

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Dietrich Development, LLC and JNA 55, LLC	
Applicant Representative: Aaron Remer, GZA GeoEnvironmental Inc.	
Project Name: Plymouth Apartments – Highway 55 JNA Site	
LGU Project No. (if any): 2023-05	
Date Complete Application Received by LGU: 02/10/2023	
Date of LGU Decision: 03/17/2023	
Date this Notice was Sent: 03/17/2023	

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

LGU Decision

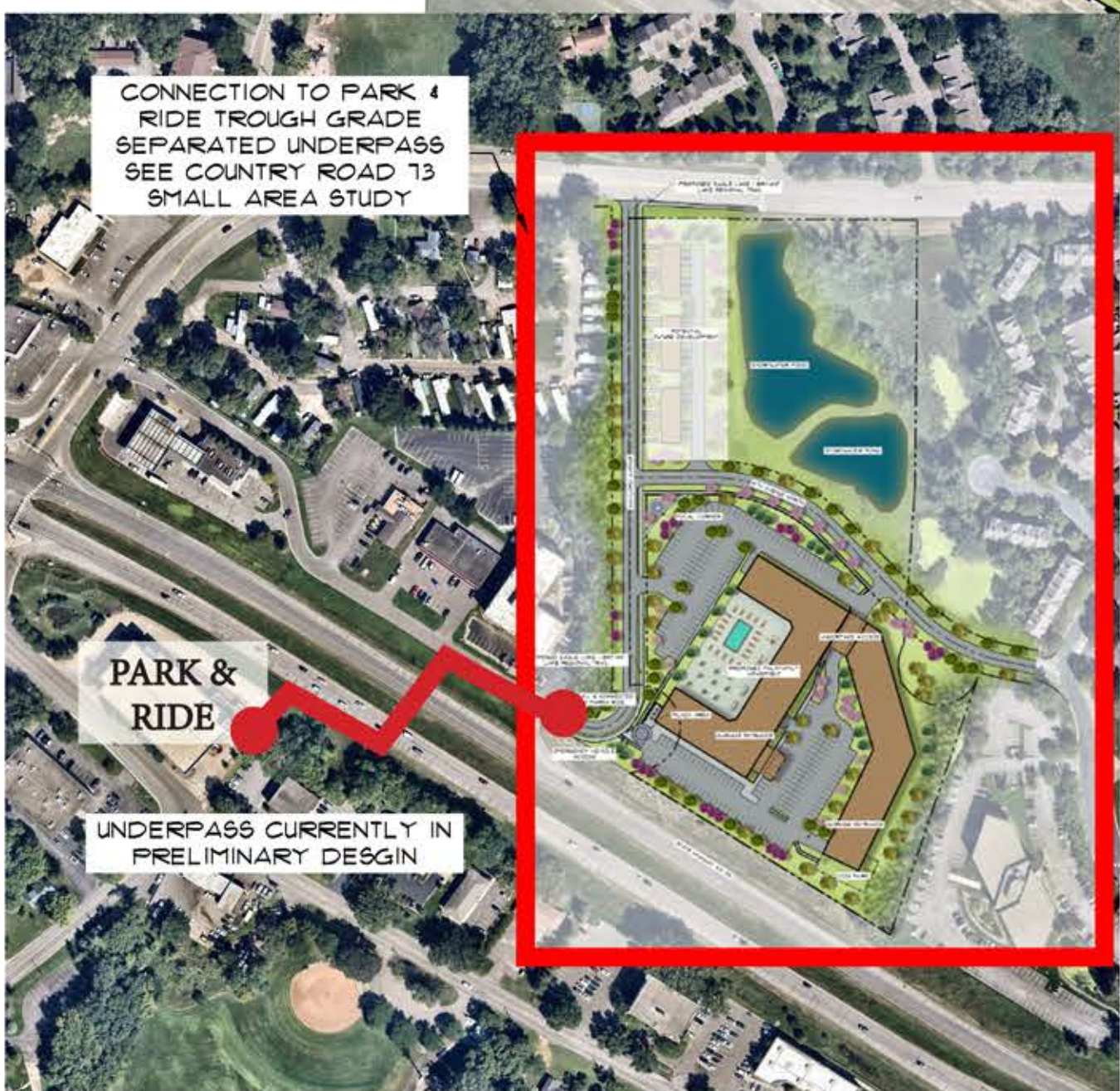
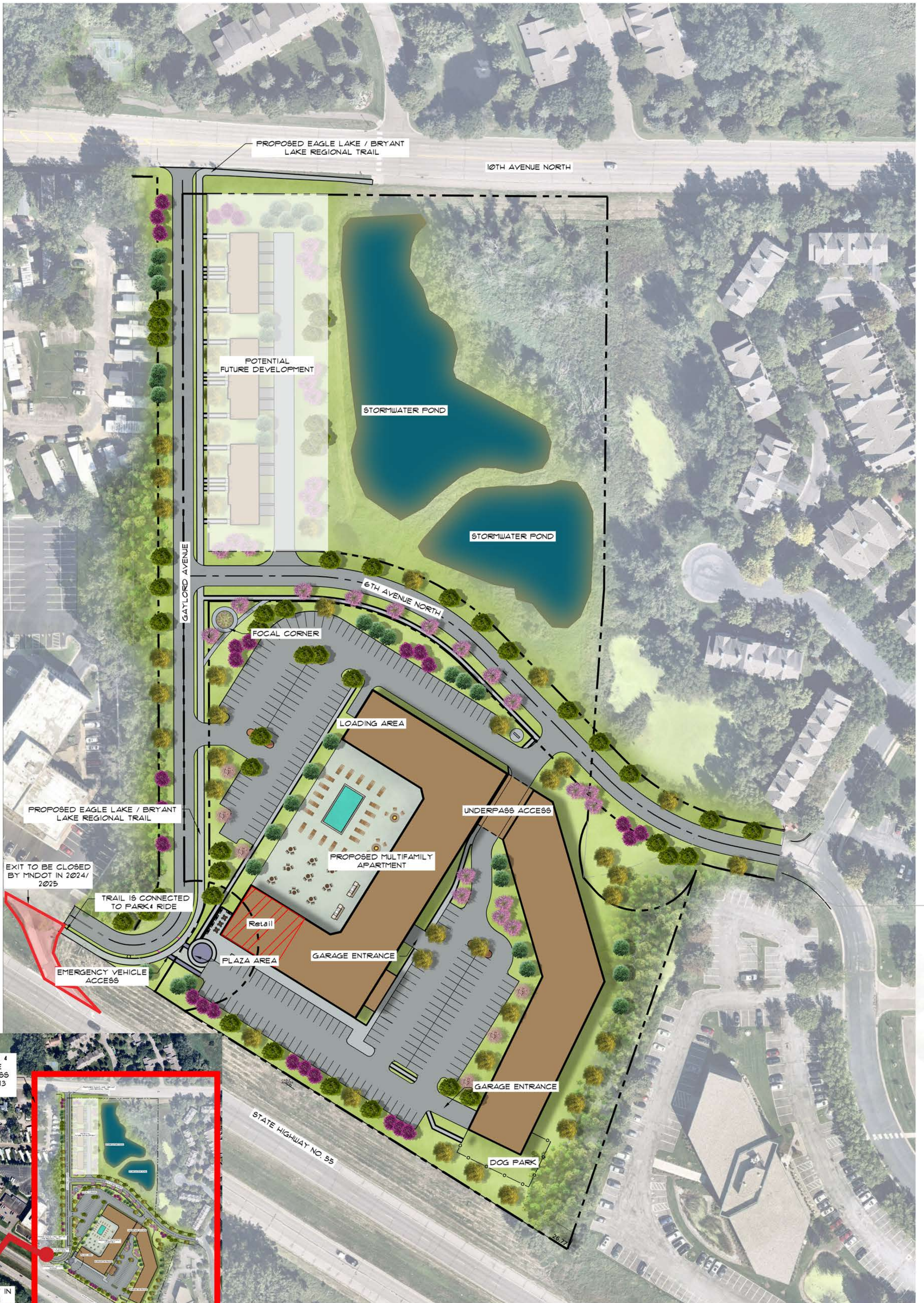
<input checked="" type="checkbox"/> Approved with Conditions (specify below) ¹	<input type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
List Conditions: Level 1 Wetland Delineation is approved as presented. Wetland boundaries can be used for planning purposes		
A Level 2 delineation review request will be submitted by constant in spring 2023. Boundaries could be modified from the findings noted in the NOD based on field observations and findings.		
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: Level 1 Wetland Delineation is approved as presented. Two incidental wetlands appeared to be accurate based on TEPs review of aerial photos. Wetland boundaries can be used for planning purposes. A Level 2 delineation review request will be submitted by constant in spring 2023. Boundaries could be modified from the findings noted in the NOD based on field observations and findings.

¹ Findings must consider any TEP recommendations.



SCALE: 1" = 60'

PLYMOUTH MULTIFAMILY - ILLUSTRATIVE CONCEPT PLAN

DIETRICH DEVELOPMENT



Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Mike Payne, Assistant City Engineer	
Applicant Representative: Madeline Maurer, Bolton & Menk Inc.	
Project Name: Gleason Lake Drive Improvements	
LGU Project No. (if any): 2023-03	
Date Complete Application Received by LGU: 2/2/2023	
Date of LGU Decision: 3/22/2023	
Date this Notice was Sent: 3/29/2023	

WCA Decision Type - check all that apply

<input type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input checked="" type="checkbox"/> No-Loss (8420.0415)	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Approved with Conditions (specify below) ¹ <input type="checkbox"/> Approved ¹ <input type="checkbox"/> Denied
List Conditions: A Representative of the TEP (BWSR) commented on the Exemption-No Loss request and did not have any substantive comments.
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 checked="" type="checkbox"/> Attachment(s) (specify): Notice of Application is attached outlining the request.
<input type="checkbox"/> Summary:

¹ *Findings must consider any TEP recommendations.*

Attached Project Documents

Minnesota Wetland Conservation Act Notice of Application

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Mike Payne, Assistant City Engineer	
Applicant Representative: Madeline Maurer, Bolton & Menk Inc	
Project Name: Gleason Lake Drive Improvements	
LGU Project No. (if any): 2023-03	
Date Complete Application Received by LGU: 2/2/2023	
Date this Notice was Sent by LGU: 3/1/2023	
Date that Comments on this Application Must Be Received By LGU¹: 3/22/2023	

¹ minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications

WCA Decision Type - check all that apply

<input type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input checked="" type="checkbox"/> No-Loss (8420.0415)	<input checked="" type="checkbox"/> Exemption (8420.0420)		
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Replacement Plan Impacts (replacement plan decisions only)

Total WCA Impact Area Proposed:
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Application Materials

<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Other ¹ (specify):

¹ Link to ftp or other accessible file sharing sites is acceptable.

Comments on this application should be sent to:

LGU Contact Person: Ben Scharenbroich, Water Resources Supervisor
E-Mail Address: bscharenbroich@plymouthmn.gov
Address and Phone Number: 3400 Plymouth Blvd, Plymouth, MN 55447
Decision-Maker for this Application:
<input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other (specify):

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: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):
<input checked="" type="checkbox"/> DNR Representative: Melissa Collins, MnDNR, 1200 Warner Road, St. Paul, MN 55106 Wes Saunders-Pearce, MnDNR, 1200 Warner Road, St. Paul, MN 55106, 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 MCWD, 15320 Minnetonka Blvd, Minnetonka MN 55345
<input checked="" type="checkbox"/> Applicant (notice only): Mike Payne, City of Plymouth
<input checked="" type="checkbox"/> Agent/Consultant (notice only): Madeline Maurer, Bolton & Menk Inc

Optional or As Applicable:

<input checked="" type="checkbox"/> Corps of Engineers: USCOE, c/o Daniel Reburn 180 Fifth Street East, Suite 700, St. Paul MN 55101
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input type="checkbox"/> Members of the Public (notice only): Brandon Bohks, Bolton & Menk Inc <input type="checkbox"/> Other:

Signature: 	Date: 06/28/2022
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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.