

## Minnesota Wetland Conservation Act (WCA)

### NOTICE OF DECISION

<b>Date this Notice was sent:</b>	<b>5/12/2026</b>
<b>Local Government Unit (LGU):</b>	<b>City of Minneapolis</b>
<b>County:</b>	<b>Hennepin</b>
<b>Applicant and (if applicable) Applicant's Representative:</b>	<b>Applicant: City of Minneapolis</b> <b>Authorized Contact: Julie Benadum (Brown and Caldwell)</b> <b>Agent: Todd Ullom (KLJ Engineering)</b>
<b>Project Name/Number:</b>	<b>Minneapolis Russell Avenue Reconstruction</b>
<b>Type of Decision (check all that apply):</b> <b>Note:</b> 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:
<b>Decision:</b> <b>Note:</b> All replacement plan approvals are conditional upon confirmation from Minnesota Board of Water and Soil Resources (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: <input type="checkbox"/> Approved with Conditions List Conditions: Valid for <input type="checkbox"/> 5 yrs (default); <input type="checkbox"/> Other. Specify:
<b>LGU Representative Name &amp; Signature:</b>	<b>Elizabeth Stout</b> <i>Elizabeth Stout</i>

### Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

<b>Date Complete Application Received:</b>	<b>3/23/2026</b>
<b>Date of Decision:</b>	<b>5/12/2026</b>
<b>If applicable, date of <i>written extension</i> to 60-day decision timeline &amp; number of days extended:</b> <b>Reason for Extension (check one):</b>	<b>Not applicable</b> <input type="checkbox"/> Other process or decision required to occur before WCA decision. Describe: <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 <i>additional written extensions</i> agreed to by the applicant:	Not applicable
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### Decision Summary

<b>Technical Evaluation Panel (TEP) Recommendation (check one):</b>	<input type="checkbox"/> No recommendation <input checked="" type="checkbox"/> Approval or approval with conditions (TEP involvement and communication described in LGU Findings below) <input type="checkbox"/> Denial (attach recommendation)																																			
<b>LGU Findings (check all that apply):</b>	<input type="checkbox"/> Findings attached <input checked="" type="checkbox"/> Findings: <p><b>The WCA Notice of Application was provided to TEP members on 4/9/2026.</b></p> <p><b>Two wetlands and Bassett Creek (OAR1) were delineated within the evaluation area:</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Resource ID</th> <th rowspan="2">Location Description</th> <th rowspan="2">Section, Township, Range</th> <th rowspan="2">Area (acres)</th> <th colspan="3">Wetland Type Classification</th> <th rowspan="2">Location (Decimal Degrees)</th> </tr> <tr> <th>Circular 39</th> <th>Eggers &amp; Reed</th> <th>Cowardin</th> </tr> </thead> <tbody> <tr> <td>OAR 1</td> <td>Center of the project area.</td> <td>Sec. 20, T29N, R24W</td> <td>1.1</td> <td>N/A</td> <td>N/A</td> <td>R2UBH</td> <td>44.978621, -93.311235</td> </tr> <tr> <td>Wetland 1</td> <td>On the north side of OAR 1, in the center of the project area.</td> <td>Sec. 20, T29N, R24W</td> <td>0.43</td> <td>Type 1</td> <td>Floodplain forest</td> <td>PFO1A</td> <td>44.978621, -93.311235</td> </tr> <tr> <td>Wetland 2</td> <td>Northwestern corner of the project area.</td> <td>Sec. 20, T29N, R24W</td> <td>0.02</td> <td>Type 3</td> <td>Shallow Marsh</td> <td>PEM1Cx</td> <td>44.977636, -93.310807</td> </tr> </tbody> </table> <p><b>A WCA TEP site review was conducted on 4/24/2026 with Jed Chesnut (BWSR) and Karen Wold (Barr Engineering for the LGU). During the site review, TEP members verified that wetland boundaries and types are accurate.</b></p> <p><b>The comment period ended on 5/8/2026 and no additional comments were received.</b></p> <p><b>The wetland boundaries and types were determined to be accurate based on the requirements of the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual, the 2010 Midwest Regional Supplement, and the 2015 Guidance for Submittal of Delineation Reports to the USACE and WCA LGU in Minnesota, Version 2.0.</b></p> <input checked="" type="checkbox"/> Other attachments. Specify: <b>Site Location Map, Wetland Delineation Map</b>	Resource ID	Location Description	Section, Township, Range	Area (acres)	Wetland Type Classification			Location (Decimal Degrees)	Circular 39	Eggers & Reed	Cowardin	OAR 1	Center of the project area.	Sec. 20, T29N, R24W	1.1	N/A	N/A	R2UBH	44.978621, -93.311235	Wetland 1	On the north side of OAR 1, in the center of the project area.	Sec. 20, T29N, R24W	0.43	Type 1	Floodplain forest	PFO1A	44.978621, -93.311235	Wetland 2	Northwestern corner of the project area.	Sec. 20, T29N, R24W	0.02	Type 3	Shallow Marsh	PEM1Cx	44.977636, -93.310807
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<b>For Replacement Plan Decisions Only:</b>	Total wetland impacts requiring replacement (acres): <b>Not applicable</b> 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

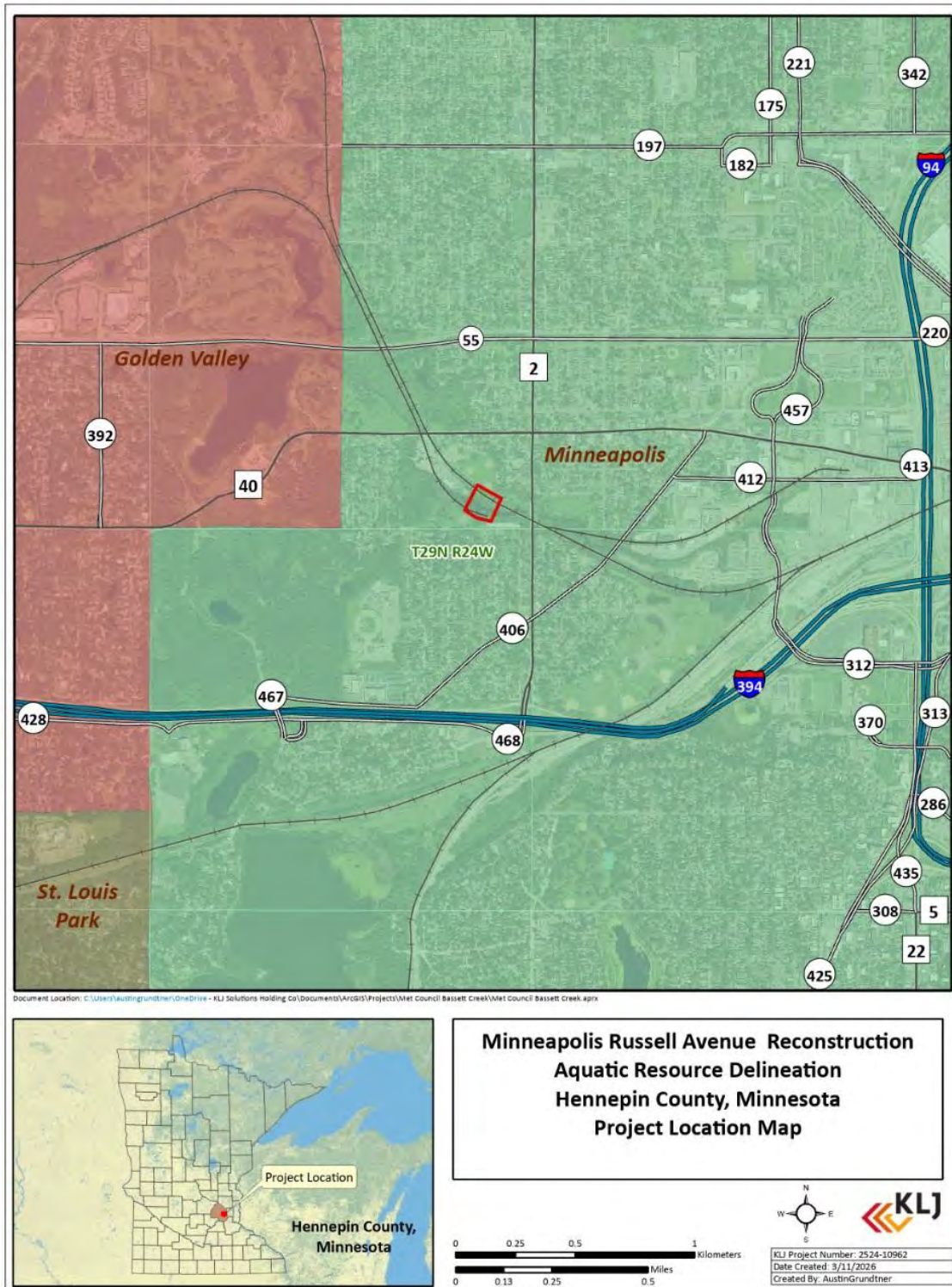
<b>Notice Recipients (check all that apply):</b>	<input checked="" type="checkbox"/> SWCD TEP Member (if different from LGU): <b>Stacey Lijewski</b> <input checked="" type="checkbox"/> BWSR TEP Member: <b>Jed Chesnut</b> <input checked="" type="checkbox"/> DNR Representative: <b>Ryan Toot</b> <input checked="" type="checkbox"/> City of Minneapolis LGU TEP Member: <b>Karen Wold (Barr Engineering)</b> <input checked="" type="checkbox"/> City of Minneapolis LGU Representative: <b>Elizabeth Stout</b>
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	<input checked="" type="checkbox"/> Watershed District or WMO (if applicable): <b>Bassett Creek Watershed Management Commission; Administrator Laura Jester and Engineer Stephanie Johnson (Barr Engineering Co.)</b> <input type="checkbox"/> <a href="mailto:bank.administrator.bwsr@state.mn.us">bank.administrator.bwsr@state.mn.us</a> (Bank Plan Decisions Only) <input checked="" type="checkbox"/> Applicant: <b>City of Minneapolis, Francisco Juarez</b> <input checked="" type="checkbox"/> Applicant's Representative (if applicable): <b>Julie Benadum (Brown and Caldwell)</b> <input checked="" type="checkbox"/> Agent: <b>Todd Ullom (KLJ Engineering)</b> <input type="checkbox"/> Members of the Public Requesting Notices (if applicable): <input type="checkbox"/> Others:
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### Appeal Process



<b>Appeal Process (check one):</b>	<input type="checkbox"/> Local Appeal Process (if established). Specify How to Appeal: <input checked="" type="checkbox"/> Board of Water & Soil Resources (see instructions below)
<p><b>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.</b></p> <p><b>Note:</b> 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 &amp; Soil Resources for \$500.</p> <p>Send to:</p> <p style="padding-left: 40px;"> Appeals &amp; Regulatory Compliance Coordinator  Minnesota Board of Water &amp; Soil Resources  520 Lafayette Road North  St. Paul, MN 55155  <a href="mailto:travis.germundson@state.mn.us">travis.germundson@state.mn.us</a>. </p>

Figure 1. Project Location Map





Document Path: C:\Users\augstingrundtner\OneDrive - KLI Solutions Holding Co\Documents\ArcGIS\Projects\Met Council Bassett Creek\Met Council Bassett Creek.aprx

Data Source: MNDOT, KLI,  
 & State of MN  
 Imagery: ©2025 Hennepin County GIS  
 KLI Project Number: 2524-10962  
 Date Created: 3/11/2026 | Created by: JDP | Edited by: JEC

## Minneapolis Russell Avenue Reconstruction Aquatic Resource Delineation Hennepin County, Minnesota

**Aquatic Resources**



1:1,000



- Study Area
- Aquatic Resources
- Other Aquatic Resource
- Upland Sample Point
- Wetland Sample Point


**Minnesota Wetland Conservation Act  
NOTICE OF APPLICATION**

<b>Date this Notice was sent:</b>	<b>5/13/26</b>
<b>Date Complete Application received:</b>	<b>5/11/26</b>
<b>Local Government Unit:</b>	<b>City of Golden Valley</b>
<b>County:</b>	<b>Hennepin</b>
<b>Applicant and (if applicable) Applicant's Representative:</b>	<b>Applicant: Taylor Roby, Build Good Things, LLC Applicant Agent: Wayne Jacobson, WDC Jacobson Environmental, PLLC.</b>
<b>Project Name/Number:</b>	<b>235 Georgia Avenue Wetland Delineation</b>
<b>Type of Application (check all that apply):</b> <b>Note:</b> 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: <b>N/A</b> <input type="checkbox"/> No-Loss Identify which provision by Rule or Statute Citation: <b>N/A</b>
<b>For Replacement Plan Applications Only:</b>	Proposed wetland impacts requiring replacement (acres): <b>N/A</b> Type of wetland replacement proposed (check all that apply): <input type="checkbox"/> Project-Specific. Number of Credits: <b>N/A</b> <input type="checkbox"/> Banking. Number of Credits by Bank Account #: <b>N/A</b>
<b>Application Materials (check one):</b>	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Other (ftp or other accessible file sharing site): <b>N/A</b>
<b>Comments on this Application must be received by (date):</b> <b>Note:</b> 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.	<b>June 10, 2026</b>
<b>Where to send comments:</b>	Name: <b>Emma Rakestraw</b> Address: <b>7800 Golden Valley Road, Golden Valley, MN 55427</b> Email: <b>erakestraw@goldenvalleymn.gov</b>
<b>Decision-Maker on this Application (check one):</b>	<input checked="" type="checkbox"/> Staff <input type="checkbox"/> Board/Council <input type="checkbox"/> Other. Specify: <b>N/A</b>

	Specify anticipated decision date if known: <b>N/A</b>
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**Notice Distribution**

<b>Notice Recipients (check all that apply):</b>	<input checked="" type="checkbox"/> SWCD TEP Member (if different from LGU): <b>Stacey Lijewski</b> <b>Stacey.Lijewski@hennepin.us</b> <input checked="" type="checkbox"/> BWSR TEP Member: <b>Jed Chesnut</b> <b>jed.chesnut@state.mn.us</b> <input checked="" type="checkbox"/> DNR Representative: <b>Ryan Toot</b> <b>Ryan.Toot@state.mn.us</b> <input checked="" type="checkbox"/> Watershed District or WMO (if applicable): <b>Bassett Creek Watershed Management Commission, Laura Jester</b> <b>laura.jester@kestonewaters.com</b> <input type="checkbox"/> <a href="mailto:bank.administrator.bwsr@state.mn.us">bank.administrator.bwsr@state.mn.us</a> (Bank Plan Applications Only) <input checked="" type="checkbox"/> Applicant: <b>Taylor Roby, Build Good Things, LLC</b> <b>buildgoodthingsmn@gmail.com</b> <input checked="" type="checkbox"/> Applicant's Representative (if applicable): <b>Jacobson Environmental</b> <b>jacobsonenv@msn.com</b> <input type="checkbox"/> Members of the Public Requesting Notices (if applicable): <b>N/A</b> <input checked="" type="checkbox"/> Others: <b>Michael Ryan - City of Golden Valley</b> <b>mryan@goldenvalleymn.gov</b>
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<b>LGU Representative Name &amp; Signature:</b>	<b>City of Golden Valley, Emma Rakestraw</b> 
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## Minnesota Wetland Conservation Act Notice of Application

<b>Local Government Unit:</b> City of Plymouth	<b>County:</b> Hennepin
<b>Applicant Name:</b> Jeff Schuler – Structura Builders	
<b>Applicant Representative:</b> Wayne Jacobson – Jacobson Environmental	
<b>Project Name:</b> 17905 Old Rockford Road	
<b>LGU Project No. (if any):</b> 2026-01	
<b>Date Complete Application Received by LGU:</b> 5/6/2026	
<b>Date this Notice was Sent by LGU:</b> 5/12/2026	
<b>Date that Comments on this Application Must Be Received By LGU<sup>1</sup>:</b> 6/3/2026	

<sup>1</sup> minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications

**WCA Decision Type - check all that apply**

<input type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input checked="" type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input checked="" 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)**

<b>Total WCA Impact Area Proposed:</b>
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**Application Materials**

<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Other <sup>1</sup> (specify):
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<sup>1</sup> Link to ftp or other accessible file sharing sites is acceptable.

**Comments on this application should be sent to:**

<b>LGU Contact Person:</b> Ben Scharenbroich, Water Resources Supervisor
<b>E-Mail Address:</b> bscharenbroich@plymouthmn.gov
<b>Address and Phone Number:</b> 3400 Plymouth Blvd, Plymouth, MN 55447
<b>Decision-Maker for this Application:</b>
<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: <b>Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600</b>
<input checked="" type="checkbox"/> BWSR TEP Member: <b>Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401</b>
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):
<input checked="" type="checkbox"/> DNR Representative: <b>Ryan Toot, MnDNR, 1200 Warner Road, St. Paul, MN 55106</b>
<input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: <b>BCWMC, PO Box 270825, Golden Valley, MN 55427</b>
<input checked="" type="checkbox"/> Applicant (notice only): <b>Jeff Schuler, Structura Builders, 1650 West End Blvd, Suite 100, Minneapolis MN 55416</b>
<input checked="" type="checkbox"/> Agent/Consultant (notice only): <b>Wayne Jacobson, Jacobson Environmental, 2109 Joplin Street, Mora MN 55051</b>

*Optional or As Applicable:*

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

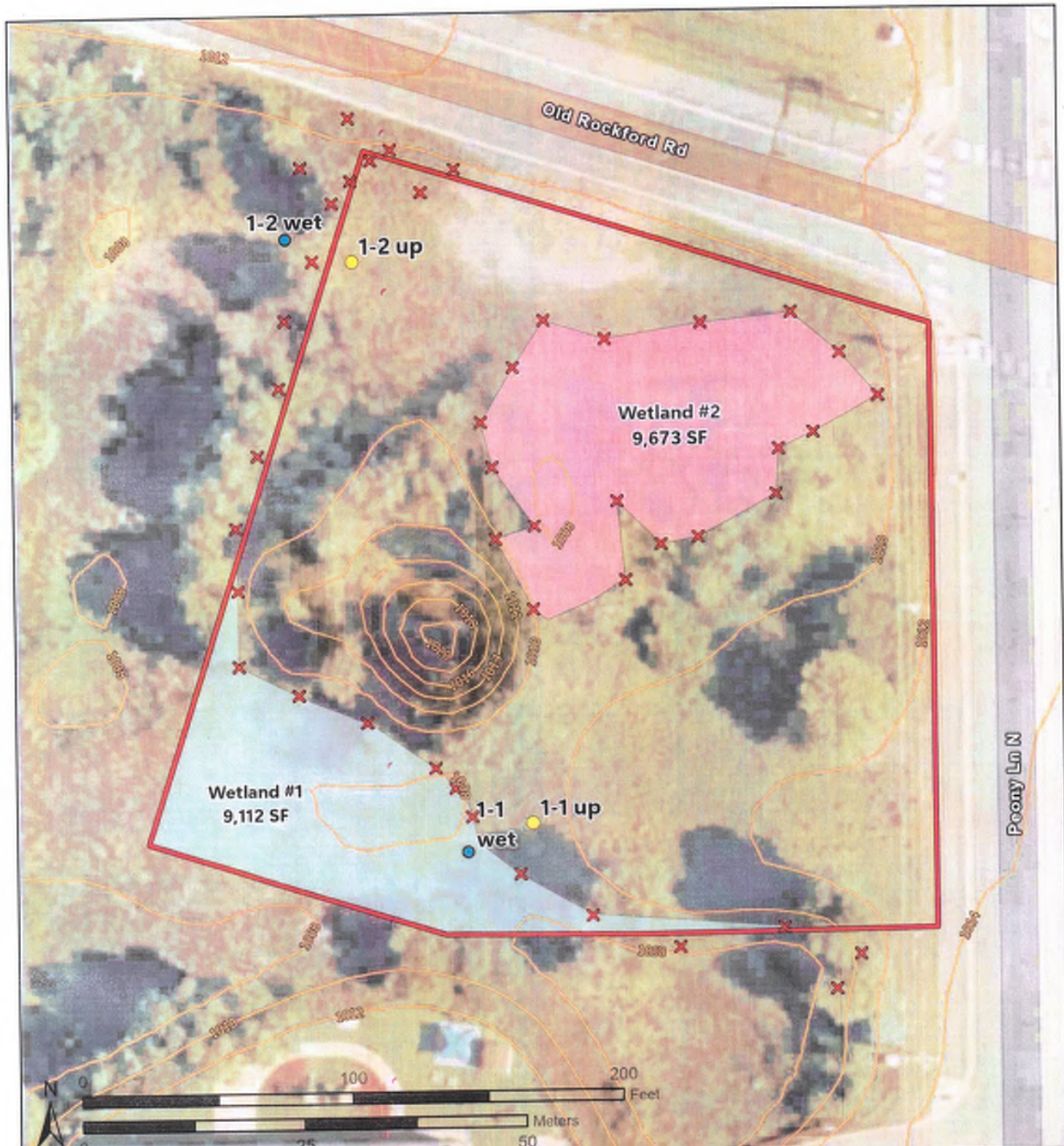
**Signature:**

*Ben Schmitt*

**Date:**

5/12/2026

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**

- ✕ 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

Date: 10/3/2025

MDX Name: 17905 Old Rockford Rd

Project Number: 2025-107

**Figure 5:**

**Jurisdictional Delineation Map**

Jacobson Environmental, PLLC.

Phone: (612)-802-6619  
E-mail: jacobsonenv@jenn.com

