



US Army Corps
of Engineers
St Paul District

APPLICANT: Route 165, LLC

Public Notice

ISSUED: September 4, 2015

EXPIRES: October 5, 2015

REFER TO: MVP-2013-02364-MHK

SECTION: 404 - Clean Water Act

1. APPLICATION FOR PERMIT TO discharge fill material into a total of 2.42 acres of wetlands adjacent to an unnamed tributary to the Des Plaines River in association with the development of the Uline Corporate Campus Headquarters 2 in the Village of Pleasant Prairie.

2. SPECIFIC INFORMATION.

APPLICANT'S ADDRESS: Route 165, LLC
 12575 Uline Drive
 Pleasant Prairie, Wisconsin 53158

AGENT: Pinnacle Engineering Group
 15850 West Bluemound Road
 Brookfield, Wisconsin 53005

PROJECT LOCATION: The project site is located south of the existing Uline Corporate Headquarters building and southwest of the County Highway Q and Interstate 94 intersection in the SE ¼ of Sec. 25, T. 1N., R. 21E., Kenosha County, Wisconsin. The approximate coordinates are latitude 42.51429, and longitude -87.9542.

DESCRIPTION OF PROJECT: The applicant proposes to construct a second corporate headquarters with an 80,000 square foot office building (similar in design to the first headquarters building) which would consist of three levels with a full basement. The project is situated on parcels totaling 37 acres in size and would also include the construction of an 877 stall parking lot, two driveway connections to 120th Avenue, and stormwater and floodplain management.

QUANTITY, TYPE, AND AREA OF FILL: The proposed project would result in the filling and permanent loss of 2.42 acres of fresh (wet) meadow wetland for the construction of the proposed building, parking lot, an access road and fire lane. None of the wetlands associated with the project area are identified as Advanced Identified (ADID) wetlands.

VEGETATION IN AFFECTED AREA: In general, the fresh (wet) meadow areas are dominated by reed canary grass. The shrub-carr and hardwood swamp portions of this wetland would be avoided.

SOURCE OF FILL MATERIAL: Any off-site fill utilized for the project would come from an existing commercial source.

SURROUNDING LAND USE: The project area is bordered by 120th Avenue to the east and agricultural land to the north, south, and west.

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THE FOLLOWING POTENTIALLY TOXIC MATERIALS COULD BE USED AT THE PROJECT SITE: Fuel, hydraulic fluid, lubricants, coolant, sealants, compressed gases and other fluids commonly used by construction equipment would be expected to be present for construction of the project.

THE FOLLOWING PRECAUTIONS TO PROTECT WATER QUALITY HAVE BEEN DESCRIBED BY THE APPLICANT: The proposed project would be conducted in compliance with the state's erosion control and stormwater best management practices to prevent sediment from leaving the site during and after construction.

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

3. REPLIES/COMMENTS.

Interested parties are invited to submit to this office written facts, arguments, or objections within 30 days of the date of this notice. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. Comments received may be forwarded to the applicant.

Replies may be addressed to Regulatory Branch, St. Paul District, Corps of Engineers, 20711 Watertown Road, Suite F, Waukesha, Wisconsin 53186.

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Marie Kopka at the Waukesha office of the Corps, telephone number (651) 290 - 5733.

To receive Public Notices by e-mail, go to: http://mvp-extstp/list_server/ and add your information in the New Registration Box.

4. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT.

None were identified by the applicant or are known to exist in the permit area. However, Washington County is within the known or historic range of the following Federally-listed threatened (T) and endangered (E) species:

<u>Species</u>	<u>Habitat</u>
Eastern prairie fringed orchid (T)	Wet grasslands
Whooping Crane (non-essential experimental population)	Open wetlands and lakeshores
Northern long-eared bat (T)	Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.

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This application is being coordinated with the U.S. Fish and Wildlife Service. Any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

5. JURISDICTION.

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 the aquatic resources within the boundaries of the proposed headquarters 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. If an approved jurisdictional determination is completed as part of the review process for this application, a copy will be posted on the St. Paul District web page at the following link:

<http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>.

THE APPLICANT HAS STATED THAT THE FOLLOWING STATE, COUNTY, AND/OR LOCAL PERMITS HAVE BEEN APPLIED FOR:

Wisconsin Department of Natural Resources – wetland fill permit, culvert general permit, stormwater NOI, and floodplain review

Village of Pleasant Prairie – erosion control permit, stipulated shoreland permit, final CSM and floodplain boundary adjustment

Wisconsin Department of Transportation – temporary construction access permit, utility ROW permit, driveway access permit

6. STATE SECTION 401 WATER QUALITY CERTIFICATION.

This Public Notice has been sent to the Wisconsin Department of Natural Resources and is considered by the District Engineer to constitute valid notification to that agency for Section 401 water quality certification. A permit will not be granted until the Wisconsin Department of Natural Resources has issued or waived Section 401 certification.

7. HISTORICAL/ARCHAEOLOGICAL.

This public notice is being sent to the National Park Service and the State Archaeologist for their comments. A Phase I Archaeological Survey was completed in March 2015. The Corps determined that the project would have no effect to historic properties. This determination was coordinated with and concurred by the State Historic Preservation Officer.

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8. PUBLIC HEARING REQUESTS.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

9. PUBLIC INTEREST REVIEW.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. Environmental and other documents will be available for review in the St. Paul District Office.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

10. COASTAL ZONE MANAGEMENT.

The Wisconsin Coastal Management Program (WCMP) in the Department of Administration is inviting public comment regarding this project. The WCMP may conduct a Federal consistency review to verify that the project will comply with State policies in Wisconsin's coastal zone.

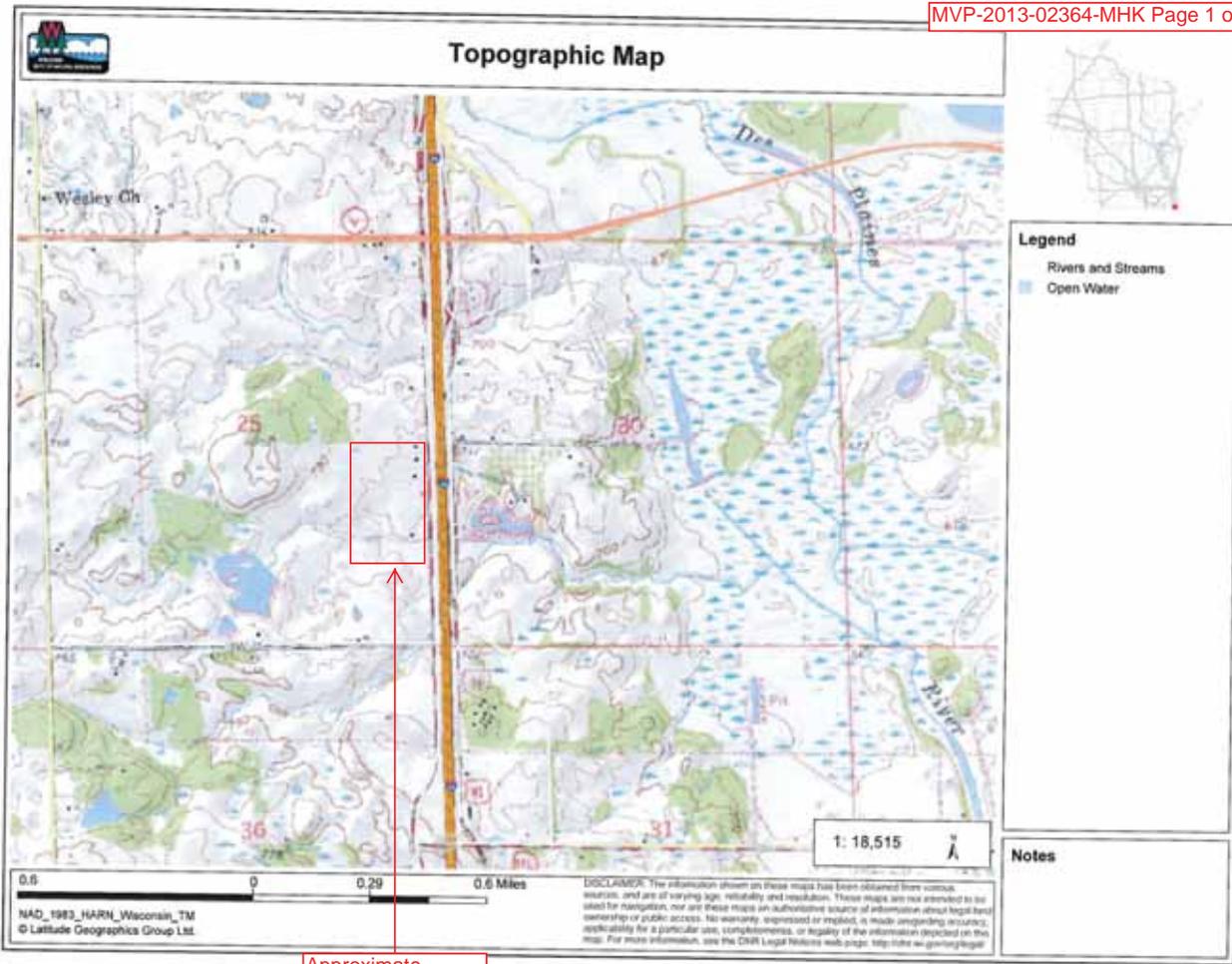
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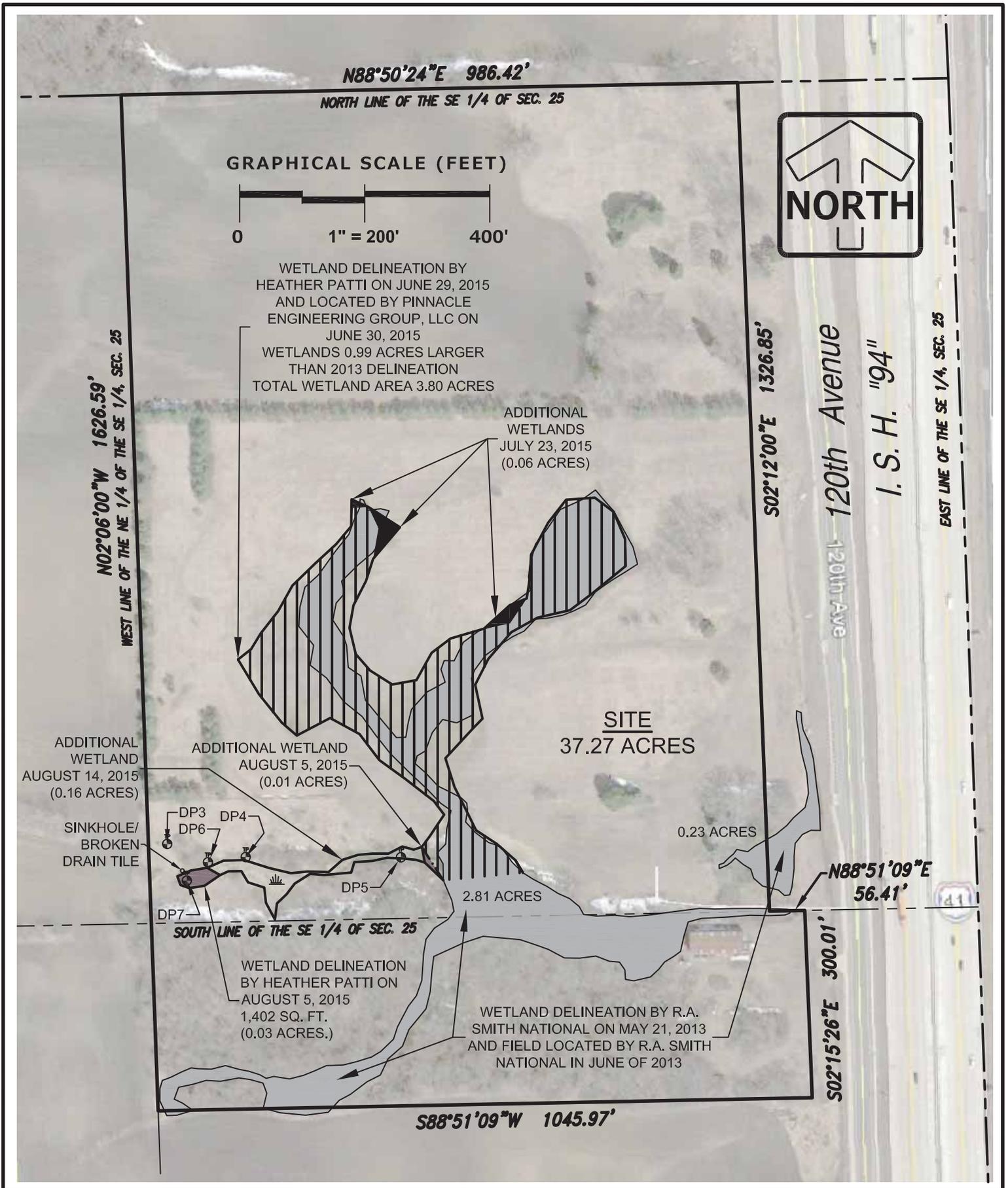
Further information may be obtained from the Federal Consistency Coordinator at: Wisconsin Coastal Management Program, P.O. Box 7868, Madison, WI 53707-7868; (608) 267-7982. Any comments on whether or not this proposed project complies with the State enforceable policies should be received within 30 days by the Federal Consistency Coordinator.

Todd Vesperman
Chief, Southeast Section

Enclosures: MVP-2013-02364-MHK, Page 1 through 5.

NOTICE TO EDITORS: This public notice is provided as background information and is not a request or contract for publication.





ULINE - H2 WETLAND EXHIBIT

08/17/2015

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

WWW.PINNACLE-ENGR.COM PEG

PLAN | DESIGN | DELIVER

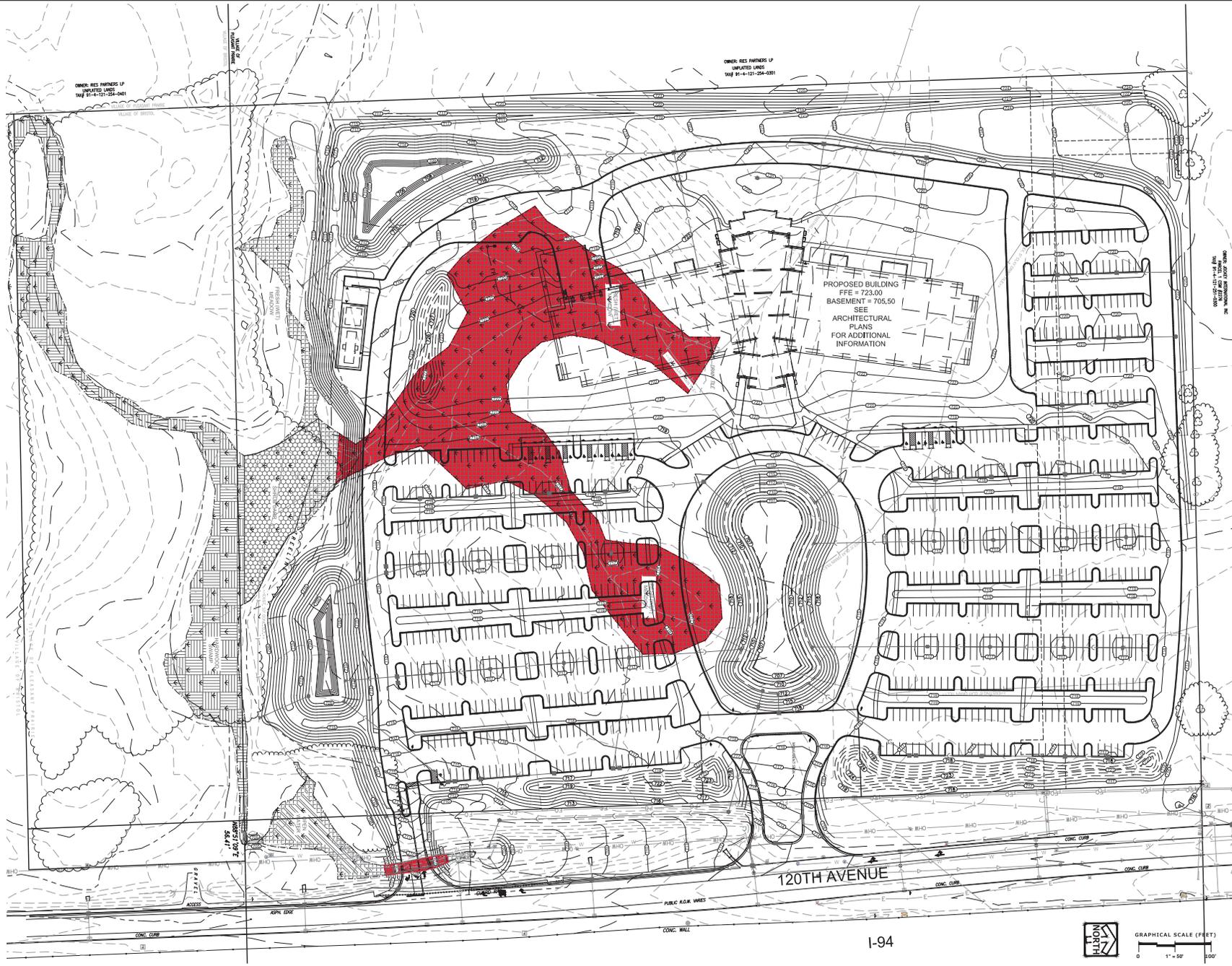
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PINNACLE ENGINEERING GROUP
DESIGNER, IN CHARGE
PENNAC, ILLINOIS

WETLANDS IMPACT SUMMARY			
TOTAL SITE AREA	37.24 AC	TOTAL	IMPACTED
FRESH (WET) MEADOW	 2.74 AC	2.42 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	2.42 AC	
W-1	4.09 AC	2.39 AC	
W-2	0.23 AC	0.03 AC	

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



www.pinnacle-engr.com

FOR REVIEW

WETLAND IMPACT EXHIBIT

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacleengr.com

WISCONSIN OFFICE
1300 W. WISCONSIN HIGHWAY
BROOKFIELD, WI 53005
PH: 262.734.8888

ULINE CORPORATE CAMPUS
PLEASANT PRAIRIE, WI

WETLAND IMPACT EXHIBIT

REVISIONS	

DATE: 12/22/14
DRAWN: JMB
CHECKED: JMB
DATE: 12/22/14

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