

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
CDBG SMALL CITIES PROGRAM

ENVIRONMENTAL ASSESSMENT

PROJECT: Acquisition and demolition of redevelopment site known as former Door
County Cooperative – City of Sturgeon Bay

PROGRAM: CDBG Public Facilities or Public Facilities for Economic Development Grant
The Wisconsin Department of Administration

ENVIRONMENTAL ASSESSMENT

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PROJECT DESCRIPTION

BRIEF DESCRIPTION OF THE PROJECT'S ACTIVITIES:

Funds for this proposed project will be used to: Acquire and make ready for redevelopment a blighted waterfront site in the City of Sturgeon Bay, Wisconsin. The project specifically includes the purchase of a 2.24 acre parcel known as the former Door County Cooperative. This parcel abuts a 1.3 acre city-owned parcel that is also part of the redevelopment site. The project also includes demolition/removal of the existing buildings on the two parcels, except for a grain elevator; removal of existing asphalt/concrete; relocation/replacement of various underground utilities; remediation of contaminated soils; and raising the grade of the site to comply with floodplain regulations.

BRIEF DESCRIPTION OF THE PROJECT SITE AND IMMEDIATE AREA:

The address of the proposed project is: 92 E. Maple Street and 100 E. Maple Street. The two parcels total approximate 3.5 acres. The site is bordered on the northwest by the Door County Maritime Museum, on the northeast by the waters of Sturgeon Bay, on the southeast by the Oregon Street Bridge approach, on the south by E. Maple Street, and on the west by parking lots. It is a prime downtown waterfront site located between the city's two downtown bridges.

The site is filled property that is formerly bay bottom (lake bed). The filling occurred from the late 1800's through the early 1960's. The former Co-op parcel has historically been used for grain storage and related uses dating from ca. 1900. For the last several years the property has been vacant except for incidental storage. Most of the buildings are deteriorated and the site is badly in need of rehabilitation.

The city parcel includes the edge of the waterfront, which has an improved dock wall. The property has been leased for mooring of tugboats and other vessels. The United States Coast Guard has leased the land for parking and storage. The Coast Guard has moved its mooring operations to the other side of the Oregon Street Bridge. It is also moving its storage facilities, making the site available for redevelopment. Both the Co-op and Coast Guard parcels are nearly 100% impervious surfaces (buildings & pavement).

The surrounding area is part of the west downtown area and contains a mixture of uses. Sawyer Park is located on the other side of the Oregon Street Bridge approach from the subject site.

STATEMENT OF ACTIVITIES

List all activities funded by your grant, and identify those that have been previously assessed, those that require an environmental assessment, those which are categorically excluded, and those which are exempt. Check the box which applies to each activity.

Activity	Source of Funds — CDBG or non-CDBG	Previously assessed	Requires Environmental Assessment	Categorically Excluded & subject to 58.5 (the Statutory Checklist)	Exempt or Categorically Excluded & NOT subject to the Statutory Checklist	Cite relevant section of 24 CFR Part 58
Property Acquisition	CDBG		✓			58.36
Asbestos Removal	CDBG		✓			58.36
Site Clearance	CDBG		✓			58.36
Environmental Remediation	Non-CDBG		✓			58.36
Relocation of Utilities	CDBG			✓		58.35(a)(1)
Street Improvements	Non-CDBG			✓		58.35(a)(1)
Engineering	CDBG				✓	58.34(a)(8)
Administration	CDBG				✓	58.34(a)(3)

STATUTORY CHECKLIST FOR PUBLIC FACILITIES

Comparison with federal laws and authorities: This project has been compared with applicable federal laws and authorities, with the following results:

Project: Acquisition and demolition of redevelopment site known as former Door County Cooperative

Environmental Issue	Property is in Compliance if:	Compliance Status
Historic Properties—rehab of existing buildings	Property is less than 50 years old, or if the activity is listed on “Activities Exempt from Further Review”	<input type="checkbox"/> Compliance or NOT APPLICABLE <input checked="" type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Historic Properties—new construction	Property to be developed is less than ½ acre in size and approval has been obtained from the Wisconsin Department of Administration environmental review officer; OR property is > ½ acre in size, and an archeological survey has been completed by a professional archeologist	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Floodplain management	Property is not located in a 100-year floodplain	<input type="checkbox"/> Compliance or NOT APPLICABLE <input checked="" type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Coastal Areas Protection and Management	Property not located on a river or stream flowing into, or is within ½ mile of Lake Michigan, Lake Superior, or located on shoreline of either lake	<input type="checkbox"/> Compliance or NOT APPLICABLE <input checked="" type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Wild and Scenic Rivers	Property not located on either the St. Croix or Wolf Rivers, or national Wild and Scenic Rivers System Components—Wisconsin (Attachment 12)	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Runway Clear Zones	Property not listed on HUD Circular Letter HD 85-8, dated 5/23/85	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Manmade Hazards	Not located on, or adjacent to, site of a previous unremediated chemical spill, leaking underground storage tank, Superfund site, or landfills	<input type="checkbox"/> Compliance or NOT APPLICABLE <input checked="" type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Noise	Not applicable to non-residential projects	<input checked="" type="checkbox"/> Not applicable to this project. In compliance.

Environmental Issue	Property is in Compliance if:	Compliance Status
Wetlands Protection	Project site not located in an existing wetland, or impacting an existing wetland; No direct or <u>indirect</u> effects	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Water Quality	Project causes no dredged or fill materials in navigable waters, including wetlands; preapproved general permit or 'no effect' finding	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Water Quality: sole source aquifers	None in WI, per EPA	<input checked="" type="checkbox"/> Not applicable to this project: in compliance
Solid Waste Disposal Availability; renovation and/or demolition of buildings containing asbestos or lead-based paint	No hazardous waste is generated; no excessive pressure placed on existing landfills; waste is removed in accordance with DNR procedures	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Endangered Species	No threats to either species or habitats	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Farmland Protection	Unique or protected farmland is not developed; construction takes place within properly zoned sites	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Air Quality	No permanent effects on air quality; or permitting for installation of large, fuel burning equipment obtained	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required
Thermal and Explosive Hazards	Property not located on, or adjacent to, an industrial facility that creates explosive or thermal hazards, past spills, Superfund sites, or hazardous industries	<input checked="" type="checkbox"/> Compliance or NOT APPLICABLE <input type="checkbox"/> Consultation/review required <input type="checkbox"/> Conditions and/or mitigation actions required

Certification:

I certify that, to the best of my knowledge, this activity is in compliance with NEPA and the implementing regulations of the program funding this activity.

Grant Administrator

Date

SUMMARY OF FINDINGS AND CONCLUSIONS

The proposed project is in compliance with all laws and authorities pertaining to environmental review and found in 24 CFR Part 58.5. There are no conditions or circumstances requiring further review or analysis in order to proceed with the activities for the project.

SUMMARY OF ENVIRONMENTAL CONDITIONS

The project will have several beneficial effects on the human environment. The proposed project will alleviate existing contamination of the buildings and soils on the site, alleviate potential flooding by raising the grade of the subject site above the regulated floodplain elevation, and eliminate blighted buildings. By helping to implement the Sturgeon Bay West Waterfront Redevelopment Plan, the project will provide safe and affordable housing, which under the adopted plan is to be located on a site adjoining the subject property.

As proposed, the project will not be affected by any known adverse environmental conditions; nor will the project cause any adverse effect on adjacent or nearby properties or their residents. The project includes remediation of the known adverse environmental conditions, including the removal of blighted buildings, abatement of asbestos, and remediation of contaminated soils.

PROJECT MODIFICATIONS AND ALTERNATIVES CONSIDERED: The subject site is located within a special flood hazard area. Therefore, alternatives and modifications to the proposed project were considered through the required 8-step floodplain analysis. Based upon the floodplain analysis and the overall environmental review, no project modifications are needed. The project activities include raising the grade above the floodplain elevation and any development is required to be flood-proofed per the Sturgeon Bay Floodplain Zoning Ordinance.

ADDITIONAL STUDIES PERFORMED: The subject site is located within a special flood hazard area. Therefore, an 8-step floodplain analysis was performed. This analysis examined practical alternatives. The conclusion of the study was that there is no practical alternative for the project's location in the floodplain. The study is attached to the environmental review.

MITIGATION MEASURES NEEDED: None

DETERMINATION OF CATEGORICAL EXCLUSION OR EXEMPTION

1. Is this project in compliance with applicable Laws and Authorities?

YES

NO

2. Is an Environmental Assessment required?

YES

NO

IMPACT CERTIFICATION

X A FINDING OF NO SIGNIFICANT IMPACT has been made for this project for the following reason (check below):

X Consultation with the applicable Laws and Authorities has determined that there will be no adverse impact, or only beneficial impact.

X An Environmental Assessment has been completed and any adverse impacts can be mitigated following correspondence with the appropriate laws, authorities, and agencies.

 A FINDING OF SIGNIFICANT IMPACT has been made for this project, and a full Environmental Impact Statement has been completed.

Martin Olejniczak, Community Development Director
Name and Title

June 6, 2013
Date

Signature

Field Notes Checklist

Project Number: PF FY13-21529 HUD Program: Community Development Block Grant PF or PFED (circle one)

Project Name: Acquisition and demolition of redevelopment site known as former Door County Cooperative – City of Sturgeon Bay

Location: (street, city, county/state, & zip code)
92 & 100 E. Maple Street, Sturgeon Bay, WI 54235

Number of Dwelling Units: 0

Central city

New construction

Rehabilitation

Project site is in a location described as:

Suburban

Infill urban development

In undeveloped area

In developing rural area

Note to Reader: An Environmental Assessment (EA) is a concise public document that a Federal agency must prepare in order to comply with the National Environmental Policy Act (NEPA) and the related Federal environmental laws and authorities. The EA must support decision making process and provide a clear rationale, justification, and documentation for ratings assigned.

Instructions

It is recommended that this checklist be used by HUD staff who prepares the Environmental Assessment (EA; form HUD-4128). It will constitute full documentation for many factors on the EA, and partial documentation for others. It will avoid narrative reports and expedite the environmental review process. This checklist, which is a slightly revised version of Appendix C of Handbook 1390.2, should be used pending revision of Handbook 1390.2.

 The number for each checksheet topic is the number that appears on form HUD-4128. Also, each checklist title/heading is followed by a reference to where the topic appears in current Handbook 1390.2.

Before the site visit, review the Phase I and all background information submitted with the application (if applicable). During the site visit, the preparers of form HUD-4128 are to: (i) answer all relevant questions on this checklist; (ii) use the spaces provided for comments to include supplemental information as well as to record any recommended mitigation measures or requirements for project approval; (iii) key your answers to the relevant questions (using additional sheets of paper to provide more detailed information); and (iv) use the spaces provided for source documentation to cite the information source used (e.g., title of a technical report, map, or special study; site inspection/

field observation; name and location of the qualified data source(s) that provided the information, for example, the local planning agency, the local housing and/or community development agency, the State environmental protection agency, the State Historic Preservation Officer, or other qualified data source.)

Preparers are to obtain and use, as appropriate, any environmental report (Federal, State, or local) that may have already been prepared for the property or area in which the property is located.

Several different types of maps will be useful in completing the review, such as the project plan or plot map, a location map showing major features and facilities in the vicinity, the USGS topographic map and FEMA flood map for the site area, and zoning/land use maps. **Many of the conditions can and should be recorded directly on the project plan.** Distances to major features and facilities (e.g., schools and fire stations) and a description of the surrounding area are examples. The plan can then be referenced as "source documentation" on form HUD-4128.

9. Environmental Report

List the Federal, State, or local agencies contacted to obtain their existing environmental reports and other data for the HUD environmental review for the proposed project.

List major reports obtained: (attach the report(s) or otherwise list the title, author, publication date).

1. Sturgeon Bay Community Development Dept
2. Wisconsin Dept of Administration
3. Wisconsin Dept of Natural Resources
4. Wisconsin Coastal Management Program
5. U.S. Fish & Wildlife Service

10. Planning Findings

Is the project in compliance or conformance with the local zoning?

Yes No Not Applicable (If no or not applicable, explain) _____

Is the project located within a coastal management zone (CZM)?

Yes No Not Applicable

If your answer is YES, the State Coastal Zone Management (CZM) Agency must make a finding that the project is consistent with the approved State CZM program

Is the State's finding attached to this checksheet?

Yes No

Is the project in compliance with the air quality State Implementation Plan (SIP)?

Yes No Not Applicable

Comments: A request for review of project was sent to the Wisconsin DNR Air Management Specialist. No comments were submitted. The project will have no impact on air quality.

Source documentation:

Are there any unresolved conflicts concerning the use of the site? Yes No

If your answer is YES, briefly explain: _____

11. Coastal Barrier Resources

Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map? Yes No

If your answer is YES, the law prohibits Federal funding of projects in designated coastal barriers.

12. Flood Management (24 CFR Part 55) (see CF 3 and 4 of Handbook 1390.2)

Is the project located within a floodplain designated on a current FEMA flood map? Yes No
Identify FEMA flood map used to make this finding:

Community Name and Number: City of Sturgeon Bay 550111

Map Panel Number and Date of Map Panel: 55029C0459C March 2, 2009

If your answer is YES, use § 55.12 and the floodplain management decision-making process (§ 55.20) to comply with 24 CFR Part 55.

Comments: The project site is within the 100-year floodplain of Lake Michigan. It is not located within a floodway or high coastal hazard area. The project activities include removal of certain buildings within the floodplain and filling the site to raise the grade to the flood protection elevation. The net result is an improvement to the risk of property damage or loss of life due to flooding.

Source documentation: (attach § 55.20 analysis) The 55.20 analysis shows there is no practical alternative. The documentation is attached.

13. Historic Preservation (see CF 2 of Handbook 1390.2)

Has the SHPO been notified of the project and requested to provide comments? Yes No

Is property listed on or eligible for listing on the National Register of Historic Places? Yes No

Is property located within or directly adjacent to an historic district? Yes No

Does the property's area of potential effects include an historic district or property? Yes No

If your answer is YES to any of the above questions, consult with the State Historic Preservation Officer (SHPO) and comply with 36 CFR part 800.

Has the SHPO been or is being advised of HUD's finding? Yes No

Comments: Consultation was made with the Wisconsin Department of Administration's Division of Housing regarding the status of existing buildings on the site. The Division of Housing reviewed Wisconsin Historical Society's Wisconsin Architecture and History Inventory. The existing structures on the subject site are no longer on the inventory.

Source documentation: Wisconsin Department of Administration

14 . Noise Abatement (see CF 1 of Handbook 1390.2)

Is project located near a major noise source, i.e., civil airports (within 5 miles), military airfields (15 miles), major highways or busy roads (within 1,000 feet), or railroads (within 3,000 feet)?

Yes No

If your answer is YES, comply with 24 CFR 51, Subpart B which requires a noise assessment for proposed new construction. Use adopted DNL contours if the noise source is an airport.

Comments: The subject site is two miles from the Door County Cherryland Airport, a small civil airport. This airport does not support commercial aviation and there is very little air traffic from this airport. The nearest highway is approximately 2,850 feet away. Given these separation distances and the fact that the CDBG project is not for residential housing, noise will not be an environmental factor.

Source documentation: Door County GIS map

15. Hazardous Industrial Operations (see CF 5 of Handbook 1390.2)

Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site? Yes No

If your answer is YES, use HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C.

Comments:

Source documentation:

16. Airport Hazards (see CF 5 of Handbook 1390.2)

Is the project within 3,000 feet from the end of a runway at a civil airport? Yes No

Is the project within 2-1/2 miles from the end of a runway at a military airfield? Yes No

If your answer is YES to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments: The subject site is more than 9,000 feet from the end of the nearest runway at Door County Cherryland Airport.

Source documentation: Door County GIS map

17. Protection of Wetlands (E.O. 11990) (see CF 3 and 4 of Handbook 1390.2)

Are there drainage ways, streams, rivers, or coastlines on or near the site? Yes No

Are there ponds, marshes, bogs, swamps or other wetlands on or near the site? Yes No

For projects proposing new construction and/or filling, the following applies:

Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)? Yes No

If your answer is YES, E.O. 11990, Protection of Wetlands, discourages Federal funding of new construction or filling. In wetlands, compliance is required with the wetlands decision-making process (§ 55.20 of 24 CFR Part 55. Use Proposed Part 55 published in the Federal Register on January 1, 1990 for wetland procedures).

Comments: The subject site is adjacent to the waters of Sturgeon Bay, but is not part of a wetland. The site is currently developed with nearly 100% of the site paved or covered by buildings.

Source documentation: Wisconsin DNR wetland maps; Door County GIS map; visual inspection

18. Toxic Chemicals and Radioactive Materials (see CF 5 of Handbook 1390.2)

Has a Phase I (ASTM) Report been submitted and reviewed? Yes No

If your answer is NO, is a Phase I (ASTM) report needed? Yes No

Are there issues that require a special/specific Phase II report before completing the environmental assessment? Yes No

Is the project site near an industry disposing of chemicals or hazardous wastes? Yes No

Is the site listed on an EPA Superfund National Priorities or CERCLA, or equivalent State list? Yes No

Is the site located within 3,000 feet of a toxic or solid waste landfill site? Yes No

Does the site have an underground storage tank? Yes No

If your answer is YES to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i).

Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)? Yes No

Comments: The Phase 1 report was received in January 2013. It identified recognized environmental concerns associated with the subject site. The activities funded by the CDBG include the abatement of asbestos within existing buildings and the remediation of contaminated soils. The Wisconsin DNR was contacted and that agency provided information and procedures for removal asbestos and demolition of buildings. The city is undergoing the Voluntary Party Liability Exemption process with the Wisconsin DNR. In general the purpose of the grant and the activities funded by it are to make the existing brownfield site ready for reuse.

Source documentation: (attach Phase I ASTM report) Phase 1 Environmental Site Assessment submitted by AECOM, January 2013

19. Other

a. Endangered Species (see EF 3.4 of Handbook 1390.2)

Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed? Yes No

Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats? Yes No

If your answer is YES, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments: The U.S. Fish & Wildlife Service was contacted with a request for comment on the project. No comments were received. The subject site is a previously developed site that is nearly 100% covered by buildings and pavement.

Source documentation: Fish & Wildlife Service list
<https://www.fws.gov/midwest/endangered/lists/wisc-city.htm/>

b. Sole Source aquifers

Will the proposed project affect a sole source or other aquifer? Yes No

Comments: None in Wisconsin

Source documentation: EPA

c. Farmlands Protection (see EF 3.3 of Handbook 1390.2)

If the site or area is presently being farmed, does the project conform to the Farmland Protection Policy Act and HUD policy memo? Yes No

If your answer is YES, compliance is required with 7 CFR Part 658, Department of Agriculture regulations Implementing the Act.

Comments: N/A – the site is not farmed.

Source documentation:

d. Flood Insurance

Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)? Yes No

If your answer is YES, flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the flood plain management decision-making process (§ 55.20) is required (refer to item #17 above). Document the map used to determine Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number and date of map panel.

e. Environmental Justice

Is the project located in a predominantly minority and low-income neighborhood? Yes No

Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large? Yes No

If your answer is YES, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice.

Comments:

Source documentation:

20. Unique Natural Features and Areas (see EF 3.2 of Handbook 1390.2)

Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas? Yes No

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project? Yes No

Comments: The project site adjoins Sturgeon Bay, a natural body of water. The project does not impact the water and the acquisition of the site and other activities of the CDBG project will improve public access to this natural feature.

21. Site Suitability, Access, and Compatibility with Surrounding Development (see EF 1.1 and 1.3 of Handbook 1390.2)

Has the site has been used as a dump, sanitary landfill or mine waste disposal area? Yes No

Is there paved access to the site? Yes No

Are there other unusual conditions on site? Yes No

Is there indication of:

	Yes	No		Yes	No
distressed vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	oil/chemical spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>
waste material/containers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	abandoned machinery, cars, refrigerators, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
soil staining, pools of liquid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	transformers, fill/vent pipes, pipelines, drainage structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
loose/empty drums, barrels	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building type (low/high-rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Height, bulk, mass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building density	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the project be unduly influenced by:

	Yes	No		Yes	No
Building deterioration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transition of land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Postponed maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incompatible land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obsolete public facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate off-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are there air pollution generators nearby which would adversely affect the site:

	Yes	No		Yes	No
Heavy industry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large parking facilities (1000 or more cars)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy traveled highway (6 or more lanes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Power generating plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil refineries	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Cement plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Comments: The Phase 1 Environmental Site Assessment identified several recognized environmental concerns that are checked above such as drums and containers. The activities of this project will address these concerns. In addition, the city of Sturgeon Bay has been awarded additional funding under a Brownfield Site Assessment Grant to complete further environmental testing and remediation.

Source documentation: Phase 1 Environmental Site Assessment submitted by AECOM, January 2013.

22. Soil Stability, Erosion, and Drainage (see EF 1.2 of Handbook 1390.2)

Slopes: Not Applicable Steep Moderate Slight
 Is there evidence of slope erosion or unstable slope conditions on or near the site? Yes No
 Is there evidence of ground subsidence, high water table, or other unusual conditions on the site? Yes No
 Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site? Yes No
 Have soil studies or borings been made for the project site or the area? Yes No Unknown
 Do the soil studies or borings indicate marginal or unsatisfactory soil conditions? Yes No
 Is there indication of cross-lot runoff, swales, drainage flows on the property? Yes No
 Are there visual indications of filled ground? Yes No
 If your answer is YES, was a 79(g) report/analysis submitted? Yes No
 Are there active rills and gullies on site? Yes No
 If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted? Yes No N.A.
 Is a soils report (other than structural) needed? Yes No
 Are structural borings or a dynamic soil analysis/geological study needed? Yes No

Comments: The subject site is filled land. Previous soil borings/tests indicate the presence of methane. Future development will require mitigation such as foundations on pilings, additional soil testing, and venting. However, the funded project is for acquisition and site clearance activities, which are not impacted by soil stability.

Source documentation: Phase 1 Environmental Site Assessment submitted by AECOM, January 2013 and Phase 2 Subsurface Assessment and Asbestos Demolition Survey by STS Consultants, October 2005.

23. Nuisances and Hazards (see EF 1.3 and 1.4 of Handbook 1390.2)

Will the project be affected by natural hazards:

	Yes	No		Yes	No
Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Slope-failures from rains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects or animals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unprotected water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by built hazards and nuisances:

	Yes	No		Yes	No
Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dangerous intersection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>
drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate separation of pedestrian/vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate street lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Quarries or other excavations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumps/sanitary landfills or mining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad crossing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by nuisances:

	Yes	No		Yes	No
Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unsightly land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Glare from parking area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacant/boarded-up buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The activities funded in this project are not impacted by any of the above factors.

Source documentation: On-site review of subject site and surrounding neighborhood.

24. Water, Supply, Sanitary Sewers, and Solid Waste Disposal (see EF 2.1, 2.2, and 2.4 of Handbook 1390.2)

Is the site served by an adequate and acceptable:

water supply Yes No Municipal Private;

sanitary sewers and waste water disposal systems Yes No Municipal Private;

and trash collection and solid waste disposal Yes No Municipal Private.

If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies? Yes No

If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies? Yes No

Comments: Municipal services are available to the site.

Source documentation: Sturgeon Bay Municipal Services Department and Sturgeon Bay Utilities.

25. Schools, Parks, Recreation, and Social Services (see U/EF 4, 5, and 6 of Handbook 1390.2)

Will the local school system have the capability to service the potential school age children from the project? Yes No

Are parks and play spaces available on site or nearby? Yes No

Will social services be available on site or nearby for residents of proposed project? Yes No

Comments: The project does not involve future residents and, thus, this section is not applicable to the environmental assessment. Nevertheless, the schools, parks, and social services are readily available to serve this site. Sawyer Park is less than one block away and the Door County Social Services Department is located within walking distance of the subject site.

Source documentation: City of Sturgeon Bay

26. Emergency Health Care, Fire and Police Services (see U/EF 7, 8, and 9 of Handbook 1390.2)

Are emergency health care providers located within reasonable proximity to the proposed project?

Yes No Approximate response time: 4 minutes

Are police services located within reasonable proximity to the proposed project?

Yes No Approximate response time: 2 minutes

Is firefighting protection (X) municipal () volunteer adequate and equipped to service the project?

Yes No Approximate/estimated response time: 2 minutes

Comments: The Sturgeon Bay Police Department, two Sturgeon Bay Fire Stations, and the Door County Ambulance Service are all located in close proximity to the subject site.

Source documentation: City of Sturgeon Bay

27. Commercial/Retail and Transportation (see U/EF 10 and 11 of Handbook 1390.2)

Are commercial/retail shopping services nearby? Yes No

Is the project accessible to employment, shopping and services by public transportation or private vehicle?

Is adequate public transportation available from the project to these facilities? Yes No

Are the approaches to the project convenient, safe and attractive? Yes No

28. Conditions and Requirements for Approval:

Are mitigation measures required? Yes No

If your answer is YES, list and describe: _____

Brief Description of the Project: See page 3 _____

Field Inspection on: (date) By: (signature)

_____ June 11, 2013 _____