

Information for File # 2008-03913-AMN

Applicant: Koehne GM
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Primary County: Marinette

Section, Township, Range: Section 15, T. 30N., R. 23E.

Information Complete On: June 3, 2014

Posting Expires On: July 12, 2014

Authorization Type: LOP-06-WI

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 07-01. We have made a preliminary determination that the aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act. Our jurisdictional review and final jurisdictional determination could result in modifications to the scope of the project's regulated waterbody/wetland impacts and compensatory mitigation requirements identified above. If an approved jurisdictional determination is made, it will be posted on the St. Paul District web page at <http://www.mvp.usace.army.mil/>.

Project

PROJECT DESCRIPTION AND PURPOSE: Koehne GM has proposed to discharge dredged and fill material into 1.99 acre of wetlands adjacent to unnamed tributaries to Little River for the purpose of constructing a car dealership. A new building, parking area, and wet detention pond would be constructed as part of this project. Refer to Figure 1 for a location map of the proposed project, and to Figure 2 for a layout of the proposed facility.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The proposed project would impact 1.99 acre of wetlands adjacent to an unnamed tributary to Little River. One emergent wet meadow wetland, 7.5 acres in size, would be impacted by the proposed project. Wetland impacts are shown on Figure 2.

ALTERNATIVES CONSIDERED: The applicant conducted an alternatives analysis as part of the planning for the proposed project. The potential alternatives that were identified, evaluated, and subsequently eliminated included a no action alternative, alternative locations, and alternative site configurations. The applicant eliminated the no action alternative from consideration because it would not allow them to stay competitive and continue growing.

The applicant did conduct a review of alternative sites for the proposed facility, but was unable to find any other sites that were suitable for development, were for sale, and were in close proximity to the US 41 corridor. The applicant currently owns the property where the new dealership is proposed, and this site is situated along the US 41 corridor. For these reasons alternative sites were eliminated.

The applicant conducted a review of various site configurations for the proposed facility. General Motors has specific requirements for building square footage and parking stalls based on overall dealership sizes, so potential site configurations were designed around these criteria. The original permit application requested authorization to discharge dredged and fill material into 2.96 acres of wetland. Coordination with the applicant has subsequently resulted in the proposed configuration that reduces this impact to 1.99 acres. Early in the planning stages of this project the applicant acquired a parcel adjacent to the parcel they already owned in order to provide additional upland area for the facility.

AVOIDANCE AND MINIMIZATION: The applicant incorporated avoidance and minimization into their proposed project. Impacts to waters of the US would be avoided and minimized to the maximum extent practicable. Standard erosion control practices would be implemented during construction to further minimize impacts.

COMPENSATORY MITIGATION: The applicant has proposed to enhance up to 7.78 acres of existing wetland located in the NW¹/₄, NE¹/₄, Section 25, T. 28N., R. 21E., Oconto County, Wisconsin, as compensation for the unavoidable impacts to wetlands. Refer to Figure 3 for a location map of the proposed mitigation site. This existing wetland is dominated by common buckthorn (*Rhamnus cathartica*), so enhancement activities would focus on vegetation improvement through removal of less desirable species and the planting of native shrubs. If additional mitigation credits are needed, the applicant has proposed to create wetland in the upland area situated between the two wetlands that would be enhanced. Refer to Figure 4 for a layout of the proposed mitigation area.

Drawings See attached.



FIGURE 1, MVP-2008-03913-AMN



Legend

- Rivers and Streams
- Open Water
- 2010 Air Photos (WROC)

1: 30,615



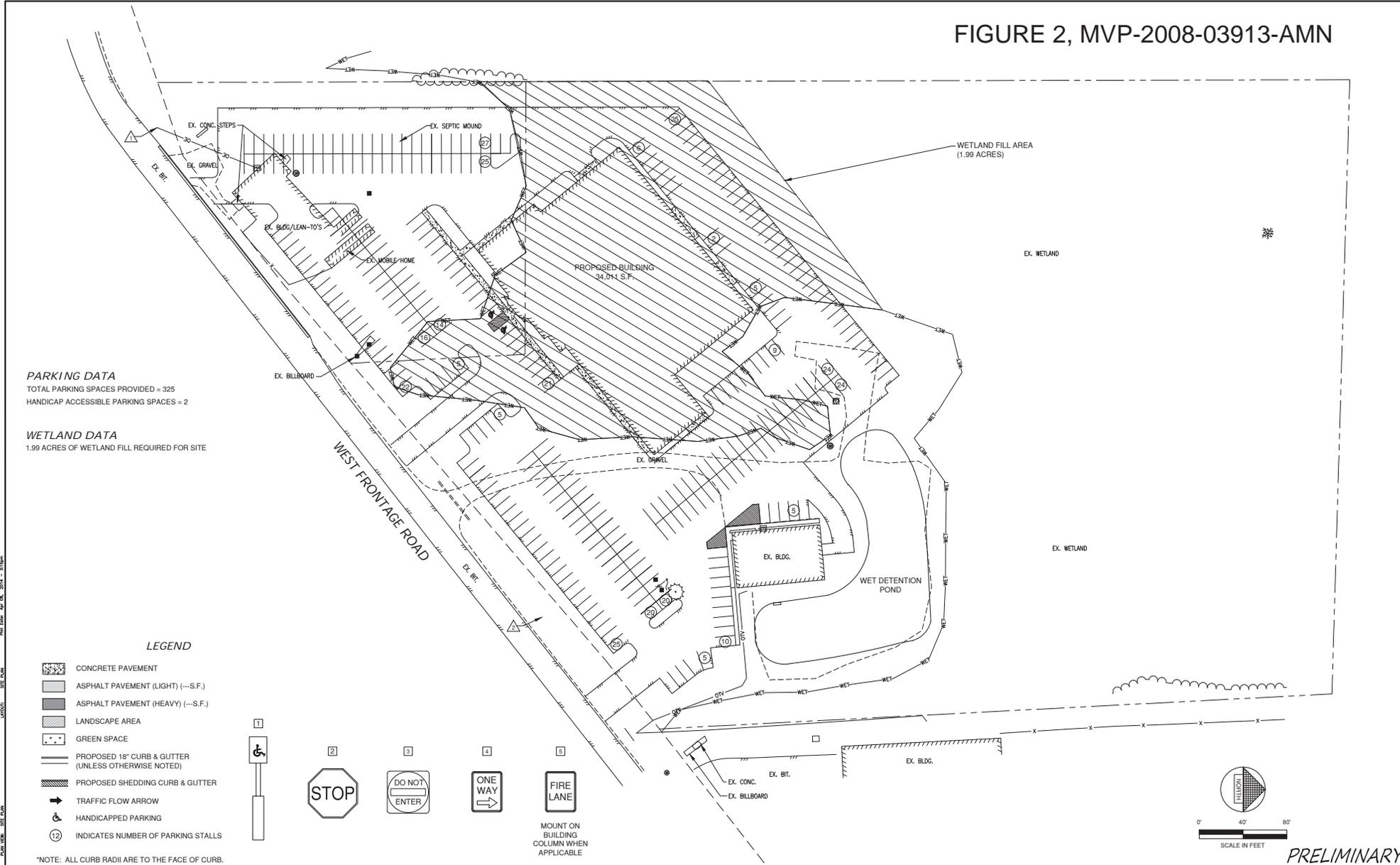
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Notes

Koene GM - Project Location: NE¼, SE¼, & SE¼, NE¼, Section 15, T. 30N., R. 23E., Marquette County, Wisconsin.

FIGURE 2, MVP-2008-03913-AMN



*NOTE: ALL CURB RADII ARE TO THE FACE OF CURB.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

KOEHNE DEALERSHIP
 FOR BAYLAND BUILDINGS, INC.
 TOWN OF PESHTIGO
 MARINETTE COUNTY, WISCONSIN

SITE PLAN

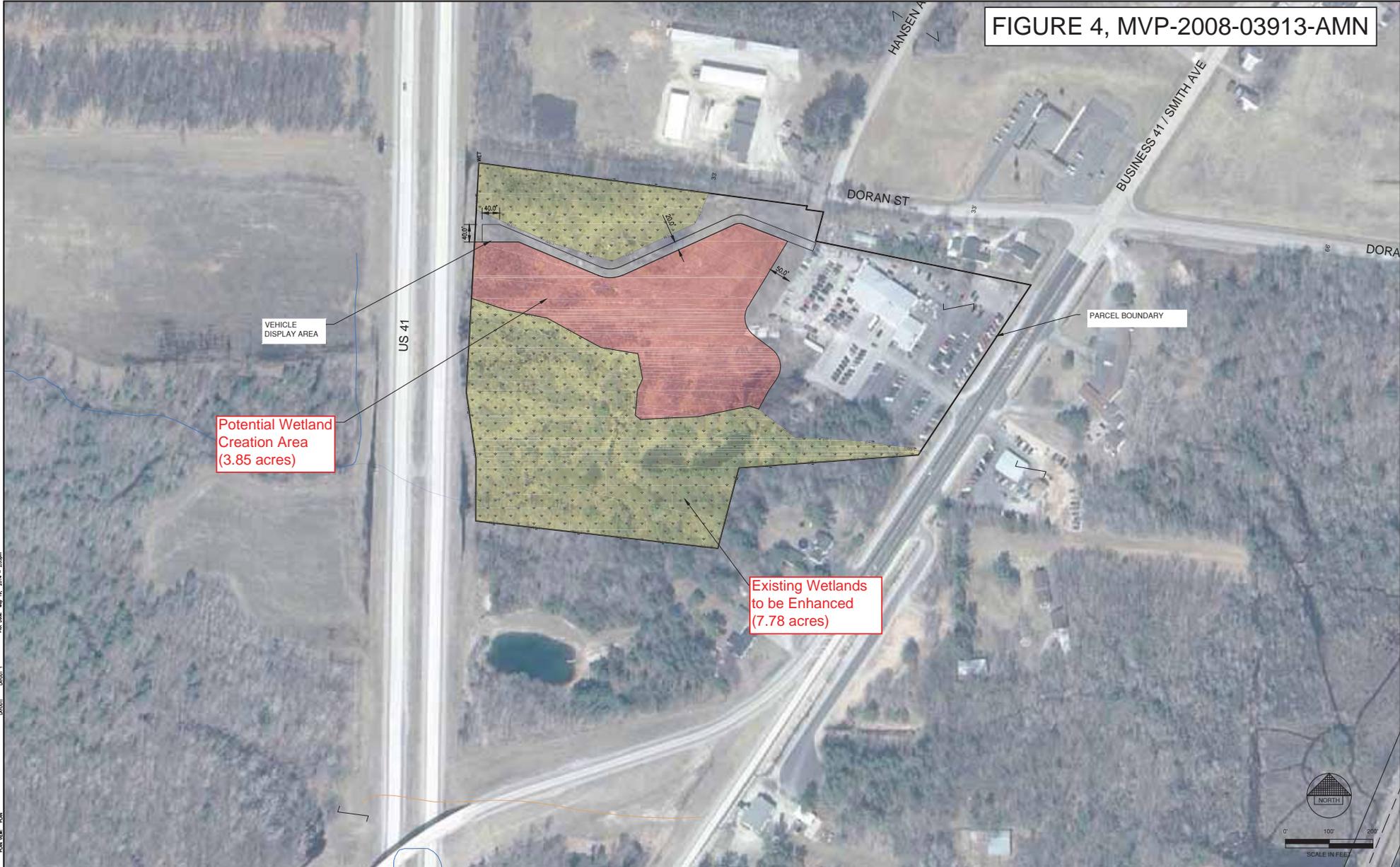
DATE: 11/20/09
 FILE: 2008/009
 JOB NO.: 2008/01

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PRELIMINARY
 Not for Construction

SHEET NO. **3**

FIGURE 4, MVP-2008-03913-AMN



DATE PLOTTED: 03/20/14 11:58 AM PROJECT NO: 20081401 SHEET NO: 1 OF 1

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

KOEHNE OCONTO DEALERSHIP
CITY OF OCONTO, OCONTO COUNTY

KOEHNE OCONTO SITE

DATE: 03/20/14
FILE: MVP-2008-03913-AMN
JOB NO.: 20081401

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SHEET NO. X