



### 3. LIST OF ADDRESSEES

<input checked="" type="checkbox"/>	SWCD TEP member: <b>Ms. Stacey Lijewski, HCD, 701 Fourth Avenue South, Suite 700, Minneapolis, MN, 55415-1600 (sent electronically)</b>
<input checked="" type="checkbox"/>	BWSR TEP member: <b>Ben Carlson, BWSR, 520 Lafayette Road North, St. Paul, MN, 55401-1397 (sent electronically)</b>
<input type="checkbox"/>	LGU TEP member (if different than LGU Contact):
<input checked="" type="checkbox"/>	DNR TEP member: <b>Becky Horton, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)</b>
<input checked="" type="checkbox"/>	DNR Regional Office (if different than DNR TEP member) <b>Jason Spiegel, Area Hydrologist, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)</b>
<input checked="" type="checkbox"/>	WD or WMO (if applicable): <b>BCWMC, c/o Laura Jester, Keystone Waters LLC, 16145 Hillcrest Lane, Eden Prairie, MN, 553467 (sent electronically)</b>
<input checked="" type="checkbox"/>	Applicant (notice only) and Landowner (if different): <b>Gary Brummer, Plymouth Commons (sent electronically)</b>
<input checked="" type="checkbox"/>	Members of the public who requested notice (notice only): <b>Meaghan Watson, Wenck Associates (sent electronically)</b>
<input checked="" type="checkbox"/>	Corps of Engineers Project Manager (notice only): <b>Army Corps of Engineers, 180 5<sup>th</sup> Street East, Suite 700, St. Paul, MN, 55101-1678 (sent electronically)</b>
<input type="checkbox"/>	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](http://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](http://www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf)
- Department of Natural Resources Regional Offices:

<u>NW Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	<u>NE Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	<u>Central Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	<u>Southern Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073
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For a map of DNR Administrative Regions, see: [http://files.dnr.state.mn.us/aboutdnr/dnr\\_regions.pdf](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](http://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

### 5. ATTACHMENTS

In addition to the application, list any other attachments: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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## 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:** Gary Brummer  
**Mailing Address:** 99 36<sup>th</sup> Street SW Montrose, MN 55363  
**Phone:** 612-669-1800  
**E-mail Address:** Plymouthcommons@hotmail.com

**Authorized Contact (do not complete if same as above):**  
**Mailing Address:**  
**Phone:**  
**E-mail Address:**

**Agent Name:** Wenck Associates Inc – Meaghan Watson  
**Mailing Address:** 7500 Olson Memorial Highway, Suite 300, Golden Valley, MN 55427  
**Phone:** 763-252-6986  
**E-mail Address:** mwatson@wenck.com

## PART TWO: Site Location Information

**County:** Hennepin **City/Township:** Plymouth  
**Parcel ID and/or Address:** 2411822140010 – 3110 Nathan Lane, Plymouth, MN 55441  
**Legal Description (Section, Township, Range):** S24, T118, R22  
**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):** 4.75

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](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.

**The proposed project is located in Plymouth, Minnesota, at the existing Plymouth Commons apartment complex (Figure 1 – Site Location). The property was delineated in two separate efforts in 2016, approved in full by the WCA LGU by November 2016, and the USACE in May 2017. The approved boundaries of Wetlands 1, 2, and 3 on the property are shown in Figure 2 – 2016 Approved Delineated Wetlands.**

PD

### Project Description

The proposed project is the construction of an additional small multi-family apartment building south of the existing apartment complex, with associated utilities, a widened fire lane, and parking structures.

### Project Purpose and Need

The purpose of the project is to construct an 11,000-square foot multifamily apartment complex that will provide rental housing in the City of Plymouth. The building will provide an additional 24-units of multi-family market rate housing in an urbanized market with growing demand. The project is needed as population growth in the City of Plymouth and overall metro area has created a high demand for housing close to the metro core. As urbanization slowly expands out into the first-tier suburbs of the metro the availability of housing close to places of business drastically decreases. This project is proposed in order to alleviate some of the demand and aligns with the City of Plymouth's goals to increase the availability of housing within the city. The City of Plymouth 2030 Comprehensive Plan states that one of the goals of the City's housing plan is to "Actively encourage residential developers to include housing that is affordable to low-and moderate-income persons and local employees as part of their proposals in order to provide a range of mixed income housing throughout the community" and that "sites suitable for additional higher-density housing types, such as apartments, are limited".

### Proposed Work in Wetlands

#### *Wetland 1, PFOA/PEMC*

The newly constructed building will be constructed in upland; however, a minor amount of temporary disturbance is proposed (Impact 1) to Wetland 1 for the installation of 110 linear feet of sanitary sewer pipe to the new building. Additionally, the project proposes to impact 100 square feet of Wetland 1 to allow for grading around the building. The Applicant requests approval under WCA for temporary impacts (No-Loss - 8420.0415) and de minimis (Exemption 0 8420.0420). The proposed temporary and de minimis project impacts are shown in Appendix A, Site Plans Page C-104 (de minimis) and C-402 (temporary).

#### *Wetland 3, PEMC*

The City of Plymouth requires the widening of the existing fire lane to 20 feet for safety purposes and requested this during the project design process. The existing fire lane width does not meet current fire lane safety requirements. The fire lane is located along the southwestern corner of the existing building and corresponds to the temporary impact area within Wetland 1, where new sanitary sewer pipe will be installed. The expansion will result in 2,301 square feet of proposed impacts to Wetland 3. The attached Supplemental Information provides a discussion of impacts, sequencing, and proposed mitigation. The proposed fill impacts are shown in Appendix A, Site Plans Page C-105.

There is no proposed work in Wetland 2.



## PART FOUR: Aquatic Resource Impact<sup>1</sup> 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) <sup>1</sup>	Size of Impact <sup>2</sup>	Overall Size of Aquatic Resource <sup>3</sup>	Existing Plant Community Type(s) in Impact Area <sup>4</sup>	County, Major Watershed #, and Bank Service Area # of Impact Area <sup>5</sup>
Wetland 1	Wetland	Excavate/Backfill	T(14)	0.13 ac	NA	Floodplain Forest/Shallow Marsh	Hennepin, #20, BSA 7
Wetland 1	Wetland	Fill	P	100 sq ft	2.91 ac (in project area)	Floodplain Forest/Shallow Marsh	Hennepin, #20, BSA 7
Wetland 3	Wetland	Fill	P	2,301 sq ft	NA	Shallow Marsh	Hennepin, #20, BSA 7

<sup>1</sup>If 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)".

<sup>2</sup>Impacts 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).

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

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

<sup>5</sup>Refer 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:

NA

## 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: \_\_\_\_\_



6-12-18

Date:

I hereby authorize \_\_\_\_\_ 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.

JACK P. MUNN WITH WENCK

<sup>1</sup> 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.

# Minnesota Wetland Conservation Act

## Notice of Application

Local Government Unit (LGU) <b>City of Plymouth</b>	Address <b>3400 Plymouth Blvd.          Plymouth, Mn, 55447</b>
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### 1. PROJECT INFORMATION

Applicant Name <b>Josh Bowe          Three Rivers Park District</b>	Project Name <b>Luce Line Regional Trail          Hwy 55 to West Med Lk Dr</b>	Date of Application <b>6/29/18</b>	Application Number <b>NA</b>
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Type of Application (check all that apply):

<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		

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

<p>The Three Rivers Park District (TRPD) proposes maintenance and realignment of the Luce Line Regional Trail from State Highway 55 to West Medicine Lake Drive in Plymouth, MN. Field investigation was completed on June 22, 2018. Two wetlands and one stream were noted. Wetland 1 is a PFO1A, Type 1/2, seasonally flooded basin/fresh wet meadow dominated by buckthorn, boxelder, and jewelweed. Wetland 2 is a PFO1A, Type 1, seasonally flooded basin dominated by silver maple.</p>
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### 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 <b>Derek Asche          Water Resources Manager</b>	Comments must be received by (minimum 15 business-day comment period): <b>July 26, 2018</b>
Address (if different than LGU) <b>Plymouth City Hall          3400 Plymouth Blvd.          Plymouth, MN, 55447</b>	Date, time, and location of decision: <b>July 27, 2018          9am          Plymouth City Hall</b>
Phone Number and E-mail Address <b>763-509-5526          dasche@plymouthmn.gov</b>	Decision-maker for this application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board or Council

Signature:  Date: 7/2/18

### 3. LIST OF ADDRESSEES

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

Applicant (notice only) and Landowner (if different):  
**Josh Bowe, TRPD (sent electronically)**

Members of the public who requested notice (notice only):  
**Kristina Bloomquist, Bolton & Menk, 1960 Primere (sent electronically)**

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

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