



US Army Corps  
of Engineers  
St Paul District

**APPLICANT: John Deer Horicon Works**

# Public Notice

**ISSUED: August 11, 2015**

**EXPIRES: September 10, 2015**

**REFER TO: MVP-2015-02020-JVD**

**SECTION: 404 - Clean Water Act**

1. APPLICATION FOR PERMIT TO discharge fill material within 188 linear feet of an unnamed tributary to the Rock River and in a total of 5.80 acres of adjacent wetlands in association with the expansion of an existing commercial development.

2. SPECIFIC INFORMATION.

APPLICANT'S ADDRESS: John Deere Horicon Works  
Agriculture & Turf Division  
300 N. Vine Street  
Horicon, Wisconsin 53032

PROJECT LOCATION: The project site is located at the John Deer Horicon Works facility in the City of Horicon in the NW ¼ of Sec. 1, T. 11N., R. 15E., Dodge County, Wisconsin. The approximate UTM coordinates are latitude 43.4525420, longitude -88.6569080.

DESCRIPTION OF PROJECT: The applicant proposes to expand their current 220,000 square foot industrial manufacturing operation to accommodate the consolidation of Utility Terrain Vehicle production. The expansion would occur on parcels totaling 143 acres in size and would include the construction of a new access road off of County Road E, a 385,000 square foot building on the west side of the existing building, trailer parking, final product storage, shipping areas, additional employee parking, storm water management and the extension of existing utilities.

QUANTITY, TYPE, AND AREA OF FILL: The proposed activities which would result in the discharge of fill material in a total of 5.85 acres of waters of the U.S. include the construction of the following: a 20-foot wide access road, product storage stalls, trailer parking, and a storm water pond. The affected resources are described in the following table:

Acreage	Description of aquatic resource
0.55	Shallow Marsh
0.26	Fresh Wet Meadow
1.17	Shrub – Carr
3.82	Hardwood Swamp
0.05 (188 linear feet)	Unnamed Tributary to Rock River

VEGETATION IN AFFECTED AREA: There are three wetlands that would be impacted by the project. Wetland 1 (W-1) is a fresh wet meadow, hardwood swamp, shrub-carr and shallow marsh wetland complex. The dominant vegetation within the fresh (wet) meadow areas of W-1 is comprised of ash-leaf maple, black elder, reed canary grass, and stinging nettle. The dominant vegetation within the hardwood swamp consists of burr oak, black willow, quaking aspen, ash-leaf maple, nannyberry,

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red-osier dogwood, bristly black gooseberry, choke cherry, European buckthorn, white avens, Virginia waterleaf, and blunt broom sedge, and riverbank grape. The dominant vegetation within the shrub-carr areas of W-1 is comprised of cottonwood, ash-leaf maple, red-osier dogwood, sandbar willow, curly dock, and reed canary grass. The dominant vegetation within the shallow marsh areas of wetland W-1 is comprised of black willow, red-osier dogwood, reed canary grass, jewel weed, and narrow-leaf cattail. The dominant vegetation within Wetland 2 (W-2) is comprised of common plantain, Canada bluegrass, and fowl meadow grass. Wetland 3 (W-3) is dominated by reed canary grass.

One waterway, an unnamed tributary to the Rock River, would also be impacted by this project. According to the wetland delineation report for this project, the tributary appears to be intermittent with an unconsolidated bottom.

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

**SURROUNDING LAND USE TO PROJECT LOCATION:** The project site consists of an existing manufacturing facility, wetlands, an unnamed tributary to the Rock River, mowed turf grass in areas that were historically farmed, and a rail road track to the south. The surrounding land use includes agricultural, state recreational areas, manufacturing, and a railroad extending east-west between Horicon and Beaver Dam. The Rock River flows through the City of Horicon approximately 1 mile to the east.

**DESCRIPTION OF EXCAVATION AND GRADING:** Approximately 82.6-acres of the site would be graded and filled. Excavation would occur for the construction of three storm water basins.

**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 for wetland impacts by purchasing advanced credits from the Wisconsin Wetland Conservation Trust In-Lieu Fee Program -Rock Service Area contingent upon Corps approval. The applicant has not proposed compensatory mitigation for the loss of 188 linear feet of tributary.

### **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.

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Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Joel Dohm at the Waukesha office of the Corps, telephone number (651) 290-5666. To receive Public Notices by e-mail, go to: [http://mvp-extstp.mvp.usace.army.mil/list\\_server/](http://mvp-extstp.mvp.usace.army.mil/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, Dodge County is within the known or historic range of the following Federally-listed candidate (C), threatened (T) and endangered (E) species:

Species

Whooping Crane (Experimental)

Habitat

The Whooping Crane is an experimental population and is non-essential.

Northern long-eared bat (Threatened)

Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.

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 Sections 9 & 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 08-02. We have made an initial 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 and/or Section(s) 9 & 10 of the Rivers and Harbors Act. The Corps will prepare an approved or preliminary jurisdictional determination prior to making a permit decision. Approved jurisdictional determinations are posted on the St. Paul District web page at <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>.

THE APPLICANT HAS STATED THAT THE FOLLOWING STATE PERMITS HAVE BEEN APPLIED FOR: Wisconsin Department of Natural Resources WPDES General Permit for NR 347 Interstitial Water, Storm Water Notice of Intent NR 216, and a Wetland Fill permit. The applicant has applied for an exemption from Wisconsin State solid waste regulation NR 500.

**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. The latest versions of the National Register of Historic Places and the Wisconsin Historic

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Preservation Database have been consulted and no listed properties (known to be eligible for inclusion, or included in the Register) are located within or directly adjacent to the project area. A Phase I Archaeological survey is being conducted and the results of this review and the Corps' determination of effect will be coordinated with the State Historic Preservation Officer independent of this public notice. Any adverse effects on historic properties will be resolved prior to the Corps authorization, or approval, of the work in connection with this project.

**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.**

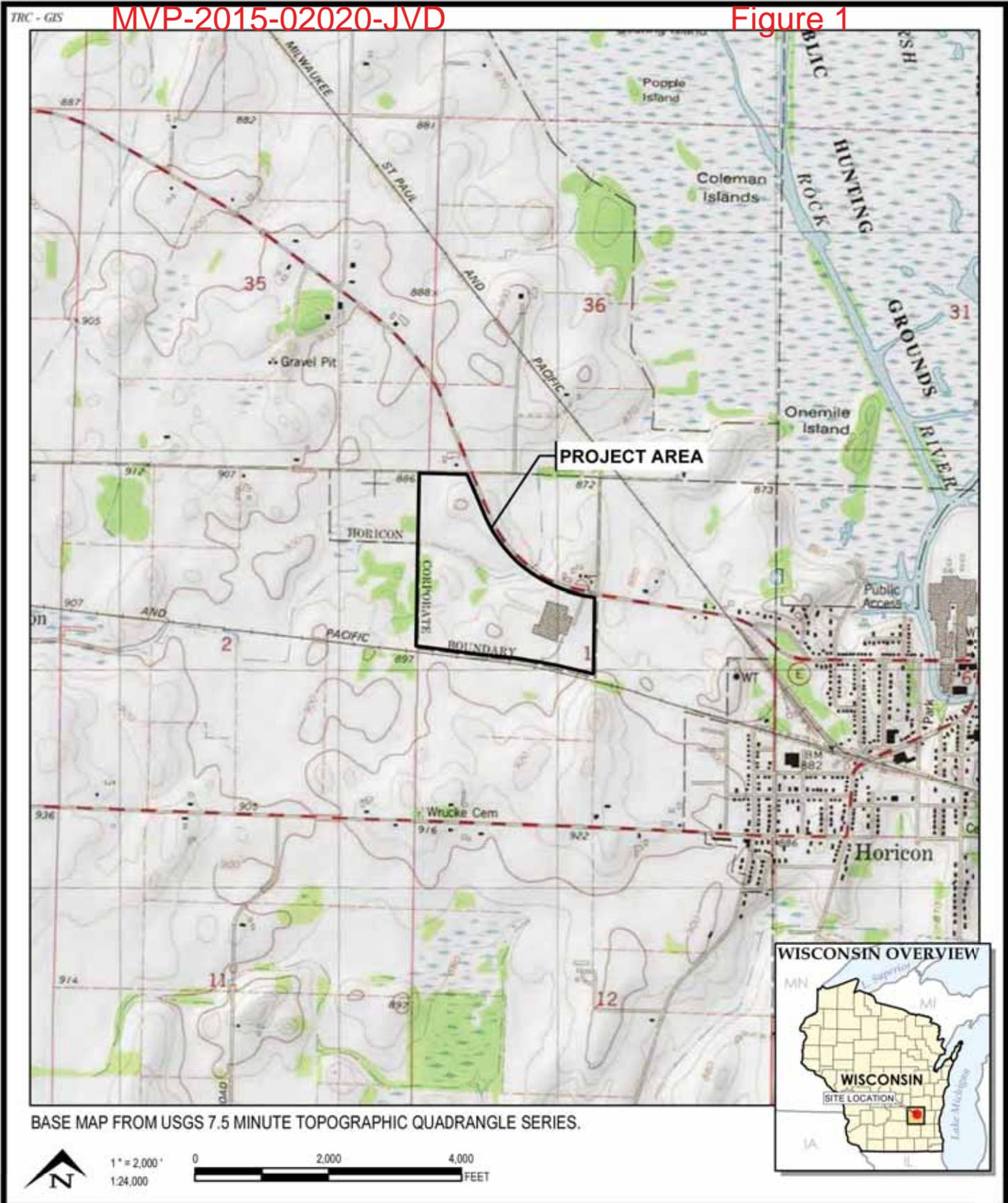
The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably 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.

Todd Vesperman  
Chief, Southeast Section

Enclosures: MVP-2015-02020-JVD Figures 1 through 4.

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



150 North Patrick Blvd.  
Suite 180  
Brookfield, WI 53045  
Phone: 262.879.1212

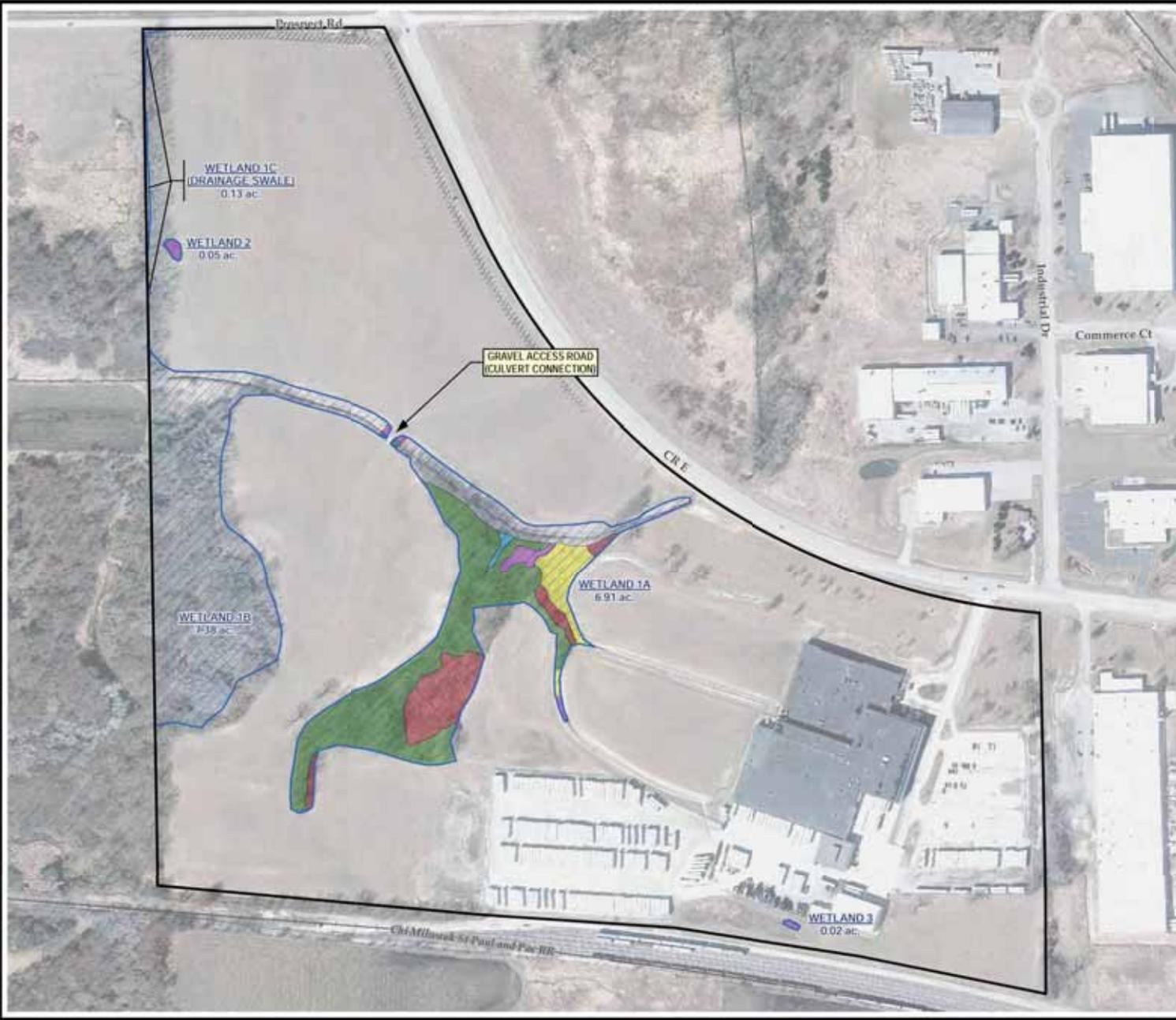
**JOHN DEERE 101 FACILITY  
1501 WEST LAKE STREET  
CITY OF HORICON, DODGE COUNTY, WISCONSIN**

**SITE LOCATION MAP**

DRAWN BY:	RHODE B
APPROVED BY:	BROTKOWSKI L
PROJECT NO:	234211
FILE NO:	234211-011slm.mxd
DATE:	JULY 2015

**FIGURE 1**

TRC GIS  
 Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)  
 Map Resolution: 0  
 Saved By: H:\CADD\2015\2015\_09\14\15\MM  
 Path: E:\Harris\GIS\2015\20150712\2015\_09\14\15\MM\2015\_09\14\15\MM.mxd



**LEGEND**

- TRC DELINEATED WETLAND
- PROJECT AREA

**IMPACTED WETLANDS & OTHER AQUATIC RESOURCES (-5.85 ACRES)**

- FRESH (WET) MEADOW (-0.26 ACRES)
- HARDWOOD SWAMP (-3.82 ACRES)
- SHALLOW MARSH (-0.55 ACRES)
- SHRUB-CARR (-1.17 ACRES)
- UNNAMED TRIBUTARY LOCATION (BASED ON OHWM, -0.05 ACRES & -188 LINEAR FEET)

**NOTES**

- BASE MAP IMAGERY FROM GOOGLE EARTH PRO, APRIL 2014.

0 300 600 Feet

1" = 300'  
1:3,000

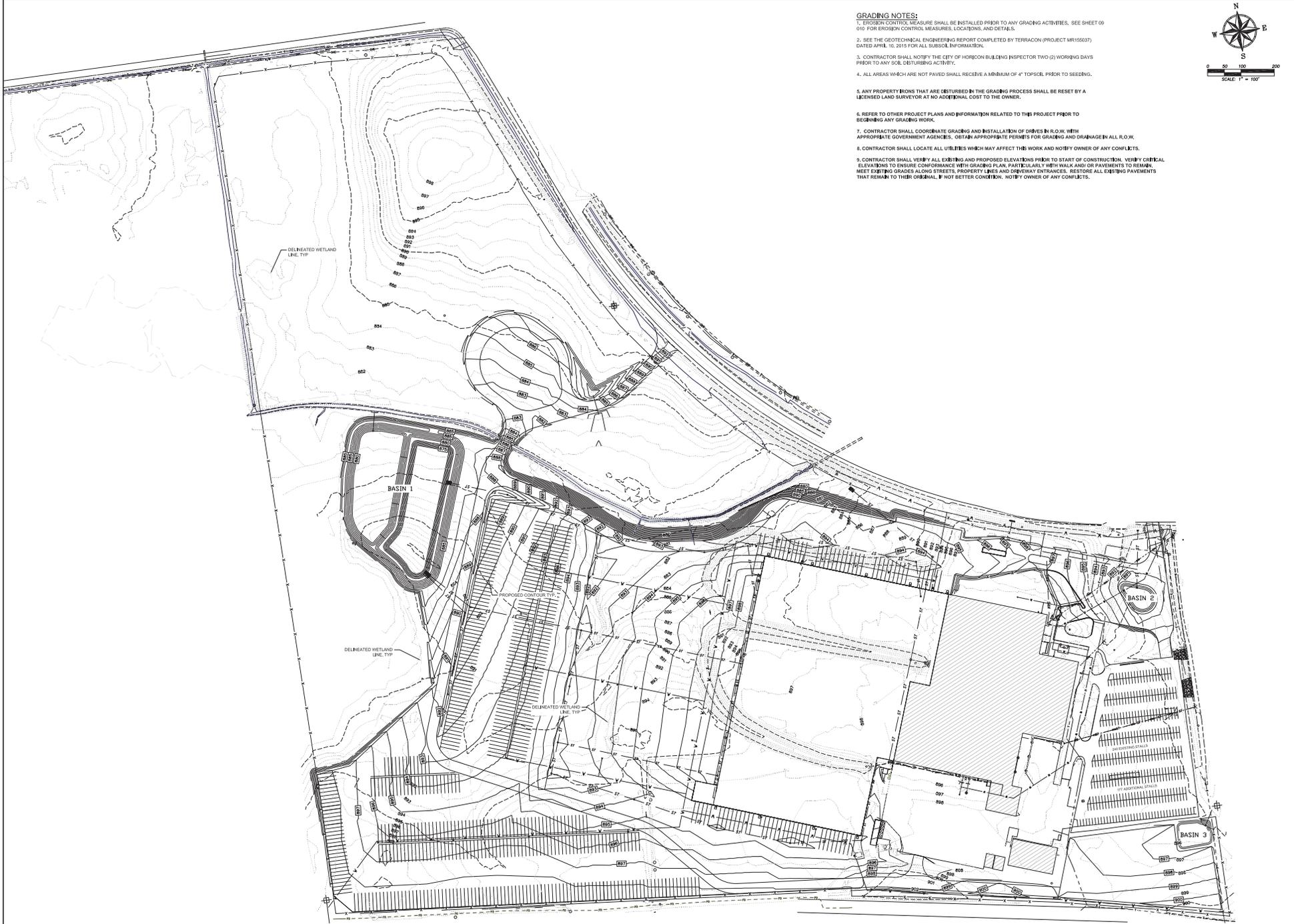
**PROJECT:** JOHN DEERE 101 FACILITY  
CITY OF HORICON, DODGE COUNTY, WISCONSIN

**SHEET TITLE:** WETLAND IMPACT EXHIBIT

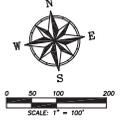
<b>DRAWN BY:</b> RHODE B	<b>SCALE:</b> 1:3,000	<b>PROJ. NO.:</b> 234211
<b>CHECKED BY:</b>		<b>FILE NO.:</b> 234211_002.mxd
<b>APPROVED BY:</b>	<b>DATE PRINTED:</b>	<b>EXHIBIT A</b>
<b>DATE:</b> JULY 2015		

150 North Patrick Blvd., Suite 100  
Brookfield, WI 53005  
Phone: 262.879.1212  
www.trcsof.com





- GRADING NOTES:**
1. EROSION CONTROL MEASURE SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES. SEE SHEET 09 010 FOR EROSION CONTROL MEASURES, LOCATIONS, AND DETAILS.
  2. SEE THE GEOTECHNICAL ENGINEERING REPORT COMPLETED BY TERRACON (PROJECT MR155037) DATED APRIL 10, 2015 FOR ALL SUBSOIL INFORMATION.
  3. CONTRACTOR SHALL NOTIFY THE CITY OF HORICON BUILDING INSPECTOR TWO (2) WORKING DAYS PRIOR TO ANY SOIL DISTURBING ACTIVITY.
  4. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
  5. ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
  6. REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.
  7. CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.
  8. CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.
  9. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND DRIVE PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.



DEERE & COMPANY  
MOLINE, IL

OPN ARCHITECTS  
ARCHITECTS

PROPOSED GRADING PLAN  
TO CITY EXTENSION  
SHEET 102

PROJECT NO. A25836  
DATE: 10/2015  
SCALE: 1" = 100'