

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 GeoEnvironmenta	il 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		
🛛 Wetland Boundary/Type 🛛 Sequencing 🗌 Replacement	t Plan 🛛 🗌 Bank Plan (not credit purchase)	
□ No-Loss (8420.0415) □ Ex	emption (8420.0420)	
Part: 🗆 A 🗆 B 🗆 C 🗆 D 🗆 E 🗆 F 🗆 G 🗆 H Su	ıbpart: 🗆 2 🗔 3 🗆 4 🗆 5 🔛 6 🗆 7 🗔 8 🗆 9	
Replacement Plan Impacts (replacement plan decisions only)		
Total WCA Wetland Impact Area:		
Wetland Replacement Type: Project Specific Credits:		
Bank Credits:		
Bank Account Number(s):		
Technical Evaluation Panel Findings and Recommendations (atta	ch if any)	
🖾 Approve 🖾 Approve w/Conditions 🗌 Deny 🗌 No TEP	Recommendation	
LGU Decision		
\boxtimes Approved with Conditions (specify below) ¹ \square Approved	oved ¹	
List Conditions: Level 1 Wetland Delineation is approved as p		
for planning purposes		
A Level 2 delineation review request will be submitted by constant		
modified from the findings noted in the NOD based on field observations and findings.		
Decision-Maker for this Application: 🖂 Staff 🛛 Governing Board/Council 🖓 Other:		
Decision is valid for: 🛛 5 years (default) 🛛 Other (specify):		
¹ <u>Wetland Replacement Plan</u> approval is not valid until BWSR confirms the withdr	rawal 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.

□ Attachment(s) (specify):

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.

Attached Project Documents

 \boxtimes Site Location Map \boxtimes Project Plan(s)/Descriptions/Reports (specify): Site Sketch plan is attached. This document was presented to the Planning Commission on 3-15-2023 as a concept of what could be placed on the site. This plan is NOT the final submittal being considered for approval or possible wetland impacts.

Appeals of LGU Decisions

If you wish to <u>appeal</u> this decision, you must provide a written request <u>within 30 calendar days of the date you</u> <u>received the notice</u>. 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?

 \boxtimes Yes¹ \Box 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:

SWCD TEP Member: Ms. Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600

BWSR TEP Member: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401

□ LGU TEP Member (if different than LGU contact): **Ben Scharenbroich, 3400 Plymouth Blvd, Plymouth MN 55447**

DNR Representative: Wes Saunders-Pearce, MnDNR, 1200 Warner Road, St. Paul, MN 55106

□ Watershed District or Watershed Mgmt. Org.: BCWMC, c/o Laura Jester, 16145 Hillcrest Lane, Eden Prairie, MN 55346

Applicant: Dietrich Development, LLC, 5021 Vernon Avenue South, Suite 201, Edina MN 55436
 Agent/Consultant: GZA GeoEnvironmental Inc, Aaron Remer, 7505 Metro Boulevard, Suite 300, Edina MN 55439

Optional or As Applicable:

Corps of Engineers: US Army Corps of Engineers c/o Raelene Hegge

□ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):

□ Members of the Public (notice only):

Other:

Ben Schammanich

Date: 03/17/2023



DIETRICH DEVELOPMENT



PLYMOUTH MULTIFAMILY - ILLUSTRATIVE CONCEPT PLAN

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act Notice of Decision

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	ty of Plymouth	County:	Hennepin
Applicant Name: Mike Payne,	Assistant City Engineer		
Applicant Representative: Ma	deline Maurer, Bolton 8	k Menk Inc.	
Project Name: Gleason Lake [Orive Improvements		
LGU Project No. (if any): 2023-)3		
Date Complete Application Red	ceived by LGU: 2/2/202	23	
Date of LGU Decision: 3/22/2	2023		
Date this Notice was Sent: 3	/29/2023		
WCA Decision Type - check all th	at apply		
Wetland Boundary/Type	🗆 Sequencing 🛛 🗆 Rep	olacement Plan 🛛 🗌 🛛	Bank Plan (not credit purchase)
🖾 No-Loss (8420.0415)		🛛 Exemption (842	0.0420)
Part: 🗆 A 🗆 B 🗆 C 🗆 D 🗆 E	\square F \square G \square H	Subpart: 🗆 2 🗆	3□4□5 ⊠6□7 □8□9
Replacement Plan Impacts (repl	acement plan decisions	only)	
Total WCA Wetland Impact Are	a:		
Wetland Replacement Type:	Project Specific Credi	ts:	
[Bank Credits:		
Bank Account Number(s):			
Technical Evaluation Panel Findi	ngs and Recommendat	ions (attach if any)	
🛛 Approve 🛛 Approve w/Co	-	□ No TEP Recommenda	ation
LGU Decision			
Approved with Conditions (specify below) ¹	□ Approved ¹	Denied
List Conditions: A Repres	entative of the TEP (BW	SR) commented on the	Exemption-No Loss request
and did not have any substantiv			
Decision-Maker for this Applica	ation: 🛛 Staff 🗌 Gove	rning Board/Council	Other:
Decision is valid for: 🛛 5 years	(default) 🛛 Other (spe	cify):	
¹ <u>Wetland Replacement Plan</u> approval is	not valid until BWSR confirm	s the withdrawal of any requ	ired wetland bank credits. For project-
specific replacement a financial assuran			
the title of the property on which the rep	placement wetland is located	must be provided to the LGU	for the approval to be valid.
LGU Findings – Attach document	:(s) and/or insert narrati	ve providing the basis for	or the LGU decision ¹ .
🛛 Attachment(s) (specify): Nc	tice of Application is at	tached outlining the re	quest.

□ Summary:

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Appeals of LGU Decisions

If you wish to <u>appeal</u> this decision, you must provide a written request <u>within 30 calendar days of the date you</u> <u>received the notice</u>. 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?

 \boxtimes Yes¹ \Box 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:

SWCD TEP Member: Ms. Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600

BWSR TEP Member: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401

□ LGU TEP Member (if different than LGU contact): **Ben Scharenbroich, 3400 Plymouth Blvd, Plymouth MN** 55447

DNR Representative: Wes Saunders-Pearce, MnDNR, 1200 Warner Road, St. Paul, MN 55106

☑ 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

☑ Applicant: Mike Payne, City of Plymouth, 3400 Plymouth Blvd Plymouth MN 55447
 ☑ Agent/Consultant: Madeline Maurer, Bolton & Menk Inc. 12224 Nicollet Ave, Burnsville MN 55337

Optional or As Applicable:

⊠ Corps of Engineers: US Army Corps of Engineers c/o Daniel Rebu	'n
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BWSR Wetland Mitigation Coordinate	r (required for bank plan applications only):
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□ Members of the Public (notice only):

 \Box Other:

Signature:

Ben Schampsil

03/29/2023

Date:

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.

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act Notice of Application

Local Covernment Unity City of Diversity Coverter Usersonin
Local Government Unit: City of Plymouth County: Hennepin Applicant Name: Mike Dayne, Assistant City Engineer
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 LGU ¹ : 3/22/2023 ¹ minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications
* minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications
WCA Decision Type - check all that apply
U Wetland Boundary/Type Sequencing Replacement Plan Bank Plan (not credit purchase)
⊠ No-Loss (8420.0415) ⊠Exemption (8420.0420)
Part: $\Box A \Box B \Box C \Box D \Box E \boxtimes F \Box G \Box H$ Subpart: $\Box 2 \Box 3 \Box 4 \Box 5 \boxtimes 6 \Box 7 \Box 8 \Box 9$
Replacement Plan Impacts (replacement plan decisions only)
Total WCA Impact Area Proposed:
Application Materials
\boxtimes Attached \square Other ¹ (specify):
¹ Link to ftp or other accessible file sharing sites is acceptable.
Comments on this application should be cont to:
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:
Staff Governing Board/Council Other (specify):
Notice Distribution (include name)
Required on all notices:
SWCD TEP Member: Ms. Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN
55415-1600
BWSR TEP Member: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401
□ LGU TEP Member (if different than LGU contact):
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
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
Applicant (notice only): Mike Payne, City of Plymouth
Agent/Consultant (notice only): Madeline Maurer. Bolton & Menk Inc

Optional or As Applicable:

Corps of Engineers:	USCOE, c/o Daniel Reburn 180 Fifth Street East, Suite 700, St. Paul MN 55101
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□ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):

□ Members of the Public (notice only): Brandon Bohks, Bolton & Menk Inc

 \Box Other:

Signature:

Ben Schampsiel

Date: 06/28/2022

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.