



AGENDA ITEM MEMORANDUM

DATE: 2/20/2025

TO: Public Works Committee

FROM: Kevin Jump, PE – City Engineer

SUBJECT: Resolution 167-24-25 – Purchase of Wetland Mitigation Credits

ISSUE

Should the Public Works Committee recommend signing the presented agreement and the purchase of Wetland Mitigation Credits for the development of the Gartman Farm Property?

STAFF RECOMMENDATION

Staff recommends approval to sign the agreement and to purchase the necessary credits.

BACKGROUND/DISCUSSION

The city of Sheboygan has been moving towards development of the Gartman Farm and Poth Farm Properties for several years. Within the past year, the city has contracted with a consultant to assist city staff with design of the improvements, this included contracting for a wetland delineation.

The wetland delineation identified several small wetlands on the site. During the design, four of these wetlands were identified as being impacted by the proposed development. The proposed project will impact approximately 0.39 acres (16,988 square feet) of wetland. The wetland identified is “Review Areas” on the attached map will be impacted by the development.

The U.S. Army Corps of Engineers (USACE) has issued a jurisdictional determination on October 4, 2024, declaring these four wetlands as non-federally jurisdictional wetlands. In short, this means that these wetlands are not subject to federal oversight by the USACE.

A wetland that is not adjacent to a navigable waterway and does not have a significant nexus to it may be considered non-jurisdictional. In addition, some wetlands may be exempt from regulation under certain circumstances, such as if they are used for agricultural purposes.

The determination of a non-jurisdictional wetland streamlines the process of mitigating these wetlands.

Working with the Wisconsin DNR and Sheboygan County, the city is able to mitigate the wetlands at Sheboygan County’s Amsterdam Dunes wetland mitigation bank located in the Town of Holland. This wetland mitigation bank allows municipalities, business, and individuals to purchase wetland credits.

According to state statute, non-federal wetland impacts in urban areas between 10,000 square feet and 1 acre (43,560 square feet) per parcel are eligible for exemption but require the purchase of wetland mitigation credits to compensate for the wetland losses. These impacts will require the following wetland mitigation requirements:

Total non-federal wetland impact on the parcel = 16,988 square feet.
16,988 square feet – 10,000 square feet (non-federal reduction) = 6,988 square feet.
6,988 square feet X 1.2: 1 ratio = 8,385.6
8,385.6/43,560 = 0.19 mitigation credits required

DEPARTMENT OF
PUBLIC WORKS

2026 NEW JERSEY AVE.
SHEBOYGAN, WI
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sheboyganwi.gov



AGENDA ITEM MEMORANDUM (CONT.)

The cost to purchase wetland credits for these wetlands are \$100,000 per acre. Sheboygan County provides a 30% discount to other municipalities in Sheboygan County.

$$((0.19 \text{ credits} \times \$100,000/\text{credit}) \times 0.7) = \underline{\$13,300}$$

The other identified wetlands on the property will be protected and will not be disturbed.













FUNDING IMPACT


The cost (\$13,300) is included in the improvement costs associated with TID 23. A budget amendment is not required.

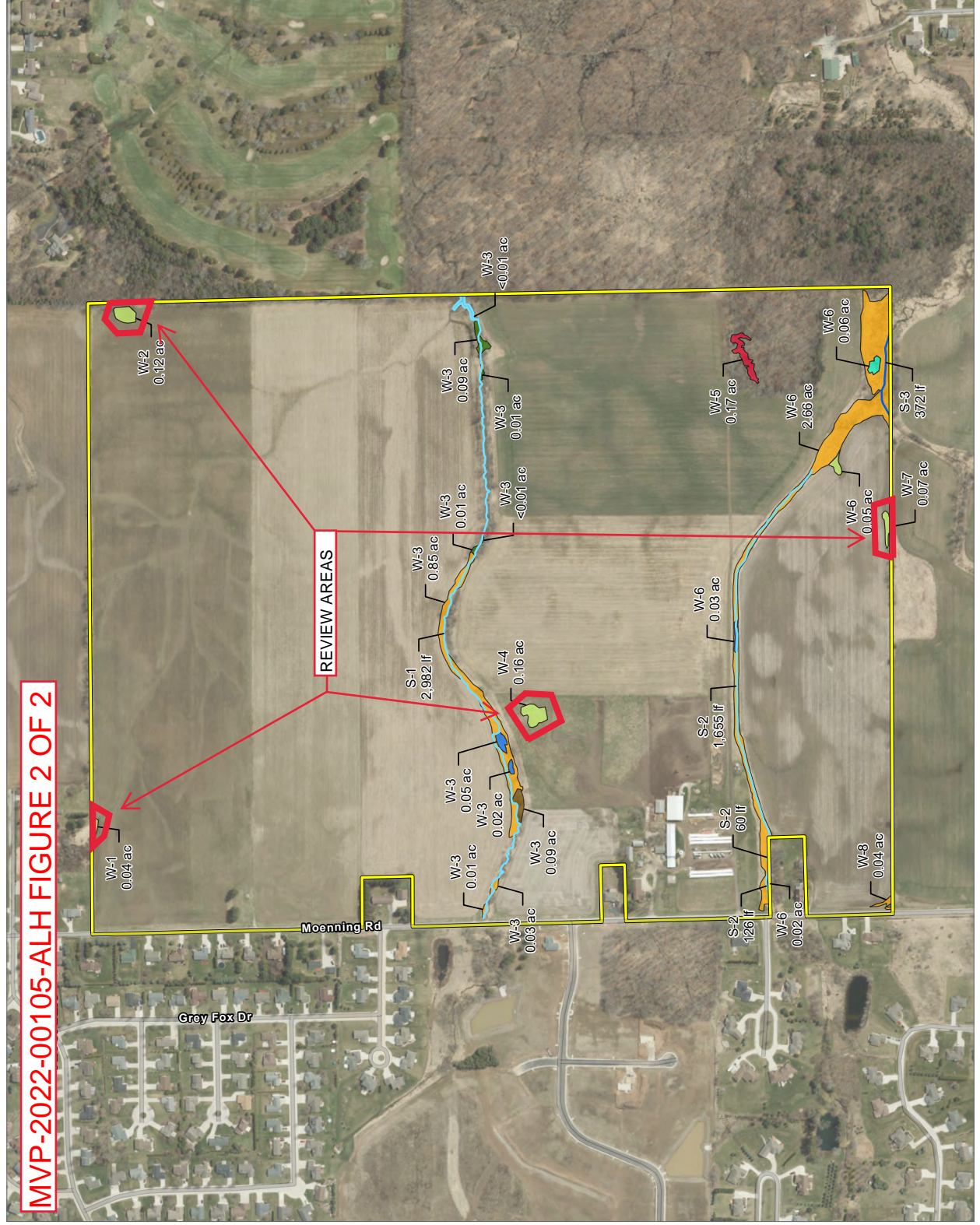
IF APPROVED, NEXT STEPS:

Upon approval, obtain signatures, return signed documents to Sheboygan County, and send payment to Sheboygan County.

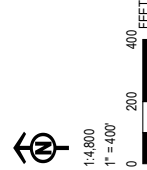
MVP-2022-00105-ALH FIGURE 2 OF 2

	STUDY AREA
	TRC DELINEATED STREAM
	INTERMITTENT STREAM
	PERENNIAL STREAM
	TRC DELINEATED WETLAND
	FLOODPLAIN FOREST WETLAND
	FRESH WET MEADOW WETLAND
	HARDWOOD SWAMP WETLAND
	SHRUB-CARR WETLAND
	SEDGE MEADOW WETLAND
	SEASONALLY FLOODED BASIN/FARMED WETLAND
	SHALLOW MARSH WETLAND

 **WETLANDS TO BE INCLUDED
IN APPROVED
JURISDICTIONAL REVIEW
DETERMINATION**



NOTES:
1. BASE MAP IMAGERY FROM ESRI WORLD IMAGERY, APRIL, 2022.
2. WETLAND DELINEATION COMPLETED APRIL 23-30, 2024.



PROJECT:	FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC SHEBOYGAN SUBDIVISION SHEBOYGAN COUNTY, WI		
TITLE:	WETLAND DELINEATION OVERVIEW MAP		
DRAWN BY:	E. DOJWA	PROJ. NO.:	591152
CHECKED BY:	H. BEEDIE		
APPROVED BY:	A. LARSEN		
DATE:	MAY 2024		
		EXHIBIT A	
		6737 W WASHINGTON ST. SUITE 3460 WEST ALLIS, WI 53118 PHONE: 262.879.1212	



Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet, Map Rotation: 0
 Scale: 1" = 400'
 Date: 05/23/24
 Project: FOTH-2022-00105-ALH-Figure 2 of 2
 Author: E. DOJWA
 Checked: H. BEEDIE
 Approved: A. LARSEN
 Date: 05/23/24
 File: MVP-2022-00105-ALH-Figure 2 of 2.mxd