

Information for File #2013-02364-MHK

Applicant: Route 165, LLC

Corps Contact: Marie Kopka

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Phone: (651) 290-5733

Primary County: Kenosha

Section: 25

Township: 1N

Range: 21E

Information Complete On: January 13, 2015

Posting Expires On: February 13, 2015

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.

Project

The Eastern prairie fringed orchid (EPFO) is listed as threatened and an experimental population (non-essential) of Whooping Crane is known to exist in Kenosha County. The Northern long-eared bat (NLEB) is proposed as endangered. No critical habitat is located in the project area and no suitable habitat for the EPFO is known to exist in the project area. Although the potential for NLEB may be present, the removal of select trees in the project area is not likely to jeopardize the continued existence of the species.

This project is located within the FEMA 100-Year floodplain (1% Annual Chance Flood). The development is required to adhere to local floodplain management ordinances.

PROJECT DESCRIPTION AND PURPOSE: The applicant is applying for a Department of the Army permit to discharge fill material into waters of the United States for the construction of a 80,000 square foot corporate office building, 877 stall parking lot, two driveway connections to 120th Avenue, and stormwater management in association with new commercial development. The project,

known as Uline Headquarters 2, is situated on parcels totaling 37 acres in size and is located south of County Highway Q and west of 120th Avenue in the Village of Pleasant Prairie. The proposed second corporate headquarters is located to the south of the existing corporate headquarters building of similar design and would consist of three levels with a full basement.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The proposed project would result in the discharge of fill material and permanent loss of 1.40 acres of fresh wet meadow wetlands adjacent to an unnamed tributary to the Des Plaines River. None of the wetlands associated with this project are identified as Advanced Identified (ADID) wetlands.

ALTERNATIVES CONSIDERED: The applicant has stated that two driveways are needed based on preliminary traffic analysis. A future intersection close to the site and state transportation requirements dictated the location of the driveways.

No action alternative: The “no action” alternative was considered but was eliminated because this alternative would not meet the applicant’s stated project purpose and need.

Alternative locations considered: According to the applicant, the search for suitable sites was based on the following items: 1) proximity to existing corporate office building and distribution center (within a 2-mile radius), 2) developing the site within one municipality, and 3) municipality with experience with large development projects. Based on the criteria above, over six sites including the preferred site were evaluated. These sites were dismissed due to unavailability, lack of municipality experience with large developments, and lack of utility infrastructure.

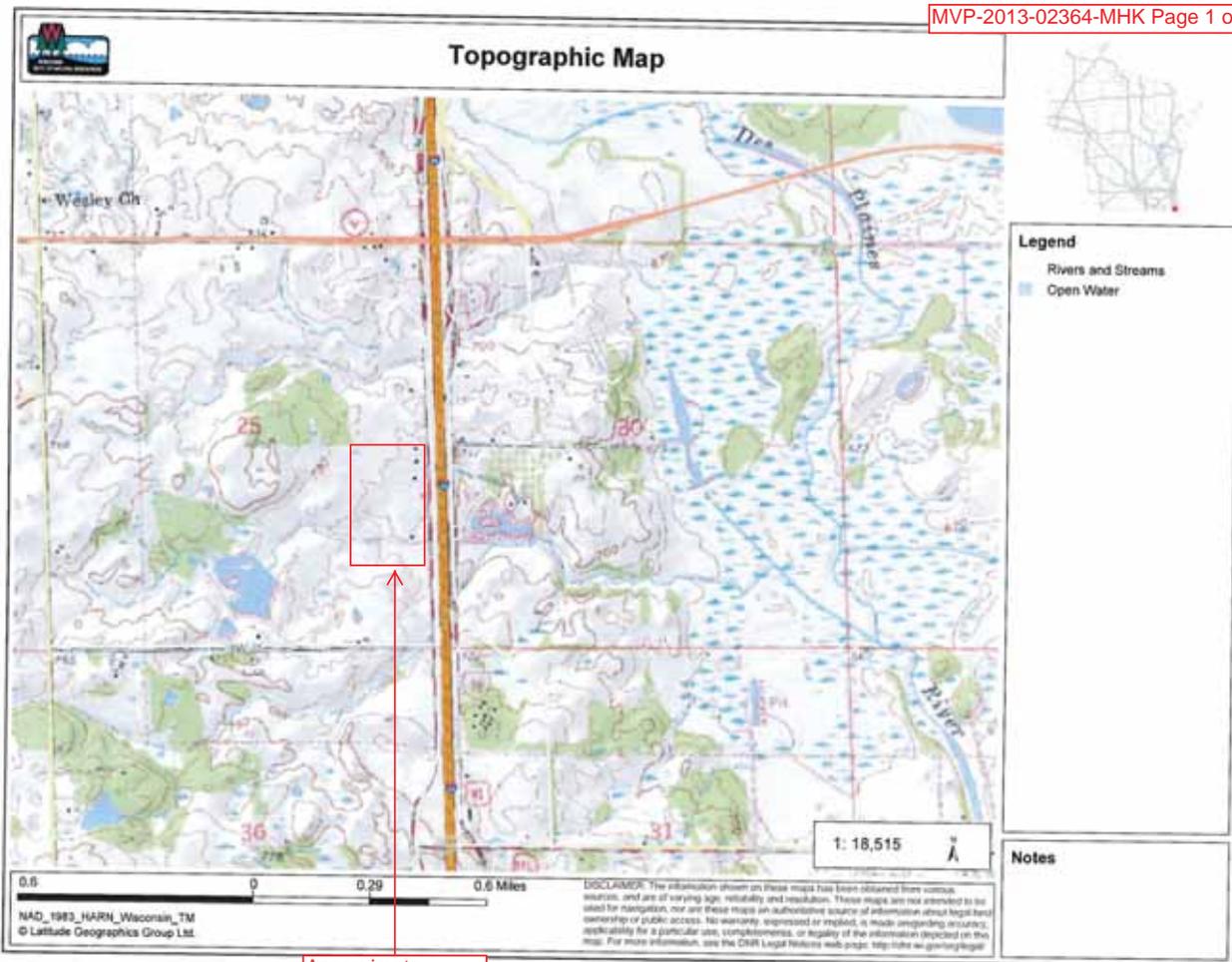
Alternative project designs: According to the applicant, a parking structure, precast bridge over wetlands, and underground stormwater storage/treatment were alternative designs considered but dismissed due to cost. In addition, the applicant stated that construction of a taller building with a smaller footprint was considered but was dismissed because of cost, inefficient flow, maintenance considerations, and zoning. The applicant also stated that removal of landscape islands within the parking area, moving the central stormwater pond to the southwest portion of the site, and shifting of the building and parking area to the west are alternatives which would not result in the minimization of wetland impacts.

COMPENSATORY MITIGATION: The applicant proposes to fulfill federal compensatory mitigation requirements by purchasing advanced Wisconsin Wetland Conservation Trust In-Lieu Fee Program credits in the Upper Illinois Service Area contingent upon Corps approval.

Additional information is available upon request.

Drawings
4 of 4.

See attached exhibits labeled, MVP-2013-02364-MHK, Page 1 of 4 through Page



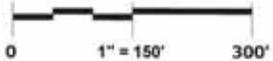
WETLANDS IMPACT SUMMARY

TOTAL SITE AREA	37.24 AC	TOTAL	IMPACTED
FRESH (WET) MEADOW	 1.45 AC	1.40 AC	
SHRUB CARR	 0.47 AC	0.00 AC	
HARDWOOD SWAMP	 1.01 AC	0.00 AC	
OPEN WATER	 0.10 AC	0.00 AC	
WETLAND IMPACT AREA	 N/A	1.40 AC	
W-1	2.81 AC	1.36 AC	
W-2	0.23 AC	0.04 AC	

*WETLAND COMMUNITY TYPE AREA DATA WAS SUPPLIED BY WETLAND DELINEATOR (R.A. SMITH NATIONAL) ON 12/22/14.



GRAPHICAL SCALE (FEET)



ALTERNATIVE #3
PREFERRED OPTION

1-94

OFFICE USABLE AREA: +/- 212,700 SF
LEVELS 1-3

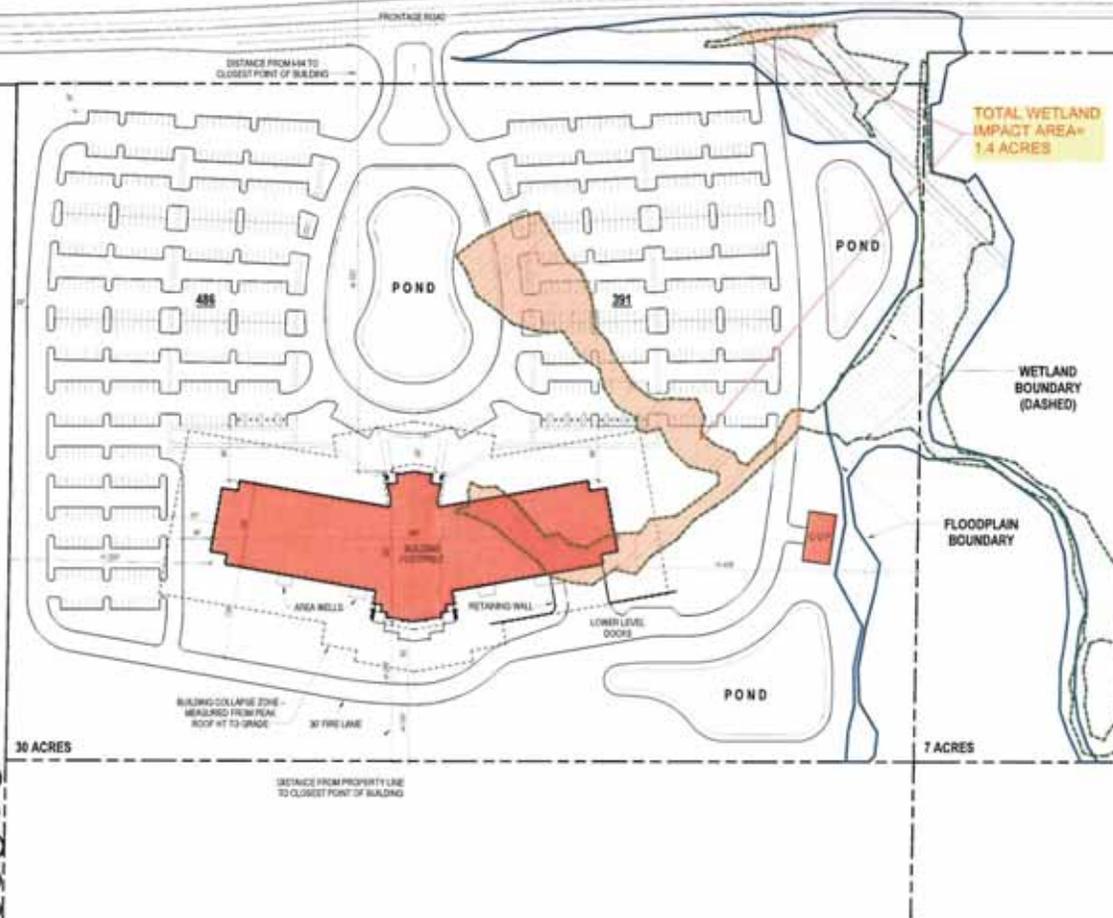
H2 PARKING COUNT: 877 STALLS
H2 PARKING RATIO: 4.1 PER 1,000 SF

H1 PARKING COUNT: 878 STALLS
H1 PARKING RATIO: 4.1 PER 1,000 SF

PLEASANT PRAIRIE REQUIRED SETBACKS:

PARKING / PROPERTY:
MINIMUM OF 20'-0" FROM LOT LINES
TO DRIVEWAYS / PARKING AREAS

BUILDING:
MINIMUM OF 65'-0" FROM ARTERIAL
STREETS OR HIGHWAYS
SIDE SETBACK: 45'-0" MINIMUM
REAR SETBACK: 45'-0" MINIMUM



ULINE H2 SITE LAYOUT - OPTION 1

PLEASANT PRAIRIE CDA SITE



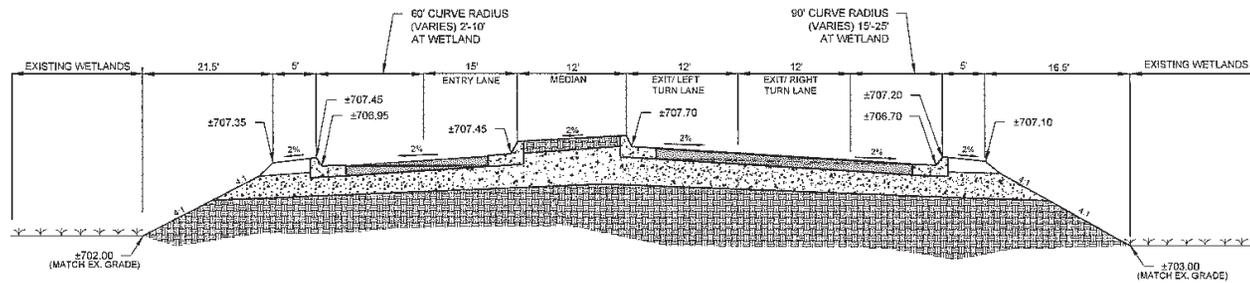
eppstein uhen : architects

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**SOUTH ACCESS ROAD
CROSS SECTION AT WETLAND**



DRAWING NOT TO SCALE



SOUTH ACCESS ROAD CROSS SECTION EXHIBIT

12/26/2014

PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER