

Memorandum

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Jim Herbert, PE; Gabby Campagnola)
Subject: Item 4J: Marsh Run III – Minnetonka, MN
BCWMC February 19, 2026 Meeting Agenda
Date: February 12, 2026
Project: 23270051.72 1020 2602

4J Marsh Run III – Minnetonka, MN BCWMC 2026-02

Summary:

Proposed Work: Construction of apartment building

Project Proposer: Inland Development Partners

Project Schedule: Construction March 2026 to May 2027

Basis for Review at Commission Meeting: Work in the floodplain

Impervious Surface Area: Increase 0.1 acres

Recommendations for Commission Action: Approval

General Project Information

The proposed project is located at 11800 Wayzata Boulevard in the Medicine Lake subwatershed in Minnetonka (see attached map for location). The proposed work includes demolition of existing buildings, removal of an existing parking lot, and construction of a new apartment building, utilities, parking lot, stormwater management practices, and landscaping, resulting in 1.4 acres of proposed site disturbance. The proposed project creates 0.7 acres of new and fully reconstructed impervious surfaces and an increase of 0.1 acres of impervious surfaces, from 0.6 acres (existing) to 0.7 acres (proposed).

Floodplain

The proposed project includes work in the BCWMC (Oak Knoll Pond) 100-year floodplain. The BCWMC 1% annual-chance (100-year) floodplain elevation of Oak Knoll Pond is 918.70 feet NAVD88. The January 2023 BCWMC Requirements for Improvements and Development Proposals document (Requirements document) states that projects within the floodplain must maintain no net loss in floodplain storage and no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet). The proposed project will result in net gain of approximately 1 cubic yard of floodplain storage, therefore meeting BCWMC requirements.

Wetlands

The City of Minnetonka is the local government unit (LGU) responsible for administering the Wetland Conservation Act; therefore, BCWMC wetland review is not required. The proposed project does not result in wetland impacts. In addition, the proposed project will establish wetland buffers in accordance with the City of Minnetonka buffer ordinance which meets requirements of the BCWMC.

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Rate Control

The proposed project does not create one or more acres of new and/or fully reconstructed impervious surfaces; therefore, BCWMC rate control review is not required.

Water Quality

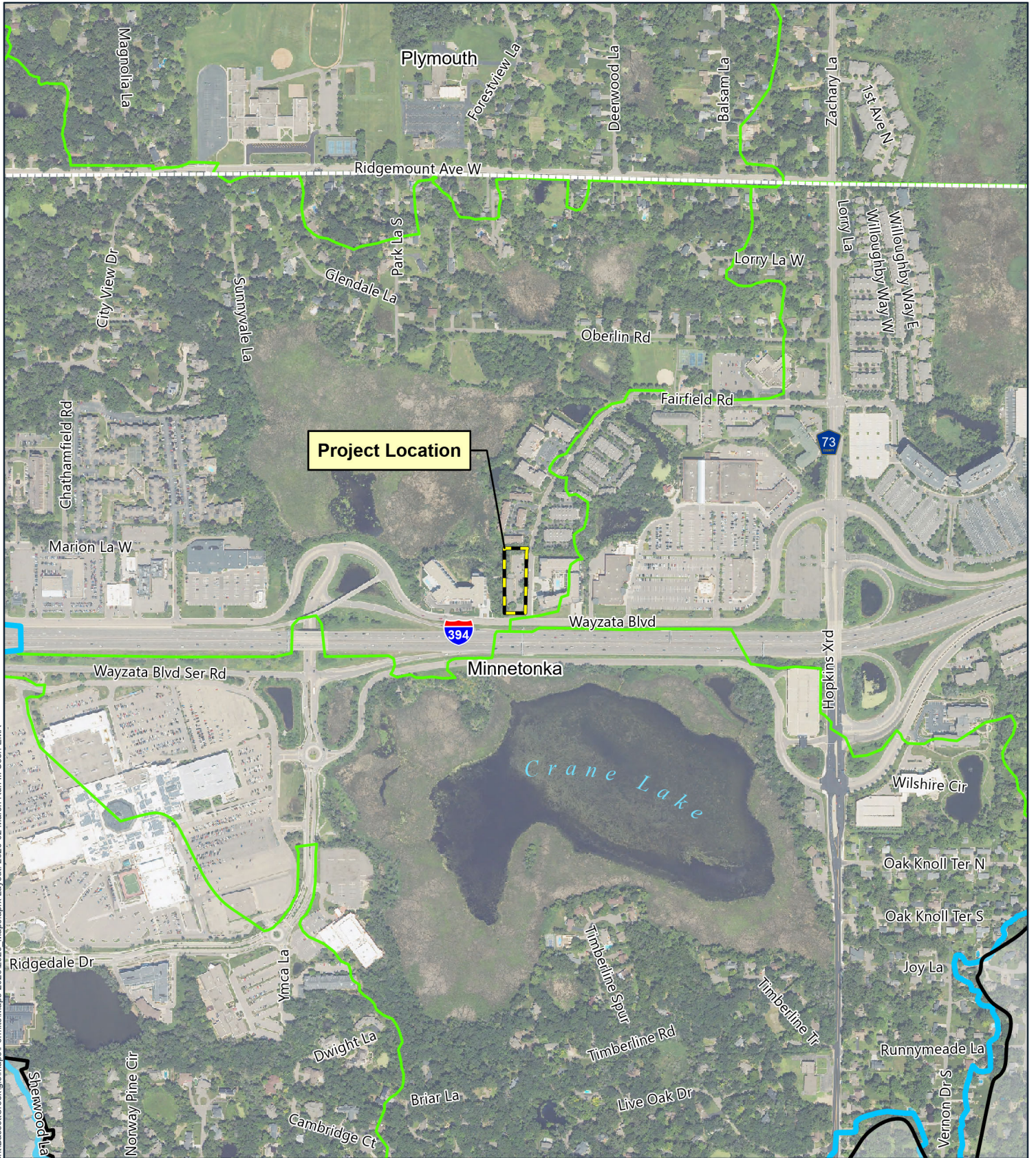
The proposed project does not create one or more acres of new and/or fully reconstructed impervious surfaces; therefore, BCWMC water quality review is not required. However, the project includes two manufactured treatment devices which were not reviewed by the BCWMC.

Erosion and Sediment Control






The proposed project results in more than 10,000 square feet of land disturbance; therefore, the proposed project must meet the BCWMC erosion and sediment control requirements. Proposed temporary erosion and sediment control features include rock construction entrances, sediment control logs, silt fence, and storm drain inlet protection. Permanent erosion and sediment control features include stabilization with sod or seed and blanket.

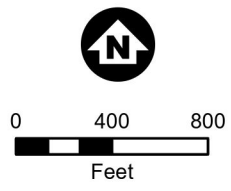
Recommendation for Commission Action

Approval



Barr Footer: ArcGISPro 3.6, 2026-01-29 09:43 File: I:\Client\BassettCreek\GIS\maps\Permits\Maps-2026\2026-02 Marsh Run III User: EMA

-  Project Location
-  Municipality
-  BCWMC Legal Boundary
-  BCWMC Hydrologic Boundary
-  Major Subwatershed



**BCWMC 2026-02
Marsh Run III
Minnetonka, MN**

LOCATION MAP

