



March 8, 2017

Mr. Jess Barley
Sr. Staff Project Manager - Hospitality
Kohler Co.
444 Highland Drive MS 201
Kohler WI 53044

INF-SE-2017-60-00620

Dear Mr. Barley:

Thank you for meeting with Department of Natural Resources (department) and US Army Corps of Engineers (USACE) staff (list attached) to discuss the proposed Kohler golf course Town of Wilson, Sheboygan County, February 28, 2017. The meeting served as the pre-application meeting required for wetland individual permits under s. 281.36, Wis. Stats. We appreciate the opportunity to understand the project and provide information to assist you in completing the application. This letter serves as a meeting summary.

At the meeting, Kohler presented project updates and proposed revisions from the project as described in the July 2016 draft environmental impact statement. Changes include shifting the maintenance building and fairways to reduce wetland and other impacts. Kohler states the current plan has no direct impacts to interdunal wetlands but does directly impact approximately 1.33 acres of ridge and swale wetlands and 2.33 acres of Black River Floodplain Forest wetlands. Wetland mitigation is now proposed as permittee responsible at the Amsterdam Dunes property currently owned by Sheboygan County and the Department agreed to provide information about grant funding and easements there. Kohler anticipates completing cultural resources coordination and regulatory permitting in 2017, construction in 2018 and 2019, and opening the proposed golf course in 2020.

Department and USACE staff discussed the wetland permit application process and information to include in the application. Some of the information may have been submitted as part of previous submittals to the department. It is important this information is submitted and included in the wetland fill permit application. The following information must be included in the wetland permit application:

- **Practicable Alternatives Analysis (PAA).** It is important to include documentation to support statements made in the PAA. Examples of documentation discussed during the meeting included golf course siting criteria, design guidelines and traffic analysis. The PAA should explore all options to avoid and minimize impacts to wetland functional values and identify why each alternative is not practicable.
 - For PAA use, the basic project purpose is golf course development. Document the specific needs of the project.
 - Fully evaluate the “no-build” alternative, the alternative to construct on other sites and alternatives which modify and reconfigure the project to avoid and minimize wetland impacts. Project modifications include, but are not limited to, a smaller club house, reduced fairway length and reduced size of greens, smaller driving range, smaller irrigation pond, and reduced number of holes. Include all alternative sites and site layouts previously considered.
 - Fully document the preferred alternative including permanent and temporary wetland impact. Provide a chart that identifies each area of wetland impact, type of wetland, amount of fill and reason for wetland impact.
 - Evaluate potential primary and secondary wetland impacts that may occur as a result of the project and measures taken to avoid/minimize those impacts. Impacts to evaluate include, but are not limited to, tree removal, wildlife impacts, impacts to wetland hydrology due to groundwater

and surface water changes, floodplain impacts, impacts during construction, impacts due to grading in close proximity to wetland, utility construction, and impacts of long-term golf course maintenance including pesticides and fertilizers.

- Site map that numbers each area of wetland impact which correspondence to the PAA.
- Final site plan which includes the overall golf course project, including site access, utility construction, etc. The plan should include locations of wetland and waterways.
- Grading and erosion control plans for the golf course project. Plans should be developed in accordance with construction site erosion and sediment control technical standards.
- Wetland delineation(s) for the entire project, including the mitigation site.
- Cultural resources review for the entire project site, including the mitigation site.
- Updated Endangered Resources (ER) Review. Include any revisions to the project area since the original ER Review was submitted (i.e. mitigation site and roundabout).
- Updated mitigation summary sheet.
- Compensation Site Plan (CSP) for the permittee responsible wetland mitigation proposal. The CSP shall be in accordance with [2013 Guidelines for Wetland Compensatory Mitigation in Wisconsin \(Version 1\) \[PDF\]](#) . Submittal requirements can be found at: <http://dnr.wi.gov/topic/Wetlands/documents/mitigation/PermitteeResponsibleMitigationSubmittalRequirements.pdf>.

During the meeting, we discussed other permits and approvals required for the project. In addition to the wetland permit, the project will also require coverage under the Construction Site Storm Water Runoff General Permit (NOI) and a high capacity well approval. You will continue to work with the Bureau of Natural Heritage Conservation and the U.S. Fish and Wildlife Service to ensure compliance with endangered species regulations, which will require species surveys, avoidance measures and potentially incidental take authorization. You will also continue to work through the federal and state process regarding cultural resource issues. The Environmental Impact Statement process (EIS) process will be completed prior to permit issuance to ensure compliance with Wisconsin Environmental Policy Act requirements.

The department looks forward to working with you through the wetland permit process. Please contact me for information or questions related to wetland permitting.

Sincerely,



Geri Radermacher
Water Regulations and Zoning Specialist
(262) 574-2137
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cc: John Ehmann, Chair, Town of Wilson
Adam Payne, Administrator, Sheboygan Co.
Todd Vesperman, Jessica Kempke, USACE
Pam Schense, Michelle Hase, Brooke Robinson, Michelle Scott and Mike Thompson, DNR

Attachment: List of 2-28-17, wetland pre-application meeting attendees

Proposed Kohler Golf Course, Wetland pre-application meeting, 2-28-17

Attendees:

Jay Hoekstra	Kohler
Jess Barley	Kohler
Stephen Westphal	Kohler
John Gumtow	Stantec
Jeff Quast	Excel Engineering
Todd Vesperman	USACE
Jessica Kempke	USACE
Geri Radermacher	DNR
Pam Schense	DNR
Michelle Hase	DNR
Michelle Scott	DNR
Robert Rosenberger	DNR
Pam Biersach	DNR
Brooke Robinson	DNR
Mark Dudzik	DNR
Rori Paloski	DNR
Travis Motl	DNR
Jeff Helmuth	DNR
Christopher Fuchsteiner	DNR
Jeff Prey	DNR
Dianne Milligan	DNR
Mike Kowalkowski	DNR
Jennifer Gihring	DNR
Diane Brusoe	DNR
Paul Holtan	DNR
Lindsay Tekler	DNR
Jay Schiefelbein	DNR
Mike Thompson	DNR
Joe Liebau, Jr.	DNR