

From: [Champion, April R CIV USARMY CELRE \(USA\)](#)
To: ["Bert Ebbers"](#)
Subject: RE: USACE File: LRE-2020-01805-41-S20/Law - Boat House and Marina Basin
Date: Tuesday, December 7, 2021 8:20:00 AM

Thank you for the response.

I did not receive an earlier message from you yesterday containing a compliance-grade site plan and a modified turbidity curtain detail

Respectfully,

April Champion
Project Manager, Western Section
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From: Bert Ebbers <ebbersbert@gmail.com>
Sent: Monday, December 6, 2021 4:38 PM
To: Champion, April R CIV USARMY CELRE (USA) <April.R.Champion@usace.army.mil>
Cc: Bob Drost <bobdrost@drostlandscape.com>
Subject: [Non-DoD Source] Law Project Additional Information - Proposed Boathouse Usage

Dear Ms. Champion,

Below is our response to your request for information on boathouse use. I believe this is what you are looking for, but if not, please let me know. Thank you.

Please confirm receipt of this email, as well as my earlier message containing a compliance-grade site plan and a modified turbidity curtain detail.

I still plan to modify my hand-drawn Overview Plan to show rounded corners along the entrance channel, rather than what appear to be closer to 90 degree angles currently.

Law Boathouse Structure Use:

The proposed inland boathouse has two levels. On the lower level, 3 boat slips, and 4 personal

watercraft slips, are currently proposed. Boats (both vintage and modern) are expected to be moored in the water during the warm season, and lifted out of the water in the off season. Repair and maintenance activities (services) will be available on-site, to all watercraft accommodated by the boathouse. Other available space on the lower level will be used for storage of materials or peripherals directly related to seasonal watercraft use or in-season or off-season maintenance activities. The upper level of the boathouse is intended to provide a large open space suitable for family or guest events, charity events, or corporate meetings, and will have kitchen facilities. It also will allow ample opportunities for observation of surrounding lands and Lake Charlevoix. The boathouse building will have restrooms, but is not currently intended to provide sleeping accommodations.

Bert C. Ebbers, Consulting Biologist
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Champion, April R CIV USARMY CELRE (USA)

From: Bert Ebbers <ebbersbert@gmail.com>
Sent: Thursday, December 9, 2021 3:54 PM
To: Champion, April R CIV USARMY CELRE (USA)
Cc: Bob Drost
Subject: [Non-DoD Source] Law Boathouse Use Statement - IMPORTANT UPDATE

Good Morning Ms. Champion,

As a result of recent discussions between myself and other team members on this project, it has been determined the proposed use of the boathouse structure is more accurately described as followed:

"The proposed inland boathouse has two levels. On the lower level, 3 boat slips, and 4 personal watercraft slips, are currently proposed. Boats (both vintage and modern) are expected to be moored in the water during the warm season, and lifted out of the water in the off season. Repair and maintenance activities (services) will be available on-site, to all watercraft accommodated by the boathouse. Other available space on the lower level will be used for storage of materials directly related to in-season or off-season maintenance activities. The upper level of the boathouse will be used to store items such as canoes, kayaks, paddle boards and windsurfers, as well as boating peripherals including, but not limited to, personal flotation devices, inner tubes, water skis and fishing equipment. The boathouse building will have restrooms, to be used by family members, guests or maintenance personnel, but is not currently intended to provide sleeping accommodations. Kitchen facilities may be added at a later date, depending on the needs of the building users, including watercraft maintenance personnel."

Please disregard my earlier email on this subject, sent 12/06/2021 at 4:37 PM. If this update requires that I provide additional information, please let me know. Thanks.

We did a re-assessment of everything the Laws have or need, relative to the proposed boathouse usage, and decided that the upper level space is needed for storage.

As always, please confirm by return email that this update was received.

Bert C. Ebbers, Consulting Biologist
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