

Minnesota Wetland Conservation Act

NOTICE OF DECISION

Date this Notice was sent:	6/30/2026
Local Government Unit:	City of Plymouth, MN
County:	Hennepin
Applicant and (if applicable) Applicant's Representative:	Jeff Schuler, Structura Builders, 1650 West End Blvd, Suite 100, Minneapolis MN 55416 Wayne Jacobson, Jacobson Environmental,
Project Name/Number:	17905 Old Rockford Road
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☐ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: ☒ No-Loss Identify which provision by Rule or Statute Citation: Part A
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☐ Approved. Valid for ☒ 5 yrs (default); ☐ Other. Specify: ☒ Approved with Conditions List Conditions: approved as presented Valid for ☒ 5 yrs (default); ☐ Other. Specify:
LGU Representative Name & Signature:	

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	5/12/2026
Date of Decision:	6/30/026
If applicable, date of written extension to 60-day decision timeline & number of days extended: Reason for Extension (check one):	☐ Other process or decision required to occur before WCA decision. Describe: ☐ Additional information and/or revision to application submitted. ☐ Applicant request.

	☐ Other. Describe:
Date & number of days extended for any additional written extensions agreed to by the applicant:	

Decision Summary

Technical Evaluation Panel Recommendation (check one):	☐ No recommendation ☒ Approval or approval with conditions (attach recommendation) ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: The LGU and TEP reviewed the site on 10/2/2025 to determine the boundary and type of the water resources features noted in the application. The LGU finds the on site conditions were consistent with the revised graphic showing the wetland boundary. The new boundary is approved as presented on the revised map. ☐ Other attachments. Specify:
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): Type of wetland replacement (check all that apply): ☐ Project Specific. Number of Credits: ☐ Banking. Number of Credits by Bank Account #:

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Stacey Lijewski, Hennepin County, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600 ☒ BWSR TEP Member: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401 ☒ DNR Representative: Ryan Toot, MNDNR, 1200 Warner Road, St. Paul, MN 55106 ☒ Watershed District or WMO (if applicable): BCWMC, PO Box 270825, Golden Valley, MN 55427 ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) ☒ Applicant: Jeff Schuler, Structura Builders, 1650 West End Blvd, Suite 100, Minneapolis MN 55416 ☒ Applicant's Representative (if applicable): Wayne Jacobson, Jacobson Environmental, 2109 Joplin Street, Mora MN 55051 ☐ Members of the Public Requesting Notices (if applicable): ☒ Others: US Army Corps of Engineers
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Appeal Process

Appeal Process (check one):	☐ Local Appeal Process (if established). Specify How to Appeal: ☒ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information

above, an appeal of this decision may be made to BWSR per the instructions to the right. Note: Decisions are not final until the 30-day appeal window ends.	of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for \$500. Send to: Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us.
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Minnesota Wetland Conservation Act Notice of Application

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Jeff Schuler – Structura Builders	
Applicant Representative: Wayne Jacobson – Jacobson Environmental	
Project Name: 17905 Old Rockford Road	
LGU Project No. (if any): 2026-01	
Date Complete Application Received by LGU: 5/6/2026	
Date this Notice was Sent by LGU: 5/12/2026	
Date that Comments on this Application Must Be Received By LGU¹: 6/3/2026	

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

WCA Decision Type - check all that apply

☐ Wetland Boundary/Type	☐ Sequencing	☐ Replacement Plan	☐ Bank Plan (not credit purchase)
☒ No-Loss (8420.0415)	☐ Exemption (8420.0420)		
Part: ☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H		Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Impact Area Proposed:
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Application Materials

☒ Attached ☐ 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:
☒ Staff ☐ Governing Board/Council ☐ Other (specify):

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: 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: Ryan Toot, MnDNR, 1200 Warner Road, St. Paul, MN 55106
☒ Watershed District or Watershed Mgmt. Org.: BCWMC, PO Box 270825, Golden Valley, MN 55427
☒ Applicant (notice only): Jeff Schuler, Structura Builders, 1650 West End Blvd, Suite 100, Minneapolis MN 55416
☒ Agent/Consultant (notice only): Wayne Jacobson, Jacobson Environmental, 2109 Joplin Street, Mora MN 55051

Optional or As Applicable:

☒ Corps of Engineers: US Army Corps of Engineers, St Paul District
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): Ali Attarwala & Prachi Bawaskar ☐ Other:

Signature: 	Date: 5/12/2026
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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.

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Jeff Schuler, Structura Builders

Mailing Address: 4254 DAHLBERG DRIVE MINNEAPOLIS, MN 55422

Phone: 612-714-9614, ext 2111

E-mail Address: jschuler@structurabuilders.com

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name: Wayne Jacobson, PSS, WDC Jacobson Environmental, PLLC

Mailing Address: 2109 Joplin Street, Mora, MN 55051

Phone: 612-802-6619

E-mail Address: jacobsonenv@msn.com

PART TWO: Site Location Information

County: Hennepin

City/Township: Plymouth

Parcel ID and/or Address: 1811822120008, 1811822120010

Legal Description (Section, Township, Range): Section 18, T118N, R22W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 1.5 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

no-loss approval

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵
2	Wetland	Fill	P	0.22 ac		Wet meadow	26, 20, 7

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: X Jeff Schuler Date: 4/6/2026

I hereby authorize Wayne Jacobson to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part *if* you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR *if* you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

8420.0105 D. WCA does not regulate impacts to incidental wetlands. Wetland #2 in this case is incidental.

8420.0415 A. an activity that will not impact a wetland.

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

We have attached in Appendix A aerial views of the property which shows a auto repair facility on the site in 2003 which appeared to be cleared in 2006. In 2008 we believe the Wetland #2 area began to take on wetland characteristics which was originally upland, but the auto repair facility demolition lowered the ground surface in that area.

We have also attached in Appendix B a survey of the auto repair facility as well.

We have attached the Figure 5 approved wetland delineation map showing the exempt area in pink. We have also included the NWI map which shows the exempt wetland 2 as being upland. And we have also included the hydric soil map which shows the exempt area is underlain by Dundas-Cordova complex which is classified as an upland soil.

The COE would also consider this Wetland #2 area to be exempt.

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

NA

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

NA

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

NA

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

NA

Provide a five-year monitoring plan to address project outcomes and credit allocation:

NA

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

NA

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

NA

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

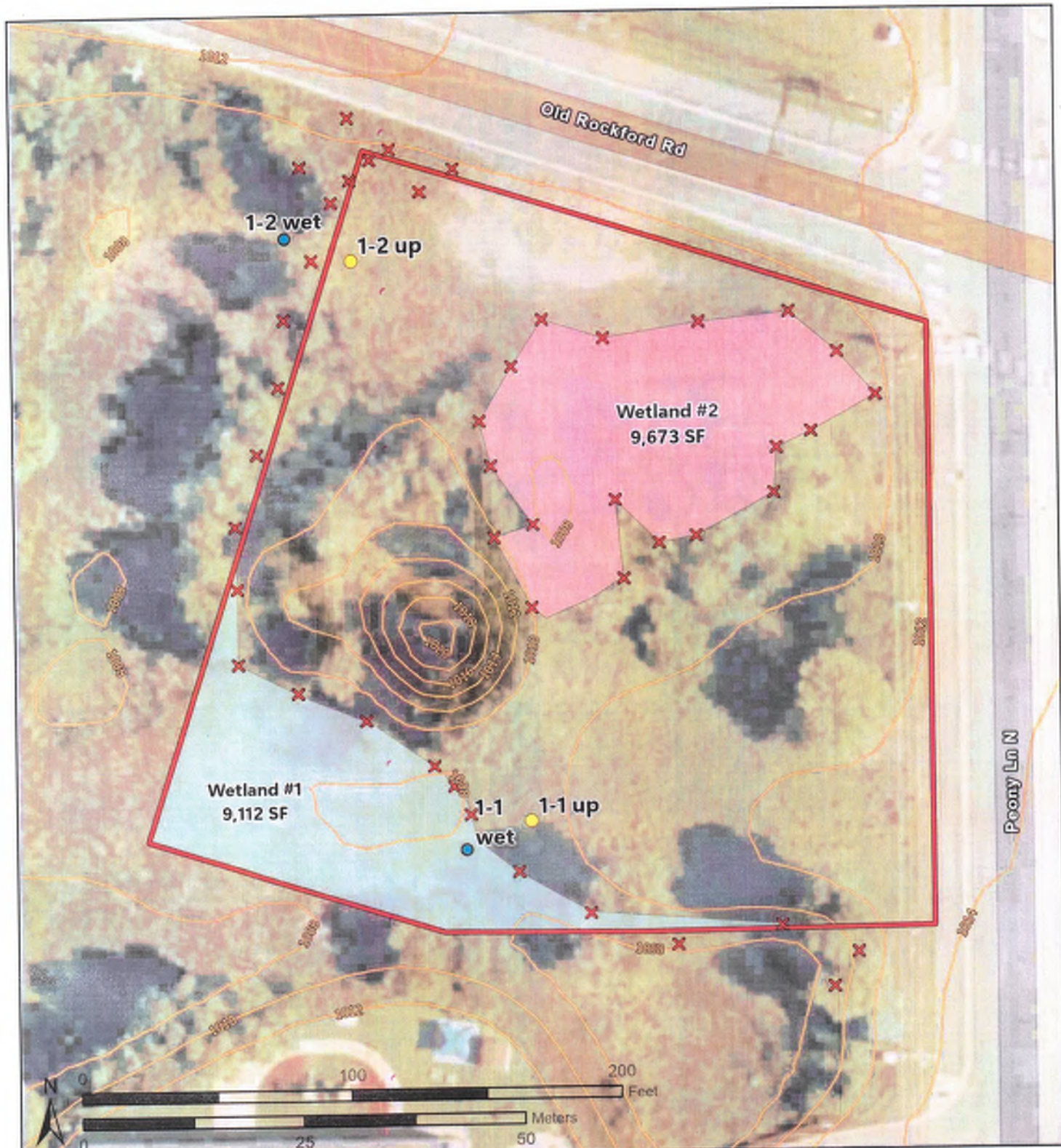
- All proposed replacement wetlands were not:
 - Previously restored or created under a prior approved replacement plan or permit
 - Drained or filled under an exemption during the previous 10 years
 - Restored with financial assistance from public conservation programs
 - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative: Wayne Jacobson, PSS, WDC

Title: President

Signature: 

Date: 4/6/2026



Legend

- ✕ Wetland Delineation Points
- Upland Sample Point
- Wetland Sample Point
- 2' Contour Lines
- Wetland Boundary (On Site)
- Man-Made Wetland
- Subject Property

Scale: 1:600



Project Name: 2025 107 17905 Old Rockford Rd
MDX Name: 17905 Old Rockford Rd

Date: 10/3/2025

Project Number: 2025-107

Figure 5:

Jurisdictional Delineation Map

Jacobson Environmental, PLLC.

Phone: (612)-802-6619

E-mail: jacobsonenv@jenn.com





Legend

- Subject Property
- Hennepin County Parcels
- National Wetland Inventory**
- Freshwater Emergent Wetland

Scale: 1:1,200



Project Name: 2025 107 17905 Old Rockford Rd

Date: 9/2/2025

MDX Name: 17905 Old Rockford Rd

Project Number: 2025-107

Figure 2:

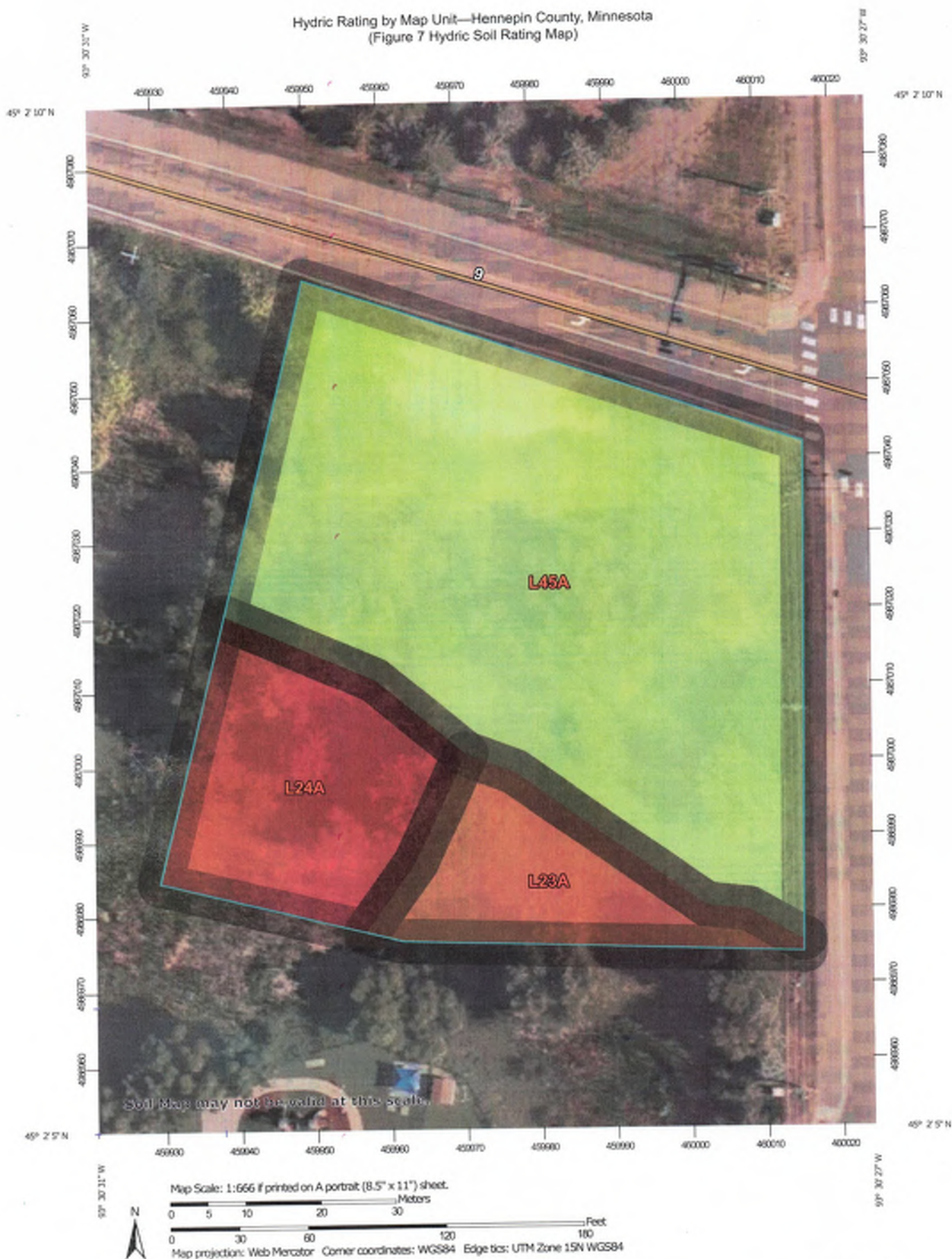
National Wetland Inventory (NWI)

Jacobson Environmental, PLLC.

Phone: (612)-602-6619
E-mail: jacobsonenv@jenn.com



Hydric Rating by Map Unit—Hennepin County, Minnesota
(Figure 7 Hydric Soil Rating Map)



Minnesota Wetland Conservation Act

NOTICE OF DECISION

Date this Notice was sent:	7/8/26
Local Government Unit:	City of Golden Valley
County:	Hennepin
Applicant and (if applicable) Applicant's Representative:	Applicant: Taylor Roby, Build Good Things, LLC Applicant Agent: Wayne Jacobson, WDC Jacobson Environmental, PLLC.
Project Name/Number:	235 Georgia Avenue Wetland Delineation
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: N/A ☐ No-Loss Identify which provision by Rule or Statute Citation: N/A
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☒ Approved. Valid for ☒ 5 yrs (default); ☐ Other. Specify: N/A ☐ Approved with Conditions List Conditions: N/A Valid for ☐ 5 yrs (default); ☐ Other. Specify: N/A
LGU Representative Name & Signature:	Emma Rakestraw, City of Golden Valley 

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	5/11/26
Date of Decision:	7/8/26
If applicable, date of <i>written extension</i> to 60-day decision timeline & number of days extended: Reason for Extension (check one):	N/A ☐ Other process or decision required to occur before WCA decision. Describe: N/A ☐ Additional information and/or revision to application submitted.

	☐ Applicant request. ☐ Other. Describe: N/A
Date & number of days extended for any <i>additional written extensions</i> agreed to by the applicant:	N/A

Decision Summary

Technical Evaluation Panel Recommendation (check one):	☐ No recommendation ☒ Approval or approval with conditions (attach recommendation) ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: The WCA TEP reviewed the wetland delineation in the field on 6/25/26. No changes were made to the wetland delineation. The wetland delineation as documented in the Wetland Delineation Report titled 235 George Avenue North dated 5/8/26 is approved. The project location and the approved wetland delineation boundary are attached to this NOD ☐ Other attachments. Specify: [insert]
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): N/A Type of wetland replacement (check all that apply): ☐ Project-Specific. Number of Credits: N/A ☐ Banking. Number of Credits by Bank Account #: N/A

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Stacey Lijewski Stacey.Lijewski@hennepin.us ☒ BWSR TEP Member: Jed Chesnut jed.chesnut@state.mn.us ☒ DNR Representative: Ryan Toot Ryan.Toot@state.mn.us ☒ Watershed District or WMO (if applicable): Bassett Creek Watershed Management Commission, Laura Jester laura.jester@kestonewaters.com ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) ☒ Applicant: Taylor Roby, Build Good Things, LLC buildgoodthingsmn@gmail.com ☒ Applicant's Representative (if applicable): Jacobson Environmental jacobsonenv@msn.com ☐ Members of the Public Requesting Notices (if applicable): N/A ☒ Others: Michael Ryan - City of Golden Valley mryan@goldenvalleymn.gov
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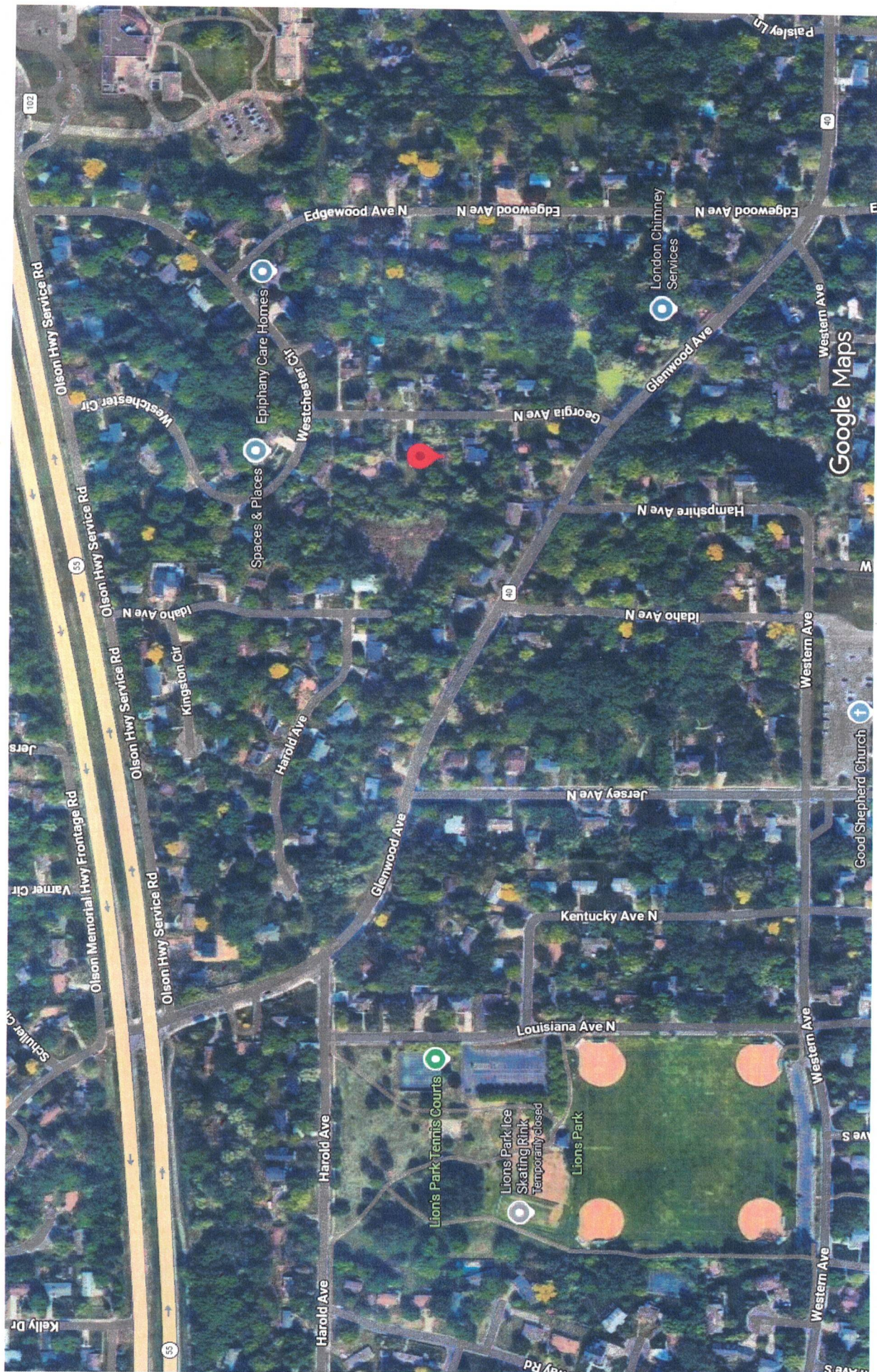
Appeal Process

Appeal Process (check one):	☐ Local Appeal Process (if established). Specify How to Appeal: N/A ☒ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right. Note: Decisions are not final until the 30-day appeal window ends.	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for \$500. Send to: Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us.

235 Georgia Ave N

Google Maps

Figure 1 Site Location Map





Legend

Scale: 1:500

- X Wetland Delineation Points
- Upland Sample Points
- Wetland Sample Points
- Wetland Boundary (On Site)
- Subject Property
- 2' Contour Lines



Project Name: 2026-78 235 Georgia Ave

Date: 5/7/2026

MDX Name: 235 Georgia Ave N, Golden Valley

Project Number: 2026-78

Figure 5:

Jurisdictional Delineation Map

Jacobson Environmental, PLLC.

Phone: (612)-802-6619
E-mail: jacobsonenv@msn.com

