

October 26, 2012

Mayor Andrew Halverson
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Subject: Wetland Determination
East Park Commerce Center
County Trunk Highway HH
Portage County, Wisconsin
AECOM Project No. 60278456

Dear Mayor Halverson:

This Wetland Determination letter report presents the wetland findings determined by AECOM on the East Park Commerce Center Property (subject property) located at County Trunk Highway (County) HH, in Portage County, Wisconsin. The work was authorized by AECOM Technical Services, Inc.'s (AECOM) receipt of a signed agreement from the City of Stevens Point dated October 5, 2012.

BACKGROUND INFORMATION

AECOM was retained by the City of Stevens Point to perform a Wetland Determination on the subject property, comprised of approximately 762 acres of agricultural cropland and forestland located north of County HH, east of County R, and west of Burbank Street in the Towns of Hull, Stockton, and Plover, Portage County, Wisconsin. The subject property is proposed to be annexed by the City of Stevens Point for future development as a light industrial park referred to as the East Park Commerce Center. The subject property is comprised of 26 parcels and owned by five separate property owners. A site location map is provided as Figure 1.

AECOM reviewed the Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer website for the presence of known wetlands on the subject property. The Surface Water Data Viewer identifies wetland areas that are listed in the Wisconsin Wetland Inventory (WWI) and areas with wetland indicators, such as hydric soils and small wetland areas as described by the Natural Resource Conservation Service (NRCS).

The WDNR Surface Water Data Viewer map (Figure 2) showed no WWI wetland areas indicated within the subject property. Six areas of NRCS hydric soils (Oesterle sandy loam (Oe)) were identified in the southeastern quadrant of the subject property. Oe soils are described as somewhat poorly drained. The Portage County Hydric Soils list states that Oe soils contain inclusions of Roscommon loamy variant, which is considered a hydric soil in Portage County. The Portage County Hydric Soils List indicates that Oe soil meets hydric criteria if "Soils in Aquic suborders, great groups, or subgroups Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that are poorly drained to very poorly drained and have either a water table at a depth of 1 foot or less during the growing season if permeability is less than 6 inches per hour in any layer within a depth of 20 inches, and soils that are frequently ponded for long or very long duration during the growing season".

A copy of the NRCS Farmed Wetland mapping in the vicinity of the subject property was obtained from the Portage County NRCS office in Stevens Point, Wisconsin. The Farmed Wetland mapping indicates two wet areas located in the southeastern quadrant of the subject property. The easternmost NRCS wet area appears to coincide with the southernmost Oe soil unit. The NRCS Farmed Wetland map is enclosed as Figure 3.

WETLAND CRITERIA

Jurisdictional wetland criteria are based upon the vegetation, soils, and hydrology criteria outlined in the United States Army Corps of Engineers (USACE) Wetland Delineation Manual (herein referred to as “the 1987 Manual”) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: NC/NE Region (January 2012).

Hydrophytic Vegetation

Hydrophytic vegetation is defined as “The sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present” (1987 Manual). Hydrophytic species, due to structural, physiological, and/or reproductive adaptations have the ability to grow, effectively compete, reproduce, and/or persist in anaerobic soil conditions (1987 Manual).

The hydrophytic vegetation criterion for a wetland is met when more than 50 percent of the dominant plant species present at a given site are obligate, facultative wetland, or facultative species according to the regional plant list published by the USACE (Lichvar and Kartesz, 2009)¹. A semi-quantitative (routine determination) or quantitative (comprehensive determination) estimate is made of the dominant plant species in each vegetative stratum (herb, woody vine, shrub/sapling, and tree). A wetland boundary is determined based on the percentage of hydrophytic (wetland) species versus upland species identified during the on-site investigation. The indicator status of the vegetation, as listed in USACE National Wetland Plant List (NWPL, 2012), is used to determine if the dominant species are hydrophytic or upland species.

Hydric Soils

A hydric soil is defined as a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper portion of the soil (USDA, 1987). Soil is considered to be hydric when criteria developed by the National Technical Committee for Hydric Soils are met. These criteria are based on soil type, soil drainage characteristics, water table levels, and frequency of flooding. Accepted field indicators (e.g., soil color, presence and color of mottles, etc.) are typically considered to determine if technical criteria are met.

Wetland Hydrology

Wetland hydrology is defined as permanent or periodic inundation or prolonged soil saturation sufficient to create anaerobic conditions in the soil (the 1987 Manual). Because this criterion is the least exact and most difficult to assess in the field, weather data, season of the year, and field observation of hydrologic indicators (e.g., water-stained leaves, high-water marks, saturated or ponded soils, etc.) are used to determine whether or not the wetland hydrology criterion is satisfied.

¹Robert W. Lichvar and John T. Kartesz. 2009. *North American Digital Flora: National Wetland Plant List, version 2.4.0* (https://wetland_plants.usace.army.mil). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapel Hill, NC. (May 2012)

FIELD INVESTIGATION

On October 9, 2012, an AECOM wetland scientist performed a visual inspection of the subject property and no wetlands were observed in the forested portions of the subject property because the predominant vegetation was oak species and red and white pine trees with no signs of wetland hydrology.

The remainder of the subject property was cropped with corn or had been recently harvested. No wetlands were observed in the agricultural areas.

LAND OWNER/USER INTERVIEWS

On October 18, 2012, Mark Soik and Bruce Soik, co-Vice Presidents of Myron M. Soik and Sons, Inc., parcel owners and farmers of the subject property, stated that the two wet areas identified on the NRCS Farmed Wetland map produce viable crops (corn, soy beans, potatoes) virtually every year. They also stated that the two areas identified as wet do not pond water for any appreciable length of time and that groundwater at the site is approximately 10 feet to 20 feet below ground surface (bgs).

CONCLUSIONS AND OPINIONS

There are no WWI wetlands identified on the subject property. Two areas of hydric soil (Oe) and six small wetland areas were identified in the southeast quadrant of the subject property on NRCS soil mapping. Two wet areas were identified in the southeast quadrant of the subject property on NRCS Farmed Wetlands mapping, with one wet area apparently coinciding with an area mapped with hydric soils.

It was reported by a property owner and farmer that viable crops are produced on the NRCS identified wet areas virtually every year, and that groundwater at the property is approximately 10 to 20 feet bgs.

Because viable agricultural crops are produced regularly on areas identified as wet on NRCS Farmed Wetland mapping, and the hydric soils (Oe) identified in the NRCS Soil Survey are considered hydric only if groundwater is within 1 foot of the ground surface during the growing season with prolonged ponding, it is AECOM's opinion that there are no jurisdictional wetland areas within the subject property.

AECOM appreciates the opportunity to serve the City of Stevens Point on this project. If you have any questions regarding this report, please call me at (715) 342-3037.

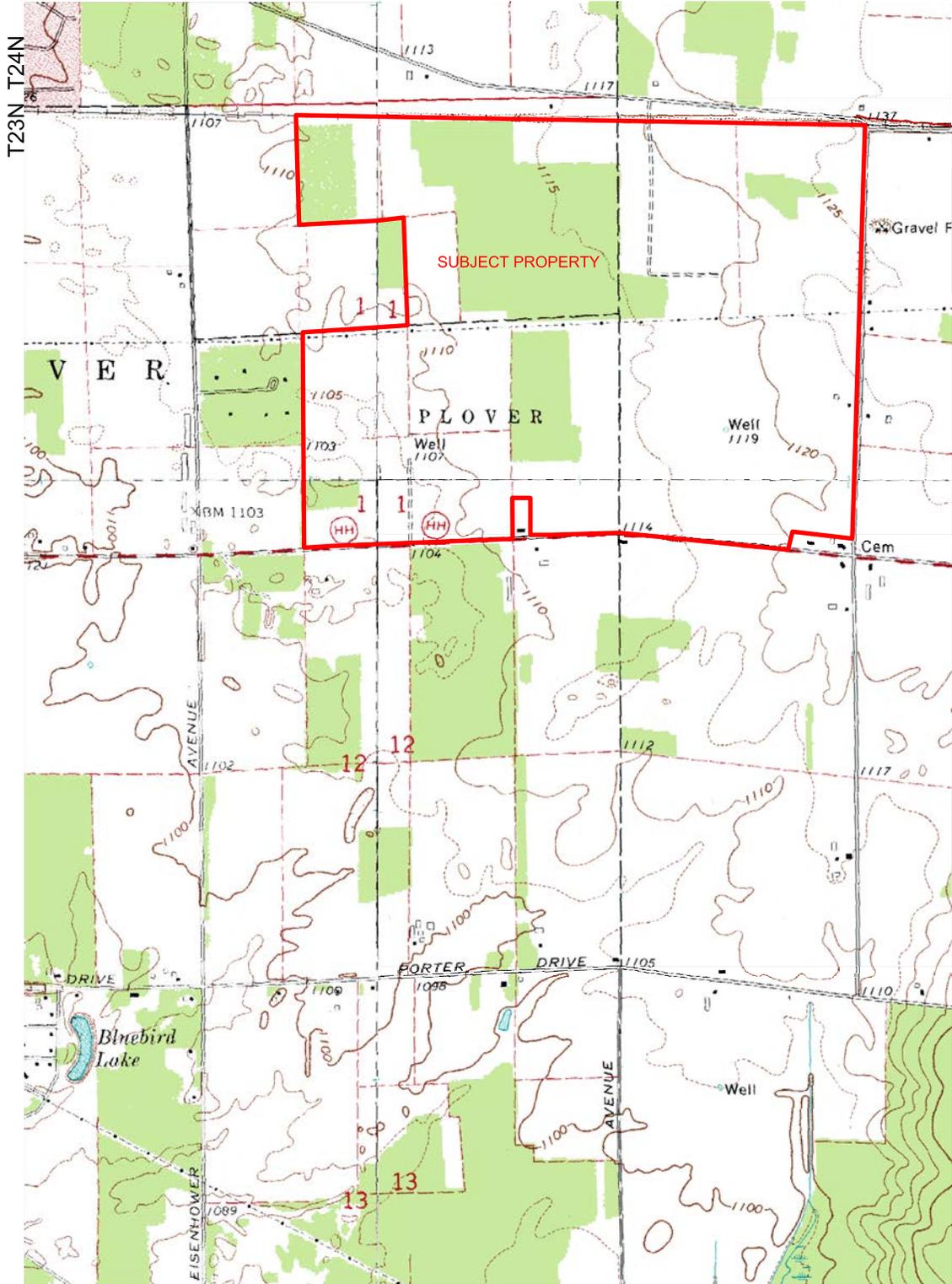
Sincerely,



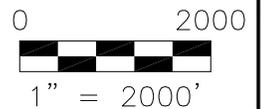
Phil Eagan
Wetland Scientist

Enclosures: As Noted

R08E R09E



MAP SOURCE: STEVENS POINT, WI (1970), POLONIA, WI (1986), WHITING, WI (1976), AND ARNOTT, WI (1969) USGS TOPO QUADRANGLES.



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**SUBJECT PROPERTY LOCATION MAP
EAST PARK COMMERCE CENTER**

**COUNTY TRUNK HIGHWAY HH
STEVENS POINT, WISCONSIN**

Drawn :	DMA
Checked:	ECS
Approved:	KWW
PROJECT NUMBER	60278456
FIGURE NUMBER	1

Map Created on Oct 08, 2012



Legend

Major Highways

- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads

24K County Boundaries

Civil Towns

- Civil Town

USDA Wetspots

DNR Wetland Points

- Excavated Pond
- Dammed Pond
- Wetland Too Small to Delineate
- Filled Excavated Pond
- Filled Dammed Pond
- Filled Wetland Too Small to Delineate
- Filled or Drained Wetland

DNR Wetland Areas

- Upland
- Wetland
- Filled or Drained Wetland

Wetland Indicator Soils

- 24K Open Water

24K Rivers and Shorelines

- Intermittent
- Fluctuating
- Perennial

Cities and Villages

- Village
- City



Scale: 1:14,496

0 1400 2800 4200 ft.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: East Park Commerce Center - WWI and Hydric Soils

FIGURE 3

DRAFT - Subject To Change
WETLAND DELINEATIONS ARE FOR
FOOD SECURITY ACT PURPOSES ONLY
Date Issued: 10-9-12

SUBJECT PROPERTY

