



WEPA Type II  
Environmental Impact Assessment  
Milwaukee State Crime Laboratory  
Wisconsin Department of Justice  
DFD Project Number 22A3H



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# Environmental Impact Assessment

## Milwaukee State Crime Laboratory

Prepared for Wisconsin Department of Administration, Division of Facilities Development

### Introduction

The State of Wisconsin Department of Administration's Division of Facilities Development (DFD) has retained Short Elliott Hendrickson Inc. (SEH) on behalf of the Department of Justice (DOJ) to prepare an Environmental Impact Assessment (EIA) of the proposed construction of the Milwaukee State Crime Laboratory which would house the DOJ Crime Laboratory, a Regional Office for the Attorney General, and a Regional Training Center. In addition, the project includes a co-location with Milwaukee County, its Medical Examiner's (ME) office and Office of Emergency Management (OEM) to create a Forensic Science and Protective Medicine facility. The EIA is prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, Wisconsin Administrative Code 60. The purpose of the EIA is to assess potential beneficial or adverse impacts of the project on the physical, biological, social, and economic environments.

### Project Description

The 2017 WI Act 59 approved funding for a Milwaukee State Crime Laboratory to be located in southeast Wisconsin to house the Department of Justice's (DOJ) Crime Laboratory, a Regional Office for the Attorney General and a Regional Training Center. The Department of Administration (DOA) issued a Request for Proposals (RFP) for a lease with an option to purchase this facility in the Milwaukee area. This report reflects information from the RFP and the final development and purchase agreement terms.

In April 2018, the State Building Commission (SBC) approved the release of \$876,000 Building Trust Funds to purchase preliminary plans for a new Milwaukee State Crime Laboratory as authorized and enumerated in 2017 Wisconsin Act 59 for \$75,000,000 Program Revenue Supported Borrowing.

In August 2022, the State Building Commission gave approval for the State to purchase at substantial completion a condominium share of a facility for approximately \$100 million. The proposed facility selected during the RFP process will be located on redeveloped land at the Milwaukee Regional Medical Center (MRMC). Currently, the MRMC campus organizations include the Children's Wisconsin; Curative Care Network; Froedtert Hospital; Medical College of Wisconsin; Milwaukee County DHHS Behavioral Health Division; and Versiti Blood Center of Wisconsin's Blood Research Institute. This location is accessible via Watertown Plank Road from the highway and is close to the Milwaukee "Zoo" interchange.

The project includes the construction of a new Milwaukee State Crime Laboratory, a Regional Office for the Attorney General and a Regional Training Center. In addition, the project includes a co-location with Milwaukee County, its Medical Examiner's (ME) office and Office of Emergency Management (OEM) to create a Forensic Science and Protective Medicine facility. The site is at a major intersection in the Master Plan for the MRMC west campus development. The proposed location of the facility would be at the south and west of this site, leveraging the intersection of

Doyne Avenue and 95th Street. The north and east sides of the site would support the service and vehicle access functions.

## EIA Process

### Scoping Letter

A Scoping Letter to solicit input on potential environmental effects of the project was sent to selected parties and agencies on April 22, 2022. A copy of the Scoping Letter and distribution list is included in Appendix A. Comments received for the project include:

- Ho-Chunk Nation of Wisconsin - A scoping response was received on April 22, 2022 stating that the Tribe wishes to remain a consulting party throughout the project.
- Forest County Potawatomi Community of Wisconsin: A scoping response was received April 25, 2022 confirming a finding of No Historic Properties affected of significance to the Tribe, but they asked to be notified immediately and that all work cease on site should a discovery be made during construction.
- Lac Vieux Desert Band of Lake Superior Chippewa Indians: A scoping response was received on May 17, 2022 stating that the tribe has no concerns with the project.

In addition to scoping, coordination between DOA and Milwaukee county has been ongoing throughout the project. The project is supported by Milwaukee County. Supporting documentation from the County includes an action report and adopting resolution outlining the importance of the facility and allocating funds for the project. Documentation of county support is included in Appendix A.

### Draft EIA

The Draft EIA was made available on September 20, 2023, for the required 15-day public review period. A hard copy of the Draft EIA was available at the Wauwatosa Public Library – 7635 W. North Ave., Wauwatosa, WI 53213. An electronic version was made available via email request or by accessing the following link:

[www.sehinc.com/online/wisdoa-dfd](http://www.sehinc.com/online/wisdoa-dfd)

The deadline for comments for consideration and incorporation into the Final EIA document is October 6, 2023, no later than 6:00pm. Comments could be submitted via email to the environmental project manager at [dfortney@sehinc.com](mailto:dfortney@sehinc.com).

A copy of the Notice of Availability for the 15-day public review period is included in Appendix B.

# 1 Description of Proposed Action

## 1.1 Title of Proposed Project

Milwaukee State Crime Laboratory

DFD Project No. 22A3H

## 1.2 Project Location

Location: City of Wauwatosa

County: Milwaukee County

City, Village, or Town: City of Wauwatosa, WI

The property consists of the following Parcels:

- Parcel A: Lot 1 of Certified Survey Map #9222 (recorded March 19, 2020) is part of the Northwest ¼, Northeast ¼, Southwest ¼ and the Southeast ¼ of the Northeast ¼ of Section 29 and the Northwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 28 in the Township 7 North, Range 21, East in the City of Wauwatosa, and the City of Milwaukee. The tax Key Number is 380-1001 (previously part of Tax Key #381-9999-22 and 380-9999-09 (Wauwatosa) and 380-9999-4 (Milwaukee)).
- Parcel B: Permanent, perpetual non-exclusive easement for pedestrian and vehicular ingress and egress. (See January 29, 2020, Declaration of Access Easements – Document #10948008.)
- Parcel C: Non-exclusive Stormwater System Easement, Water System Easement and Sewer System Easement. (See January 29, 2020, Declaration of Utility Easements – Document #10948009, as amended by Amendment # 10968709 dated April 14, 2020.)
- Parcel D: Tunnel Easement and Operation/Maintenance Easement (reference July 14, 2004, Tunnel Easement Agreement – Document #8821827).
- Parcel E: Tunnel Easement and Operation & Maintenance Easement (reference July 14, 2004, Tunnel Easement – Document #8821828).
- Parcel F: Permanent, non-exclusive Easement for Duct Package Improvements (reference April 14, 2020, Easement Agreement – Document #10968710).

## 1.3 Project

### 1.3.1 Description of Proposed Action

The project includes the construction of a new Crime Laboratory, a Regional Office for the Attorney General and a Regional Training Center. Additionally, the project will include a co-location with Milwaukee County, its Medical Examiner's (ME) office and Office of Emergency Management (OEM) to create a Forensic Science and Protective Medicine facility. The site is at a major intersection in the Master Plan for the MRMC west campus development. The proposed location of the facility would be at the south and west of this site, leveraging the intersection of Doyne Avenue and 95th Street. The north and east sides of the site would support the service and vehicle access functions.

The proposed facility includes a three-story building with a lower level.

Total programming for the building will include approximately 112,000 gross square feet for County use and 100,000 gross square feet for the State Crime Laboratory.

## 1.3.2 Purpose and Need

The State of Wisconsin's DOA is seeking a facility of approximately 100,000 square feet of laboratory, office, storage, and training space for the DOJ. DOJ will also require secured 24/7 on-site parking for 185 parking stalls: 110 secure stalls, 10 stalls for law enforcement, 5 stalls for vendors, and 60 visitor stalls.

There is a need for the facility to be located in the greater Milwaukee area, and for the site to provide the following:

- The site should have ready access to major transportation routes in the area, as measured by travel times from the parking lot to major traffic corridors in the area at different times of day.
- The site must have municipal services and utilities services on or prior to term commencement.
- Zoning must be compatible with proposed use on or prior to term commencement and proposer must obtain all necessary governmental approvals.
- For security and operational purposes, the location must have a low level of foot traffic and general public access.

## 1.4 Estimated Cost and Funding Source

The construction budget for this phase of the project is approximately \$100M. DOA is finalizing terms with a developer to build the condo share for the Milwaukee State Crime Laboratory.

## 1.5 Project Schedule

### Project Schedule

SBC Approval	2022
Bid Date	N/A
Substantial Completion	2025
Occupancy	2025

## 2 Existing Environment

### 2.1 Physical

#### 2.1.1 Soils and Topography

The project site is relatively flat with overall site drainage heading in an easterly direction. The western most end of the site slopes downward toward Interstate Highway 41 to the west.



USDA soil data accessed on April 18, 2022 indicates that three distinct soil types were found on the site. Ozaukee silt loam, 2-6 percent slopes, eroded (OuB2), Ozaukee silt loam, 6-12% slopes, eroded (OuC2) and Clayey Land (Cv) soils were found within the site, however, the Cv soil group makes up approximately 0.1% of the site. The OuB2 and OuC2 soil groups are nonhydic and predominantly nonhydic, respectively. A map of NRCS soils data for the project site is included in Appendix C.

## 2.1.2 Utilities

The existing site is not currently served by and public utilities. Electricity is provided for parking lot lighting. The site's proximity to other recent infrastructure projects makes it an ideal candidate for new construction. Recent infrastructure projects surrounding the site include the WisDOT Zoo Interchange, MRMC's Permanent Plant & Utility Distribution Upgrades, MRMC's 87th Street Reconstruction, MRMC's Water Booster Station Replacement, and Milwaukee County Bus Rapid Transit.

## 2.1.3 Surface Water and Groundwater

There are no surface waters mapped within the proposed project site (WDNR Surface Water Data Viewer, 2022). The nearest surface waters are located 1,150 feet to the southeast on the corner of W Wisconsin Ave and N 92<sup>nd</sup> St. There is a mapped wetland associated with this waterbody. There are no known or suspected impacts to these wetlands and waterbodies.

The proposed project site is located within the Menominee River Watershed. This watershed, which measures 136 square miles, lies within the Milwaukee River Basin.

The site is currently composed of primarily impervious surface. Stormwater on the current site is currently retained in nearby retention ponds.

Wisconsin Department of Natural Resources (WDNR) – This project is regulated by Wisconsin Administrative Code NR 216 (establishes construction site stormwater discharge permit standards) and NR 151 (runoff pollution performance standards). The standard regulations for construction site erosion control call for the limitation of sediment so that there is a reduction of 80 percent of the sediment load carried in runoff as compared to no sediment of erosion control measures.

## 2.1.4 Wetlands and Floodplains

According to the U.S. Army Corps of Engineers (USACE), wetlands are “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” A wetland is defined by a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology. All three of these criteria must be met for an area to be delineated as a wetland.

There are no mapped wetlands, wetland indicators, or hydric soils within the proposed project site (WDNR Surface Water Data Viewer, 2022). Additionally, vegetation and hydrology indicative of wetlands has not been observed in the proposed project site. The nearest mapped wetland on the Wisconsin Wetland Inventory is located approximately 740 feet southeast of the proposed project site at the corner of W Wisconsin Ave and N 92<sup>nd</sup> St. A wetland map from the Surface Water Data Viewer is included in Appendix C.

According to flood insurance rate map data prepared by the Federal Emergency Management Agency (FEMA) and incorporated in the WDNR's Surface Water Data Viewer, the proposed project site lies in an area of minimal flood hazard and has less than a 0.2% chance of flooding annually. This is the lowest-risk designation an area can receive. Floodplains with a 0.2% or 1% chance of flooding annually are located Approximately 4,380 feet to the east of the proposed project site located at the Honey Creek. A floodplain map from the Surface Water Data Viewer is included in in Appendix C.

## 2.1.5 Air

Chapters within the NR 400 series of the Wisconsin Administrative Code regulate air pollution. Criteria pollutants regulated by these chapters include particulate matter, sulfur dioxide, organic compounds, nitrous oxides, carbon monoxide, and lead in addition to other hazardous air pollutants and visible emissions.

As of April 19, 2022, the pollutant with the highest Air Quality Index in the City of Wauwatosa is Ozone, with an index value of 29. Air quality index values of 50 or less are considered "good" with low levels of health concern. The EPA maintains a list of all non-attainment/maintenance counties for air quality standards. As of April 19, 2022, Milwaukee County is within a maintenance zone for the 8-hour Ozone air pollutants, with a listed status of marginal.

## 2.2 Biological

### 2.2.1 Flora and Fauna

The project site features primarily a parking lot, but also consists of mixed perennial and shrub foundation plantings and young and mature deciduous trees. This project site is surrounded on all sides by open lawn space.

The WDNR was included as part of the project scoping process and was sent a project scoping letter on March 23, 2022 to inform them of the project. No initial response to the project was provided. An Endangered Resources Preliminary Assessment conducted for the project site on May 4, 2022 indicated that endangered resources are present, and the proposed project warranted an Endangered Resources Review by the WDNR.

An Endangered Resources Review (ERR) request was submitted to the WDNR on May 24, 2022, for information on threatened, endangered, and special concern species that may potentially exist within the general area of the project or may be impacted by the project. A response was received on May 25, 2022 indicating that the project is covered under the Broad Incidental Take Permit for No/Low Impact Activities (No/Low BITP/A); although endangered resources maybe present within or near the project area, the project would have no/very low impact on these resources. It was noted that the project overlaps the Rusty Patched Bumble Bee High Potential Zone. Although the proposed project would not likely disturb existing habitat, it is recommended that the following conservation measures be added into the project plans, where possible, in an effort to create additional habitat for the bee:

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

No additional follow-up actions were recommended or required for the project. Copies of the ERR request and response letter are included in Appendix D.

## 2.3 Social

Social data was collected from both the City of Wauwatosa, as well as Milwaukee County. According to the 2020 US Census Bureau, the data is as follows:

Wauwatosa has a total population of 48,387. The demographic breakdown consists of 82.75% White, 6% African American, 3.5% Asian and 6.35% biracial. Within the City of Wauwatosa, there is an estimated 29.8% of the population that has attained a bachelor's degree and 5.9% of the population are below the poverty level.

Milwaukee County has a total population of 928,059. The demographic breakdown consists of 51.96% White, 26.2% African American, 5% Asian, 6.8% "some other race" and 9.28% biracial. Within Milwaukee County, there is an estimated 31.1% of the population (25 years or older) that has attained a bachelor's degree and 19.0% of the population are below the poverty level.

## 2.4 Economic

The project site is located within the MRMC Campus. MRMC is a consortium of health care institutions whose members include:

- Children's Wisconsin
- Curative Care Network
- Froedtert Hospital
- Medical College of Wisconsin
- Milwaukee County DHHS Behavioral Health Services
- Versiti Blood Center of Wisconsin's Blood Research Institute

Collectively the MRMC represents a major regional employer and medical service provider.

## 2.5 Other (Hazardous Materials, Archaeological, Historical)

### 2.5.1 DATCP Registered Tanks

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) database was searched for sites with registered aboveground storage tanks (ASTs) and/or underground storage tanks (USTs) on May 25, 2022. A search for ASTs and USTs owned by Medical College of Wisconsin, Children's Hospital of Wisconsin and the Wisconsin Dept of Administration within the City of Wauwatosa was conducted. These results were then reviewed for ASTs/USTs on the project site. 17 current or former ASTs/USTs were identified to be associated with the Medical College of Wisconsin campus. Seven of these were found to be closed, while ten are currently in use. These include tanks associated with Diesel and Fuel Oil. ASTs/USTs were not found to be associated with the project site. Search results are included in Appendix E.

## 2.5.2 EPA Database Search

The United States Environmental Protection Agency's (EPA's) multi-system database and EnviroMapper was searched on May 25, 2022, for sites listed as Superfund (CERCLIS) sites and generators or handlers of hazardous waste. Superfund sites were not identified within or near the project site. No concerns were identified within the study area. Search results are included in Appendix E.

## 2.5.3 BRRTS

The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) database and corresponding Remediation and Redevelopment (RR) Sites Map was searched on May 25, 2022. The RR Sites Map is the WDNR's 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 is part of the WDNR's Contaminated Lands Environmental Action Network (CLEAN), an inter-linked network of WDNR databases tracking information on different contaminated land activities.

The RR Sites Map shows one closed site located within the study area. This site, Mental Health South, had an associated soil contamination presence as of September, 2001. This contamination was promptly restored, and as of November 30, 2001 "Wisconsin Administrative Code (Wis. Adm. Code), Commerce has determined that this site does not pose a significant threat to the environment and human health." Search results are included in Appendix E.

## 2.5.4 SHWIMS

The Solid and Hazardous Waste Information System (SHWIMS) provides access to information on sites, and facilities operating at sites that are regulated by the WDNR Waste Management program. SHWIMS was searched for applicable sites on May 25, 2022. The search identified no relevant sites within the project location. The closest site is located within the Medical College of Wisconsin campus, at 1000 N 92<sup>nd</sup> Street. This site has a "very small" active quantity hazardous waste generator. SHWIMS database search results are included in Appendix E.

## 2.5.5 Asbestos Removal

The project will construct a new facility. Because no facilities will need to be removed, the presence of asbestos is not anticipated.

## 2.5.6 Archaeological and Historic Resources

SEH retained the Cultural Resource Management program (CRM) at the University of Wisconsin-Milwaukee (UWM) To conduct an architecture, history, and archaeology review of the project. Due to the nature of the proposed work, the Area of Potential Effect (APE) for architecture/history was limited to the proposed building site and the surrounding 39-acre parcel within which it is located. CRM reviewed the APE, defined as the proposed project site and immediately adjacent properties, for historic resources on April 27, 2022. The review identified three historic properties in the APE, all of which were identified as non-extant. A number of previously surveyed and NRHP-listed properties were identified beyond the APE.

For the archaeology portion of this project, the APE was defined as the areas of potential ground disturbance associated with the project. The archaeological APE is limited to the portion of the

parcels that defines the project location boundary. A review of the WHPD identified one archaeological site that is partially coincident with the APE and 13 archaeology and cemetery/burial sites within one mile of the APE. UWM-CRM recommends an archaeological survey of the portions of the project APE coincident with the identified archaeological site to ensure compliance with Wisconsin Statute §44.40. Given that most the APE is currently paved, it is likely the majority of the APE can be visually inspected and only a small area may require shovel testing. If project funding or permitting shifts to include federal involvement, then a survey of the entire project APE will be required under Section 106 of the National Historic Preservation Act.

These findings were submitted to SHPO for review on May 23, 2022. A response was received on May 27, 2022 Stating that SHPO concurs with a finding of No Effect. The response also noted that if project plans change or cultural materials/human remains are found during the project, all work should be halted and the SHPO office should be contacted immediately.

A copy of correspondence and completed forms for this project are included in Appendix F.

## 2.5.7 Parking and Transportation

Based on current traffic count map data published by the Wisconsin Department of Transportation (WisDOT), the following average annual daily traffic (AADT) volume occurs on roadways within 0.25 miles of the project site:

- 92<sup>nd</sup> St north of Wisconsin Ave: 8,000
- W Wisconsin Ave between 94th & 95th St: 11,000
- 95<sup>th</sup> St north of Bluemound: 4,800
- W Wisconsin Ave west of 89th St Milwaukee: 9,100

The project will provide a parking garage that will have dedicated parking for the State and the County.

Numerous bus stops are located near the project area, with the closest stops being located on N 92<sup>nd</sup> Street and W Watertown Plank Road.

Pedestrians and bicyclists primary have access to the project site from the north, along W Watertown Plank Rd, and from the south, along W Wisconsin Ave. Existing sidewalks running north/south and east/west provide access to the project site from the surrounding Milwaukee Medical College campus/. While there are no dedicated bicycle facilities on W. Watertown plank Rd or W. Wisconsin Ave, there are numerous pedestrian crossings where bicyclists can cross from local roadways in residential areas which surround the MRMC campus.

# 3 Proposed Environmental Change

## 3.1 Manipulation of Terrestrial Resources

While some earthwork would be required to accommodate the proposed structure, the existing grade of the proposed project site is not anticipated to be significantly altered during the course of the project. The project would require the removal of some trees and shrubs. Proposed green spaces would be primarily manicured lawn, which is consistent with current conditions. New trees and plantings will be utilized along the building foundations and patio spaces. Native species,

including plant's that bloom from spring through fall, will be used for these plantings per recommendations from WDNR.

## 3.2 Manipulation of Aquatic Resources

Aquatic resources and surface water features are not located within the boundaries of the project site. Much of the existing site is paved impervious surface. The project's design will utilize stormwater best management practices (BMPs) to control excess runoff and control erosion. A construction site erosion plan would be developed, as well as site-specific stormwater management plans.

Wisconsin Administrative Code NR 151 includes performance standards for construction sites and postconstruction sites. The standard regulations for construction site erosion control call for the limitation of sediment so that there is a reduction of 80 percent of the sediment load carried in runoff as compared to no sediment of erosion control measures. These standards will be met during construction to minimize potential water quality impacts that could potentially result from construction. If it is determined during final design that the project will cause more than one acre of ground disturbance, and Wisconsin Pollutant Discharge Elimination System (WPDES) permit would be required prior to construction.

## 3.3 Structures

The proposed project would include a new three-story structure to house the Milwaukee State Crime Laboratory and a new parking structure. This project does not include work on any existing buildings. No structures currently exist on site, but the existing parking lot would be removed.

## 3.4 Other

### 3.4.1 Sustainable Design

MRMC is dedicated to sustainability practices on campus, including the recent upgrade of the Thermal Plant to natural gas, reducing greenhouse gas emissions by 70 percent. The project proposes to be serviced by the Thermal Plant for steam and chilled water. The campus participates in habitat support for a falcon recovery program, water quality and urban forestry in addition to the mission of reducing the campus building's impact on the planet.

### 3.4.2 Hazardous materials

Adverse impacts associated with hazardous materials or environmental conditions on-site are not anticipated.

### 3.4.3 Utilities

New utilities would be required for the proposed site. Utilities would be planned in conjunction with new access roads and development projects in the area surrounding the project site. Redevelopment is already planned for the surrounding area, and the proposed facility is not anticipated to require any unique or exceptional utility infrastructure.

### 3.4.4 Noise

Short-term noise impacts would occur during the demolition and construction periods. Major elements that would produce elevated noise levels include demolition activities, vibrations,

equipment noise, material delivery, hauling, grading, and landscaping. Anticipated noise would most directly impact those individuals living or working near the project, including nearby residents, students, faculty, staff, and visitors utilizing nearby buildings and recreation areas. Nearby buildings or areas include the Children's Hospital of Wisconsin, Curative Care Network Inc., and the Medical College of Wisconsin campus. Impacts on permanent ambient noise levels are not anticipated as a result of the project.

Outdoor construction noise is expected to be short in duration with hours of operation which comply with the City of Wauwatosa noise ordinance (construction noise limited to the hours of 7:00 a.m. – 7:00 p.m., Monday – Saturday).

To minimize the impacts of construction noise, contractors would be responsible for ensuring that exhaust mufflers and engine enclosures are in place and in good working order for all on-site trucks and equipment. An engine enclosure reduces low-frequency noise coming from the engine, while an exhaust muffler deadens the noise of escaping gases from combustion, similar to a car muffler. On-site workers would also be responsible for hearing protection as necessary to prevent long-term health effects from working near or around these types of construction equipment over extended periods of time.

### 3.4.5 Air Quality

The project is not anticipated to impact air quality. There is a potential for dust resulting from construction activities. Best management practices would be followed to mitigate dust levels resulting from construction.

### 3.4.6 Traffic and Parking

Vehicle traffic patterns and parking are not anticipated to be substantially altered with this project.

Sidewalks surrounding the project site would not be influenced by the project. The site design will provide additional pedestrian walkways around the building, which can be planned in conjunction with any new sidewalks that are included as part of new local roads that serve planned development.

The project would be designed so that the facility and parking structure meet current ADA standards.

## 4 Probable Adverse and Beneficial Impacts

### 4.1 Physical Impacts

No significant adverse physical impacts are anticipated with the project. There would be short-term impacts due to noise and dust generated by construction equipment. The potential exists for temporary disruption to vehicular, pedestrian, and bicycle circulation in the surround area. However, these impacts would be temporary and localized to areas directly adjacent to the immediate project site. No long-term impacts are anticipated. During construction, the sidewalks along 92<sup>nd</sup> Street will remain open as much as possible to allow for pedestrian circulation within the adjacent MRCM facilities.

Air emissions would be limited to those from short-term use of equipment and site work during project construction, and there are no significant emission sources in the planned use of the facility once constructed.

All civil utilities (water, storm, and sanitary) will remain in service for the duration of the project. Any unforeseen required outages that would impact other facilities will be coordinated with MRCM and the duration of the outage will be as short as possible.

## 4.2 Biological Impacts

No significant biological impacts are anticipated with the project. While some vegetation would be disturbed with the project, new vegetation included with the project landscaping would result in no anticipated loss to potential habitat or biodiversity. New landscaping would include native plantings which would act as a conservation measure for Rusty Patched Bumble Bee habitat.

The Environmental Resources Review and additional correspondence from WDNR, along with additional desktop review of the project, have indicated that there would be no direct impacts to wetlands or other waterbodies, public lands, floodplain, or any species which are of Threatened, Endangered, or Special Concern Status.

## 4.3 Socioeconomic Impacts

The project is anticipated to have a long-term benefit for the state and county. The project would allow adequate resources and space for the housed programs to function.

Construction of the project is also anticipated to provide a beneficial economic impact. An estimate using Emsi's Input-Output model (Type II) indicates an anticipated increase of \$140,000,000 in sales in the commercial and institutional building construction sector as a result of the project.

The Forensic Science and Protective Medicine Facility project will create over 1,097 estimated construction related temporary jobs including direct and indirect jobs and over \$88 million in estimated economic output from construction activities.

## 4.4 Other

### 4.4.1 Energy

There would be a continued commitment of energy resources to construct the project, including fossil fuel consumption used by construction vehicles and equipment. Energy that would irreversibly be consumed includes fuel and electricity used to run construction equipment and to operate construction material manufacturing plants and quarries. Other electrical needs may include lighting, compressors, and tools.

### 4.4.2 Archaeological and Historic Resources

Since the project area does not have any historic resources, the proposed project would have no anticipated impact to these resources. The project is also not anticipated to disturb any nearby archaeological resources. Precautions will be taken during construction to ensure that any potential impacts would be mitigated should unexpected resources be discovered.



#### 4.4.3 Hazardous Materials

Adverse impacts associated with hazardous materials or environmental conditions on-site are not anticipated.

### 5 Probable Adverse Impacts that Cannot be Avoided

Probable adverse impacts that cannot be avoided include temporary disruptions to circulation, short-term noise and dust impacts during construction, and long-term commitments of energy, materials, and financial resources. These are impacts which cannot be avoided with a project which meets the purpose and needs of the project.

### 6 Relationship between Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity.

During the short-term, the local project environment would be adversely affected by construction and construction-related activities resulting in low to moderate degrees of impacts from noise and dust emissions, interference with local vehicle, pedestrian, and bicycle traffic. However, these impacts are necessary to meet the purpose and need of the project.

The project is anticipated to have a long-term social benefit for state and county employees who would use the new facility. The project is also anticipated to provide a temporary economic benefit through construction jobs and construction-related sales.

The long-term operating and maintenance costs of the newly constructed building are anticipated to be lower relative to the existing building due to the improved efficiency and sustainable technology.

### 7 Irreversible or Irretrievable Commitments of Resources if Action is Implemented

#### 7.1 Energy

There would be a commitment of energy resources to construct the project, including fossil fuel consumption used by construction vehicles and equipment. Energy that would irreversibly be consumed includes fuel and electricity used to run construction equipment and to operate construction material manufacturing plants and quarries. Electrical needs may include lighting, compressors, and tools.

Long-term consumption of resources to allow project completion, and continued operation of the facility, would not negatively impact or overload existing supplies. New building components would be installed with DFD Sustainable Facilities Standards.

## 7.2 Archaeological and Historic Features or Sites

Since the project area does not have any historic resources, the proposed project would have no anticipated impact to these resources. The project is also not anticipated to disturb any nearby archaeological resources, including burial sites. Precautions will be taken during construction to ensure that any potential impacts would be mitigated should unexpected resources be discovered.

## 8 Evaluation

### **A. As a result of this action, is it likely that other events or actions will happen which may significantly affect the environment? If so, list and discuss. (Secondary effects)**

No additional actions are anticipated as a direct result of the project. No additional environmental secondary impacts are anticipated.

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

Yes, the proposed action would alter the environment so a new physical, biological, and socioeconomic environment would exist, as described below:

- Physical changes to the environment would include regrading and temporary ground disturbance.
- The site is already a fully developed urban area and would remain that way with the implementation of the project. Although biological changes to the environment would include the removal of existing vegetation and the addition of new vegetation, no overall changes to biodiversity and habitat are anticipated.
- Socioeconomic changes include the potential for temporary job creation and meeting space and facility needs of the DOJ.

### **C. Are the existing environmental features which would be affected by the proposed action scarce, either locally or statewide? If so, list and describe. (Geographically scarce)**

No, the environmental features anticipated to be affected by the project are not considered to be scarce on a local or statewide scale. Coordination with WDNR has confirmed that no impacts to Threatened, Endangered, or Special Concern Species are anticipated with the project.

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

No, the proposed action and its effects do not require a decision which would result in influencing future decisions. The proposed action only involves the construction of new facilities. This does not set a precedent for DOJ or Milwaukee County.

### **E. Discuss and describe concerns which indicate a serious controversy? (Highly controversial)**

Concerns indicative of serious controversy were not identified during the course of this EIA. Scoping letters were distributed to potentially interested local officials, agencies, and Native

American Tribes. These parties, along with members of the public, were notified of the project and provided an opportunity to express concerns. No additional issues of controversial nature were identified.

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

The project does not conflict with any known official agency plans or local, state or, national policy. The project would comply with all state and local regulations and all necessary permits would be acquired. An agency scoping process was completed for this project, and no agency concerns were identified. In addition to scoping, coordination between DOA and Milwaukee county has been ongoing throughout the project. The project is supported by Milwaukee County. Supporting documentation from the County includes an action report and adopting resolution outlining the importance of the facility and allocating funds for the project. Documentation of county support is included in Appendix A.

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

No, repeated actions similar to the proposed action would not result in significant cumulative impacts to the environment. The project is located on an already disturbed urban site, and would provide an opportunity to more efficiently use the site space without posing significant environmental concerns.

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

No, the proposed action is not anticipated to modify or destroy any historical, scientific, or archaeological sites according to research conducted for this EIA.

**I. Is the action irreversible? Will it commit a resource for the foreseeable future? (Does it foreclose future options?)**

The proposed action is not irreversible, but substantial additional funding would be required to reverse this project. It would be possible to restore the site to its current condition, convert the property to another use if necessary.

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

No, the proposed action would not result in direct or indirect impacts on ethnic or cultural groups or alter social patterns. The proposed demolition and new construction would ultimately help DOJ to carry out its function on continue to provide public services.

**K. Other:**

The proposed project would not result in other environmental impacts warranting additional evaluation.

## 9 Conclusion

The recommended action is to construct the three-story Milwaukee State Crime Laboratory as proposed by DOA.

The Environmental Affairs Coordinator will review the Draft EIA and comments received during the Draft EIA public comment period and prepare a recommendation as to the need for an Environmental Impact Statement (EIS) for this project. If a conclusion is made that this project is not a "major action that would significantly affect the quality of the human environment," a Final EIA will be prepared that includes that recommendation. If it is found that this project might have a significant impact, a full Environmental Impact Statement (EIS) would be recommended, drafted and final public hearing would be held before the project is authorized for construction.

## 10 References

AirNow, USEPA and partners

<https://www.airnow.gov/>

DATCP registered Tanks Database

[https://mydatcp.wi.gov/Home/ServiceDetails/4a171523-04c7-e611-80f6-0050568c4f26?Key=Services\\_Group](https://mydatcp.wi.gov/Home/ServiceDetails/4a171523-04c7-e611-80f6-0050568c4f26?Key=Services_Group)

Milwaukee Regional Medical Center Home Page

<https://mrmccampus.org/>

US Census Bureau, 2020 Decennial Census and 2019 American Community Survey Data

<https://www.census.gov/data.html>

USDA NRCS Web Soil Survey

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

USEPA Current Nonattainment Counties for All Criteria Pollutants

<https://www3.epa.gov/airquality/greenbook/ancl.html>

USEPA EnviroMapper

<https://enviro.epa.gov/enviro/em4ef.home>

WDNR BRRTS on the web database

<https://dnr.wisconsin.gov/topic/Brownfields/Disclaimers.html>

WDNR Surface Water Data Viewer

<https://dnr.wisconsin.gov/topic/SurfaceWater/swdv>

WDNR SHWIMS database

<https://dnr.wi.gov/sotw/SetUpBasicSearchForm.do>

WDOA Municipal Service Payments

[https://doa.wi.gov/Pages/LocalGovtsGrants/Municipal\\_Services\\_Payments.aspx](https://doa.wi.gov/Pages/LocalGovtsGrants/Municipal_Services_Payments.aspx)

# 11 Recommendation

**RECOMMENDATION (to be completed by institution WEPA Coordinator only)**

**EIS Not Required**

Analysis of the expected impact of this proposal is of sufficient scope and detail to conclude that this action which would significantly affect the quality of the human environment. In my opinion therefore, an environmental impact statement is not required before the board undertakes this action.

Major and Significant Action: **PREPARE EIS**

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

CERTIFIED TO BE IN COMPLIANCE WITH WEPA -  
Public Notice Completed (include copy of public notice for permanent record)

Institution WEPA Officer

Date:

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

Regent Resolution 2508

11/06



## Appendices

# Appendix A

Scoping Documentation and Agency Support





Building a Better World  
for All of Us®

July 22, 2022

RE: Environmental Impact Assessment  
Southeast Wisconsin Law Enforcement Facility  
DFD Project #22A3H

Dear Agency/Tribal Representative:

The State of Wisconsin Department of Administration's Division of Facilities Development (DFD) has retained Short Elliott Hendrickson Inc. (SEH) on behalf of the Department of Justice (DOJ) to prepare an Environmental Impact Assessment (EIA) of the proposed construction of a new Forensic Science and Protective Medicine Facility. The EIA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, Wisconsin Administrative Code 60. An initial requirement of the EIA is the scoping process. The intent of the scoping process is to identify any potential impact of the project on the physical, biological, social, and economic environments. Because you or your agency or group may have an interest in the project, we are inviting you to participate in the scoping process.

### **Project Background**

Pending approval from the State Building Commission, the proposed facility will be located on redeveloped land at the Milwaukee Regional Medical Center (MRMC). Currently, the MRMC campus organizations include the Children's Wisconsin; Curative Care Network; Froedtert Hospital; Medical College of Wisconsin; Milwaukee County DHHS Behavioral Health Division; and Versiti Blood Center of Wisconsin's Blood Research Institute. This location is accessible via Watertown Plank Road from the highway and is close to the Milwaukee "Zoo" interchange.

### **Proposed Project Action**

The project includes the construction of a new Crime Laboratory, a Regional Office for the Attorney General and a Regional Training Center. The site is at a major intersection in the Master Plan for the MRMC west campus development. It anticipates a parking structure for an MRMC partner to the east and future development sites to the north and across Doyne Avenue to the south. The proposed location of the facility would be at the south and west of this site, leveraging the intersection of Doyne Avenue and 95th Street. The north and east sides of the site would support the service and vehicle access functions.

See attached map for project location.

### **EIA Schedule**

The Draft EIA report will evaluate the potential positive and adverse environmental impacts of the project in accordance with WEPA and Wisconsin Administrative Code guidelines. Issues identified during the scoping process will be addressed in the report. As part of our standard EIA process, SEH will perform research using available databases and resources to collect information pertaining to environmental, social, economic, cultural or historic aspects of the project. The Draft EIA report is anticipated to be made available to the public for a 15-day comment period starting late August/early September 2022. A notice

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 6808 Odana Road, Suite 200, Madison, WI 53719-1137

608.620.6199 | 800.732.4362 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

will be published in state and local media to announce the availability of the Draft EIA. It is anticipated that a public meeting will be held during this comment period to present the Draft EIA findings. Following completion of the public comment period, any comments received will be considered and a Final EIA Report will be published.

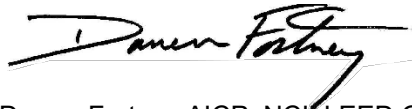
If you are interested in this project, we welcome any comments, suggestions, or other input you feel is pertinent. Please submit your comments electronically or in writing by **August 5, 2022** for consideration in the Draft EIA report to:

Darren Fortney  
Short Elliott Hendrickson Inc.  
6808 Odana Road, Suite 200  
Madison WI, 53719  
[dfortney@sehinc.com](mailto:dfortney@sehinc.com)

Marty Falk  
Short Elliott Hendrickson Inc.  
6808 Odana Road, Suite 200  
Madison WI, 53719  
[mfalk@sehinc.com](mailto:mfalk@sehinc.com)

Comments received after August 5, 2022 will be addressed and incorporated into the Final EIA. If no comments are received, we will assume that there are no project issues that negatively impact you or your group. If you have any questions or concerns regarding this process, please contact Darren Fortney or Marty Falk (contact information above).

Sincerely,



Darren Fortney AICP, NCI, LEED GA  
Environmental Project Manager



Marty Falk, AICP  
Environmental Project Planner

Attachments: Project Location Map

cc: Lois Braun-Oddo, Wisconsin Department of Administration, Project Manager  
Kathryn Kuhn, MCW Vice President, Government and Community Relations  
Jeff Bornemann, MCW, Vice President, Facilities and Operations  
Nathan Berken, MCW, Director of Government Relations  
Jack Newsome, MCW, Senior Vice President, General Counsel

<b>First</b>	<b>Last</b>	<b>Title</b>	<b>Organization</b>	<b>email</b>
Kristina	Betzold	EA Liaison	Wisconsin Dept of Natural Resources	<a href="mailto:kristina.betzold@wisconsin.gov">kristina.betzold@wisconsin.gov</a>
Daina	Penkiunas	State Historic Preservation Officer	Wisconsin Historical Society	<a href="mailto:daina.penkiunas@wisconsinhistory.org">daina.penkiunas@wisconsinhistory.org</a>
Sara	Rodriguez	Representative, Distict 13	Wisconsin State Assembly	<a href="mailto:Rep.SRodriguez@legis.wisconsin.gov">Rep.SRodriguez@legis.wisconsin.gov</a>
Robyn	Vining	Representative, Distict 14	Wisconsin State Assembly	<a href="mailto:Rep.Vining@legis.wisconsin.gov">Rep.Vining@legis.wisconsin.gov</a>
Rob	Hutton	Senator, District 5	Wisconsin State Senate	<a href="mailto:Sen.Hutton@legis.wisconsin.gov">Sen.Hutton@legis.wisconsin.gov</a>
Bill	Wehrley	City Engineer	City of Wauwatosa - Engineering	<a href="mailto:wwehrley@wauwatosa.net">wwehrley@wauwatosa.net</a>
James	MacGillis	Chief of Police	City of Wauwatosa	PD.General@wauwatosa.net
Jim	Case	Fire Chief	City of Wauwatosa	<a href="mailto:jcase@wauwatosa.net">jcase@wauwatosa.net</a>
Ernst	Franzen	City Alderman	City of Wauwatosa	<a href="mailto:efranzen@wauwatosa.net">efranzen@wauwatosa.net</a>
Michael	Walsh	City Alderman	City of Wauwatosa	<a href="mailto:mwalsh@wauwatosa.net">mwalsh@wauwatosa.net</a>
Dennis	McBride	City Mayor	City of Wauwatosa	<a href="mailto:mayor@wauwatosa.net">mayor@wauwatosa.net</a>
Chris	Sandoval	Division Chief/EMS Manager	City of Wauwatosa	<a href="mailto:csandoval@wauwatosa.net">csandoval@wauwatosa.net</a>
Earnell	Lucas	County Sheriff	Milwaukee County	<a href="mailto:Sheriff@milwaukeecountywi.gov">Sheriff@milwaukeecountywi.gov</a>
Shawn	Rolland	County Spervisor, district 6	Milwaukee County	<a href="mailto:shawn.rolland@milwaukeecountywi.gov">shawn.rolland@milwaukeecountywi.gov</a>
Kathryn	Kuhn	Vice President, Government and Community Relations	Medical College of Wisconsin	<a href="mailto:kkuhn@mcw.edu">kkuhn@mcw.edu</a>
Jeff	Bornemann	Vice President, Facilities and Operations	Medical College of Wisconsin	<a href="mailto:jbornema@mcw.edu">jbornema@mcw.edu</a>
Nathan	Berken	Director of Government Relations	Medical College of Wisconsin	<a href="mailto:nberken@mcw.edu">nberken@mcw.edu</a>
Jack	Newsome	Senior Vice President, General Counsel	Medical College of Wisconsin	<a href="mailto:jnewsome@mcw.edu">jnewsome@mcw.edu</a>
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Ben	Rhodd	THPO	Forest County Potawatomi Community of W	<a href="mailto:Benjamin.Rhodd@fcp-nsn.gov">Benjamin.Rhodd@fcp-nsn.gov</a>
William	Quackenbush	THPO	Ho-Chunk Nation	<a href="mailto:bill.quackenbush@ho-chunk.com">bill.quackenbush@ho-chunk.com</a>
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Marvin	DeFoe	THPO	Red Cliff Band of Lake Superior Chippewa In	<a href="mailto:marvin.defoe@redcliff-nsn.gov">marvin.defoe@redcliff-nsn.gov</a>
Gary	Mitchell	THPO	Sac and Fox Nation of Missouri in Kansas an	<a href="mailto:gary.bahr@sacandfoxks.com">gary.bahr@sacandfoxks.com</a>
Chris	Boyd	Historic Preservation Officer	Sac and Fox Nation of Oklahoma	<a href="mailto:chris.boyd@sacandfoxnation-nsn.gov">chris.boyd@sacandfoxnation-nsn.gov</a>
Michael	LaRonge	THPO	Sokaogon Chippewa Community Mole Lake	<a href="mailto:Michael.LaRonge@SCC-nsn.gov">Michael.LaRonge@SCC-nsn.gov</a>

Distribution List

Company	Title	First Name	Last Name	Credentials	Email	Phone Number	Office Building	Address 1	Address 2	City	State	Postal Code	Website
Bad River Band of Lake Superior Chippewa Indians of Wisconsin	Ms.	Edith	Leoso	THPO	thpo@badriver-nsn.gov	(715) 682-7123 Ext. 1662		P.O. Box 39		Odanah	WI	54861	<a href="http://www.badriver-nsn.gov/">http://www.badriver-nsn.gov/</a>
Forest County Potawatomi Community of Wisconsin	Mr.	Ben	Rhodd	THPO	Benjamin.Rhodd@fcp-nsn.gov	(715) 478-7354	Tribal Office	8130 Mish ko Swen Drive, P.O. Box 340		Crandon	WI	54520	<a href="http://www.fcpotawatomi.com/">http://www.fcpotawatomi.com/</a>
Ho-Chunk Nation	Mr.	William	Quackenbush	THPO	bill.quackenbush@ho-chunk.com	(715) 284-7181	Executive Offices	P.O. Box 667		Black River Falls	WI	54615	<a href="http://ho-chunknation.com/">http://ho-chunknation.com/</a>
Lac Vieux Desert Band of Lake Superior Chippewa Indians	Ms.	Alina	Shively	THPO	<a href="mailto:alina.shively@lvd-nsn.gov">alina.shively@lvd-nsn.gov</a>	(906) 358-0137	Ketegitgaanig Ojibwe Nation	P.O. Box 249		Watersmeet	MI	49969	<a href="http://www.lvdtribal.com/">http://www.lvdtribal.com/</a>
Menominee Indian Tribe of Wisconsin	Mr.	David	Grignon	THPO	dgrignon@mitw.org	(715) 799-5258		P.O. Box 910		Keshena	WI	54135	<a href="http://www.menominee-nsn.gov/">http://www.menominee-nsn.gov/</a>
Prairie Band Potawatomi Nation	Ms.	Hattie	Mitchell	THPO				16281 Q Road		Mayetta	KS	66509	<a href="http://www.pbpindiantribe.com/">http://www.pbpindiantribe.com/</a>
Prairie Island Indian Community	Mr.	Noah	White	THPO	noah.white@piic.org	(651) 385-4175		5636 Sturgeon Lake Road		Welch	MN	55089	<a href="http://www.prairieisland.org/">http://www.prairieisland.org/</a>
Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin	Mr.	Marvin	DeFoe	THPO	<a href="mailto:marvin.defoe@redcliff-nsn.gov">marvin.defoe@redcliff-nsn.gov</a>	(715) 779-3700 Ext. 4244	Red Cliff Band of Lake Superior Chippewa Indians	88385 Pike Road, Highway 13		Bayfield	WI	54814	<a href="http://www.redcliff-nsn.gov">www.redcliff-nsn.gov</a>
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Sac and Fox Nation of Oklahoma	Mr.	Chris	Boyd	Historic Preservation Officer	<a href="mailto:chris.boyd@sacandfoxnation-nsn.gov">chris.boyd@sacandfoxnation-nsn.gov</a>	(918) 968-3526 Ext. 1070		920883 S Hwy 99 Bldg A, RR 2, Box 246		Stroud	OK	74079	<a href="http://www.sacandfoxnation-nsn.gov/">http://www.sacandfoxnation-nsn.gov/</a>
Sac and Fox of the Mississippi in Iowa	Mr.	Jonathan	Buffalo	NAGPRA Representative		(641) 484-3185		349 Meskwaki Road		Tama	IA	52339	<a href="http://www.meskwaki.org/">http://www.meskwaki.org/</a>
Sokaogon Chippewa Community Mole Lake Band		Michael	LaRonge	THPO	<a href="mailto:Michael.LaRonge@SCC-nsn.gov">Michael.LaRonge@SCC-nsn.gov</a>	715-478-6448		3051 Sand Lake Road		Crandon	WI	54520	<a href="http://www.sokaogonchippewa.com">www.sokaogonchippewa.com</a>
Milwaukee County		David	Crowley	County Executive				901 North 9th Street, Room 306		Milwaukee	WI	53233	

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2  
3 An action report from the Directors of Department of Administrative Services requesting  
4 release of \$112,399,560 from allocated contingency as proposed in the 2023 Budget for  
5 the Center for Forensic Science and Protective Medicine facility to house Milwaukee  
6 County's Offices of the Medical Examiner and Emergency Management, by  
7 recommending adoption of the following:  
8

9 **A RESOLUTION**

10  
11 WHEREAS, the 2023 Recommended Budget included an allocation of  
12 \$112,899,560 to fund the Center for Forensic Science and Protective Medicine  
13 (CFSPM); and  
14

15 WHEREAS, the Committee on Finance (Finance) has recommended an  
16 amendment to place \$112,399,560 of the funds in an allocated contingency account  
17 within the project (Capital Project WC20901 – Forensic Science Center) subject to  
18 Milwaukee County Board of Supervisors (County Board) approval, after contract  
19 documents and building designs are presented for review; and  
20

21 WHEREAS, the proposed new CFSPM is intended to house the Milwaukee  
22 County (the County) Office of the Medical Examiner, and Office of Emergency  
23 Management (OEM), in partnership with the Medical College of Wisconsin, who will also  
24 occupy the building; and  
25

26 WHEREAS, the CFSPM has been considered for placement at the Milwaukee  
27 Regional Medical Complex (MRMC); and  
28

29 WHEREAS, the following reports have been placed on file detailing the need,  
30 scope, and budget of the CFSPM:  
31

- 32 • File No. 16-393 – An informational report regarding a collaborative effort  
33 between the OEM, Office of the Medical Examiner, State of Wisconsin  
34 Department of Justice Crime Lab and the Medical College of the  
35 Wisconsin in creating a Forensic Science and Intelligence Center  
36
- 37 • File No. 16-721 – An informational report regarding Milwaukee County's  
38 participation in the development of a collaborative forensic research facility  
39
- 40 • File No. 17-298 – An informational report regarding the Public Policy  
41 Forum report titled "Breaking New Ground?" Analyzing the potential for a  
42 public-private forensic science center in southeast Wisconsin  
43
- 44 • File No. 18-484 – An informational report regarding Milwaukee Regional  
45 Medical Complex land options

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- File No. 18-764 – From the County Executive, submitting the 2019 Recommended Budget (see Amendment 1B002 by Supervisor Lipscomb, Sr. amending Capital Project WC21401 – Forensic Science Center Phase 1)
- File No. 19-625 – An informational report regarding Amendment 1B002 Center for Forensic Science and Protective Medicine
- File No. 19-705 – An informational report on the Development of the Center for Forensic Science and Protective medicine, Recommending Transfer of \$660,00 from Allocated Contingency to Capital Improvement Project WC21401 – Forensic Science Center – Phase 1
- File No. 20-235 – An informational report regarding the sale of County owned land at 9201-9501 W. Watertown Plank Road and other lands at the Milwaukee Regional Medical Complex
- File No. 20-237 – An action report on the Development of the Center for Forensic Science and Protective Medicine, Recommending Transfer of \$11,191328 from Allocated Contingency to Capital Improvement Project WC20901 – Forensic Science Center
- File No. 20-610 – An informational report presentation regarding the Center for Forensic Science and Protective Medicine including current Capital Projects WC214011 and WC20901 Phases I and II, respectively
- File No. 21-262 – An informational report from the Director of Economic Development Division – Department of Administrative Services regarding capital Project WC20901 – Forensic Science Center Phase II as it pertains to Constructing a Facility for the Center for Forensic Science and Protective Medicine
- File No. 22-855 – An informational report from the Director of Administrative Services regarding capital project WC20901 – Forensic Science Center Phase II as it pertains to constructing a facility for the Center for Forensic Science and Protective Medicine
- File No. HRA22-272 – An action report from the Directors of Administrative Services and Office of Strategy, Budget, and Performance requesting \$20M of ARPA funds for the purpose building Center for Forensic Science and Protective Medicine
- File No. 22-1040(A) – From the County Executive, submitting the 2023 recommended budget including the allocation of funding for the Center for Forensic Science and Protective Medicine (and associated amendments)

92 ; and

93

94 WHEREAS, the County Unit Purchase and Sale Agreement, supporting  
95 materials, and building plans have been presented to the County Board; and

96

97 WHEREAS, Finance, at its meeting of December 8, 2022, recommended  
98 adoption of File No. 22-1153 (vote 7-0); now, therefore,

99

100 BE IT RESOLVED, the Department of Administrative Services, Office of  
101 Strategy, Budget, and Performance, and the Office of the Comptroller, shall perform an  
102 administrative appropriation transfer to reallocate Capital Project WC20901 – Forensic  
103 Science Center budget authority of \$112,399,560 (currently in object 8902) to the  
104 appropriate budgetary accounts within the same capital project.

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\\Fi01wpchc\comclerk\$\Committees\2022\December\FINANCE\Resolutions\22-1153 DAS - Release of \$112.4mil for  
110 Forensic Science Facility.docx

**COUNTY OF MILWAUKEE**  
INTER-OFFICE COMMUNICATION

DATE: November 7, 2022

TO: Marcelia Nicholson, Chairwoman, Milwaukee County Board

FROM: Aaron Hertzberg, Director, Department of Administrative Services

SUBJECT: An action report from the Directors of Department of Administrative Services requesting release of \$112,399,560 from allocated contingency as proposed in the 2023 Budget for the Center for Forensic Science and Protective Medicine facility to house Milwaukee County's Offices of the Medical Examiner and Emergency Management

**REQUEST**

Release of \$112,399,560 held in allocated contingency as part of the 2023 Budget for the Center for Forensic Science and Protective Medicine facility to house Milwaukee County's Offices of the Medical Examiner and Emergency Management

**POLICY**

Since 2016, many reports have been offered to the Milwaukee County Board regarding the project. An outlined of those updates is below.

*16-393 – An informational report regarding a collaborative effort between the OEM, Office of the Medical Examiner, State of Wisconsin Department of Justice Crime Lab and the Medical College of the Wisconsin in creating a Forensic Science and Intelligence Center*

*16-721 – An informational report regarding Milwaukee County's participation in the development of a collaborative forensic research facility*

*17-298 – An informational report regarding the Public Policy Forum report titled "Breaking New Ground?" Analyzing the potential for a public-private forensic science center in southeast Wisconsin*

*18-484 – An informational report regarding Milwaukee Regional Medical Complex land options*

*18-764 – From the County Executive, submitting the 2019 Recommended Budget (see Amendment 1B005 by Supervisor Lipscomb, Sr. amending Capital Project WC21401 – Forensic Science Center Phase 1)*

*19-625 – An informational report regarding Amendment 1B005 Center for Forensic Science and Protective Medicine*

*19-705 – An informational report on the Development of the Center for Forensic Science and Protective medicine, Recommending Transfer of \$660,00 from Allocated Contingency to Capital Improvement Project WC21401 - Forensic Science Center Phase 1*

*20-235 – An informational report regarding the sale of County owned land at 9201-9501 W. Watertown Plank Road and other lands at the Milwaukee Regional Medical Complex*



*20-237 – An action report on the Development of the Center for Forensic Science and Protective Medicine, Recommending Transfer of \$11,191,328 from Allocated Contingency to Capital Improvement Project WC20901 – Forensic Science Center*

*20-610 – An informational report presentation regarding the Center for Forensic Science and Protective Medicine including current Capital Projects WC214011 and WC20901 Phases I and II, respectively*

*21-262 – An informational report from the Director of Economic Development Division – Department of Administrative Services regarding capital Project WC20901 – Forensic Science Center Phase II as it pertains to Constructing a Facility for the Center for Forensic Science and Protective Medicine*

*22-855 – An informational report from the Director of Administrative Services regarding capital project WC20901 – Forensic Science Center Phase II as it pertains to constructing a facility for the Center for Forensic Science and Protective Medicine*

*HRA22-272 – An action report from the Directors of Administrative Services and Office of Strategy, Budget, and Performance requesting \$20M of ARPA funds for the purpose building Center for Forensic Science and Protective Medicine*

*22-1040(A) – From the County Executive, submitting the 2023 recommended budget including the allocation of funding for the Center for Forensic Science and Protective Medicine (and associated amendments)*

## **PROJECT STATUS**

At the time of drafting, funds for the Center for Forensic Science and Protective Medicine (CFSPM) project were committed in the County Executive's 2023 Recommended Budget. An approved amendment by the Board of Supervisors sought additional oversight over "contract documents" and "building designs". This report intends meet those expectations and seek release of the funds from allocated contingency.

The release of the funds combined with the funds previously allocated for the project will ensure the project is fully funded and enable the County to enter agreements with the seller (proposed to be, Forensic Science and Protective Medicine Collaboration, Inc (FSPMC)) to construct the purpose-built condominium. The seller is represented by CD Smith Construction, working in partnership with Summit Smith Development, and Royal Capital Group and in collaboration with the Medical College of Wisconsin.

Milwaukee County has long sought the development of a CFSPM to be co-located with the State's Crime Lab on the Milwaukee Regional Medical Center (MRMC) campus. The County will occupy not more than 108,000 square feet of the planned approximately 200,000 square foot building. The remainder of the building will be occupied by the State of Wisconsin's Milwaukee Crime Lab. Upon purchase, the building will be managed by a condo association, made up of representatives of the County and State.

Occupying the County's portion of the building would be the Offices of the Medical Examiner and Emergency Management. After reviewing potential lease terms and the impacts of rising interest rates, both the State and County are individually considering purchase and sale agreements for acquisition of their condo withing the building upon completion of construction.

The draft County Unit Purchase & Sale Agreement (P&S Agreement) to be attached to the file, outlines

the terms for the County's purchase of the purpose-built condominium within the building. The purchase price for the County Unit is a not-to-exceed cost of \$100,792,078. The purchase price also serves as a guaranteed maximum construction price by the developer. Cost savings will be available to the County as part of real savings identified through value engineering, with County rights to audit. The purchase includes the County's share of soft, site development, parking structure, shell and common area costs and interior finishes and improvements for the County Unit.

Following execution of the P&S Agreement, Milwaukee County shall make an earnest money payment of not more than \$1,000,000 that will be applied to the total acquisition cost of the County Unit. The developer shall have access to the earnest money to help cover expenses related to out-of-pocket costs for design, development, construction, and financing of the County Unit. The bulk of the remainder of payment, subject to credits and pro-rations, shall be paid at Closing, when the County takes possession of the unit. The County's closing is anticipated to be concurrent with the State's closing on their unit. At closing, an amount associated with any Punch List items shall be held in escrow until such time as those items are completed.

As outlined in the agreement, the developer intends to seek a construction loan to finance the actual construction of the building. Milwaukee County will be responsible for covering fees associated with financing. Staff is working with outside counsel and the Comptroller's Office to explore options to make up-front cash payments to mitigate financing costs.

Within the not-to-exceed \$100,792,078 purchase price, \$37,194,454 will be available to the developer to complete the interior finishes and improvements of the County Unit. The developer will work with Milwaukee County to spend the allowance of funds to complete interior finishes and improvements to the County's specifications. The value for interior buildout is based on cost estimates from Milwaukee County consultants from the Concord Group that have helped to prepare the County's specifications and needs for the developer.

The P&S Agreement outlines the process by which the developer was selected. The State of Wisconsin followed a Request for Proposal (RFP) process (No. 455-005) to select the builder through a competitive process. The County received a comparable proposal with plans for the State and County to jointly occupy the building and to share in soft costs, site development, parking structure and core and shell costs for construction.

The current estimate for the County's portion of the total project is \$127,107,093. The release of \$112,399,560, plus the \$500,000 made available as part of the 2023 budget for purchase of medical examiner equipment, plus the \$14,207,544 in funds allocated in previous budget years, fully fund the project.

As stated above, the purchase price for the County Unit is a not-to-exceed cost of \$100,792,078. Remaining project funds of \$26,315,015 will be allocated to outfitting the County's furniture, fixtures, and equipment and for design and oversight to ensure the facility meets County needs and specifications. Terms of the P&S Agreement allow Milwaukee County to shift project funds from the remaining balance to the contract with FSPMC by mutual consent to acquire furniture, fixtures, and equipment as may be deemed cost effective, and appropriate for phasing with construction.

In August, the State of Wisconsin approved a commitment of \$99 million, subject to the finalization of

deal documents, for acquisition of their share of the building. While each tenant would acquire their share of the building, the State and County would jointly manage the Condo Association, sharing in common area and overall building management. The terms of the relationship with the State will be outlined in Condo Association By-Laws and operational agreements directly between the State and County with both groups seeking to create efficient and cost-effective solutions. The Condo Association is set to ground lease the property from MCW for no base fee. The Condo Association will share in any assessments associated with operations, infrastructure and utilities operated by the MRMC.

Industry standards for the structural and security needs of the planned users from both the State and County are similar. This helps to justify the co-location model and sharing of site planning and development costs. Based on those the needed building standards, standard commercial styled office buildings should not be considered for financial comparison. As a purpose-built institutional building the projected life of the asset is in excess of 50 years with regular care and maintenance.

All parties are anxious to advance the project for a construction start in May 2023, with planned occupancy in the second quarter of 2025. The need to address the conditions of the current Medical Examiner space are urgent. Inflation of construction pricing and financing are also project drivers.

#### **CURRENT CONDITONS**

The Medical Examiner (“ME”) is currently housed at 933 W Highland Ave., in a 53,000 square foot 1974 facility converted from an abandoned hospital in 1989. Milwaukee County has been actively considering a new ME facility since 2012. In June 2016, the County ME submitted a report (File 16-393) to the Board of Supervisors which stated that the current ME facility “has deteriorated beyond its useful life and will need to be relocated to a new facility soon due to space limitations and the failure of current facilities to meet industry standards”. A March 2019 Audit<sup>1</sup> was performed that in part reviewed the current condition of the existing facility. The Audit found numerous concerns that included: the lack of functioning showers in the locker room for all staff working on autopsies, climate control within the office due to a need to keep the toxicology lab temperature cold enough for the machines to not overheat, resulting in areas of the office being too cold for staff, air circulation that may not be up to code, drainage of waste from autopsies to the sewage system, and flooding in basement.

The five divisions of the Office for Emergency Management (“OEM”) are currently situated in two separate locations – the Safety Building and leased space at 633 W Wisconsin Ave. The County 911 Center and OEM Radio Services are both housed in the Safety Building, which is substandard and planned to be demolished. To maximize efficiencies and public safety coordination, and to allow potential consolidation of county-wide Public Safety Access Points (“PSAPs”), all divisions must be co-located in a secure and larger environment that affords daily collaboration and an immediate and coordinated emergency response during a crisis. OEM’s specific needs and benefits of co-locating in the Center for Forensic Science and Protective Medicine were outlined in the November 2016 report to Board (File 16-721).

As detailed in File 17-298, a collaboration between Milwaukee County and MCW to establish a joint Center for Forensic Science and Protective Medicine could set a national model for forensic science and educational excellence that would benefit all southeast Wisconsin. A memorandum from the Milwaukee County Chief Medical Examiner and Director of the Office of Emergency Management dated October 4,

2018, has previously been presented outlining departmental benefits of colocation with the Medical College of Wisconsin and others in a CFSPM.

It is widely believed that additional opportunities for collaboration and enhance public service exist in the co-location model on the MRMC campus. Benefits to criminal investigations, disaster preparedness, and emergency response are anticipated. The state-of-the-art facility will also help to attract top-tier talent and create an improved environment for training, development, and retention.

**FUNDING STRATEGY**

Milwaukee County is providing careful consideration of the funding strategy for the project. Multiple sources are being considered to mitigate the impact on taxpayers and to ensure the responsible use of available resources. As noted, in the “background” section below \$14,207,544 has been allocated for the project in prior capital budgets. An additional \$40,000,000 in American Rescue Plan Act funds have been committed to the project, \$20,000,000 from the State of Wisconsin and \$20,000,000 from Milwaukee County, as recommended for approval by the County’s ARPA Taskforce.

	Amount	Notes
2019 Capital Allocation	\$940,262	Design Funds – Currently Spending
2020 Capital Budget Allocation	\$11,191,328	Allocated Capital
2021 Capital Budget Allocation	\$3,016,216	Allocated Capital
2022 County ARPA Request	\$20,000,000	ARPA Taskforce Recommended Approval
2022 State ARPA Commitment	\$20,000,000	Gov. Evers Announced 9/22/22
2023 Debt Service Reserve Recommendation	\$10,000,000	
2023 Capital Budget Recommendation	\$62,899,549	Increased revenues are anticipated to support approx. \$10M in debt payments over the life of the bonds*
<b>Total</b>	<b>\$127,107,093</b>	Does not include Design Funds from 2019

The ARPA investment aligns with the County’s ARPA strategy to invest one-time funds to buy-down future costs. The need to address the existing facility conditions will not go away and will likely only increase in cost over time. This is a unique opportunity to develop multi-level government and public-private collaboration to enhance services to the community.

Any project cost reductions or increases in revenue from the project are expected to be applied to reduce the County’s overall bonding for the project. Reductions and revenue increase may come from: value engineering, partner contributions, an increase in medical examination fees (File 19-774), on-site parking revenues, sub-lease, use of reserves, and cost reduction opportunities.

**BACKGROUND**

The concept of a joint facility for the Milwaukee County Offices of the Medical Examiner and Emergency Management and the State of Wisconsin’s Crime Lab was first presented to the Milwaukee County Board as an informational report in 2016. In 2017, a study by the Public (Wisconsin) Policy Forum helped outlined the potential merits of the proposed co-location. Since the report the Milwaukee County has

continued to explore a potential partnership with the Medical College of Wisconsin (MCW), the State and other potential partners.

In the 2019, 2020 and 2021 Budgets allocated capital funds for the planned project, recognizing that the cost of the County's portion of the project would be significant and in recognition of the growing need to act urgently to address the facility conditions of the current Medical Examiner offices.

In 2019, \$940,262 in 2019 (WC21401) was allocated from the capital budget for project planning and design. Those funds are currently being spent down as project planning continues. In 2020, \$11,191,328 was approved as part of the capital budget for the planned project (WC20901). The funds were held in contingency, subject to review of further plans and deal documents. In 2021, an additional \$3,016,216 was added to the capital allocation, subject to further reporting of the project status.

The original allocation included a request by the Board for the Office of the Comptroller to work with the Department of Administrative Services ("DAS") to perform a cost-benefit analysis of owning versus leasing a portion of the proposed new Center for Forensic Science and Protective Medicine Building ("CFSPM"). In addition, other alternatives such as the County constructing and owning the building and leasing a portion of the building to the Medical College of Wisconsin ("MCW") were examined and presented to the Board (File 19-625). The Office of the Comptroller and DAS were also requested by the Board to explore the status of the proposed State of Wisconsin Crime Lab for potential synergies of collocating the facility in or adjacent to the planned CFSPM. Those efforts have led to the proposed collaboration.

In May 2020, staff reported to the Board that as part of land sales at MRMCC, 6 acres of land was reserved on the campus for development of the planned project in partnership with MCW (File 20-235). Additionally, in May, staff presented draft lease terms to the Finance Committee, but noted that negotiations regarding the project had been paused due to the on-going COVID-19 pandemic. The pause on negotiations allowed the County to re-evaluate the partner landscape and consider additional opportunities for funding (File 20-237).

In December of 2020, the State of Wisconsin's Department of Administration issued a request for proposals (RFP) for a new Milwaukee State Crime Laboratory. Milwaukee County had previously collaborated on response to a similar RFP for the State Crime Lab in 2016. The 2016 contract award was issued to another development team, but the project was never delivered. The reissuance of the RFP provided another opportunity for Milwaukee County to consider a co-location model for the CFSPM project with the State Crime Lab, which is widely viewed as a complimentary government function. A report outlining the benefits of co-location was prepared by the Public (Wisconsin) Policy Forum in 2017 (File 17-298).

MCW collaborated with design and construction partners to submit qualified response to the State's RFP co-locating the State and County uses on the land the County has reserved for the project on the MRMCC Campus (File 21-262) The State has since awarded the RFP for advancement of the combined State/County facility.

#### **ALIGNMENT TO STRATEGIC PLAN**

The planned project aligns closely to Milwaukee County's Strategic Plan, advancing many of our strategic focus areas. The collaborative approach proposed helps to breakdown silos not only within County

government, but also with our partners at the State Crime Lab and the health and education partners on the MRMC campus. This is major step forward to enhancing the quality of services provided by the County through the ME and OEM.

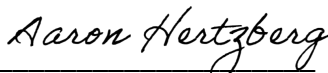
Proximity and partnership opportunities will better position all entities to understand and respond to critical health issues within our community including emergency and disaster preparedness and response. Many of the early reports on the project outline the value of the project in addressing issues like the on-going opioid epidemic. That remains true but is perhaps further understood in the context of the on-going Covid-19 pandemic. The planned CFSPM existed during the early phases of the pandemic, it likely would have served as a central nexus for the data collection, analysis, planning, communication, and response. If completed, the facility will no-doubt serve a critical role in addressing future community health needs.

As has been widely documented, the impacts of epidemics, pandemics, disasters, and other emergencies, are often inequitable. An improvement in Milwaukee County's preparedness and response to such issues will be critical to addressing these inequities and the larger health disparities within our community.

It should also be noted that the purchase and sale agreement is intended to include community benefit goals, helping to ensure contracting to qualifying targeted businesses.

#### **RECOMMENDATION**

**Release \$112,399,560 held in allocated contingency as part of the 2023 Budget for the Center for Forensic Science and Protective Medicine facility to house Milwaukee County's Offices of the Medical Examiner and Emergency Management.**



Aaron Hertzberg, Director  
Department of Administrative Services

#### **ATTACHMENTS**

Draft Agreements  
Project Plans

cc: David Crowley, County Executive  
MaryJo Meyers, Chief of Staff, Office of the County Executive  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Scott Manske, Comptroller  
Joe Lamers, Director, Office of Strategy, Budget & Performance  
Steve Cady, Research & Policy Director  
Stuart Carron, Director, Facilities Management Division  
Dr. Wieslawa Tlomak, Interim Chief Medical Examiner  
Casandra Libal, Director, Office of Emergency Management

# Appendix B

Draft EIA Notice of Availability and Public Notice

**NOTICE OF AVAILABILITY**  
**DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**  
**Department of Administration/Division of Facilities Development**  
**Department of Justice**  
**Milwaukee State Crime Laboratory**  
**(Project ID: 22A3H)**  
**Wauwatosa, WI**

The Department of Administration (DOA), Division of Facilities Development (DFD), and the Department of Justice (DOJ) announces the availability of a Draft “Environmental Impact Assessment” (EIA) for the newly proposed Milwaukee State Crime Laboratory.

Milwaukee State Crime Laboratory is proposed to be constructed in Wauwatosa, WI and would house the Department of Justice’s (DOJ) Crime Laboratory, a Regional Office for the Attorney General and a Regional Training Center.

The proposed facility would be located on redeveloped land at the Milwaukee Regional Medical Center (MRMC). The MRMC, located on West Watertown Plant Road in Wauwatosa, Wisconsin, is a consortium of health care institutions whose faculty, staff and caregivers provide a full range of services. MRMC organizations provide continuum of care rehabilitation services and offer new discoveries and cures to patients throughout the world. MRMC organizations share a common mission of excellence in patient care, medical education, life-science research, and community service. Currently, the MRMC campus organizations include the Children’s Wisconsin; Curative Care Network; Froedtert Hospital; Medical College of Wisconsin; Milwaukee County DHHS Behavioral Health Division; and Versiti Blood Center of Wisconsin’s Blood Research Institute.

This location is accessible via Watertown Plank Road from the highway and is close to the Milwaukee “Zoo” interchange. The project includes the construction of a new Milwaukee State Crime Laboratory, a Regional Office for the Attorney General and a Regional Training Center. In addition, the project includes a co-location with Milwaukee County, its Medical Examiner’s (ME) office and Office of Emergency Management (OEM) to create a Forensic Science and Protective Medicine facility. The site is at a major intersection in the Master Plan for the MRMC west campus development. The proposed location of the facility would be at the south and west of this site, leveraging the intersection of Doyme Avenue and 95<sup>th</sup> Street, Milwaukee. The north and east sides of the site would support the service and vehicle access functions.

The DOA/DFD/DOJ intends to issue a “Finding of No Significant Impact” (FONSI) following a fifteen-day public comment period in accordance with Adm 60 WEPA, Procedure for Department Actions providing there are no substantive comments which warrant further evaluation. Interested persons may review the Draft EIA report at the Wauwatosa Public Library – 7635 W. North Ave., Wauwatosa, WI 53213. Library hours are 9:00 am – 9:00 pm Monday – Thursday, 9:00 am – 5:00 pm Friday, 9:00 am – 1:00 pm Saturday. The Draft EIA can also be accessed electronically at the following link: [sehinc.com/online/wisdoad-dfd](http://sehinc.com/online/wisdoad-dfd) or by emailing a request to [dfortney@sehinc.com](mailto:dfortney@sehinc.com).



Written comments on the Draft EIA can be submitted via email to [dfortney@sehinc.com](mailto:dfortney@sehinc.com), or mailed to SEH, Attn: Darren Fortney, 6808 Odana Road, Suite 200, Madison, WI 53719 during the review period from September 20 through October 6, 2023.

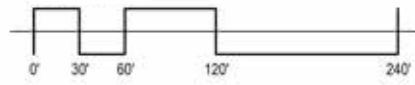
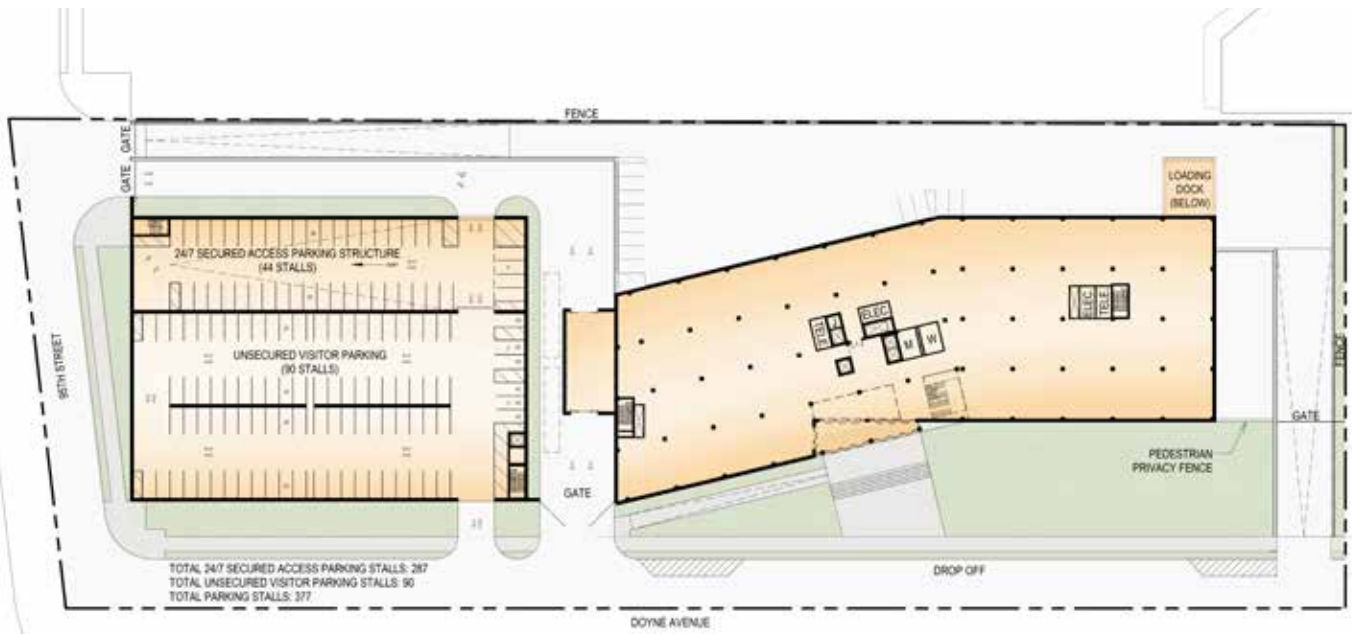
# Appendix C

Project Maps

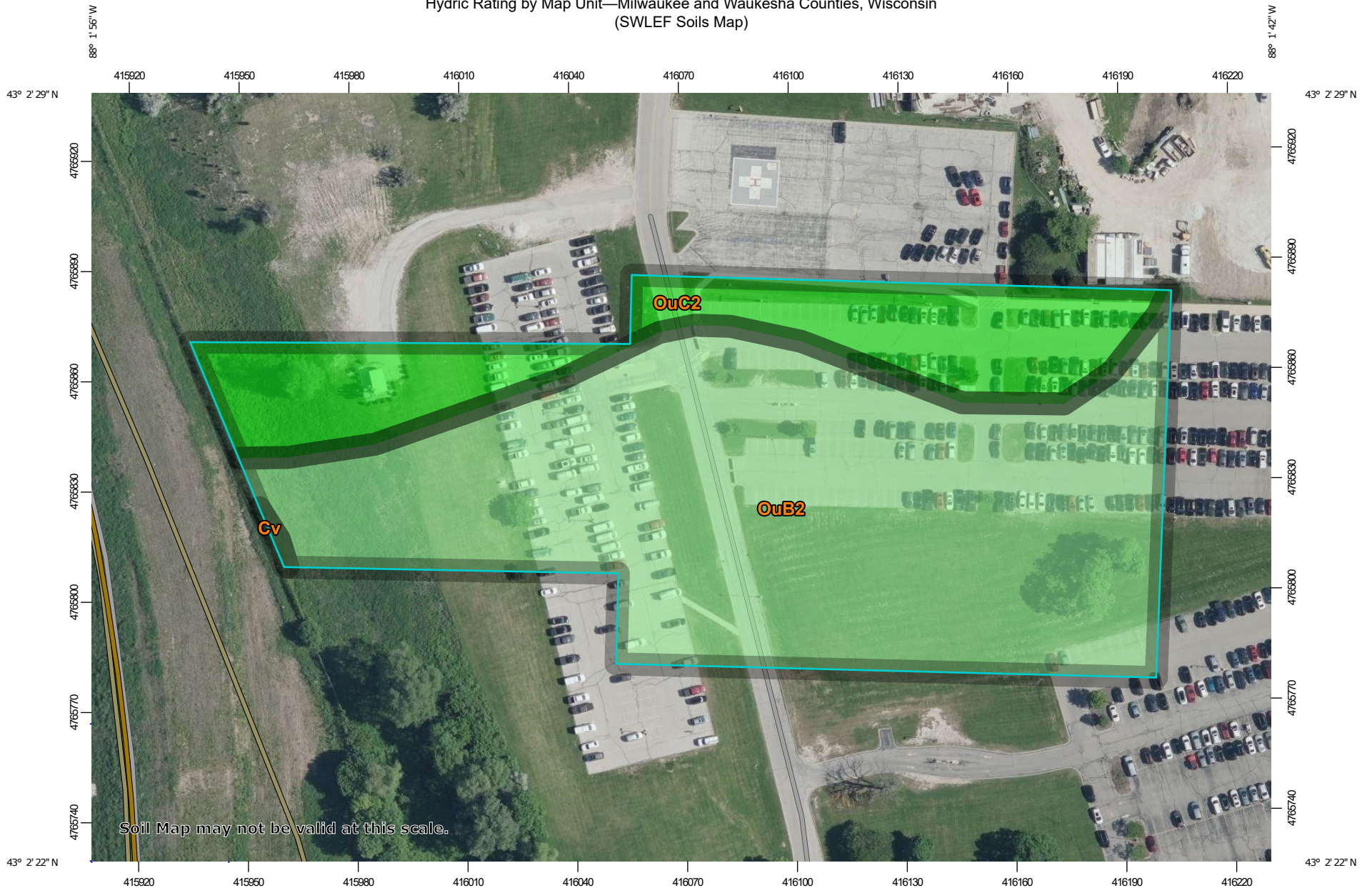


# THREE-STORY CONCEPT

## CONCEPT RENDERING & SITE PLAN

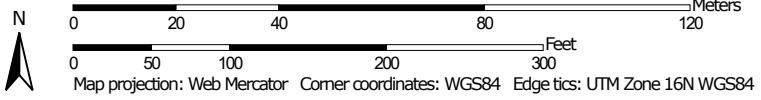


Hydric Rating by Map Unit—Milwaukee and Waukesha Counties, Wisconsin  
(SWLEF Soils Map)




Soil Map may not be valid at this scale.

Map Scale: 1:1,470 if printed on A landscape (11" x 8.5") sheet.









## MAP LEGEND

### Area of Interest (AOI)







 Area of Interest (AOI)

### Soils







#### Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


#### Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available






#### Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


### Water Features

 Streams and Canals

### Transportation

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

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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

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

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

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

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

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

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin  
Survey Area Data: Version 17, Sep 10, 2021

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

Date(s) aerial images were photographed: May 20, 2020—Jul 1, 2020

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

## Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cv	Clayey land	10	0.0	0.1%
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	2	4.1	74.7%
OuC2	Ozaukee silt loam, high carbonate substratum, 6 to 12 percent slopes, eroded	0	1.4	25.2%
<b>Totals for Area of Interest</b>			<b>5.5</b>	<b>100.0%</b>

## Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

### References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.



Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

## Rating Options

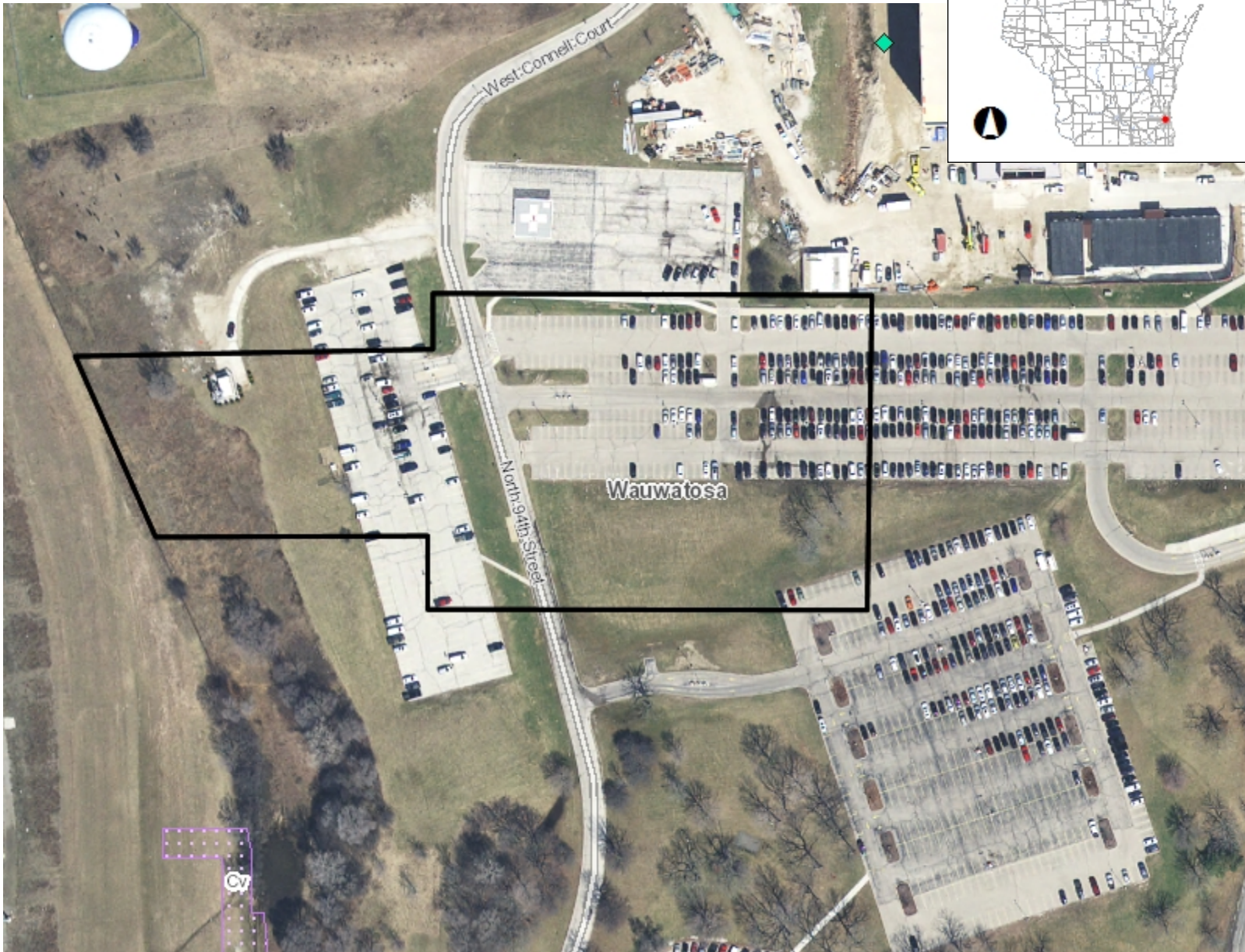
*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*



# SWLEF Wetlands Map



## Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points**
  - Dammed pond
  - Excavated pond
  - Filled/draind wetland
  - Wetland too small to delineate
  - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Railroads
- Index to EN\_Image\_Basemap\_Leaf\_Off

## Notes

0.1                      0                      0.03                      0.1 Miles

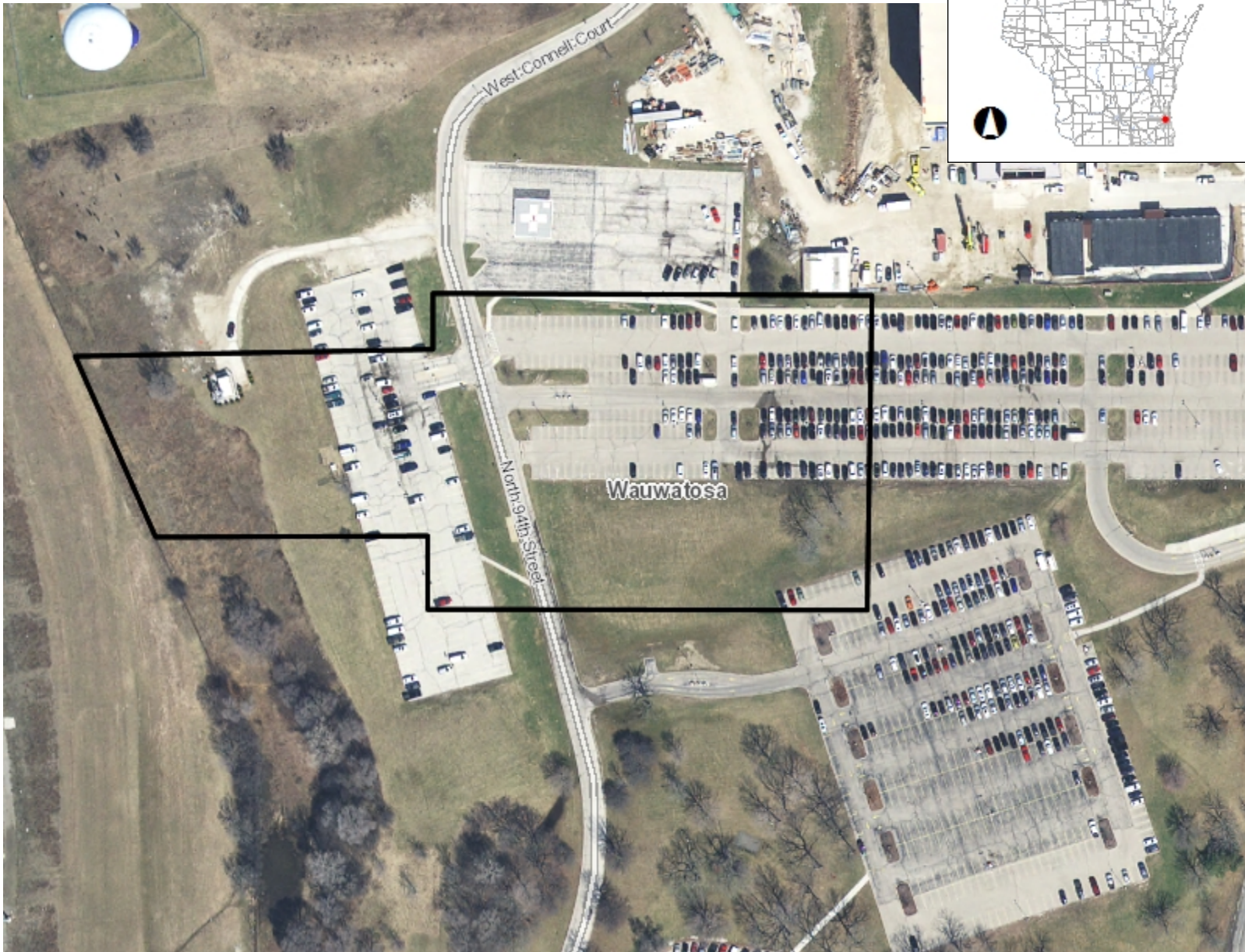
NAD\_1983\_HARN\_Wisconsin\_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



# SWLEF Flood Zones Map



## Legend

### 2D Water Surface Elevation Grid

- High : 937.446
- Low : 855.125

### Dams

- Dams with FERC License
- Dams

### Record Flood Levels

### Analysis Lines

- Other
- Flood Insurance Study
- Letter of Map Revision
- Case By Case Analysis
- Bridge

### Analysis Points

- Other
- Flood Insurance Study
- Letter of Map Revision
- Case By Case Analysis
- Bridge

### Analysis Catchments

### Floodplain Storage

### Cross Sections

### Floodplains

- Flood Fringe
- Floodway

### FERC Project Area Boundaries

- DOT Bridges
- Railroads

### Index to EN\_Image\_Basemap\_Leaf\_Off

## Notes

0.1 0 0.03 0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

# Appendix D

WDNR Environmental Review Documentation

**From:** [DNR ER Review](#)  
**To:** [Marty Falk](#)  
**Subject:** RE: ER Review Request - WIDOA 22A3H - Southeastern Wisconsin Law Enforcement Facility  
**Date:** Wednesday, May 25, 2022 5:12:31 PM  
**Attachments:** [VerificationForm Southeast Wisconsin Law Enforcement Facility \(SWLEF\)-18C2E.pdf](#)

---

Hi Marty,

The Southeast Wisconsin Law Enforcement Facility (SWLEF)-18C2E project is covered by Table 2 of the [Broad Incidental Take Permit/Authorization for No/Low Impact Activities \(No/Low BITP/A\)](#), a formal ER Review letter is not needed and aside from the actions listed below for the rusty patched bumble bee, there are no additional actions that need to be taken to comply with state endangered species laws. Any take of state listed species that may result from the proposed project is permitted/authorized, and the ER Review fee is waived.

Specifically, the project is covered by 2-A1, Any activity performed in urban/residential areas, manicured lawn or other artificial/paved surface. *Please note, Table 2 is for use by DNR Staff and ER Certified Reviewers only, therefore, the table is not available online.* The no/low BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state.

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

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

Attached is an ER Review Verification Form for you to keep on file and submit with any other necessary DNR permit applications to indicate that ER requirements have been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Please contact me if you have any questions.

Thanks,  
Melissa

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

Melissa Tumbleson

Phone: 608-267-0862



## Endangered Resources Preliminary Assessment

Created on **5/4/2022**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

### Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your next steps.

**An ER Review is needed to ensure compliance** with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

One (or more) of the following situations apply:

- The species recorded are state or federal threatened or endangered animals.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.
- The project site overlaps the Karner Blue Butterfly High Potential Range.
- The project overlaps the Rusty Patched Bumble Bee High Potential Zone.

*A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.*

### Project Information

Landowner name	Wisconsin Department of Justice
Project address	8701 Watertown Plank Rd, Milwaukee WI, 53226
Project description	The State of Wisconsin's Department of Administration (DOA) is seeking a 10-year lease with three 5-year renewal options for a facility of approximately 13,600 useable square feet of office, storage, and garage space for the Department of Justice (DOJ). DOJ will require secured 24/7 on-site parking for 45 staff vehicles and 2 trailers, as well as an additional 10 unsecured parking stalls for visitors. The facility may be existing or newly constructed; and shall be located in the greater Milwaukee area (preferably within the boundaries described in Appendix 4, Exhibit A) and meet all of the location requirements defined in Appendix 1, paragraph 2. Where the border of the preferred area described in said Exhibit A is a street, the preferred area includes properties on both sides of the street along such border.

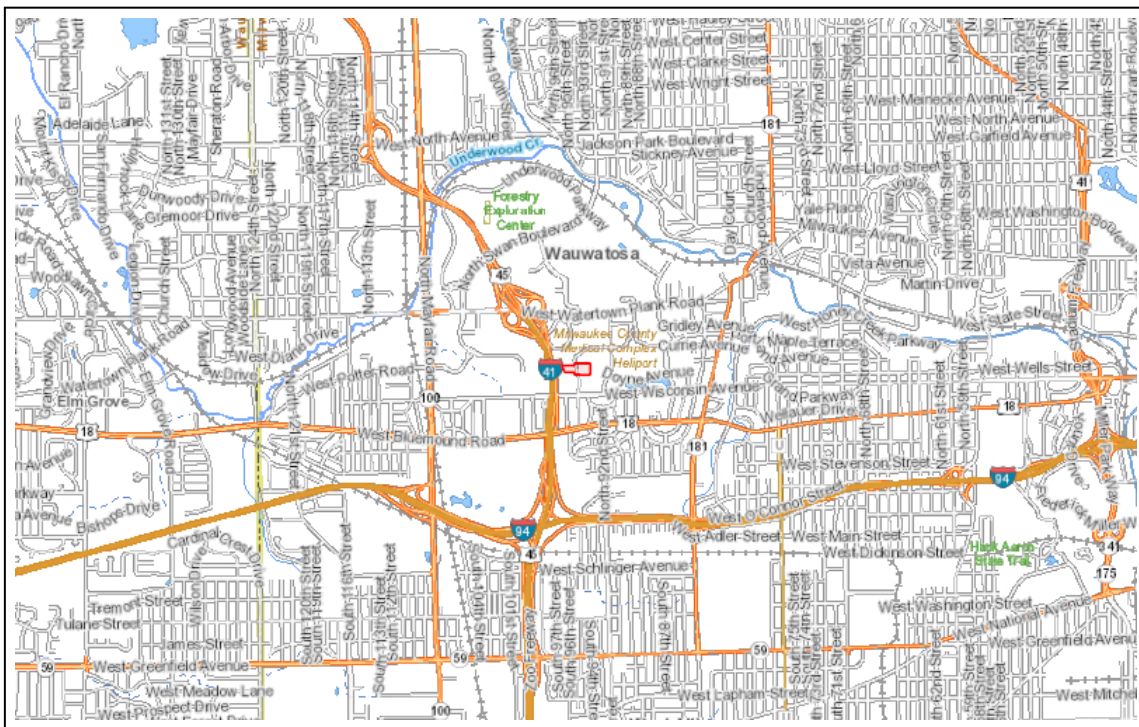
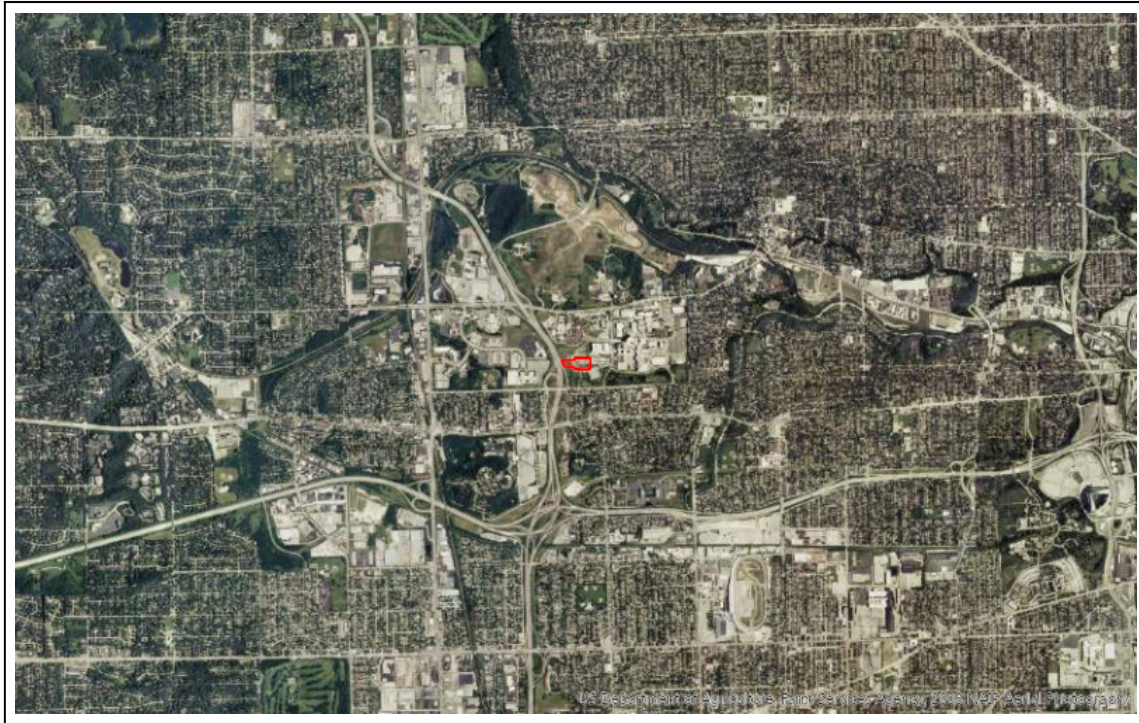
### Project Questions

Does the project involve a public property?	Yes
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No

Public Portal ID: **LIXXwTn\$m**

5/4/2022, 9:33:01 AM

Project involves tree or shrub removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	No
Is project within a waterbody or along the shoreline?	No



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnrx.wisconsin.gov/nhiportal/public>

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# Appendix E

Hazardous Materials Review

Basic Tools

Navigate: Show Map Layers, Pan, Zoom In, Zoom Out, Previous Extent, Next Extent, Zoom to Wisconsin

Draw and Measure: Find Site, Search Municipality, Find PLSS, Search for Address, Identify, Bookmarks

Layers

Filter Layers...  Filter

- PLSS Townships-920
- PLSS Sections-921
- PLSS Q-Q Sections-922
- Base Maps
- Cities and Roads
- Surface Water
- Topographic
- Hillshade/Terrain (click map for elev.)
- Air Photos



County	<input type="text" value="Milwaukee"/>	Tank Type	<input type="text"/>	<a href="#">View Report</a>
Municipality	<input type="text" value="City of Wauwatosa"/>	Tank Fed Regulated	<input type="text"/>	
Fire Department Id	<input type="text"/>	Tank Contents	<input type="text"/>	
Tank Owner Name	<input type="text" value="Medical college of wisconsin"/>	Tank Status	<input type="text"/>	
FacilityId	<input type="text"/>	Tank Occupancy	<input type="text"/>	
Site Address	<input type="text"/>	Marketer	<input type="text"/>	
Minimum Tank Size	<input type="text"/>	Maximum Tank Size	<input type="text"/>	
Tank Id	<input type="text"/>			

1 of 1

**Tank Search Public Access** 6/13/2022 9:11 AM  
 Number of matching records: 11

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner
<b>County: Milwaukee County, FDID: 4011</b>							
Aboveground Storage Tank	3971	<a href="#">413137</a>	8701 Watertown Plank Rd	Closed/Removed	Diesel	3,000	Medical College Of Wisconsin
Underground Storage Tank	53051	<a href="#">413137</a>	8701 Watertown Plank Rd	Closed/Removed	Fuel Oil	2,000	Medical College Of Wisconsin
Underground Storage Tank	53052	<a href="#">413137</a>	8701 Watertown Plank Rd	Closed/Removed	Fuel Oil	2,000	Medical College Of Wisconsin
Underground Storage Tank	103665	<a href="#">413137</a>	8701 Watertown Plank Rd	In Use	Diesel	4,000	Medical College Of Wisconsin
Underground Storage Tank	106443	<a href="#">413137</a>	8701 Watertown Plank Rd	In Use	Diesel	8,000	Medical College Of Wisconsin
Aboveground Storage Tank	215886	<a href="#">413137</a>	8701 Watertown Plank Rd	In Use	Diesel	650	Medical College Of Wisconsin
Aboveground Storage Tank	6892	<a href="#">448290</a>	1140 N 87th St	In Use	Diesel	194	Medical College Of Wisconsin
Aboveground Storage Tank	337	<a href="#">448401</a>	1101 N 87th St	Closed/Cleaned	Diesel	150	Medical College Of Wisconsin
Aboveground Storage Tank	445	<a href="#">448401</a>	1101 N 87th St	Closed/Cleaned	Diesel	542	Medical College Of Wisconsin
Aboveground Storage Tank	1010	<a href="#">448401</a>	1101 N 87th St	Closed/Removed	Diesel	150	Medical College Of Wisconsin
Aboveground Storage Tank	12582	<a href="#">455372</a>	925 N 87th St	In Use	Diesel	400	Medical College Of Wisconsin

County	<input type="text" value="Milwaukee"/>	Tank Type	<input type="text"/>	<a href="#">View Report</a>
Municipality	<input type="text" value="City of Wauwatosa"/>	Tank Fed Regulated	<input type="text"/>	
Fire Department Id	<input type="text"/>	Tank Contents	<input type="text"/>	
Tank Owner Name	<input type="text" value="childrens hospital of wisconsin"/>	Tank Status	<input type="text"/>	
FacilityId	<input type="text"/>	Tank Occupancy	<input type="text"/>	
Site Address	<input type="text"/>	Marketer	<input type="text"/>	
Minimum Tank Size	<input type="text"/>	Maximum Tank Size	<input type="text"/>	
Tank Id	<input type="text"/>			

**Tank Search Public Access**

6/13/2022 9:11 AM

Number of matching records: 6

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner
<b>County: Milwaukee County, FDID: 4011</b>							
Aboveground Storage Tank	21925	447055	999 N 92nd Street	In Use	Diesel	2,850	Childrens Hospital Of Wisconsin
Aboveground Storage Tank	12117	448754	8920 W Connell Avenue	In Use	Diesel	330	Childrens Hospital Of Wisconsin
Aboveground Storage Tank	12118	448754	8920 W Connell Avenue	In Use	Diesel	330	Childrens Hospital Of Wisconsin
Aboveground Storage Tank	21787	448754	8920 W Connell Avenue	Closed/Removed	Diesel	2,500	Childrens Hospital Of Wisconsin
Aboveground Storage Tank	219216	448754	8920 W Connell Avenue	In Use	Diesel	2,500	Childrens Hospital Of Wisconsin
Aboveground Storage Tank	22829	451815	999 N 92nd Street	In Use	Diesel	4,160	Childrens Hospital Of Wisconsin

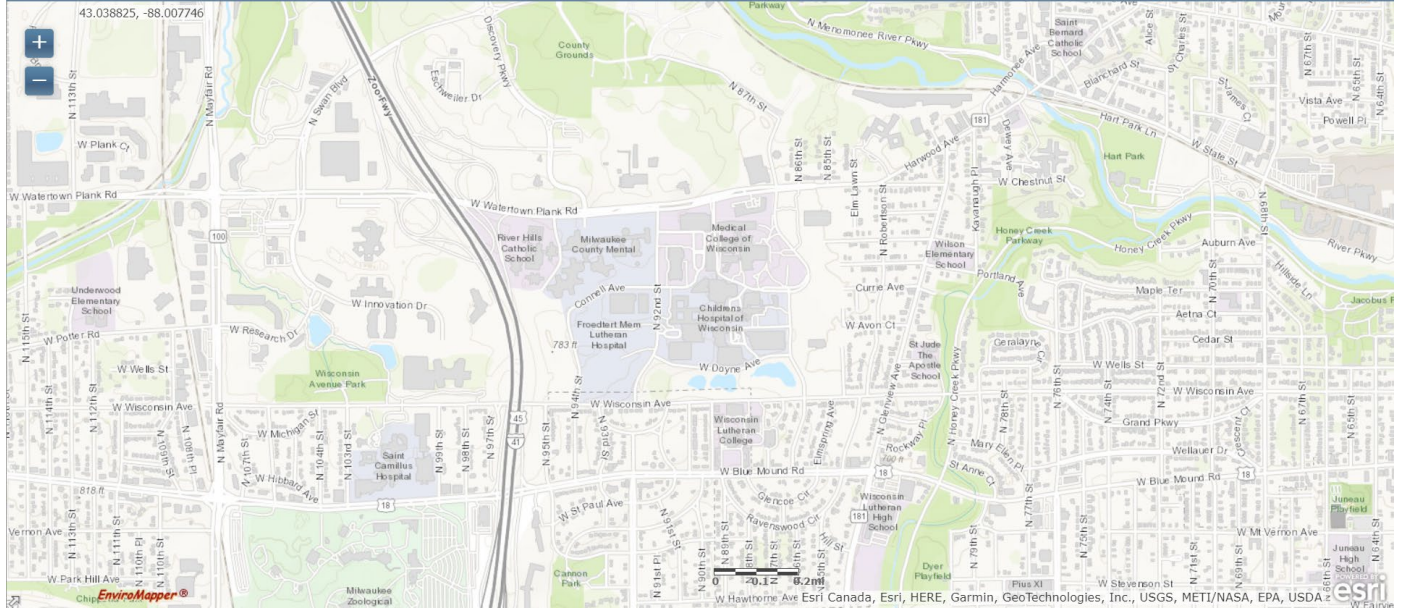
County	<input type="text" value="Milwaukee"/>	Tank Type	<input type="text"/>	<a href="#">View Report</a>
Municipality	<input type="text" value="City of Wauwatosa"/>	Tank Fed Regulated	<input type="text"/>	
Fire Department Id	<input type="text"/>	Tank Contents	<input type="text"/>	
Tank Owner Name	<input type="text" value="wisconsin dept of administration"/>	Tank Status	<input type="text"/>	
Facility Id	<input type="text"/>	Tank Occupancy	<input type="text"/>	
Site Address	<input type="text"/>	Marketer	<input type="text"/>	
Minimum Tank Size	<input type="text"/>	Maximum Tank Size	<input type="text"/>	
Tank Id	<input type="text"/>			

1 of 1 | 100% | Find | Next

Tank Search Public Access							6/13/2022 9:15 AM
Number of matching records:							
Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner

Search Place: 8701 W Watertown Plank Rd, Milwaukee, Wisconsin, 53226

Basemap Tools More Data Search Envirofacts 8701 W watertown plank roa



EnviroMapper

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

## WDNR SHWIMS on the Web

Navigation: [SOTW Home](#) >> [Basic Search](#) >> [Search Results](#)

[HELP](#) | [DOWNLOAD](#)

### No Facilities Found

**Searching For:**

Facility Name contains MEDICAL COLLEGE OF WISCONSIN  
Address contains 8701 W WATERTOWN PLANK ROAD  
Municipality begins with WAUWATOSA  
Facility in State of WI

Sorted by Facility Name

Try broadening your search by entering fewer criteria values or less exacting ones. For example, if you enter 100 South Main Street and the address in the database is 100 S Main St, your search may not find the correct location. Try entering just Main. You may then narrow your search by selecting the county, municipality, activity type, etc. Check out Search Help for more information and standard abbreviations used in the database.



The Official Internet site for the Wisconsin Department of Natural Resources  
101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621

# Appendix F

Archaeologic and Historic Review



**From:** [Howe, Tyler - WHS](#)  
**To:** [Veltum, Paula R - DOA](#)  
**Subject:** SHPO Review: 22-0876/MI - Milwaukee State Crime Laboratory  
**Date:** Friday, May 27, 2022 3:44:31 PM

---

**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.**

Good afternoon Ms. Veltum:

We have completed our review of WHS #22-0876, Milwaukee State Crime Laboratory project, and concur with your determination the proposed state will have No Effect on historic properties.

As such, it is the opinion of the WI SHPO the proposed state undertaking may proceed as planned. If your plans change or cultural materials/human remains are found during the project, please halt all work and contact our office.

Please use this email as your official SHPO concurrence for the project. If you require a hard copy signed form, please contact me and I will provide you a signed copy as soon as possible.

All the best,

Tyler

Tyler B. Howe, PHD  
Compliance Section Manager  
State Historic Preservation Office

Wisconsin Historical Society  
816 State Street, Madison, WI 53706

[tyler.howe@wisconsinhistory.org](mailto:tyler.howe@wisconsinhistory.org)

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