

Information for File #2013-00601-MHK

Applicant: Meijer

Corps Contact: Marie Kopka

Address: 20711 Watertown Road, Suite F.
Waukesha, Wisconsin 53186

E-Mail: Marie.H.Kopka@usace.army.mil

Phone: (651) 290-5733

Primary County: Kenosha

Section: 10

Township: 1N

Range: 22E

Information Complete On: July 29, 2013

Posting Expires On: August 29, 2013

Authorization Type: Section 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 will 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: Meijer is applying for a Department of the Army permit to discharge dredged and fill material into waters of the United States for the construction of a storm water basin and parking lot in association with the construction of a new commercial development. The proposed project is situated on a 23.52-acre parcel located southeast of the intersection of State Highway 50 and State Highway 31. The commercial development includes a 192,940 square foot grocery and retail building with an attached outdoor garden center and drive-thru pharmacy, a 2,509 square foot fuel center and convenience store, a parking lot, two storm water basins, a public road between 76th

Street and 78th Street, a 10' multi-use trail, and a 1.04-acre wetland mitigation area.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS)

SUBJECT TO LOSS: The proposed project would result in the discharge of dredged and fill material and permanent loss of 0.89 acre of fresh wet meadow wetlands adjacent to an unnamed tributary to Jerome Creek, a tributary to the Des Plaines River.

ALTERNATIVES CONSIDERED:

No action alternative: The “no action” or “no build” alternative was considered but was eliminated because this alternative would not meet the project purpose and need.

Alternative locations: Five alternative areas were investigated by the applicant but were dismissed for the following stated reasons: zoning, size, and location. The applicant states that no other 20-acre plus site met their search criteria in the Kenosha market.

Alternative project designs: Several site layouts have been considered by the applicant including the re-orientation of the proposed building, the fuel center and convenience store. All alternative layouts presented include the construction of a storm water basin and parking lot which would permanently impact the 0.89-acre wetland area. The applicant states that these alternative layouts were dismissed because the engineering design would be impractical, would not allow for a fuel center, and would not meet state standards for a public connection road.

COMPENSATORY MITIGATION: The applicant proposes to fulfill compensatory mitigation requirements by creating a 1.04-acre wetland consisting of 0.07 acre of wet to wet-mesic prairie, 0.72 acre of shallow marsh and 0.25 acre of deep marsh. In addition, the applicant proposes to purchase wetland credits from an approved mitigation bank in Wisconsin.

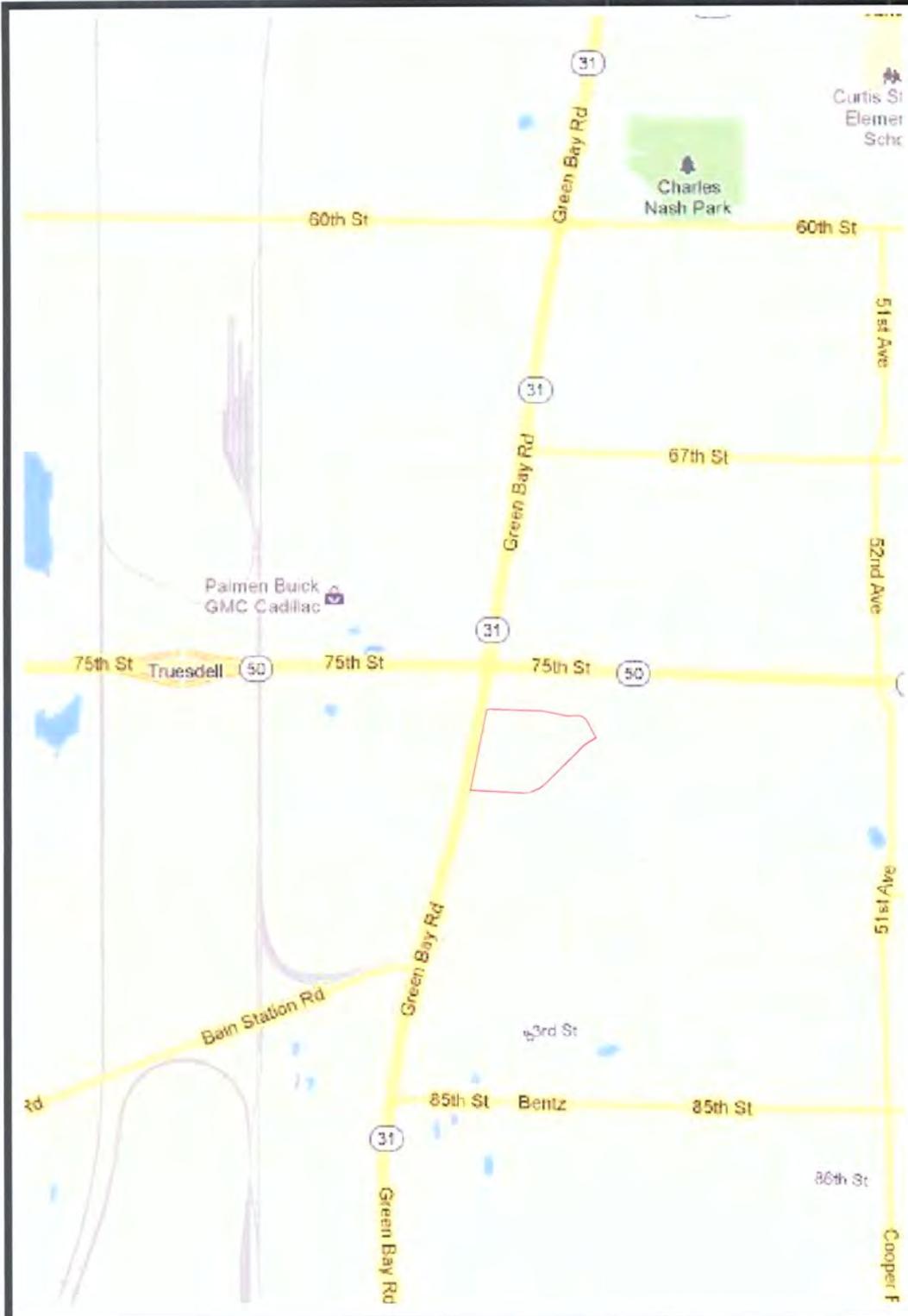
Additional information is available upon request.

Drawings See attached maps and drawings labeled MVP-2013-00601-MHK, Page 5 of 5 through Page 5 of 5.



LEGEND:

Project Area



Location Map

Source: Google Maps
Section 10 T1N R22E
Latitude: 42.564318 Longitude: -87.886891

Meijer - Kenosha

Project Number: 13-0220C

GreenbergFarrow



0 1000 2000 4000
SCALE: 1"=2000'



NORTH

Exhibit A



LEGEND:

- Project Area —
- Surveyed On-site Wetland Boundary —
- Sample Points A-I



Aerial Photograph

May 27, 2010

Image Courtesy of Google Earth

Meijer - Kenosha

Project Number: 13-0220C

GreenbergFarrow



0 100 200 400

SCALE: 1"=200'



NORTH

Exhibit G

PROJECT INFORMATION:

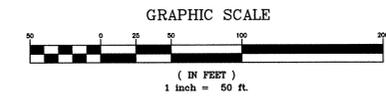
MEIJER	±19.34 ACRES / ±442,537 SF
PUBLIC RIGHT-OF-WAY	±2.71 ACRES / ±118,220 SF
WETLAND MITIGATION	±1.47 ACRES / ±63,960 SF
TOTAL AREA:	±23.52 ACRES / ±1,024,717 SF
TOTAL SITE	
EXISTING IMPERVIOUS AREA:	±0.29 ACRES / ±12,518 SF (1.2%)
EXISTING PERVIOUS AREA:	±23.43 ACRES / ±1,020,678 SF (98.8%)
MEIJER	±13.85 ACRES / ±603,549 SF (72%)
PROPOSED PERVIOUS AREA:	±5.49 ACRES / ±238,988 SF (28%)
PUBLIC RIGHT-OF-WAY	
PROPOSED IMPERVIOUS AREA:	±1.76 ACRES / ±76,647 SF (65%)
PROPOSED PERVIOUS AREA:	±0.95 ACRES / ±41,573 SF (35%)
WETLAND MITIGATION	
PROPOSED IMPERVIOUS AREA:	0.00 ACRES / 0.00 SF (0%)
PROPOSED PERVIOUS AREA:	±1.47 ACRES / ±63,960 SF (100%)
TOTAL AREA:	
PROPOSED IMPERVIOUS AREA:	±15.62 ACRES / ±680,196 SF (67%)
PROPOSED PERVIOUS AREA:	±7.90 ACRES / ±344,521 SF (33%)
EXISTING USE:	
	B-2 COMMUNITY BUSINESS
	RS-1 SINGLE-FAMILY RESIDENTIAL (LEGAL NONCONFORMING)
	M-2 HEAVY MANUFACTURING (LEGAL NONCONFORMING)
PROPOSED USE:	
	B-2 COMMUNITY BUSINESS
PROPOSED AREA OF BUILDING	
MAIN BUILDING:	±192,940 SF
GARDEN CENTER:	±21,367 SF
FUEL STATION:	±2,509 SF
TOTAL AREA:	±216,816 SF
PARKING REQUIREMENTS:	
NOTE: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA	
MAIN BUILDING & GARDEN CENTER: 765 REQUIRED SPACES	
FUEL STATION: 10 REQUIRED SPACES	
775 TOTAL SPACES REQUIRED	
PROPOSED PARKING (MEIJER):	
SITE SPACES:	664
HANDICAP SPACES:	28 (5 VAN ACCESSIBLE)
TOTAL SPACES:	692
PROPOSED PARKING (FUEL):	
SITE SPACES:	13
HANDICAP SPACES:	1 (1 VAN ACCESSIBLE)
TOTAL SPACES:	14
TOTAL OVERALL SPACES:	
BUILDING SETBACKS:	NONE
FRONT:	5' WHEN ABUTTING A RESIDENTIAL DISTRICT
SIDE:	25'
REAR:	25'
LANDSCAPING BUFFER:	
FRONT:	15'
SIDE:	15' (NORTH SIDE/ALONG 76TH ST.) 10' (ABUTTING RESIDENTIAL LOT LINE)
REAR:	10' (ABUTTING NON-RESIDENTIAL LOT LINE)

PAVEMENT DETAILS

	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT* • 1.5" ASPHALT SURFACE COURSE • 2.0" ASPHALT BINDER COURSE • 8.0" AGGREGATE BASE COURSE
	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT* • 1.5" ASPHALT SURFACE COURSE • 3.0" ASPHALT BINDER COURSE • 10.0" AGGREGATE BASE COURSE
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT* • 5.0" PORTLAND CEMENT CONCRETE • 6.0" AGGREGATE BASE COURSE
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT* • 7.5" PORTLAND CEMENT CONCRETE • 6.0" AGGREGATE BASE COURSE
	PROPOSED CONCRETE SIDEWALK* • 5.0" PORTLAND CEMENT CONCRETE • 6.0" AGGREGATE BASE COURSE
	PROPOSED MULTI USE TRAIL BITUMINOUS PAVEMENT • 2.0" ASPHALT SURFACE COURSE • 6.0" AGGREGATE BASE COURSE
	PROPOSED (HEAVY BROOM FINISH) CONCRETE PAVEMENT* • 7.5" PORTLAND CEMENT CONCRETE • 6.0" AGGREGATE BASE COURSE
	LANDSCAPE AREA
	PROPOSED 9'-0" WIDE PARKING STALLS

*REFER TO GEOTECHNICAL REPORT PREPARED BY MIDWEST ENGINEERING SERVICES, INC., PROJECT NO. 7-123143 DATED NOVEMBER 14, 2012.

REFERENCE PLANS:
THE EXISTING CONDITIONS PLANS ARE BASED ON THE PRELIMINARY ALTA/ACSM LAND TITLE SURVEY PREPARED BY SURVEYING ASSOCIATES, INC. DATED 10/31/12. GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY GREENBERGFARROW AND CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.



PRELIMINARY PLANS
(NOT FOR CONSTRUCTION)

Store: KNS
GREEN BAY ROAD & 76TH ST
KENOSHA, WISCONSIN



PROFESSIONAL IN CHARGE
KERI WILLIAMS P.E.
PROFESSIONAL ENGINEER
LICENSE NO. 42268-6

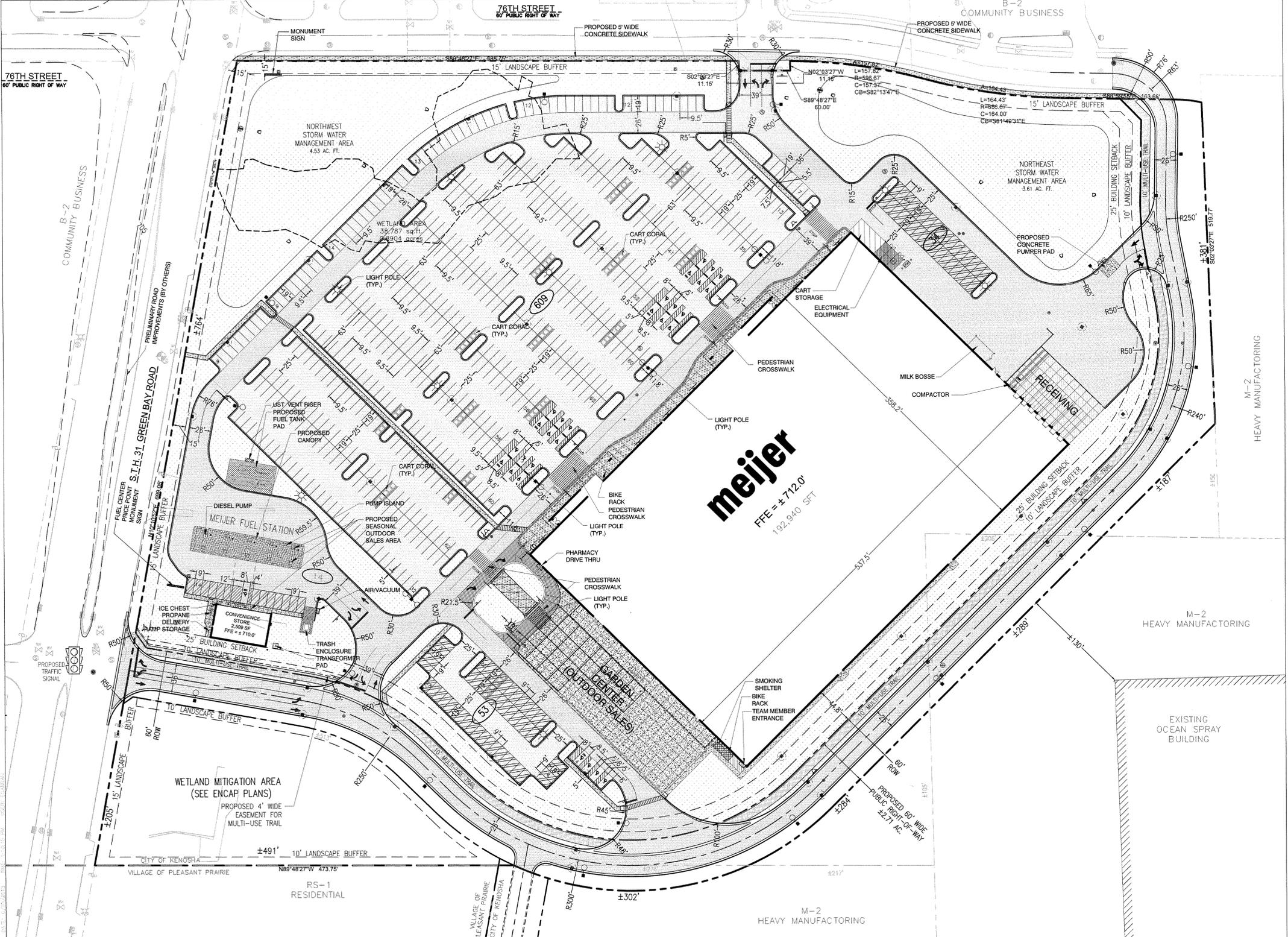
05/10/13 CITY SUBMISSION
05/06/13 CITY SUBMISSION

Drawn By: B. MORALES
Reviewer: J. RATH
Manager: D. ANGSPATT
Prof in Charge: KERI WILLIAMS

Hard copy is intended to be 30"x42" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO. XXXXXXXX
SHEET NO.

C200
OVERALL SITE LAYOUT / PAVEMENT PLAN



meijer
FFE = ±712.0
192,940 SFT

B1 OVERALL SITE LAYOUT / PAVEMENT PLAN
SCALE: 1" = 50'

BENCHMARKS:

- SANITARY MANHOLE RIM ON EAST SIDE OF GREEN BAY ROAD, S.T.H. 31 400' SOUTH OF 76TH STREET ELEVATION 704.45.
- SANITARY MANHOLE RIM AT INTERSECTION OF 76TH STREET AND 64TH AVENUE ELEVATION 708.51.

BENCHMARK DATUM: NVGD 1929

BEARINGS HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10-1-22 WHICH BEARS N89°48'27"W.

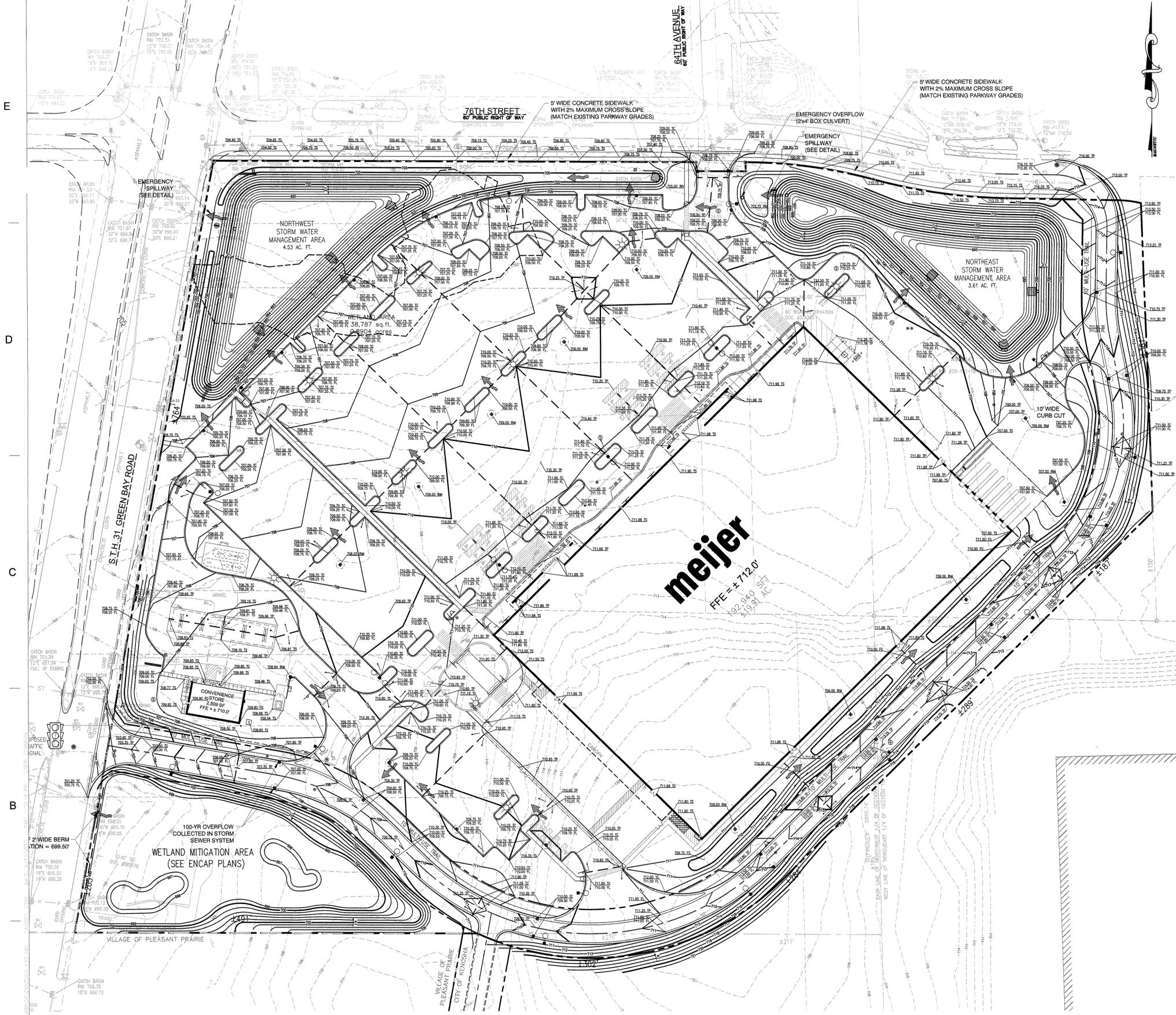
FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5305030164D, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED N/A TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



MILWAUKEE AREA: 414-259-1181
TDD: 1-800-542-2289

A1 PROJECT INFORMATION
SCALE: 1" = 50'



BENCHMARKS:

- SANITARY MANHOLE RIM ON EAST SIDE OF GREEN BAY ROAD, S.T.H. 31 400' SOUTH OF 76TH STREET ELEVATION 704.45.
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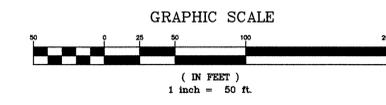
BENCHMARK DATUM: NVDG 1929

BEARINGS HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10-1-22 WHICH BEARS N89°48'27"W.

FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55059001840, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED N/A TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-636-6620), WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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PRELIMINARY PLANS
(NOT FOR CONSTRUCTION)



MILWAUKEE AREA: 414-259-1181
TDD: 1-800-542-2289

A5
SCALE: N.T.S.

PROJECT INFORMATION

A1 **OVERALL GRADING PLAN**
SCALE: 1" = 50'

Store: KNS
GREEN BAY ROAD & 76TH ST
KENOSHA, WISCONSIN



PROFESSIONAL IN CHARGE
KERI WILLIAMS P.E.
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05/10/13 CITY SUBMISSION
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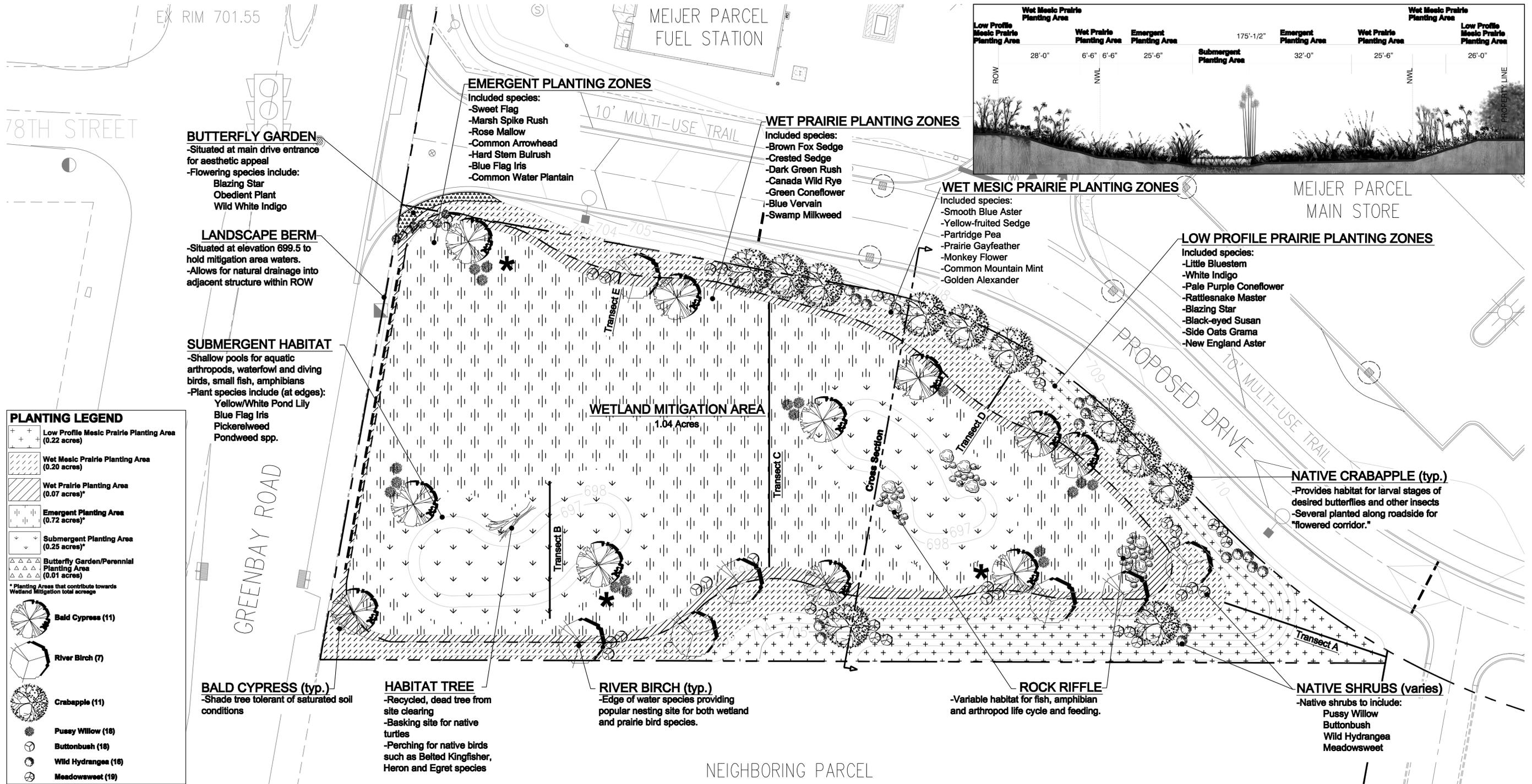
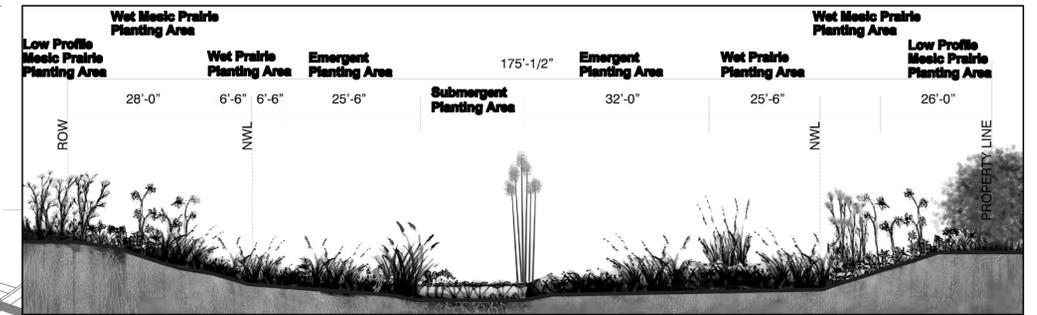
Drawn By B. MORALES
Reviewer J. RATH
Manager D. ANGSPATT
Prof in Charge KERI WILLIAMS

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PROJECT NO. XXXXXXXX
SHEET NO.

C300
OVERALL GRADING PLAN
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Wetland Cross Section



BUTTERFLY GARDEN
 -Situating at main drive entrance for aesthetic appeal
 -Flowering species include:
 Blazing Star
 Obedient Plant
 Wild White Indigo

LANDSCAPE BERM
 -Situating at elevation 699.5 to hold mitigation area waters.
 -Allows for natural drainage into adjacent structure within ROW

SUBMERGENT HABITAT
 -Shallow pools for aquatic arthropods, waterfowl and diving birds, small fish, amphibians
 -Plant species include (at edges):
 Yellow/White Pond Lily
 Blue Flag Iris
 Pickerelweed
 Pondweed spp.

EMERGENT PLANTING ZONES
 Included species:
 -Sweet Flag
 -Marsh Spike Rush
 -Rose Mallow
 -Common Arrowhead
 -Hard Stem Bulrush
 -Blue Flag Iris
 -Common Water Plantain

WET PRAIRIE PLANTING ZONES
 Included species:
 -Brown Fox Sedge
 -Crested Sedge
 -Dark Green Rush
 -Canada Wild Rye
 -Green Coneflower
 -Blue Vervain
 -Swamp Milkweed

WET MESIC PRAIRIE PLANTING ZONES
 Included species:
 -Smooth Blue Aster
 -Yellow-fruited Sedge
 -Partridge Pea
 -Prairie Gayfeather
 -Monkey Flower
 -Common Mountain Mint
 -Golden Alexander

LOW PROFILE PRAIRIE PLANTING ZONES
 Included species:
 -Little Bluestem
 -White Indigo
 -Pale Purple Coneflower
 -Rattlesnake Master
 -Blazing Star
 -Black-eyed Susan
 -Side Oats Grama
 -New England Aster

NATIVE CRABAPPLE (typ.)
 -Provides habitat for larval stages of desired butterflies and other insects
 -Several planted along roadside for "flowered corridor."

NATIVE SHRUBS (varies)
 -Native shrubs to include:
 Pussy Willow
 Buttonbush
 Wild Hydrangea
 Meadowsweet

PLANTING LEGEND

	Low Profile Mesic Prairie Planting Area (0.22 acres)
	Wet Mesic Prairie Planting Area (0.20 acres)
	Wet Prairie Planting Area (0.07 acres)*
	Emergent Planting Area (0.72 acres)*
	Submergent Planting Area (0.25 acres)*
	Butterfly Garden/Perennial Planting Area (0.01 acres)
* Planting Areas that contribute towards Wetland Mitigation total acreage	
	Bald Cypress (11)
	River Birch (7)
	Crabapple (11)
	Pussy Willow (18)
	Buttonbush (18)
	Wild Hydrangea (16)
	Meadowsweet (18)

BALD CYPRESS (typ.)
 -Shade tree tolerant of saturated soil conditions

HABITAT TREE
 -Recycled, dead tree from site clearing
 -Basking site for native turtles
 -Perching for native birds such as Belted Kingfisher, Heron and Egret species

RIVER BIRCH (typ.)
 -Edge of water species providing popular nesting site for both wetland and prairie bird species.

ROCK RIFFLE
 -Variable habitat for fish, amphibian and arthropod life cycle and feeding.

ENCAP, Inc.
 Practical Land Improvement Solutions for Over 35 Years
 1700 Alton Road, Grafton, IL 60176 (C) 815.889.1821 (F) 815.889.9821
 www.encapinc.com

Legend

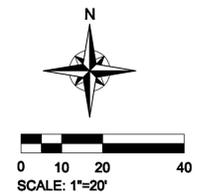
	Wetland Mitigation Limits		Groundwater Monitoring Well (3)
	Property Line		
	Proposed Contour		
	Channel Centerline / Drainage Direction		
	Transect Lines		

Wetland Mitigation Concept Plan Meijer - Kenosha, WI

ENCAP Project Number: 13-0220C
 Date: June 10, 2013

CLIENT:
 Meijer
 2929 Walker Ave NW
 Grand Rapids, MI 49544
 Phone: (877) 363-4537

ENGINEER:
 GreenbergFarrow
 21 South Evergreen Ave, Suite 200
 Arlington Heights, IL 60005
 Phone: (847) 788-9200



Created By: CB
 Drawn By: CB
 Reviewed By: SR

DATE	REVISION	Drawn By

Sheet
1 of 3