

## **Information for File # 2012-04009-ADJ**

**Applicant:** Sheboygan Chevrolet

**Corps Contact:** Anthony Jernigan

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Waukesha, Wisconsin 53186

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**Phone:** (651) 290-5729

**Primary County:** Sheboygan

**Sections:** 34

**Township:** 15 North

**Range:** 23 East

**Information Complete On:** July 31, 2013

**Posting Expires On:** August 30, 2013

**Authorization Type:** 404 Letter of Permission

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. An approved jurisdictional determination may be made prior to reaching a permit decision, and will be posted on the St. Paul District web page at <http://www.mvp.usace.army.mil/>.

### **Project**

**PROJECT DESCRIPTION AND PURPOSE:** Sheboygan Chevrolet/Chrysler is applying for a permit to impact wetlands for expansion of their automobile dealership facility. The applicant proposes to fill a wetland on their facility in order to construct a parking lot to provide additional parking capacity as required by automobile manufacturing companies.

The existing project site is a current automotive dealership with a wetland located on the south side of the site. All sides of the property are bounded street right-of-way and railroad right-of-way prohibiting expansion of the facility off-site. This project would develop the last remaining space on the property.

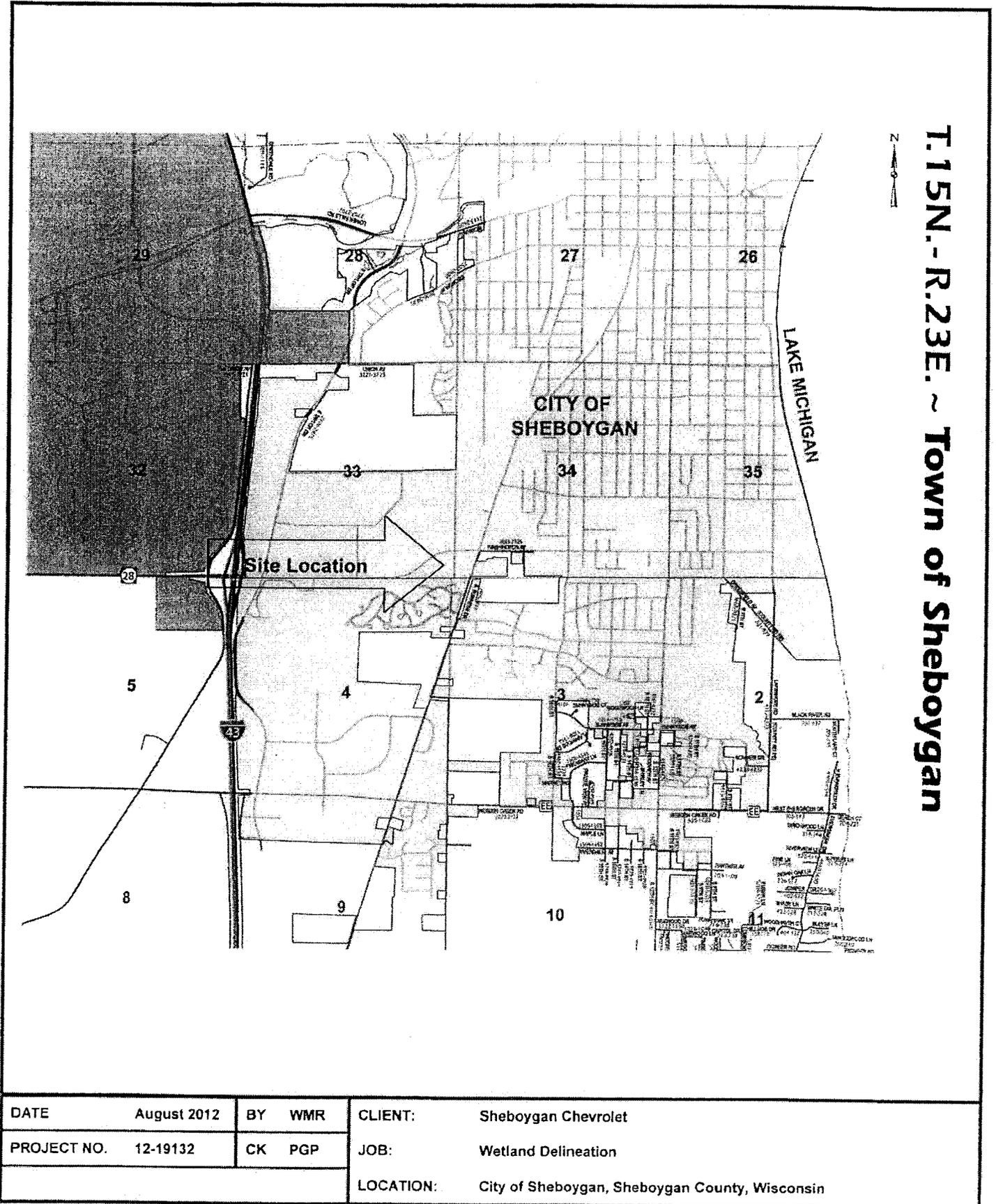
**NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS:** The proposed project would result in a permanent discharge of fill material and unavoidable loss of 0.47 acres of wetland. The wetland impacted is a degraded wet meadow dominated by Reed Canary Grass, Cattails and Kentucky Bluegrass.

**ALTERNATIVES CONSIDERED:** The applicant states several alternatives were considered including no build which was dismissed because it would not meet the project's need. Also, the applicant considered developing an adjacent property and relocating the entire facility. These two alternatives were not pursued due to safety hazards and costs. Lastly, the applicant considered expanding parking onsite. This is the applicants preferred alternative.

**MINIMIZATION:** The applicant states the wetland impact could not be minimized and fulfill project need.

**COMPENSATORY MITIGATION:** The applicant proposes compensatory mitigation for unavoidable impacts to wetlands by purchasing credits at the Superior Wetland Mitigation Bank contingent on Corps approval. This credit purchase would require at least a 1.32 to 1 ratio.

**Drawings** See attached. Additional drawings are available upon request.



**Figure 1: Site Location Map**

