



Indiana Department of Environmental Management  
Office of Water Quality  
Waterways Section

**Publication Date:**  
March 6, 2026

**Closing Date:**  
March 27, 2026

# JOINT PUBLIC NOTICE

**IDEM Permit Numbers:**  
WQC001449, SRIP01392

**Corps of Engineers ID Number:**  
LRE-2025-00130-176-A25

**To all interested parties:**

This letter shall serve as a formal notice of the receipt of an application for **Section 401 Water Quality Certification** and a **State Isolated Wetland Individual Permit** by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for water quality certification under Section 401 of the Clean Water Act (33 U.S.C. § 1341) and permits required under IC 13-18-22 and to solicit comments and information on any impacts to water quality related to the proposed project. IDEM will evaluate whether the project complies with Indiana's water quality standards as set forth at 327 IAC 2 and all applicable provisions of IC 13-18-22.

- |                                 |  |                  |  |
|---------------------------------|--|------------------|--|
| <b>1. Applicant:</b>            | Ken Wilson<br>Serenova Development LLC<br>319 Pokagon Trail, Suite A<br>Angola, IN 46703   | <b>2. Agent:</b> | Chadwick Appleman<br>nuInventa LLC<br>1564 Tallavana Trail<br>Havana, FL 32333 |
| <b>3. Project location:</b>     | Latitude 41.666186, Longitude -84.998261<br>Southwest of the intersection of N Wayne Street and Selma Drive, Angola, Steuben County  |                  |  |
| <b>4. Affected waterbodies:</b> | John Croxton Regulated Drain, one Class I isolated wetland, and one Class II isolated wetland.   |                  |  |
| <b>5. Project Description:</b>  | Commercial development involving the creation of a road. A total of 860 linear feet of stream and 0.497 acre of wetlands will be impacted with fill. Mitigation will be the preservation in perpetuity of 0.873 acre of forested wetland and 2.64 acres of shallow open water with emergent littoral zones, the enhancement of 4.087 acres of emergent wetland to forested wetland, and the creation of a 969 linear foot meandering stream with two small pools. Mitigation will be located on a contiguous parcel owned by the applicant planned for future expansion of the commercial development. |                  |  |

- Comment period:** Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM in the state isolated wetland permit review and the water quality certification review process.
- Public Hearing:** Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should also state the reason for the public hearing as specifically as possible to assist IDEM in determining whether a public hearing is warranted.
- Questions?** Additional information may be obtained by contacting [WaterwaysComments@idem.IN.gov](mailto:WaterwaysComments@idem.IN.gov). In the subject line of the email, please include the IDEM ID Number listed in the top right corner of the first page of this public notice. Indicate if you wish to receive a copy of IDEM's final decision. Written comments and inquiries may be forwarded to -

Indiana Department of Environmental Management  
100 North Senate Avenue  
MC65-42 WQS IGCN 1255  
Indianapolis, Indiana 46204-2251 FAX: 317/232-8406

**Worksheet – Summary of Onsite Water Resources and Project Impacts**

A. Jurisdictional Wetlands (Existing Conditions)			Jurisdictional Wetlands (Proposed Impacts)			
Wetland Type	Size of wetland (acreage)		To be Impacted?	Acreage	Fill quantity (cys)	ATF
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe the type and composition of fill material to be placed in wetlands on the project site:						
Describe the type and composition and quantity ( <i>cubic yards</i> ) of material proposed to be dredged or excavated from wetlands on the project site:						

B. Isolated Wetlands (Existing Conditions)			Isolated Wetlands (Proposed Impacts)			
Wetland Class	Type	Size of wetland (acreage)	To be Impacted?	Acreage	Fill quantity (cys)	ATF
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> NF <input type="checkbox"/> F	Wetland F (0.046)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.046	EXEMPT	No
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> NF <input type="checkbox"/> F	Wetland H (0.046*)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.451	0.383	No
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe the type and composition of fill material to be placed in isolated wetlands on the project site: *Wetland extends offsite - delineated wetland and proposed impact acreages shown are onsite only; there are no offsite impacts. Fill material will be clean, sandy/clay soil sourced entirely onsite. Fill material will also include crushed limestone, asphalt, concrete, and similar aggregate materials used to construct streets, driveways, parking lots, sidewalks, etc.)						
Describe the type and composition and quantity ( <i>cubic yards</i> ) of material proposed to be dredged or excavated from isolated wetlands on the project site:						

C. Bridges and Stream Crossings - provide the following information for EACH structure (Use additional sheet(s) if required.)	
Stream name	
Description of impacts	
Length of upstream bank impacts:	
Left side:	Right side:
Length of downstream bank impacts:	
Left side:	Right side:
Bank protection fill placed below the Ordinary High Water Mark:	Volume per running foot:
Bank protection fill placed below the Ordinary High Water Mark:	Area of coverage:

**D. Bank Stabilization – provide the following information for EACH segment (Use additional sheet(s) if required.)**

Water body name
Description of impacts
Length of shoreline or bank protection
Volume ( <i>cubic yards</i> ) of bank protection fill placed below the Ordinary High Water Mark per running foot
Area ( <i>square feet</i> ) of bank protection fill placed below the Ordinary High Water Mark

**E. Stream Relocation**

Water body name Stream A - John Croxton (an open drain regulated by the Steuben County Drainage Board)	
Description of impacts Discharge of clean fill soil. Further details of the proposed impacts, including reasons for the impacts, volumes of fill material, and other pertinent information are provided in the cover letter to which this application form is attached.	
Length of existing channel to be relocated ( <i>linear feet</i> ) 859.7	
Length of new channel to be constructed ( <i>linear feet</i> ) No new open stream channel will be constructed; the entire stream will be piped. Compensatory stream mitigation is proposed.	
Existing channel to be backfilled? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type of relocation <input checked="" type="checkbox"/> Piping <input type="checkbox"/> Open <input type="checkbox"/> Channel <input type="checkbox"/> Other: _____
Type of fill and volume ( <i>cubic yards</i> ) 18,527 cy (clean, native soil sourced onsite through mass cut/fill grading)	

**F. Open Water Fill**

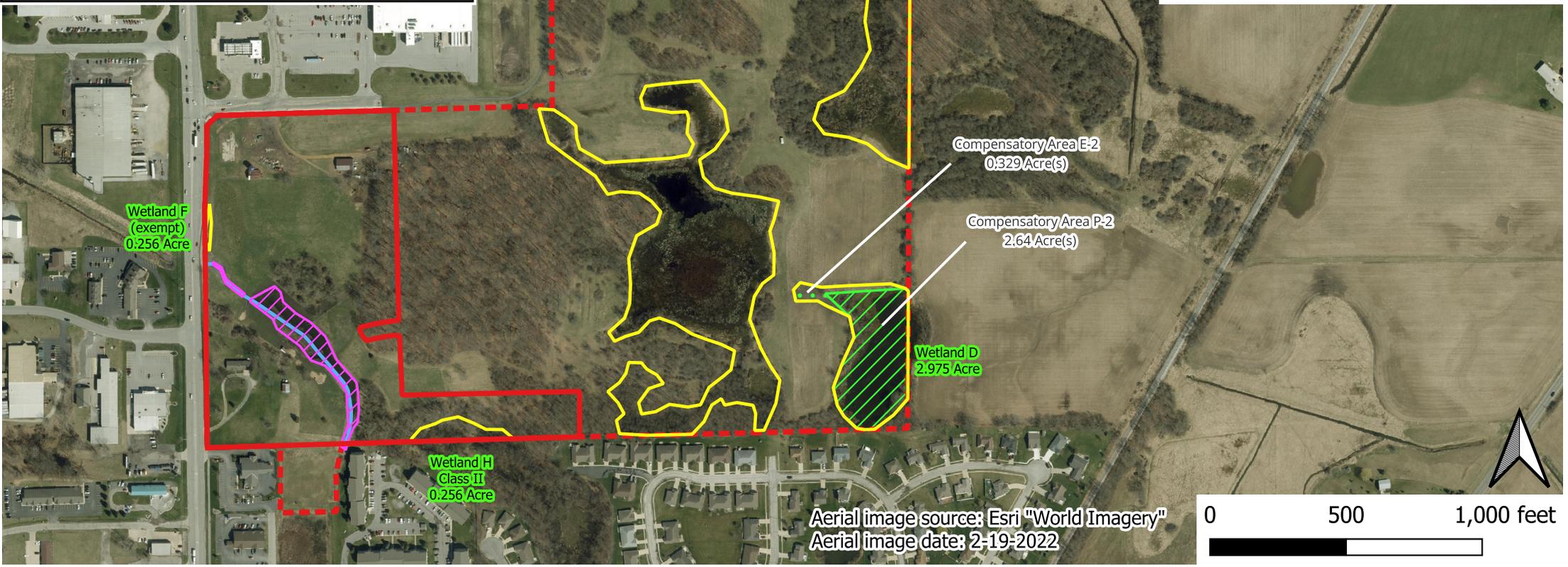
Water body name
Description of impacts
Area of water body to be filled ( <i>acres</i> )
Type of fill and volume ( <i>cubic yards</i> )



Area	Enhancement (acres)	Preservation (acres)	
P-1		0.873	
P-2		2.64	
E-1	3.758		
E-2	0.329		
	<b>4.087</b>	<b>3.513</b>	
	5.0	10.0	Required Ratio for Type
	<b>7.988</b>	6.866	Proposed Ratio

Wetland H : 0.451 Acre (Onsite)  
Wetland Fill: 0.256 Acre (100% Forested)  
Required Compensatory Mitigation Ratio: 2:1\*  
Required Compensatory Mitigation Acreage: 0.512  
\*for mitigation bank or ILFP credits purchase

- ### Legend
- Serenova Project Site
  - Serenova - Section I
  - Delineated Wetlands (Verified)
  - Stream
  - Stream Centerline
  - Compensatory Wetland Enhancement
  - Compensatory Wetland Preservation
  - Compensatory Stream Creation
  - Compensatory Stream Pool



Project No. 241018  
Drawn: 9-10-2025  
Revisions: 10-27-2025  
Version:  
Drawn By: CA  
Checked By: AS

## Conceptual Compensatory Mitigation Overview Map

Serenova Commerce Park - Phase I  
N. Wayne Street & E. Wendell Jacob Avenue  
Angola, Steuben County, Indiana

Figure **CM 01**

## Proposed Onsite Compensatory Mitigation for Serenova Commerce Park – Phase I

- Proposed mitigation site is located **onsite within future phases of Serenova**, on a contiguous parcel owned by the applicant (see Figure CM 01, attached).
- **Wetland C (4.719 acres):**
  - 0.873 acres of higher-quality forested wetland **preserved in perpetuity**.
  - 3.758 acres of low-quality emergent wetland **enhanced to forested wetland** through eradication of reed canary grass and planting of woody wetland species.
  - See Figure CM 02 (attached) for details.
- **Wetland D (2.975 acres):**
  - 2.64 acres of shallow open water with emergent littoral zones to be **preserved in perpetuity**.
  - 0.329 acres of low-quality emergent wetland **enhanced to forested wetland** through eradication of reed canary grass and planting of woody wetland species.
- **New 969-foot meandering stream** with two small pools will be constructed within Wetland C, which will provide an additional aquatic habitat type within the wetland system (see Figure CM 02, attached, for details).
- By **preserving and enhancing these wetlands within the limits of future residential development areas of Serenova**, the applicant ensures these resources will not be impacted in the subsequent phases, demonstrating proactive, long-term protection.
- Overall **enhancement ratio is 8:1**, exceeding IDEM's 5:1 minimum requirement for wetlands mitigation compensation; preservation serves as a bonus contribution.
- The length of **new stream creation establishes a mitigation ratio of 1.13:1**, which is slightly greater than IDEM's minimum of 1:1 for compensatory stream mitigation.