

# Information for File #2013-03130-MHK

**Applicant:** Riverview Group LLC

**Corps Contact:** Marie Kopka

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Waukesha, Wisconsin 53186

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

**Phone:** (651) 290-5733

**Primary County:** Kenosha

**Section:** 30 and 31

**Township:** 1N

**Range:** 22E

**Information Complete On:** December 21, 2015

**Posting Expires On:** January 20, 2016

**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. 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

**PROJECT DESCRIPTION AND PURPOSE:** The applicant is applying for a Department of the Army permit to discharge fill material into waters of the U.S. for the construction of a 426,150 square foot building for the purpose of manufacturing development in the Village of Pleasant Prairie. The proposed development, known as Riverview Corporate Park, is part of Tax Increment District #2 and within several parcels approximately 250 acres in size total. The project site is located to the southeast of Interstate Highway 94 and County Highway just south of the Pleasant Prairie Premium Outlet Mall. This project would consist of the construction of five buildings, two detention ponds, and the three access roads. Utilities would be directionally-drilled under aquatic resources and would be completed by a separate entity.

**NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS:** The proposed project would result in the discharge of fill material in and permanent loss of 0.60 acre of fresh wet meadow and 0.25 acre of hardwood swamp wetlands adjacent to an unnamed tributary to the Des Plaines River. The hardwood swamp is dominated by black willow and common

buckthorn while the fresh wet meadow areas are dominated by reed canary grass.

ALTERNATIVES CONSIDERED: Eleven other project sites were considered, however, these sites were dismissed by the applicant due to access/roadway issues, lack of utility infrastructure, floodplain impacts, smaller than required site size, incompatible zoning, and longer than desired distance from highway interchanges. The no-build alternative would avoid impacts to aquatic resources but was not considered by the applicant because it failed to address the purpose of the project.

Impacts to aquatic resources have been minimized by reducing the sizes of buildings and construction areas, removing a roadway link between the north and south cul-de-sacs, and re-orienting storm water facilities and parking lots.

Wisconsin Storm Water Technical Standards would be implemented during construction to protect undisturbed wetland areas.

COMPENSATORY MITIGATION: The applicant proposes to fulfill federal compensatory mitigation requirements by purchasing credits at a federally approved mitigation bank or by purchasing advanced credits from the Wisconsin Wetland Conservation Trust (In-Lieu Fee) contingent upon Corps approval.

Additional information is available upon request.

**Drawings** See attached exhibits labeled, MVP-2013-03130-MHK, Pages 1 through 3.

**E978C NO PEC**  
**RIVERVIEW CORPORATE PARK**  
**12/18/15**

# PRELIMINARY SITE IMPROVEMENT PLANS

FOR

## RIVERVIEW CORPORATE PARK

PLEASANT PRAIRIE, WISCONSIN  
 VENTURE ONE REAL ESTATE, LLC.

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VALVE	
	STREET LIGHT	
	STREET LIGHT W/WAST	
	OVERHEAD DIRECTION	
	CURB & GUTTER	
	SALT FENCE	
	ROAD SIGN	
	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	GARAGE FLOOR, AT REAR OF GARAGE	
	TOP OF CURB, DEPRESSED	
	TOP OF RETAINING WALL	
	RIM FOR STRUCTURES	
	RISE FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	TRANSFORMER	
	FENCE LINE	
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	GAS LINE	



**LOCATION MAP**  
NOT TO SCALE

### DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	PRELIMINARY EXISTING CONDITIONS
C3	PRELIMINARY OVERALL SITE PLAN
C3.1	PRELIMINARY PAVING PLAN NORTH
C3.2	PRELIMINARY PAVING PLAN SOUTH
C4.1	PRELIMINARY GRADING PLAN NORTH
C4.2	PRELIMINARY GRADING PLAN SOUTH
C5	PRELIMINARY OVERALL UTILITY PLAN
C5.1	PRELIMINARY UTILITY PLAN NORTH
C5.2	PRELIMINARY UTILITY PLAN SOUTH

**BENCHMARK & LOCATIONS:**

- SITE BENCHMARKS:**
- TOP NUT OF HYDRANT AT NORTHEAST CORNER OF 116th AVE & 110th ST  
ELEVATION: 718.06 (NVD 1929)
  - CHISEL "X" ON NORTH CORNER OF RM OF INLET IN ACCESS DRIVE  
BEHIND THE SOUTHWEST CORNER OF THE OUTLET WALL  
ELEVATION: 706.08 (NVD 1929)
  - IRON PIPE AT SOUTHEAST END OF PROPOSED SITE  
ELEVATION: 674.89 (NVD 1929)

BENCHMARKS OBTAINED FROM BENCH MARK LIST, DATED 4/5/15, PREPARED BY ORSPILL-SNYDER, INC.

**NOTE:**  
EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SITEOPS SOFTWARE, SOURCE AND DATE UNKNOWN, AND A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY ORSPILL-SNYDER, INC.

No.	Description	Date
5	REVISED BUILDING C	12/18/15
4	REVISED PER DWR & USAGE - NO PEC	12/2/15
3	BUILDING B SHIFTED EAST	11/16/15
2	REVISED POND B, 120th AVE & SANITARY	7/28/15
1	ISSUED FOR REVIEW	6/22/15
REVISIONS		



Municipality: Pleasant Prairie  
 County: Kenosha County  
 Township: 1N  
 Range: 22E  
 Sections: 30 & 31

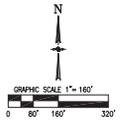
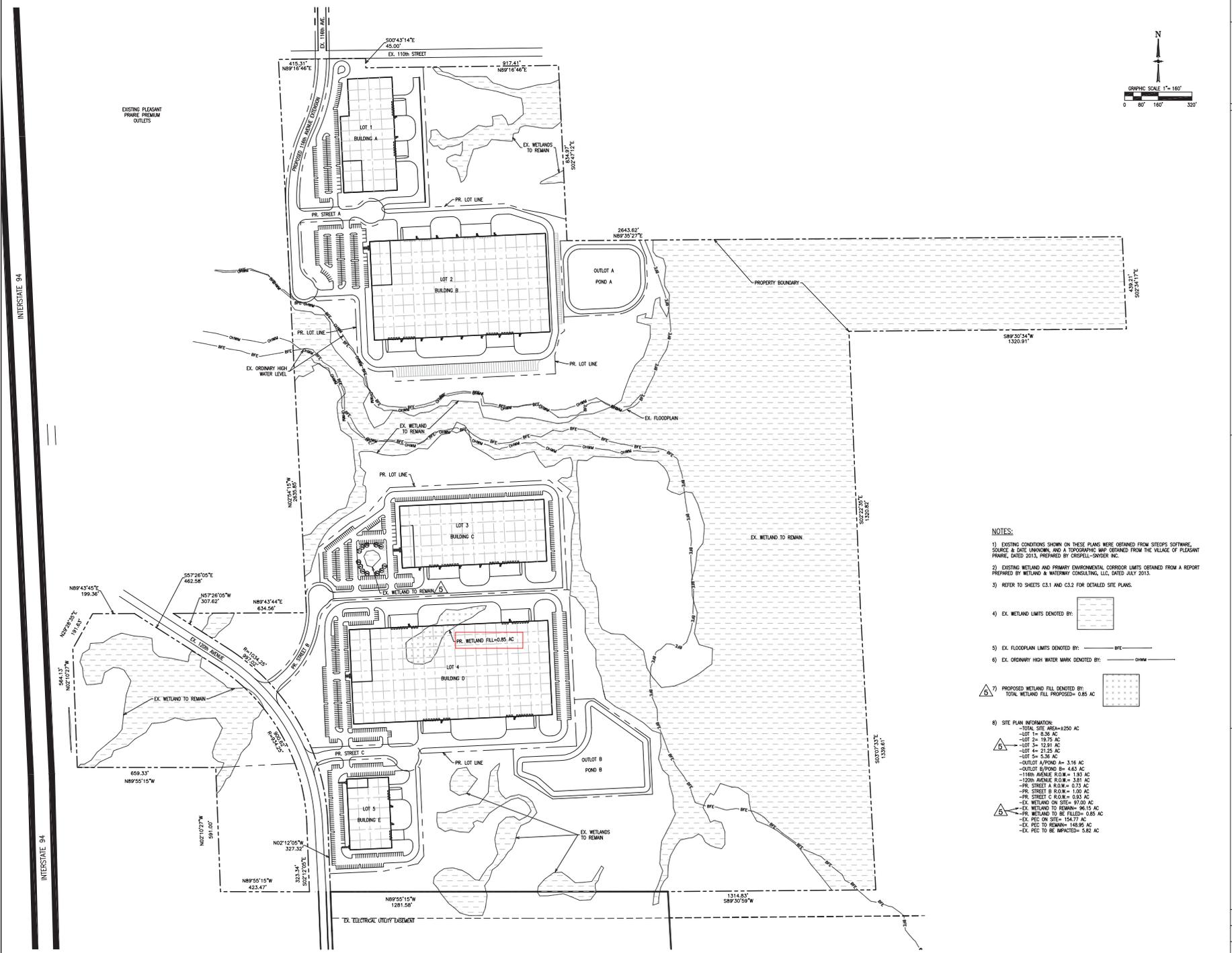


**JACOB & HEFNER**  
ASSOCIATES

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 www.jacobandhefner.com

## NOT FOR CONSTRUCTION

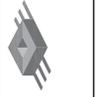
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- NOTES:**
- EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM SETBACK SOFTWARE, SOURCE & DATE UNKNOWN, AND A TOPOGRAPHIC MAP OBTAINED FROM THE VILLAGE OF PLEASANT PRAIRIE, DATED 2013, PREPARED BY CREPELL-SNYDER INC.
  - EXISTING WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR LIMITS OBTAINED FROM A REPORT PREPARED BY WETLAND & WETWORK CONSULTING, LLC, DATED JULY 2013.
  - REFER TO SHEETS C3.1 AND C3.2 FOR DETAILED SITE PLANS.
  - EX. WETLAND LIMITS DENOTED BY:
  - EX. FLOODPLAIN LIMITS DENOTED BY:
  - EX. ORDINARY HIGH WATER MARK DENOTED BY:
  - PROPOSED WETLAND FILL DENOTED BY: TOTAL WETLAND FILL DENOTED BY: 0.85 AC
  - SITE PLAN INFORMATION:**
    - TOTAL SITE AREA=8250 AC
    - LOT 1= 8.56 AC
    - LOT 2= 19.75 AC
    - LOT 3= 12.91 AC
    - LOT 4= 21.25 AC
    - LOT 5= 3.36 AC
    - OUTLOT A/POND A= 3.16 AC
    - OUTLOT B/POND B= 4.63 AC
    - 116th AVENUE R.O.W.= 1.23 AC
    - 120th AVENUE R.O.W.= 3.21 AC
    - PR. STREET A R.O.W.= 0.73 AC
    - PR. STREET B R.O.W.= 1.00 AC
    - PR. STREET C R.O.W.= 0.53 AC
    - EX. WETLAND ON SITE= 97.00 AC
    - EX. WETLAND TO REMAIN= 96.15 AC
    - PR. WETLAND TO BE FILLED= 0.85 AC
    - EX. WETLAND TO REMAIN= 14.77 AC
    - EX. FILL ON SITE= 14.77 AC
    - EX. FILL TO REMAIN= 148.95 AC
    - EX. FILL TO BE IMPOSED= 5.82 AC

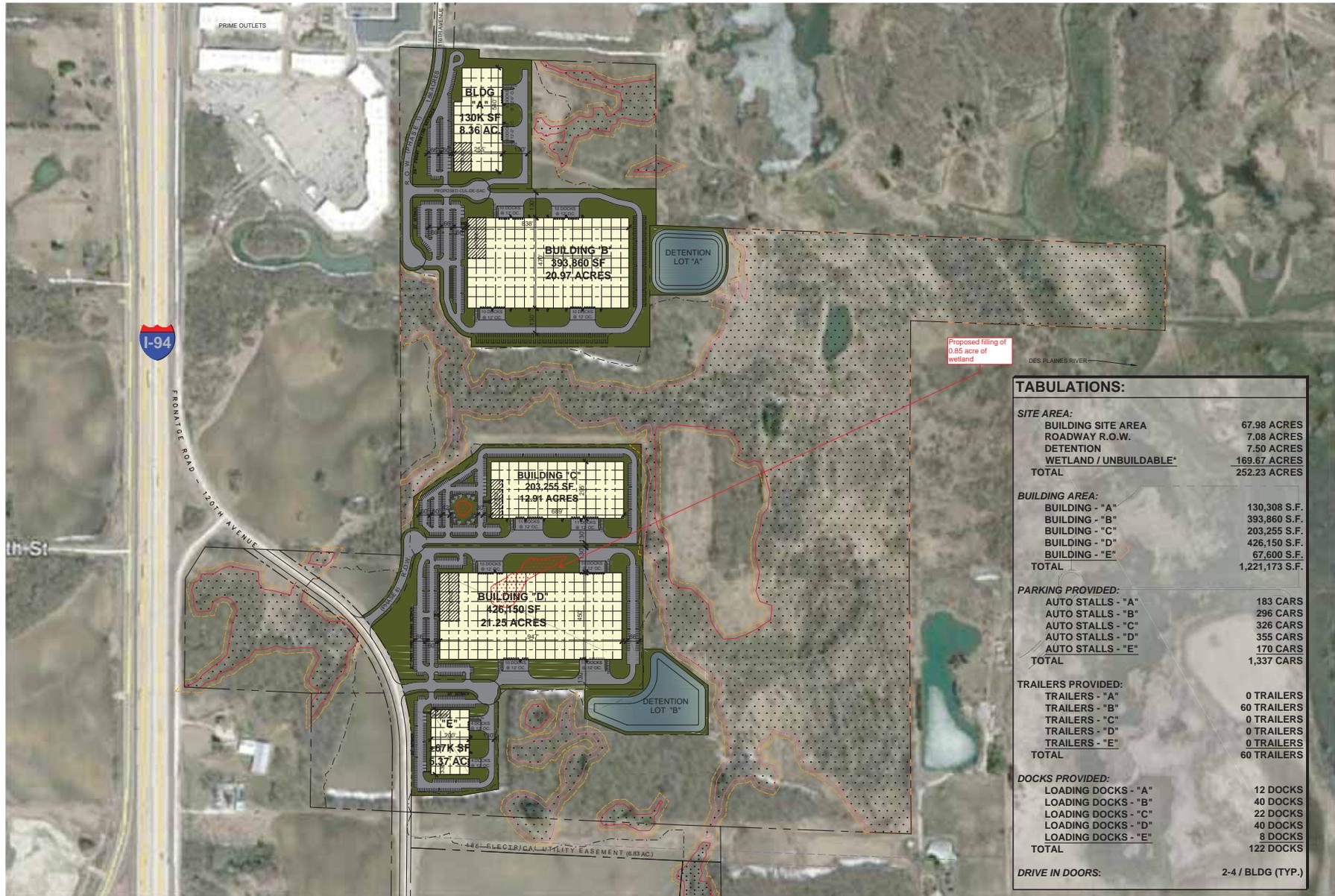
**PRELIMINARY OVERALL SITE PLAN**  
 RIVERVIEW CORPORATE PARK  
 VENTURE ONE REAL ESTATE, LLC.  
 PLEASANT PRAIRIE, WISCONSIN

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E978c  
 1"=160'  
 C3

# OPTION 5



## RIVERVIEW CORPORATE PARK

PLEASANT PRAIRIE, WISCONSIN

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12/14/2015