

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Woodman's-Sports-and-Convention-Center

HEROS Number: 900000010335484

Responsible Entity (RE): JANESVILLE, COMMUNITY DEVELOPMENT DEPARTMENT
JANESVILLE WI, 53545

RE Preparer: Kelly Bedessem

State / Local Identifier:

Certifying Officer: Jennifer Petruzzello

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 2500 Milton Ave, Janesville, WI 53545

Additional Location Information:
N/A

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Woodman's Sports and Convention Center (WSSC) will serve as a public facility and gathering place, a conference/event venue, and a regional sports hub. The WSSC is designed to drive community economic impact, job creation, redevelop a struggling retail corridor, and improve community resiliency and health and social outcomes. The City of Janesville is proposing to demolish a 120,000 square foot portion of 2500 Milton Avenue, referred to as Uptown Janesville (formerly The Janesville Mall). The demolition includes a commercial space that has been vacant since Sears closed its doors in January of 2019. This will serve to immediately remove a blighting influence and aid in economic redevelopment of the struggling mall property and the City's main commercial corridor. Following demolition, the City of Janesville will construct the Woodman's Sports and Convention Center to include:

Multi-Use/Conference Space: 20,000 sf flex space to host large meetings and training sessions for area businesses, trade shows, conventions, expose, and other community activities as well as multiple sports tournaments such as volleyball, basketball and pickleball.

Main Area: Year-round indoor ice for hockey, skating and other activities with capacity for 1500 spectator. Multi-Purpose Arena: Adjsutable space supporting multiple uses on ice, sport court flooring or turf, and convention.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The City of Janesville conducted a feasibility study that concluded that there is a measurable unmet demand for a potential new indoor athletic and recreation facility. The study identified a market-supportable scenario with one main ice sheet, one secondary ice sheet with removable ice, and 20,000 square feet for flexible space that will have a positive operating income and will lead to increased community economic output, personal earnings, and employment. The City of Janesville has committed to contributing \$19.3 million dollars towards the project. In addition, private fundraising will contribute \$7 million dollars. The City of Janesville has received a congressional federal appropriation of \$5 million dollars and the EDA-PWEAA grant will bring the project to fruition. The WSSC is intended to positively impact residents and businesses in Janesville, Rock County, and the State of Wisconsin, including Economic Impact, Job Creation/Retention, Equitable Health and Social Outcomes, Redevelopment Catalyst, Community Resiliency, and Supporting Local Athletes.

Existing Conditions and Trends [24 CFR 58.40(a)]:

At the proposed location along Milton Avenue, the Woodman's Center will enhance the regional role of the City and influence adjacent development and redevelopment opportunities. It is anticipated that the Woodman's Center will stabilize or enhance the valuation of the nearby properties and reposition this gateway to the community. As commercial property values increase, residential property taxes decline. Real Estate property taxes paid by the current property owner have declined 73% or approximately \$630,000 over the last four years as the value fell dramatically. The site location, front and center of the mall property, will replace a vacant former Sears

department store and large underutilized parking field with a vibrant and active sports and convention center and community gathering place.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[WSCC Signature Page.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-23-CP-WI-1561	Other	FY2023 Community Project Funding Grant

Estimated Total HUD Funded, Assisted or Insured Amount: \$5,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$50,300,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
<p>Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. Per the age of the building "normal" contaminants were either discovered or presumed to include asbestos in</p>

		flooring, assumption of lead paint and the potential for mold given a roof leak. Demolition contractors will be required to conduct a demolition in a safe an appropriate matter following all local, State and Federal regulations.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project is covered by a Programmatic Agreement that includes an applicable exemption that exempts this project from the requirements of Section 106. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not increase any ambient noise levels in the area. Events may be well attended and excitement over a sporting event may occur, however, the events will be located inside, the building will be newly constructed providing a new sound structure. Based on the project description, this project includes no activities that would require further evaluation under HUD's noise

		regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	See "Zoning Map" See "Future Land Use Map"	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	1	See "Topo Map" See "Attachment 11 Water Wastewater Stormwater"	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	See "Hazards and Nuisances" The project will not increase any ambient noise levels in the area. See "Above Ground Tanks" See "Above Ground Tanks_Mall" See "Phase 1"	
SOCIOECONOMIC			
Employment and Income Patterns	1	See Attached "Employment and Income Patterns" See "WSCC Benefits"	
Demographic Character Changes / Displacement	2	The current project site is a vacant former Sears department store. There will be no displacement.	
Environmental Justice EA Factor	1	See "Environmental Justice" See "WSCC Benefits"	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2		
Commercial Facilities (Access and Proximity)	1	See "WSCC Description and Location"	
Health Care / Social Services (Access and Capacity)	2		
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City of Janesville owns and operates the City of Janesville Sanitary Landfill. Waste disposal services are available for all residential, commercial, demolition, and industrial waste generators. The project expects to generate general commercial waste similar to the previous use of a retail establishment. The current City landfill site has approximately 15 years of useful life left at the current site.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	See "Wastewater Collection and Treatment Facilities" See "Water Wastewater and Stormwater"	
Water Supply (Feasibility and Capacity)	2	See "Water Supply and Distribution System" See "Water Wastewater and Stormwater"	
Public Safety - Police, Fire and Emergency Medical	2	The Janesville Police Department and the Janesville Fire Department have been consulted and will continue to be consulted	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		throughout the design process to implement best practices for safe assembly construction.	
Parks, Open Space and Recreation (Access and Capacity)	1	See "WSCC Benefits"	
Transportation and Accessibility (Access and Capacity)	2	The project site is located at a former Sears Department Store site located in a shopping mall. The site is located along Milton Avenue or Highway 26. Highway 26 is a 6-lane arterial street with frontage roads on either side. While traffic may be heavier during specific events, Highway 26 is designed to accommodate this volume of traffic. The project is located on a public transit bus line with a shelter and two stops located on the parcel. The project will be new construction which must comply with all ADA construction regulations.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no surface or underground water resources at or near the project site and will therefore not impact any. All properties located within the City of Janesville must be connected to City Water supply. According to the Phase 1, there is no information to warrant identification of any recognized environmental conditions regard water resource concerns. There are no soul source aquifers in the county. See "Attachment 10 Soul Source Aquifer"	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	See "Aerial Photo" The property near 100% concrete and impervious surface.	
Other Factors 1	2	N/A	
Other Factors 2	2	N/A	
CLIMATE AND ENERGY			
Climate Change	1	Through a partnership with Alliant Energy, the project is anticipated to serve a a model for solar energy with panels visibly	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		incorporated on the roof of the project as part of the initial construction. Under this partnership, Alliant would own, install, and maintain the equipment in a "customer-hosted" model. See "Woodman's SCC WPL Customer Hosted Solar Proposal"	
Energy Efficiency	1	Through a partnership with Alliant Energy, the project is anticipated to serve a model for solar energy with panels visibly incorporated on the roof of the project as part of the initial construction. Under this partnership, Alliant would own, install, and maintain the equipment in a "customer-hosted" model. See "Woodman's SCC WPL Customer Hosted Solar Proposal"	

Supporting documentation

- [AboveGroundTanks_Mall.pdf](#)
- [Above Ground Tanks.xlsx](#)
- [WSCC Description and Location.docx](#)
- [WSCC Benefits.docx](#)
- [Phase I Janesville WI\(1\).pdf](#)
- [Hazards and Nuisances.docx](#)
- [Woodmans SCC WPL Customer-Hosted Solar Proposal 3-27-2023.pdf](#)
- [Aerial Photo.pdf](#)
- [Sole Source Aquifer.pdf](#)
- [Water Wastewater Stormwater.pdf](#)
- [Water Supply and Distribution System.docx](#)
- [Future Land Use Map.pdf](#)
- [Zoning Map\(1\).pdf](#)
- [Environmental Justice\(1\).docx](#)
- [Topo Map.pdf](#)
- [Employment and Income Patterns.docx](#)

Additional Studies Performed:

See the Phase 1 uploaded on a previous page See the Indoor Sports Complex Study Report Final uploaded under public outreach

Field Inspection [Optional]: Date and completed by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

See the Indoor Sports Complex Study Report Final uploaded under public outreach
Janesville Area Convention and Visitor's Bureau CSL International Janesville Planning
Services Janesville Building Services Janesville Recreation Division Janesville Jets
NAHL team Janesville Youth Hockey Rock County Fury Janesville Figure Skating club
Janesville Bluebirds Janesville Adult Hockey Leagues Milton High School Boys Hockey
Beloit Youth and High School Hockey MYHockey Tournaments Rock Soccer Club
Janesville Youth Football Janesville School District Janesville Basketball Association
Janesville Youth Baseball an Softball Association Criterium Engineers SHINE
Technologies Johnson Acquisition Corporation Next Generation AmericInn Janesville
Drafthouse Wisconsin Hockey Partners Culvers Franks Beverage Motel 6 Mo's
TAASBAG Rockstep Capital TownePlace Suites

[Consultation.docx](#)

List of Permits Obtained:

As this is new construction, there are a host of permits that will be required as part of
the project to include conditional use, demolition, site plan, building, plumbing,
electrical, HVAC, fire alarm and sprinkler systems, In addition, City of Janesville
Planning, Engineering, Building and Fire Department will conduct extensive reviews of
the project prior to the issuance of any permits. There are no known specialized
permits required at this time.

Public Outreach [24 CFR 58.43]:

See attached Public Meeting Documents Dissemination List: WSCC Steering
Committee COJ Media Dissemination List (See Attached Press Release Distro List)
HUD EPA

[Press Release Distro List-July 2023.xls](#)

[Conditional Use Document.pdf](#)

[Attachment 14-Council Grant Application Minutes.pdf](#)

[Attachment 13 Council Approval of Grant Application.pdf](#)

[Attachment 12-Janesville Indoor Sports Complex Study Report FINAL 2019_01_24
reduced.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The City of Janesville is not aware of any planned projects that are directly or
indirectly related to the proposed project at this time. However, we would anticipate
the revitalization of a commercial corridor that has experience decline over the past
decade but more so in the last 2 years.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The potential location of a site plays an important role in the ability to generate economic impact to the community and the overall utilization and financial operating success of the facility. The City issued a request for proposals for suitable privately owned sites. A Steering Committee consisting of members of the Janesville Area Convention and Visitor's Bureau, Parks and Recreation Advisory Committee, Janesville Youth Hockey, Janesville Jets and City Staff, evaluated these proposals based upon numerous site selection criteria, including site suitability, availability of supporting businesses/uses, community surroundings, compatibility with the City's Strategic Goals, and costs. A separate evaluation of City-owned properties was also conducted. As a result, four possible sites were identified by the Steering Committee as preferred sites for further consideration. These sites included: Uptown Janesville (RockStep), South River Street (Marling Lumber), North Wright Road (Stockwell), and Palmer Drive (City of Janesville). The Parks and Recreation Advisory Committee also met to evaluate sites, and they recommended two of the four for further consideration, including Uptown Janesville and North Wright Road. They also recommended that land by the Youth Sports Complex be considered if it became available. The City Council authorized initial site-specific design work (site fit) and cost estimation for five sites. With financial assistance from the Janesville Area Convention and Visitor's Bureau and the Forward Foundation, the City obtained the services of the architectural firm Perkins and Will to undertake this work. Further input was sought by the steering committee, the Park and Recreation Advisory Committee, and through a community engagement forum before coming before the Plan Commission. The Plan Commission reviewed Uptown Janesville and the land adjacent to the Youth Sports Complex for suitability. Subsequently, they unanimously voted to recommend Uptown Janesville as the preferred site with the land adjacent to the Youth Sports Complex as a viable alternative option. The City received a generous grant from the Janesville Foundation to bring James Lima, a nationally recognized planner in community place-making, who provided a memorandum of siting considerations, which lead a shift from the rear of the property to the center's current proposed location, front and center, facing Milton Avenue. In November 2019, the City Council selected Uptown Janesville as the preferred location noting that it provides the highest access to key amenities required for the success of the WSCC. Other reasons why this site was selected included: the connection to adjacent business, which drives local economic impact; proximity to I-90/39, Hwy 14 and location along Hwy 26; sufficient traffic infrastructure; public transportation connection; ample parking; adaptive re-use of the mall property; and low cost of acquisition. City-owned land adjacent to an existing youth sports complex was identified as a secondary location in the event the City was unable to reach a purchase agreement with RockStep. This location would result in lower economic impact as it is located in a non-commercial area, does not have access to public transportation, and would

involve the development of a green field site that could be otherwise used for industrial purposes.

No Action Alternative [24 CFR 58.40(e)]

Should the project not move forward, the likelihood of the Sears site continuing to remain vacant and deteriorating is great. The current ice arena facility is at the end of its useful life and would need to be closed permanently. This would force groups like the NAHL Janesville Jets, youth hockey, figure skaters, and recreations skaters to find an alternate community.

Summary of Findings and Conclusions:

The project will serve as a public facility and gathering place, a conference/event venue, and a regional sports hub. The WSCC is designed to drive community economic impact, job creation, redevelop a struggling retail corridor, and improve community resiliency and health and social outcomes. The project involves the demolition of a abandoned Sears retail space and the construction of a 125,000 to 135,000 square foot sports and conference center. The new construction will include a solar field on the roof, significant energy efficiencies, and additional required greenspace and landscaping.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

While the City of Janesville does not believe that mitigation is required, we propose improvements such as rooftop solar and additional landscaping that will improve the environmental impact of the development. Through a partnership with Alliant Energy, the project is anticipated to serve as a model for solar energy with panels visibly incorporated on the roof of the WSCC as part of the initial construction. Under this partnership, Alliant would own, install and maintain the equipment in a "customer-hosted" model which would provide an ongoing revenue stream to the WSCC.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Airport Hazards Attachment.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Wisconsin Coastal Zone Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[FIRMETTE_8c2c4518-03e8-4c0f-b81f-f763ed12b4be.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

[Air Quality.docx](#)

[8 Hour Ozone Nonattainment Areas.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Coastal Flood Exposure Map.docx](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No

Explain:

Phase 2 not completed

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project

is in compliance with contamination and toxic substances requirements. Per the age of the building "normal" contaminants were either discovered or presumed to include asbestos in flooring, assumption of lead paint and the potential for mold given a roof leak. Demolition contractors will be required to conduct a demolition in a safe an appropriate matter following all local, State and Federal regulations.

Supporting documentation

[Phase I Janesville WI.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary

Compliance Determination

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Attachment 7 Endangered Species.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project site is a current retail shopping center. The project consists of demolition of part of the site and construction of a sports and conference center. The project will not convert any agricultural land. The project is in compliance with the Farmland Protection Act (FPPA)

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Zoning Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FIRMETTE_8c2c4518-03e8-4c0f-b81f-f763ed12b4be.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

- ✓ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (a). Either upload the PA below or provide a link to it here:

Upload exemption(s) below or copy and paste all applicable text here:

There are no historical properties/cultural resources located in the proposed project area. The site is the location of the former Sears Site located in Uptown Janesville (Formerly the Janesville Mall). The Janesville Mall was originally constructed in 1973. The Sears addition was constructed in 1997.

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description the project is covered by a Programmatic Agreement that includes an applicable exemption that exempts this project from the requirements of Section 106. The project is in compliance with Section 106.

Supporting documentation

[Historic Progamatic Agreement.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

✓ None of the above

Screen Summary

Compliance Determination

The project will not increase any ambient noise levels in the area. Events may be well attended and excitement over a sporting event may occur, however, the events will be located inside, the building will be newly constructed providing a new sound structure. Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Transportation Noise Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
<p>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes
- ✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

- ✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Attachment 10 Sole Source Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Attachment 5 Wetlands Inventory.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild and Scenic Riverways Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

[Environmental Justice.docx](#)

Are formal compliance steps or mitigation required?

Yes

No