BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Minnetonka **County:** Hennepin
Applicant Name: Keith Josephson **Applicant Representative:** Wayne Jacobson, Jacobson Env.
Project Name: 11801 Ridgemount Ave W 2025 **LGU Project No. (if any):**
Date Complete Application Received by LGU: May 15, 2025
Date of LGU Decision: June 18, 2025
Date this Notice was sent: June 26, 2025

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ Exemption ☐ No-Loss (8420.0415)
MN Rules 8420.0420 Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H
Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9
MN Statutes 103G.2241
Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☐ Deny ☒ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal 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 decision[1].

☒ Attachment(s) (specify): **Revised Figure 5_11801 Ridgemount Ave W Wetland Delineation**
☒ Summary: The city received an application for a wetland type and boundary determination at 11801 Ridgemount Ave W. The report indicated the presence of a 3,261 SF Type 2 (PEMBd) wet meadow/ditched wetland dominated by reed canary grass. While not explicitly stated in the report, the area delineated is connected via a drainage way to a larger wetland area to the north, which is determined to be off the subject property. City staff reviewed the delineation and, based on topographic landscape position and vegetation

present, requested a slight modification to the wetland to include a low area which was excluded. The Revised Figure 5-11801 Ridgemount Ave W Wetland Delineation figure attached to this NOD reflects the revised boundary. Thus staff concur with the delineation as described on the revised Figure 5, and finds that the wetland type and boundary determinations were made pursuant to Minn. Rules 8420.0405 of the Wetland Conservation Act.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

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

☒ Yes[1] ☐ No

[1]*If 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)

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

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Stacey Lijewski (Stacey.lijewski@hennepin.us) ☒ BWSR TEP Member: Jed Chesnut (jed.chesnut@state.mn.us)
☒ LGU TEP Member (if different than LGU contact): Luke Menden (lmenden@minnetonkamn.gov)
☒ DNR Representative: Alexander Selle (alexander.selle@state.mn.us)
☒ Watershed District or Watershed Mgmt. Org.: Laura Jester (keystonewaters.org)
☒ Applicant: Keith Josephson (jospk01@embarqmail.com) ☒ Agent/Consultant: Wayne Jacobson (jacobsonenv@msn.com)

Optional or As Applicable:

☒ Corps of Engineers: usace_requests_mn@usace.army.mil
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature: 	**Date:** June 26, 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.



Legend

Scale: 1:550

- 1' USGS Contours
- Wetland Delineation Points
- Upland Sample Points
- Wetland Sample Points
- Subject Property
- Wetland Boundary (On Site)



Project Name: 11801 Ridgemount Ave	Date: 11/14/2024
MDX Name: 11801 Ridgemount Ave 2024-192	Project Number: 2024-192

Figure 5:

Jurisdictional Delineation Map

Jacobson Environmental, PLLC.

Phone: (612)-802-6619

E-mail: jacobsonenv@msn.com

Jacobson Environmental

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

Google Maps 11801 Ridgemount Ave W

Figure 1 Site Location Map



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 200 ft

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Golden Valley	**County:** Hennepin
Applicant Name: Minneapolis Park and Recreation Board	**Applicant Representative:** Kjolhaug Environmental Services (Melissa Lauterbach-Barrett)
Project Name: Theodore Wirth Golf Course	**LGU Project No. (if any):** 25-2
Date Complete Application Received by LGU: 5/21/2025	
Date of LGU Decision: 7/8/2025	
Date this Notice was sent: 7/8/2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ Exemption ☐ No-Loss (8420.0415)
MN Rules 8420.0420 Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H
Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9
MN Statutes 103G.2241
Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal 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 decision[1].

☐ Attachment(s) (specify):

☒ Summary: The wetland boundaries and types are approved as described in the wetland delineation report prepared by Kjolhaug Environmental Services dated May 20, 2025, and revised existing conditions Figure 2 from June 30, 2025 (attached), which further clarified the permanently/semi-permanently flooded areas . Kjolhaug, WSB, City of Golden Valley, representative from MPLS Park and Recreation Board, Houston Engineering, and Hennepin County visited the site on June 24, 2025 to confirm the wetland boundaries/types, and verify the extent of permanently/semi-permanently flooded areas of Wetlands 1 and 2. The permanently/semi-permanently flooded areas within the wetlands are depicted in the revised existing conditions Figure 2.

The city has determined the following facts:
Wetland 1 (2025 review area) includes one small area of permanently/semi-permanently flooded area.
Wetland 2 (2025 review area) excludes permanently/semi-permanently flooded areas. A sample soil pit was taken very close to SP 1-1 during the 6/24/25 site walk within Wetland 1 and the water table was near 18 inches below ground surface. Observed stinging nettle, Canada thistle, sandbar willow, were also observed throughout Wetlands 1 and 2, supporting there are no permanently or semi-permanently flooded regimes (except for the small area defined in Wetland 1 – see Figure 2 updated 6-30-25)
Wetland 5 was determined to be incidental based on review of historical aerial information included in the wetland delineation report.

All other wetland boundaries and types within the delineated areas are approved as shown in the attached Figure 2 updated 6-30-2025.

This Notice of Decision also updates/approves the wetland boundary/types from the 2023 wetland delineation area, as denoted in the revised Figure 2, from June 30, 2025.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☐ Site Location Map ☒ Project Plan(s)/Descriptions/Reports (specify): Wetland Delineation Report prepared by Kjolhaug Environmental Services LLC, dated May 20,2025, and revised Figure 2 dated June 30, 2025, Joint Application.

Appeals of LGU Decisions

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Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

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☐ Yes[1] ☒ No

[1]*If 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: Stacey Lijewski	☒ BWSR TEP Member: Jed Chesnut
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: Alex Selle	
☒ Watershed District or Watershed Mgmt. Org.: BCWMC (Laura Jester)	
☐ Applicant:	☒ Agent/Consultant: Melissa Lauterbach-Barrett

Optional or As Applicable:

☒ Corps of Engineers: Joseph Toth	
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
☐ Members of the Public (notice only):	☐ Other:

Signature:  Michael Ryan City Engineer City of Golden Valley	**Date:** July 8, 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.

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Application

Local Government Unit: City of Golden Valley	**County:** Hennepin
Applicant Name: 22 Westwood Dr N	**Applicant Representative:** Orion Reutzel on behalf of Anderson Engineering
Project Name: 22 Westwood Dr N	**LGU Project No. (if any):** 25-3
Date Complete Application Received by LGU: 6/24/25	
Date this Notice was sent: 7/8/25	
Date that Comments on this Application Must Be Received By LGU[1]: 7/30/25	

[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)
☐ Exemption ☐ No-Loss (8420.0105)
MN Rules 8420.0420 Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H
Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9
MN Statutes 103G.2241
Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Impact Area Proposed:

Application Materials

☒ Attached ☐ Other[1] (specify): Wetland delineation report and Joint Application prepared by Anderson Engineering, dated 4/22/2025

[1] Link to ftp or other accessible file sharing sites is acceptable.

Comments on this application should be sent to:

LGU Contact Person:	Drew Chirpich
E-Mail Address:	dchirpich@goldenvalleymn.gov
Address and Phone Number:	7800 Golden Valley Rd, Golden Valley MN, 55427; 763-593-8044

Decision-Maker for this Application:
☒ Staff ☐ Governing Board/Council ☐ Other (specify):

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Stacey Lijewski, stacey.lijewski@hennepin.us
☒ BWSR TEP Member: Chesnut, Jed (BWSR) Jed.Chesnut@state.mn.us
☐ LGU TEP Member (if different than LGU contact):
☒ DNR Representative: NorthMetroAreaHydro.DNR@state.mn.us; Alexander.Selle@state.mn.us
☒ Watershed District or Watershed Mgmt. Org.: Laura Jester (BCWMC), laura.jester@keystonewaters.com
☒ Applicant (notice only): ehall@streeterhomes.com ☒ Agent/Consultant (notice only): oreutzel@ae-mn.com

Optional or As Applicable:

☒ Corps of Engineers: Joseph Toth, joseph.toth@usace.army.mil
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature:	**Date:** 7/8/2025
Michael Ryan City Engineer City of Golden Valley	

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