

**DIRECTORATE OF PUBLIC WORKS – ENVIRONMENTAL DIVISION  
PROJECT SNAPSHOT REVIEW**

	CULTURAL	WATER QUALITY	FORESTRY	INVASIVES	WILDLIFE	T&E	TRAINING ITAM/LRAM	EOD	NOISE	ENV OFFICE*	ADDITIONAL COMMENTS
Construction of New Homes at South Post Family Housing in FY 14 & FY 16											<p><b>Forestry</b> – A commercial timber sale will remove the merchantable trees within the project area. See comments on pages 3 &amp; 4.</p> <p><b>Invasives</b> – Spotted knapweed and leafy spurge are in the project area. See comments on page 4.</p> <p><b>T&amp;E</b> – Bullsnares can be present in the project area. See comments on page 4.</p> <p><b>Env. Office</b> – Storm water permit will be needed for the construction of the new homes.</p>



No Impact or Concern for Noted Resource. The project may proceed with no further communication.



Minimal Impact or Concern for Noted Resource. Recommend communication w/program manager to address specific issue.



Significant Impact or Concern for Noted Resource. No further action recommended until communication w/program manager to address issue is initiated.

\*Environmental Office – This column provides the DPW-Environmental Compliance Office an opportunity to review this project for compliance with the following installation environmental compliance laws and regulations; Fort McCoy Hazardous Waste Management Plan, Pollution Prevention Plan, Well head Protection Plan, Safe Drinking Water Act, Toxic Substances Control Act, Clean Air Act, Clean Water Act and others.

**Additional Comments:**

A Wisconsin Department of Natural Resources (WDNR) Wisconsin Pollutant Discharge Elimination (WPDES) General Permit No. WI S067831-4, Storm Water Discharges Associated with Construction Activities will need to be obtained for the construction of the new homes at SPFH, if new ground disturbance is greater than one acre. Strict guidance and inspections will need to be followed to make sure that BMP's are used to ensure sediment does not leave the construction site until the disturbed areas are stabilized.

**DIRECTORATE OF PUBLIC WORKS  
ENVIRONMENTAL DIVISION - FORT MCCOY, WI  
RECORD OF ENVIRONMENTAL CONSIDERATION (REC)**

**TITLE:** Construction of New Homes Along with Roads and Utilities at South Post Family Housing at Fort McCoy, WI

**DESCRIPTION OF PROPOSED ACTION:** Construct new streets and 63 new houses with utilities in the South Post Family Area. The construction will be done in two phases: FY 14 - 56 houses will be constructed and in FY 16 - 7 houses will be constructed. IMCOM has indicated that only 7 of the 20 houses will be constructed in the FY 16 phase.

The area is urban and an array of utilities are at the site. The area was evaluated for a 230-unit build out in 1995. 57 units have been constructed in four phases to date. The FY 14 phase is shown in yellow and the FY 16 phase is shown in red on the attached map.

**ANTICIPATED DATE/OR DURATION OF PROPOSED ACTION:**

The yellow phase is scheduled for FY 14 and the red phase is scheduled for FY 16.

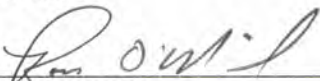
**IT HAS BEEN DETERMINED THAT THE ACTION:**

It is adequately covered in the existing EA entitled and dated: Environmental Assessment, Family Housing Project, Fort McCoy, Wisconsin, 1995.

**AN ENVIRONMENTAL REVIEW IS/HAS BEEN:**

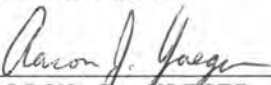
Required for this action and is attached.  
 Not required for this action.

**SIGNED:**


  
\_\_\_\_\_  
PROPONENT

14 Feb 2013  
\_\_\_\_\_  
DATE

**APPROVED:**

  
\_\_\_\_\_  
AARON J. YAEGER  
Environmental Protection Specialist,  
DPW

**CONCURRED:**

  
\_\_\_\_\_  
MANDY RADLOFF  
Environmental Compliance  
Branch Chief, DPW

**DIRECTORATE OF PUBLIC WORKS  
ENVIRONMENTAL DIVISION - FORT MCCOY, WI  
ENVIRONMENTAL BASELINE STUDY**

DPW NEPA REVIEW 130207A

**PROJECT NAME:** Construction of 63 New Homes Along with Roads and Utilities at South Post Family Housing at Fort McCoy, WI

**PROPOSED ACTION:** Construct new streets and 63 new houses with utilities in the South Post Family Area. The construction will be done in two phases: FY 14 - 56 houses will be constructed, and in FY 16 - 7 houses will be constructed. IMCOM has indicated that only 7 of the 20 houses will be constructed in the FY 16 phase. The area is urban and an array of utilities are at the site. The area was evaluated for a 230-unit build out in 1995. 57 units have been constructed in four phases to date. The FY 14 phase is shown in yellow and the FY 16 phase is shown in red on the attached map.

**I. PROPERTY USE:**

**A. CHECK ALL THAT APPLY.**

RESIDENTIAL  INDUSTRIAL  MIXED   
 AGRICULTURAL  COMMERCIAL  OTHER  (Family Housing)

**B. ADJACENT PROPERTY USE AND TOPOGRAPHIC RELATIONSHIP:**

NORTH: Quartermaster Road	HIGHER <input type="checkbox"/>	LOWER <input type="checkbox"/>	SAME <input checked="" type="checkbox"/>
SOUTH: SPFH Area	HIGHER <input type="checkbox"/>	LOWER <input type="checkbox"/>	SAME <input checked="" type="checkbox"/>
EAST: Training Area B-15	HIGHER <input type="checkbox"/>	LOWER <input type="checkbox"/>	SAME <input checked="" type="checkbox"/>
WEST: Ginger Road	HIGHER <input checked="" type="checkbox"/>	LOWER <input type="checkbox"/>	SAME <input checked="" type="checkbox"/>

**FOOTPRINT OF AREA UNDER CONSIDERATION:** A map of the new houses in the SPFH area is attached.

**II. SITE OWNERSHIP HISTORY AND USE:**

1. CURRENT OWNER: US Army, Fort McCoy.
2. CURRENT LAND USE: South Post Family Housing Area.
3. PREVIOUS OWNER(S): US Army since 1909.
4. PREVIOUS LAND USES: The SPFH area is located within area "D" and has been used primarily for military training and maneuvers since 1909. Area "D" does contain known ranges, but for the most part they were not areas of heavy ordnance usage. Most of the ordnance and explosives found outside of the known ranges in Area "D" are likely the result of ricochets or misdirected fire from Area "E", which was the impact area on South Post circa 1942-1972.

**III. PROPOSED FUTURE USE(S):**

1. TYPE USE(S): Additional homes in the SPFH area.
2. USER POPULATION: Military (USAR/NG/Active), Fort McCoy personnel.
3. ANY OBVIOUS USE RESTRICTIONS: As long as the work remains within the proposed project location, no additional environmental review is needed.

**IV. FEATURES/COMMENTS:** The two phases are scheduled for FY 14 and FY 16.

**V. PROGRAM REVIEW:**

**a. Wildlife Program:**

This project has been coordinated with the installation wildlife program. No concerns were noted for this project. Questions or concerns can be directed to David Beckmann at 2-5374.

**b. Forestry:**

This project has been coordinated with the installation forester. Forestry will plan to remove the trees within the construction and clearing limits with a commercial timber sale. It is likely the contractor will only remove the trees that are large enough to qualify as a pulp stick

(8'4" long and 3" top diameter). The non-merchantable trees along with stumps and slash (tops and branches) will be left on site for the construction contract to remove. The trees outside the grub and clear area will be thinned, leaving 1/2 of the trees standing.

We need a detailed map or have survey stakes placed in order to mark the timber sale boundaries. We also need to know the date when the timber sale must be completed. Questions can be directed to Jim Kerkman at 2-2102.

c. **Water Quality/Wetlands:**

This project has been coordinated with the installation fisheries biologist. Proper use of BMP's (erosion control matting, straw bales, seeding, mulching, silt fences, etc.) are required to stabilize all disturbed areas that may occur during this project. Questions can be directed to John Noble at 2-5796.

d. **Environmental Noise Management:**

There could be a temporary increase in noise while constructing the new houses due to equipment usage but should not exceed acceptable levels for human comfort for a continuous length of time. Even though no significant increase in noise levels are expected to occur outside the boundaries of Fort McCoy as a result of this activity, measures for protecting the operator's hearing should continue to be implemented. These measures would include the use of OSHA approved earplugs by equipment operators as well as other workers in close vicinity to mechanical equipment. Questions can be directed to Aaron Yaeger at 2-8985.

e. **Range Operations/EOD Support:**

This project could uncover/require ground disturbance that could possibly uncover Military Explosives of Concern (MEC) due to previous training. If MEC are discovered during the course of the project, the project manager shall immediately halt all activities and notify the Fort McCoy Range Operations at 2-4848.

f. **Endangered & Invasive Species:**

This project has been coordinated with the installation threatened and endangered species biologist. Please contact Timothy Wilder at 2-5679 with questions or concerns.

**State Listed/Federal Species of Concern:**

**Bullsnakes:** occur within the project area. In fact, the last female we had a transmitter in this last year spends a good portion of her time within the pine plantation. Construction workers should be alerted to the fact that bullsnakes exist in the area, they are not venomous, and they are a protected species. If they observe them within the project area and want them removed they could call me or Pest Control.

**Phlox Moths:** Have been documented within the general area but not within the project area itself. I do not think there is any downy phlox (host plant) within the project area.

**Western Slender Glass Lizards:** This species has been documented within this general area but not within the project area itself. It is possible that they do exist within the project area.

**Invasive Species:**

**Spotted knapweed and leafy spurge** are found within the project area. Unless they are moving soil outside the project area there should be little impacts to invasive species (shouldn't spread these species to new areas).

g. **Cultural Resources:**

This project has been coordinated and reviewed by the installation staff

archaeologist for its possible effect on historic properties with the following comments. Please contact Mark McCarty (2-4793) to discuss issues and options.

- No concerns were noted for this project.

There is always the possibility for the inadvertent discovery of deeply buried archaeological or Native American burial sites that are not discovered during the survey process. If archaeological materials are discovered during the course of this project, this coordination becomes invalid and the project manager must immediately halt all activities and notify the Fort McCoy staff archaeologist. Additionally, there may be 19<sup>th</sup> century European homestead sites nearby. Upon discovering any such site, please consult with the Archaeology Laboratory.

h. **Training Impact:**

This project has been coordinated with the DPTMS Range Officer and ITAM Coordinator. No concerns were noted for this project. Questions or concerns can be directed to Terry Hoff at 2-4629.

i. **Environmental Compliance:**

This project has been coordinated with the DPW Environmental Compliance Branch. This project will require a WPDES storm water permit if it has more than one acre of new ground disturbance. The contractor will be required to obtain the storm water permit for this project. The permit will need to be submitted to the Environmental Division for review and signature. Any release of POL to the environment due to the use of equipment must be reported to the Fire Dept. One gallon or more is the threshold. If a large release occurs timely preventative actions are needed to prevent impact to any groundwater. Questions or concerns can be directed to Craig Bartholomew at 2-8453.

VI. **MAPS:** See attached.

VII. **CUMULATIVE EFFECTS ANALYSIS (CEA):** The Army, per 32 CFR Part 651.11(c) has determined that actions that qualify for a Categorical Exclusion normally do not individually or cumulatively have a substantial effect on the human environment. However, cumulative effects were taken into account for this project in accordance with 32 CFR Part 651.16 and 40 CFR 1508.7. All NEPA analyses must assess cumulative effects which are the impacts on the environment resulting from the incremental impact of this action when added to other past, present and reasonably foreseeable future actions. Actions by federal, non - federal agencies and private parties were considered in this review.

VIII. **OTHER INFORMATION:**

It is adequately covered in the existing EA entitled and dated: Environmental Assessment, Family Housing Project, Fort McCoy, Wisconsin, 1995.

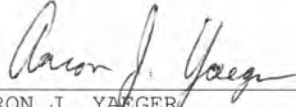
IX. **RECOMMENDATIONS:**

Based on the review of the NRB and Environmental Compliance Branch, the project may proceed as planned provided adherence to the highlighted comments included in this report.

X. **NEPA REVIEW EXPIRATION:**

**This NEPA review is valid for a period of one year from the date indicated below.**

If a portion of this project is completed, locations revised, scope of the project modified, or if it extends past the one year timeframe; another review may be necessary. Please inform the Environmental Compliance NEPA coordinator for determination.



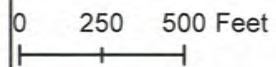
XI. PREPARED BY: AARON J. YAEGER  
TITLE: Environmental Program Specialist, Environmental Compliance  
Branch, DPW, Fort McCoy, WI  
DATE: 14 February 2013

# Site Map



Legend	
<b>Lots</b>	
	12 Units Family Housing 1990s-Q1
	12 Units Family Housing FY 07-Q1
	23 Units Family Housing FY 09-Q1
	8 Units Family Housing FY 10-Q1
	2 Units Family Housing (Currently Under Construction)
	56 Units Family Housing FY 14 (Currently on FYDP)
	Family Housing Total Build Out FY 16

## Fort McCoy Family Housing Total Build Out



Ft McCoy  
DPW  
IGI&S

