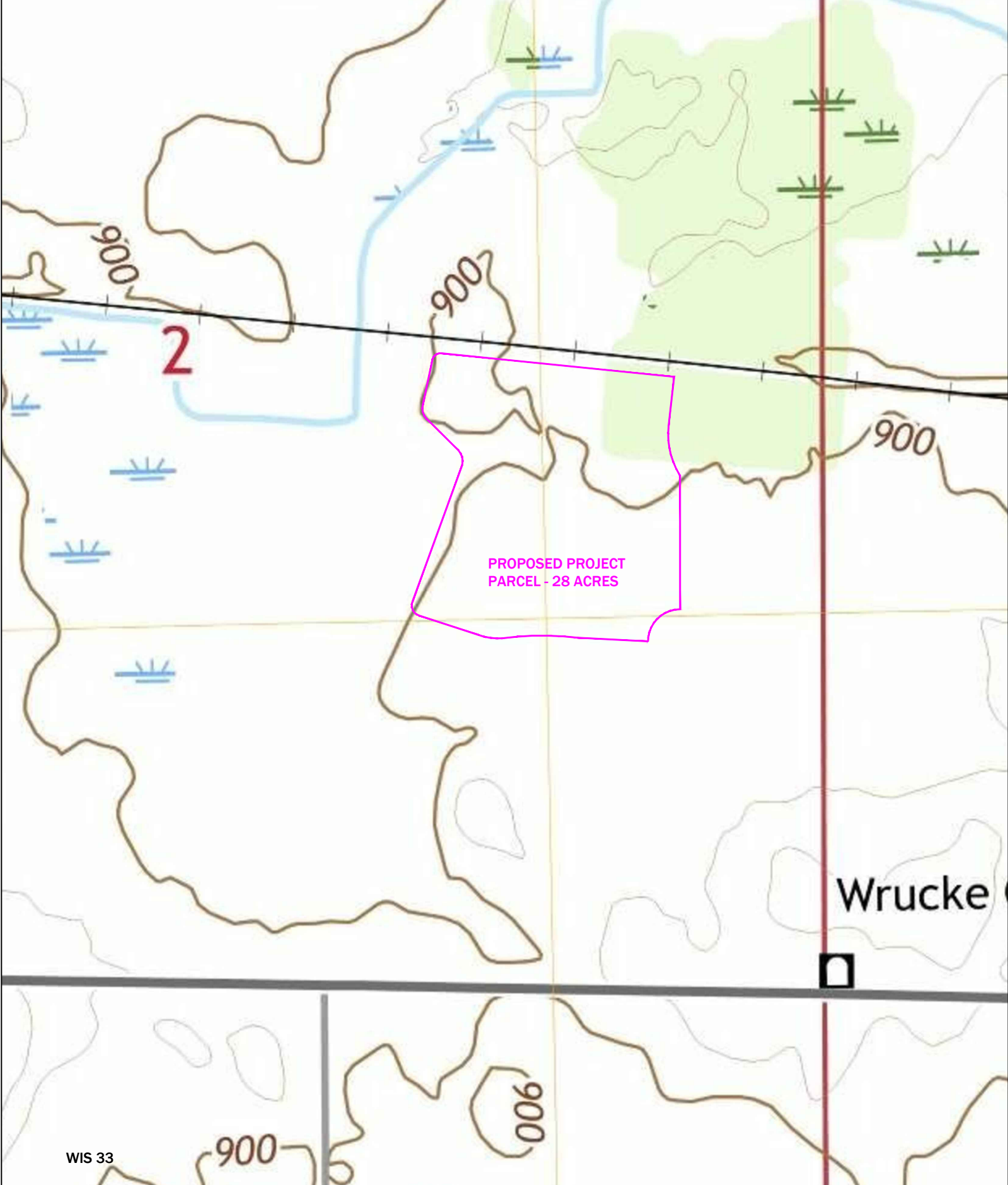


Figure 6: Topographic Map

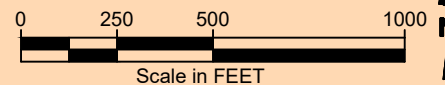
Project Information

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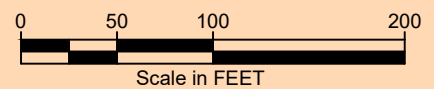
Figure 7: SoilsMap

Project Information

MPTC Horicon Fire Training Facility
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National Flood Hazard Layer FIRMMette



88°40'21"W 43°27'12"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

88°39'43"W 43°26'46"N

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/15/2022 at 5:44 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Wisconsin 8-hour Ozone Nonattainment Areas (2015 Standard)

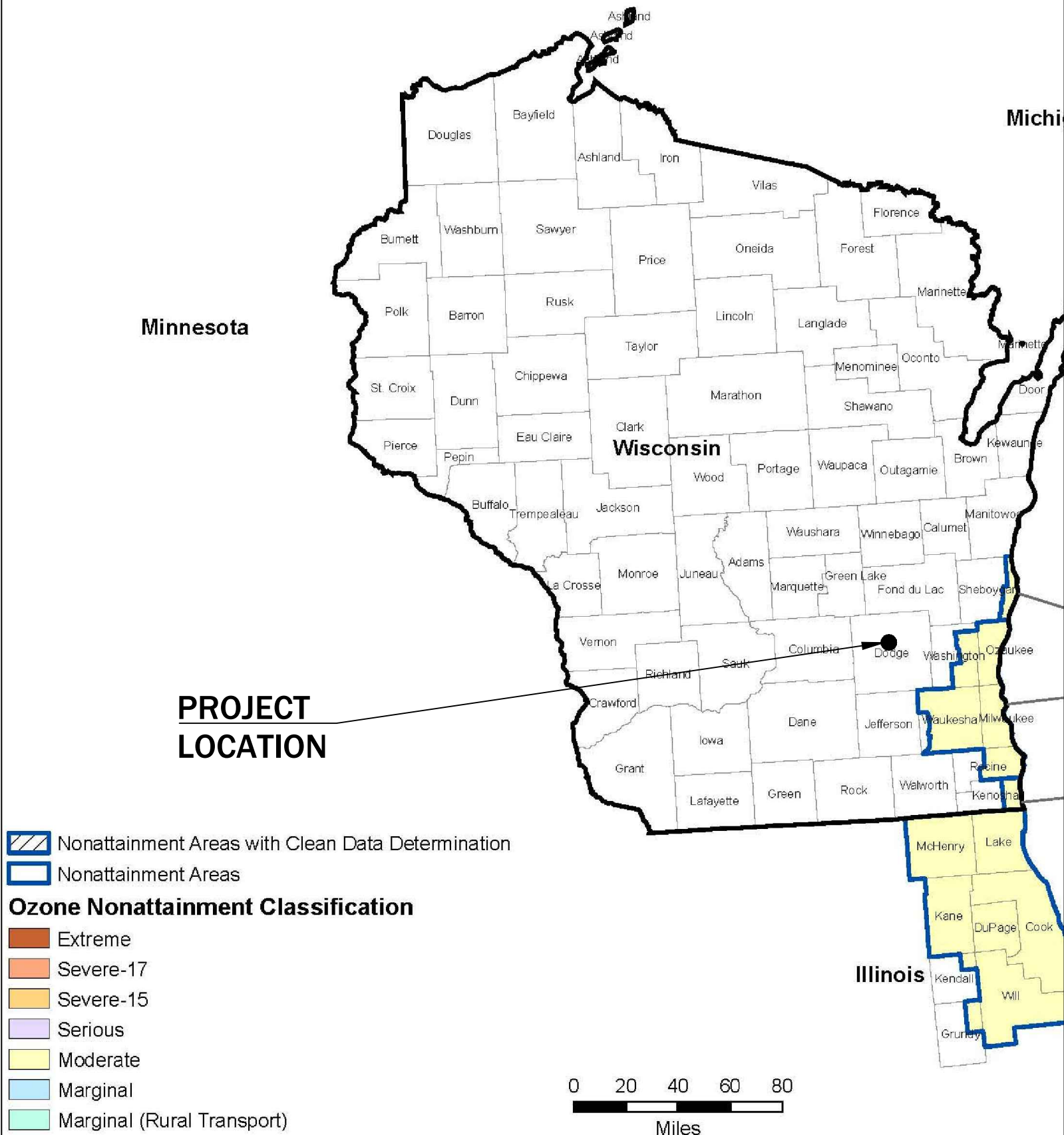
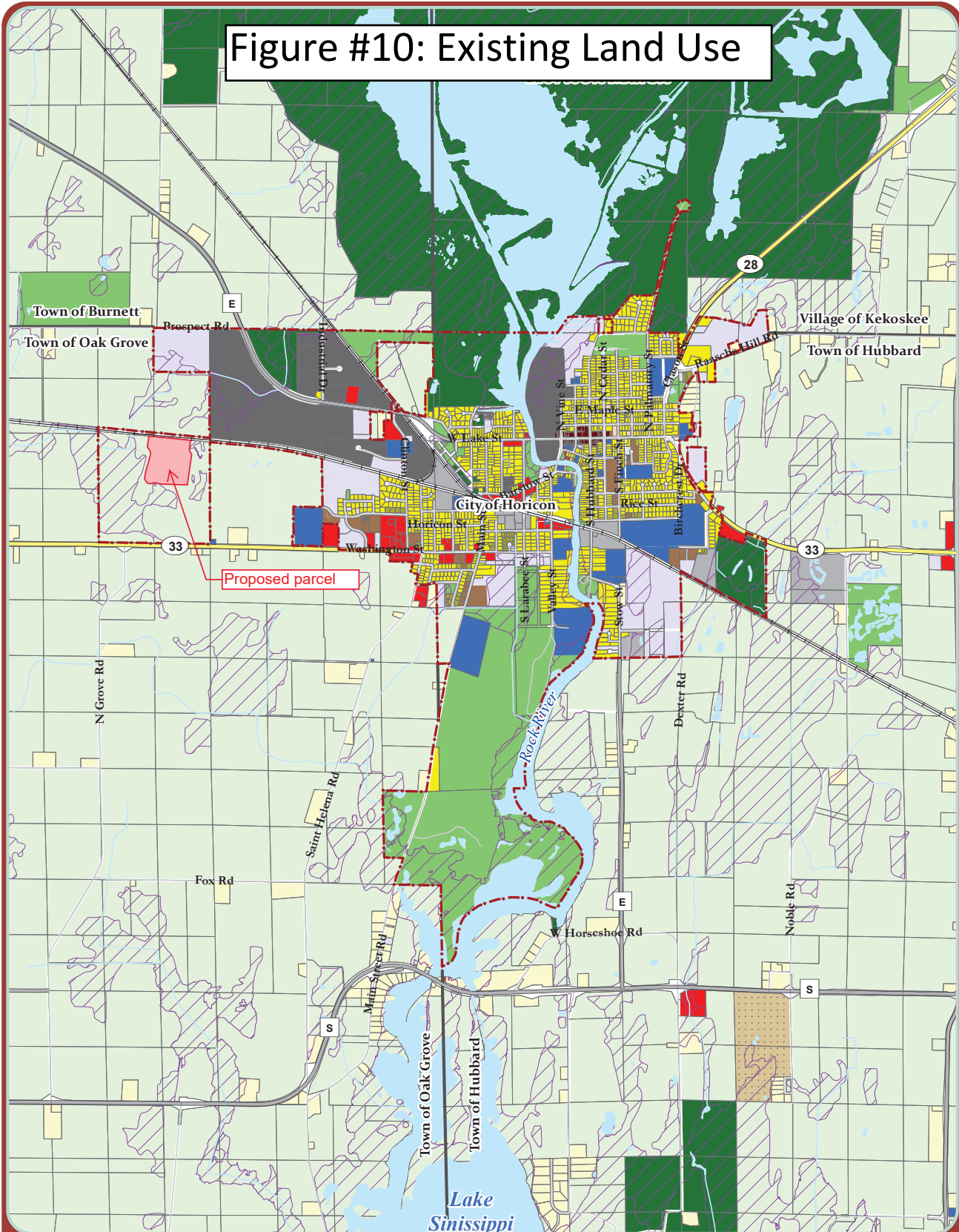


Figure 9: NAAQS Nonattainment Areas



Figure #10: Existing Land Use



City of Horicon Comprehensive Plan **DRAFT**

Map 5: Existing Land Use

City of Horicon	Existing Land Use	Neighborhood Commercial	Parks and Recreation
Other Municipal Boundaries	Single Family - Unsewered	Community Commercial	Conservancy
State Highway	Single Family - Sewered	Central Commercial	Agriculture and Open Space
County Highway	Two-Family Residential	Institutional	Vacant
Local Roads	Multi-Family Residential	Limited Industrial	Right-of-Way
Rail	Manufactured Residential	Heavy Industrial	Surface Water
Wetlands & 100 Year Floodplain		Special Use (Boathouse)	

0 0.25 0.5 1 Miles

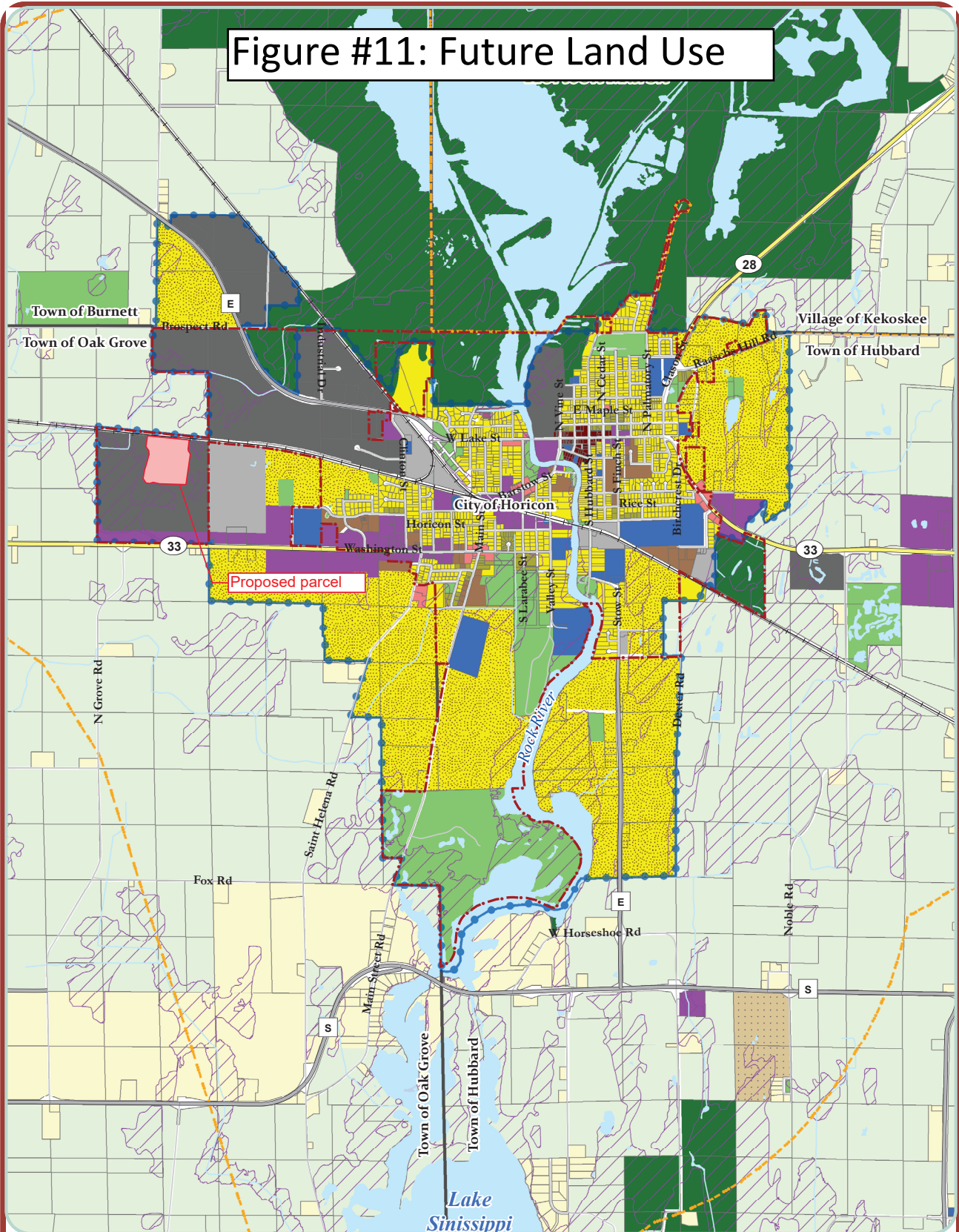
Date: 8/31/2020

Data Sources: Dodge County, City of Horicon, DNR, FEMA, US Census Bureau



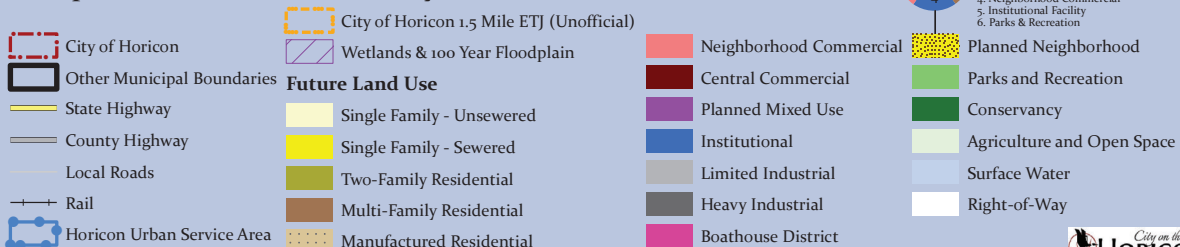
VANDEWALLE & ASSOCIATES INC.
PLANNING DESIGN CONSTRUCTION

Figure #11: Future Land Use



City of Horicon Comprehensive Plan **DRAFT**

Map 6a: Future Land Use- City Extent



0 0.25 0.5 1 Miles

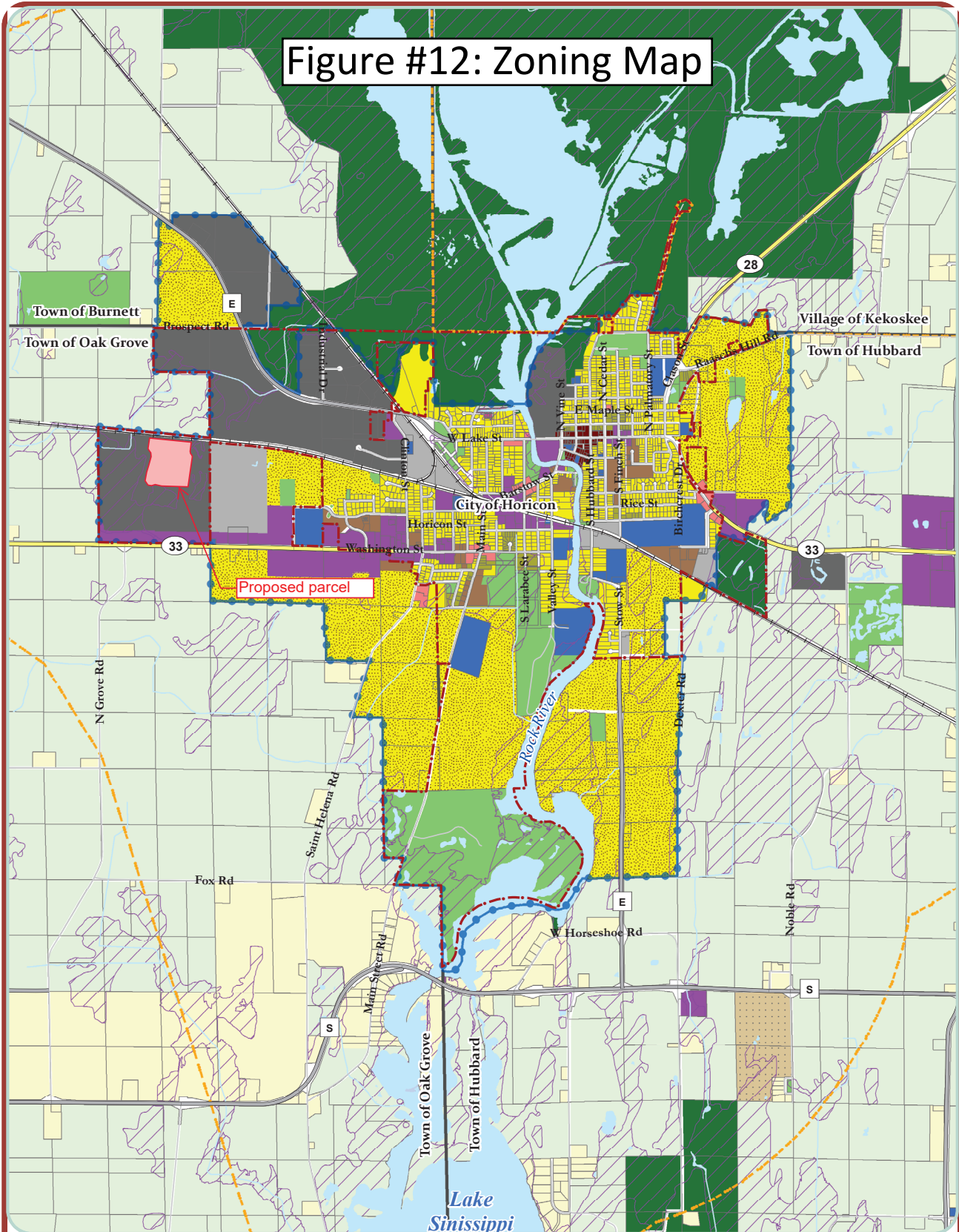


Date: 8/31/2020

Data Sources: Dodge County, City of Horicon, NRCS, DNR, FEMA, US Census Bureau

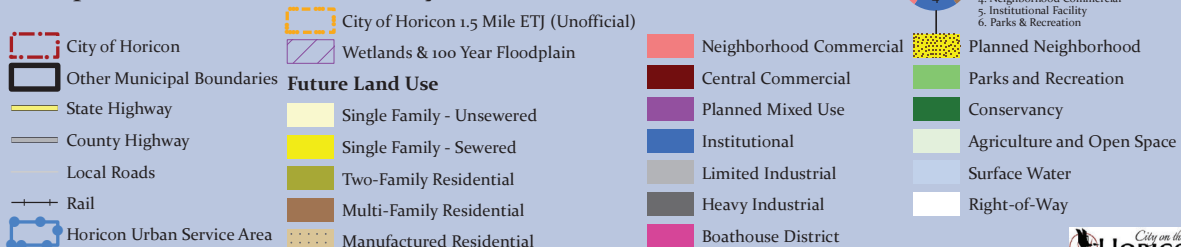


Figure #12: Zoning Map



City of Horicon Comprehensive Plan **DRAFT**

Map 6a: Future Land Use- City Extent



Each "Planned Neighborhood" may include a mix of:

1. Single Family - Sewered (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family
4. Neighborhood Commercial
5. Institutional Facility
6. Parks & Recreation

0 0.25 0.5 1 Miles



Date: 8/31/2020

Data Sources: Dodge County, City of Horicon, NRCS, DNR, FEMA, US Census Bureau



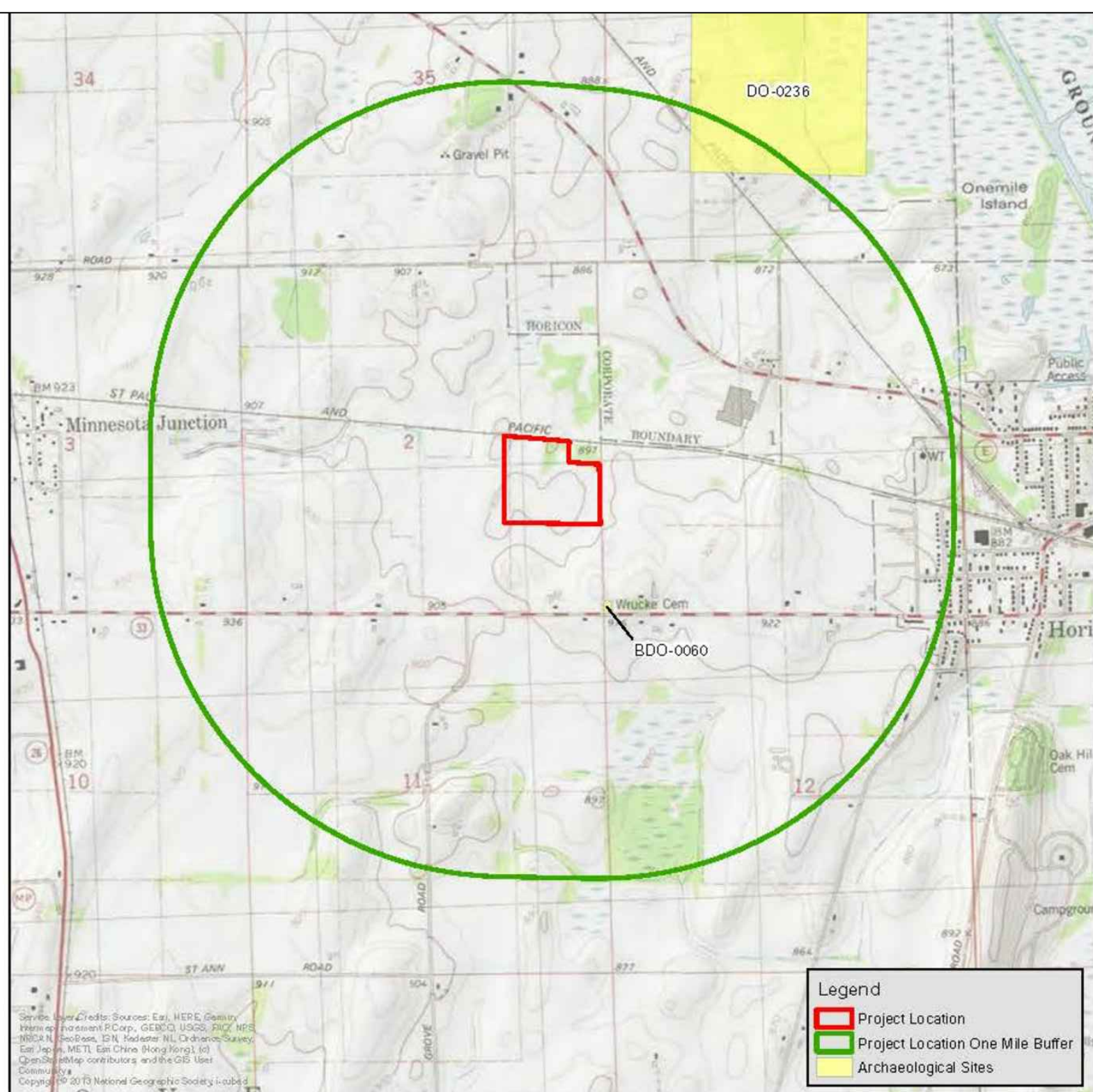


Figure 13: Historical Inventory Map

Informational Outreach

Legal Notice

Notice of Public Hearing on Draft

Environmental Impact Statement (DEIS)

Proposed Fire Training Facility Moraine Park Technical College (MPTC)

A Draft Environmental Impact Statement (DEIS) for the proposed site development and construction of an MPTC Fire Training Facility in the City of Horicon (NE Portion of Parcel No. 236-115-0244-002) has been prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), and Chapter TCS 12 of the Wisconsin Administrative Code. Gremmer & Associates, Inc. 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 Fire Training Facility for Moraine Park Technical College will be held February 7, 2023, at 6:00 p.m. at MPTC Beaver Dam Campus, 700 Gould St, Beaver Dam, WI, Room 201. 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 5:30 p.m. and 6:00 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 Moraine Park Technical College website: <https://www.morainepark.edu/future/projects/fire-training-facility/>. A copy of the DEIS assessment is also on file at the reception desk at the Moraine Park Technical College Fond du Lac Campus, 235 N National Ave, Fond du Lac and is available for public review during office hours, 8:00 a.m. to 4:00 p.m., Monday through Friday.

Coordination Correspondences & Responses

January 4, 2023

Eric Heggelund
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, WI 53711

Re: Moraine Park Technical College
Horicon Fire Training Facility

Dear Eric:

Moraine Park (MPTC) is proposing to construct a fire training facility on approximately 8-acres of a proposed 28-acre parcel, to be purchased from the City of Horicon (NE portion of Parcel No. 236-1115-0244-002) in Dodge County. (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached) We are requesting that the Wisconsin DNR identify any concerns they may have regarding the proposed project or related information of the area.

The proposed Fire Training Facility's conceptual design would include a 16,800 square foot building for lab and instructional space; 37,000 square foot fire tower area; and 115,000 square feet for access paths and parking stalls. The building would be used for indoor training, equipment storage, material storage, and potential meeting space and restrooms. Access to the site would be from the planned access road (to be constructed/owned by the City of Horicon) and WIS 33, consisting of an asphalt drive. A stormwater pond, constructed on the north side of the project site to manage the anticipated increase in stormwater runoff, is currently being considered for stormwater management/treatment. Sanitary and water services would be supplied via connection to the Horicon municipal systems.

Moraine Park's existing fire training facility, a burn trailer located at the Beaver Dam Campus, has been essential in training many emergency personnel over the last 25 years. As an aging facility, the training site requires updates. The current location, however, is landlocked thereby preventing expansion. The current system only has room for two training scenarios and one burn room. There is limited storage for equipment and training needs, and controlled burns pose wind and weather challenges due to the close proximity to US Highway 151.

The new facility is planned to provide training opportunities for protective service occupations such as fire and EMS/paramedics. Moraine Park leaders are working with their educational partners and industry professionals to create a state-of-the-art training facility for future protective service professionals. The proposed facility will include a three-tier fire training building with two burn rooms as well as an external wall suitable for rope repelling, and internal elevator shaft, confined space,

passage for rescue procedures, a pond for water rescue simulations, and a rail car for train rescue simulations.

The parcel of land that the proposed fire training facility would be located on is a part of Tax Incremental District (TID) #5 in the City of Horicon. TID #5 was created in 2015 on the west side of the City's corporate limits. On August 21, 2015, the Horicon Community Development Corporation (HCDC) purchased approximately 117.3 acres of agricultural land near the City limits, formerly part of the Town of Oak Grove, and simultaneous with the adoption of the project plan, the City of Horicon annexed the property for the express purpose of promoting mixed use development, especially industrial uses, on what is tentatively being called the Horicon Business Park – Phase II. Since 2015, the City has worked to develop conceptual development plans for the area, identify environmental corridors on-site, and is still working on extending utility infrastructure to the site. The proposed parcel that would be used for the proposed Horicon Fire Training Facility is currently vacant land/agricultural fields with no buildings. The remainder of the property would remain in its current state.

Development of the proposed fire training facility could result in positive social and economic impacts to the surrounding area. The proposed fire training facility would enhance MPTC's ability to provide education and job training opportunities to the District and surrounding areas.

If you would like to receive additional information regarding this proposed project, please contact me at 920-924-5720 or at a.klemp@gremmerassociates.com. Thank you for your assistance.

Sincerely,



Andrew Klemp, PE

Attachments

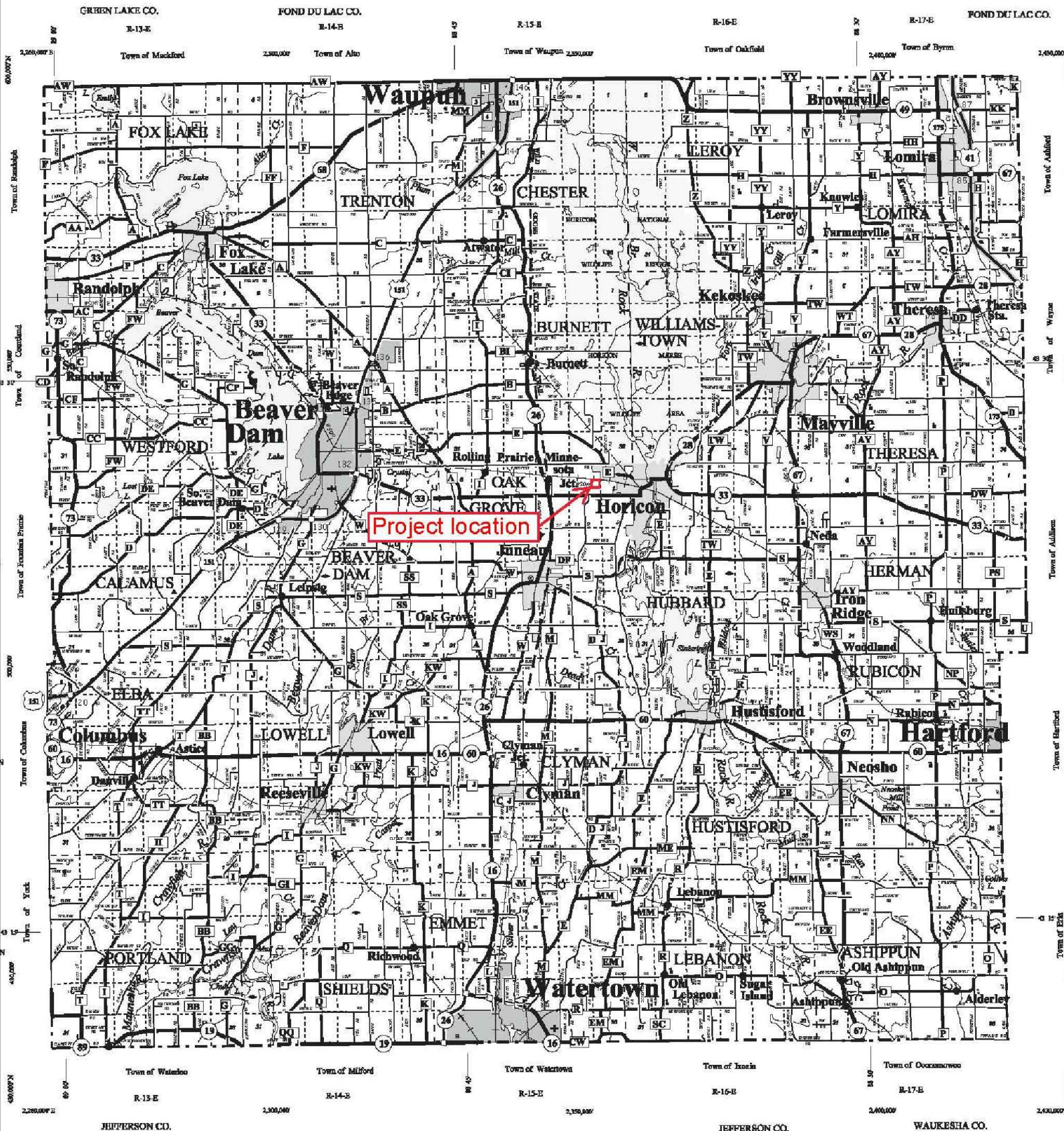


Figure 1: Site Location Map

Project Information
 MPTC Horicon Fire Training Facility
 Date Modified: JAN 03, 2023



93 S. Pioneer Road - Suite 300
 Fond du Lac, WI 54935
 phone: 920 - 924 - 5720
 fax: 920 - 924 - 5725



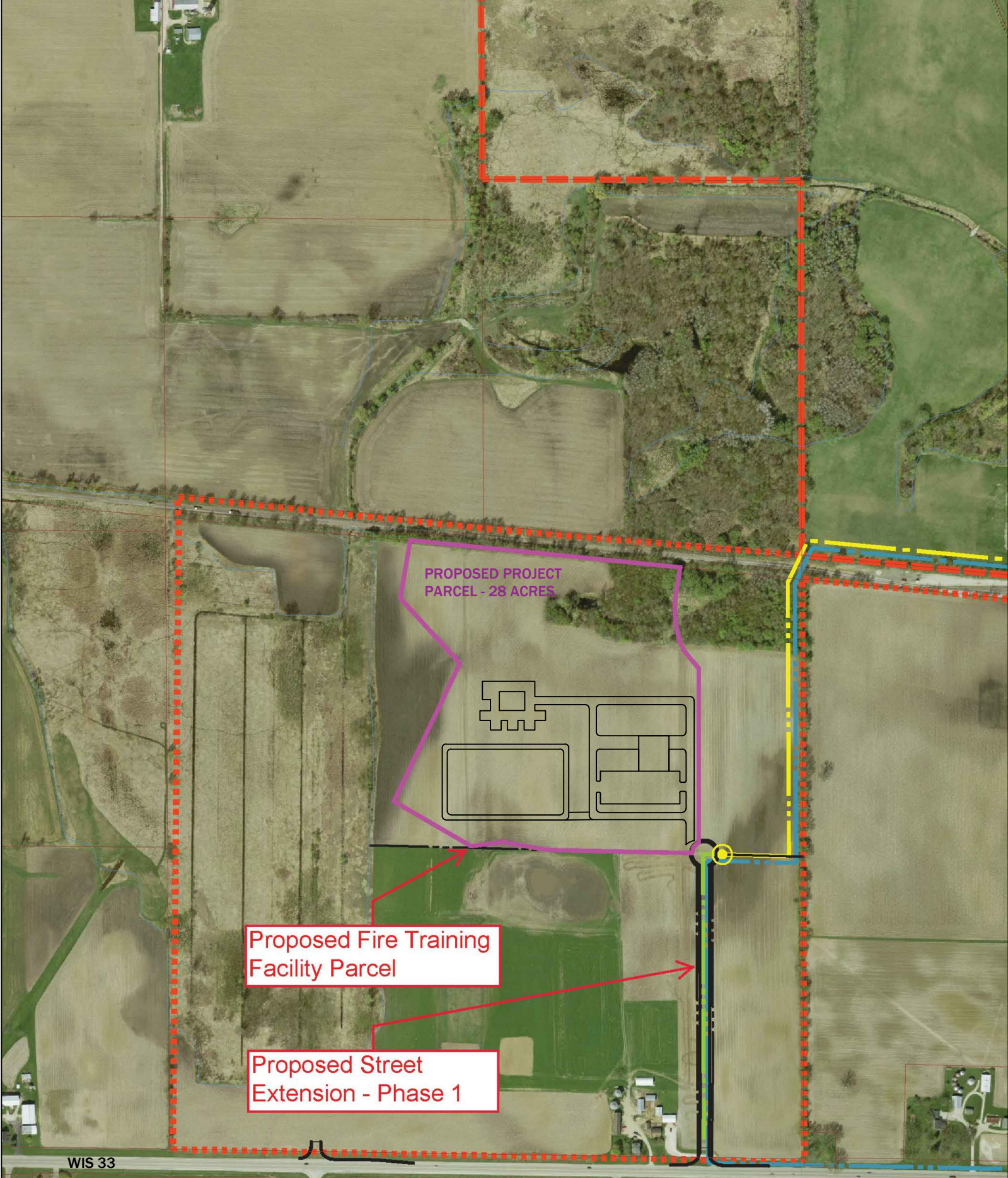
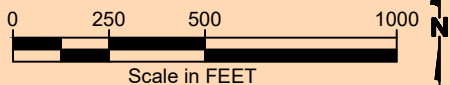


Figure 2: Proposed Area Map

Project Information
MPTC Horicon Fire Training Facility
Date Modified: JAN 03, 2023



93 S. Pioneer Road - Suite 300
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phone: 920 - 924 - 5720
fax: 920 - 924 - 5725



From: [Andrew Klemp](#)
To: weston.matthews@wisconsin.gov; eugene.bekta@wisconsin.gov
Cc: [Roy Marquez](#); [Thomas Lanser](#)
Subject: FW: MPTC Horicon Fire Training Facility; Agency coordination
Date: Monday, January 9, 2023 10:44:00 AM
Attachments: [image002.png](#)
[MPTC Horicon FTF wdnr letter.pdf](#)
[image004.png](#)
[image005.png](#)

Hello Weston and Dan,

I'm forwarding the attached coordination letter regarding the Horicon Fire Training Facility proposed for the Moraine Park Technical College (MPTC). As the projects transitions into the design phase we will coordinate any potential waterway/wetland permit application as well the stormwater NOI application as part of the normal design process. In the meantime if WDNR has any upfront concerns regarding the project, please let us know.

Thanks,
Andy

Andrew Klemp, PE

Project Engineer

E: a.klemp@gremmerassociates.com

O: (920) 924-5720

W: www.gremmerassociates.com



93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935

From: Nelson, Shelley D - DNR <shelley.nelson@wisconsin.gov>
Sent: Monday, January 9, 2023 10:15 AM
To: Andrew Klemp <A.Klemp@gremmerassociates.com>
Subject: RE: MPTC Horicon Fire Training Facility; Agency coordination

Hi Andrew,

Since this is primarily a development that is not transportation related, I am going to pass on to you two contacts you will need to check with for waterway/ wetland approvals or a stormwater NOI (for projects greater than 1 acre ground disturbance). Weston Matthews is the Waterways and Wetlands Specialist for Dodge county and he can be reached at weston.matthews@wisconsin.gov and Eugene (Dan) Bekta at eugene.bekta@wisconsin.gov.

Kind regards,

Shelley

We are committed to service excellence.

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

Shelley Nelson

608-444-2835

shelley.nelson@wisconsin.gov

From: Heggelund, Eric P - DNR <Eric.Heggelund@wisconsin.gov>
Sent: Friday, January 6, 2023 8:17 AM
To: Nelson, Shelley D - DNR <shelley.nelson@wisconsin.gov>
Cc: Andrew Klemp <A.Klemp@gremmerassociates.com>
Subject: FW: MPTC Horicon Fire Training Facility; Agency coordination

Shelley is covering Dodge county for the EA program now, so I'm forwarding this over to her.

Best,

Eric

We are committed to service excellence.

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

Eric Heggelund

Phone: (608) 228-7927

eric.heggelund@wisconsin.gov



From: Andrew Klemp <A.Klemp@gremmerassociates.com>
Sent: Thursday, January 05, 2023 6:02 PM
To: Heggelund, Eric P - DNR <Eric.Heggelund@wisconsin.gov>
Cc: Roy Marquez <rmarquez3@morainepark.edu>; Lanser, Thomas <t.lanser@gremmerassociates.com>
Subject: MPTC Horicon Fire Training Facility; Agency coordination

**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.**

Hello Eric,

Attached is a coordination letter regarding the Horicon Fire Training Facility proposed for the

Moraine Park Technical College (MPTC). Please review this information and let us know if the WDNR has any concerns regarding the project.

A hard copy of this information will also be delivered to your office.

Thanks,
Andy

Andrew Klemp, PE

Project Engineer

E: a.klemp@gremmerassociates.com

O: (920) 924-5720

W: www.gremmerassociates.com



93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935

January 4, 2023

Cody Vanderhei
City of Horicon Department of Public Works
404 E. Lake Street
Horicon, WI 53032

Re: Moraine Park Technical College
Horicon Fire Training Facility

Dear Cody:

Moraine Park (MPTC) is proposing to construct a fire training facility on approximately 8-acres of a proposed 28-acre parcel, to be purchased from the City of Horicon (NE portion of Parcel No. 236-1115-0244-002) in Dodge County. (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached) We are requesting that the City of Horicon identify any concerns they may have regarding the proposed project or related information of the area.

The proposed Fire Training Facility's conceptual design would include a 16,800 square foot building for lab and instructional space; 37,000 square foot fire tower area; and 115,000 square feet for access paths and parking stalls. The building would be used for indoor training, equipment storage, material storage, and potential meeting space and restrooms. Access to the site would be from the planned access road (to be constructed/owned by the City of Horicon) and WIS 33, consisting of an asphalt drive. A stormwater pond, constructed on the north side of the project site to manage the anticipated increase in stormwater runoff, is currently being considered for stormwater management/treatment. Sanitary and water services would be supplied via connection to the Horicon municipal systems.

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The new facility is planned to provide training opportunities for protective service occupations such as fire and EMS/paramedics. Moraine Park leaders are working with their educational partners and industry professionals to create a state-of-the-art training facility for future protective service professionals. The proposed facility will include a three-tier fire training building with two burn rooms as well as an external wall suitable for rope repelling, and internal elevator shaft, confined space,

passage for rescue procedures, a pond for water rescue simulations, and a rail car for train rescue simulations.

The parcel of land that the proposed fire training facility would be located on is a part of Tax Incremental District (TID) #5 in the City of Horicon. TID #5 was created in 2015 on the west side of the City's corporate limits. On August 21, 2015, the Horicon Community Development Corporation (HCDC) purchased approximately 117.3 acres of agricultural land near the City limits, formerly part of the Town of Oak Grove, and simultaneous with the adoption of the project plan, the City of Horicon annexed the property for the express purpose of promoting mixed use development, especially industrial uses, on what is tentatively being called the Horicon Business Park – Phase II. Since 2015, the City has worked to develop conceptual development plans for the area, identify environmental corridors on-site, and is still working on extending utility infrastructure to the site. The proposed parcel that would be used for the proposed Horicon Fire Training Facility is currently vacant land/agricultural fields with no buildings. The remainder of the property would remain in its current state.

Development of the proposed fire training facility could result in positive social and economic impacts to the surrounding area. The proposed fire training facility would enhance MPTC's ability to provide education and job training opportunities to the District and surrounding areas.

If you would like to receive additional information regarding this proposed project, please contact me at 920-924-5720 or at a.klemp@gremmerassociates.com. Thank you for your assistance.

Sincerely,



Andrew Klemp, PE

Attachments

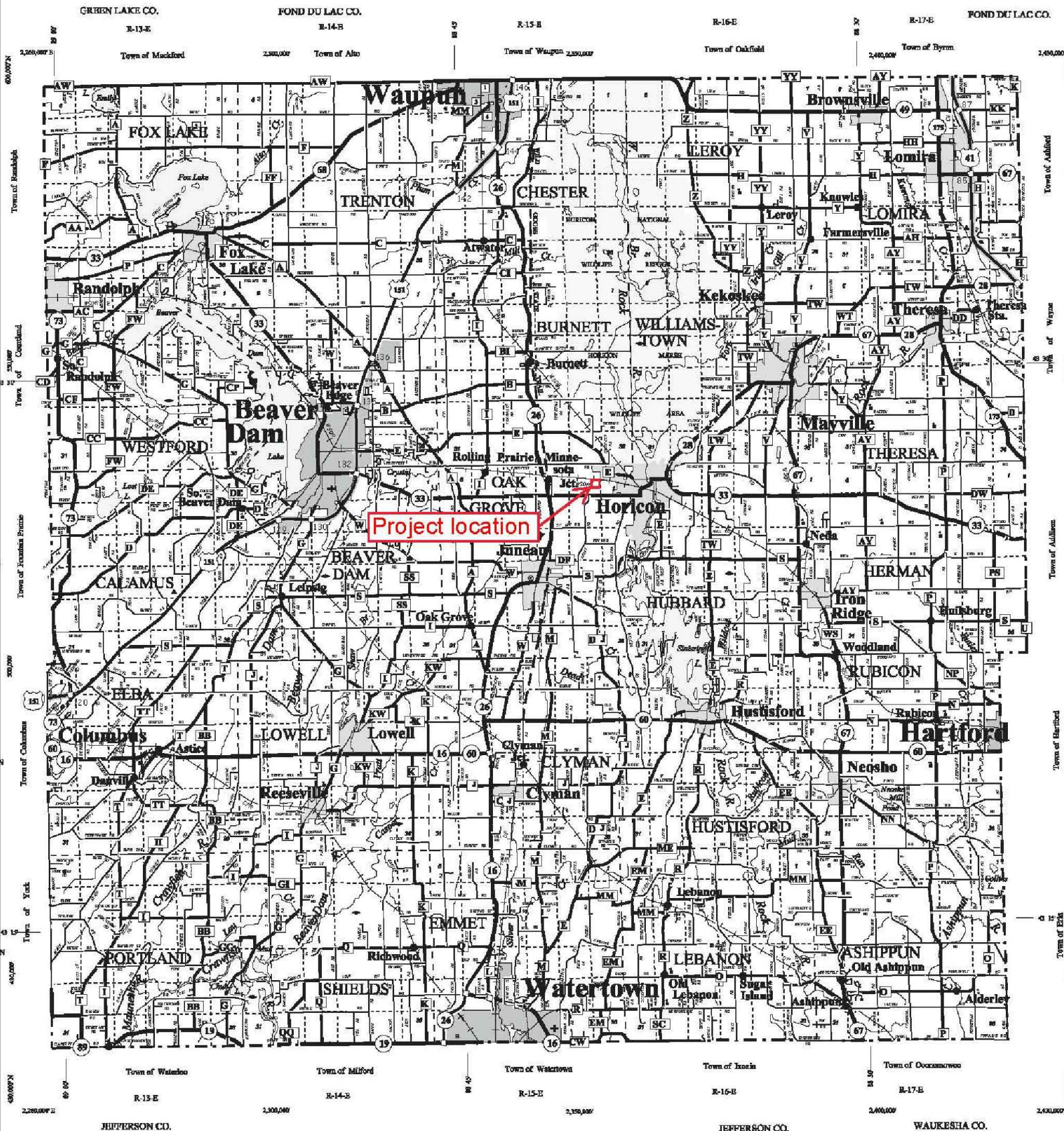


Figure 1: Site Location Map

Project Information
 MPTC Horicon Fire Training Facility
 Date Modified: JAN 03, 2023



93 S. Pioneer Road - Suite 300
 Fond du Lac, WI 54935
 phone: 920 - 924 - 5720
 fax: 920 - 924 - 5725



Scale in MILES

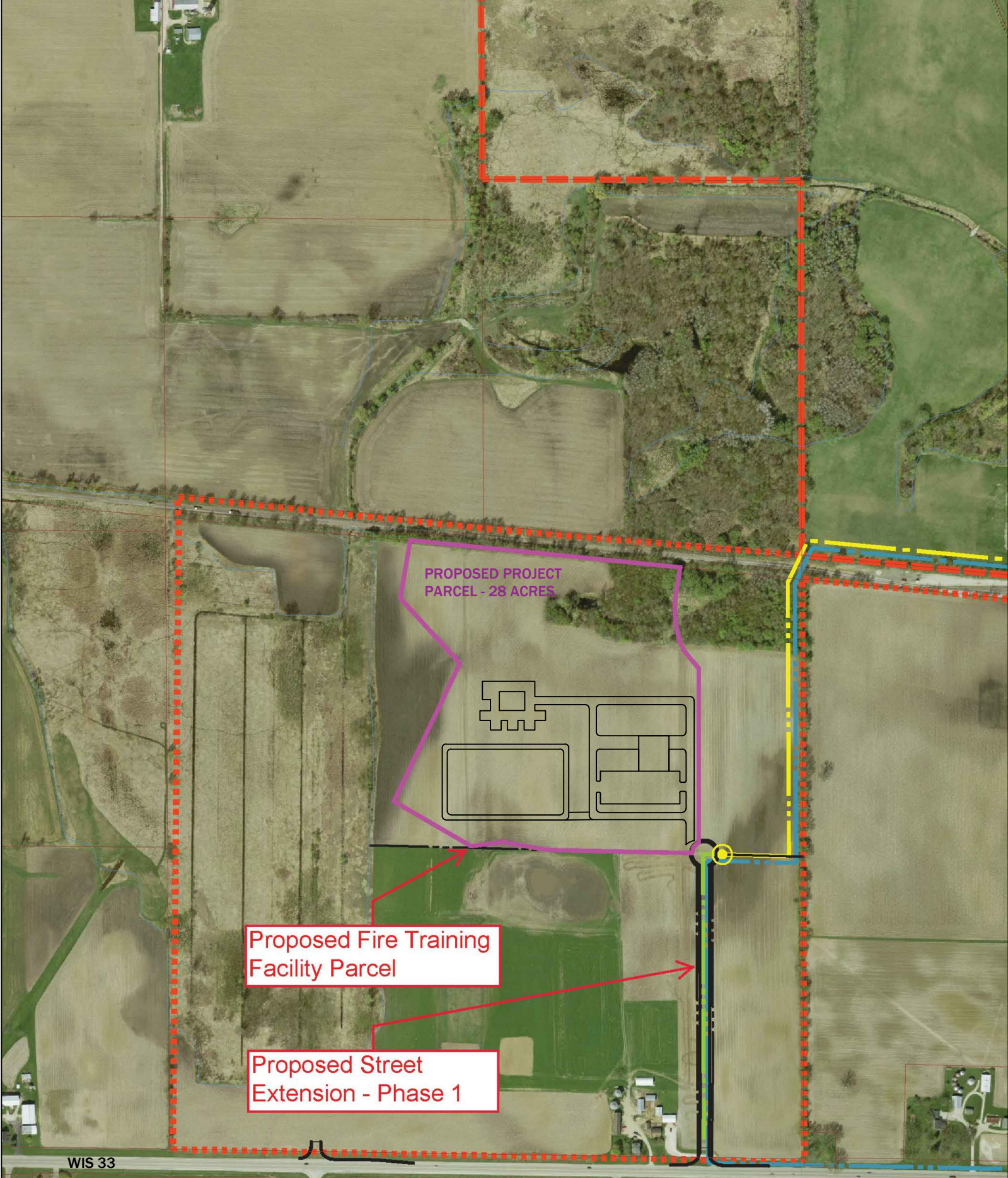
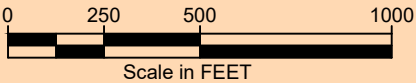


Figure 2: Proposed Area Map

Project Information
MPTC Horicon Fire Training Facility
Date Modified: JAN 03, 2023



93 S. Pioneer Road - Suite 300
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phone: 920 - 924 - 5720
fax: 920 - 924 - 5725



From: [C Vanderhei](#)
To: [Andrew Klemp](#)
Cc: [Roy Marquez](#); [Thomas Lanser](#)
Subject: RE: MPTC Horicon Fire Training Facility; Agency coordination
Date: Friday, January 6, 2023 9:03:42 AM
Attachments: [image001.png](#)

Good Morning,

After reviewing the information, I don't have any concerns at this time. If you need anything else please let me know.

Cody

From: Andrew Klemp <A.Klemp@gremmerassociates.com>
Sent: Thursday, January 5, 2023 6:03 PM
To: C Vanderhei <cvanderhei@cityhoriconwi.us>
Cc: Roy Marquez <rmarquez3@morainepark.edu>; Thomas Lanser <T.Lanser@gremmerassociates.com>
Subject: MPTC Horicon Fire Training Facility; Agency coordination

Hello Cody,

Attached is a coordination letter regarding the Horicon Fire Training Facility proposed for the Moraine Park Technical College (MPTC). Please review this information and let us know if the City has any concerns regarding the project.

A hard copy of this information will also be delivered to your office.

Thanks,
Andy

Andrew Klemp, PE

Project Engineer

E: a.klemp@gremmerassociates.com

O: (920) 924-5720

W: www.gremmerassociates.com



93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935

January 4, 2023

Dodge County Historical Society
105 Park Avenue
Beaver Dam, WI 53916

Re: Moraine Park Technical College
Horicon Fire Training Facility

Dear Dodge County Historical Society:

Moraine Park (MPTC) is proposing to construct a fire training facility on approximately 8-acres of a proposed 28-acre parcel, to be purchased from the City of Horicon (NE portion of Parcel No. 236-1115-0244-002) in Dodge County. (Reference Figure 1 – Site Location Map and Figure 2 – Proposed Area Map, attached) We are requesting that the Dodge County Historical Society identify any concerns they may have regarding the proposed project or related information of the area.

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If you would like to receive additional information regarding this proposed project, please contact me at 920-924-5720 or at a.klemp@gremmerassociates.com. Thank you for your assistance.

Sincerely,



Andrew Klemp, PE

Attachments

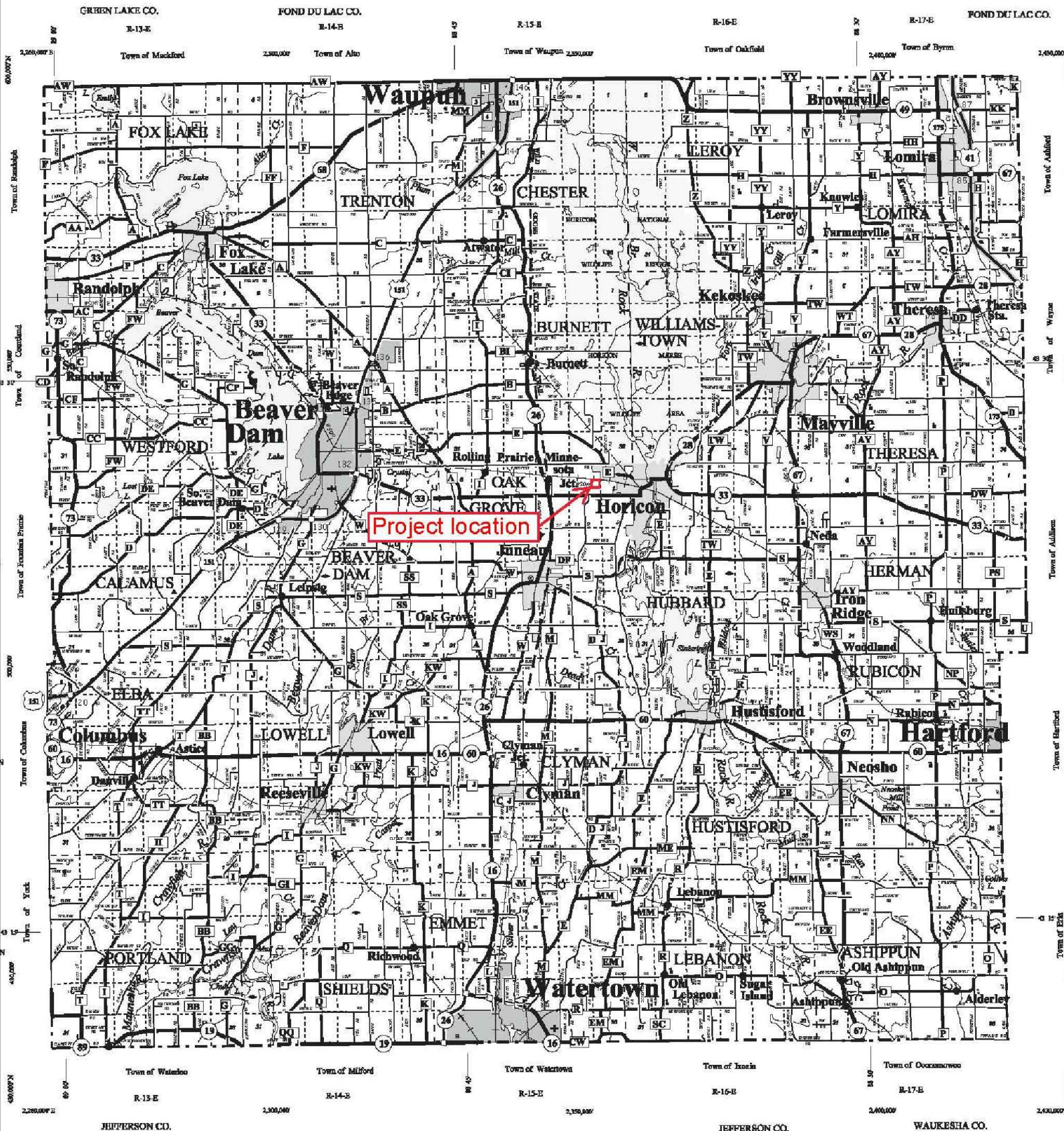


Figure 1: Site Location Map

Project Information
 MPTC Horicon Fire Training Facility
 Date Modified: JAN 03, 2023



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 Fond du Lac, WI 54935
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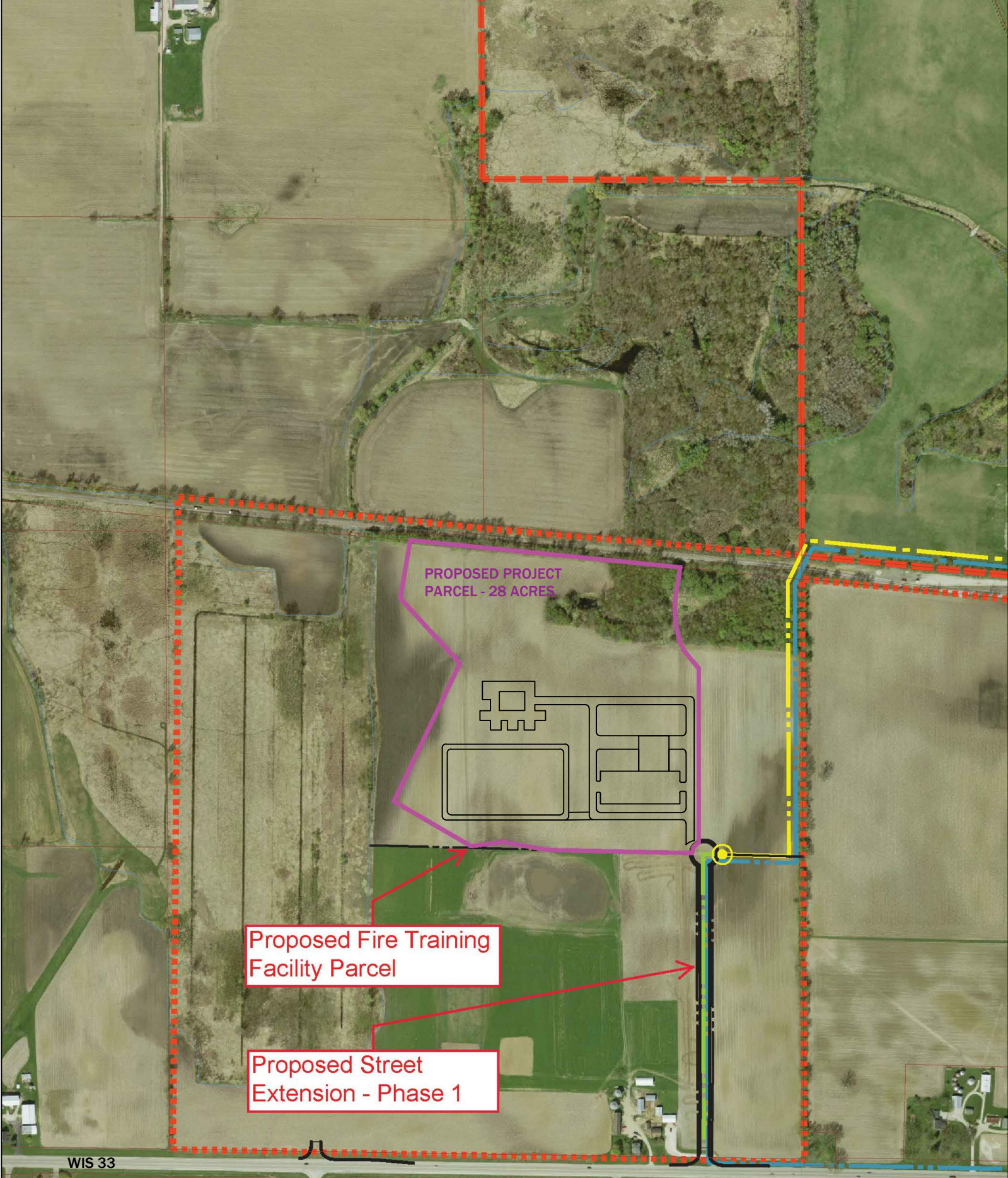
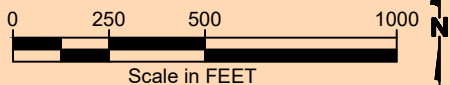


Figure 2: Proposed Area Map

Project Information
MPTC Horicon Fire Training Facility
Date Modified: JAN 03, 2023



93 S. Pioneer Road - Suite 300
Fond du Lac, WI 54935
phone: 920 - 924 - 5720
fax: 920 - 924 - 5725



From: [Andrew Klemp](#)
To: [Kurt Sampson](#)
Cc: [Roy Marquez](#); [Thomas Lanzer](#)
Subject: RE: MPTC Horicon Fire Training Facility; Agency coordination
Date: Friday, January 6, 2023 3:11:00 PM
Attachments: [image003.png](#)
[Response to Dodge Co. Hist. Photos_reduced.pdf](#)
[image004.png](#)

Hi Kurt,

There was a Cultural Resource Review completed for this site which did not identify potential mounds in the area. We also have some ground photos (attached) that show old farm equipment, large boulders, and a tree stand in the area which appear to be responsible for the "mounds" on the LiDAR image you sent us. This area is also outside of the currently proposed construction area of disturbance.

Thanks for the information. Our coordination will be included within a developing Environmental Impact Statement (EIS) which is required by the Wisconsin Technical College System.

Thanks,
Andy

Andrew Klemp, PE

Project Engineer

E: a.klemp@gremmerassociates.com

O: (920) 924-5720

W: www.gremmerassociates.com

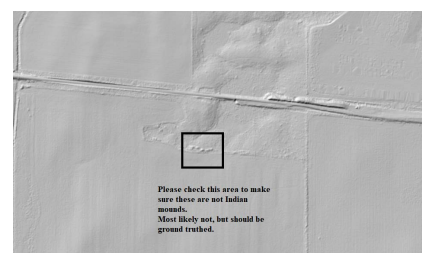


93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935

From: Kurt Sampson <kurtsampson1968@gmail.com>
Sent: Friday, January 6, 2023 10:22 AM
To: Andrew Klemp <A.Klemp@gremmerassociates.com>
Subject: Re: MPTC Horicon Fire Training Facility; Agency coordination

Hi Andrew, I am sending you a LiDAR image of the proposed site area. Please check the area highlighted in black to make sure these are not possible remnants of Native American burial mounds. There are several known and recently discovered mound sites in this area. Most likely these are not, but I would take a look just to be sure. There appears to be a spring system there that would increase the possibility of potential burial mounds. Other than that no other concerns or documented historic or prehistoric sites in the proposed area are known.

Thanks,
Kurt A. Sampson MS
Director and Curator of Museum-DCHS



On Thu, Jan 5, 2023 at 6:02 PM Andrew Klemp <A.Klemp@gremmerassociates.com> wrote:

Hello Kurt,

Attached is a coordination letter regarding the Horicon Fire Training Facility proposed for the Moraine Park Technical College (MPTC). Please review this information and let us know if the Historical Society has any concerns regarding the project.

A hard copy of this information will also be delivered to your office.

Thanks,
Andy

Andrew Klemp, PE

Project Engineer

E: a.klemp@gremmerassociates.com

O: (920) 924-5720

W: www.gremmerassociates.com



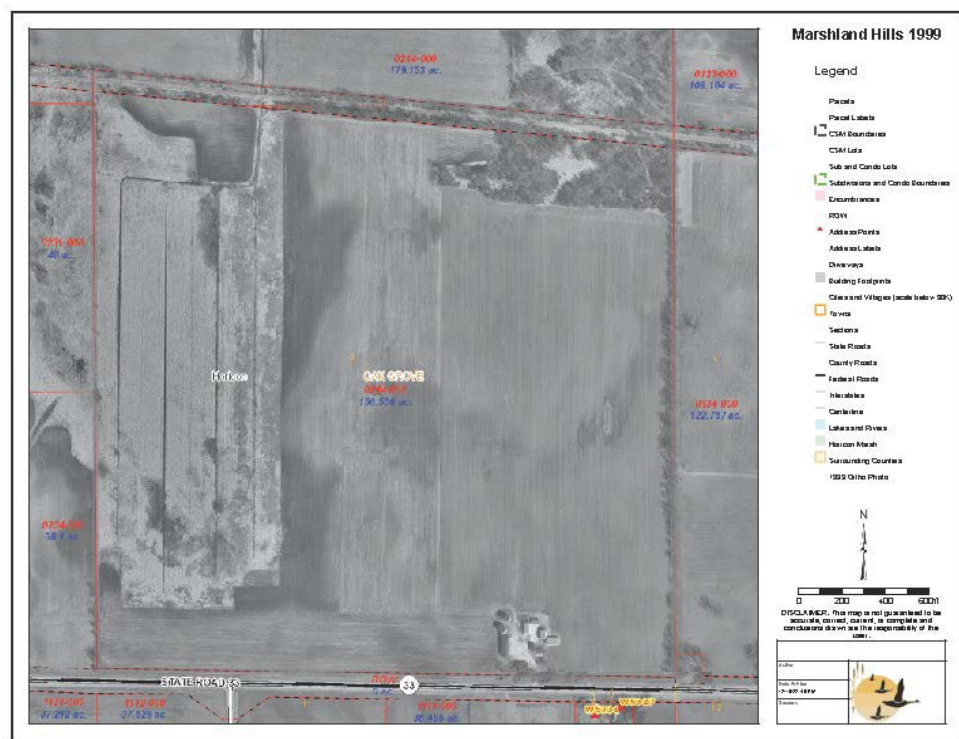
93 S. Pioneer Road, Suite 300
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Site Photographs

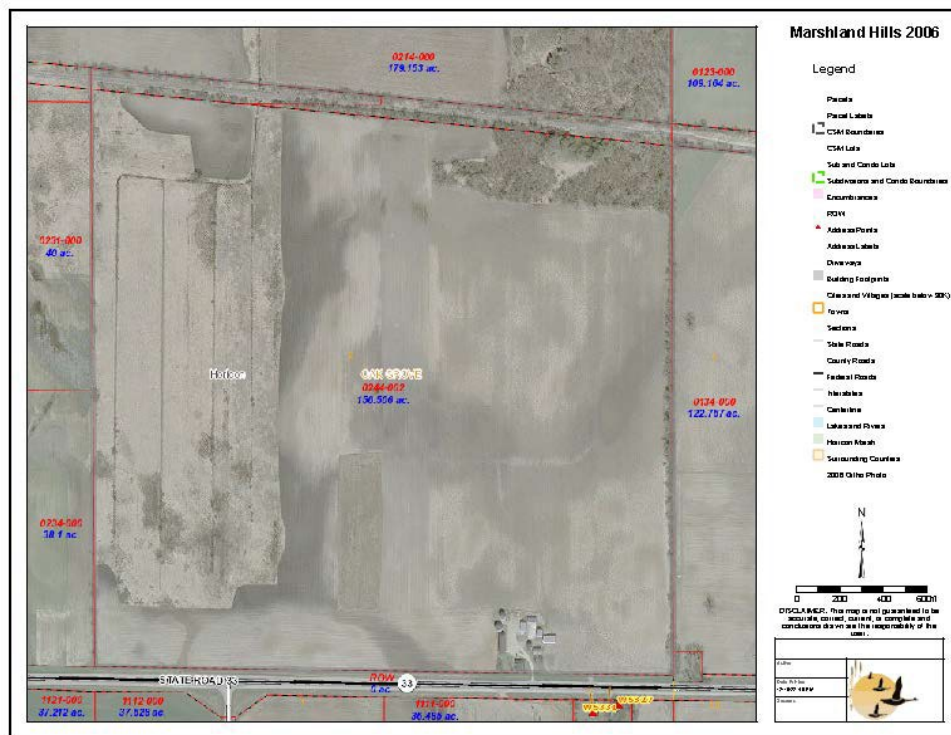
Aerial Images



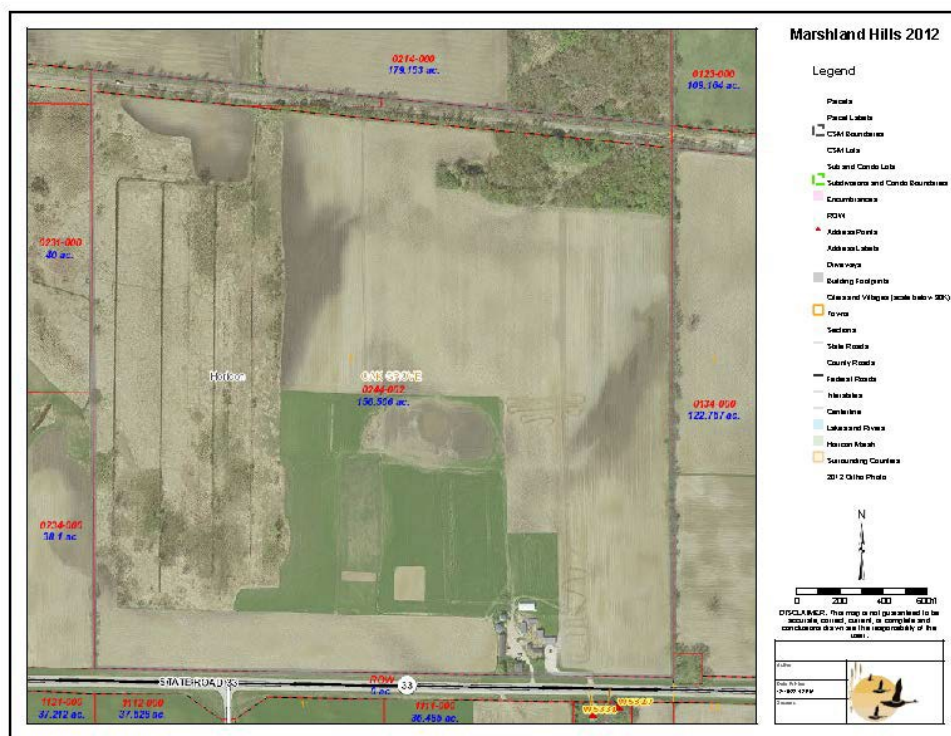
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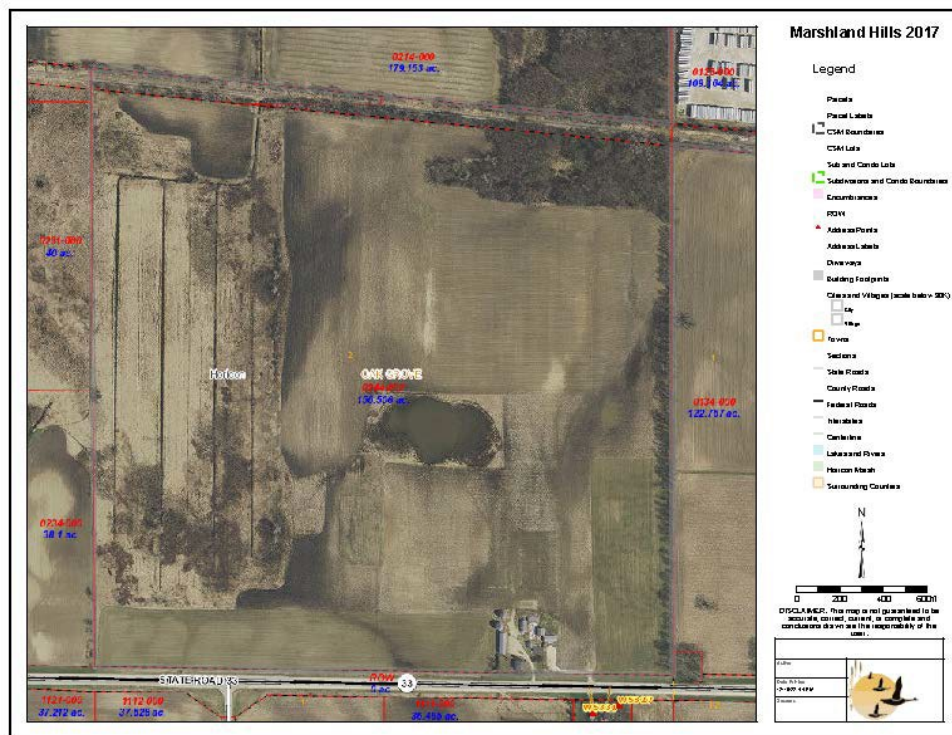
1999



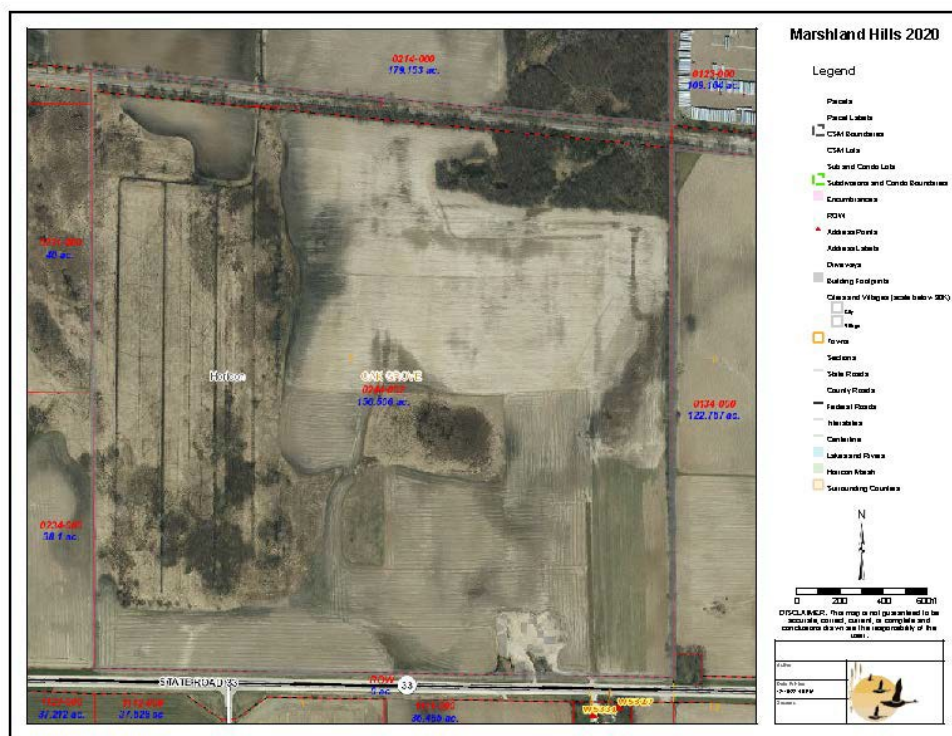
2006



2012



2017



2020



North line looking east



North line looking northeast



Center looking north



Center looking north



From south line looking northeast



From south line looking northeast



From southwest corner looking northeast



North line looking northwest



From north line looking south



From north line looking south



From west line looking southeast



From north line looking southeast



From center looking southwest



From north line looking southwest



From southwest corner looking west



Form south line looking northwest

Cultural Resources Review

December 14, 2022

Thomas Lanser, PE
Project Manager
Gremmer and Associates
93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935
t.lanser@gremmerassociates.com
(920) 924-5720

Sabin Hall, Rm 290
PO Box 413
Milwaukee, WI
53201-0413
414 229-3078
www.uwm.edu
www.uwm.edu/archaeology-
laboratory/

**RE: Cultural Resources Review TM#2022-0658
MPTC - Horicon Fire Training Facility
Horicon, Dodge County, Wisconsin
T11N R15E Sections 1 and 2
UWM-CRM 2022-1047**

The following presents the results of the cultural resources review for the proposed Moraine Park Technical College (MPTC) - Horicon Fire Training Facility in Dodge County, Wisconsin.

Project Description

MPTC proposes to construct a new fire training facility.

In accordance with Wisconsin State Statutes TCS12 (Wisconsin Technical College System), the project was reviewed for compliance with Wisconsin Statutes § 44.40 and §157.70.

Architecture/History Review

As part of this review the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP) were consulted. One previously surveyed historic property was present on the proposed project parcel, AHI #93626 E.C. Wrucke. Current aerial and street-view imagery confirms that this structure has been demolished.

Archaeological Review

As part of this review the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP) were consulted, as well as relevant previous reporting and archival materials, to assess the presence of previously reported archaeological and burial sites within the proposed project areas.

There are no previously recorded archaeological sites coincident with the project area.

One burial site, BDO-0060 Wrucke Cemetery, is located on an adjacent parcel, but not coincident with the proposed project area. This site represents a Historic Euro-American cemetery established prior to 1873 (WHPD 2022). Should project activities change to include ground disturbance within or adjacent to BDO-0060, authorization to construct within an uncatalogued burial site would be required from the Wisconsin Historical Society related to Wisconsin Statute §157.70.

Recommendations

1. Relative to architecture/history resources, there are no extant historic properties coincident with the project area. Therefore, the project has no potential to affect historic resources and no further investigations are required or recommended.
2. Relative to archaeological resources, there are no previously recorded archaeological sites coincident with the project area. Therefore, no further investigations are required or recommended.
3. There are no documented burial sites coincident with the project, and no authorization is required from the Wisconsin Historical Society related to Wisconsin Statute §157.70. Should project activities change to include ground disturbance within or adjacent to BDO-0060, authorization to construct within an uncatalogued burial site would be required from the Wisconsin Historical Society related to Wisconsin Statute §157.70.

It is our recommendation that the project proceed as designed. Please retain this cultural review with the project record as documentation of compliance with cultural resource stipulations pertaining to Wis. Stats. § 44.40.

Please contact Jennifer Picard, at jpgicard@uwm.edu or at (414) 251-8566, with any questions and/or concerns.

Sincerely,

Jennifer Picard, Principal Investigator

References Cited

Wisconsin Historic Preservation Database (WHPD)

2022 Archaeological Site Inventory, <https://www.wisahrd.org/ASI/Sites/Primary.aspx?id=14094>, accessed December 9, 2022..

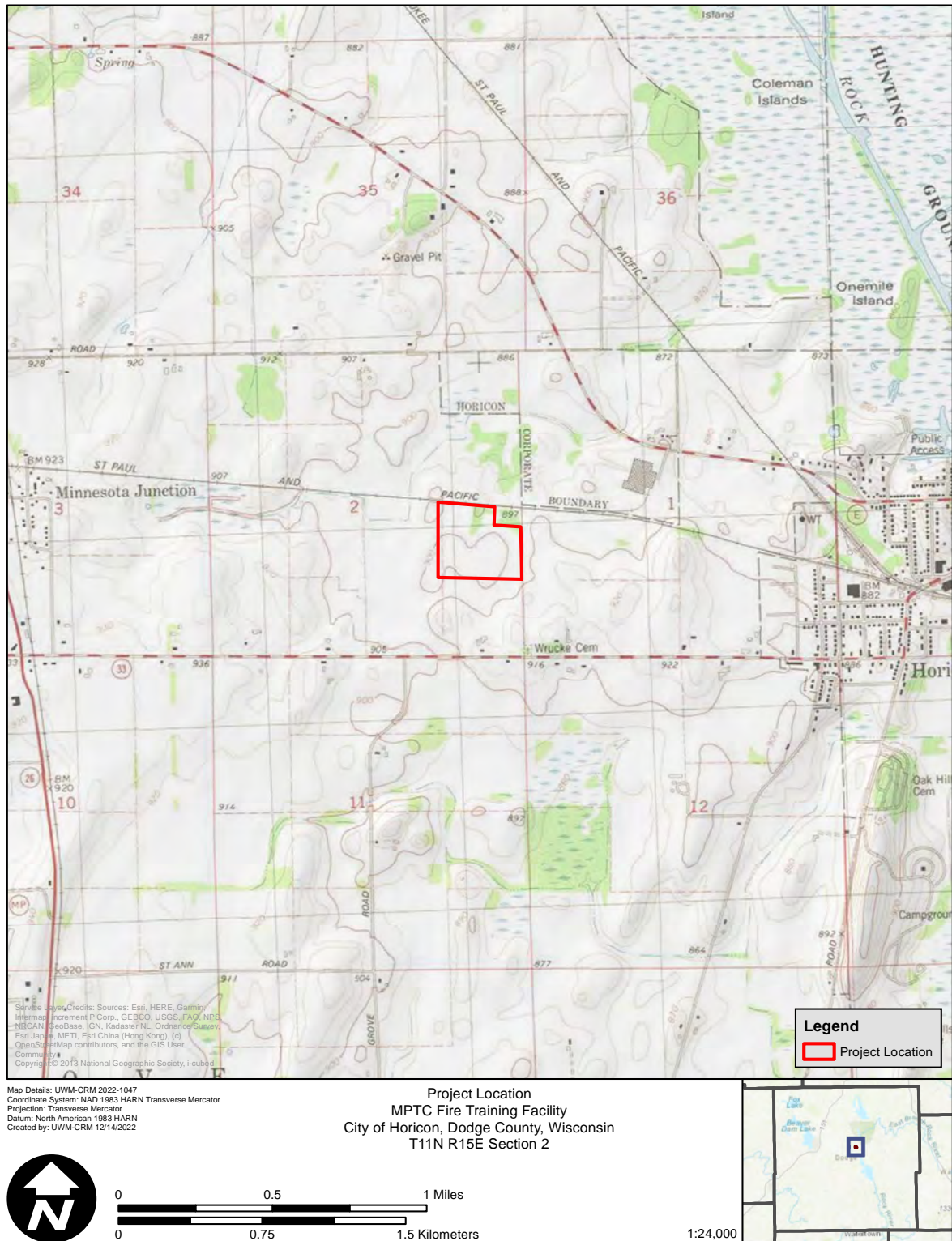
Table 1. Previously Recorded Archaeological Sites within One Mile of the Project Location.

State Site	Burial Site	Site Name	Site Type	Culture
	BDO-0060	Wrucke Cemetery (AKA Herrick Cemetery)	Cemetery/Burial	Historic Euro-American
DO-0236		Erdman #251, 252, 253	Campsite/Village	Unknown Prehistoric

List of Attachments

Attachment 1. Project location (topographic).....	5
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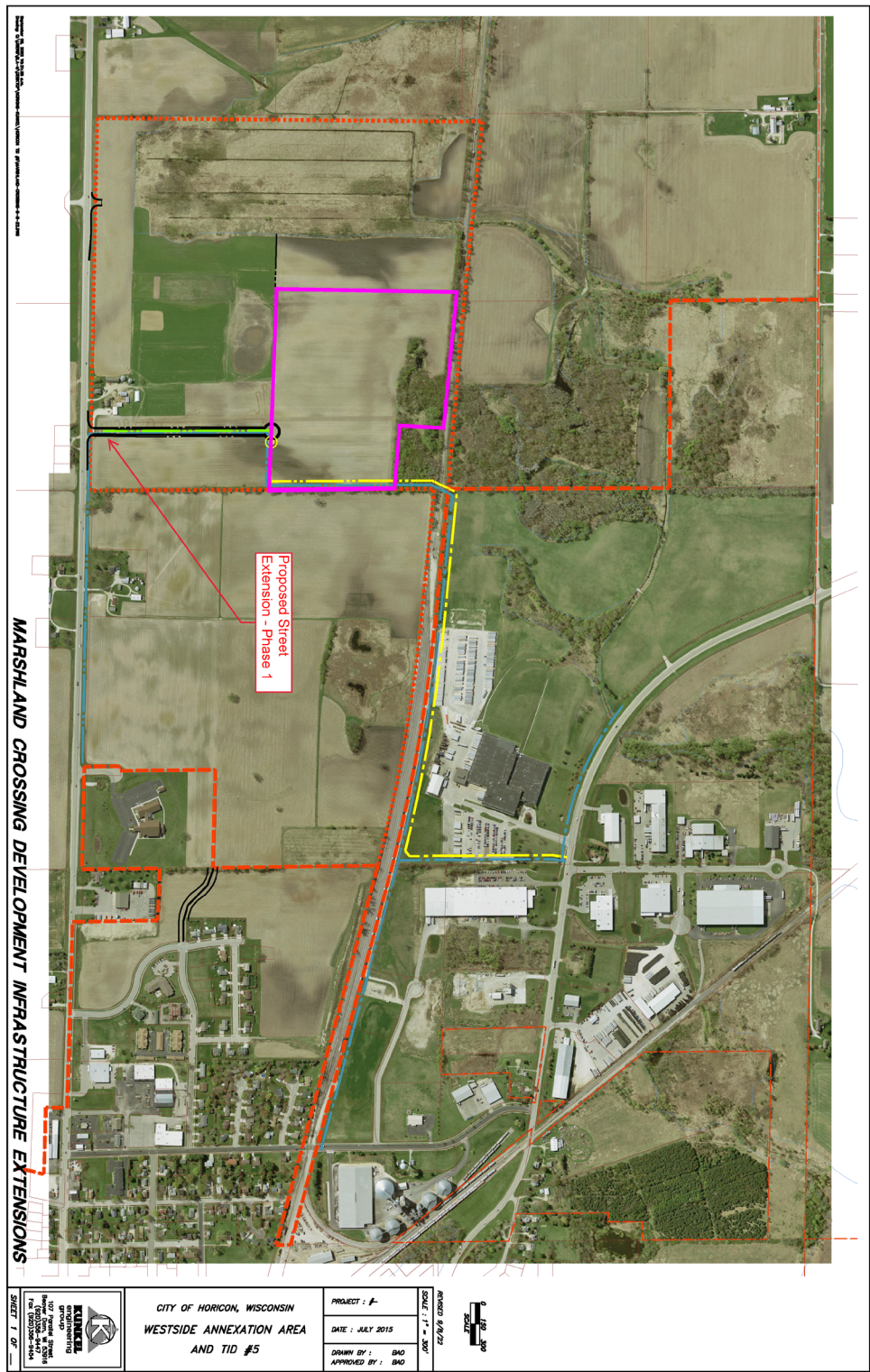
Attachment 1. Project location (topographic).



Attachment 2. Project location and proposed activities (aerial).



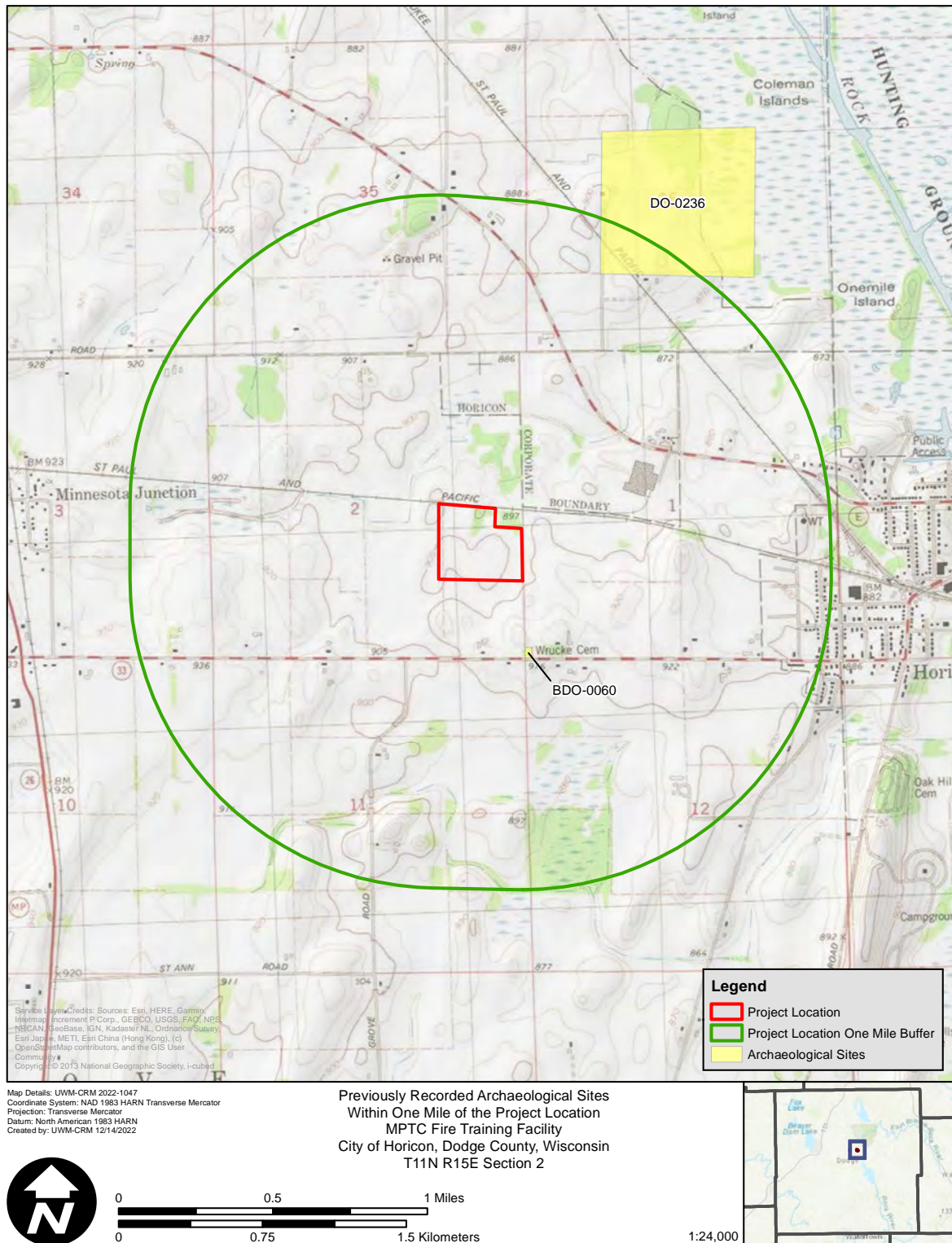
Attachment 3. Project design plans.



Attachment 4. Previously surveyed historic properties.



Attachment 5. Previously recorded archaeological sites within one-mile.



Attachment 6. Archaeological Site(s) Relative to Project Area(s).



Attachment 7. Google Street View Image - Demolished Structure AHI #93626 E.C. Wrucke.

5331 WI-33 - Google Maps

<https://www.google.com/maps/@43.444554,-88.6668186,3a,75y,231.5...>



Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT



MARSHLAND CROSSING

W5346 STATE ROAD 33
HORICON, WISCONSIN 53032

ECS PROJECT NO. 53:4061

FOR: GREMMER & ASSOCIATES, INC & MORaine PARK TECHNICAL
COLLEGE DISTRICT

JANUARY 04, 2023





ECS Midwest, LLC

Geotechnical • Construction Materials • Environmental • Facilities

"One Firm. One Mission."

January 04, 2023

Thomas Lanser
Gremmer & Associates, Inc
93 S Pioneer Road
Suite 300
Fond du Lac, Wisconsin 54935

Roy Marquez
Moraine Park Technical College District
235 N National Avenue
Fond du Lac, Wisconsin 54936

ECS Project No. 53: 4061

Reference: Phase I Environmental Site Assessment Report, Marshland Crossing, W5346 State Road 33, Horicon, Dodge County, Wisconsin 53032

Dear Mr Lanser and Mr. Marques:

ECS Midwest, LLC (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 53:4985 authorized on December 05, 2022 and generally meet the requirements of ASTM E1527-13 and ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which ECS believes to be in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Midwest, LLC

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ECS Capitol Services, PLLC - An Associate of the ECS Group of Companies

Project Summary

Marshland Crossing
W5346 State Road 33
Horicon, Wisconsin 53032

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>4.0</u>	User Provided Information	✓					
<u>5.1</u>	Federal ASTM Databases	✓					
<u>5.2</u>	State ASTM Databases	✓					
<u>5.3</u>	Additional Environmental Record Sources	✓					
<u>6.0</u>	Historical Use Information	✓					
<u>7.0</u>	Site and Area Reconnaissance	✓					
<u>8.0</u>	Additional Services	✓					
<u>9.0</u>	Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Ashly Zwolinski
Environmental Project Manager
January 04, 2023



David Kwasiborski
Director of Environmental Services
January 04, 2023

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1.0 EXECUTIVE SUMMARY

ECS Midwest, LLC (ECS) was contracted by Gremmer & Associates, Inc on behalf of Moraine Park Technical College District to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of Marshland Crossing located at W5346 State Road 33 in Horicon, Dodge County, Wisconsin (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Dodge County GIS Website as a portion of parcel number 236-1115-0244-002 and is listed as owned by the City of Horicon. The subject property consists of approximately 40-acres of undeveloped, agricultural land.

The subject property is located in an area consisting of agricultural and commercial properties in Horicon, Wisconsin. The subject property is bound on the north by a railroad track, on the northeast by John Deere Horicon Works, on the south, east, and west by undeveloped agricultural land.

According to historical research, the subject property has been undeveloped, agricultural land since at least 1940. No obvious indications of RECs were identified in the historical data review.

A regulatory database search report was provided by Envirosearch Corporation. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched; however, the Envirosearch Corporation report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact to the subject property as discussed further below; therefore, ECS does not consider the listed sites to be RECs for the subject property.

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of Marshland Crossing located at W5346 State Road 33 in Horicon, Dodge County, Wisconsin, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	January 04, 2023
Date of Interview with Past and Present Owners and Occupants	December 28, 2022
Date of Recorded Environmental Cleanup Lien Search	December 20, 2022
Date of Government Record Review Report	December 20, 2022
Date of Visual Inspection of Subject and Adjoining Properties	December 27, 2022
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	December 20, 2022
Report Viability Date	June 18, 2023

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject property and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the subject property;
- conduct all appropriate inquiry as defined by ASTM E1527-21 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standards.

The reason for conducting this ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property for due diligence purposes associated with a potential property transaction.

2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which ECS believes to be in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Gremmer & Associates, Inc on behalf of Moraine Park Technical College District to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of Marshland Crossing located at W5346 State Road 33 in Horicon, Dodge County, Wisconsin. ECS was not contracted to address non-scope considerations.

2.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." For the purposes of this definition,

"likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in Section 8.0 of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

Note: vapor migration in the subsurface is described in Guide E2600 published by ASTM. ECS has not conducted a Vapor Encroachment Screen in accordance with the E2600 guide.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the

subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of Gremmer & Associates, Inc and Moraine Park Technical College District. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

2.5 Data Gaps

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property and/or identify RECs were not identified by ECS while conducting this assessment.

2.6 Limiting Conditions/Deviations

ASTM E1527-21 require that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standards, if any, including client-imposed constraints. The following limiting conditions and/or deviations were encountered during the performance of this Phase I ESA:

At the time of our reconnaissance, snow cover obscured the ground surface of the subject property and may have obscured environmentally significant surface features and/or prevented direct observation of the ground surface. However, this limiting condition is not expected to impact our ability to render a professional opinion concerning the subject property.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Subject Property Location and Legal Description

Site Name	Marshland Crossing
Property Address	W5346 State Road 33
Property City, State	Horicon, Wisconsin
Property County	Dodge County
Number of Parcels	1
Property ID Number(s)	236-1115-0244-002 (portion of)
Property Size	±40 acres
Property Owner of Record	City of Horicon
Property Legal Description	LOT 1 CSM 7224 IN V49 P353 BEING PT SE1/4 & PT SW1/4 NE1/4 SEC 2

3.2 Physical Setting and Hydrogeology

USGS Topographic Map	
Quad Designation	Horicon, WI
Date	2018
Subject Property Settings	
Geologic Province	Eastern Ridges & Lowlands Section of the Central Lowland Province
Average Subject Property Elevation	903 feet ASL
Onsite General Sloping Direction	Relatively flat
Bodies of Water	None on-site
Presumed Direction of Groundwater Flow	North
Up-gradient Property Direction	South

In general, shallow unconfined groundwater movement within the overlying soils is largely controlled by topographic gradients. Groundwater recharge occurs primarily by infiltration along higher elevations and typically discharges into streams or other surface water bodies. The elevation of the shallow water table is transient and can vary greatly with seasonal fluctuations in precipitation. Movement in this water table is generally from higher to lower elevations. The natural groundwater

flow direction can also be affected by pumping from high-capacity wells and permanent or temporary de-watering systems. As such, shallow groundwater would be expected to flow generally to the north following the topographic gradient. Actual site groundwater flow direction cannot be determined without site-specific groundwater information determined through the installation, surveying and gauging of groundwater monitoring wells

3.3 Current Use and Description of the Site

The subject property consists of approximately 40-acres of undeveloped, agricultural land.

4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Roy Marquez, representing Moraine Park Technical College District (User of the report). Section 4.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

4.1 Title Information

ECS was not provided with title information by the User. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.2 Environmental Liens or Activity and Use Limitations

ECS was contracted by the User to obtain environmental lien and activity and use limitation (AUL) information. According to information provided by EnviroSite Corporation, no environmental liens or AULs were identified within the deed information for the subject property. A copy of the EnviroSite Corporation Environmental Lien & Activity Use Limitation Report dated December 20, 2022, is included in Appendix II of this report.

4.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge regarding historical uses that may reveal environmental issues at the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

The User indicated they the subject property has been utilized for agricultural farming.

4.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject property reasonably reflects its fair market value.

4.6 Owner, Property Manager, and Occupant Information

The User indicated that the subject property is currently owned by the City of Horicon.

4.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators that point to the presence or likely presence of contamination at the subject property.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	2
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	0
Federal IC/EC	Subject Site Only	No	N/A
Federal ERNS	Subject Site Only	No	N/A
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	0
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	1
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Leaking Tanks	0.5	No	0
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	0
State and Tribal IC/EC	Subject Site Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by Envirosearch Corporation, and their report is dated December 20, 2022. ECS did not reduce the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by Envirosearch Corporation.

5.1 Federal ASTM Databases

The subject property was not identified on the Federal ASTM databases researched for this assessment.

5.1.1 Federal Corrective Action Report (CORRACTS)

CORRACTS identifies hazardous waste handlers that have been subject to corrective action under Resource Conservation and Recovery Act (RCRA).

As summarized in the Envirosearch Corporation regulatory report, two off-site properties were identified on the CORRACTS database. The facilities listed within the closest proximity to the subject property are listed below:

John Deere Horicon Works - West Campus | John Deere Horicon Works - Primary Div, 1500 W Lake Street, located $\pm 1,800$ feet northeast of the subject property was identified on the CORRACTS database. Given the distance (approximately 1,800 feet) and presumed groundwater gradient (down to cross), it is ECS' opinion the listing does not represent a REC.

John Deere Horicon Works - Gator Works | John Deere Horicon Works Bld 101, 1501 W Lake Street, located $\pm 1,800$ feet northeast of the subject property was identified on the CORRACTS database. Given the distance (approximately 1,800 feet), presumed groundwater gradient (cross), and current regulatory status (Closed, dated October 19, 2000), it is ECS' opinion the listing does not represent a REC.

5.2 State ASTM Databases

The subject property was not identified on the State ASTM databases researched for this assessment.

5.2.1 State Hazardous Waste Sites (SHWS) Inventory

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

As summarized in the Envirosearch Corporation regulatory report, one off-site property was identified on the SHWS database. The facility is listed below:

JLP Transport, W5092 STH 33, located $\pm 4,000$ feet southeast of the subject property was identified on the SHWS database. Given the distance (approximately 4,000 feet), presumed groundwater gradient (cross), and current regulatory status (Closed, dated October 19, 2000), it is ECS' opinion the listing does not represent a REC.

5.3 Additional Environmental Record Sources

5.3.1 Additional Non-ASTM Federal Databases

Non-ASTM Federal databases reviewed did not provide additional information relevant to identifying RECs.

5.3.2 Additional Non-ASTM State Databases

Non-ASTM State databases reviewed did not provide additional information relevant to identifying RECs.

5.3.3 Other Proprietary Databases

The subject property was not identified in the Envirosearch Corporation other proprietary databases reviewed for this assessment.

5.3.4 Unmapped (Orphan) Facilities and Sites

Based on available address and location information, ECS did not identify listed orphan sites within the vicinity of the subject property.

5.4 Regulatory Review Summary

A regulatory database search report was provided by Envirosearch Corporation. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched; however, the Envirosearch Corporation report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact to the subject property as discussed further above; therefore, ECS does not consider the listed sites to be RECs for the subject property.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from EnviroSite Corporation and NETR Online and were dated 1940, 1952, 1953, 1956, 1971, 1972, 1975, 1980, 1981, 1986, 1992, 1993, 1998, 1999, 2005, 2008, 2010, 2013, 2015, 2017, 2018, and 2020. Aerial photographs dated prior to 1940 were not available for review. Copies of the reviewed aerial photographs provided by EnviroSite Corporation are attached. The ECS review is dependent on the quality and scale of the photographs.

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1940-2015	Undeveloped, agricultural land	North- Railroad followed by undeveloped land South- Undeveloped followed by a farmstead and State Hwy 33 East and West- Undeveloped, agricultural land	No
2017-2018	No significant changes	North- John Deere commercial building is visible to the northeast across the railroad tracks South, East, and West- No significant changes	No
2020	No significant changes	North, East, and West- No significant changes South- The farmstead is no longer visible beyond the undeveloped land	No

6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EnviroSite Corporation to search for historical Sanborn Fire Insurance Maps (Sanborn) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records obtained. A copy of the Unmapped Property report is included within Appendix IV.

6.3 Historical USGS Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS) for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The topographic maps were obtained from NETR Online and were dated 1971, 1981, 2013, 2015, and 2018. Topographic maps dated prior to 1971 were not available for review. The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1971-1981	Undeveloped	North- Railroad followed by undeveloped land South- Undeveloped land followed by a farmstead and State Hwy 33 East and West- Undeveloped	No
2013-2018	Structures are not shown, only roadways		No

6.4 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS reviewed city directories obtained from Envirosite Corporation and were dated 1993, 1998, 2001, 2006, 2010, 2015, and 2018. The subject property address utilized for the research was W5346 State Road 33. Directories dated prior to 1993 were not available for review. A copy of the city directory report is included in Appendix IV. The following is a description of relevant information from the city directories:

Year(s)	Listed Occupants	REC? (yes or no)
W5346 State Road 33 (subject property)		
1993, 1998, and 2001	Not identified	No
2006	Rodger Wrucke	No
2010	Cynthia Wrucke Cynthia Zirbel Royce Wrucke	No

Year(s)	Listed Occupants	REC? (yes or no)
2015 and 2018	Oakgrove Homestead Farms LLC Cindy Wrucke Dan Wrucke	No

6.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the Dodge County GIS Website, the approximate 40-acre subject property is identified as a portion of parcel number 236-1115-0244-002 and is listed as owned by the City of Horicon.

6.6 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with Land Title Records.

6.7 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions.

Due to substantial historical coverage gained from other sources, ECS did not review zoning records for the purpose of this assessment. Given historical information gained from other sources reviewed in this section, this is not considered to be a significant data gap that would affect our ability to render a professional opinion concerning the property's environmental quality.

6.8 Previous Reports

We have not been provided with environmental or engineering assessment reports for the subject property completed by others, nor has ECS completed similar studies or prior assessments of the subject property.

6.9 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information.

6.9.1 State Environmental Agency

Freedom of Information Act (FOIA) requests were submitted to the Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Agriculture Trade and Consumer Protection Agency (DATCP) for environmental records including but not limited to underground storage tanks, spills, and/or releases. According to the WDNR and DATCP, the subject property was not identified within their online searchable databases.

6.9.2 Local Fire Department

ECS contacted the Horicon Fire Department for environmental information concerning the subject property. According to the Horicon Fire Department, records of environmental significance were not on file for the subject property.

6.9.3 Other State/Local Sources

ECS contacted the City of Horicon for environmental information concerning the subject property. According to the City of Horicon, records of environmental significance were not on file for the subject property.

6.10 Historical Use Summary

According to historical research, the subject property has been undeveloped, agricultural land since at least 1940. No obvious indications of RECs were identified in the historical data review.

7.0 SITE AND AREA RECONNAISSANCE

7.1 Methodology

Ashly Zwolinski of ECS conducted the field reconnaissance on December 27, 2022. The weather at the time of the reconnaissance was 9 degrees Fahrenheit and overcast. Observations were made from a walking reconnaissance around the perimeter and along several transects across the subject property. Access or visibility limitations, if any, are discussed in Section 2.6. Subject property photographs are included in Appendix V.

7.2 On-Site Features

7.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The subject property was observed to be relatively flat with surficial drainage into permeable ground surfaces throughout the subject property and adjoining permeable ground surfaces.

7.2.2 Past Site Uses

During the site reconnaissance, ECS observed the subject property for evidence of past occupancy and usage that could indicate the presence of environmental concerns. Based on current site conditions observed during the site reconnaissance, ECS did not identify evidence of past uses or occupancy that would indicate the presence of a REC for the subject property.

7.2.3 Current Uses

The subject property consists of approximately 40-acres of undeveloped, agricultural land.

As noted within the table below, pertinent features of environmental concern were not observed during the site reconnaissance.

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses		✓
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers		✓
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓

Feature	Yes	No
Known or Suspect PCB-containing Equipment		✓
Stains or Corrosion to Floors, Walls or Ceilings		✓
Stained Soil or Pavement		✓
Floor Drains and Sump Pumps		✓
Pits, Ponds or Lagoons		✓
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials		✓
Water/Wastewater Discharge		✓
Groundwater Wells		✓
Septic Systems or Cesspools		✓
Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)		✓
Dry Cleaning		✓
Specialized Industrial Equipment		✓
Onsite Electrical Generators		✓
Oil-water Separators		✓

7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in an area consisting of agricultural/commercial properties in Horicon, Dodge County, Wisconsin.

Direction	Description	Relative Gradient	REC
North	Railroad track followed by undeveloped land	Down-gradient	No
Northeast	John Deere Horicon Works	Down to cross-gradient	No
East	Undeveloped, agricultural land	Cross-gradient	No
South	Undeveloped, agricultural land	Up-gradient	No
West	Undeveloped, agricultural land	Cross-gradient	No

Pertinent features of environmental concern were not observed on adjoining or nearby properties during the site reconnaissance.

7.4 Site and Area Reconnaissance Summary

According to our site observations and a review of adjoining and nearby properties, the subject property is located in an area consisting of agricultural/commercial properties and consists of undeveloped agricultural land. Further details pertaining to our on-site and off-site observations have been referenced previously. We did not identify RECs associated with the subject property or neighboring properties and businesses during the reconnaissance.

8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope considerations, which are beyond the scope of this practice. Non-scope considerations have the potential to lead to the identification of business environmental risks. Some of these “non-scope” considerations include, but not limited to:

- Asbestos containing materials
- Lead-based paint
- Lead in drinking water
- Radon
- Mold
- Regulatory compliance (SPCC, SWPPP, NPDES, RCRA, etc.),
- Wetlands
- Ecological resources, and/or
- Cultural resources

ECS was not authorized to assess non-scope issues in conjunction with this assessment.

9.0 INTERVIEWS

Ashly Zwolinski interviewed Kristen Jacobson with the City of Horicon (owners representative) on December 28, 2022 via telephone for information regarding the subject property. According to Ms. Jacobson, the City of Horicon purchased the ±157-acre parent parcel in 2018. The southeast corner of the property was developed with structures associated with a farmstead; however, in 2019 the City demolished the structures. Ms. Jacobson indicated that to the best of her knowledge, the subject property (portion of the parent parcel) has always been undeveloped agricultural land. Additionally, Ms. Jacobson indicated that environmental records were not on file with the City for the subject property and she was not aware of any 1) environmental concerns associated with the subject property; 2) any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or 3) any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products.

ECS interviewed local government officials and agencies via written Freedom of Information Act requests. Information gained from such sources is included in [Section 6.10](#).

10.0 FINDINGS AND CONCLUSIONS

10.1 Findings and Opinions

ECS Midwest, LLC (ECS) was contracted by Gremmer & Associates, Inc on behalf of Moraine Park Technical College District to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of Marshland Crossing located at W5346 State Road 33 in Horicon, Dodge County, Wisconsin (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by Dodge County GIS Website as a portion of parcel number 236-1115-0244-002 and is listed as owned by the City of Horicon. The subject property consists of approximately 40-acres of undeveloped, agricultural land.

The subject property is located in an area consisting of agricultural and commercial properties in Horicon, Wisconsin. The subject property is bound on the north by a railroad track, on the northeast by John Deere Horicon Works, on the south, east, and west by undeveloped agricultural land.

According to historical research, the subject property has been undeveloped, agricultural land since at least 1940. No obvious indications of RECs were identified in the historical data review.

A regulatory database search report was provided by Envirosearch Corporation. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched; however, the Envirosearch Corporation report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact to the subject property as discussed further below; therefore, ECS does not consider the listed sites to be RECs for the subject property.

10.2 Significant Data Gaps

Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

10.3 De Minimis Conditions

ECS did not identify *de minimis* conditions associated with the subject property during this assessment.

10.4 Conclusions

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of Marshland Crossing located at W5346 State Road 33 in Horicon, Dodge County, Wisconsin, the subject property. Any exceptions to, or deletions from, this practice

are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

11.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

Envirosite Corporation, Fire Insurance Maps Report

Envirosite Corporation, City Directory Report

Envirosite Corporation, Government Records Report

Envirosite Corporation, Environmental Lien & Activity Use Limitation Report

Envirosite Corporation, Aerial Imagery

NETR Online, Topographic Maps

Wisconsin Department of Natural Resources (WDNR)

Wisconsin Department of Agriculture Trade and Consumer Protection (DATCP)

City of Horicon

City of Horicon Fire Department

Appendix I: Figures



Figure 1: Site Location Map

Marshland Crossing
W5346 State Road 33
Horicon, Wisconsin 53032





Figure 2: Topographic Map

Marshland Crossing
W5346 State Road 33
Horicon, Wisconsin 53032





Figure 3: Aerial Image
Marshland Crossing
W5346 State Road 33
Horicon, Wisconsin 53032



Appendix II: Interviews, Correspondence and User Questionnaire



ENVIRONMENTAL QUESTIONNAIRE

Environmental Questionnaire for User

Completion required for conformance with ASTM E 1527-21. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to ECS.

Site Name: Marshland Crossing

Name and Title of Person Completing Questionnaire (Please Print):

Roy Marquez - Director of Facilities

Signature of Person Completing Questionnaire:

Roy Marquez

Date: 12/13/22

Name of Your Company and Your Contact Number (Please Print):

Moraine Park Technical College District (MPTC) - 920.929.2136

ASTM E 1527-21 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed: Required per State Statute to purchase land. MPTC plans to improve on the land for a satellite campus primarily used for Fire programming among other academic programming. This training cannot be completed on land that is deemed unusable for this purpose.

Will you provide Property Title Records and a Legal Description to ECS?

Please select one: NO ☒ YES ☐

Will you provide a 50-year chain of title abstract to ECS?

Please select one: NO ☒ YES ☐

Please Send Information Promptly

(1a.) Environmental liens that are filed or recorded against the site (40 CFR 312.25). ASTM E 1527-21 states that the user should perform a review of recorded land title records and judicial records for environmental liens or activity and use limitations for the site. Please forward the results of the land title record and judicial record review. If you would prefer, ECS can obtain this information from a third party provider for an additional fee. Please let ECS know if you would like to contract ECS for this service.

Please select one: Client to Provide ☐ ECS to Provide for Additional Fee ☒

ENVIRONMENTAL QUESTIONNAIRE

- (1b.) **Activity and use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Please select one:

NO

☒

YES

☐

If yes, please explain: _____

- (2.) **Specialized knowledge** - As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please select one:

NO

☒

YES

☐

If yes, please explain: _____

- (3.) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

- (a.) Do you know the past uses of the property?

Please select one:

NO

☐

YES

☒

If yes, please state uses: Prior use was agricultural farming

- (b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain: _____

- (c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain: _____

ENVIRONMENTAL QUESTIONNAIRE

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please select one:

NO

☐

YES

☒

If no, please explain:

If you are aware that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

(5.) Parcel Property Owner(s) & Contact Number(s):

A. City of Horicon - 920.485.3500

B.

C.

D.

Property Manager and Occupant(s) & Contact Number(s)

Property Manager: Kristen Jacobson 920.485.3500 X3504

Occupant/Tenant:

Occupant/Tenant:

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain: