

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Hollydale Golf Course Development, Inc .	Applicant Representative: Nick McCabe, ISG
Project Name: Hollydale Golf Course	LGU Project No. (if any): 2019-13
Date Complete Application Received by LGU: 10/01/19	
Date of LGU Decision: November 7, 2019	
Date this Notice was Sent: November 7, 2019	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
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LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input type="checkbox"/> Attachment(s) (specify): <input checked="" type="checkbox"/> Summary: Wetland delineation report (prepared by Kjolhaug Environmental Services, dated September 27, 2019) for the 156.8 acre Hollydale Golf Course in Plymouth, MN. The project area consists of PID No. 0811822310001 (59.25 acres), 0811822340014 (69.88 acres), 0811822430002 (27.67 acres). Three additional parcels (PID No. 0811822340011 - 0.43 acres, 0811822340007 - 0.51 acres, and 0811822340009 - 0.91 acres) were added adjacent to the southwest project area during the TEP field review on October 11, 2019, resulting in the 158.65 acre total project area.

Wetland boundaries and types were found to be accurately defined in the wetland delineation report during the TEP field review on October 11, 2019. Minor report and map revisions were verbally requested by the TEP and the applicant's consultant provided the requested revisions, which included:

- Since the time of the delineation submittal, a land survey was completed. Wetland 4 (shown on previous Existing Conditions figure adjacent to the railway in the northwest portion of site) was determined to be located entirely offsite based on the land survey. The wetland acreage has also been updated to reflect the surveyed boundaries. Also, the wetland types were added to the final map. Refer to attached Figure 2 – Existing Conditions.
- Two small parcels were added to the project limits (residential homes/yards along the western edge of the project boundary). They were walked during the TEP meeting and do not contain wetlands.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map Project Plan(s)/Descriptions/Reports (specify): Figure 2 – Existing Conditions Map

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
 Minnesota Board of Water & Soils Resources
 520 Lafayette Road North
 St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

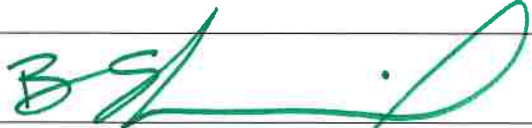
Required on all notices:

<input checked="" type="checkbox"/> SWCD TEP Member: Stacey Lijewski	<input checked="" type="checkbox"/> BWSR TEP Member: Ben Carlson
<input checked="" type="checkbox"/> LGU TEP Member (if different than LGU contact): Ben Scharenbroich	
<input checked="" type="checkbox"/> DNR Representative: Leslie Parris	
<input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: Bassett Creek WMC, c/o Laura Jester, Keystone Waters LLC Elm Creek WMC, c/o Judie Anderson	
<input checked="" type="checkbox"/> Applicant (notice only): Jake Walesch	<input checked="" type="checkbox"/> Agent/Consultant (notice only): Nick McCabe, ISG

Optional or As Applicable:

<input type="checkbox"/> Corps of Engineers:
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input checked="" type="checkbox"/> Members of the Public (notice only): Adam Cameron, Kjolhaug Environmental Services Company <input type="checkbox"/> Other:

Signature:

A handwritten signature in green ink, appearing to be 'BSJ', written over a horizontal line.

Date: 11/06/2019

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

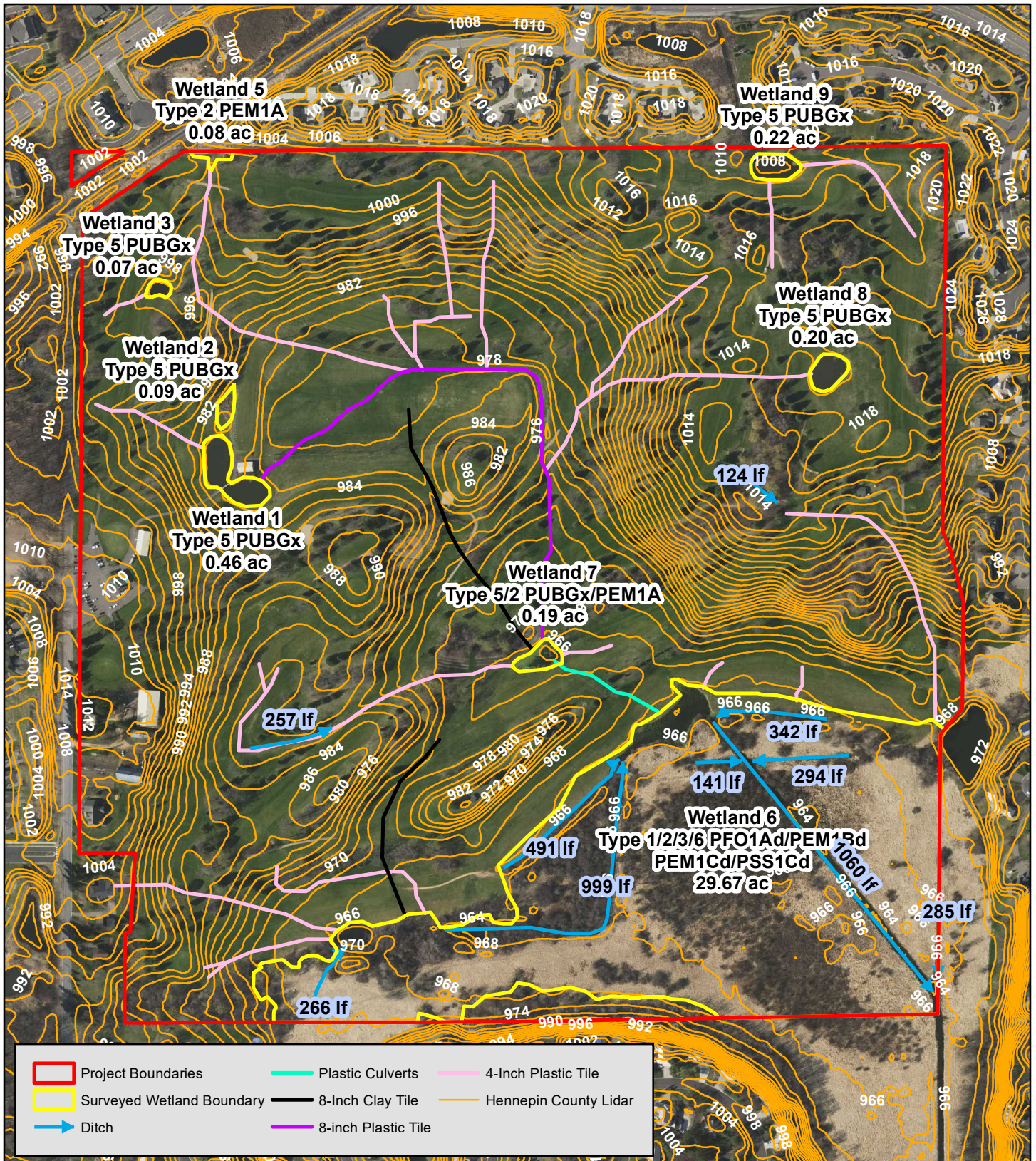


Figure 2 - Existing Conditions (2016 MNGEO Photo)



N

0 400



Feet

Hollydale Golf Course (KES 2019-113)
Plymouth, Minnesota



KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
 Source: MNGEO Spatial Commons

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit:	City of Plymouth	County:	Hennepin
Applicant Name:	Cushman Wakefield		
Applicant Representative:	Adam Cameron, Kjolhaug Environmental Services Company, Inc		
Project Name:	Plymouth Business Center		
LGU Project No. (if any):	2019-14		
Date Complete Application Received by LGU:	10/2/2019		
Date of LGU Decision:	11/15/2019		
Date this Notice was Sent:	11/15/2019		

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H	Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9		

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
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LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input type="checkbox"/> Attachment(s) (specify):
<input checked="" type="checkbox"/> Summary: The TEP met on site September 19th to review the boundary. The TEP agreed on the submitted boundary and did not have any adjustments.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

<input checked="" type="checkbox"/> Site Location Map <input checked="" type="checkbox"/> Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Send petition and \$0 fee to: Ben Scharenbroich, Interim Water Resources Manager
City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

Notice Distribution (include name)

Required on all notices:

- | | |
|---|--|
| <input checked="" type="checkbox"/> SWCD TEP Member: | Ms. Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600 |
| <input checked="" type="checkbox"/> BWSR TEP Member: | Ben Carlson, BWSR, 520 Lafayette Road North, St. Paul, MN 55401 |
| <input checked="" type="checkbox"/> LGU TEP Member (if different than LGU contact): | Ben Scharenbroich, 3400 Plymouth Blvd, Plymouth MN 55447 |
| <input checked="" type="checkbox"/> DNR Representative: | Leslie Parris, MnDNR, 1200 Warner Road, St. Paul, MN 55106
Jason Spiegel, MnDNR, 1200 Warner Road, St. Paul, MN 55106 |
| <input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: | BCWMC, c/o Laura Jester, 16145 Hillcrest Lane, Eden Prairie, MN 55346 |
| <input checked="" type="checkbox"/> Applicant: | Joan Firnhaber, Cushman Wakefield, 3500 American Blvd W, Suite 200, Bloomington, MN 55431 |
| <input checked="" type="checkbox"/> Agent/Consultant: | Adam Cameron, Kjolhaug Environmental Services Company, Inc. 2500 Shadywood Road Suite 130, Orono, MN 55331 |

Optional or As Applicable:

- | |
|---|
| <input checked="" type="checkbox"/> Corps of Engineers: |
| <input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only): |
| <input checked="" type="checkbox"/> Members of the Public (notice only): Wayne Stark, Stark Engineering, 320 2nd Avenue North, Sauk Rapids, MN 55379
Jan Murphy, Cushman Wakefield, 3500 American Blvd W, Suite 200, Bloomington, MN 55431 <input type="checkbox"/> Other: |

Signature:



Date:

11/15/2019

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Ben Scharenbroich

From: Carlson, Ben (BWSR) <ben.carlson@state.mn.us>
Sent: Friday, October 11, 2019 11:24 AM
To: Ben Scharenbroich
Subject: RE: WCA Notice of Application - Wetland Boundary and Type - Plymouth, MN - Plymouth Business Center - 101019

The delineation looked accurate during the field review, I have no further comments.

Ben C

From: Ben Scharenbroich [mailto:bscharenbroich@plymouthmn.gov]
Sent: Thursday, October 10, 2019 4:18 PM
To: Carlson, Ben (BWSR) <ben.carlson@state.mn.us>; Stacey L Lijewski <Stacey.Lijewski@hennepin.us>; Parris, Leslie (DNR) <leslie.parris@state.mn.us>; laura.jester@keystonewaters.com; Wayne Stark <Waynes@starkengineer.com>; Adam Cameron <adam@kjolhaugenv.com>; Jan Murphy/USA <Jan.Murphy@cushwake.com>; usace_requests_mn@usace.army.mil
Cc: Ben Scharenbroich <bscharenbroich@plymouthmn.gov>
Subject: WCA Notice of Application - Wetland Boundary and Type - Plymouth, MN - Plymouth Business Center - 101019

All,

Attached is the WCA Notice of Application – Wetland Boundary and Type for the Plymouth Business Center project in Plymouth, MN. If you have comments or questions, please send them before the October 31st deadline.

Thank you,
Ben Scharenbroich | Interim Water Resources Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Office: 763.509.5527 - Mobile: 763.238.7241 - Fax: 763.509.5510
www.plymouthmn.gov

Minnesota Wetland Conservation Act

Notice of Application

Local Government Unit (LGU) City of Plymouth	Address 3400 Plymouth Blvd Plymouth, MN 55447
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1. PROJECT INFORMATION

Applicant Name Kjolhaug Environmental Services Company, Inc. for Cushman Wakefield	Project Name Plymouth Business Center	Date of Application 10/2/2019	Application Number
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Type of Application (check all that apply):

<input checked="" type="checkbox"/> Wetland Boundary or Type Sequencing	<input type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/>
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Summary and description of proposed project (attach additional sheets as necessary):

The Plymouth Business Center site is located at 3850 Annapolis Lane North in Plymouth, MN. The 8.27 acre site was inspected on August 29th, 2019 for the presence and extent of wetlands. The property is located in Section 15, Township 118 North, Range 22 West, City of Plymouth, Hennepin County. The site is situated to the west of Interstate Highway 494 and south of Rockford Road.

One wetland was delineated within the site boundaries, the delineated boundary. Wetland 1 was a Type 2/3 (EM1B/BEM1C) wetland with shallow marsh in the center dominated by cattail, with a fringe of wet meadow dominated by reed canary grass with a lesser amount of giant goldenrod. The wetland was saturated at the surface in the center, and dry along the wetland fringe with secondary indicators of wetland hydrology observed including Geomorphic Position and the FAC-Neutral test observed. The wetland boundary corresponded to a topographic rise along steep sideslopes and a transition from wet meadow plant species to upland meadow.

The comment period closes on October 31, 2019.

2. APPLICATION REVIEW AND DECISION

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 3 provides notice that an application was made to the LGU under the Wetland Conservation Act as specified above. A copy of the application is attached. Comments can be submitted to:

Name and Title of LGU Contact Person Ben Scharenbroich Interim Water Resources Manager	Comments must be received by (minimum 15 business-day comment period): October 31, 2019
Address (if different than LGU) 3400 Plymouth Blvd Plymouth, MN 55447	Date, time, and location of decision: November 1, 2019 9:00am 3400 Plymouth Blvd
Phone Number and E-mail Address 763-509-5527 bscharenbroich@plymouthmn.gov	Decision-maker for this application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board or Council

Signature: _____



Date: _____

10/10/2019

3. LIST OF ADDRESSEES

- SWCD TEP member: **Ms. Stacey Lijewski, HCD, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600 (sent electronically)**
- BWSR TEP member: **Ben Carlson, BWSR 520 Lafayette Road North, St. Paul, MN 55401 (sent electronically)**
- LGU TEP member (if different than LGU Contact): **Ben Scharenbroich, City of Plymouth, 3400 Plymouth Blvd, Plymouth, MN 55447 (sent electronically)**
- DNR TEP member: **Leslie Parris, MnDNR, 1200 Warner Road, St. Paul, MN 55106 (sent electronically)**
- DNR Regional Office (if different than DNR TEP member)
- WD or WMO (if applicable): **BCWMC, c/o Laura Jester, 16145 Hillcrest Lane, Eden Prairie, MN 55346 (sent electronically)**
- Applicant (notice only) and Landowner (if different)
- Members of the public who requested notice (notice only):
 - Wayne Stark, Stark Engineering, 320 2nd Avenue North, Sauk Rapids, MN 55379 (sent electronically)**
 - Joan Firnhaber, Cushman Wakefield, 3500 American Blvd W, Suite 200, Bloomington, MN 55431 (sent electronically)**
 - Jan Murphy, Cushman Wakefield, 3500 American Blvd W, Suite 200, Bloomington, MN 55431 (sent electronically)**
 - Adam Cameron, Kjolhaug Environmental Services Company, Inc. 2500 Shadywood Roadm Suite 130, Orono, MN 55331**
- Corps of Engineers Project Manager (notice only)
- BWSR Wetland Bank Coordinator (wetland bank plan applications only)

4. MAILING INFORMATION

- For a list of BWSR TEP representatives: www.bwsr.state.mn.us/contact/WCA_areas.pdf
- For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➤ Department of Natural Resources Regional Offices:

<u>NW Region:</u>	<u>NE Region:</u>	<u>Central Region:</u>	<u>Southern Region:</u>
Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073

For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

- For a list of Corps of Project Managers: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687
or send to:

➤

US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

- For Wetland Bank Plan applications, also send a copy of the application to:
Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator

5. ATTACHMENTS

In addition to the application, list any other attachments:

Plymouth Business Center Wetland Delineation Report