



## KOHLER CO.'S PROPOSED TOWN OF WILSON GOLF COURSE Fact Sheet: Draft DNR Environmental Impact Statement

July 2016

*Kohler Co. has introduced plans to create an [18-hole, public golf course](#) on land the company has owned in the Town of Wilson for more than 75 years. Building on its long history of quality, innovation and sustainability, Kohler Co. has approached the project thoughtfully, with public feedback helping to inspire a minimalist design that preserves the major dune structures and embraces the land's natural contours. The goal is to have a world-class, public destination that creates jobs and other economic benefits for the region, and to do it in an environmentally responsible manner that will serve the community and enhance the land for generations to come.*

*The Wisconsin Department of Natural Resources recently issued its [draft Environmental Impact Statement \(EIS\)](#) on the golf course proposal, an extensive science- and engineering-based study that is part of the agency's normal project permitting process. The draft EIS reviews the balanced approach Kohler Co. has taken to respect the land and surrounding areas, protect the environment, boost the local economy and more.*

### **Key sections of the DNR's draft EIS show the proposed project would:**

- **Be a good neighbor.** The DNR's draft EIS finds no long-term negative impacts to area property values, traffic, noise, air quality, flood plain, surface water, groundwater and wells.
- **Fit the site's existing zoning.** The draft EIS confirms that a golf course is an acceptable use for the land under current zoning, and a Conditional Use Permit would be required from the Town of Wilson.
- **Protect the watershed, groundwater and neighboring wells.** The draft EIS confirms that a proper well system and irrigation pond would not negatively impact the water table or groundwater. As a precaution, Kohler will establish and fund a special insurance program to rectify potential well issues for neighbors, similar to the successful program used with the Town of Mosel and Whistling Straits.
- **Significantly limit pesticide and fertilizer use and prevent runoff into Lake Michigan and other waterways.** The draft EIS notes that there will be no fertilizer or pesticide runoff into the Black River or Lake Michigan. The course will use grasses and plants requiring minimal fertilization and establish an integrated pest management program to minimize chemical pesticide use.
- **Leave burial mounds undisturbed and take a respectful approach to archaeology.** Recent archaeology reports offer the opportunity for discovery, deeper learning and working together in a spirit of respect and collaboration. The U.S. Army Corps of Engineers is overseeing this aspect of the project, including consulting with Tribes that may wish to be involved in this effort.
- **Remove invasive species, add more native plants and grasses and be sensitive to specific plants and wildlife.** Plans include removing invasive species and planting native species and trees to enhance natural habitat, increase wildlife diversity and help transform parts of the site now classified as "degraded." The plan also minimizes impact to the migratory bird population and the special habitats for species of concern. Major dune structures will be preserved.

**A Thoughtful, Minimalist Approach**  
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- **Expand public access and include a permanent legal easement for Timberlake homeowners.** The draft EIS outlines how the project would transform private property to a public golf course. Upon project approval, Kohler also will grant homeowners in the neighboring Timberlake subdivision a permanent, legal easement to access the Lake Michigan shoreline.
- **Protect sensitive wetland.** Impacts will be limited to fewer than 5 acres of wetland. Additionally, Kohler Co. would follow the State's mitigation program to preserve additional wetland.
- **Enhance public access to Kohler-Andrae State Park.** The draft EIS highlights plans 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. Kohler Co. has proposed adding a roundabout to improve circulation and make access to Kohler-Andrae State Park easier. The draft EIS confirms that no public trails would be affected by the project.
- **Adopt green building standards.** The draft EIS indicates that environmentally sensitive design standards will be used to achieve eligibility for Leadership in Energy & Environmental Design (LEED) green building certification.
- **Generate a multimillion-dollar economic boost for the Town of Wilson, Sheboygan County and the region.** The draft EIS includes information from an outside consulting firm that the golf course's total annual estimated economic impact would be \$20.6 million in Sheboygan County, with about \$9.7 million of that amount in the Town of Wilson. The study said that an 11-county region would realize a total estimated economic impact for operations and golf tourism of about \$25.1 million.
- **Create hundreds of new full-time jobs.** When fully operational, the proposed golf course project will create the equivalent of about 227 new, full-time jobs. In addition, the construction and building of the course and related facilities will create an additional 95 jobs during construction.