

Information for File #2015-03186-MHK

Applicant: Bear Development, LLC
Corps Contact: Marie Kopka
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Brookfield, Wisconsin 53005
E-Mail: Marie.H.Kopka@usace.army.mil
Phone: (651) 290-5733
Primary County: Milwaukee
Section: 23
Township: 6N
Range: 22E
Information Complete On: January 19, 2016
Posting Expires On: February 19, 2016
Authorization Type: Section 404 Letter of Permission

This application is being reviewed in accordance with current practices for documenting Corps jurisdiction under Section(s) 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 two of the aquatic resources (Wetland 1 and 2) that would be impacted by the proposed project are subject to Corps of Engineers jurisdiction under Section(s) 9 & 10 of the Rivers and Harbors Act of 1899 and/or 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 wetland impacts and compensatory mitigation requirements identified above. An approved jurisdictional determination was completed for Wetlands 3 and 4 as part of the review process for this application, and a copy is posted on the St. Paul District web page at the following link: <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>. Wetlands 3 and 4 were determined to be non-jurisdictional aquatic resources.

Project

No federally-listed threatened or endangered wildlife or plants or their critical habitat was identified by the applicant or are known to exist in the permit area. However, Milwaukee County is within the known or historic range of the rufa red knot, a threatened species whose habitat includes the shorelines of Lake Michigan.

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 multi-family building and parking lot for the purpose of residential development in the City of St. Francis. The development would include the construction of a pool building, surface and underground parking,

multi-use path and fire lane, and three multi-story apartment buildings in total. Public utilities would also be installed. The 11-acre project site is located on South Lake Drive between Howard and E. Lurnham Avenue along Lake Michigan.

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 0.37 acre of fresh wet meadow adjacent to Lake Michigan. Wetland 1 is dominated by nimblewill and lesser poverty rush while Wetland 2 is dominated by reed canary grass and Kentucky bluegrass.

ALTERNATIVES CONSIDERED: One additional on-site alternative was considered. In this alternative, the southwestern end of the parking lot which would impact Wetland 2 was reduced in size. Although this alternative would reduce impacts to Wetland 2, this alternative was dismissed because the loss of 39 parking spaces would not meet the city ordinance (the applicant stated that no exception was allowed), there was a lack of space to construct a retaining wall to minimize wetland impacts, grading around the wetland would be impractical, and the replacement parking areas would be unsafe. 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.

Wisconsin Storm Water Technical Standards and erosion control would be implemented during construction.

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

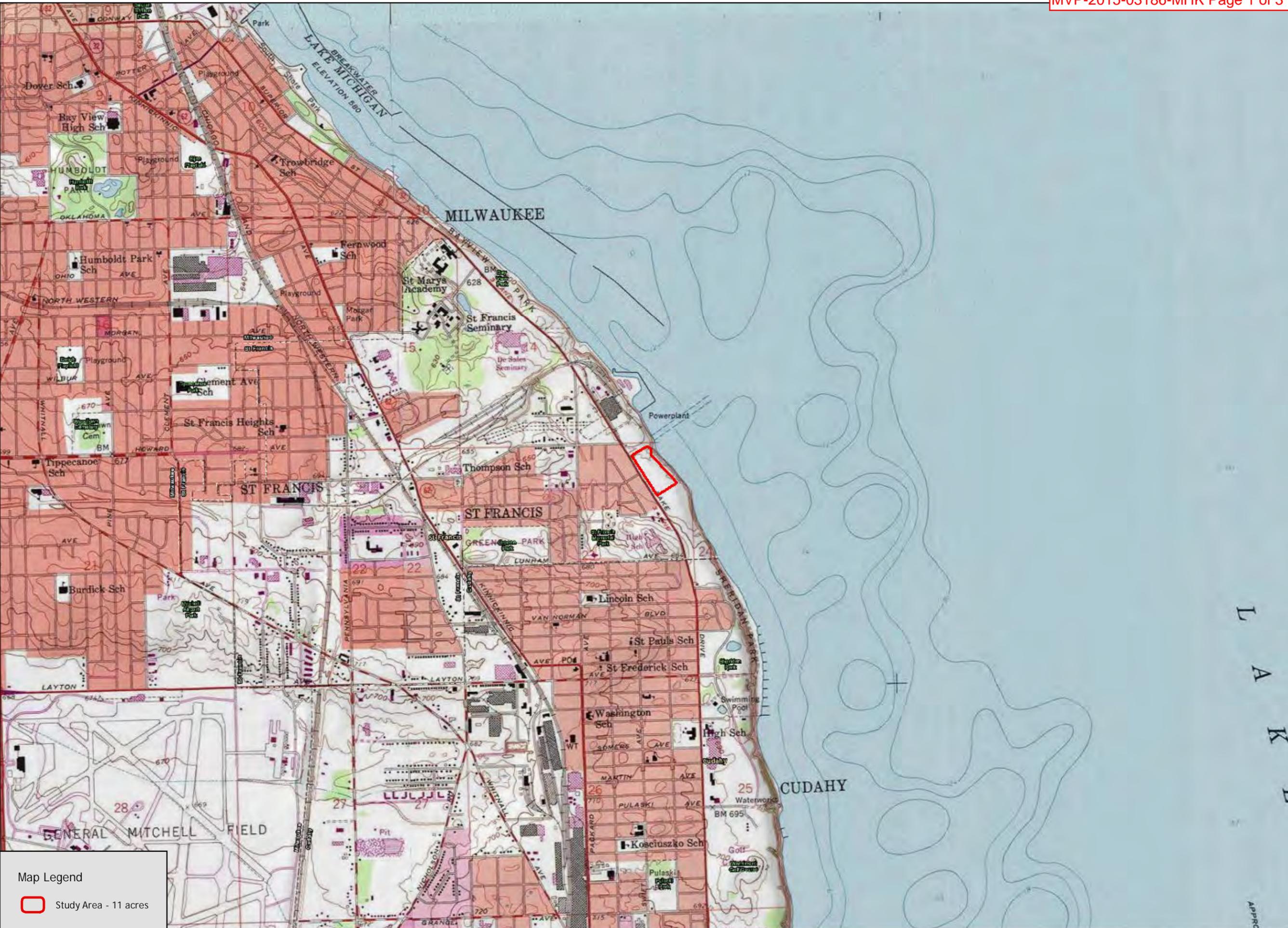
Additional information is available upon request.

Drawings See attached exhibits labeled, MVP-2015-03186-MHK, Pages 1 through 3.

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0 1,000 2,000
 1 inch = 2,000 feet
 July 21, 2015
 1150397

Map Legend
 Study Area - 11 acres

Bear Development, LLC
 City of St. Francis
 Milwaukee County, Wisconsin

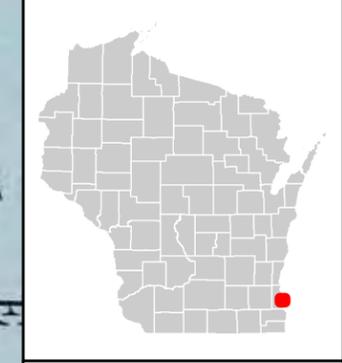
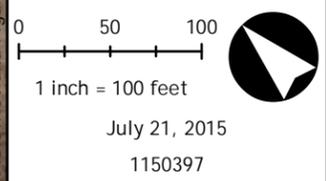


Figure 1
 Topographic/
 Site Location
 Map

Document Path: H:\1150397\GIS\Wetland Figures\Figure 1 - Topographic Map.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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Document Path: H:\1150397\GIS\Wetland Figures\Figure 2 - Wetland Boundary Map.mxd



Bear Development, LLC
City of St. Francis
Milwaukee County, Wisconsin



Figure 2
Wetland Boundary Map

Map Legend

- Sample Plot
- Delineated Wetland - 0.55 acre
- Study Area - 11 acres



GENERAL NOTES

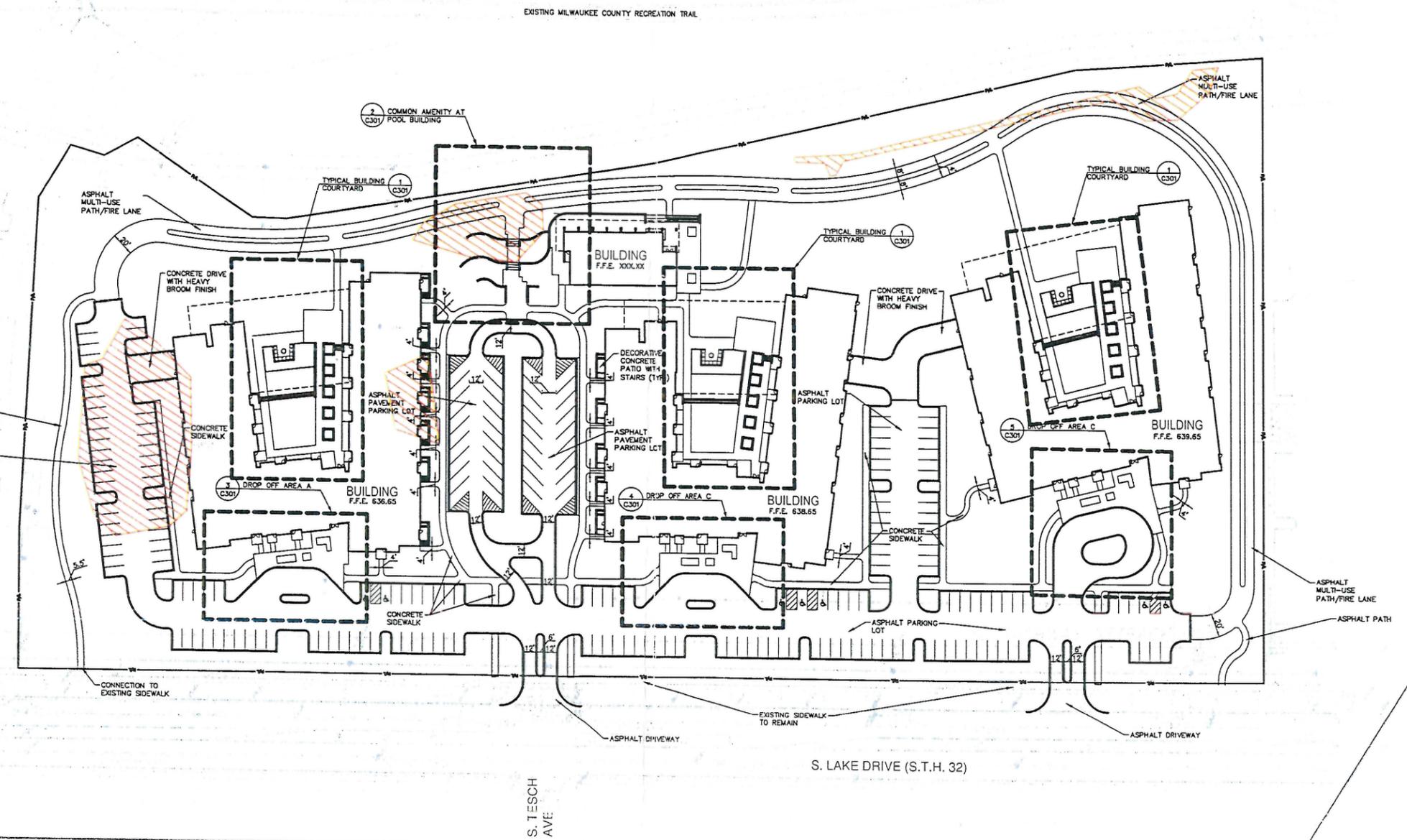
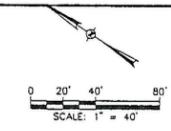
1. THE BASE SURVEY WAS PREPARED BY RA SMITH NATIONAL IN 2007. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY BASED ON SURVEY DATA AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, ELEVATION DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. DROP OFF/PICK UP AREAS SHALL BE CONSTRUCTED OF 8" DECORATIVE CONCRETE PAVEMENT ON 6" OF CRUSHED AGGREGATE BASE MATERIAL.
3. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED OF 5" OF CONCRETE PAVEMENT ON 4" OF CRUSHED AGGREGATE BASE MATERIAL.
4. CONCRETE DRIVES SHALL BE CONSTRUCTED OF 8" OF CONCRETE PAVEMENT ON 6" OF CRUSHED AGGREGATE BASE MATERIAL.
5. ASPHALT PARKING LOTS AND THE MULTI-USE PATH/FIRE LANE SHALL BE CONSTRUCTED OF 4" OF BITUMINOUS ASPHALT PAVEMENT, INSTALLED IN TWO LIFTS, WITH 6" OF CRUSHED AGGREGATE BASE MATERIAL.
6. ASPHALT PATHS SHALL BE CONSTRUCTED OF 3" OF BITUMINOUS ASPHALT PAVEMENT, INSTALLED IN A SINGLE LIFT, WITH 6" OF CRUSHED AGGREGATE BASE MATERIAL.
7. ALL 90° PARKING STALLS SHALL BE 9 FEET WIDE BY 18 FEET LONG. ALL 45° PARKING STALLS SHALL BE 9 FEET WIDE BY 24.75 FEET LONG.
8. ALL CONCRETE SIDEWALKS SHALL BE 5.5 FEET WIDE UNLESS OTHERWISE NOTED.
9. ALL CONCRETE DRIVES AND PARKING LOT DRIVE AISLES SHALL BE 24 FEET WIDE UNLESS OTHERWISE NOTED.
7. HANDICAP PARKING STALLS SHALL HAVE A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB AND GUTTER ARE SHOWN.
9. SITE RETAINING WALLS SHALL BE CAST IN PLACE (CIP) CONCRETE WALLS.
10. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
11. ALL SIDEWALK RAMPS SHALL BE INSTALLED WITH CAST IRON TRUNCATED DOME PANELS. TRUNCATED DOME PANELS SHALL BE NATURAL IRON COLOR AND WEATHERED A MINIMUM OF ONE YEAR.

PARKING SUMMARY

REGULAR STALLS - 211
HANDICAP STALLS - 7



NOTICE:
In accordance with Wisconsin statute 182.075, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise of such utilities as the gas, water or electric or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated or that he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

NOT FOR CONSTRUCTION

Revisions	
SCHEMATIC DESIGN	
Drawing Date	SEPTEMBER 25, 2015
S LAKE DRIVE	
ST FRANCIS	
Project No.	BEAR DEVELOPMENT
	215048.00
SITE LAYOUT AND MATERIALS PLAN	
Copyright © 2015 Kahler Slater Inc. All rights reserved. 111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203 Telephone 414-271-2252 Fax 414-271-2253 44 East Wacker Drive, St. Paul, Minnesota 55109-1213 Telephone 612-251-4300 Fax 612-291-4111	
Sheet No.	C300