


Minnesota Wetland Conservation Act NOTICE OF APPLICATION

Date this Notice was sent:	11/13/2025
Date Complete Application received:	11/7/2025
Local Government Unit:	City of Plymouth, MN
County:	Hennepin
Applicant and (if applicable) Applicant's Representative:	City of Plymouth Parks and Recreation Sonya Rippe - Project Supervisor
Project Name/Number:	Plymouth Creek Trail – Hilde to Plymouth Community Center
Type of Application (check all that apply): Note: If a <u>complete</u> boundary/type application (i.e. delineation report) is submitted with another type of application, then check both application types.	<input checked="" type="checkbox"/> Boundary/Type <input type="checkbox"/> Sequencing (submitted separately from a replacement plan) <input type="checkbox"/> Replacement Plan <input type="checkbox"/> Bank Plan <input type="checkbox"/> Exemption Identify which exemption by Rule or Statute Citation: <input type="checkbox"/> No-Loss Identify which provision by Rule or Statute Citation:
For Replacement Plan Applications Only:	Proposed wetland impacts requiring replacement (acres): Type of wetland replacement proposed (check all that apply): <input type="checkbox"/> Project-Specific. Number of Credits: <input type="checkbox"/> Banking. Number of Credits by Bank Account #:
Application Materials (check one):	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Other (ftp or other accessible file sharing site):
Comments on this Application must be received by (date): Note: For replacement plan, sequencing, bank plan, and boundary/type applications, the comment period must be at least 15 business days from the date the notice of application is sent.	12/8/2025
Where to send comments:	Name: Ben Scharenbroich, City of Plymouth Address: 3400 Plymouth Blvd, Plymouth MN 55447 Email: bscharenbroich@plymouthmn.gov
Decision-Maker on this Application (check one):	<input checked="" type="checkbox"/> Staff <input type="checkbox"/> Board/Council <input type="checkbox"/> Other. Specify: Specify anticipated decision date if known: 12/12/2025

Notice Distribution

<p>Notice Recipients (check all that apply):</p>	<ul style="list-style-type: none"><input checked="" type="checkbox"/> SWCD TEP Member (if different from LGU): 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 checked="" type="checkbox"/> DNR Representative: Ryan Toot, MnDNR, 1200 Warner Road, St. Paul, MN 55106<input checked="" type="checkbox"/> Watershed District or WMO (if applicable): BCWMC, PO BOX 270825 Golden Valley, MN 55427<input type="checkbox"/> bank.administrator.bwsr@state.mn.us (Bank Plan Applications Only)<input checked="" type="checkbox"/> Applicant: City of Plymouth Parks and Recreation Department<input checked="" type="checkbox"/> Applicant's Representative (if applicable): Sonya Rippe, Project Supervisor, 14900 23rd Avenue North, Plymouth MN 55447 Nicole Zappetillo, SRF Consulting Group, Inc. 3701 Wayzata Boulevard, Suite 100, Minneapolis MN 55416-3791<input type="checkbox"/> Members of the Public Requesting Notices (if applicable): [insert]<input type="checkbox"/> Others:
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<p>LGU Representative Name & Signature:</p>	 <p>Ben Scharenbroich Water Resources Supervisor – City of Plymouth</p>
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Plymouth Creek Trail

Wetland Delineation Report

Version 1.0

City of Plymouth



November 2025

SRF No. 19288.00

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Introduction

This report documents wetland delineation efforts for the Plymouth Creek Trail Project (the Project), located between the Hilde Performance Center and the Plymouth Community Center in the City of Plymouth, Hennepin County, Minnesota (see **Figures 1-2** in **Appendix A**). The wetland review area is approximately 7.75 acres in size. The Project would include trail improvements to facilitate public use and access; the existing trail consists of a wood chip surface with a small bridge across a channelized ditch.

A wetland delineation was previously completed through the west side of the wetland review area by WSB in June 2023 for a different project, and a Notice of Decision (NOD) to approve the wetland boundaries and types was issued by the Minnesota Wetland Conservation Act (WCA) Local Government Unit (LGU) (the City of Plymouth) on October 17, 2023 (see **Appendix E**). The previously delineated wetland was not impacted within the review area and the NOD is valid for 5 years (until October 17, 2028); therefore, WSB's wetland boundaries have been incorporated into this wetland delineation and are depicted in purple outline on **Figures 3-5** in **Appendix A**.

Methodologies

A wetland delineation was completed on July 16, 2025 by Nicole Zappetillo and Alex Gaber of SRF Consulting Group (see **Figure 3** in **Appendix A**). Wetlands were delineated using the Level 2 routine on-site method set forth in the *1987 Corps of Engineers Wetlands Delineation Manual* and the *USACE Midwest Regional Supplement, Version 2.0* (the *Delineation Manual*). This method is required under both the federal Clean Water Act (CWA) and WCA. Using this method, wetland boundaries are determined through an examination of vegetation, soils and hydrology. Criteria and indicators for each of these parameters are outlined in the *Delineation Manual*.

Wetland boundaries were surveyed in the field using ArcGIS Field Maps and a Juniper Systems Geode GNSS Receiver capable of sub-meter accuracy. The attached data forms (see **Appendix B**) document dominant plant species, results of soil sampling, and observations of hydrology at representative transect locations. Identified wetlands are classified according to methodologies set forth in *Wetlands of the United States* (U.S. Fish and Wildlife Service [USFWS] Circular 39; Shaw and Fredine, 1956), *Wetland Plants and Plant Communities of Minnesota and Wisconsin, Version 3.2* (USACE Publication; Eggers and Reed, 2015), and *Classification of Wetlands and Deepwater Habitats of the United States* (USFWS Publication; Cowardin, Carter, Golet, and LaRoe, 1979).

Land Use and Aquatic Resources

General Description of Existing Land Use

Land use within and immediately surrounding the review area is primarily open space, forested areas, and wetlands, with public/recreational and commercial uses on either side of the review area. An unnamed channelized ditch flows through the center of the review area and into Bassett Creek, which is located north of the review area. See **Figure 2** in **Appendix A**.

Review Area Soils

A table listing the soils mapped by the Natural Resources Conservation Service (NRCS) within the review area is provided below (**Table 1**). Locations and areas of mapped soils are provided on **Figure 5** in **Appendix A**; each soil unit is labeled with its respective map unit symbol and hydric rating.

Table 1. Review Area Soils

Map Unit Symbol	Map Unit Name	Hydric Rating
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	45
L37B	Angus loam, 2 to 6 percent slopes	5
L23A	Cordova loam, 0 to 2 percent slopes	95
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	100
L24A	Glencoe clay loam, 0 to 1 percent slopes	100
L70C2	Lester-Malardi complex, 6 to 12 percent slopes, eroded	3

Aquatic Resources Identified in the Review Area

One wetland complex, two storm ponds, one channelized ditch, and two drainage ditches were identified within the review area. Descriptions are provided in the Discussion section below, and a summary of characteristics is listed in **Table 2**. Additional details concerning vegetation, soils and hydrology are provided in the attached wetland delineation data forms in **Appendix B**. Photographs of the project site and delineated wetlands are provided in **Appendix C**.

Table 2. Aquatic Resources

Area ID	Delineated Area/Length ¹	Mapped Hydric Soils	Mapped by NWI	Eggers and Reed / Circular 39 / Cowardin ²	Dominant Vegetation
Wetland 1A	0.66 Ac.	Yes	Yes	Seasonally Flooded Basin / Type 1 / PEM1Ad	Reed canary grass
Wetland 1B	0.39 Ac.	Yes	Yes	Shrub-Carr / Type 6 / PSS1Ad	Sandbar willow, reed canary grass
Ditch 1C	291 LF	Yes	Yes	NA / NA / R4SBGx	NA
Wetland 1D	0.33 Ac.	Yes	Yes	Seasonally Flooded Basin / Type 1 / PEM1Ad	Reed canary grass
Ditch 1E	208 LF	Yes	Yes	NA / NA / R2UBHx	NA
Wetland 1F	0.80 Ac.	Yes	Yes	Seasonally Flooded Basin / Type 1 / PEM1Ad	Reed canary grass, stinging nettle
Wetland 1G	0.04 Ac.	Yes	Yes	Seasonally Flooded Basin / Type 1 / PEM1Ad	Reed canary grass
Ditch 1H	325 LF	Yes	Yes	NA / NA / R4SBGx	NA
Wetland 1I	0.33 Ac.	Yes	Yes	Shrub-Carr / Type 6 / PSS1Ad	Sandbar willow, reed canary grass
Wetland 1J	0.37 Ac.	Yes	Yes	Shrub-Carr / Type 6 / PSS1Ad	Sandbar willow, reed canary grass, stinging nettle

Area ID	Delineated Area/Length ¹	Mapped Hydric Soils	Mapped by NWI	Eggers and Reed / Circular 39 / Cowardin ²	Dominant Vegetation
Pond 2	0.20 Ac.	Yes	Yes	Shallow, Open Water / Type 5 / PABGx	NA
Pond 3	0.01 Ac.	Yes	Yes	Shallow, Open Water / Type 5 / PUBGx	NA

¹ Area or length of delineated aquatic resources shown on **Figures 3-5** in **Appendix A**.

² PEM1Ad: Palustrine Emergent Persistent Temporarily Flooded, Partly Drained/Ditched

PSS1Ad: Palustrine Scrub-Shrub Broad-Leaved Deciduous Temporarily Flooded, Partly Drained/Ditched

R4SBGx: Riverine Intermittent Streambed Intermittently Exposed, Excavated

R2UBHx: Riverine Lower Perennial Unconsolidated Bottom Permanently Flooded, Excavated

PABGx: Palustrine Aquatic Bed Intermittently Exposed, Excavated

PUBGx: Palustrine Unconsolidated Bottom Intermittently Exposed, Excavated

Antecedent Precipitation

Precipitation during the three months prior to the field delineation date (July 16, 2025) was above average. The U.S. Army Corps of Engineers (USACE) Antecedent Precipitation Tool (APT) indicated a score of 16 (Wetter than Normal). The USACE APT output is provided in **Appendix D**.

Discussion

The field-delineated wetland boundaries are shown on **Figures 3-5** in **Appendix A**. All the wetland areas overlap with NRCS soil survey hydric soils and National Wetlands Inventory (NWI) wetlands (see **Table 2** above).

Wetland 1 Complex

This wetland complex generally spans the low area between the Hilde Performance Center and the Plymouth Community Center. Nonwetland areas surrounding the existing trail were likely historically part of the surrounding wetland prior to the excavation of drainage ditches throughout the wetland complex, trail construction through the wetland review area, and land development to the east and west.

A cursory review of historical aerial imagery found that drainage ditches were excavated or expanded through the Wetland 1 complex in the 1940s. These ditches have likely altered the wetland hydrology so that wetlands in the review area are predominantly temporarily flooded (fresh (wet) meadow) rather than seasonally or semipermanently flooded (shallow marsh or deep marsh).

Wetlands 1A, 1D, 1F, & 1G

These areas within the Wetland 1 complex mostly consist of seasonally flooded basin (Type 1 / PEM1Ad) wetland. Dominant vegetation is reed canary grass (*Phalaris arundinacea*) and stinging nettle (*Urtica dioica*). Hydrology to the wetland complex is received via runoff from the surrounding watershed and impervious surfaces. The upland/wetland transition was defined by a gradual to moderate change in slope and/or a shift from predominantly wetland to upland vegetation.

Wetlands 1B, 1I, & 1J

These areas within the Wetland 1 complex mostly consist of shrub-carr (Type 6 / PSS1Ad) wetland. Dominant vegetation is sandbar willow (*Salix interior*), reed canary grass, and stinging nettle. Hydrology to the wetland complex is received via runoff from the surrounding watershed and impervious surfaces. The upland/wetland transition was defined by a gradual to moderate change in slope and/or a shift from predominantly wetland to upland vegetation.

Ditches 1C, 1E, & 1H

As noted above, these ditches were likely excavated through the Wetland 1 complex in the 1940s. Ditch 1E is a central channelized ditch (perennial flow) and Ditches 1C and 1H are drainage ditches (intermittent flow) that convey drainage to Ditch 1E.

Pond 2

Pond 2 is a shallow, open water (Type 5 / PABGx) storm pond located at the west edge of the wetland review area, approximately 190 feet west of Wetland 1B. There was no visible vegetation in the storm pond at the time of the wetland delineation. Hydrology to the wetland is received via runoff from the surrounding watershed and impervious surfaces. The upland/wetland transition was defined by a moderate to steep change in slope and the presence of surface water.

The pond was recently expanded, as evidenced by sparse vegetation and erosion control netting present during the wetland delineation, and the smaller wet signature visible on the 2024 aerial image (see **Figures 3-5** in **Appendix A**).

Pond 3

Pond 3 is a shallow, open water (Type 5 / PUBGx) storm pond located at the southwest edge of the wetland review area, approximately 375 feet southwest of Wetland 1B. There was no visible vegetation in the storm pond at the time of the wetland delineation. Hydrology to the wetland is received via runoff from the surrounding watershed and impervious surfaces. The upland/wetland transition was defined by a moderate to steep change in slope and the presence of surface water.

Regulatory Context

The City of Plymouth is the WCA LGU for the wetland review area. WCA LGUs review and approve wetland boundaries/types and proposed impacts under WCA, with additional review and guidance from members of the Technical Evaluation Panel (TEP). All wetlands are regulated by WCA except for those that are found to be incidental (e.g., isolated wetlands constructed in uplands). For wetlands that are regulated by WCA, a replacement ratio of 2:1 is usually required to mitigate impacts to wetlands in Hennepin County, provided the wetland replacement credits are obtained from a mitigation bank within the same bank service area (BSA) as the impacts.

The Minnesota Department of Natural Resources (MnDNR) regulates water development activities below the ordinary high-water level (OHWL) in Public Waters and Public Water Wetlands. A Public Waters Work Permit is required for impacts below the OHWL in waters regulated by MnDNR. There are no MnDNR Public Waters or Public Water Wetlands within the wetland review area.

The USACE administers Section 404 of the CWA. All aquatic resources are assumed to be waters of the U.S. (jurisdictional) under the CWA unless the USACE completes a Jurisdictional Determination and finds them to be non-jurisdictional. A Section 404 Permit is required for impacts to jurisdictional waters.

Conclusions and Recommendations

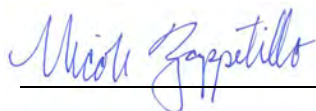
Based on a combination of field delineations and review of off-site sources we conclude that the field delineated areas represent the correct wetland boundaries.

This report will be provided to the WCA LGU and members of the TEP for review and approval of the wetland boundaries. No construction activities should commence prior to receiving boundary approvals and relevant permits.

References

- Clean Water Act, Section 401. *Water Quality Certification*. 33 USC 1341.
- Clean Water Act, Section 404. Permits for the Discharge of Dredged and Fill Material. 33 USC 1344.
- Cowardin, LM, V. Carter, FC Golet, and ET LaRoe. 1979. Classification of Wetlands and Deep-water Habitats of the United States. Office of Biological Services, Fish and Wildlife Service, US Department of the Interior, Washington, DC. FWS/OBS-79-31.
- Eggers, SD, and DM Reed. 2015. Wetland Plants and Plant Communities of Minnesota and Wisconsin (Version 3.2). U.S. Army Corps of Engineers, St. Paul District Library.
- Executive Order 11990. Protection of Wetlands. 3 CFR 121 (1978).
- Minnesota Department of Natural Resources. Protected Waters and Protected Waters Wetland Map of Hennepin County.
- Minnesota Department of Natural Resources. Protected Waters Work Permit Program.
- Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. <https://sdmdataaccess.sc.egov.usda.gov>
- Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/>
- Shaw, SP, and CG Fredine. 1956. Wetlands of the United States ('Circular 39'). United States Fish and Wildlife Service.
- U.S. Army Corps of Engineers. 1987. Corps of Engineers Wetland Delineation Manual. U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss. Technical Report Y-87-1.
- U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0), ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble. ERDC/EL TR-10-16. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- U.S. Army Corps of Engineers. 2022. National Wetland Plant List (Version 3.6). <https://wetland-plants.sec.usace.army.mil/>
- U.S. Fish and Wildlife Service. Various years. National Wetland Inventory (NWI). U.S. Department of the Interior, Fish and Wildlife Service, Washington D.C. <http://www.fws.gov/wetlands/>
- U.S. Geological Survey. 7.5-minute quadrangle maps. Reston, Va: U.S. Department of the Interior.

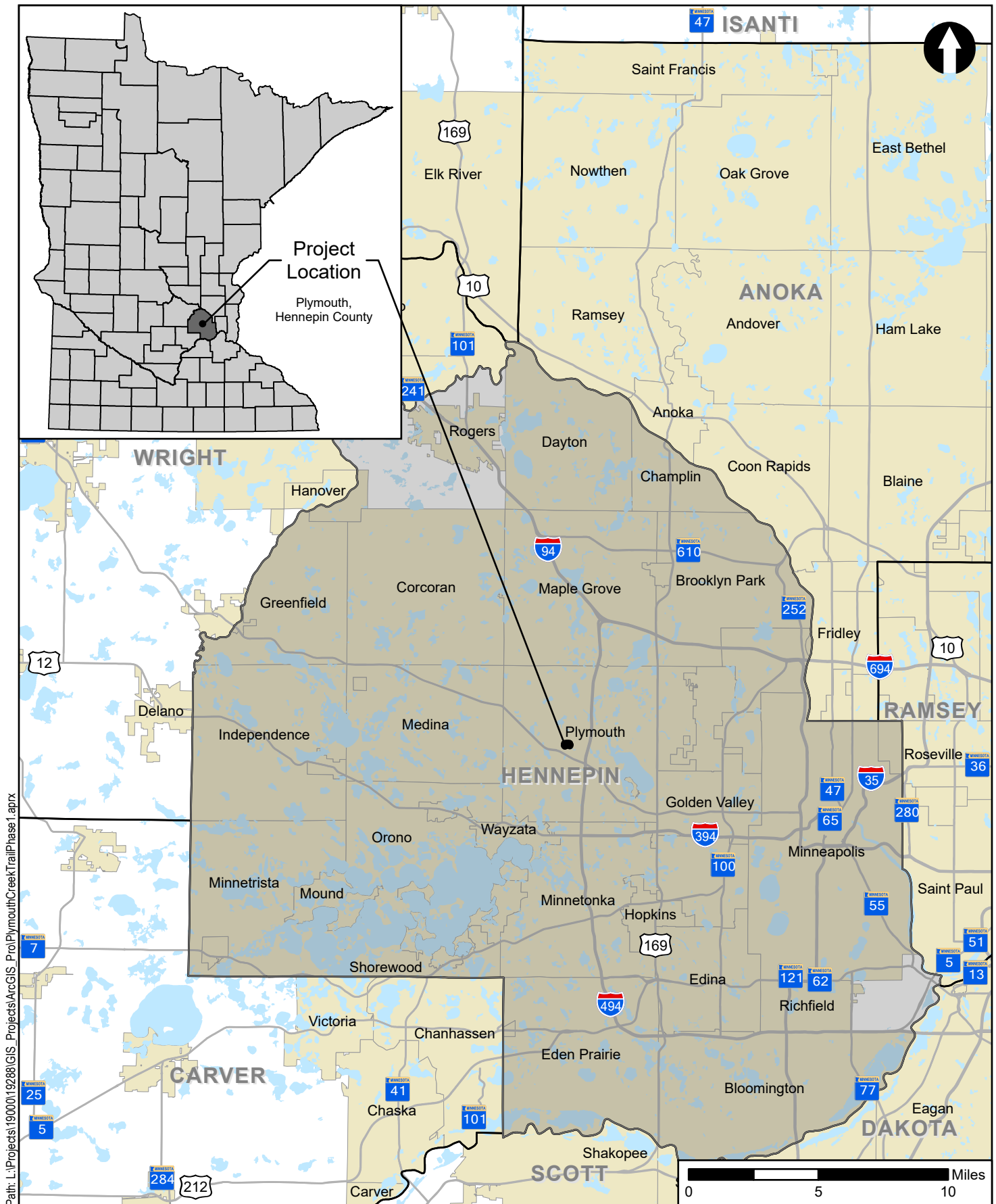
I hereby certify that this report was prepared by me or under my direct supervision and that I am a Certified Wetland Delineator under the Wetland Delineator Certification Program for the State of Minnesota.



Nicole Zappetillo, CMWP

Appendix A – Figures

- Figure 1 – State Location Map
- Figure 2 – Project Location Map
- Figure 3 – Wetland Delineation
- Figure 4 – LiDAR 2-Foot Contours
- Figure 5 – NRCS SSURGO Soils

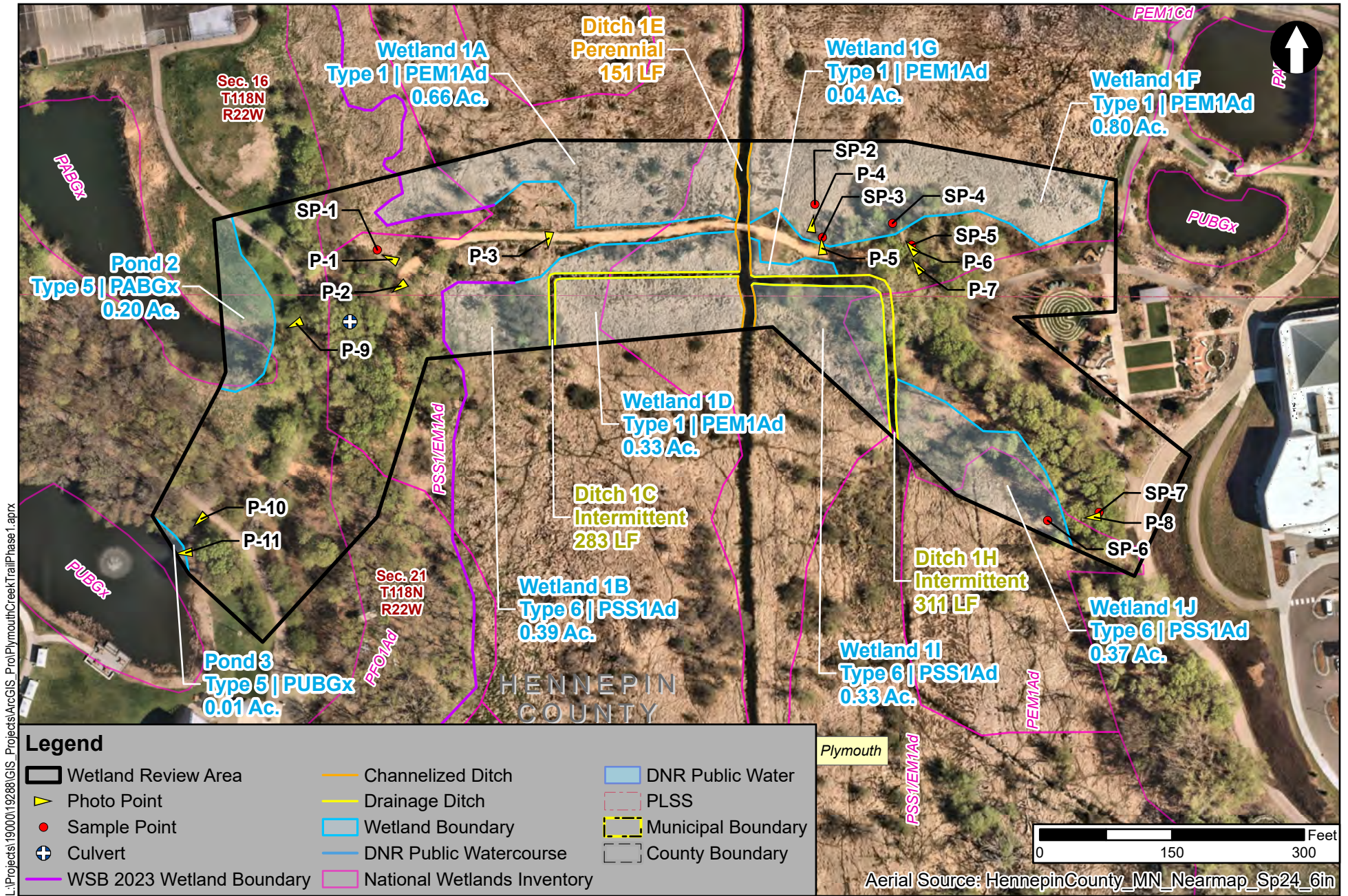


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State Location Map

Plymouth Creek Trail
 City of Plymouth

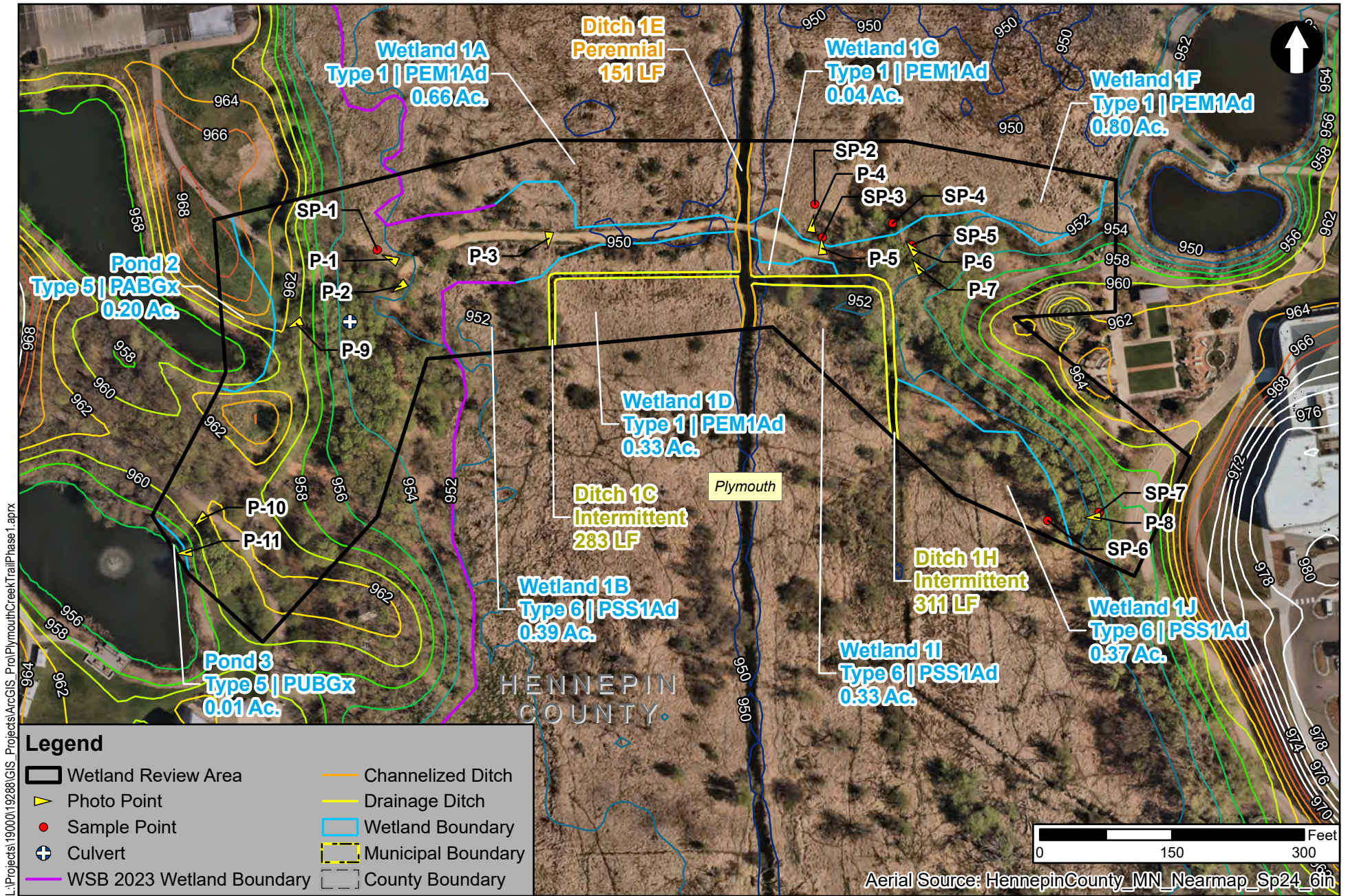
Figure 1



Wetland Delineation

Plymouth Creek Trail
City of Plymouth

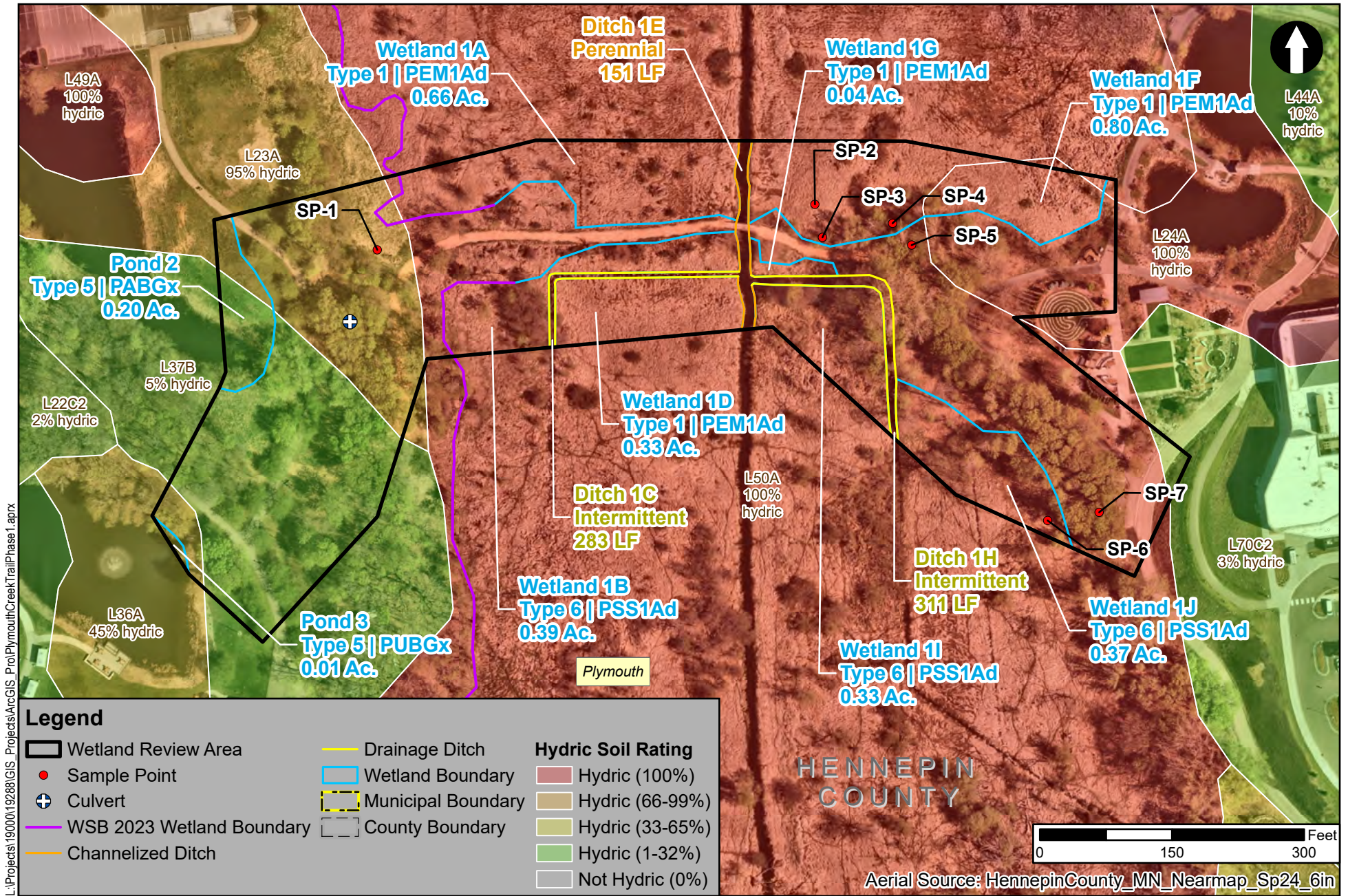
Figure 3



LiDAR 2-Foot Contours

Plymouth Creek Trail
City of Plymouth

Figure 4




NRCS SSURGO Soils

Plymouth Creek Trail
City of Plymouth

Figure 5

Minnesota Wetland Conservation Act NOTICE OF DECISION

Date this Notice was sent:	October 31, 2025
Local Government Unit:	City of Minnetonka
County:	Hennepin
Applicant and (if applicable) Applicant's Representative:	Applicant: Blake Hansen, Three Rivers Park District Representative: John Nelson, Bolton & Menk
Project Name/Number:	Eagle Lake Trail 2025
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.	<input checked="" type="checkbox"/> Boundary/Type <input type="checkbox"/> Sequencing (submitted separately from a replacement plan) <input type="checkbox"/> Replacement Plan <input type="checkbox"/> Bank Plan <input type="checkbox"/> Exemption Identify which exemption by Rule or Statute Citation: [insert] <input type="checkbox"/> No-Loss Identify which provision by Rule or Statute Citation: [insert]
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.	<input type="checkbox"/> Denied <input checked="" type="checkbox"/> Approved. Valid for <input checked="" type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify: [insert] <input type="checkbox"/> Approved with Conditions List Conditions: [insert] Valid for <input type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify: [insert]
LGU Representative Name & Signature:	 Luke Menden

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:	September 3, 2025
Date of Decision:	October 31, 2025
If applicable, date of <i>written extension</i> to 60-day decision timeline & number of days extended: Reason for Extension (check one):	[insert] <input type="checkbox"/> Other process or decision required to occur before WCA decision. Describe: [insert] <input type="checkbox"/> Additional information and/or revision to application submitted. <input type="checkbox"/> Applicant request.

	<input type="checkbox"/> Other. Describe: [insert]
Date & number of days extended for any <i>additional written extensions</i> agreed to by the applicant:	[insert]

Decision Summary

Technical Evaluation Panel Recommendation (check one):	<input checked="" type="checkbox"/> No recommendation <input type="checkbox"/> Approval or approval with conditions (attach recommendation) <input type="checkbox"/> Denial (attach recommendation)
LGU Findings (check all that apply):	<input type="checkbox"/> Findings attached <input checked="" type="checkbox"/> Findings: A wetland delineation report was submitted to the city for three work areas located within the northeast portion of the city. Work area 1 contained wetland 1, work area 2 contained wetlands 2 & 3 and work area 3 contained wetland 4. A storm water pond was also mapped at area 3. <ul style="list-style-type: none"> • Wetland 1: Type 2/3, depressional • Wetland 2: Type 3, depressional. Part of a larger wetland complex positioned around Crane Lake. • Wetland 3: Type 3; depressional • Wetland 4: Type 2,3 depressional <p>City staff conducted a site visit and agree with the wetland boundaries identified.</p> <p>This wetland boundary and type determination was made pursuant to Minn. Rules 8420.0405 of the Wetland Conservation Act.</p> <input checked="" type="checkbox"/> Other attachments. Specify: Site Location Map
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): [insert] Type of wetland replacement (check all that apply): <ul style="list-style-type: none"> <input type="checkbox"/> Project-Specific. Number of Credits: [insert] <input type="checkbox"/> Banking. Number of Credits by Bank Account #: [insert]

Notice Distribution

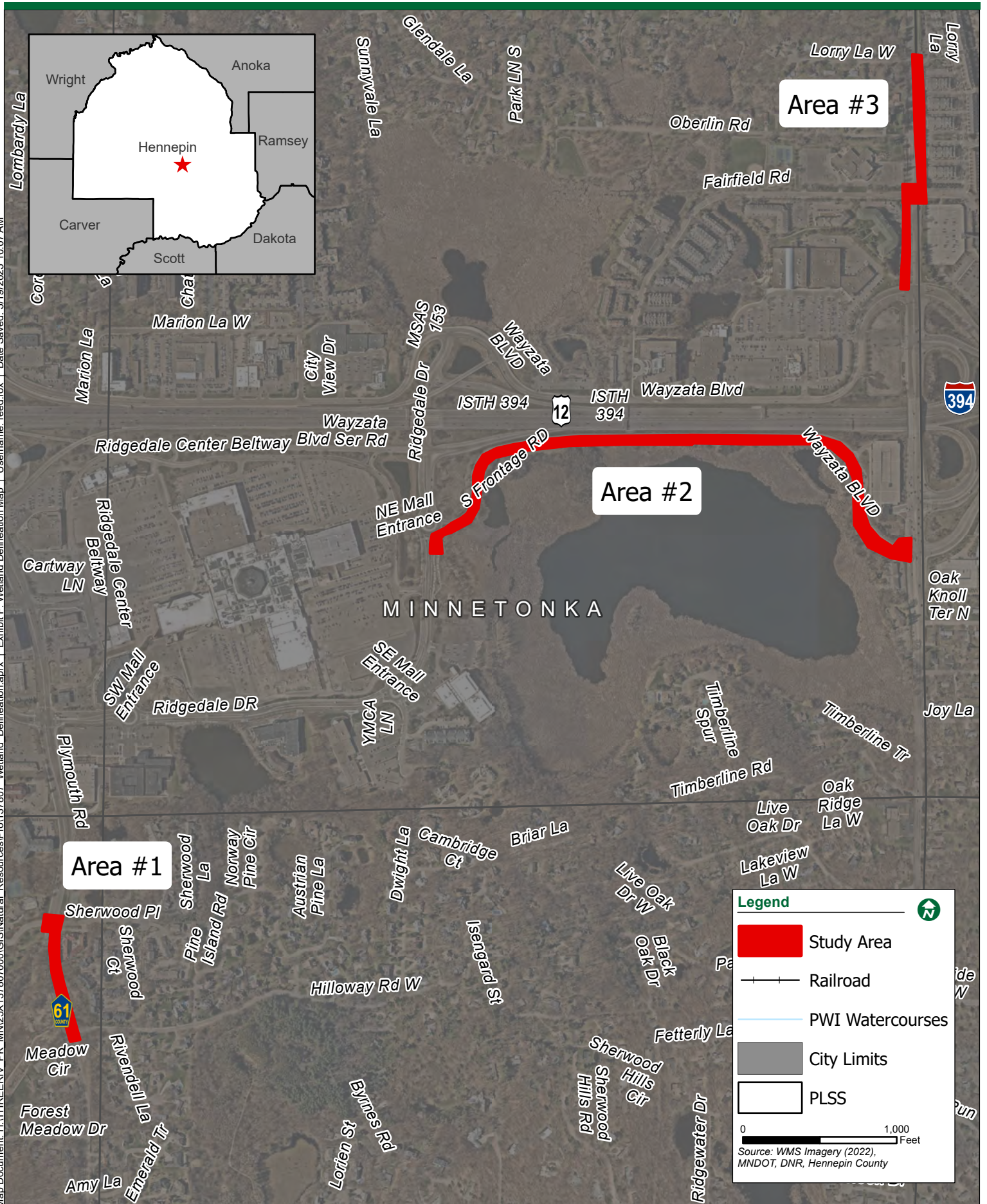
Notice Recipients (check all that apply):	<input checked="" type="checkbox"/> SWCD TEP Member (if different from LGU): Stacey Lijewski (Stacey.lijewski@hennepin.us) <input checked="" type="checkbox"/> BWSR TEP Member: Jed Chesnut (jed.chesnut@state.mn.us) <input checked="" type="checkbox"/> DNR Representative: Ryan Toot (Ryan.Toot@state.mn.us) <input checked="" type="checkbox"/> Watershed District or WMO (if applicable): permitting@minnehahacreek.org; Laura Jester (kestonewaters.org) <input type="checkbox"/> bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) <input checked="" type="checkbox"/> Applicant: Blake Hansen (Blake.Hansen@ThreeRiversParks.org) <input checked="" type="checkbox"/> Applicant's Representative (if applicable): John Nelson (John.Nelson@bolton-menk.com) <input type="checkbox"/> Members of the Public Requesting Notices (if applicable): [insert] <input checked="" type="checkbox"/> Others: Leslie Yetka (lyetka@minnetonkamn.gov);
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	usace_requests_mn@usace.army.mil
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Appeal Process

<p>Appeal Process (check one):</p>	<p><input checked="" type="checkbox"/> Local Appeal Process (if established). Specify How to Appeal: Appeals must be submitted in writing within 10 calendar days of the date of the decision to: Leslie Yetka, Natural Resources Manager; City of Minnetonka, 11522 Minnetonka Blvd, Minnetonka, MN 55305</p> <p><input type="checkbox"/> Board of Water & Soil Resources (see instructions below)</p>
<p>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.</p> <p>Note: Decisions are not final until the 30-day appeal window ends.</p>	<p>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.</p> <p>Mail check payable to MN Board of Water & Soil Resources for \$500.</p> <p>Send to:</p> <p style="padding-left: 40px;"> Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us </p>

Map Document: H:\THREERIV.PK_MN25X137807000\GIS\Natural_Resources\Pro137807_Wetland_Delineation.aprx | Exhibit F: Wetland_Delineation.aprx | User: ffox | Date Saved: 5/19/2025 10:07 AM



**Minnesota Wetland Conservation Act
NOTICE OF DECISION**

Date this Notice was sent:	11/10/2025
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.	<input checked="" type="checkbox"/> Boundary/Type <input type="checkbox"/> Sequencing (submitted separately from a replacement plan) <input type="checkbox"/> Replacement Plan <input type="checkbox"/> Bank Plan <input type="checkbox"/> Exemption Identify which exemption by Rule or Statute Citation: <input type="checkbox"/> No-Loss Identify which provision by Rule or Statute Citation:
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.	<input type="checkbox"/> Denied <input type="checkbox"/> Approved. Valid for <input checked="" type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify: <input checked="" type="checkbox"/> Approved with Conditions List Conditions: The wetland boundary was reviewed in the field by the TEP on 10/2/2025. Based on this site review a revised wetland boundary was sent to the city on 11/3/2025 as discussed. Valid for <input type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify: [insert]
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:	9/5/2025
Date of Decision:	11/3/2025
If applicable, date of written extension to 60 day decision timeline & number of days extended:	<input type="checkbox"/> Other process or decision required to occur before WCA decision. -Describe:

Reason for Extension (check one):	<input type="checkbox"/> Additional information and/or revision to application submitted. <input type="checkbox"/> Applicant request. <input type="checkbox"/> 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):	<input type="checkbox"/> No recommendation <input checked="" type="checkbox"/> Approval or approval with conditions (attach recommendation) <input type="checkbox"/> Denial (attach recommendation)
LGU Findings (check all that apply):	<input type="checkbox"/> Findings attached <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Other attachments. Specify:
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): Type of wetland replacement (check all that apply): <input type="checkbox"/> Project Specific. Number of Credits: <input type="checkbox"/> Banking. Number of Credits by Bank Account #:

Notice Distribution

Notice Recipients (check all that apply):	<input checked="" type="checkbox"/> SWCD TEP Member (if different from LGU): Stacey Lijewski, Hennepin County, 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 checked="" type="checkbox"/> DNR Representative: Ryan Toot, MNDNR, 1200 Warner Road, St. Paul, MN 55106 <input checked="" type="checkbox"/> Watershed District or WMO (if applicable): BCWMC, PO Box 270825, Golden Valley, MN 55427 <input type="checkbox"/> bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) <input checked="" type="checkbox"/> Applicant: Jeff Schuler, Structura Builders, 1650 West End Blvd, Suite 100, Minneapolis MN 55416 <input checked="" type="checkbox"/> Applicant's Representative (if applicable): Wayne Jacobson, Jacobson Environmental, 2109 Joplin Street, Mora MN 55051 <input type="checkbox"/> Members of the Public Requesting Notices (if applicable): <input checked="" type="checkbox"/> Others: US Army Corps of Engineers
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Appeal Process

Appeal Process (check one):	<input type="checkbox"/> Local Appeal Process (if established). Specify How to Appeal: <input checked="" type="checkbox"/> Board of Water & Soil Resources (see instructions below)
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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:

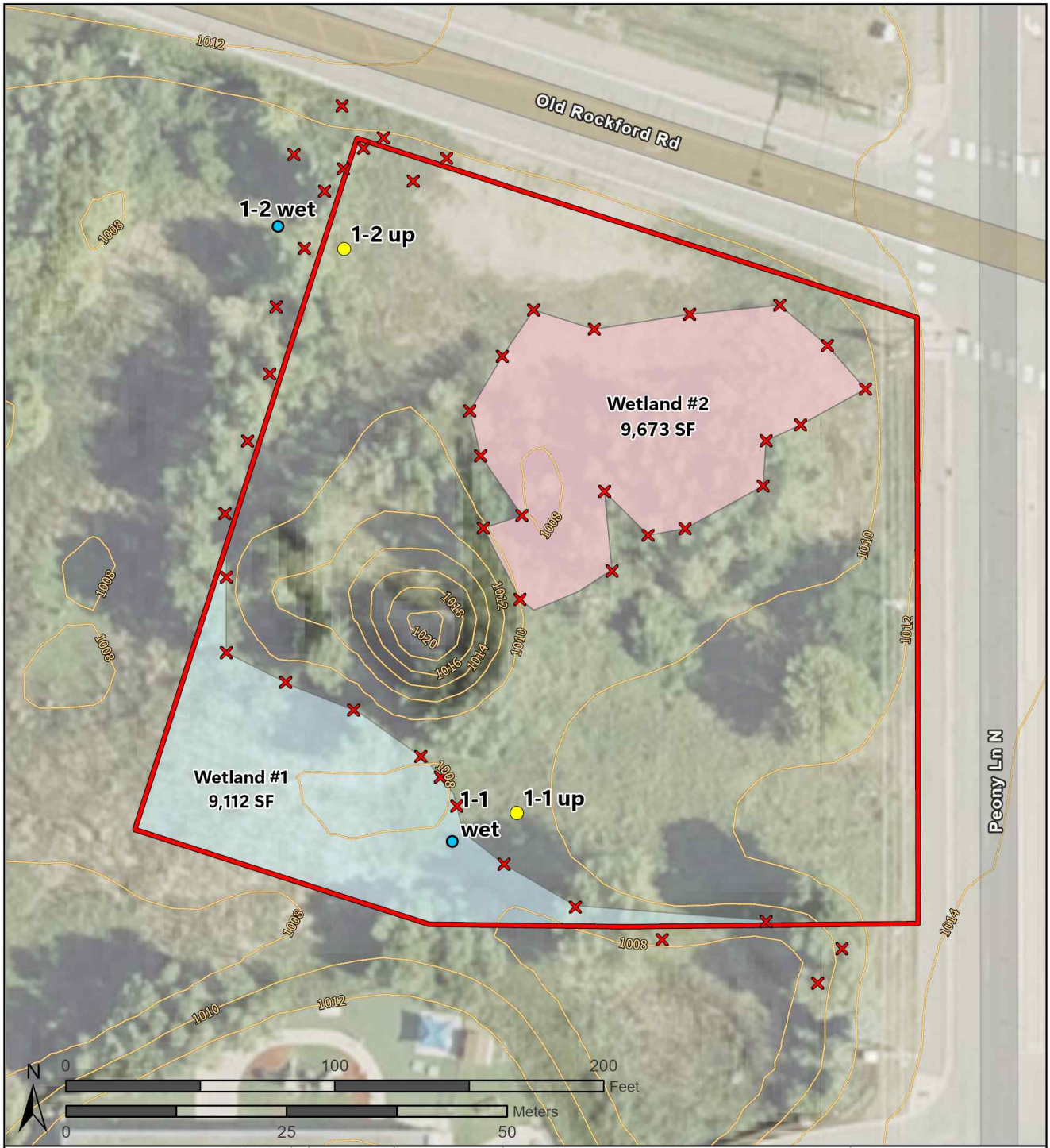
Appeals & Regulatory Compliance Coordinator

Minnesota Board of Water & Soil Resources

520 Lafayette Road North

St. Paul, MN 55155

travis.germundson@state.mn.us



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: <h3>Jurisdictional Delineation Map</h3>	
Jacobson Environmental, PLLC. Phone: (612)-802-6619 E-mail: jacobsonenv@msn.com			

Source: Esri, USDA FSA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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): 2025-06	
Date Complete Application Received by LGU: 9/5/2025	
Date this Notice was Sent by LGU: 9/19/2025	
Date that Comments on this Application Must Be Received By LGU¹: 10/10/2025	

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

Optional or As Applicable:

<input checked="" type="checkbox"/> Corps of Engineers: US Army Corps of Engineers, St Paul District
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input type="checkbox"/> Members of the Public (notice only): Ali Attarwala & Prachi Bawaskar <input type="checkbox"/> Other:

Signature:

Ben Schmitt

Date:

9/19/2025

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 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: Jill Kiener Date: 10/10/25

I hereby authorize **Ken Arndt** 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.

Attachment A Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

Wetland Type Confirmation

Delineation Concurrence. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

Preliminary Jurisdictional Determination. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

Approved Jurisdictional Determination. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>