

Environmental Assessment

Project : Chippewa Valley Technical College
Simulation Building

Location: CVTC West Campus
3623 Campus Road
Eau Claire, WI 54703

Owner: Chippewa Valley Technical College
620 W. Clairemont Ave
Eau Claire, WI 54701

TCS 12.04 Preparation of an Environmental Assessment

To determine whether a Type II action is major and significantly affects the quality of the natural and physical environment of human beings, and to describe the alternatives to the action, the board shall conduct an EA and shall prepare a reviewable record in the form of a concise report. The preparation shall be done as early as possible in the planning process, but in any event, before contracts are let if the action involves construction by a district the report shall include:

TCS 12.04 (1) FACILITY DEVELOPMENT ACTION

The action being proposed by the Chippewa Valley Technical College (CVTC) is to construct a simulation building on the CVTC West Campus in Eau Claire. This Environmental Assessment (EA) will provide the Wisconsin Technical College System Board with a summary of the proposed action so that they may determine if it is a major action or minor action depending upon the affect on the quality of the human environment.

TCS 12.04 (1) (a) Describe the Action, Purpose, and Need:

The proposed action is to construct a 4,000 square foot simulated training building near the existing Fire Safety Center and Emergency Services Education Center on the CVTC West Campus. This facility will provide improved training spaces for CVTC's emergency services programs in Law Enforcement, Criminal Justice, FireMedic and Paramedic. Programs will be able to create real-life reality-based scenarios in rooms that will replicate an apartment, hotel room, clinical exam room, lobby and bar/restaurant settings. Reality-based training is more important than ever. These scenarios are currently recreated in classroom settings.

TCS 12.04 (1) (b) Describe the Affects of the Action on the Human Environment:

There are no anticipated impacts on the human environment.

TCS 12.04 (1) (c) Evaluation of Most Significant Environmental Affects:

The most significant environmental impact is the loss of undeveloped land on the CVTC West Campus.

Air Quality: No impact to air quality is anticipated.

Water Quality: No impact to water quality is anticipated

Plant Life: There will be no significant impact to plant life. No known rare plants exist on the site.

Animal Life: The site is not significantly populated by animal life. There is no known population of any rare, unique or endangered species on the site.

Population and Housing: This project will have no effect on neighborhood housing or populations.

Land Use: Current zoning is consistent with this usage. A permit application will be submitted to the City of Eau Claire for construction of the facility.

Aesthetics: The project will be designed to be consistent with other structures on the site.

Noise: The project is not anticipated to have any impact on neighborhood noise levels in excess of current usage of the site.

Property Life and Safety: The project will not cause any impact to property and life safety.

Social and Cultural: The project will not cause disruption to the community, nor will it affect ethnic, religious or other groups. There is no known archeological material on the site, nor is the site a historic one.

TCS 12.04 (1) (d) Alternatives and Associated Environmental Effects:

Alternative 1: Construction of New Building

Current training opportunities do not allow for scenario-based training.

Alternative 2: Do Nothing

Opportunities for Real-life Scenario-based trainings are limited and will impact the quality of training for Criminal Justice, Law Enforcement, FireMedic and Paramedic students.

TCS 12.04 (1) (e) Agencies and Groups Contacted and Related Comments:

This Environmental Assessment will be published in the Eau Claire Leader Telegram and comments will be requested.

TCS 12.04 (1) (f) Evaluation of Specific Factors

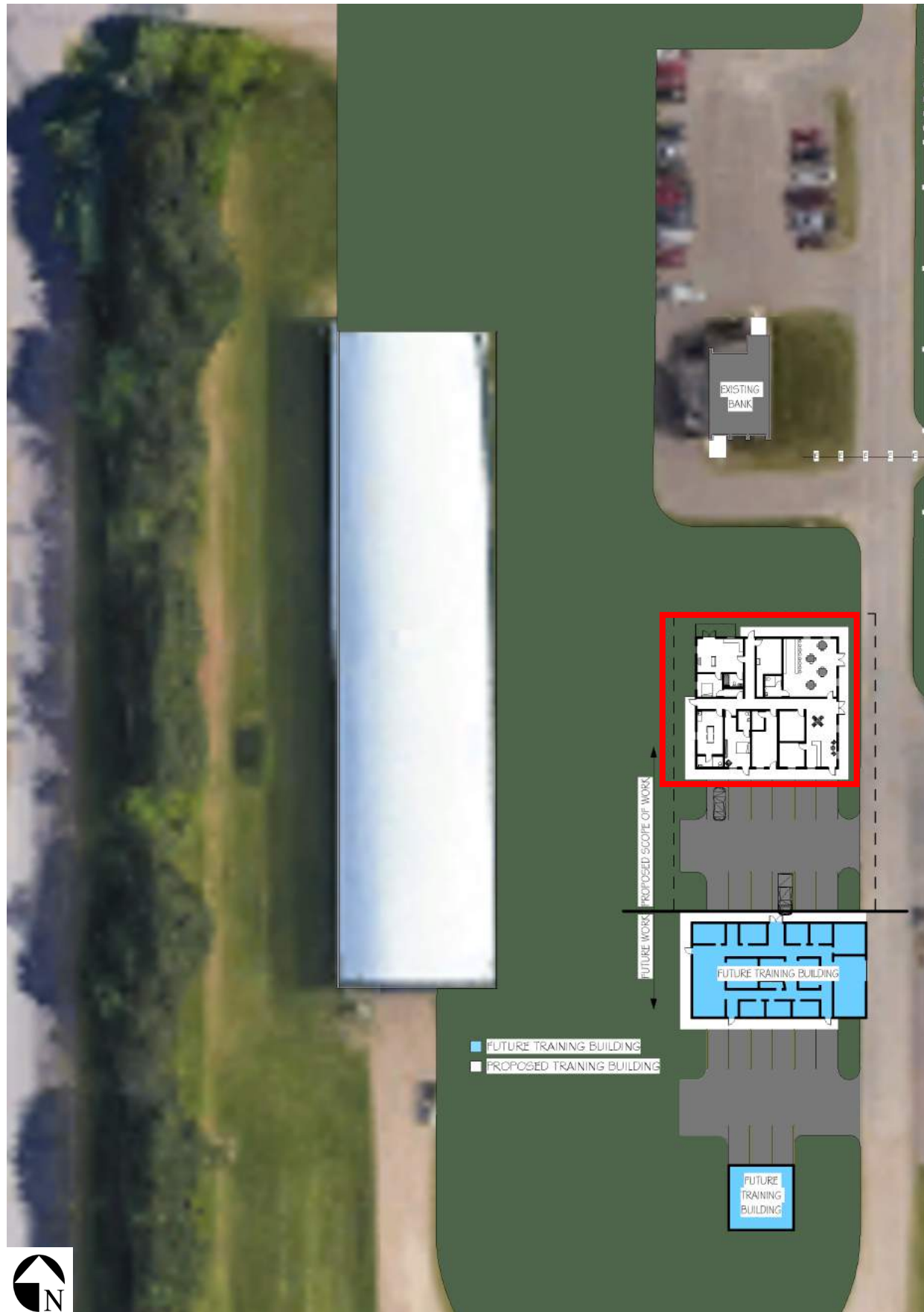
- 1. Irreversible Environmental Effects**
Loss of undeveloped land on the CVTC West Campus
- 2. Stimulation of Secondary (Indirect) Effects:**
Project is not anticipated to stimulate any indirect effects.
- 3. Creation of a New Environmental Effect:**
Project is not anticipated to create any new environmental effects.
- 4. Impacts on Geographically Scarce Environmental Features:**
Project is not anticipated to impact any geographically scarce environmental features.
- 5. Precedent-Setting Nature of this Action:**
Project will not be precedent setting.
- 6. Significant Controversy Associated with the Action**
No known or anticipated controversy exists currently.
- 7. Conflicts with Official Agency Plans or Local, Regional, State or National Policy:**
None known of at the time of this assessment.
- 8. Cumulative Impacts of Repeated Actions of this Type:**
Repeated efforts to expand campus facilities may lead to eventual need for CVTC to acquire additional property for future projects. However, the campus property is not yet at capacity, and more projects can be constructed before additional land would be required.
- 9. Irrevocable Foreclosure of Future Options:**
This project is relatively small and primary funding is provided by a private donor, so no budgetary issues are expected.

TCS 12.04 (1) (g) Preliminary Recommendation on the Need for an EIS:

The Wisconsin Technical College System Board (WTCSB) has reviewed the environmental assessment and has made a preliminary determination that the proposed action would have no significant environmental impact. A copy of the assessment will be made available for public review and comment. (See attached letter from the WTCSB)



PROPOSED SITE PLAN



PROPOSED FLOOR PLAN



PROPOSED 3D RENDERINGS

RENDERINGS, COLORS, AND MATERIALS MAY VARY FROM POTENTIAL FINAL PROJECT AND ARE FOR CONCEPTUAL VISUALIZING ONLY





Dr. Morna K. Foy, President

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May 8, 2023

TO WHOM IT MAY CONCERN:

It is the preliminary determination of the Wisconsin Technical College System Board (WTCSB) that the construction of facilities at the Eau Claire west Campus by the Chippewa Valley Technical College District will have a non-significant environmental impact.

Final determination will be made by the Wisconsin Technical College System Board after its review of public comments and communications from interested parties on the Environmental Assessment.

Sincerely,

A handwritten signature in black ink, appearing to read "Morna K. Foy".

Morna K. Foy
President
Wisconsin Technical College System