



Type II Environmental Impact Assessment

Robinson House Historic Structures Report & Renovation

Robinson House Historic Structures at the Wade House Historic Site

DFD Project Number 22C5A

WIDOA 174357 | November 2024



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Type II Environmental Impact Assessment

Robinson House Historic Structures Report & Renovation

Prepared for:
Wisconsin Department of Administration
Division of Facilities Development

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Acronyms/Abbreviations	Definition
AADT	Average Annual Daily Traffic
ACM	Asbestos Containing Materials
AST	Aboveground Storage Tanks
BMP	Best Management Practices
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CLEAN	Contaminated Lands Environmental Action Network
DATCP	Department of Agriculture, Trade and Consumer Protection
DOA	Department of Administration
DFD	Division of Facilities Development
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
MSP	Municipal Services Payments
NHI	Natural Heritage Inventory
NRHP	National Register of Historic Places
RHHS	Robinson House Historic Structures
SHWIMS	Solid and Hazardous Waste Information System
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
UST	Underground Storage Tanks
WDNR	Wisconsin Department of Natural Resources
WEPA	Wisconsin Environmental Policy Act
WHS	Wisconsin Historical Society
WisDOT	Wisconsin Department of Transportation

Environmental Impact Assessment

Robinson House Historic Structures Report & Renovation

DFD Project Number 22C5A

Prepared for Wisconsin Department of Administration, Division of Facilities Development

Introduction

The State of Wisconsin Department of Administration (WDOA) Division of Facilities Development (DFD) has retained Short Elliot Hendrickson Inc. (SEH) on behalf of the Wisconsin Historical Society (WHS) to prepare an Environmental Impact Assessment (EIA) for the proposed Robinson House Historic Structures (RHHS) Report & Renovation. The EIA is prepared in accordance with the Wisconsin Environmental Policy Act (WEPA) and WHS policy. The purpose of this documents is to identify any potential impact of the project on the physical, biological, social, and economic environments.

Project Description

The Robinson House is a historic 1855 residence listed on both the State and National Register of Historic Places (NRHP). The RHHS House has functioned as residence and museum programming building throughout the years. The House is approximately 3,430 square feet and consists of two levels: a basement and an attic. The House was built in 1855.

This project will look to renovate the existing RHHS by prioritizing certain structures within the property that are in the most need of renovation. This includes window/door/siding restoration, repairing damaged wood from pests, siding repair, replacement, and repainting, roof repair, plaster repair, and regrading around the building for runoff (out to approximately ten feet).

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 September 11, 2023. A copy of the scoping letter and distribution list is included in Appendix A.

One comment has been received for the project, providing additional information on the history of the property, disapproving of the current conditions of the of the historic site, and supporting the need for renovations.

Draft EIA

The Draft EIA was made available on November 26, 2024, for the required 15-day public review period. A hard copy of the Draft EIA was made available at the Plymouth Public Library, 130

Division Street, Plymouth, WI 53073. An electronic version was available via email request and was also available to view online with the following link:

www.sehinc.com/online/wisdoa-dfd

The deadline for comments to incorporate into the Final EIA document is December 11, 2024.

A Virtual public meeting was held for the project using Microsoft Teams on Thursday, December 5, 2024 from 5:00 pm – 6:30 pm. Comments could be expressed during the meeting or submitted to the project manager via email at 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

Robinson House Historic Structures Report & Renovation

DFD Project No. 22C5A

1.2 Project Location

Location: Robinson House Historic Structures, Greenbush, WI 53023

County: Sheboygan County

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

The project site is located within the Wade House Historic Site, W7811 Center Rd, Glenbeulah, WI 53023. The project site is located in the Southwest ¼ of the Southeast ¼ of Section 10, Township 15, Range 20 East, in the Town of Greenbush, Sheboygan County, Wisconsin. Maps of the project are included in Appendix C.

1.3 Project

1.3.1 Description of Proposed Action

The Proposed Action includes the restoration of the RHHS at the Wade House Historic Site, with the following improvements:

- Remove exterior shutters, trim, siding, and clapboards
- Insulate exterior walls
- Install sheathing and weather barrier before reinstalling, shutters, trim, siding, and clapboards
- Remove one door and replace it with a window on the southeast corner of the summer kitchen
- Exterior renovation of doors, windows, and siding
- Repaint exterior same color as original
- Wood shake roof replacement

- Remove and rebuild at roof level only the upper east chimney with a steel frame and thin brick veneer due to structural issues
- The summer kitchen chimney will be extended to a new footing for structural reasons
- Address ongoing water infiltration in the basement
- Renovation and replacement of the porch and its structural components
- Adding a stoop and stairs at the east door of the summer kitchen

1.3.2 Purpose and Need

Robinson House is a historic 1855 residence listed on both the National and State Register of Historic Places. It has functioned as both a residence and museum programming building throughout the years. The House is approximately 3,430 square feet and consists of two levels: a basement and an attic. Due to the aging nature of the property, many of the features and materials constituting the historic structures have diminished in quality. A Historic Structures report completed by Legacy Architecture, Inc of Sheboygan in October of 2024 confirms this. For this reason, the renovation on several aspects of the property is proposed.

1.4 Estimated Cost and Funding Source

Estimated Project Costs (Per Design)

Construction Cost	\$1,399,900
A/E Fees	\$187,100
DFD Mgmt	\$64,400
Contingency	\$210,000
Equipment	\$0
Other Fees*	\$5,000
Total Estimated Project Cost	\$1,866,400

*Other fees consist of DSPS Plan Review, Survey, Geotechnical

Funding Source: BTF (initial planning) and Segregated Revenue (planning and construction)

1.5 Project Schedule

AE Selection	October 2022
Design Report	October 2024
Anticipated SBC Approval	February 2025
Bid opening	February 2025
Start Project	March 2025
Substantial Completion	October 2025
Final Completion	2026

2 Existing Environment

2.1 Physical

2.1.1 Soils and Topography

Existing topography is relatively flat with minimum slope away from existing buildings.

USDA soil data accessed on August 7, 2023 indicates that one soil type exists on the proposed site: Hochheim silt loam, two to six percent slopes, eroded. Other soils surrounding the site are primarily loamy and sandy with shallow slopes. There are currently water infiltration issues in the basement area of the proposed site. These are a result of the current grading on-site, which the project proposes to address.

A map of soils within the project area is included in Appendix C.

2.1.2 Utilities

Due to the time period in which the house was first constructed, many modern utilities were not initially included in the house's construction. However, many modern utility features were added during reconstruction efforts in the 1950's. The house is currently served by an electrical utility for interior lighting. Modern plumbing supplies water to the house and sewer installations serve the toilet rooms. Forced air heating and ventilation was introduced to the house during the 1950s restoration, and air conditioning was likely added to the house when the mechanical equipment was last replaced.

2.1.3 Surface Water and Groundwater

There is no surface water mapped within the proposed project site (WDNR Surface Water Data Viewer, 2023). The nearest surface water is Mullet River, located approximately 605 feet northeast of the study area.

The proposed project site is located within the Mullet River Watershed. This watershed, which measures 88 square miles, lies within the Lake Michigan Basin.

This project is regulated by Wisconsin Administrative Code NR 216 (establishes construction site stormwater discharge permit standards) and NR 151 (runoff pollution performance standards).

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, 2023). One wetland indicator is present adjacent to the project site which would not be disturbed by the project. Additionally, vegetation and hydrology indicative of wetlands has not been observed in the proposed project site. The nearest mapped

wetland is located 670 feet southeast of the project site. A wetland map from the Surface Water Data Viewer is included in 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. Floodplains with a 1% chance of flooding annually are well outside of the project area. 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.

The EPA maintains a list of all non-attainment counties for air quality standards. As of September 2023, Sheboygan County is listed as a non-attainment zone for the 8-hour Ozone criteria pollutant.

2.2 Biological

2.2.1 Flora and Fauna

The project site includes manicured lawn area surrounding the historic structure. Trees and plantings exist on the property surrounding the project area. There are no trees or plantings present that would need to be disturbed or removed.

WDNR was included as part of the project scoping process and was sent a project scoping letter on September 11, 2023 to inform them of the project. No initial response was received. An Endangered Resources Preliminary Assessment conducted for the project site on September 18, 2023. This included a search 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. The assessment did not identify any potential impacts to any species or habitats, and as a result, no additional coordination was recommended.

This project is covered under the Broad Incidental Take Permit; although endangered resources may be present within or near the project area, the project would have no/very low impact on these resources. A copy of the Endangered Resources Preliminary Assessment is included in Appendix D.

2.3 Social

According to the 2020 US Census Bureau, RHHS is located within Census Tract 104, Sheboygan County, Wisconsin. The US Census Bureau reports the following for this tract:

Census tract 104 has a total population of 2,989. The demographic breakdown is as follows: 87.8% white, 6.7% African American, 0.6% Asian, 0.7% American Indian/Alaska Native, and 1.2% some other race. Within the census tract 104 there is an estimated 18.1% of the population over the age of 25 with a bachelor's degree or higher. This area has 6.7% of the population below the poverty level.

Sheboygan County has a total population of 118,034. The demographic breakdown is as follows: 83.2% white, 2.2% African American, 5.9% Asian, 0.5% American Indian/Alaska Native, 0.1% Pacific Islander, and 2.9% some other race. Approximately 17.9% of the population over the age of 25 in Sheboygan County has attained a bachelor's degree and 8.8% are below the poverty level.

2.4 Economic

RHHS provides numerous jobs for local residents including, but not limited to, trades interpreters, domestic interpreters and facility repair workers. The Wisconsin Historical Society currently employs over 500 workers throughout the state.

2.5 Other

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 August 8, 2023. A search for ASTs and USTs located at the RHHS or owned by WDOA and/or Town of Greenbush was conducted. There are no registered tanks at/around the project site, and no tanks are owned by the Town of Greenbush.

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 August 8, 2023, 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. Search results are included in Appendix E.

2.5.3 BRRTS

The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) database and corresponding RR Sites Map was searched on August 8, 2023. 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 three sites located near RHHS. These sites are all located east of the RHHS property and are associated with Wade House, Greenbush Trading Post and Pfeifer William Property, respectively. All three of the site details include documentation of a hazardous substance discharge incident, all of which are currently closed. These incidents were closed in the years 1996, 2003 and 2005. Search results are included in Appendix E.

The site/spill is located outside the project area and would not be disturbed by project activities. No impacts associated with this site are anticipated with the project.

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 August 9, 2023. The search did not identify any SHWIMS on the RHHS property, but there did exist two sites on the Wade House Historical property. Both of these sites were listed as 'Hazardous Waste Generators'.

2.5.5 Asbestos Removal

The project will renovate the existing RHHS. No asbestos containing materials (ACM) were identified in the Historic Structure Report and no impacts from asbestos are anticipated. Should ACM's be identified, a separate asbestos abatement consultant, contracted directly by DFD, will be included as part of the design team during the preliminary design phase. The asbestos abatement consultant will incorporate abatement drawings and specifications in the overall project documents. DFD will receive separate asbestos abatement contractor bids that will include both building demolition and abatement. The general prime contractor will be required to coordinate and include the demolition and abatement in the overall construction schedule.

2.5.6 Archaeological and Historic Resources

The RHHS was listed in the National Register of Historic Places on December 20, 1984. It was subsequently listed in the State Register of Historic Places on January 1, 1989. The nomination stresses the architectural significance of the Greek Revival style and the historic significance of the property related to the development of local exploration and settlement in Greenbush, Wisconsin. The period of significance is assumed to be limited to 1855 for the property's architecture and from 1855 to 1872 for its history.

From late February through October 2024, historical research was conducted by Legacy Architecture, Inc of Sheboygan, focusing on the building's history, including its original construction and later periods of alteration, which was necessary to understand the evolution of the structure and its significance. In April 2023, the A/E team toured the site and house to assess existing conditions of building materials and systems.

The initial draft of the Historic Structure Report, which includes a preservation plan or executive summary as well as a condition assessment, was issued to the Wisconsin Historical Society and the Department of Administration in October 2023 for review and comment.

The project was further reviewed by the WHS Historian and the finding that no historic properties or archaeological properties would be affected by the project was recommended on October 30, 2024. SHPO concurred with this determination on October 30, 2024.

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) volumes occur on roadways within 0.5 miles of the project site:

- STH 23 between CTH T South & Sugar Bush Road: 7,700

- CTH T between STH 23 & Cedar Lane: 130
- STH 23 between CTH A & Plank Road: 8,400
- CTH A south of STH 23: 620

Parking for RHHS is located just northwest of the project site. The open lot is accessed from Washington St, which connects to Center Rd, the corridor in which the project site is located.

3 Proposed Environmental Change

3.1 Manipulation of Terrestrial Resources

While some minor grading within ten feet of the house may be required to address drainage issues, the existing grade of the proposed project site is not anticipated to be significantly altered during the course of the project.

Groundcover in the area currently includes manicured lawns and various trees and plantings. Vegetation is not anticipated to be disturbed with the project. The project would not require the removal or alteration of existing trees or shrubs.

3.2 Manipulation of Aquatic Resources

Aquatic resources and surface water features are not located within the boundaries of the project site. However, site renovation activities have the potential to impact stormwater. Where possible, the facility should utilize stormwater best management practices (BMPs). A construction site erosion plan would be developed, as well as site-specific stormwater management plans.

3.3 Structures

The project will include renovating the existing RHHS property. No other structures will be constructed, removed, or modified with this project.

3.4 Other

3.4.1 Sustainable Design

The intent of this project is to help restore and preserve the RHHS property due to the deteriorating state of the property. Because of this, modern sustainable design is not a primary focus of the project.

3.4.2 Hazardous materials

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

3.4.3 Utilities

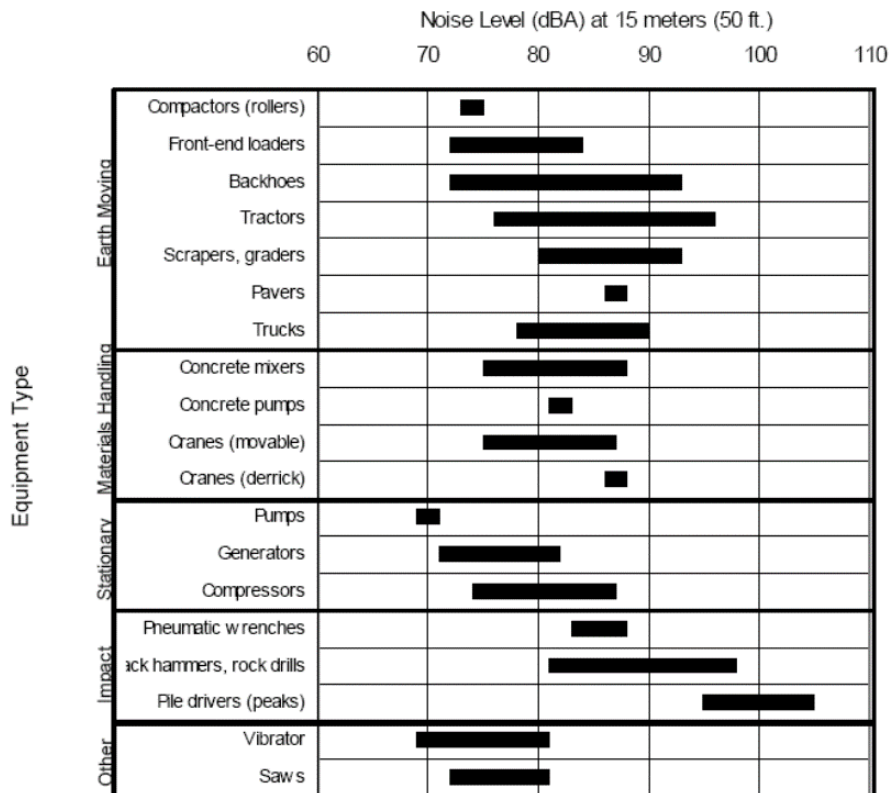
On-site utilities are not listed as a major concern in the historic structures report. No disturbance to utilities on site is anticipated with the renovation, and no utility improvements to the utility systems themselves are currently proposed. Smaller updates to fixtures may be proposed, including the consolidation of the duplex electrical meter to a single panel and the replacement of interior sewer piping where needed.

3.4.4 Noise

Short-term noise impacts could occur during the renovation period. Major elements that would produce elevated noise levels include vibrations, equipment noise, and material delivery. Due to the nature of the proposed renovations, construction noises are anticipated to be relatively minor. Anticipated noise would most directly impact individuals working near the project, as well as faculty/staff of the property.

Although the need for noisy equipment may be low, to minimize the impacts of potential 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.

Figure B below lists typical peak operating noise levels of construction equipment at 50 feet, grouping construction equipment by mobility and other operating characteristics.



3.4.5 Air Quality

The activities related to the proposed renovation are not anticipated to impact air quality.

3.4.6 Traffic and Parking

Traffic and circulation issues associated with this project are not anticipated. Renovation activities may require vehicles which will use existing roads and driveways at the facility and may cause temporary minor disruptions to circulation around the property. Nearby facilities will remain in use during renovation. Access to nearby facilities will be maintained throughout the renovation process.

3.4.7 Economic

The project is anticipated to provide beneficial short-term economic impact to the community. Construction projects typically provide short-term job opportunities and result in spending that supports local service and material providers.

3.4.8 Archaeological and Historic Resources

The project would work to restore and preserve the RHHS. The project reviewed by the WHS Historian and the finding that no historic properties or archaeological properties would be affected by the project was recommended on October 30, 2024. SHPO concurred with this determination on October 30, 2024.

4 Probable Adverse and Beneficial Impacts

4.1 Physical Impacts

No significant adverse physical impacts are anticipated with the project. Temporary disruption to vehicular, pedestrian, and bicycle circulation are anticipated to be minor. These impacts would be temporary and localized to the immediate project site. No long-term impacts are anticipated.

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

Short-term noise impacts could occur during the renovation period. Major elements that would produce elevated noise levels include vibrations, equipment noise, and material delivery. Due to the nature of the proposed renovations, construction noises are anticipated to be relatively minor.

All civil utilities (water, storm, and sanitary) will remain in service for the duration of the project. Any unforeseen required will be coordinated with RHHS staff to ensure that operations aren't negatively impacted.

4.2 Biological Impacts

No significant biological impacts are anticipated with the project. Disturbance to existing vegetation is anticipated to be negligible.

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 and species which are of Threatened, Endangered, or Special Concern Status.

4.3 Socioeconomic Impacts

The project is anticipated to have a long-term social benefit for staff, and visitors at RHHS. The project would provide an overall improvement to the property, allowing it to better serve visitors and ensure that staff can provide required services.

In the short-term, temporary disruption to vehicular, pedestrian, and bicycle circulation could occur, which may provide an inconvenience to visitors and staff. This impact is unavoidable as the construction equipment and deliveries are required for successful completion of the project. However, these impacts would be temporary and localized to the immediate project site. No long-term impacts are anticipated.

The project is also anticipated to provide beneficial a short-term economic impact to the community from renovation. Construction projects typically provide short-term job opportunities and result in spending that supports local service and material providers.

4.4 Other

4.4.1 Energy

There would be an initial commitment of energy resources to construct the project, including fossil fuel consumption used by 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. This is an unavoidable loss that would be required for any restorative actions that would meet the needs of RHHS.

4.4.2 Archaeological and Historic Resources

The project would work to restore and preserve the RHHS. This would constitute a beneficial impact to the resource.

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 potential temporary disruptions to traffic circulation near the site, short-term noise impacts resulting from renovation activities, and short-term commitments of energy, materials, and financial resources. These are impacts which cannot be avoided with actions that meet 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 could be adversely affected by renovation-related activities resulting in low degrees of impacts from noise, 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 RHHS staff who would use the updated facility. The project would provide an overall improvement to RHHS, allowing for the preservation of the historic resource and better provision of services.

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 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 be substantially different from current conditions and would not negatively impact or overload existing supplies.

7.2 Archaeological and Historic Features or Sites

The project is not anticipated to adversely impact any historic or archeological resources.

8 Alternatives

Alternatives to the proposed project are described below.

8.1 No Action/Defer the Project Request.

This alternative would make no improvements to the RHHS property. The condition of the property would continue to deteriorate, permanently damaging the historic resource and diminishing the value to the community, staff, and visitors. This would not meet the needs of RHHS and would not satisfy the purpose and need of the project.

8.2 Renovation of the RHHS

This alternative would renovate the RHHS, as discussed previously in this EIA. This alternative would update the facility to meet the purpose and need of the project.

9 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)

This project is not anticipated to promote or facilitate other actions within or surrounding the study area.

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 existing physical environment and socioeconomic environment, as described below:

- Physical changes to the environment would include minimal ground disturbance for regrading.
- Socioeconomic changes include the potential for temporary job creation and local spending, as well as preserving the RHHS as a historic resource.

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 project involves only the renovation of the existing facility. This does not set a precedent for RHHS or WHS.

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. The public was notified of the project and provided an opportunity to express concerns. No issues of controversial nature were identified by the public.

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.

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 includes the renovation of the existing facility within its existing footprint with no identified significant impacts to the surrounding environment.

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

No, the proposed action is not anticipated to destroy any historical, scientific, or archaeological sites according to research conducted for this EIA. The project would result in the preservation of an existing historic resource.

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 additional funding would be required to reverse this project. It would be possible to revert the site to its current condition.

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.

K. Other:

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

10 Conclusion

The recommended alternative of the project is to renovate the RHHS, as discussed in this EIA.

WHS has reviewed the Draft EIA and comments received during the Draft EIA public comment period. These parties have concluded that this project is not a “major action that would significantly affect the quality of the human environment,” and a full Environmental Impact Statement (EIS) is not recommended.

11 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

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

12 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



Building a Better World
for All of Us®

September 11, 2023

RE: Environmental Impact Assessment
Robinson House Historic Structures Report & Renovation
DFD Project #22C5A

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 Wisconsin Historical Society (WHS) to prepare an Environmental Impact Assessment (EIA) for the proposed Robinson House Historic Structures (RHHS) Renovation located in the Town of Greenbush, Sheboygan County, WI. The EIA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11. 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

Robinson House is a historic residence listed on both the National and State Register of Historic Places. Robinson House has functioned as residence and museum programming building throughout the years. The House is approximately 3,430 square feet and consists of two levels: a basement and an attic. The House was built in 1855.

Proposed Project Action

This project will renovate the existing Robinson House Historical Structures (RHHS) by updating certain aspects of the property that are in need of repair. Some of these structures may include: window restoration, repairing damaged wood from pests, repainting, roof repair, plaster repair, refinishing worn floors, regrading around the building for runoff (out to ~10 ft).

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 in Winter 2023/2024. A notice 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

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

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

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 **October 13, 2023** 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

Marty Falk
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
mfalk@sehinc.com

Comments received after October 13, 2023 will be addressed at the Draft EIA public meeting 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



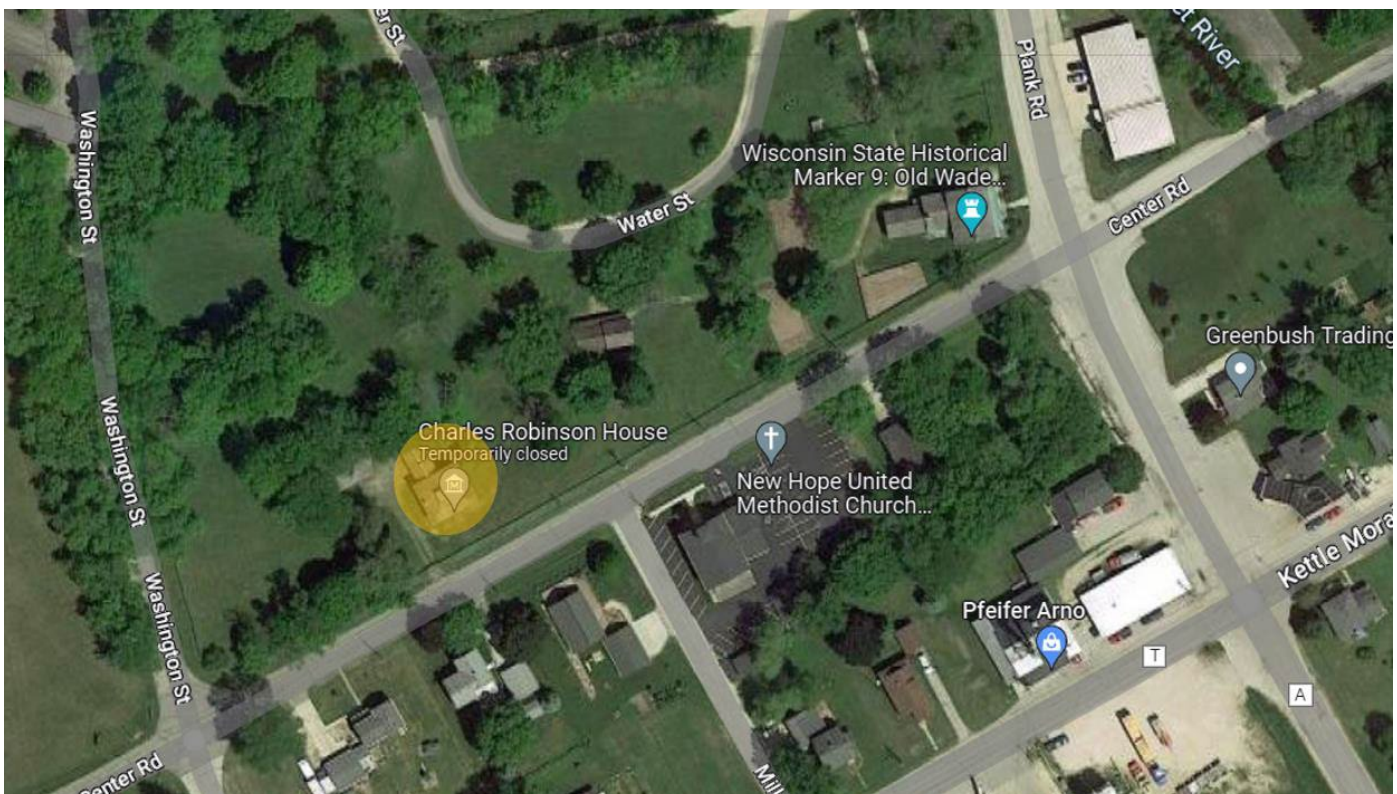
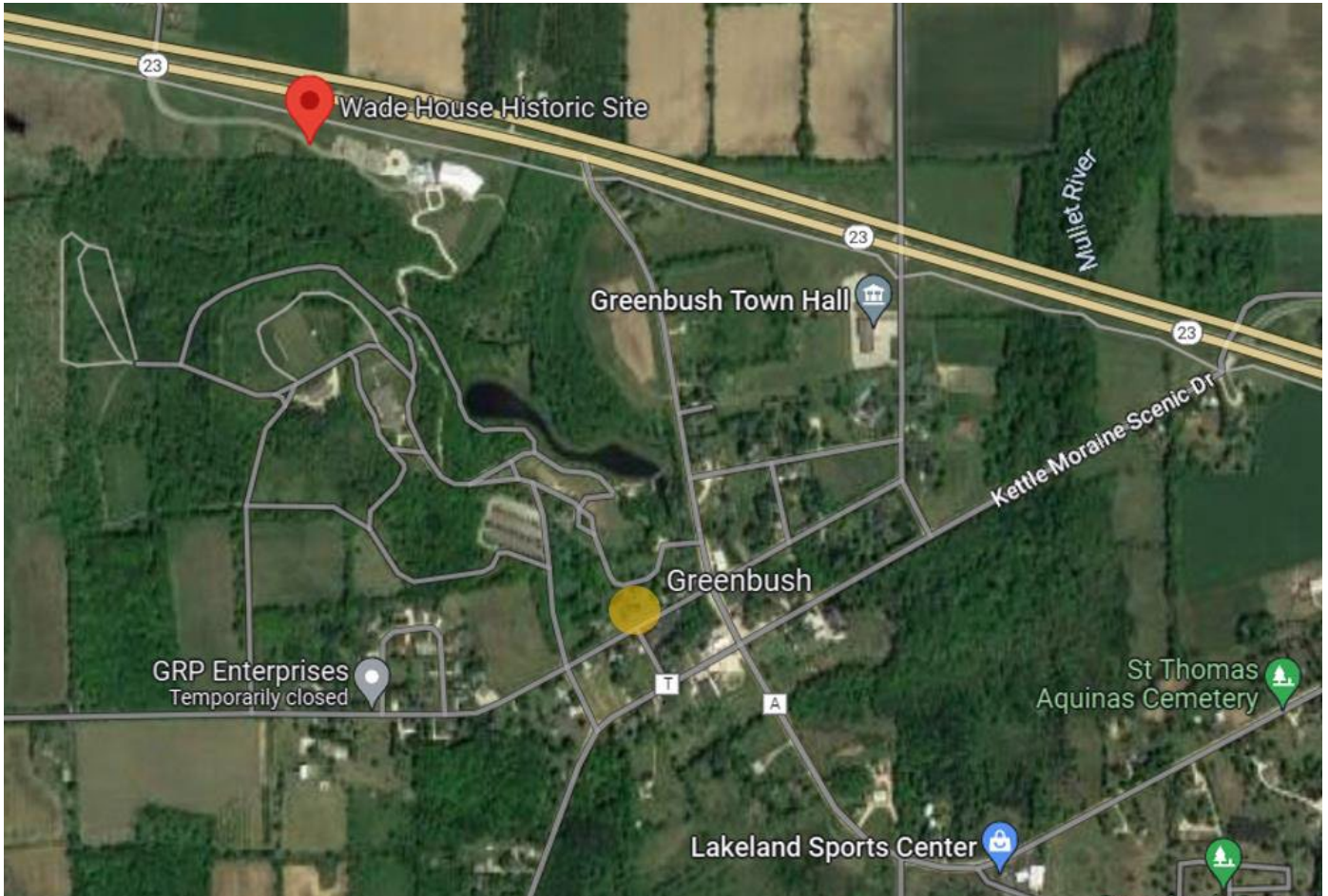
Marty Falk, AICP
Environmental Project Planner

Attachments: Project Location Map
Comment Form

cc: Wendy Von Below, Wisconsin Department of Administration, Project Manager
Omar Armendariz, Wisconsin Historical Society, Project Manager

Project Location Map

(Not to Scale)





COMMENT FORM

Environmental Impact Assessment Scoping Process
Robinson House Historic Structures
Report and Renovation
DFD Project #: 22C5A

I have the following comments regarding this project and items to be considered as part of the scoping process:

Please write comments in the space below. Attach additional pages if necessary.

Please complete the following information and sign if submitting comments:

Name: _____

Title/Representing: _____

Address: _____

Telephone Number: _____

E-mail Address (optional): _____

Signature: _____

- I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.
- I am NOT interested in continuing my involvement in the public participation of this project. Please do NOT continue to send me project notices.

Please return this form by **October 13, 2023**, to:

Darren Fortney
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
dfortney@sehinc.com

First	Last	Title	Organization	Email
Heather	Hanlon	Program Coordinator	Sheboygan County Historical Society	heather.hanlon@sheboygancounty.com
Travis	Gross	Executive Director	Sheboygan County Historical Society	Travis.Gross@sheboygancounty.com
Katie	Riley	Research Team Leader	Sheboygan County Historical Research Center	katiereilly@schrc.org
Steven	Rogstad	Executive Director	Sheboygan County Historical Research Center	steverogstad@schrc.org
Naomi	De Mers	Administrator	Division of Facilities Development (DFD)	Naomi.DeMers@wisconsin.gov
RJ	Binau	Deputy Administrator	Division of Facilities Development (DFD)	RJ.Binau@wisconsin.gov
Kevin	Trinastic	Bureau Director	Division of Facilities Development (DFD)	kevin.trinastic@wisconsin.gov
Jake	Ehmke	Deputy Bureau Director	Division of Facilities Development (DFD)	Jake.ehmke@wisconsin.gov
Wendy	von Below	Section Chief Project Delivery	Division of Facilities Development (DFD)	wendy.vonbelow@wisconsin.gov
Diana	Penkiunas	State Historic Preservation Officer	Wisconsin Historical Society	daina.penkiunas@wisconsinhistory.org
Duey	Stroebe	Senator, District 20	Wisconsin State Senate	Sen.Stroebe@legis.wisconsin.gov
Ty A.	Bodden	Representative, District 59	Wisconsin State Assembly	Rep.Bodden@legis.wisconsin.gov
Jay	Schiefelbein	EA Liaison	Wisconsin Department of Natural Resources	jeremiah.schiefelbein@wisconsin.gov
Alex	Eginton		Wisconsin Historical Society	alexander.eginton@wisconsinhistory.org
Bridgitt	Zielke	Site Director	Wade House Historic Site	bridgitt.zielke@wisconsinhistory.org
Jennifer	Lehrke	Architect of Record	Legacy Architecture	jlehrke@legacy-architecture.com
Alan	Pape	Historic Restoration Planner		malan65@aol.com
Jon	Miller	Clerk	Town of Greenbush	clerk@townofgreenbushwi.com

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	Mr.	Lawrence	Plucins	THPO	thpo@badriver-nsn.gov	(715) 682-7123 Ext. 1662		P.O. Box 39		Odanah	WI	54861	http://www.badriver-nsn.gov/
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	http://www.fcpotawatomi.com/
Fond du Lac Band of Lake Superior Chippewa	Mr.	Evan	Shroeder	THPO	evanschroeder@fdlrez.com	(218) 878-7129		1720 Big Lake Road		Cloquet	MN	55720	http://www.fdlrez.com/
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	http://ho-chunknation.com/
Lac Courte Oreilles Band of Lake Superior Chippewa Indians of Wisconsin	Mr.	Brian	Bisonette	THPO	'bbisonette@lco-nsn.gov'	(715) 634-8934	Tribal Office	13394 West Trepania Road		Hayward	WI	54843	http://www.lco-nsn.gov/
Lac du Flambeau Band of Lake Superior Chippewa Indians of Wisconsin	Ms.	Sarah	Thompson	THPO	ldfthpo@ldftribe.com	(715) 588-4381	Tribal Historic Preservation Office	838 Whitefeather Street, P.O. Box 67		Lac du Flambeau	WI	54538	https://www.ldftribe.com/
Lac Vieux Desert Band of Lake Superior Chippewa Indians	Ms.	Alina	Shively	THPO	alina.shively@lvd-nsn.gov	(906) 358-0137	Ketegitigaanig Ojibwe Nation	P.O. Box 249		Watersmeet	MI	49969	http://www.lvdtribal.com/
Menominee Indian Tribe of Wisconsin	Mr.	Dave	Grignon	THPO	dgrignon@mitw.org	(715) 799-5258		W3426 CTH V V West		Keshena	WI	54135	http://www.menominee-nsn.gov/
Prairie Band Potawatomi Nation	Ms.	Hattie	Mitchell	THPO				16281 Q Road		Mayetta	KS	66509	http://www.phpindiantribe.com/
Prairie Island Indian Community	Mr.	Noah	White	THPO	noah.white@pic.org	(651) 385-4175		5636 Sturgeon Lake Road		Welch	MN	55089	http://www.prairieisland.org/
Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin	Mr.	Marvin	DeFoe	THPO	marvin.defoe@redcliff-nsn.gov	(715) 779-3700 Ext. 4244	Red Cliff Band of Lake Superior Chippewa Indians	88385 Pike Road, Highway 13		Bayfield	WI	54814	www.redcliff-nsn.gov
Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin	Ms.	Edwina	Buffalo-Reyes	Assistant THPO	edwina.buffalo-reyes@redcliff-nsn.gov								
Sac and Fox Nation of Missouri in Kansas and Nebraska	Mr.	Gary	Bahr	THPO	gary.bahr@sacandfoxks.com			305 North Main		Reserve	KS	66434	http://www.sacandfoxks.com/
Sac and Fox Nation of Oklahoma	Mr.	Chris	Boyd	Historic Preservation Officer	chris.boyd@sacandfoxnation-nsn.gov	(918) 968-3526 Ext. 1070		920883 S Hwy 99 Bldg A, RR 2, Box 246		Stroud	OK	74079	http://www.sacandfoxnation-nsn.gov/
Sac and Fox of the Mississippi in Iowa	Mr.	Jonathan	Buffalo	NAGPRA Representative		(641) 484-3185		349 Meskwaki Road		Tama	IA	52339	http://www.meskwaki.org/
St. Croix Band Chippewa Indians of Wisconsin	Ms.	Wanda	McFaggen	THPO	wandam@stcroixojibwe-nsn.gov	(715) 349-2195 Ext. 5238	Tribal Historic Preservation Office	24663 Angeline Avenue		Webster	WI	54893	http://www.steciwi.com/

From: [Darren Fortney](#)
To: [Alan Pape](#)
Subject: RE: Robinson House Project DFD#22C5A
Date: Tuesday, September 12, 2023 5:13:22 PM
Attachments: [location_map.docx](#)
[22C5A comment form.docx](#)
[22C5A Scoping Letter.docx](#)

Hi Alan-

Thanks for the note.

At this point, we are simply reaching out to area stakeholders to gain any additional information on the project that you feel may be beneficial for us to know. There is a historic architectural firm that is working with the state to help guide the process but also like to get input from other area stakeholders.

I am not entirely sure why you can't open the input form so I am cutting and pasting it below this email (and attaching them as Word docs). Let me know if this works better for your computer.

With respect to the comment form, you can simply fill it in or email it directly back to me at this address. We are looking for comments by Oct 13. We will include in the public input section of the environmental document.

Again, we appreciate your time and input.

Thanks-

df

Darren Fortney, AICP, NCI, LEED-GA
Senior Principal
Short Elliott Hendrickson Inc.
608.620.6191 direct | 608.770.2330 mobile

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COMMENT FORM

Environmental Impact Assessment Scoping Process Robinson House Historic Structures Report and Renovation

DFD Project #: 22C5A

I have the following comments regarding this project and items to be considered as part of the scoping process:

Please write comments in the space below. Attach additional pages if necessary.

Please complete the following information and sign if submitting comments:

Name:

Title/Representing:

Address:

Telephone Number:

E-mail Address (optional):

Signature: I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.

I am NOT interested in continuing my involvement in the public participation of this project.
Please do NOT continue to send me project notices.
Please return this form by **October 13, 2023**, to: Darren Fortney
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
dfortney@sehinc.com

From: Alan Pape <malan65@aol.com>
Sent: Monday, September 11, 2023 4:33 PM
To: Darren Fortney <dfortney@sehinc.com>
Subject: Robinson House Project DFD#22C5A

Dear Mr. Fortney:

Thank you for the opportunity to comment on the Robinson House project.

I lived in the Robinson House as the historic site director from 1983-1987 and have been disgusted at the maintenance and condition of this one in a million historic Wisconsin Yankee House. Three cheers for its restoration!

Three years ago I volunteered to do a Historic Restoration Plan for this building and the landscape around it. But, no one showed any interest.

I was the restoration , including the Milton House in Milton, Wisconsin.

How can I help you in this project? I basically know what the first floor interior should look like for the restoration period 1860.

Please note, that your email invitation notice/letter to me today can not be filled in do to some electronic bug. So, then what do you recommend for communication?

Hope to hear from you or Marty,

Regards,

Alan C. Pape
1-920-526-3433
P.O. Box 31
Green Bush, WI 53026
Historic Restoration Planner (retired)



COMMENT FORM

Environmental Impact Assessment Scoping Process
Robinson House Historic Structures
Report and Renovation
DFD Project #: 22C5A

I have the following comments regarding this project and items to be considered as part of the scoping process:

Please write comments in the space below. Attach additional pages if necessary.

I have experience with restoring pre-Civil War Yankee Greek Revival houses in Wisconsin for museums. There is probably no other person that can say that even if they think they can because there are no other persons who actually did this type of detailed work on museum quality houses.

Do not think that an architectural firm can do this work because they have never actually done it before. Do you want a museum perfect outcome or just a once over up-grade? Proper paint analysis, detailed description of fabric evidence, overall historic story-line of building usage and changes over time are my specialty.

I actually lived in the Robinson House in Greenbush as the site manager for four years (1983-1987)

The bottom line is this: This is a one in a million houses in Wisconsin as there is no other one designed and built exactly like this one. Do you want to be part of the destruction of original historic building fabric or have it saved for another 170 years??

Please complete the following information and sign if submitting comments:

Name: Alan C. Pape _____

Title/Representing: Alan C. Pape Consulting _____

Address: P.O. Box 31 Greenbush, WI 53026 _____

Telephone Number: 1-920-526-3433 _____

E-mail Address (optional): malan65@aol.com _____

Signature: Alan C. Pape _____

I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.

I am NOT interested in continuing my involvement in the public participation of this project. Please do NOT continue to send me project notices.

Please return this form by **October 13, 2023**, to:

Darren Fortney
Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison WI, 53719
dfortney@sehinc.com

Appendix B

Notice of Availability and Public Notice

NOTICE OF AVAILABILITY AND PUBLIC MEETING
DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (EIA)
Department of Administration/Division of Facilities Development
Wisconsin Historical Society
Robinson House Historic Structures Report & Renovation
(Project ID: 22C5A)
Greenbush, WI

The Department of Administration (DOA), Division of Facilities Development (DFD), on behalf of the Wisconsin Historical Society (WHS), announces the availability of a Draft “Environmental Impact Assessment” (EIA) and public meeting for the proposed Robinson House Historic Structures (RHHS) Renovation located in the Town of Greenbush, Sheboygan County, WI.

The proposed project will renovate the existing RHHS by updating certain aspects of the property that are in need of repair. Some of these structures may include window restoration, repairing damaged wood from pests, repainting, roof repair, plaster repair, refinishing worn floors, regrading around the building for runoff (approximately out to ten feet).

Provided there are no substantive comments which warrant further evaluation, the DOA/DFD intends to issue a “Finding of No Significant Impact” (FONSI) following a fifteen-day public comment period in accordance with the regulations for implementing the procedural provisions of the Wisconsin Environmental Policy Act (WEPA) and WHS policy. Interested persons may review the Draft EIA report at the Plymouth Public Library, 130 Division Street, Plymouth, WI 53073. Library hours are 9:00 a.m. - 7:00 p.m. Monday - Thursday, 9:00 a.m. - 5:00 p.m. Friday, and 9:00 a.m. - 1:00 p.m. Saturday. The Draft EIA can also be accessed electronically at the following link: sehinc.com/online/wisdoa-dfd or by emailing a request to dfortney@sehinc.com. Written comments on the Draft EIA can be submitted via email to dfortney@sehinc.com, or mailed to SEH, Attn: Darren Fortney, 6808 Odana Road, Suite 200, Madison, WI 53719 during the review period from November 26 to December 11 2024. A virtual public meeting will be held on Thursday, December 5, 2024, via Microsoft Teams from 5:00 pm - 6:30 pm with a short presentation at 5:30 pm. The a link to the meeting can be accessed virtually at sehinc.com/online/wisdoa-dfd (no registration is required): You may also email dfortney@sehinc.com prior to the December 5th public meeting to receive this meeting link electronically via email.

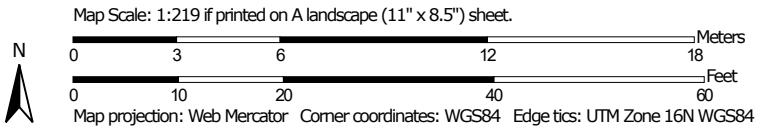
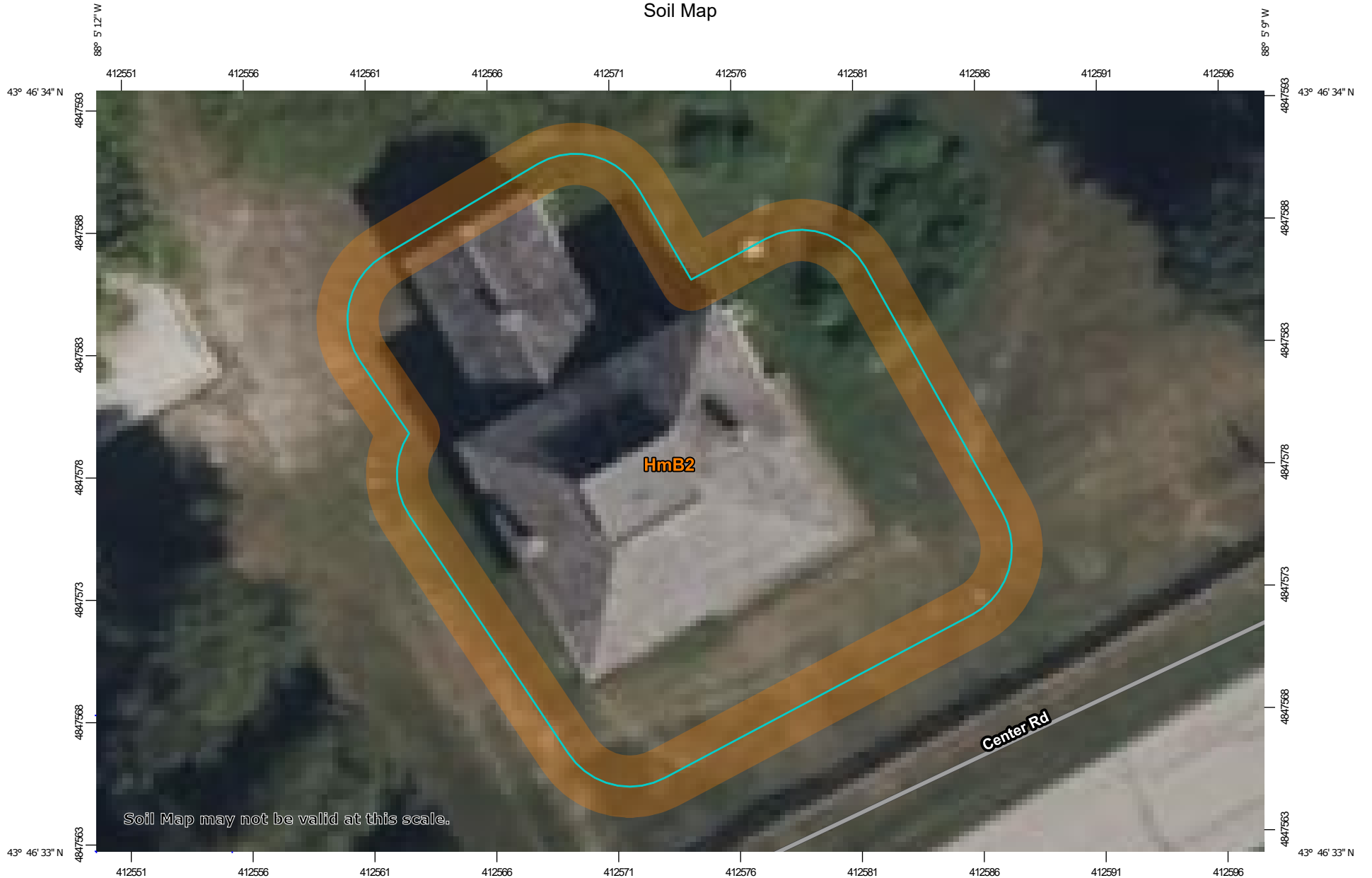
Appendix C

Project Maps

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

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: Sheboygan County, Wisconsin
 Survey Area Data: Version 18, Sep 7, 2022

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

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HmB2	Hochheim silt loam, 2 to 6 percent slopes, eroded	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

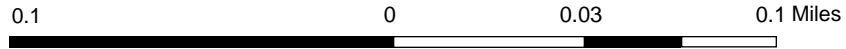
Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



Robinson House Wetlands Map



- Legend**
- Wetland Indicators
 - Wetland Class Areas
 - Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled/drained wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Identifications and Confirmations
 - NRCS Wetspots



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/>

Notes



Robinson House Flood Zones Map



Legend

- Dams**
 - Dam
 - FERC and FERC Exempt Dam
 - Cranberry Dam
 - Removed Dam
 - Structure not on Waterway
 - <all other values>
- Record Flood Levels
- FERC Project Area Boundaries
- Floodplain Storage
- Cross Sections
- Floodplains**
 - Flood Fringe
 - Floodway
- Cross-Sections
- Flood Hazard Boundaries**
 - Limit Lines
 - SFHA / Flood Zone Boundary
- Flood Hazard Zones**
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee

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/>

Notes

Appendix D

WDNR Environmental Review Documentation



Endangered Resources Preliminary Assessment

Created on **9/18/2023**. 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.

No further action is necessary.

This project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) (<https://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>). This 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. Due to this coverage under the No/Low BITP/A, a formal review letter is not needed and there are no actions that need to be taken to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized.

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 Historical Society
Project address	W7811 Center Rd, Grenbeulah, WI 53023
Project description	This project will renovate in phases the existing Robinson House Historical Structures (RHHS) by updating certain aspects of the property that are in need of renovation. Some of these structures may include window restoration, repairing damaged wood from pests, repainting, roof repair, plaster repair, refinishing worn floors, regrading around the building for runoff (out to ~10 ft).

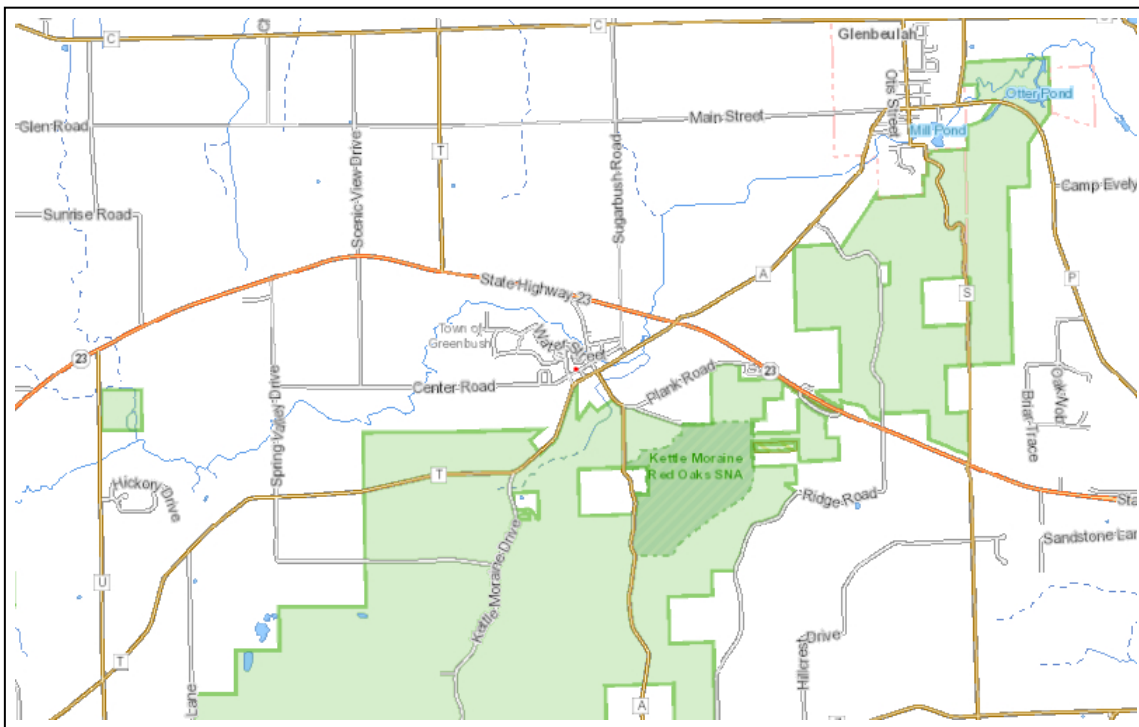
Project Questions

Does the project involve a public property?	Yes
Is there any federal involvement with the project?	Yes
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	Yes
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	No
Is project near (within 300 ft) a waterbody or a shoreline?	No
Is project within a waterbody or along the shoreline?	No

Does the project area (including access routes, staging areas, laydown yards, select sites, source/fill sites, etc.) occur **entirely within** one or more of the following habitats?

Urban/residential	Yes
-------------------	-----

Manicured lawn	Yes
Artificial/paved surface	No
Agricultural land	No
Areas covered in crushed stone or gravel	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>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

Appendix E

Hazardous Materials Review

DATCP Tanks Database

County	Sheboygan	Tank Type	
Municipality	Greenbush	Tank Fed Regulated	
Fire Department Id		Tank Contents	
Tank Owner Name		Tank Status	
FacilityId		Tank Occupancy	
Site Address		Marketer	
Minimum Tank Size		Maximum Tank Size	
Tank Id			

Tank Search Public Access

8/8/2023 10:43 AM

Number of matching records:

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner
-----------	---------	-------------	----------------	-------------	---------------	----------------	----------------



Superfund

You are here: [EPA Home](#) » [Superfund](#) » [Search Sites](#) » Search Results

Superfund Site Search Results

Found **0** site(s) that match your search criteria listed below.

Search Criteria:

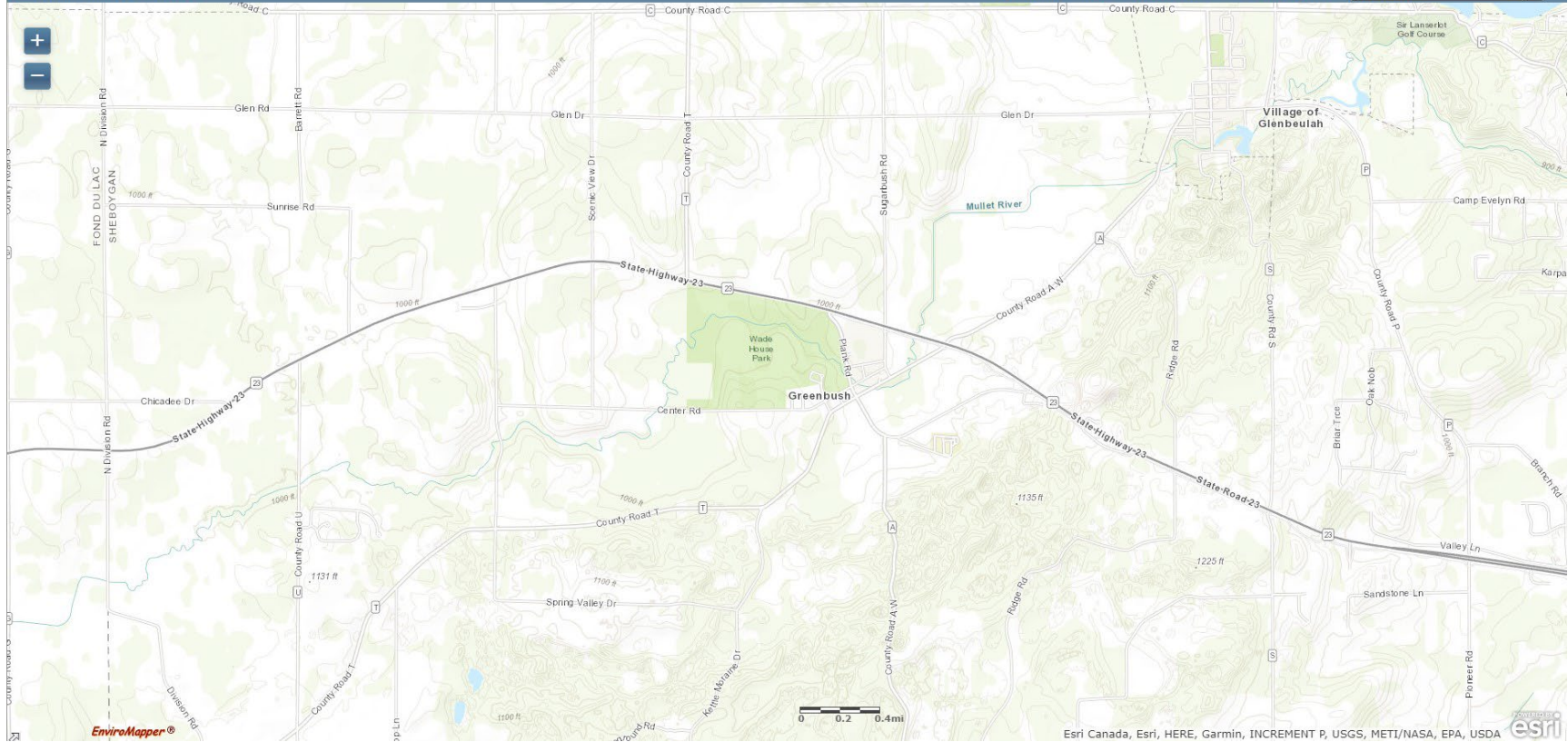
Active, Archived, or All :	<i>All Sites</i>
City:	<i>GREENBUSH</i>
County:	<i>SHEBOYGAN</i>
State:	<i>Wisconsin</i>

To conduct another search, return to the [Search Superfund Site Information](#) page.


[Superfund Home](#) | [Superfund Site Search](#) | [Superfund Glossary](#)

Search Place: Greenbush, Wisconsin


Basemap Tools More Data Search Envirofacts greenbush, wi



BRRTS

Wisconsin Department of Natural Resources

RR Sites Map



Navigate Draw and Measure Map and Data Tasks Information

Layer Catalog Upload Data Add Map Service Download RR GIS Data

Download GIS Data Point Query Filter Export Map Print Map Share Map Plot Coordinates

Add Data to Map Download GIS Data Buffering Query Data Map Tasks Coordinates

Tool Labels

Welcome to RRSMI!

This mapping application provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. Visit the [RR Sites Map webpage](#) for map overview, layer descriptions and user tips.

To Find Site-Specific Information on BOTW:

1. Use the tools under the Navigate tab to get to your location.
2. Use the Identify tool to select a site.
3. A summary of the site will appear in the left side panel.
4. Click on "View Activity Details on BOTW" for additional site information.

RR Sites Map Recent Updates

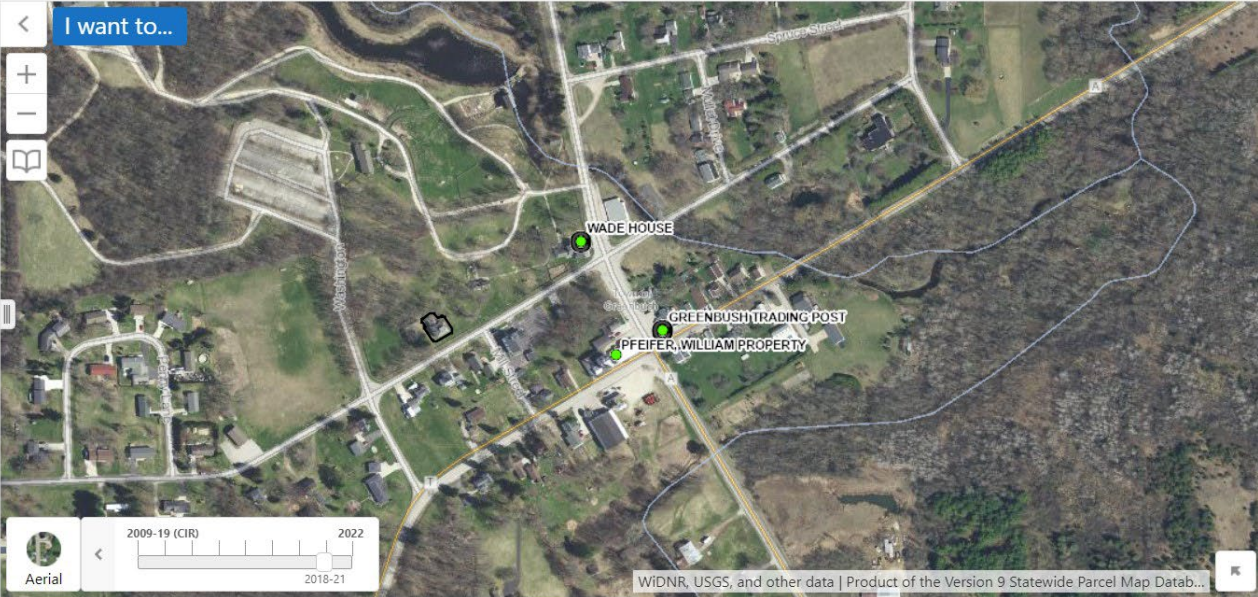
Spring 2023

- The following polygon boundaries were removed: **Open Site, Closed Site, DERF, SAG, SUDZ, WAM, Ready for Reuse, Superfund NPL, and Liability Clarification Letter.** See [RR Report](#) for more information.

Selected Previous Updates

Welcome to RRSMI Layers

I want to...



WIDNR, USGS, and other data | Product of the Version 9 Statewide Parcel Map Datab...

SHWIMS

WDNR SHWIMS on the Web

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

HELP DOWNLOAD				
8 Facilities Found Searching For: Municipality begins with GREENBUSH Facility in State of WI Sheboygan County Sorted by Facility Name				
Facility Status	Facility Name Address	Municipality	State	Zip
UNKNOWN	CARL SCHWIBINGER PROPERTY W7710 PLANK RD GREENBUSH, WI 53026			460036720
CLOSED	GREENBUSH TN SPRING VALLEY RD GREENBUSH TN, WI 53023			460018680
OPERATING	LESTER EICHSTEDT SCRAP YARD N6631 W CTH A GREENBUSH, WI 53026			460167180
CLOSED	PLYMOUTH CTY LF STH 67 & CTH S GREENBUSH TN, WI 53073			460015710
CLOSED	PLYMOUTH TN LF CTH S GREENBUSH TN, WI 53073			460019230
OPERATING	WADE HOUSE HISTORIC - WADE HOUSE CENTER RD/W7747 PLANK RD GREENBUSH, WI 53026			360002610
OPERATING	WADE HOUSE HISTORICAL W7767 PLANK RD GREENBUSH, WI 53026			460000090
OPERATING	WI DOC KETTLE MORAINE CORRECTIONAL FACILITY W9071 FOREST DR GREENBUSH, WI 53073			460109210

Appendix F

SHPO Concurrence

From: [Armendariz, Omar A - WHS](#)
To: [Darren Fortney](#); [Hoffman, David M - DOA](#); [Jonathan DeJardin](#); [Marty Falk](#); [Jennifer L. Lehrke, AIA](#)
Cc: [Zielke, Bridgitt - WHS](#); [Lisa Hartman](#); [Frawley, Kelly P - WHS](#); [Bob Short](#)
Subject: RE: 22C5A - NEWLY FOUND ARCHIVAL MATERIAL FOR ROBINSON HOUSE RE: 22C5A EIA - Robin House Historic Structures - Proceed with EIA?
Date: Wednesday, October 30, 2024 11:38:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi All,

See SHPO approval below. If you need anything else, please let us know. Thanks!

Dear Mr. Omar Armendariz,

We have completed our review of WHS #23-0611, Wade House- Robinson House HSR and Improvements and find that no eligible properties will be adversely affected.

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.

Sincerely,
Alex Eginton
State Historic Preservation Office

Wisconsin Historical Society
816 State Street, Madison, WI 53706

alexander.eginton@wisconsinhistory.org

Wisconsin Historical Society
[Collecting, Preserving, and Sharing Stories Since 1846](#)

Omar Armendariz
Capital Project Manager
Facilities Planning and Management
Wisconsin Historical Society
816 State Street, Madison, WI 53706
(608) 287-9081
omar.armendariz@wisconsinhistory.org
Wisconsin Historical Society
[Collecting, Preserving, and Sharing Stories Since 1846](#)

From: Darren Fortney <dfortney@sehinc.com>
Sent: Wednesday, October 30, 2024 9:43 AM
To: Hoffman, David M - DOA <David.Hoffman@wisconsin.gov>; Jonathan DeJardin <jdejardin@legacy-architecture.com>; Marty Falk <mfalk@sehinc.com>; Jennifer L. Lehrke, AIA <jlehrke@legacy-architecture.com>
Cc: Armendariz, Omar A - WHS <omar.armendariz@wisconsinhistory.org>; Zielke, Bridgitt - WHS <bridgitt.zielke@wisconsinhistory.org>; Lisa Hartman <lhartman@legacy-architecture.com>; Frawley, Kelly P - WHS <Kelly.Frawley@wisconsinhistory.org>; Bob Short <bshort@legacy-architecture.com>; Armendariz, Omar A - WHS <omar.armendariz@wisconsinhistory.org>
Subject: RE: 22C5A - NEWLY FOUND ARCHIVAL MATERIAL FOR ROBINSON HOUSE RE: 22C5A EIA - Robin House Historic Structures - Proceed with EIA?

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

Hi David-

Thanks for the follow up call this am. Here is a breakdown of what would need to happen to get this to the SBC in December.

- Nov 6 - SEH to finish environmental document and legal notice and send to Team for review (we will try and get it over sooner however). **Omar, would you be able to approve the 44.40 that quickly or do we need the standard 30-day SHPO review? Also, are you the one that completes the 44.40?**
- Nov 6 – Need to confirm public meeting date/venue. Options are Dec 3, 4, 5.
- Nov 11 – SEH to coordinate with all 3 newspapers for legal notice submittals, logistics, schedules.
- Nov 12 - All comments back to SEH on environmental document
- Nov 14 – SEH to print hardcopies and mail to local library for them to have available for upcoming review period. SEH will also load this onto a publicly accessible website link in anticipation of upcoming review period.
- Nov 19, 20, 21 – Start of 15-day review period. SEH to work with 3 newspapers (2 local and the WSJ) to get the starting date of the legal notices published.
- Dec 3, 4, 5 – One of these dates would be our required public meeting. It will be Teams for sure, possibly in-person, or both. **We would need to have this date and venue confirmed by Nov 6.**
- Dec 6 – Comment period ends (end of day)
- Dec 10 – Final edits made and final environmental document available for final signatures. We would want to know in advance who is all signing so it can be done quickly over email. This could happen on Dec 9, depending on scope of comments.



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