

ENVIRONMENTAL IMPACT REPORT FOR KOHLER CO.'S PROPOSED TOWN OF WILSON GOLF COURSE

Fact Sheet

Kohler Co. has filed with the Wisconsin Department of Natural Resources an Environmental Impact Report for its [proposed 18-hole golf course](#) in the Town of Wilson. The EIR is a comprehensive science- and engineering-based document that provides facts, analysis and hard data on a variety of important topics. It shows how Kohler's balanced and minimalist approach to the project has been guided by the principles of avoiding, minimizing or mitigating any potential environmental impact. For example, the EIR reports that the project would:

Result in a net increase in protected wetland.

- Current plan reduces impacted wetland to less than 5 acres from over 25 originally estimated.
- Kohler would follow the State of Wisconsin's mitigation program to preserve additional wetland. The result will be a net increase in protected wetland.

Remove invasive species and add more native plants and grasses.

- Plans include removal of invasive species, including the thorny Japanese barberry.
- Native species and trees will be planted to enhance the natural habitat, increase wildlife diversity and help transform parts of the site now classified as "degraded" into a healthier forest.

Be sensitive to specific species, plants and wildlife.

- The golf course plan avoids impact to special habitat or species of concern.
- Major dune structures are preserved.
- More than half of the wooded area will be left intact.

Protect the watershed, groundwater and neighboring wells.

- Kohler tested several options and found use of well water and creation of an irrigation pond for water supply as the most environmentally sound approach.
- Analysis confirmed that a proper well system would not negatively impact the water table or groundwater.
- As a special insurance, Kohler will establish and fund a program to rectify potential well issues for Town of Wilson residents. The plan will mirror the successful program with Whistling Straits in the Town of Mosel.

Limit pesticide and fertilizer use and prevent runoff.

- The course will feature grasses and plants that require minimal fertilization and establish an integrated pest management program aimed at minimizing pesticide use.
- KOHLER golf courses on average have applied fertilizers at only 20 percent of authorized state and federal levels on fairways.
- There will be no runoff into the Black River and Lake Michigan.
- KOHLER golf courses have a proven positive record for use of approved pesticides, herbicides and fertilizers. Its Sheboygan County courses have never been cited with an environmental violation.

Create jobs and a local economic boost.

- When fully operational, the project will create the equivalent of 227 new, full-time jobs, generate an annual \$20.6 million economic impact for Sheboygan County, enhance visitor spending by \$6 million a year and boost the local tax base of the Town, school system and Sheboygan County.
- Construction-related activity would bring an additional boost for the County, with construction alone estimated to create the equivalent of 95 full-time jobs and generate \$12.5 million annually over the three-year duration of the project.

Create public access and include an easement for Timberlake homeowners

- Like Kohler Co.'s four other golf courses, this course would transform private property to a public golf course.
- Kohler Co. will grant Timberlake homeowners a permanent lakeshore easement.
- Current Town of Wilson zoning allows for a golf course on the property and Kohler Co. is not seeking any changes to zoning.

Be sensitive to history and archaeology:

- Burial mounds in a small concentrated section of the property will remain untouched.
- Analysis of the site's archaeology and history will continue.

Enhance public access to Kohler-Andrae State Park:

- The proposal affects approximately four acres of state parkland in an area already used by park staff for operations. This area is not normally accessed by the public, and the easement would follow a route similar to the one approved for a previous development proposal. No public trails would be affected.
- Plans call for the golf course and state park to share an expanded entry road at the south end of the property, steering traffic away from neighboring homes to the north. To improve circulation, Kohler proposes to modify the state entrance road by adding a roundabout.

Have minimal impact on traffic:

- After the course opens, neighboring roads and intersections would continue to operate essentially at current levels of service.
- Entrance traffic would be routed through the south, avoiding homes to the north. Other than the entrance, no major traffic improvements are required.

Adopt green building standards:

- Clubhouse plans call for a minimalist design to include timber and canvas-like features.
- Environmentally sensitive design standards will be used to achieve eligibility for Leadership in Energy & Environmental Design (LEED) green building certification.