1. APPLICATION FOR PERMIT TO discharge dredged and fill material into 3.69 acres of wetlands adjacent to the Black River and Lake Michigan for the purpose of constructing an 18-hole golf course and related facilities in the Town of Wilson, Sheboygan County, Wisconsin.

2. SPECIFIC INFORMATION

APPLICANT

Kohler Company
444 Highland Drive
Kohler, Wisconsin 53044

AGENT

Stantec Consulting Services, Inc.
1165 Scheuring Road
De Pere, Wisconsin 54115

PROJECT LOCATION: The project site is located in Section 14, Township 14 North, Range 23 East; Sheboygan County, Wisconsin. Latitude 43.6813760, Longitude -87.7093660.

DESCRIPTION OF PROJECT:

GOLF COURSE AND SUPPORT AMENITIES: The applicant has applied for a Department of the Army permit to discharge dredged or fill material into waters of the United States in association with construction of an 18-hole public golf course and related support amenities on a 247 acre parcel of land owned by Kohler Company. Support amenities include a centrally located 9,000 square foot multi-level club house, parking near the club house, practice range, caddie/cart barn, cart paths, and two resting stations. The project also includes an irrigation pond, entrance road, and maintenance facility which are described below.

ENTRANCE ROAD AND MAINTENANCE FACILITIES: The applicant is proposing to construct an entrance road to the golf course from the existing Kohler-Andrae State Park entrance on Beach Park Lane. As part of this project, the applicant would modify Beach Park Lane from the bridge over the Black River east to the State Park entrance by adding a roundabout design that includes two dedicated lanes for park visitors while golf course traffic and exiting park visitors would utilize the roundabout. The entrance road would then be routed north through a portion of the State Park onto Kohler Property to the proposed club house and parking area. A 22,000 square foot maintenance facility is proposed adjacent to the existing State Park maintenance building and has been designed to avoid all wetland impacts. The maintenance facility and portions of the entrance road would require an easement from the State of Wisconsin on approximately 4 acres of the State Park.

UTILITIES: It is anticipated that utilities (gas, electric, and communications) would connect to existing services located along County Trunk Highway V (CTH V) right-of-way approximately one-half mile west of the project area. To minimize impacts, new services would be bored beneath State Park property including all wetlands and the Black River within an agreed-upon
easement less than one acre in size. Approximately 1,500 square feet of temporary wetland disturbances would occur in the CTH V right-of-way for the bore pit. Potable water and irrigation water would be from onsite wells. Conventional onsite septic field systems would be used to treat domestic wastewater.

IRRIGATION: A high capacity irrigation well would supply water to a 5.7-acre irrigation pond constructed in the northcentral portion of the site. Water from the pond would be distributed via an underground irrigation system to the appropriate areas of the golf course. The applicant has indicated that irrigation water Best Management Practices (BMPs) and a computer controlled system would be utilized to reduce volume and maximize efficiency.

AREA OF FILL AND AFFECTED WETLANDS: The proposed project is situated east of the Black River and west of Lake Michigan on approximately 247 acres of undeveloped land dominated by hardwood forests. The site contains approximately 48 acres of wetlands that includes alder thicket, hardwood swamp, interdunal wetland, Great Lakes ridge and swale complex, and wet meadow wetland.

The project would involve the discharge of dredged and fill material within and direct affects to 3.69 acres of wetlands (7.7% of all wetlands present on the site). The directly affected wetlands include 2.23 acres of floodplain wetland associated with the Black River, 1.36 acres of ridge and swale wetland associated with Lake Michigan, and 0.10 acre of fresh (wet) meadow.

Potential secondary effects have been identified and include indirect wetland impacts from storm water runoff and nutrient loading; forested wetland conversion to herbaceous communities, hydrologic alterations, shading from bridges, and drawdown of water table from wells.

SOURCE OF FILL MATERIAL: Fill material is anticipated to primarily come from on-site materials resulting from site grading. As needed engineered soil material would be obtained from an off-site source identified by the construction contractor.

SURROUNDING LAND USE: The project area is bordered on the north by residential developments, east by Lake Michigan, and to the west and south by the Kohler-Andrae State Park. The property is zoned appropriately for land use as a golf course.

PROJECT ALTERNATIVES: During project planning, the applicant identified and evaluated 17 different on-site design alternatives, including a No Build alternative. The applicant also considered off-site alternatives but was unable to identify any properties with comparable characteristics to meet the overall project purpose.

With consideration to technical, logistical, and economic constraints, the applicant has attempted to design a project that, to the maximum extent practicable, would avoid and/or minimize environmental impacts including limiting tree clearing, preserving natural dunes/contours, and avoiding direct impacts to Lake Michigan near-shore wetlands and interdunal wetlands. The applicant also attempted to avoid and/or minimize impacts to all other aquatic resources, the Kohler-Andrae State Park, plant and animal species, historic properties, and local residents. The applicant has also considered potential secondary effects to wetlands and has incorporated measures such as vegetated buffer strips designed to capture and filter runoff to reduce nutrient loading in wetlands and minimizing and mitigating for wetland conversion.
As part of the analysis, the applicant considered eight alternatives for an entrance road, including entering from the north and west sides of the project area. Any entrance road from the north is likely to have substantial traffic impacts on local residents. Any entrance from the west would have the largest impact on the Kohler-Andrae State Park, substantial impacts on the Black River and its floodplain and adjacent wetlands, and may result in adverse effects on historic properties. The applicant has indicated that the proposed entrance route was chosen because it has the least impact on local residents and the environment.

The applicant also considered several alternatives for sourcing irrigation water. These alternatives included a Lake Michigan submerged intake, a shallow collector well system, intake from the Black River, and using wastewater from the City of Sheboygan wastewater treatment plant. The applicant has indicated that these alternatives have technical and logistical constraints and concerns.

The applicant has selected Alternative F-4 as the Preferred Alternative. A summary of the overall direct wetland impacts for each alternative considered is provided below:

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<tr>
<th>Alternative</th>
<th>Direct Wetland Impacts (Acres)</th>
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<td>B-1</td>
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<td>B-2</td>
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<td>F-3</td>
<td>3.99</td>
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<tr>
<td>F-4 (Preferred)</td>
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<td>No Build</td>
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THE FOLLOWING PRECAUTIONS TO PROTECT WATER QUALITY HAVE BEEN DESCRIBED BY THE APPLICANT: Erosion and sediment control implemented during construction would comply with the guidelines and requirements set forth in Wisconsin Administrative Code Section NR 216, NR 151, and the WDNR Runoff Management Performance Standards. Technical Standards published by the WDNR would also be utilized to implement the required performance standards. The methods and types of erosion control would be dependent on the location and type of work. All sediment control measures would be adjusted to meet field conditions at the time of construction, and installed prior to any grading or ground disturbance.
A Storm Water Management Plan, including the use of infiltration basins has been developed to meet construction and post-construction storm water management requirements. To avoid secondary wetland impacts, adequate separation would be provided between storm water management areas, wetlands, and groundwater throughout the project site.

MITIGATION: The applicant has developed a conceptual mitigation plan that involves the restoration of ridge and swale wetlands, rehabilitation of degraded ridge and swale wetlands, and establishment of mesic prairie buffers. The proposed mitigation site is approximately 8 miles south of the proposed project site and is adjacent to the Amsterdam Dunes Wetland Mitigation Bank which is still pending final approval.

Specific details and a final mitigation plan are being developed and additional mitigation beyond permittee responsible mitigation may be needed. The final mitigation plan will be evaluated by the Corps in accordance with existing rules and guidance to ensure that compensatory mitigation offsets any unavoidable loss to aquatic resource functions and services.

3. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT

Sheboygan County is within the known range of the Pitcher’s thistle, a Federally-listed species found in stabilized dunes and blowout areas, and the Northern long-eared bat, a Federally-listed species that hibernates in caves and mines while swarming in surrounding wooded areas in autumn, roosting and foraging in upland forests during summer.

This application is being coordinated with the U.S. Fish and Wildlife Service and consultation under Section 7 of the Endangered Species Act (ESA) is being conducted independent of this notice. Effects on threatened or endangered species would be resolved in accordance with Section 7 of the ESA prior to the Corps authorization, or approval, of work in connection with this project.

4. JURISDICTION

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 08-02.

5. STATE SECTION 401 WATER QUALITY CERTIFICATION

WATER QUALITY CERTIFICATION. This Public Notice has been sent to the Wisconsin Department of Natural Resources and is considered by the District Engineer to constitute valid notification to that agency for Section 401 water quality certification. A permit will not be granted until the Wisconsin Department of Natural Resources has issued or waived Section 401 certification.

6. HISTORICAL/ARCHAEOLOGICAL

Archeological surveys have been conducted and it has been determined that the project site contains properties that are eligible for inclusion in the National Register of Historic Places. The Corps has initiated consultation with the State Historic Preservation Office (SHPO) and several Native American tribes. In consultation with the SHPO and interested Native American tribes,
the Corps will consider potential effects to known historic properties and also to historic properties that have yet to be identified. The results of this review and the Corps’ determination of effect would be coordinated with the SHPO, consulting Indian tribes, or other consulting parties independent of this public notice. Any adverse effects on historic properties would be resolved in accordance with Section 106 of the National Historic Preservation Act (NHPA) prior to the Corps authorization, or approval, of work in connection with this project.

7. PUBLIC HEARING REQUESTS

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

8. PUBLIC INTEREST REVIEW

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. Environmental and other documents will be available for review in the St. Paul District Office.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

9. COASTAL ZONE MANAGEMENT.

The Wisconsin Coastal Management Program (WCMP) in the Department of Administration is inviting public comment regarding this project. The WCMP may conduct a Federal consistency review to verify that the project will comply with State policies in Wisconsin’s coastal zone. Further information may be obtained from the Federal Consistency Coordinator at: Wisconsin Coastal Management Program, P.O. Box 7868, Madison, WI 53707-7868; (608) 267-7982. Any comments on whether or not this proposed project complies with the State enforceable policies should be received within 30 days by the Federal Consistency Coordinator.
10. REPLIES/COMMENTS

Interested parties are invited to submit to this office written facts, arguments, or objections within 30 days of the date of this notice. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. Comments received may be forwarded to the applicant.

Replies may be addressed to:

U.S. Army Corps of Engineers
Attn: Jessica Kempke
211 North Broadway, Suite 221
Green Bay, Wisconsin 54303

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Jessica Kempke at the Green Bay office of the Corps, telephone number 651-290-5856.

To receive Public Notices by e-mail, go to: http://mvp-extstp/list_server/ and add your information in the New Registration Box.

Todd Vesperman
Chief, Northeast Section

Enclosures
Figure 4 of 8

2015-01213-JLK
NEW GOLF COURSE
KOHLER COMPANY
TOWN OF WILSON • SHEBOYGAN COUNTY, WI

2015-01213-JLK (Figure 5 of 8)
2015-01213-JLK (Figure 7 of 8)