

Minnesota Wetland Conservation Act

Notice of Decision

Item 7G.
BCWMC
9-20-18

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

Applicant Name Halley Land Corp.	Project Name The Cove at Zachary Lane	Date of Application 7/13/18	Application Number NA
<input checked="" type="checkbox"/> Attach site locator map.			

Type of Decision:

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

Technical Evaluation Panel Findings and Recommendation (if any):

<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach): <div style="border: 1px solid black; height: 100px; width: 100%;"></div>		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 8/15/18		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions (include below)	<input type="checkbox"/> Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

Anderson Engineering, LLC visited the site in July of 2018 to examine the presence and extent of wetlands on the property. Two wetlands were identified on-site. Wetland 1 is a Type 2/4, PABG/PEM1B, Fresh Wet Meadow/Deep Marsh dominated by reed canary grass, kentucky bluegrass, and orange jewel weed. Wetland 2 is a Type 2, PEM1B, Fresh Wet Meadow dominated by red canary grass and clearweed.

For Replacement Plans using credits from the State Wetland Bank:


Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)
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Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR “Declaration of Restrictions and Covenants” and “Consent to Replacement Wetland” forms have been filed with the county recorder’s office in which the replacement wetland is located.
- Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name Derek Asche	Title Water Resources Manager	
Signature 	Date 8/17/18	Phone Number and E-mail 763-509-5526 dasche@plymouthmn.gov

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

<input checked="" type="checkbox"/> Appeal of an LGU staff decision. Send petition and \$0 fee (if applicable) to: Derek Asche, Water Resources Manager City of Plymouth 3400 Plymouth Blvd. Plymouth, MN, 55447	<input type="checkbox"/> Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
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4. 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, 55401-1397 (sent electronically)**

LGU TEP member (if different than LGU Contact):

DNR TEP member: **Becky Horton, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)**

DNR Regional Office (if different than DNR TEP member)
Jason Spiegel, Area Hydrologist, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)

WD or WMO (if applicable):
BCWMC c/o Laura Jester (sent electronically)

Applicant (notice only) and Landowner (if different):
Ben Hodapp, Anderson Engineering, LLC (sent electronically)

Members of the public who requested notice (notice only):
Eileen Reinke, 22716 Boyne St. NE, Stacy, MN, 55079-9355

Corps of Engineers Project Manager (notice only): **Army Corps of Engineers, 180 5th Street East, Suite 700, St. Paul, MN, 55101-1678 (sent electronically)**

BWSR Wetland Bank Coordinator (wetland bank plan applications only)

5. MAILING INFORMATION

➤ For a list of BWSR TEP representatives: www.bwsr.state.mn.us/aboutbwsr/workareas/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:

NW Region:	NE Region:	Central Region:	Southern Region:
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:

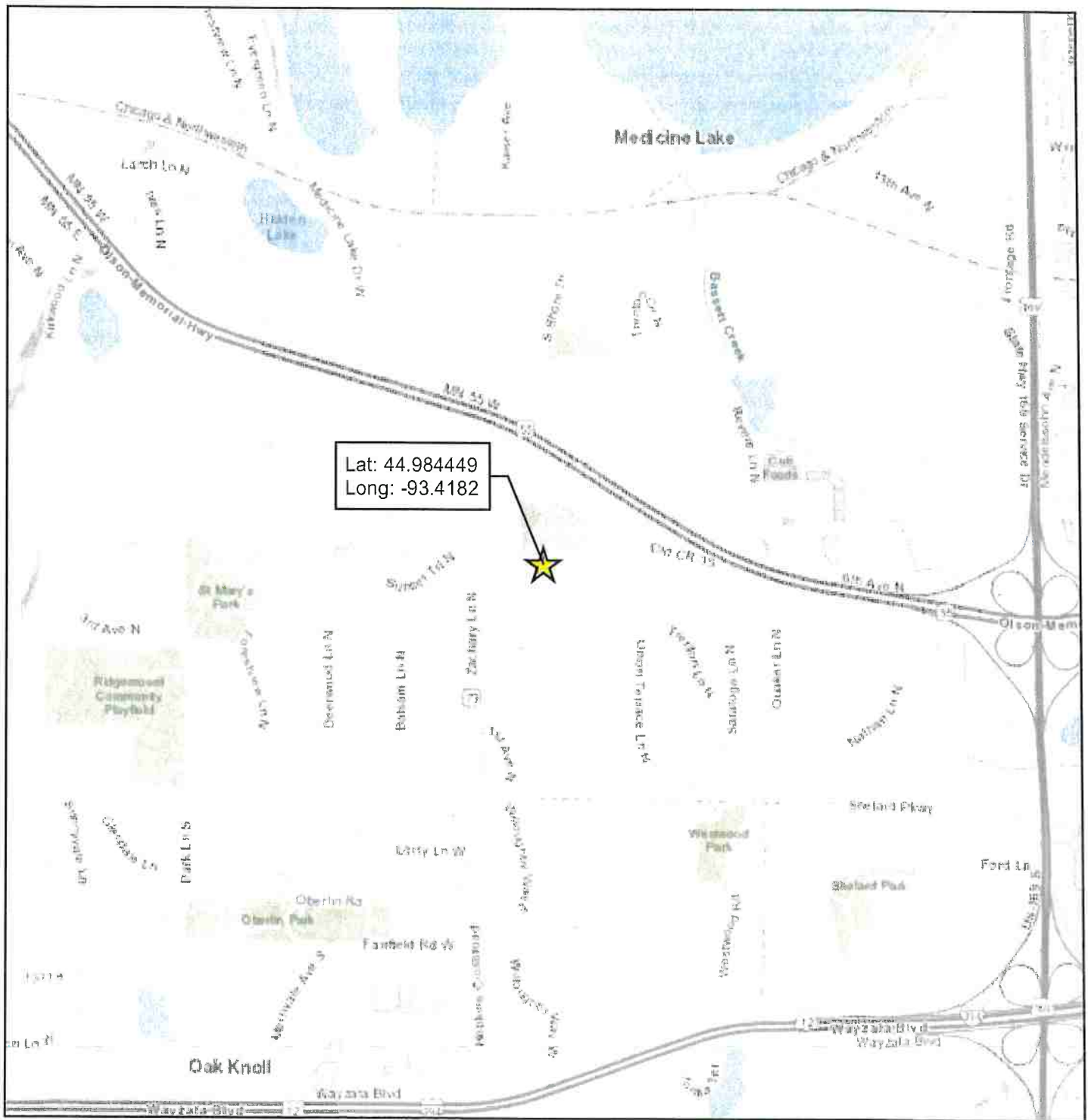
US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

➤ For Wetland Bank Plan applications, also send a copy of the application to:

Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

6. ATTACHMENTS

In addition to the site locator map, list any other attachments:



PROJECT LOCATION

SOURCE: MN DNR, USDA, ESRI, TIGER, Bing, Hennepin Co., Anderson Engineering



Hennepin County
State of Minnesota



City of Plymouth
Hennepin County, MN

1 in = 0.25 miles 



418 Zachary Lane North
Plymouth, Hennepin County, MN
PID: 053-361182320006



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LOCATION - FIGURE 1
THE COVE AT ZACHARY LANE
WETLAND INVESTIGATION