

elm creek Watershed Management Commission

ADMINISTRATIVE OFFICE
3235 Fernbrook Lane • Plymouth, MN 55447
PH: 763.553.1144 • email: judie@jass.biz
www.elmcreekwatershed.org

March 4, 2026

Representatives

and

Technical Advisory Committee Members
Elm Creek Watershed Management Commission
Hennepin County, Minnesota

The meeting packet for this meeting may be found on the Commission's website:
<http://www.elmcreekwatershed.org/minutes-meeting-packets.html>

Dear Representatives and Members:

A regular meeting of the Elm Creek Watershed Management Commission will be held on **Wednesday, March 11, 2026, at 11:30 a.m.** at Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN. We will meet in the **Aspen Room** on the main level.

The Technical Advisory Committee (TAC) will convene at 11:00 a.m., prior to the regular meeting..

Please email me at judie@jass.biz to confirm whether you or your Alternate will be attending the regular meeting.

Thank you.



Judie A. Anderson

Administrator

JAA:tim

Encls: Meeting Packet

cc:	Alternates	Eric Osterdyk	Diane Spector	Rebecca Carlson	Grace Neumiller
	TAC Members	Karen Galles	Kris Guentzel	Kevin Ellis	Brian Vlach
	DNR	BWSR	Met Council	MPCA	City Clerks
	Reviewing Agencies			Official Newspaper	

Z:\Elm Creek\Meetings\Meetings 2026 EC\03 Regular and TAC Meeting Notice.docx

CHAMPLIN - CORCORAN - DAYTON - MAPLE GROVE - MEDINA - PLYMOUTH - ROGERS

+elm creek Watershed Management Commission

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AGENDA Regular Meeting | March 11, 2026

The meeting packet may be found on the Commission's website: <http://elm creekwatershed.org/minutes--meeting-packets.html>
Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN.

1. Call Regular Meeting to Order.
 - a. Approve Agenda.*
2. Consent Agenda.
 - a. Minutes last Meeting.*
 - b. Treasurer's Report and Claims.*
3. Open Forum.
4. Action Items.
 - a. Project Reviews.*
5. Old Business.
6. New Business.
 - a. Election of Officers. *Currently:*

Chair – Doug Baines	Secretary – vacant
Vice Chair – Joe Trainor	Treasurer – vacant
 - b. Annual Appointments. *Currently:*
 - Official Newspaper – Osseo-Maple Grove Press.
 - Official Depositories – U.S. Bank and the 4M Fund.
 - Deputy Treasurer – Judie Anderson.
 - Auditor – Barton, Walter & Krier. Our former auditors at Johnson Company, Ltd. are now affiliated with BWK.
 - c. Cost Share Request – Fish and Rice Lake Associations.*
7. Grant Opportunities.
8. Education and Outreach.
 - a. WMWA Update – verbal.
 - b. Grace Barcelow update.*
 - c. WMWA Strategic Planning – verbal update.
 - d. WMWA – next meeting –8:30 a.m., via Zoom, on April 14, 2026.
<https://us02web.zoom.us/j/922390839?pwd=TKlBQW1ZNlVXdzdtTDBTSDZkZmZuQT09>
9. Communications.
 - a. Staff Report.*
 - b. Hennepin County Staff Report.*
10. Project Reviews. (See next page.)

*in meeting packet
**available at meeting or on website

11. Other Business.
 - a. Appointment of Commissioner and Alternate is due from City of Dayton.
12. Adjournment.

Project Reviews.

Project	Project Name		Project	Project Name
2014-015	Rogers Drive Extension		2025-001	Chankahda Trail Recon Ph 3, Plym.
2016-05W	Ravinia Wetland Bank Plan,		2025-002	Dayton Creek Addition, Dayton
2017-50W	E Mayers Wetland/floodplain viola,		2025-003	Ray J's Bar and Grill, Rogers.
2018-046	Graco Expansion, Rogers		2025-005	Taylor Development, Rogers.
2020-009	Stetler Barn, Medina		2025-006	Hennessey Grove Update, Maple
			2025-007	ECK 322 Extension, Maple Grove.
			2025-009	Creative Lawn, Rogers.
2021-034	BAPS Hindu Temple, Medina		2025-014	Cowley Lake Preserve, Rogers.
			2025-019	Northdale Boulevard Industrial,
			2025-021	Brockton Lane Business Park,
2022-006	Hamel Townhomes, Medina.		2025-024	Ridge at Elm Creek, Maple Grove.
2022-018	Big Woods, Rogers		2025-025	Compass Orthodontics, Medina.
2022-040	Kariniemi Meadows, Corcoran		2025-027	Legacy Woods, Dayton.
2022-043	Meander Park and Boardwalk, Medina.		2025-028	Cartway Road, Champlin.
			2025-029	Meadows of Medina
			2025-030	Villas at Hunter Hill, Medina
2023-001	Chankahda Trail Recon Phase 2,		2025-032	Lake Camelot Park Improvements,
2023-030	Woodland Hill of Corcoran		2025-033	Hope Meadows Phase II, Corcoran.
			2025-034	Hassan Sand and Gravel, Rogers.
			2025-035	Gardner School, Maple Grove.
2024-015	Hennessy Grove, Maple Grove.		2025-036	Life Time Fitness, Maple Grove
2024-020	Woodland Hills of Corcoran 2024.		2025-037	Thicket Hills, Dayton.
2024-021	Heather Meadows 3d Addn.		2025-038	Telcom Construction, Dayton
2024-023	Upward Acres, Corcoran.		2025-039	Culvers, Maple Grove.
2024-027	Fairway Shores Villas, Corcoran		2025-040	Commerce Boulevard, Rogers.
2024-030	Northview Preserve, Rogers		2025-041.	Arbor Ridge Business Park, Maple
2024-031	Parkway Neighborhood, Dayton.		2025-042	113th Ave Trunk Sewer Ext, Dayton.
2024-033	Fletcher Bypass, Rogers		2025-043	Bella Woods, Maple Grove.
			2025-044	Juniper Hill, Maple Grove.
			2025-045	Wexley Park, Rogers.
			2025-046	Edgewater Cove, Rogers.
		A E	2025-047	Weaver Lake Road Rehab, M Grove.
			2025-048	Villas at Hunter Hill Updated, Medina
			2026-001	Northview Preserve 2d Addn, Rogers
			2026-002	Amira, Corcoran
		A E	2026-003	EC Park Reserve Ped Bridge Repair
			2026-004	Rogers Drive Industrial
			2026-005	St. Thomas the Apostle Cath. Ch.,
			2026-006	Graco Dayton HQ
			2026-007	Carvana, Dayton
			2026-008	Tricare 9th Addn, Maple Grove
			2026-009	Rogers Police Dept. and City Hall

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Regular Meeting Minutes February 11, 2026

I. CALL TO ORDER. A meeting of the Elm Creek Watershed Management Commission was called to order at 11:32 a.m., Wednesday, February 11, 2026, in the Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN, by Chairman Doug Baines.

Present: Andrew Kessler, Champlin; Loren Evenrud, Corcoran; Doug Baines, Dayton; Joe Trainor Maple Grove; Christina Frazier, Plymouth; and Dave Katzner, Rogers. Not represented: Medina.

Also present: Steven Touney, Champlin; Jon Bottema and Lauren Letsche, Corcoran; Derek Asche and Shane Awalt, Maple Grove; Chris Dahl and Dusty Finke, Medina; Ken Dutton and Ben Scharenbroich, Plymouth; Mike Albers, Rogers; Kevin Ellis and Grace Barcelow, Hennepin County; Eric Osterdyk and Diane Spector, Stantec; and Judie Anderson, JASS.

Also present: Ben Torrison and Katie Allenson, USGS.

II. AGENDA. Motion by Frazier, second by Trainor to approve the **agenda*** as presented. *Motion carried unanimously.*

III. Motion by Frazier, second by Katzner to approve the **Minutes of the January 14, 2026, meeting.*** *Motion carried unanimously.*

IV. Motion by Katzner, second by Trainor to approve the **February Treasurer's Report and Claims totaling \$114,006.81.*** *Motion carried unanimously.*

V. OPEN FORUM.

USGS Partnership Agreement. Torrison and Allenson were present to introduce themselves, describe the partnership the Commission has with the USGS, and to present the October 1, 2025-September 30, 2027 joint funding agreement for the operation and maintenance of the stream gauge in Champlin. The total cost for fiscal year beginning October 1, 2025, will be \$43,700, with the Commission's share being \$24,100. The total cost for fiscal year beginning October 1, 2026, will be \$44,200, with the Commission's share being \$24,600. The Commission budgeted \$23,350 in 2026 based on the estimated contract cost increase. The difference can be accommodated within the overall monitoring budget.

Motion by Katzner, second by Frazier to accept the agreement as written. *Motion carried unanimously.*

VI. PROJECT REVIEWS.

A. 2025-034 Hassan Sand and Gravel, Rogers.* This project proposes redevelopment

RULE D - STORMWATER MANAGEMENT
RULE E - EROSION AND SEDIMENT CONTROL
RULE F - FLOODPLAIN ALTERATION

RULE G - WETLAND ALTERATION
RULE H - BRIDGE AND CULVERT CROSSINGS
RULE I - BUFFERS

*indicates enclosure

of the existing residential and agricultural buildings to construct a commercial building with associated parking and a contractor laydown yard. The project is located at 25720 141st Avenue and will disturb approximately 13 acres of the site. The project triggers Rules D, E, and F. A complete application was received on August 12, 2025. In their findings dated January 30, 2026, Staff recommended approval with five conditions: (1) reconciliation of the escrow fee, (2) receipt of O&M plan approved by the City, (3) receipt of results of a post construction infiltration test, (4) provision of additional grading detail for the septic system design, and (5) provision of permanent cover over the contractor yard to prevent erosion. Motion by Trainor, second by Katzner to approve this project with those conditions. *Motion carried unanimously.*

B. 2025-041 Arbor Ridge Business Park, Maple Grove.* The project consists of a 20-acre site with approximately 10.6 acres of disturbance, located south of Arbor Ridge Parkway and east of Weston Way South. The project proposes construction of an office/industrial building and associated parking and triggers Rules D, E, and I. The project review application was initially received on October 30, 2025, but was paused for design changes. A resubmittal with these changes was received on November 14, 2025. In their findings dated February 3, 2026, Staff recommended approval with one condition, reconciliation of the escrow fee. Motion by Katzner, second by Trainor to approve this project with that condition. *Motion carried unanimously.*

C. 2025-044 Juniper Hill, Maple Grove.* This project spans approximately 14 acres on a site located at 16725 Elm Road North. The project proposes to construct 33 single-family homes with associated roadway and utilities and triggers Rules D, E, F, G, and I. A complete project review application was received on December 11, 2025. In their findings dated January 23, 2026, Staff recommended approval with four conditions: (1) reconciliation of the escrow fee, (2) approval from the City for grading and wetland buffer off the parcel on City land, (3) plans signed by professional engineer, and (4) revise filtration bench detail. Motion by Trainor, second by Kessler to approve this project with those conditions. *Motion carried unanimously.*

Commissioner Frazier expressed concerns about the negative impacts that development can have in terms of tree removal, radiant heat from paving over green spaces, and erosion adjacent to sensitive resources such as wetlands and creeks. She was advised that the Commission does not have rules limiting tree removal or a certain percent of the site that can be paved, but many of the member cities do. As far as erosion is concerned, the Commission requires vegetation of disturbed soils post construction and recommends erosion control blankets on steep slopes to help with revegetation. The Commission also requires down-gradient perimeter control such as bio-logs or silt fence as part of its erosion and sediment control rule.

D. 2025-048 Villas at Hunter Hill-Amendment, Medina.* The project spans approximately 3.2 acres on a site located west of Hunter Drive and south of Hamel Road. The project proposes to build residential housing units along with associated parking and driveways, triggering Rules D and E. A complete project review application was received on January 5, 2026. In their findings dated January 30, 2026, Staff recommended approval with two conditions: (1) reconciliation of the escrow fee, and (2) receipt of O&M plan approved by the City. Motion by Frazier, second by Trainor to approve this project with those conditions. *Motion carried unanimously.*

RULE D - STORMWATER MANAGEMENT
RULE E - EROSION AND SEDIMENT CONTROL
RULE F - FLOODPLAIN ALTERATION

RULE G - WETLAND ALTERATION
RULE H - BRIDGE AND CULVERT CROSSINGS
RULE I - BUFFERS

*indicates enclosure

VII. OLD BUSINESS.

A. 2026 Work Plan.*

Staff's February 4, 2026, memo* iterates highlights of some of the special projects/studies the Commission is proposing to undertake in 2026. No revisions were made to the January presentation. However, Brian Vlach provided Staff with some minor changes to the 2026 TRPD monitoring plan:

The Park District will monitor Elm Creek at 77th Avenue (EC77); Rush Creek at Territorial Road (RT); and Diamond Creek (DC) for continuous flow and water quality. TRPD will monitor four sentinel lakes (Fish, Weaver, Diamond, and Rice). As part of the Elm Creek Watershed TMDL 10 Year Review three or four additional lakes (Henry and Jubert **and both** Dubai and Laura if they can be accessed) and two stream sites (Rush Creek at CR 116 and CR 101) will be monitored. French Lake **will not be** monitored since sufficient data has been collected from that lake. **In addition**, Prairie Lake will be sampled by TRPD at no charge to the Commission.

Motion by Trainor, second by Frazier to approve the revised Work Plan. *Motion carried unanimously.*

B. New Website.

Spector reported that Staff is working with Avallo and Skol Marketing for the WMWA and watershed website updates. In January, Staff met with both firms to discuss new desired website features, logo updates, web design, and hosting platforms. Website development is underway for the WMWA, Shingle Creek/West Mississippi, Pioneer-Sarah Creek, and Elm Creek Watershed Commission websites.

VIII. NEW BUSINESS.

Local Water Management Plans.* Now that the Commission has completed its Fourth Generation Watershed Management Plan, each city is required to update their Local Water Management Plan (LWMP) to be consistent with the Plan's goals and policies as well as local water management needs. The LWMP is a required component of the city's Comprehensive Plan, and the LWMP update must be completed *no sooner than two years prior to the due date updating the city's Comp Plan.*

The next round of city, township, and county comprehensive plans are due to Metropolitan Council by the end of December 2028. Cities have received their guidance from the Met Council and will begin to engage consultants to help complete that planning and prepare the required documents. More information about Imagine 2050 Comprehensive Planning can be found on the Met Council's website: [Home - Local Planning Handbook](#).

LWMPs must meet the requirements cited in MN Statutes, 103B.235 and MN Rules Chapter 8410. In general, LWMPs need to include a summary of the priorities and problems in the community; structural, nonstructural and programmatic actions to take to address the priorities and problems; and clearly identified funding mechanisms to fix the problems. Addi-

tional requirements are set forth in the Fourth Generation Plan.

Motion by Trainor, second by Katzner directing Staff to provide this information in a letter to the member cities. *Motion carried unanimously.*

IX. GRANT OPPORTUNITIES.

The **BWSR FY 2027 Clean Water Fund (CWF) Projects and Practices Grants** Request For Proposals (RFP) is now open and includes two programs: 1) Projects and Practices, and 2) Projects and Practices Drinking Water. Entities working under a current State-approved and locally-adopted water management plan are eligible to apply. Applications must be submitted via [eLINK](#), BWSR’s grants management system. Only grant requests greater than or equal to \$30,000 will be considered. Application deadline is Wednesday, March 25, 2026, no later than 4:30 pm CST.

X. EDUCATION AND PUBLIC OUTREACH.

A. Grace Barcelow, Hennepin County Environment and Energy Conservation Specialist, grace.barcelow@hennepin.us was present to provide an overview of her work and plans for the upcoming year.

One item of discussion was the Commission’s preference for a WBIF-funded BMP project for 2026 and potentially 2027. In 2024 and 2025 Barcelow coordinated lakeshore stabilization workshops for Fish Lake homeowners and is currently working with several to get those projects in the ground in the spring. Since she likely has engaged most of the interested homeowners on that lake, in 2026 she could shift to a different priority lake (Rice?) or take on some other activity.

- B.** Also included in the meeting packet were **updates from Barcelow*** regarding:
1. Chloride Reduction Campaign
 2. Youth Stormwater Education Work
 3. February media kit – chloride consultations, best winter maintenance practices
 4. Parkers Lake Chloride Reduction Project
 5. Eagle Lake and Fish Lake Shoreline/Yard Restoration Projects
 6. RBWMO and BCWMO Multi-Family Housing Project Planning

C. West Metro Water Alliance (WMWA) will meet via Zoom at 8:30 a.m., Tuesday, March 10, 2026. The link to join:

<https://us02web.zoom.us/j/922390839?pwd=TKlBQW1ZNXVXdzdtTDBTSDZkZmZuQT09>

XI. COMMUNICATIONS.

A. Staff Report. The February 4, 2026, Staff Report* provides updates on the development projects currently under review by Staff.

B. Hennepin County Staff Report.*

1. Trousdale Wetland Restoration, Corcoran. Staff met with LGU, BWSR, and engineering representatives for a pre-application meeting. Feedback provided during that

*indicates enclosure

meeting is still to be reviewed by the project team. Additional work will be required, including further conversations with adjacent landowners and a Level 2 wetland delineation, continuing through spring.

2. Lake Henry Hollow Horse Ranch, Rogers. A pre-TEP meeting was convened with Hennepin County, LGU, and state representatives to discuss Wetland Conservation Act impacts of the project and past landowner activities. Staff provided documentation of the previously constructed alleyway that is a violation but would need to be recorded. TEP members will review documentation but requested that a level 2 wetland delineation be performed before filing a notice of determination.

3. Hennepin County completed reporting on all BWSR grants and programs during 2025. Hennepin County staff took over reporting duties for cost-share projects related to FY23 and FY25 WBIF grants for the Commission. The next 40% of grant funds (\$70,000) was requested from BWSR since the FY23 WBIF grant has reached and surpassed the 50% completion mark.

4. Information on **project funding** and other **County programming** completes the report.

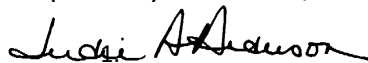
XII. OTHER BUSINESS.

A. A **reminder of appointments** due by those members that appoint Commissioners annually.

B. **Election of officers** will take place at the March meeting.

XIII. ADJOURNMENT. There being no further business, the meeting was adjourned at 1:37 p.m.

Respectfully submitted,



Judie A. Anderson
Recording Secretary

JAA:tim

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Weaver Lake Rd Rehabilitation Maple Grove Project #2025-047

Project Overview:

Location: The project disturbs approximately 20 acres. The site is located along Weaver Lake Road from Maple Grove Parkway to East Fish Lake Road in Maple Grove, MN.

Purpose: The project proposes rehabilitating an approximate 1.7-mile section of Weaver Lake Rd in addition to a utility relocation along West Fish Lake Road. Project work consists of bituminous pavement rehabilitation, full pavement reconstruction, and trail and utility improvements.

WMC Rules Triggered:	X	Rule D	Stormwater Management
	X	Rule E	Erosion and Sediment Control
		Rule F	Floodplain Alterations
	X	Rule G	Wetland Alteration
	X	Rule H	Bridge and Culvert Crossings
	X	Rule I	Buffer Strips
		Rule K	Variance

Applicant: City of Maple Grove
Address: 1200 Arbor Lakes Parkway N
Maple Grove, MN 55369

Attention: RJ Kakach
Phone: (763) 494-6353
Email: rjkakach@maplegrovmn.gov

Agent: Bolton & Menk
Address: 3507 High Point Drive North Bldg 1
Suite E130, Oakdale, MN 55128

Attention: Coleton Nelson
Phone: (612) 430-5113
Email: coleton.nelson@bolton-menk.com

Exhibits:	Description	Date Received
<i>Application</i>	<input checked="" type="checkbox"/> Complete ECWMC Application	December 22, 2025
	<input checked="" type="checkbox"/> ECWMC Request for Review and Approval	December 22, 2025
	<input checked="" type="checkbox"/> City authorization: Maple Grove, MN	November 5, 2025
	<input checked="" type="checkbox"/> Review fee: \$5,900	December 22, 2025
	<input checked="" type="checkbox"/> Project Documents (site plans, reports, models, etc.)	December 22, 2025

Submittals

1. Stormwater Narrative by Bolton & Menk dated February 13, 2026
 - a. Existing and Proposed Drainage Maps.
 - b. Existing and Proposed HydroCAD models.

- c. Existing and Proposed MIDS models.
 - d. Geotechnical Report by American Engineering Testing, dated December 22, 2025
2. Development plans, dated December 11, 2025, prepared by Bolton & Menk.
 - a. Amended Sheets C301 and C301, received February 17, 2026

Findings

General

1. A complete application was received December 22, 2025. The initial 60-day decision period per MN Statute 15.99 was extended an additional 60 days by Commission staff. The 120-day review period expires April 21st, 2026.
2. The existing site is a 1.7-mile segment of Weaver Lake Road in Maple Grove, from Maple Grove Highway to interstate 94, including a portion of West Fish Lake Road. The existing impervious area is 16.1-acres from the roadway and parallel sidewalks. The central portion of the roadway segment drains to Elm Creek via overland flow and constructed storm sewers. The western portion drains west to Weaver Lake, and the eastern portion drains east offsite.
3. The proposed site includes reconstruction and rehabilitation of 1.7 miles of Weaver Lake Rd and a portion of Fish Lake Rd.
4. The total proposed impervious surface is around 16.4 acres, 0.5 acres of which is new and 0.7 acres of which is fully reconstructed as part of this project. The project is also required to provide abstraction volume from 2.2 acres of reconstructed impervious from ECWMC Project Review 2025-007.
5. The project proposes one filtration basin for rate control and abstraction volume.
6. Geotechnical Report by American Engineering Testing dated December 22, 2025, indicates the site subsurface is predominantly clay fill with mixtures of sand and silty sand.

Rule D – Stormwater Management

General

1. The total proposed impervious surface is around 16.4 acres (82%) of impervious surface, 1.2 acres of which is new and fully reconstructed.
2. The central portion of the roadway segment drains to Elm Creek via overland flow and constructed storm sewers. The western portion drains west to Weaver Lake, and the eastern portion drains east offsite. A portion of the site drains to a filtration basin, via constructed storm sewer, which discharges to Elm Creek.
3. One filtration basin is proposed southwest of Shadow Creek Road to provide rate control and abstraction volume.

Rate Controls

1. Rate control **meets** Commission requirements.

- The applicant provided HydroCAD model output for the 2-year, 10-year, and 100-year events total outflow from each drainage point from the site. The rates are summarized in Table 1.

Table 1 Rate of Discharge Leaving Site*

Direction	Condition	2-year (cfs)	10-year (cfs)	100-year (cfs)
Elm Creek	Pre-Project	30.3	50.7	94.1
	Proposed	24.0	41.2	92.3
	Change	-6.3	-9.5	-1.8
Weaver Lake (West)	Pre-Project	5.5	9.0	16.3
	Proposed	5.5	9.0	16.3
	Change	0.0	0.0	0.0
East	Pre-Project	22.1	36.0	65.4
	Proposed	22.1	36.0	65.4
	Change	0.0	0.0	0.0
Total	Pre-Project	57.9	95.7	175.8
	Proposed	51.5	86.0	173.9
	Change	-6.4	-9.7	-1.9

*Discharge rates displayed above are reflective of Commission Staff alterations to reflect basin bypass in the existing storm sewer.

Abstraction Controls and Water Quality

- Abstraction and Water Quality controls **meet** Commission requirements.
- The project proposed to fully reconstruct 0.7 acres of impervious surface and 0.5 acres of new impervious. The project is also required to provide abstraction volume from 2.2 acres of reconstructed impervious from ECWMC Project Review 2025-007. The total impervious area requiring treatment is 3.4 acres.
- The project is classified as linear and is required to provide an abstraction volume equal to the greater of 1.1 inches of runoff from the new impervious surface or 0.55-inches from the combination of new and fully reconstructed. The governing abstraction volume is 0.55 inches over the total new and reconstructed impervious area of 3.4 acres, which is approximately 6,748 cf.
- The geotechnical report indicates the filtration basin subsurface consists of a fill material with a mixture of clayey and silty sand and sand with gravel. The applicant proposes to test the infiltration capacity of the underlying soils upon installation of the filtration system. A knife valve will be installed with the underdrain to allow infiltration if feasible.

5. The applicant proposes one filtration basin with underdrain for rate control and abstraction volume. The proposed basin is located west of the intersection of Weaver Lake Road and Shadow Creek Rd and discharges northwest into Elm Creek.
6. Pretreatment for the filtration basin is provided by a 4-ft catch basin sump upstream of the basin inlet.
7. MIDS modeling indicates the net TSS and TP discharge from site is reduced after development.

Table 2 Water Quality Summary*

	Annual Runoff Vol. (ac-ft)	Abstraction Vol. (cubic feet)	TP (lbs/year)	TSS (lbs/year)
Pre-Project	36.0	N/A	29.4	5,337
Proposed	36.7	6,748 (required) 7,662 (provided)	28.4	4,640
Change	0.7	+914 (excess)	-1.0	-697

* Abstraction volumes displayed above are reflective of Commission Staff alterations to reflect proposed stage storage conditions.

Low Floor Elevations

1. Low floors **meet** Commission requirements.
2. There are no structures that are hydraulically connected to the proposed stormwater practice.

Operation and Maintenance

Stormwater maintenance for the project will be conducted by the City of Maple Grove.

Rule E – Erosion and Sediment Control

1. Plans **meet** Commission requirements for erosion and sediment control.
2. The erosion and sediment control plans are consistent with current best management practices, including:
 - a. Catch basin inlet protection
 - b. Stabilization of disturbed soil areas.
 - c. Flared end outlets with rip rap.
 - d. Redundant perimeter protection at downgradient waterbodies

Rule G – Wetland Alteration

1. Wetland Alteration plans **meet** Commission requirements.
2. The project received approval from the LGU (City of Maple Grove) for wetland delineations and is awaiting approval of a WCA De Minimums condition.

Rule H- Bridge and Culvert Crossings

1. Bridge and Culvert Crossing plans **meet** Commission requirements.

2. The project reconstructs Weaver Lake Road, which crosses Elm Creek.
3. No alterations are proposed to the cross section of Elm Creek. Therefore, the crossing will maintain hydraulic capacity and not adversely impact water quality.

Rule I- Buffer Strips

1. Buffer Strip plans **meet** Commission requirements.
2. A minimum buffer of 25 ft (50 ft average) from the top of bank of Elm Creek Is proposed by using buffer strips on site and extending offsite through appropriate grading.
3. The proposed buffers maintain a structure setback of 15 feet.
4. The disturbed area within the buffer strip will be stabilized using native seed mix.

Recommendation

Table subject to conditions

Conditions for Approval

1. Approval is contingent upon final application escrow fee balance. Additional payment or refund of the fees will be determined when all conditions for approval are met.
2. Revise the filtration media mix so that the P content is less than 30 mg/kg (for example, bioengineered media mixes C or D). The media mix indicated in the MIDS model shall be consistent with the basin detail on Sheet C302.
3. Revise the filtration basin top of berm elevation to contain the 100-yr HWL.

On Behalf of Stantec Consulting Services, Inc.
Advisor to the Commission

SIGNATURE HERE

Date 02/26/2025

Attachments

- | | |
|----------|--|
| Figure 1 | Project Location |
| Figure 2 | Drainage Map |
| Figure 3 | Basin Grading and Erosion Control Plan |

Figure 1 Project Location

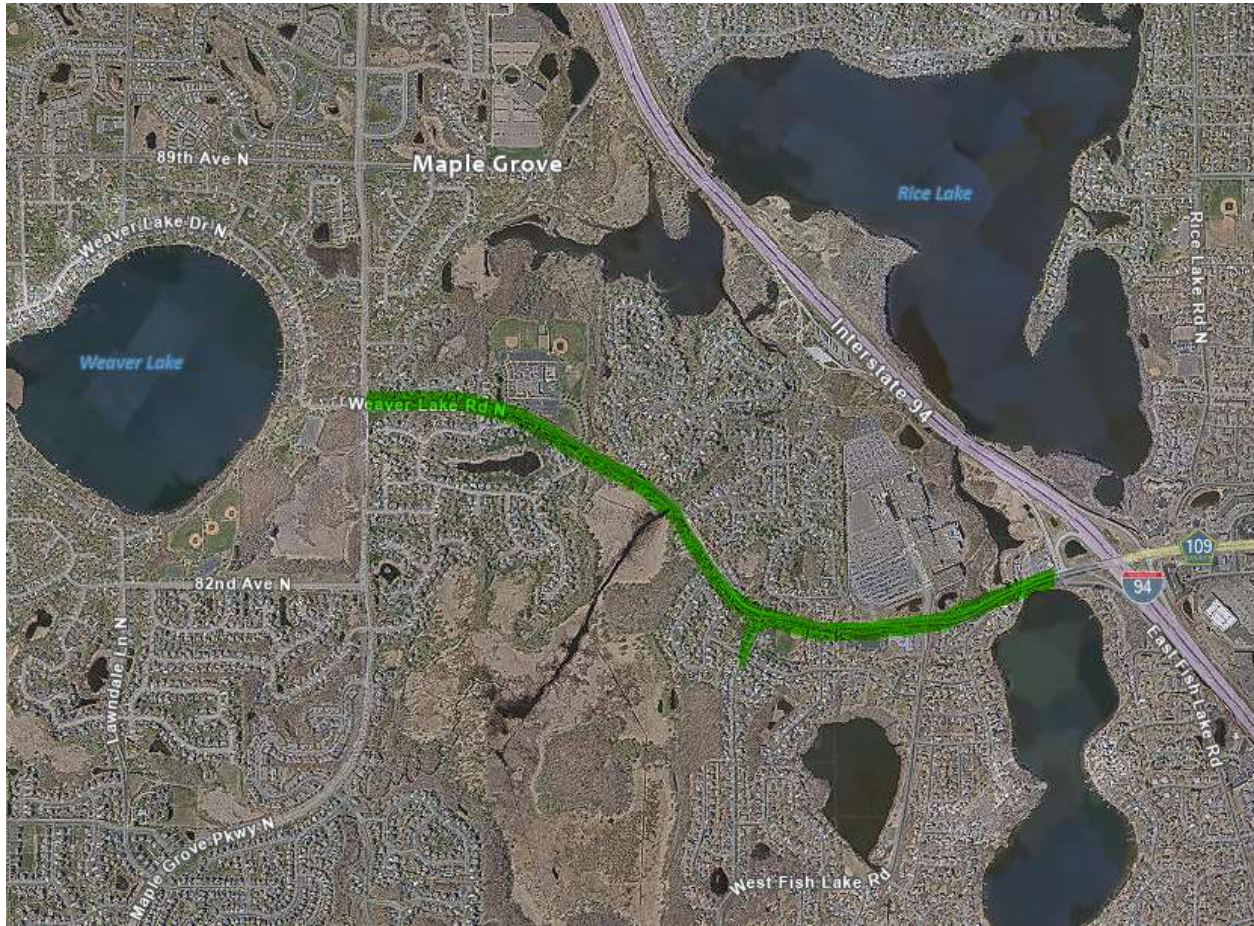


Figure 2 Drainage Map

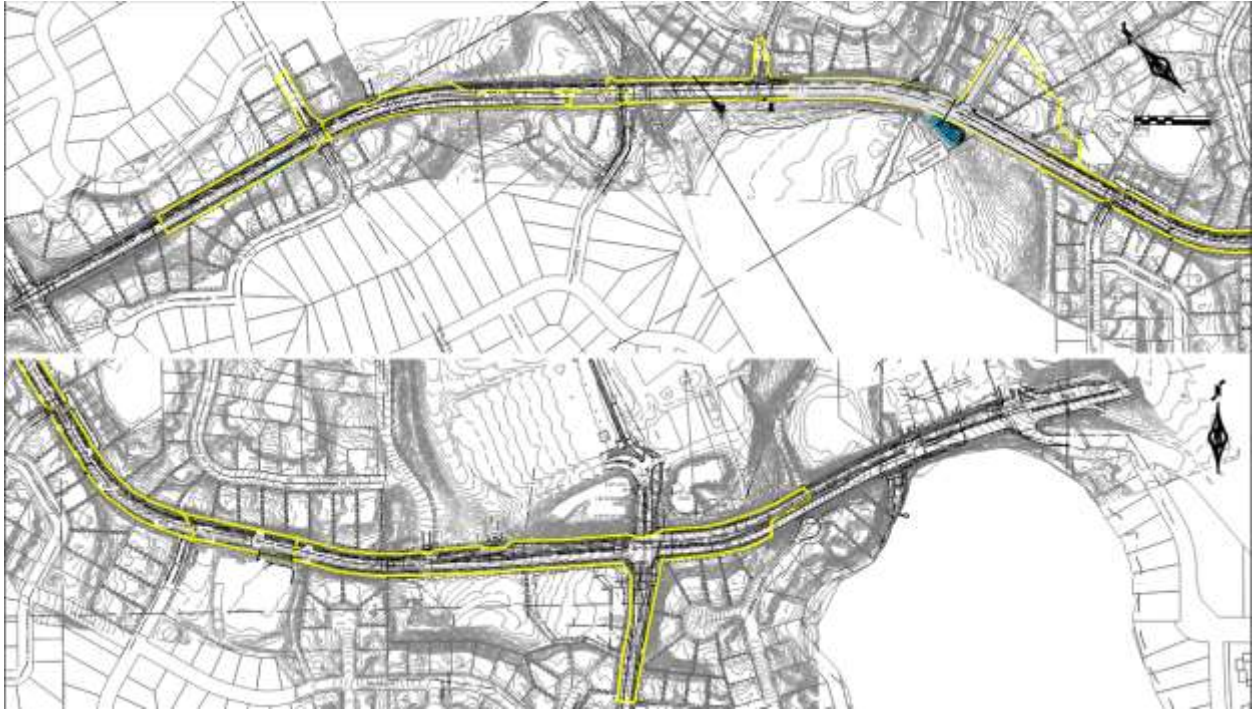
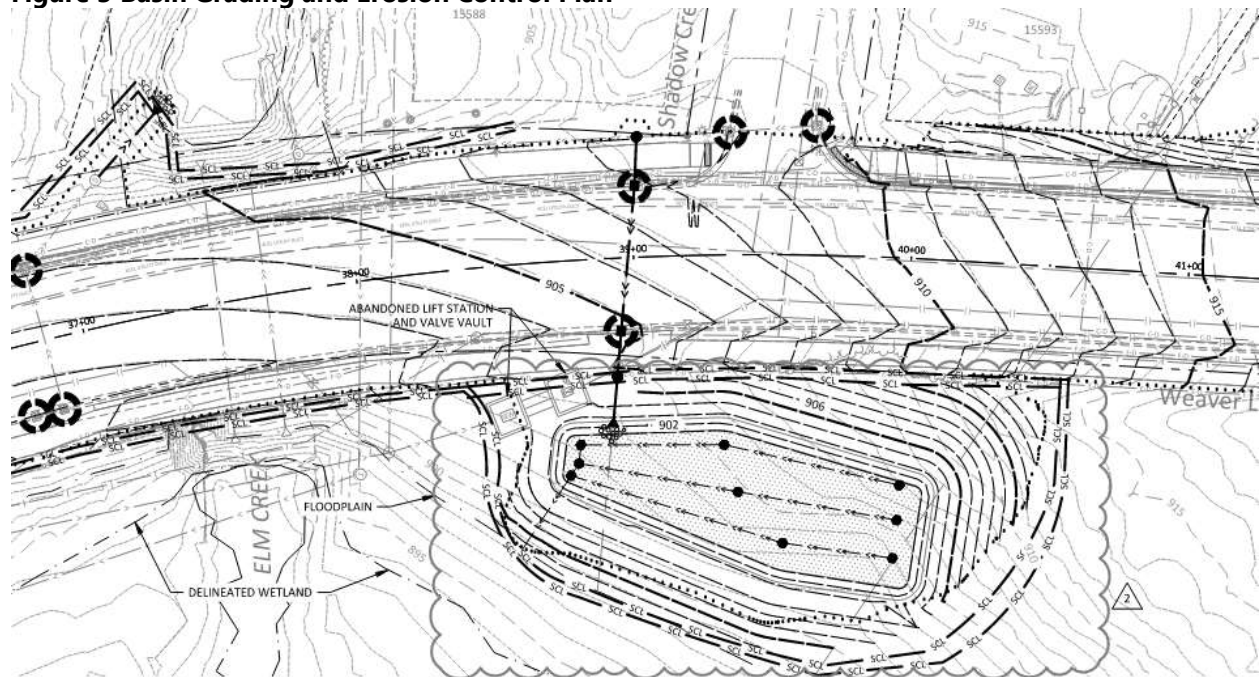


Figure 3 Basin Grading and Erosion Control Plan



elm creek Watershed Management Commission

ADMINISTRATIVE OFFICE
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www.elmcreekwatershed.org

Elm Creek Park Preserve Pedestrian Bridges Maple Grove Project #2026-003

Project Overview:

Location: The site is located at Elm Creek Park Preserve in Maple Grove and Dayton, MN. The project impacts parcels 1011922110006, 0311922110002, 3512022130003, and 3412022110003.

Purpose: The project proposes to reconstruct four pedestrian bridges crossing Elm Creek and Rush Creek in the Elm Creek Park Preserve.

WMC Rules	Rule D	Stormwater Management
Triggered:	Rule E	Erosion and Sediment Control
	X Rule F	Floodplain Alterations
	X Rule G	Wetland Alteration
	X Rule H	Bridge and Culvert Crossings
	X Rule I	Buffer Strips
	Rule K	Variance

Applicant: Three Rivers Park District

Address: 3000 Xenium Lane North
Plymouth, MN, 55441

Attention: Blake Hansen

Phone: (763) 559-9000

Email: Blake.hansen@threeriversparks.org

Agent: Bolton & Menk

Address: 111 Washington Avenue South
Minneapolis, MN 55401

Attention: Sam Westlund

Phone: (612) 515-6020

Email: sam.westlund@bolton-menk.com

Exhibits:	Description	Date Received
<i>Application</i>	<input checked="" type="checkbox"/> Complete ECWMC Application	February 3, 2026
	<input checked="" type="checkbox"/> ECWMC Request for Review and Approval	February 3, 2026
	<input checked="" type="checkbox"/> City authorization: Maple Grove, MN and Dayton, MN	February 3, 2026
	<input checked="" type="checkbox"/> Review fee: \$5,900	January 28, 2026
	<input checked="" type="checkbox"/> Project Documents (site plans, reports, models, etc.)	January 28, 2026

Submittals

1. Stormwater Narrative by Bolton & Menk, dated February 23, 2026
 - a. Existing Flood Insurance Study, dated November 4, 2016.
 - b. Existing and Proposed HydroCAD models.
 - c. Existing and Proposed HEC-RAS model outputs.
2. Site development plans, dated February 20, 2026, prepared by Bolton & Menk.

Findings

General

1. A complete application was received on February 3, 2026. The initial 60-day decision period per MN Statute 15.99 expires April 4, 2026.
2. The existing site consists of four pedestrian bridges, three of which cross Elm Creek and one that crosses Rush Creek.
3. Project work includes demolition of the existing structures, grading activities, bridge construction, box culvert construction, riprap installation, and site restoration.
4. The project proposes grading below the ordinary high-water level and the regulated 100-year floodplain of the creeks.

Rule F – Floodplain Alteration

1. Plans **meet** Commission requirements for Floodplain Alteration.
2. The project proposed grading below the 100-year FEMA floodplain elevation of Elm Creek and Rush Creek at four pedestrian bridge locations.
3. The applicant has demonstrated that no net fill is proposed within the 100-year floodplain elevation of Elm Creek and Rush Creek at each bridge location. Earthwork volumes are tabulated in Table 1 below.

Table 1. Floodplain Alteration Summary

Location	Existing 100-yr HWL	Cut Volume (cubic yards)	Fill Volume (cubic yards)	Floodplain Created (cubic yards)
Bridge 84 (Elm Creek)	879.23	115	23	92
Bridge 17 (Elm Creek)	870.40	263	63	200
Bridge 999 (Elm Creek)	866.88	84	73	11
Bridge 79 (Rush Creek)	885.48	189	6	183

Rule G – Wetland Alteration

1. Wetland Alteration plans **meet** Commission requirements.
2. Four wetlands will be impacted during project work.
3. The application has submitted a Wetland Mitigation Plan to the Cities of Dayton and Maple Grove (LGUs) for wetlands within their respective jurisdictions. The application is pending review.

Rule H- Bridge and Culvert Crossings

1. Bridge and Culvert Crossing plans **meet** Commission requirements.
2. The project reconstructs three pedestrian bridge crossings on Elm Creek and one pedestrian bridge crossing on Rush Creek. Project work includes alteration of creek channel cross sections.

- The crossing retains hydraulic capacity to pass the 100-year flow and maintain the 100-year flow profile as shown in Table 2 below.

Table 2. 100-year Flood Stage Summary

Location	Upstream 100-year HWL		Downstream 100-year HWL	
	Existing	Proposed	Existing	Proposed
Bridge 84 (Elm Creek)	879.23	877.63	876.38	876.38
Bridge 17 (Elm Creek)	870.43	870.43	869.81	869.80
Bridge 999 (Elm Creek)	866.88	866.88	866.79	866.79
Bridge 79 (Rush Creek)	886.19	885.52	884.38	884.38

- The proposed cross-sections at the four bridge locations are designed to mimic existing channel conditions and preserve base flow conditions as shown in Table 3 below.

Table 3. Base Flow Conditions

Location	1.5 yr Velocity (ft/s)	
	Existing	Proposed
Bridge 84 (Elm Creek)	1.5	1.5
Bridge 17 (Elm Creek)	2.0	1.3
Bridge 999 (Elm Creek)	0.6	0.5
Bridge 79 (Rush Creek)	2.1	1.9

- The existing cross-section at each bridge location is generally narrower than the upstream and downstream cross sections, causing a higher existing base flow velocity through each bridge. The project proposes widening of the channel cross-section at each bridge location, which decreases the base flow velocities at each bridge location to mimic the upstream and downstream base flow velocities.
- 18" deep riprap revetments will be installed along the sloping abutments in order to stabilize the channel bank from erosion and scour.

Rule I- Buffer Strips

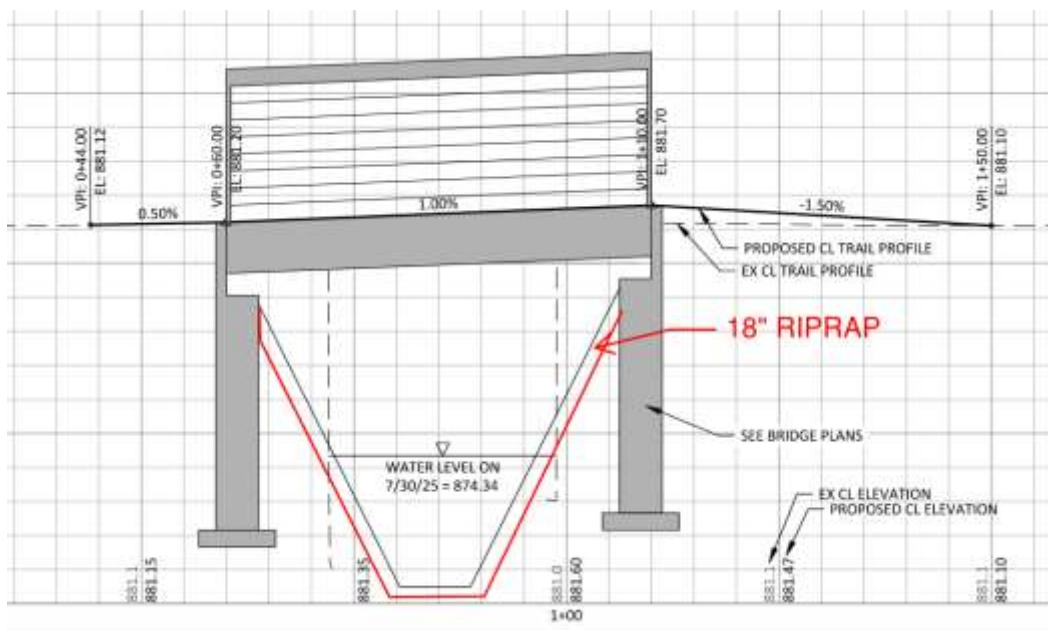
- Buffer Strip plans **meet** Commission requirements.
- The existing buffer around Elm Creek and Rush Creek will be disturbed as part of the project. Disturbed areas of the buffer will be stabilized using native seed mix.

Recommendation

Approval

Conditions for Approval

1. Approval is contingent upon final application escrow fee balance. Additional payment or refund of the fees will be determined when all conditions for approval are met.
2. Approval is contingent upon receipt of DNR Work in Waters Permit.
3. Approval is contingent upon approval of Wetland Impacts from the LGU (City of Maple Grove and City of Dayton).
4. Provide No-Rise certification approved by the Floodplain Administrator (City of Maple Grove and City of Dayton) since the project is within the floodway.
5. Clarify on the plans that over-excavation must occur before installation of riprap in order to achieve the proposed cross section with the riprap revetments. Consider adding a note to include the 18" riprap armoring on the Plan and Profile Sheets (Sheets 14-17) (see mark-up on screenshot below).



On Behalf of Stantec Consulting Services, Inc.
Advisor to the Commission

SIGNATURE HERE

Date 03/02/2026

Attachments

- Figure 1 Project Location
- Figure 2 Grading Plan
- Figure 3 Cross Sections
- Figure 4 Erosion Control Plan

Figure 1 Project Location

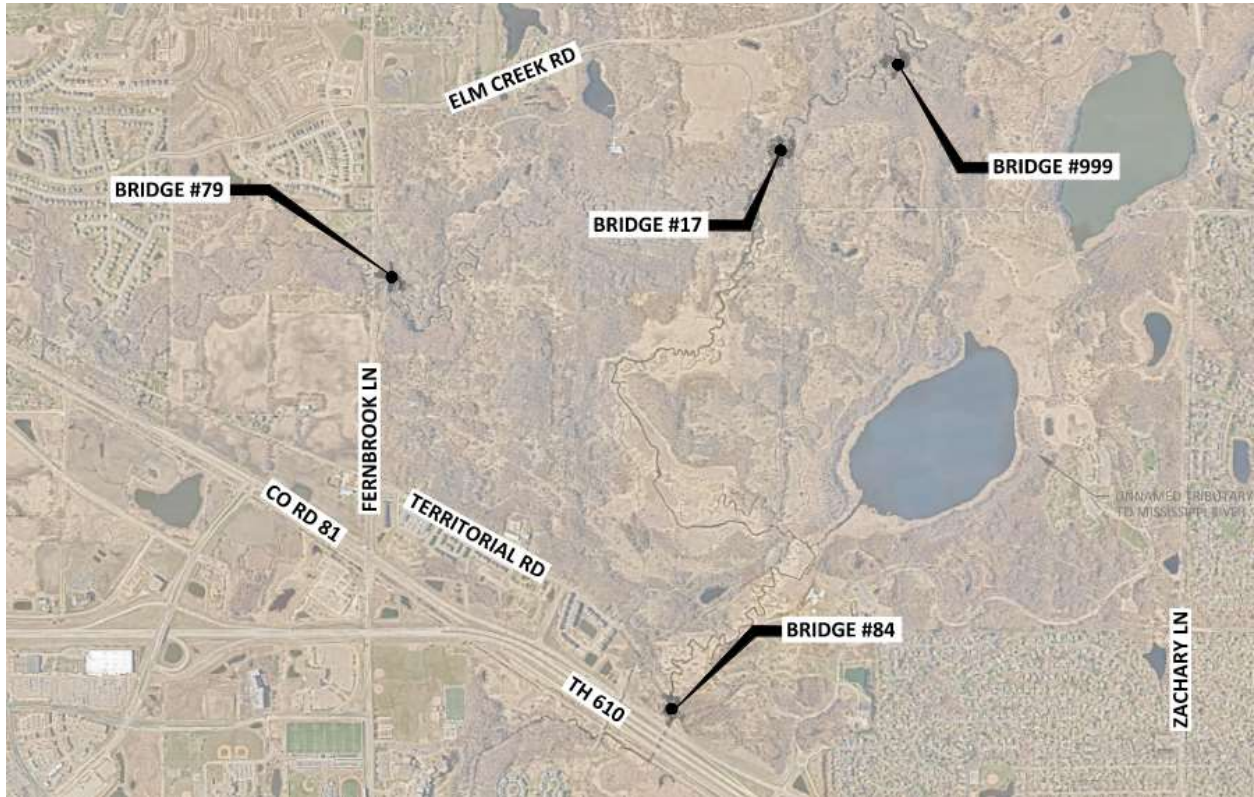
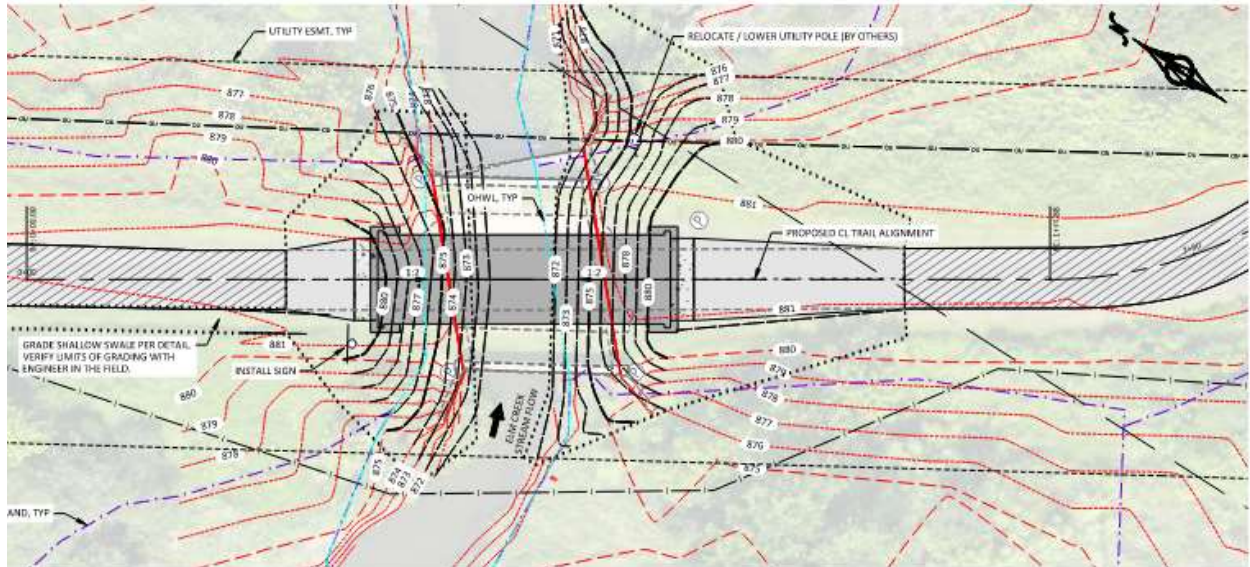
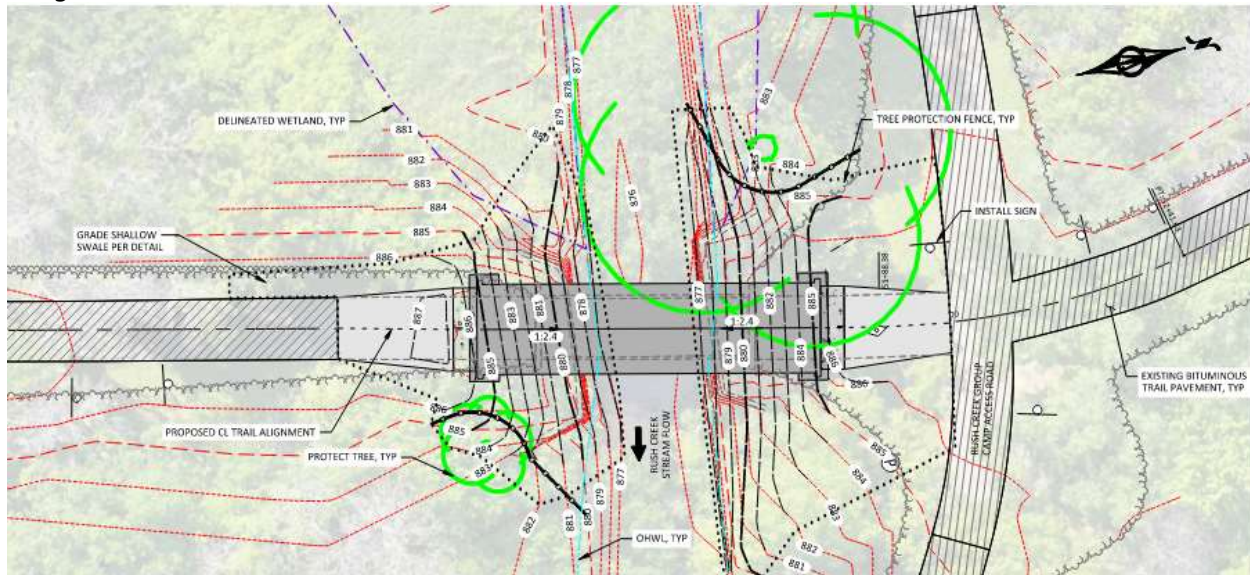


Figure 2 Grading Plan

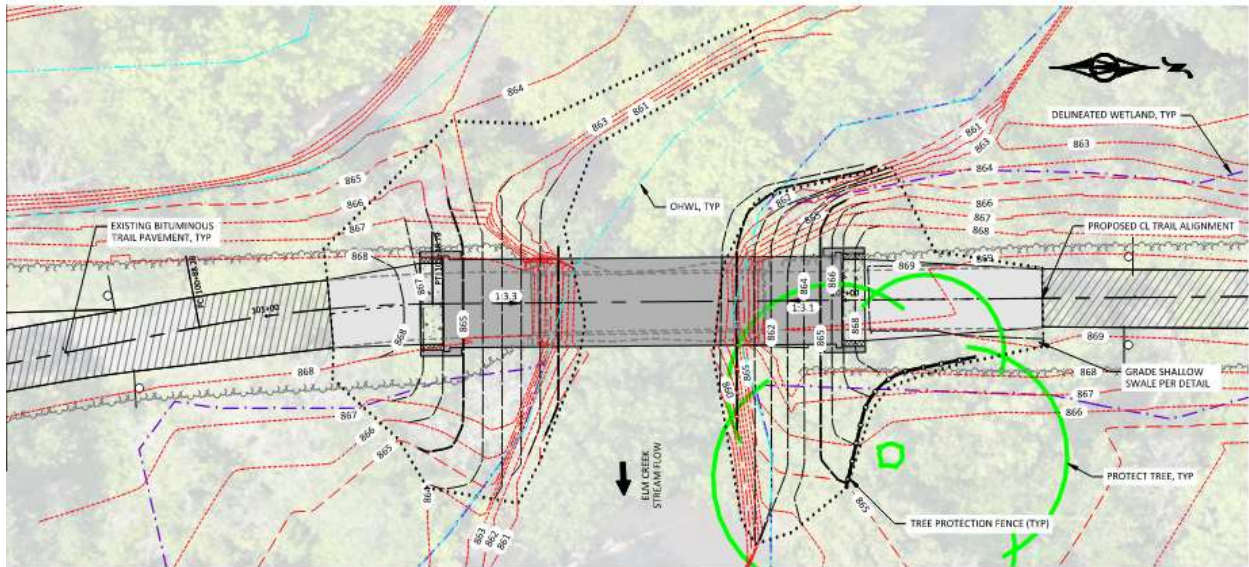
Bridge 84



Bridge 79



Bridge 17



Bridge 999

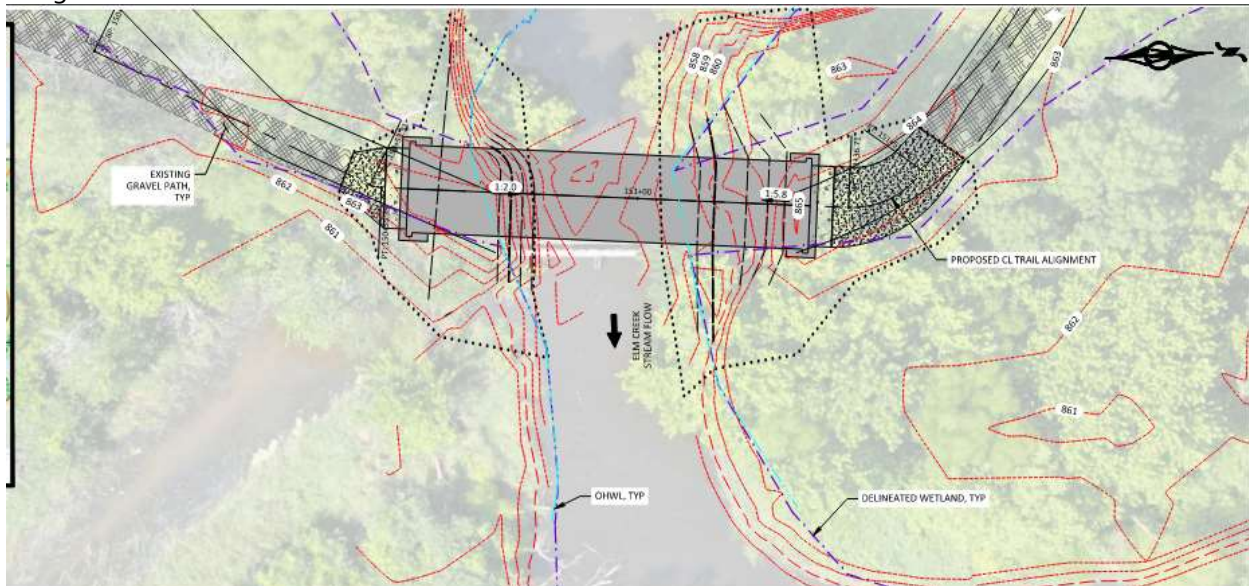
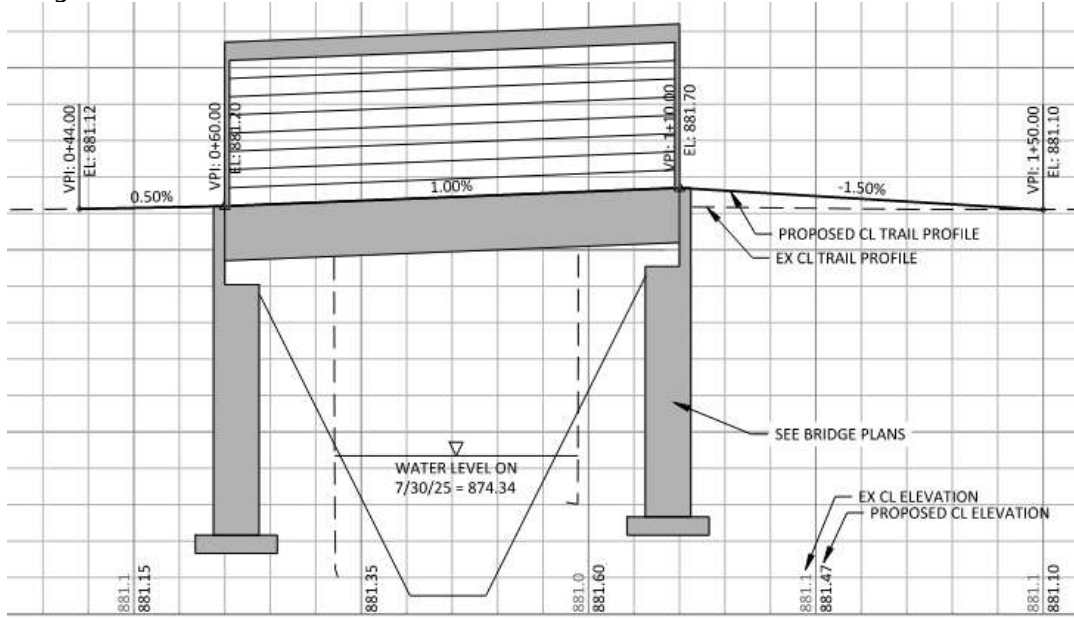
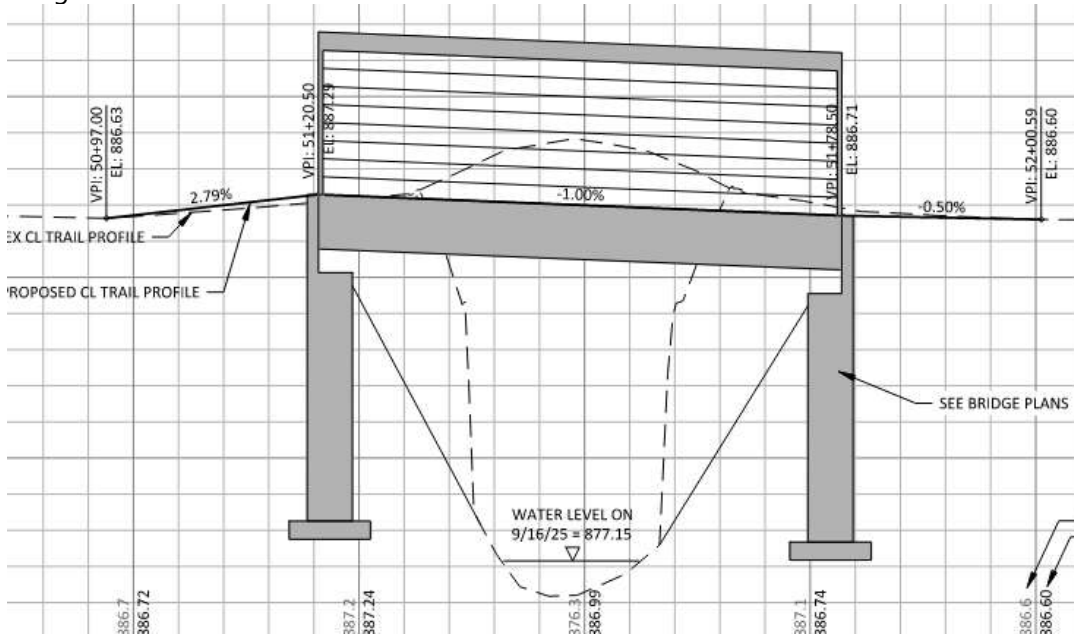


Figure 3 Cross Sections

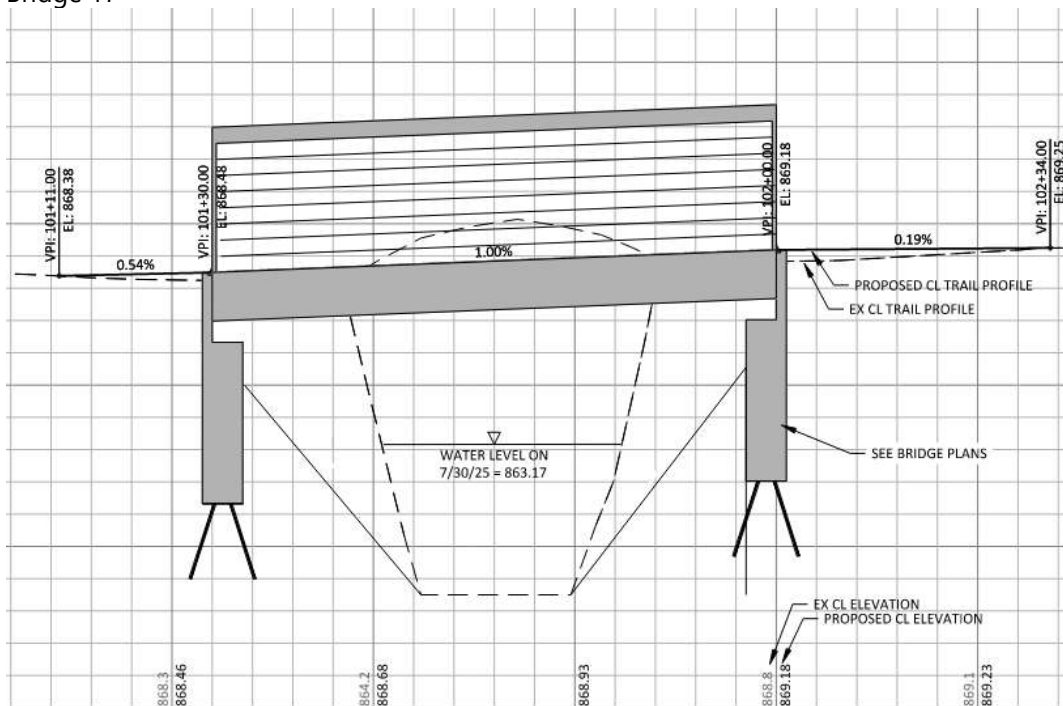
Bridge 84



Bridge 79



Bridge 17



Bridge 999

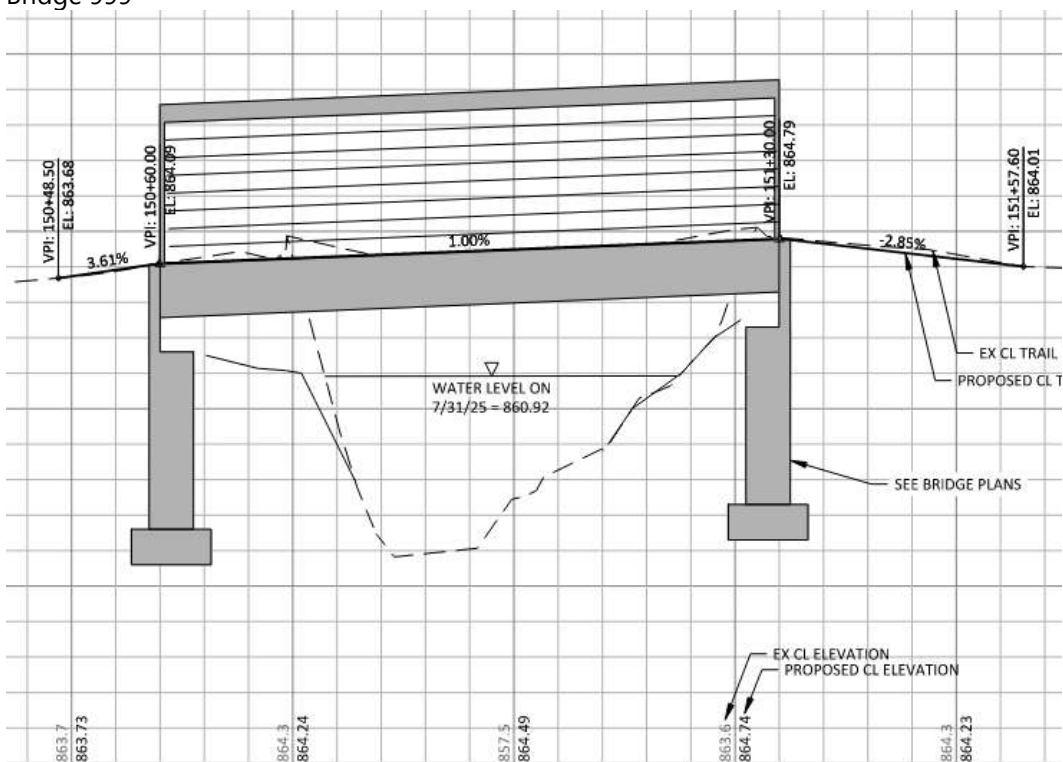
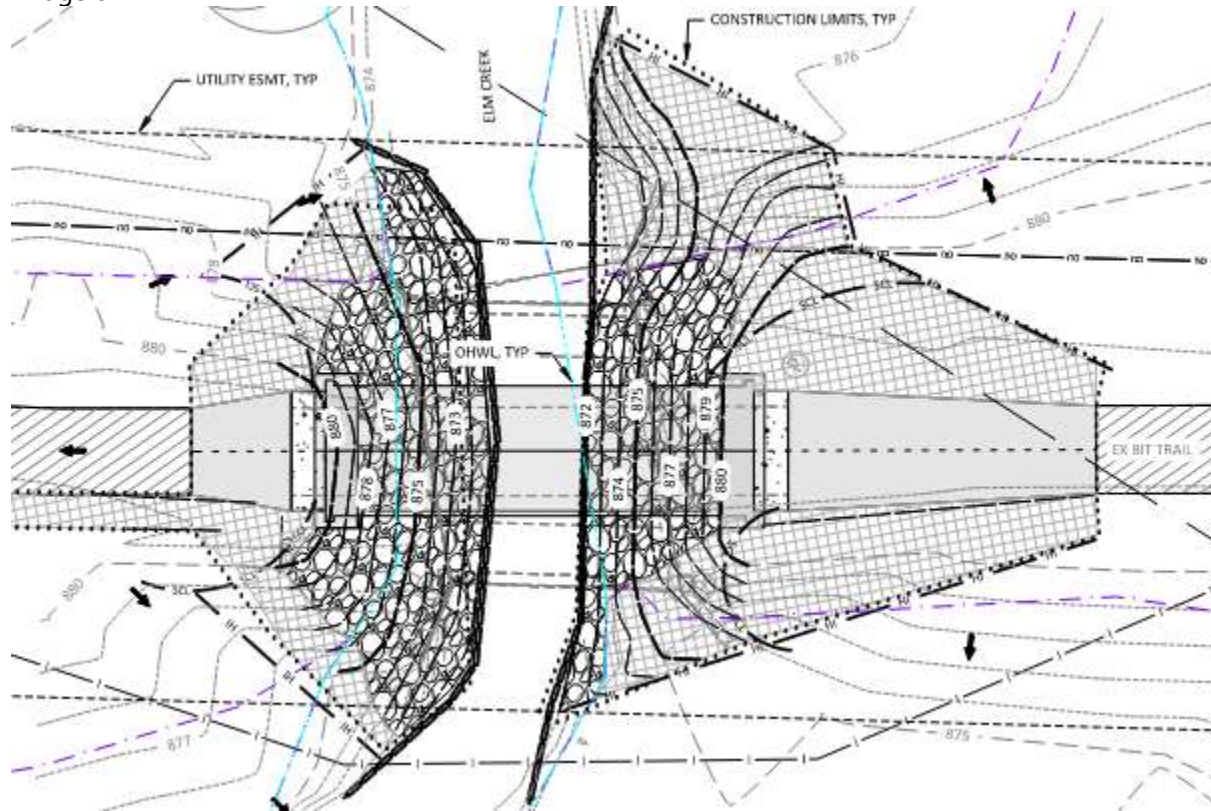


Figure 4 Erosion Control Plan

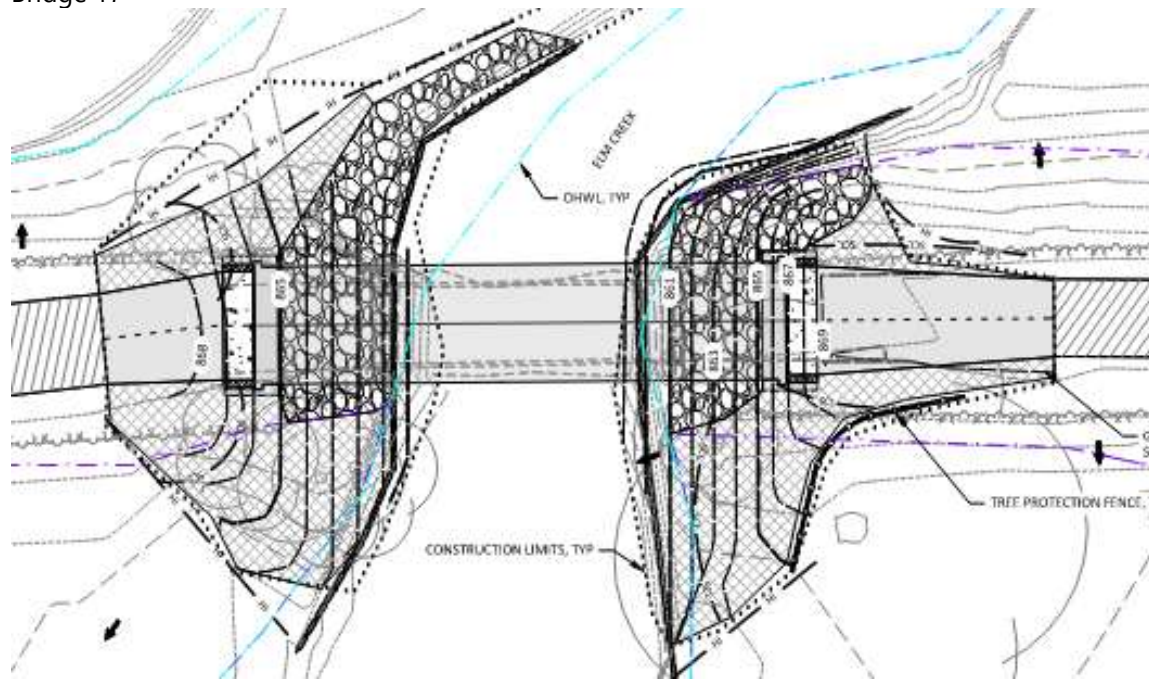
Bridge 84



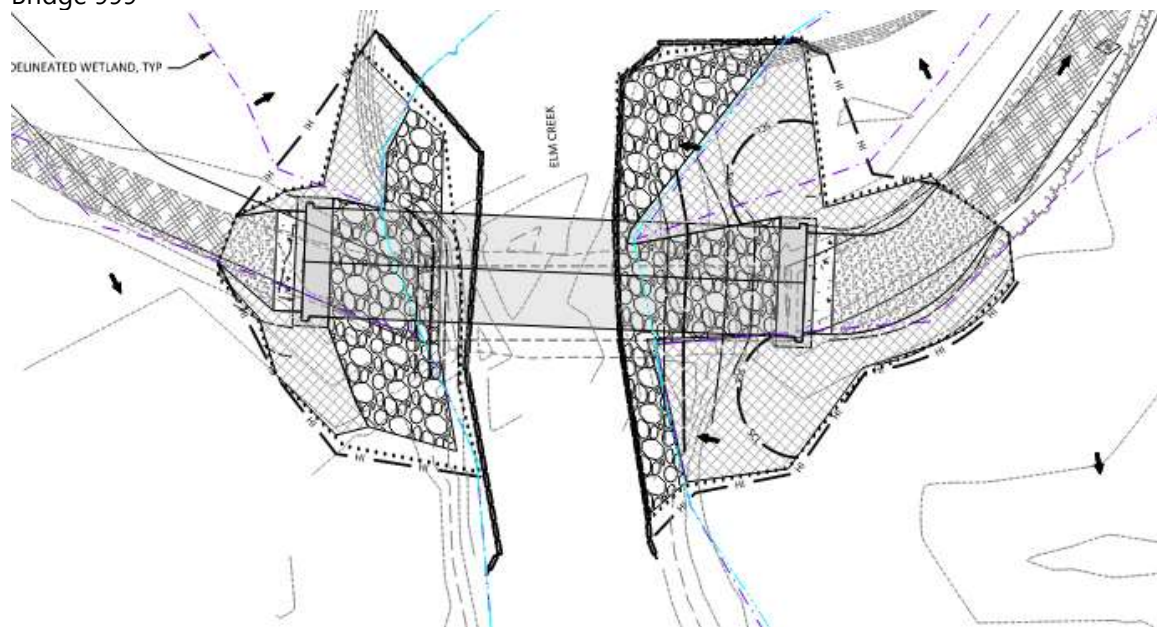
Bridge 79



Bridge 17



Bridge 999



To: Elm Creek WMO Commissioners
Elm Creek TAC

From: Eric Osterdyk, PE
Diane Spector

Date: March 4, 2026

Subject: Cost Share Requests from the Fish and Rice Lake Associations

**Recommended TAC/
Commission Action**

TAC: Review and make a recommendation to the Commission
Commission: Consider awarding each lake association \$5,000 in partnership cost share.

The Elm Creek Convene Group allocated \$49,050 of its 2025-2027 Watershed-based Implementation Funding (WBIF) towards developing a comprehensive carp management plan for Fish and Rice Lake. A nuisance population of these bottom-feeding fish above a certain “carrying capacity” threshold is detrimental to water quality and ecological integrity in lakes. Alum treatment on Fish Lake several years ago and other actions in the watershed improved water quality so that it now meets state standards and has been removed from the list of Impaired Waters. Rice Lake continues to experience degraded water quality. The Fish Lake and Rice Lake associations have been actively working to help manage the rough fish population to protect Fish Lake and help improve Rice Lake.

That WBIF funding was used to contract with WSB Associates to conduct additional investigative work, including updating population estimates and movement tracking studies. Most of that work is complete and that data will be reviewed this spring by a working group of city, lake association, Three Rivers, and watershed staff. This group will prepare a multi-year action plan for activities such as carp removals and design, installation, and maintenance of carp barriers. It will also include a plan for how these activities will be funded on an ongoing basis. That management plan is expected to be completed by mid-summer 2026.

In the meantime, both the Fish Lake Area Residents’ Association (FLARA) and the Rice Lake Area Association (RLAA) have submitted funding requests to the City of Maple Grove Lake Quality Commission to help fund carp box netting in the lakes this summer (see attached). The Fish Lake work is estimated at \$14,492 and the Rice Lake work is \$12,205. Both associations propose to provide a 10% cash match and in-kind labor to help with the box netting.

Both associations have requested the Commission to consider contributing funding for this work in 2026. While we would prefer that this work wait until the master plan is finalized, additional box netting will be a future action. *Staff would support a \$5,000 contribution from the Partnership Cost Share program to each association.* The program has a balance of about \$140,000.

March 2, 2026

Dear West Metro Water Alliance partners,

We continue to make steady progress across WMWA projects and shared outreach efforts. Below is an overview of current work, next steps, and recent activity.

Chloride Reduction Campaign. Outreach to facilities is underway. Two consultations have been completed so far within RBWMO and BCWMC. I'm coordinating with staff to explore potential updates to winter maintenance contracts and to connect with additional facilities managed within WMWA boundaries. As a reminder, our goal remains to complete one consultation in each WMWA watershed before winter ends.

Communications Work. The March media kit will be distributed this week. It highlights our partnership with Blue Thumb and includes refreshed content from last year's kit. Looking ahead, the April media kit will focus on the impacts of trash and litter on water quality.

Youth Stormwater Education. No major updates at this time. Classrooms will begin Watershed Connections programming this spring.

Parkers Lake Chloride Reduction Project. We recently met with Bolton & Menk to review progress. Engagement with facilities around upgrades and Smart Salting trainings has been challenging. We plan to use the remainder of the contract to develop a comprehensive report summarizing findings, and we are evaluating the most effective next steps to reduce chloride inputs to Parkers Lake.

Eagle Lake and Fish Lake Shoreline/Yard Restoration. Metro Blooms and Blue Thumb have completed and shared restoration designs with participating residents. Letters of intent have been sent, and I continue to encourage implementation. Stipend contracts for last year's workshop participants are being issued, with one already fully executed.

For the larger Fish Lake project, ECWMC has expressed interest in partial funding. We are working with the property owner, watershed staff, and Hennepin County to finalize cost-share agreements and prepare for spring implementation.

We have also identified the lakes we plan to focus on for the 2026 workshop series and hope to host workshops this spring. More details will follow soon.

RBWMO and BCWMC Multifamily Housing Project Planning (2026–2027). We have met with RBWMO and BCWMC staff to discuss potential project sites and engagement strategies for 2026. Watershed staff, city staff, and our team will continue refining plans.

Please reach out with any questions or comments. I look forward to connecting at next week's WMWA meeting. Thank you 😊

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elm creek Watershed Management Commission

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TECHNICAL SUPPORT
Eric Osterdyk | eric.osterdyk@stantec.com
Rebecca Carlson | rebecca@resilience-resources.com

STAFF REPORT | March 4, 2026

✓**2014-015 Rogers Drive Extension, Rogers.** This project involves improvements along Rogers Drive from Vevea Lane to Brockton Lane. The Commission approved the site plan contingent upon the City deferring 4.6 lbs. of phosphorus for treatment in future ponding opportunities as the easterly corridor of Rogers Drive develops. 2.3 lbs. will be accounted for in the Kinghorn Spec. Building site plan, with 2.3 lbs. still outstanding. This item will remain on the report until the total deferral is used. No updates as of September 22, 2025.

✓**2016-005W Ravinia Wetland Replacement Plan, Corcoran.** In 2016, the Commission approved Staff's recommendations on this wetland replacement plan. Barr Engineering has been providing monitoring to ensure the replacement meets the performance standards of the approved plans. The Commission initially held both replacement and monitoring escrows. In February 2025, the replacement escrow (\$292,000) was reduced in amount to \$100,000, with an expiration date of February 26, 2026. The original monitoring escrow, \$30,000, was depleted in May of 2024. Since that time, Barr has invoiced the Commission for their expenses, which have been paid directly by the Commission. The Commission, in turn, invoices Lennar for those expenses.

The Commission received a copy of the August 2025 Ravinia Wetland Delineation Report from Barr Engineering, along with a letter dated September 23, 2025, addressed to Lennar Corporation from Mallory Gross of the Army Corps. of Engineers in which she states, in part, that the Ravinia site is currently not meeting the mitigation conditions of the wetland permit. She further stated that no further review of the site can take place until the two outstanding items listed in her letter are resolved.

On October 29, 2025, Barr submitted the 2025 modified monitoring report and the updated 2025 wetland delineation report to the WCA LGU and the USACE for the Ravinia project-specific wetland replacement/mitigation site. It identified a total of 2.7180 credits achieved based on the updated wetland delineation, in areas that meet hydrology and vegetation performance standards after the 2025 invasive vegetation treatments as documented on September 24, 2025. The residential project resulted in 1.22 acres of wetland impacts, which required 2.44 credits of replacement/mitigation. Therefore, the current 2.7180 credits, if acceptable to the WCA LGU and the USACE, are sufficient to provide the required replacement/mitigation for the project impacts.

On February 3, 2026, Tony Kaster advised the Commission that he had received an Assignment and Assumptions of Wetland Obligations document, the final remaining condition of the WCA approval of the wetland mitigation area. Following discussion with BWSR and the City, it was decided to approve the mitigation on the WCA side and wait for the Corps to issue their approval since the mitigation area meets all the requirements under WCA.

On February 24, 2026, the Commission was still awaiting BWS's signature and it was agreed among the other parties that the replacement escrow is no longer necessary. The Administrator advised Lennar and Citibank that the LOC could be released. This project will be closed upon satisfaction of all outstanding invoices.

✓**2017-050W Ernie Mayers Wetland/floodplain violation, Corcoran.** The City of Corcoran contacted the Commission in 2017 concerning drainage complaints on Mayers' property. TEPs were held to assess the violations and a restoration order was issued to Mayers. In 2018, an appeal of the restoration order was received by the Board of Water and Soil Resources. BWSR placed an order of abeyance (stay) on the appeal, seeking resolution between the LGU and Mayers. In 2021, the parties came to an agreement to resolve the

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violation which was signed by BWSR, Corcoran and Mayers. The Commission has not been provided with a copy of the agreement and the agreement does not resolve the Commission's floodplain fill issue from the wetland work. Staff sent correspondence to that effect to Mayers on February 1, 2022, requesting an application and site plan. No WCA or floodplain compliance actions have been taken by Mayers or the City. Once the Commission is informed by the LGU of how the violations will be resolved, Staff can follow up on the outstanding Elm Creek floodplain issues. The City continues to work to resolve this item that was originally in the purview of the Commission as the WCA LGU administrator for Corcoran at the time. Other agencies including BWSR/DNR/Hennepin County Environmental/Army Corps and possibly others have also been involved. On April 14, 2025, the City of Corcoran noted that in February 2025 it had responded to BWSR regarding the breach of terms of settlement agreement and stipulation for dismissal.

✓**2018-046 Graco Expansion, Rogers.** This project is the expansion of an existing building. The site is located in an area that has regional ponding provided for rate control purposes, but must account for water quality and abstraction requirements on-site prior to discharging offsite. The Commission granted approval in October 2018 conditioned on: (1) submit a SWPPP plan meeting requirements, (2) clarify maintenance responsibilities for the iron enhanced sand filter, and (3) a letter from the City stating their intentions to provide the water quality deficit in an upcoming project. This item will remain on the Staff report until the water quality deficit has been made up. No updates as of September 22, 2025. On December 9, 2025, City staff reported no new updates.

✓**2020-009 Stetler Barn, Medina.** This site disturbs approximately 3.5 acres. Because of the limited available space for pasture, paddocks and land application of manure, understanding how these components will be managed was an important part of the review. In May 2020 the Commission approved this project contingent upon: (1) the landowner continuing to work with the U of M Extension Office and Hennepin County Rural Conservationist to finalize composting, pasture and paddock management plans and (2) a long-term pond/basin operation and maintenance plan and agreement with the City of Medina being approved by the City and the Commission. The agreement must be recorded on the land title with a copy of the recorded agreement provided to the Commission.

✓**2021-034 BAPS Temple, Medina.** In October 2025 the City advised Staff to reconcile the escrow.

✓**2022-006 Hamel Townhomes, Medina.** The escrow balance remains unpaid. Dusty Finke will contact the applicant and the property owner regarding the outstanding escrow.

✓**2022-018 Big Woods, Rogers.** This site is approximately 72.1 acres, with 61.0 acres being disturbed. The project will create 207 residential lots and include 23.6 acres of impervious surface after development. Staff findings dated June 1, 2022, were approved at the June meeting conditioned on: (1) reconciliation of the escrow fee balance; (2) receipt of a wetland alteration plan approved by the WCA LGU [the City]; and (3) approval by the City of the O&M plan with what is shown on the plan; (4) provide Notice of Decision forms from BWSR for Wetlands 2, 4, and 5 to confirm that wetland mitigation measures are not needed and that the wetlands are incidental; and (5) submit finalized construction plans prior to construction of the proposed buildings and parking lots. Conditions having been met, this project will be closed out upon reconciliation of the escrow.

✓**2022-040 Karineimi Meadows, Corcoran.** This 125-acre parcel in the southeast quadrant of the CR 10 and 19 intersection is proposed to be subdivided into ten large single family residential lots. The project will consist of constructing Chaparral Lane south of CR 10 with its associated drainage and stormwater basins into the site. Lot grading improvements will be customized and occur as the homes are built. Revised information and a recommendation for approval was provided to the Commission at their December 2022 meeting. The Commission approved this project contingent upon: (1) Ponds 3 and 4 filter volume drawdown rates being designed for a 1.0"/hour drawdown rate, or if the existing rate of 1.8"/hour is used, the 48-hour drawdown must be field-verified after construction; (2) an approved and recorded O&M agreement for the stormwater ponds

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being recorded on the property; (3) the escrow balance being reconciled; and (4) the City follow the Commission's recommended livestock management policy. Condition 1 will be verified by the applicant post-construction. A copy of the O&M agreement has been provided. On April 14, 2025, the City noted the drawdown test still needs to be completed. The Commission received the test results on November 3, 2025. The escrow will be reconciled and this project removed from the report.

✓**2022-043 Meander Park and Boardwalk, Medina.** This project is under construction. The escrow will be reconciled and this project removed from the report.

✓**2023-01 Chankahda Trail Reconstruction Phase 2, Plymouth.** Hennepin County and the City of Plymouth are proposing to reconstruct approximately four miles of Chankahda Trail over Peony Lane/Maple Grove Parkway to roughly 100 feet east of Vicksburg Lane. This project was approved with two conditions at the Commission's April 2023 meeting: (1) escrow reconciliation and (2) receipt of an updated compensatory storage plan that is separated from groundwater and hydraulically connected to the floodplain. On July 23, 2024, Ben Scharenbroich reported that City staff and the Commission's engineer are continuing to work on an agreement regarding the compensatory storage plan. A meeting of City Staff and the Commission's engineer is intended to take place. When an agreement is reached the escrow will be reconciled and this item removed from the report.

✓**2023-030 Woodland Hills of Corcoran.** Staff have reconciled the escrow and issued an invoice for the outstanding escrow. This project will be removed from the report upon receipt of the balance due.

✓**2024-015 Hennessey Grove, Maple Grove.** The 9.78-acre site is located south of Bass Lake Road and east of Lawndale Lane. The proposed reconstruction project includes mass grading, utilities, and a storm basin with filtration bench. This project was approved at the June meeting with four conditions. On September 26, Derek Asche reported that the applicant withdrew the project after Commission approval and the Commission will be unable to collect the outstanding escrow.

✓**2024-020 Woodland Hills of Corcoran 2024.** Staff have reconciled the escrow and issued an invoice for the outstanding escrow. This project will be removed from the report upon receipt of the balance due.

✓**2024-021 Heather Meadows Third Addition, Corcoran.** Staff have reconciled the escrow and issued an invoice for the outstanding escrow. This project will be removed from the report upon receipt of the balance due.

✓**2024-023 Upward Acres, Corcoran.** Staff have reconciled the escrow and issued an invoice for the outstanding escrow. This project will be removed from the report upon receipt of the balance due.

✓**2024-027 Fairway Shores Villas at Cook Lake, Corcoran.** This is a 40.56.-acre site located at the north end of Fir Lane off CR 10. The site is comprised of one existing parcel which is a mixture of planted, herbaceous, wetlands, and forested areas with 0 acres of existing impervious. The applicant proposes the construction of 75 single-family homes streets, utilities, stormwater ponds, and filtration basins. The proposal will disturb 28.9 acres, resulting in 9.7 acres of new impervious. The project triggers Commission rules D, E G and I. Staff's findings dated December 31, 2024, with four conditions, were approved by the Commission at its January 8, 2025, meeting. On April 17, 2025, the City reported that construction is anticipated to begin this spring. The City provided a copy of the stormwater maintenance agreement to the Commission on November 3, 2025. The escrow will be reconciled and this project removed from the report.

✓**2024-030 Northview Preserve, Rogers.** This project consists of the development of a 30.75-acre parcel . The project will disturb 29.3 acres and result in 75 single-family residential homes with associated streets and utility infrastructure and trigger Commission rules D, E, and I. In findings dated February 5, 2025, Staff recommended approval with four conditions. The project was approved at the February 12 Commission meeting. The conditions having been met, the escrow will be reconciled and this project removed from the report.

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✓**2024-031 The Parkway Neighborhood, Dayton.** This project is located at the southwest corner of the intersection of I-94 and Dayton Parkway. The site is comprised of two impervious parcels which are a mixture of forested, planted, herbaceous, hayfield, and open water areas. The site is located just south of French Lake. The applicant proposes construction of multi-family, mixed-use, and commercial buildings, parking lots, landscaping, and a new road. The proposal will disturb 40.3 acres of the 67.33-acre site, resulting in 19.5 acres of new impervious surface. The development sizing presented incorporates the planned future 11.5 acres of impervious area in basin 1A-2. When this develops, provided it's in alignment with the proposed stormwater routing and impervious area, the project may only require erosion control review. In their findings dated January 31, 2025, Staff recommended approval with four conditions. These recommendations were approved at the February 12, 2025, meeting. On March 7, 2025, the City reported that the final plat is expected to go to the City Council at the end of March. Coordination with the City and other governing entities continues. It is unknown when construction will begin. Per the City on September 24, 2025, some approvals have been granted, others are still under review. Spring 2026 construction is targeted. Actual timeline will be dependent on developer compliance and City Council actions.

✓**2024-033 Fletcher Bypass, Rogers.** The City is proposing a new roadway alignment to formally connect Fletcher Lane between CR 116/CR 159 (Territorial Road) to CSAH 81. The proposed project will realign Fletcher Bypass, extending approximately 0.9 miles from about 1,200 feet south of the Fletcher Lane and Territorial Road intersection to CSAH 81. The project will disturb 16.66 acres and result in an increase of 6.12 acres of new impervious surface. The project triggers Commission rules D and E. In their findings dated May 5, 2025, Staff recommended approval with three conditions: (1) escrow reconciliation; (2) an O&M Plan for the stormwater ponds approved by the City and (3) updated filtration basin drain tile details and HydroCAD model consistent with depicted/modeled elevations. This project was approved at the May meeting with those conditions. The stormwater pond and filtration basins will be maintained by the City. The escrow will be reconciled and this project removed from the report.

✓**2025-001 Chankahda Trail Reconstruction Phase 3, Plymouth.** This project is Phase 3 reconstruction of Chankahda Trail (formerly CR 47). This phase extends from Vicksburg Lane in the west to Northwest Boulevard at the east end of the corridor. Improvements include the reconstruction of the trail into a two-lane urban roadway, new trails along the north and south sides of the road, utility updates, and stormwater management BMPs. The project triggers Commission Rules D, E, and H. A findings-of-fact memo dated March 4, 2025, was prepared for the March meeting wherein the Commission approved the findings with three conditions: (1) reconciliation of escrow fee balance; (2) receipt of an approved O&M plan for the stormwater ponds, approved by the City; and (3) calculations showing the sumps or pre-treatment are sized to provide adequate pretreatment for the filtration BMPs.

✓**2025-002 Dayton Creek Addition, Dayton.** This is a two-parcel, 68.3-acre site located on the north and south side of Dayton Parkway between I-94 and Brockton Lane. The applicant proposes a plan for a new development. At this time the proposal covers only construction of a new roadway which will run north and south of existing Dayton Parkway, adding 2.25 acres of new impervious. Two stormwater BMPs and an existing pond are proposed to meet Commission requirements for the roads only. BMPs for future phases of development will be designed later and will require review. The applicant also proposes private ownership and maintenance of the future BMPs. In their findings revised March 26, 2025, Staff recommendation is approval with three contingencies. This project was approved at the April 9 meeting with those conditions. Per the City on September 24, 2025, some approvals have been granted, others are under review. Spring 2026 construction is targeted. Actual timeline will be dependent on developer compliance and City Council actions.

✓**2025-003 Ray J's Bar and Grill, Rogers.** This is an approximately 2.7-acre development bounded by 141st

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Avenue North on the north, retail property on the south, Northdale Boulevard to the west, and Highway 101 to the east. The project triggers Commission rules D and E. A findings-of-fact dated February 2, 2025, recommended approval with three conditions: (1) escrow reconciliation; (2) an approved operation and maintenance plan for the stormwater ponds approved by the City; and (3) updating of the HWL listed (905.27) in the Stormwater Management Report to be consistent with the HydroCAD results (905.18). The project was approved at the February 12 Commission meeting. On December 9, 2025, City staff reported no new updates, the development is on hold, and the developer still needs to complete conditions 2 and 3.

✓**2025-005 Taylor Development, Rogers.** The project consists of a 29-acre site located at 23580 109th Avenue North. The developer is proposing nine single-family lots including roads, sidewalks, and utilities. The project triggers Commission rules D, E, and I. In their findings dated March 4, 2025, Staff recommends approval with three conditions. These conditions were approved at the March 12 meeting: (1) reconciliation of escrow fee balance; (2) receipt of an approved O & M plan for the stormwater ponds, approved by the City; and (3) a finalized easement for the wetland EOF. On December 9, 2025, City staff reported the easement was recorded on May 30, 2025. The escrow will be reconciled and this project removed from the report.

✓**2025-006 Hennessey Grove Update, Maple Grove.** This project was approved at the June 2024 Commission meeting. Since approval, this project has changed ownership and some minor floor elevations have been updated to meet the Commission’s low floor requirements. The updated application outlined the new owner. In their findings dated January 21, 2025, this project was recommended for approval with three conditions: (1) escrow reconciliation; (2) an O & M plan for the stormwater pond and irrigation plan approved by the City; and (3) concurrence from the City that the proposed sidewalk will not require wetland mitigation. This approval was granted at the February 12, 2025, Commission meeting. On November 3, 2025, Derek Asche reported that no mitigation will be required due to de minimis exemption. The escrow will be reconciled and this project removed from the report.

✓**2025-007 ECK 322 Extension, Maple Grove.** This project is a new utility project proposed by Xcel Energy that will disturb impervious pavement along approximately three miles of Weaver Lake Road. The project triggers Rules D and E. Findings dated March 4, 2025, included three conditions for approval: (1) reconciliation of escrow fee balance; (2) installation detail for trench crossing of Elm Creek at Weaver Lake Road north of Shadow Creek Road to ensure there are no floodplain or hydraulic impacts; and (3) a signed stormwater agreement with the City and confirmation that the agreement has been executed. Approval with these three conditions was granted at the March 12, 2025, meeting. On November 3, 2025, Derek Asche reported that the trench details meet Commission requirements and the agreement has been executed. The escrow will be reconciled and this project removed from the report.

✓**2025-009 Creative Lawn, Rogers.** This project is located on the west side of Northdale Boulevard, south of Hennepin CR 144 (141st Avenue). The proposed project is a 3.0-acre site with approximately 2.4 acres of disturbed area and 1.07 acres of new and reconstructed impervious surfaces. The project is a redevelopment of a vacant industrial property and includes additional parking areas and greenhouse. In their findings dated May 6, 2025, Staff recommended approval with three conditions: (1) escrow reconciliation; (2) an O&M Plan for the stormwater ponds approved by the City; and (3) geotechnical analysis or soil boring showing three feet of separation between the bottom of the infiltration basin and seasonally high groundwater and suitable soils for infiltration. If infiltration is deemed unfeasible, the applicant has shown that stormwater rate volume and water quality requirements are met utilizing biofiltration. These conditions were approved at the May meeting. On December 9, 2025, City staff reported the development is on hold, and the developer still needs to complete conditions 2 and 3.

✓**2025-014 Cowley Lake Preserve, Rogers.** This project is a single-family shoreland PUD development. The

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project is located along the south shore of Cowley Lake, situated between the intersection of Territorial Road/Willandale Road and the westerly terminus of 133rd Avenue North. The preliminary plat consists of three parcels and totals approximately 89.0 acres. The development will result in 169 lots along Cowley Lake. The project triggers Rules D, E, G and I. Findings dated July 31, 2025 were included in the Commission packet for the August meeting wherein Staff recommended approval with four conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City; (3) an approved wetland replacement plan for the wetland impacts; and (4) an updated wetland buffer plan showing the seed mix that will be used to restore/create the proposed wetland buffers. These conditions were approved at the August 13 meeting. On December 9, 2025, City staff reported the wetland replacement plan was approved in July and the wetland credits were purchased in October. The wetland buffer plan has been updated to show the seed mix. The escrow will be reconciled and this project removed from the report.

✓**2025-019 Northdale Boulevard Industrial, Rogers.** The project consists of a 43.8-acre site located at the northwest corner of the intersection between 147th Ave North and Highway 101. The project proposed consists of the construction of three (3) industrial buildings along with associated utility improvements, landscaping, and hardscaping. The project triggers Rules D, E, and F. A findings of fact memo dated June 3, 2025, was included in the packet for the June Commission meeting where the Commission approved this project with three conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City; and (3) confirmation from the DNR that compensatory storage within the floodway will not require a no-rise certification. On December 9, 2025, City staff reported the development is on hold, and the developer still needs to complete conditions 2 and 3.

✓**2025-021 Brockton Lane Business Park, Corcoran.** This is a 78.85-acre site located on Brockton Lane, 600 feet south of Rush Creek. The site is comprised of one parcel which is a mixture of cultivated, forests, and herbaceous vegetation with 0 acres of existing impervious surface. The applicant proposes construction of two commercial buildings, truck dock and parking stalls, and 400 parking spaces. The proposal will disturb 43.09 acres of the site, and result in 26.48 acres of new impervious surface after development. In their findings updated June 4, 2025, Staff recommended approval with five stipulations: (1) escrow reconciliation; (2) provide monumentation documentation for the wetland buffers within the plan set; (3) provide TEP's approval for the mitigation plan documenting the reduction in drainage area to both south wetlands and the impact of that and potential dewatering from connections between the south pond and the south wetland; (4) demonstration of the separation requirement for the NWL and EOF for the northern pond; and (5) an O & M agreement if required by the City. The Commission granted this approval at their June 11 meeting. The City provided copies of the outstanding documents to the Commission on November 3, 2025. The escrow will be reconciled and this project removed from the report.

✓**2025-024 Ridge at Elm Creek, Maple Grove.** This project proposes the construction of 22 single-family lots along with associated utility improvements, landscaping, and street paving on a 13.4-acre site located west of Archer Lane and north of Elm Road. This second phase will disturb 4.1 acres and result in 2.2 acres of proposed impervious surface. The project triggers Rules D, E, G, and I. A findings of fact memo dated July 1, 2025, was included in the Commission packet for the July 9 Commission meeting wherein Staff recommended conditional approval with three conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City, and (3) an approved wetland buffer plan showing buffer monumentation. The project was approved with those conditions. On November 3, 2025, Derek Asche reported that the City has received the buffer plan. The escrow will be reconciled and this project removed from the report.

✓**2025-025 Compass Orthodontics, Medina.** The project proposes construction of an orthodontics clinic building and surface parking along with associated utility improvements, landscaping, and hardscaping on a 0.75-acre site located north of Highway 55, between Clydesdale Trail and the

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Wells Fargo Bank. The project triggers Rules D, E, and I. A findings of fact memo dated June 3, 2025, was included in the packet for the June 11 Commission meeting where the members approved this project with four conditions: (1) escrow reconciliation; (2) an O & M Plan approved by the City; (3) a final irrigation reuse plan including distribution piping and pumping plans and calculations; and (4) an approved wetland buffer plan showing buffer monumentation.

✓**2025-027 Legacy Woods, Dayton.** This project is a single 104.9-acre parcel located on the north side of Diamond Lake Road North between Brockton and Lawndale Lanes. Laura Lake is at the southeast corner of the proposed development. The site is a mixture of woodland, wetlands and some cultivated land in the high area with no impervious area. The site is located in the Crow River subwatershed. The applicant proposes construction of 10 houses with driveways and septic systems, and a new road. The proposal will disturb 18.7 acres of the 104.9-acre site, and result in 2.7 acres of new impervious surface after development. The applicant resubmitted a revised plan set and stormwater report on July 9, 2025, in response to Commission comments. In their findings revised July 30, 2025, Staff recommended approval with six conditions: (1) escrow reconciliation; (2) an O&M Plan approved by the City; (3) the Low Floor Elevation (LFE) and exact impervious for the ten proposed homes to be constructed at a later date. Each home must be submitted for review for consistency with these data at the time of construction to ensure alignment with Commission requirements, including the review fee; (4) provide the existing condition model for the 1-year event to document that the proposed condition mimics the existing 1- and 2-year events; (5) provide necessary easement documentation for the proposed tree preservation areas; and (6) provide extent and nature of wetland impacts proposed as well as the TEP executed approval of mitigation or de minimis determination. These conditions were approved at the August 13, 2025 meeting. On November 10, 2025, the City reported that this project is on hold. It is expected to resume if and when the City updates and approves an interim use land designation. Timing of this is unknown but is targeted for late 2025.

✓**2025-028 Cartway Road, Champlin.** The site is located between Trussel Avenue North and Elm Creek Road at the passing of Elm Creek on Cartway Road. The project will disturb 1.03 acres along Cartway Road and its crossing of Elm Creek, including street reconstruction, culvert replacement, sidewalk and utility improvements. The project triggers Rules D, E, F, G, H, and I. A findings of fact memo dated July 1, 2025, was included in the packet for the July 9 Commission meeting wherein Staff recommended approval with three conditions: (1) escrow reconciliation; (2) an approved WCA No Loss application, and (3) an approved wetland buffer plan showing buffer monumentation. The project was approved with those conditions. The Commission has received a copy of the no loss application as well as the wetland buffer sign plan sheet. On November 3, 2025, City Staff reported that the project has been bid and awarded to the contractor. The contractor plans to perform some vegetation removal this fall and will begin work on the culvert replacement in February 2026. The escrow will be reconciled and this project removed from the report.

✓**2025-029 Meadows of Medina.** The project proposes development for 31 single-family residential housing units along with parking and utility improvements. The project consists of approximately 22 acres on a site north of Medina Road and west of Brockton Lane. The project triggers Rules D, E, F, G, and I. A findings of fact memo dated July 31, 2025 was included in the August meeting packet wherein Staff recommended approval with four conditions: (1) escrow reconciliation; (2) an O&M Plan

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approved by the City: (3) an approved wetland replacement plan for the wetland impacts; (4) an irrigation pumping and pipe network plan, along with calculations for the pump, showing that the irrigation of the proposed volume will occur within 48 hours. The project was approved with those conditions at the August meeting.

✓**2025-032 Lake Camelot Park Improvements, Plymouth.** The project disturbs approximately one acre within the existing Lake Camelot Park. The site is located southeast of the intersection of Chankahda Trail and Fernbrook Lane at the north edge of Lake Camelot. The project will consist of redevelopment to the existing park and will include the construction of sidewalk, bituminous pavement, improved play areas and equipment, as well as underground utilities and stormwater management. The project triggers Rules D, E, and I. Initial review of this project has been completed and initial comments were sent to the applicant on July 21, 2025, with a second round of comments sent to the applicant on August 6, 2025, and a third round sent on November 11, 2025. In their findings dated November 10, 2025 Staff recommended approval with two conditions: (1) reconciliation of the escrow fee, and (2) revision of the wetland buffer monuments. These conditions were approved at the Commission's December 10, 2025. meeting.

✓**2025-033 Hope Meadows Phase II, Corcoran.** This is a 12.83-acre phase of the original Hope Meadows Project (2024-022) located directly west of CR 116 at the intersection with Oswald Farm Road, Hunters Ridge and Hope Way. The existing condition is a combination of cultivated, grassland and forest with no pre-development impervious, but some impervious constructed on the overall site as the result of prior phases of the project. The applicant proposes construction of 18 single-family lots and existing Hope Way, disturbing 10.3 acres and creating 3.56 acres of new impervious. In their findings dated September 3, 2025, Staff recommended approval with three conditions: (1) reconciliation of the escrow fee; (2) provision of low floor elevations meeting Commission requirements; and (3) receipt of an O&M Plan if required by the City. The project was approved at the September meeting with those conditions. On November 3, 2025, the City reported that the developer has paused this project.

✓**2025-034 Hassan Sand and Gravel, Rogers.** This project proposes redevelopment of the existing residential and agricultural buildings to construct a commercial building with associated parking and a contractor laydown yard. The project is located at 25720 141st Avenue and will disturb approximately 13 acres of the site. The project triggers Rules D, E, and F. A complete application was received on August 12, 2025. In their findings dated January 30, 2026, Staff recommended approval with five conditions: (1) reconciliation of the escrow fee, (2) receipt of O&M plan approved by the City, (3) submit results of a post construction infiltration test, (4) provide additional grading detail for the septic system design, and (5) provide permanent cover over the contractor yard to prevent erosion. *The Commission approved this project with those conditions at their February 11, 2026 meeting.*

✓**2025-035 Gardner School, Maple Grove.** This project proposes the development of a childcare facility with associated parking and utility improvements on a 1.4-acre site located south of the Garland Lane and 96th Avenue intersection. Development will result in approximately 0.8 acres of impervious surface and trigger Rules D and E. Initial review of this project has been completed, and initial comments were sent to the applicant on August 27, 2025. A second set of comments were sent on September 30, 2025, a third round on November 7, 2025, and a fourth round on

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November 21, 2025. In their findings dated November 21, 2025, Staff recommended approval with four conditions: (1) reconciliation of the escrow fee; (2) revision of IESF media and plantings; (3) revision of IESF underdrain design; and (4) approval of an O&M Plan by the City. These conditions were approved at the Commission's December 10, 2025. meeting.

✓ **2025-036 Life Time Fitness, Maple Grove.** This project proposes redevelopment of existing agricultural land to construct a commercial building with associated parking on a 17.5-acre site located south of Highway 610 and north of 99th Place. Development will result in approximately 8.0 acres of impervious surface and trigger Rules D and E. A findings of fact memo dated September 30, 2025, was included in the packet for the October 8 meeting wherein Staff recommended approval with two conditions: (1) escrow reconciliation; and (2) an O & M Plan approved by the City. The project was approved at the October meeting with those conditions. The escrow will be reconciled and this project removed from the report.

✓ **2025-037 Thicket Hills, Dayton.** This is a 68.49-acre site located on the southwest corner of Lawndale Lane and Dayton River Road. At the closest point, the site is about 400 feet south of the Mississippi River. The site is comprised of one parcel which is a mixture of primarily cultivated vegetation along with grassland and approximately 2.70 acres of residential vegetation. There are 1.854 acres of impervious surface on the site which is located in the Mississippi River subwatershed of the Elm Creek watershed. The applicant proposes construction of a two-story building, an event center, gravel parking lot, well, septic system, and stormwater treatment basin. The proposal will disturb 8.067 acres of the site, and result in 2.511 acres of new impervious surface. The project review application was received August 28, 2025. Staff provided initial comments on September 18. The applicant responded with a letter stating they will address comments but without the required submittals. Staff extended the review period by 60 days to December 26, 2025 to allow for additional review. Presently, Staff has not received any revisions for review. The applicant has indicated they will request a 60-day extension to February 24, 2025. However, the applicant has indicated that the wetland delineation is delayed and will not be resolved by this date. An extension of one year from the application date, (to August 28, 2026,) was granted to the applicant at the December 10, 2025, Commission meeting.

✓ **2023-038 Telcom Construction New Office, Dayton.** The applicant proposes building a new office on an 8.423-acre parcel located at the southwest corner of 121st Avenue North and French Lake Road West. The site is approximately 250 feet southwest of French Lake. The site is comprised of one parcel which is a mixture of cultivated vegetation, grassland, forest, and wetlands. Wetlands border the site on the south and west. There are no floodplains or existing impervious surface on the site, which is located in the Diamond Creek subwatershed. The proposed construction includes a 26,096 SF office warehouse building with parking and drive areas and will disturb 6 acres of the 8.42-acre site, resulting in 3.33 acres of new impervious surface after development. A complete application was submitted September 9, 2025. The project review period was extended to January 7, 2026. Staff recommend approval with four conditions: (1) escrow reconciliation; (2) update the proposed erosion control with a formal SWPPP, add silt fence around the wetland 3P outlet channel and the 2P ditch inlet; and shade all the slopes where the Cat 20 ECB is proposed; (3) address City comments on the filtration basin design; and (4) provide maintenance plan and agreement if required by the City. These conditions were approved at the Commission's November meeting.

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✓**2025-039 Culvers, Maple Grove.** The project consists of a 1.2-acre site located south of the intersection of County Roads 101 and 10. This development is a part of previously approved HyVee - Markets at Rush Creek (Project Review 2009-004). The project proposes the construction of a restaurant and surface parking along with associated utility improvements, and landscaping. The project triggers Rules E & d. Findings dated September 30, 2025, were included in the packet for the October 8 meeting wherein Staff recommended approval with two conditions: (1) escrow reconciliation; and (2) an O & M Plan approved by the City. The project was approved with those conditions. The escrow will be reconciled and this project removed from the report.

✓**2025-040 Commerce Boulevard Development, Rogers.** The project consists of a 3.5-acre site located northeast of Commerce Boulevard and west of George Weber Drive in Rogers, MN. The project proposes construction of two commercial buildings along with associated parking and driveways. The project triggers Rules D and E. Initial review of this project has been completed and initial comments were sent to the applicant on October 24, 2025. A second round of comments were sent to the applicant on November 14, 2025, and a third round on January 6, 2026. In their findings dated January 8, 2026, Staff recommended approval with two conditions: (1) reconciliation of the escrow fee, and (2) receipt of O&M plan approved by the City. These conditions were approved at the Commission's January 14, 2026. meeting.

✓**2025-041 Arbor Ridge Business Park, Maple Grove.** The project consists of a 20-acre site with approximately 10.6 acres of disturbance. The site is located south of Arbor Ridge Parkway and east of Weston Way South and proposes construction of an office/industrial building and associated parking. The project triggers Rule D, E, and I. The project review application was initially received on October 30, 2025, but was paused for design changes. A resubmittal with these changes was received on November 14, 2025. In their findings dated February 3, 2026, Staff recommended approval with two conditions: (1) reconciliation of the escrow fee, and (2) receipt of O&M plan approved by the City. *The second condition having been met, the project was approved at the February 11, 2026 meeting with the first condition.*

✓**2025-042 113th Avenue Trunk Sewer Extension, Dayton.** This project is proposed on a 4.3-acre site located in the right-of-way of 113th Avenue north and comprised of seven parcels. Existing ground-cover on site is mixture of short grasses, deciduous forest, and intermittently flooded grasslands. There are six small wetlands on site, two within the project area, and one floodplain on site. The site is in the Rush Creek subwatershed. The applicant proposes construction of an extension of the existing trunk sewer system. The proposal will disturb 4.3 acres of the 4.3-acre site. A complete application was received November 3, 2025. The initial 60-day decision period per MN Statute 15.99 expires January 2, 2026. In their findings signed December 2, 2025, Staff recommended approval with two conditions: (1) escrow reconciliation and (2) an approved DNR permit for the temporary wetland impacts. These conditions were approved at the Commission's December 10, 2025. meeting.

✓**2025-043 Bella Woods Phase 1, Maple Grove.** The project spans approximately 20 acres. The site is located east of county 101 north of 101st and west of the I-94 and 610 Junction in Rogers, MN. The project proposes to build 24 residential homes and associated street, which triggers Rules D, E, and I. A complete project review application was received on December 10, 2025 and initial comments were sent to the applicant on December 19, 2025. A second round of comments were sent

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on January 6, 2026, a third round on February 3, 2026, and a fourth round on March 3, 2026. Staff are awaiting re-submittals addressing those comments.

✓**2025-044 Juniper Hill, Maple Grove.** *The project spans approximately 14 acres. The site is located at 16725 Elm Road North. The project proposes to construct 33 single-family homes with associated roadway and utilities and triggers Rules D, E, F, G, and I. A complete project review application was received on December 11, 2025. In their findings dated January 23, 2026, Staff recommended approval with six conditions: (1) reconciliation of the escrow fee, (2) receipt of O&M plan approved by the City, (3) approval of wetland impacts by the City, (4) approval from City for grading and wetland buffer off the parcel on City land, (5) plans signed by professional engineer, and (6) revise filtration bench detail. *Conditions 2 and 3 having been met, this project was approved with the remaining four conditions at the February 11, 2026 meeting.**

✓**2025-045 Wexley Park (FKA Emerson Grove), Rogers.** The project spans approximately 17 acres. The site is located at the southeast corner of the intersection of Territorial Road and Tucker Road. The project proposes to construct 33 residential lots along with associated streets and driveways and triggers Rules D, E, G and I. A complete project review application was received on December 12, 2025, and initial comments were sent to the applicant on December 22, 2025. Staff are awaiting re-submittals addressing those comments.

✓**2025-046 Edgewater Cove, Rogers.** The project spans approximately 26.85 acres on a site located on the southwest corner of Edgewater and Industrial Boulevards. The project proposes building 57 new single-family units along with associated streets and driveways and triggers Rules D and E. A complete project review application was received December 18, 2025, and initial comments were sent to the applicant on December 30, 2025. Staff are awaiting re-submittals addressing those comments.

✓**2025-047 Weaver Lake Road Rehabilitation Project, Maple Grove.** The project spans approximately 20 acres. The site is located along Weaver Lake Road from Maple Grove Parkway to East Fish Lake Road. The project proposes rehabilitating an approximate 1.7-mile section of Weaver Lake Road in addition to a utility relocation along West Fish Lake Road. The project triggers Rules D, E, G, H, and I. A complete project review application was received on December 22, 2025, and initial comments were sent to the applicant on December 31, 2025. A second round of comments were sent on February 2, 2026, *and a third round of comments were sent on February 26, 2026. In their findings dated February 26, 2026, Staff recommended approval with three conditions: (1) reconciliation of the escrow fee, (2) revise filtration media mix so that the P content is less than 30 mg/kg, and (3) revise filtration basin top of berm elevation to contain the 100-yr HWL.*

✓**2025-048 Villas at Hunter Hill - Amendment, Medina.** The project spans approximately 3.2 acres. The site is west of Hunter Drive and south of Hamel Road. The project proposes to build residential housing units along with associated parking and driveways, triggering Rules D and E. A complete project review application was received on January 5, 2026. In their findings dated January 30, 2026, Staff recommended approval with two conditions: (1) reconciliation of the escrow fee, and (2) receipt of O&M plan approved by the City. *These conditions were approved at the Commission's February 11, 2026 meeting.*

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✓**2026-001 Northview Preserve 2nd Addition Preliminary Plat, Rogers.** The project spans approximately 4.1 acres. The site is located south of Territorial Road, east of Tucker Road, and west of Rachael Drive. The project proposes 10 single family residential homes with associated streets and utility infrastructure triggering Rules D and E. A complete project review application was received on January 13, 2026, and initial comments were sent to the applicant on January 16, 2026. Staff are awaiting re-submittals addressing those comments.

✓**2026-002 Amira, Corcoran.**

✓**2026-003 Elm Creek Park Reserve Pedestrian Bridges, Maple Grove.** The site is located at Elm Creek Park Preserve in Maple Grove and Dayton, MN. The project proposes to reconstruct four pedestrian bridges crossing Elm Creek and Rush Creek, which triggers Rules F, G, H, and I. A complete project review application was received on February 3, 2026. *Initial comments were sent to the applicant on February 10, 2026, and a second round of comments were sent on March 2, 2026. In their findings dated March 2, 2026, Staff recommended approval with five conditions: (1) reconciliation of the escrow fee, (2) approval is contingent upon receipt of DNR Work in Waters Permit, (3) approval is contingent upon approval of Wetland Impacts from the LGU (City), (4) provide No-Rise Certification approved by the floodplain administrator, and (5) clarify on plans that over-excavation must occur before installation of riprap to achieve the proposed cross-sections.*

✓**2026-004 Rogers Drive Industrial, Rogers.** *The site is located southeast of the intersection of Rogers Drive and Robert Lane. The site proposes to construct an industrial building and disturbs approximately 9 acres, which triggers Rules D, E, and I. A complete project review application was received on February 13, 2026, and initial comments were sent to the applicant on February 25, 2026. Staff are awaiting re-submittals addressing those comments.*

✓**2026-005 St. Thomas the Apostle Catholic Church, Corcoran.** *The applicant proposes the construction of a church building, parking lot, utilities, and stormwater detention ponds on a 7.13-acre site located on County Road 10 approximately 550 feet west of County Road 116. The project will disturb 5.46 acres of the site, resulting in 2.36 acres of new impervious surface. The site is comprised of one parcel which is primarily a corn field, with grasses on the south and west edges, with 0.10 acres of existing impervious surface. The site is located in the South Fork Crow River subwatershed of the A complete application was received February 17, 2026. The project is currently under review.*

✓**2026-006 Graco Dayton Headquarters, Dayton.** *The applicant proposes building a previously planned office at the Graco global headquarters. The partially developed site, previously reviewed as Project 2022-012 is located on West French Lake Road. The complete application was received February 20, 2026. The project is currently under review.*

✓**2026-007 Carvana Dayton, Dayton.** *The applicant proposes construction of a new 67,400 square foot car refurbishing building within a current asphalt parking lot on a 35.5-acre parcel located at 18270 Territorial Road. A complete application was received February 25, 2026. The project is currently under review.*

✓**2026-008 Tricare 9th Addition, Maple Grove.** *The site is located west of Garland Lane N between Lawndale Lane N and 95th Avenue N (CR 30). The site proposes to disturb approximately 2 acres and*

RULE D - STORMWATER MANAGEMENT
 RULE E - EROSION AND SEDIMENT CONTROL
 RULE F - FLOODPLAIN ALTERATION

RULE G - WETLAND ALTERATION
 RULE H - BRIDGE AND CULVERT CROSSINGS
 RULE I - BUFFERS

Italics indicates new information

indicates enclosure

construct a self-storage building. The project triggers Rules D, E, and I. The application is not considered complete since the full fee amount has not been received.

✓2026-009 Rogers Police Dept. and City Hall, Rogers. The site is located in the southwest quadrant of Industrial Boulevard and Main Street. The site proposes to construct a combined Police Station and City Hall. The project will disturb approximately 6 acres and trigger Rules D and E. A complete project review application was received on February 27, 2026, and is currently under review.

RULE D - STORMWATER MANAGEMENT
RULE E - EROSION AND SEDIMENT CONTROL
RULE F – FLOODPLAIN ALTERATION

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HENNEPIN COUNTY

MINNESOTA

DATE: March 3, 2026

TO: Elm Creek Watershed Management Commission (ECWMC)

FROM: Kevin Ellis and Kris Guentzel; Hennepin County Department of Environment and Energy

RE: March 2026 ECWMC Updates

Project Updates

Trousdale Wetland Restoration

Hennepin County staff are awaiting more information required for edits to the proposed design. These include engineering notes and an on-site survey. Once this information is provided, it will be analyzed and incorporated into a draft plan.

Lake Henry Hollow Horse Ranch

Hennepin County staff are awaiting permitting requirements for the cost-share projects from the city of Rogers. Additionally, staff are awaiting a decision from the TEP on if an application is required for cost-share projects on the property.

Corcoran Windbreak

Hennepin County staff performed a site visit to a parcel in Corcoran. The landowner had requested assistance in developing a windbreak on the property to prevent wind erosion and shelter the homesite from north and western winds on the property. The parcel is within the South Fork Rush Creek subwatershed and qualifies for funding. Staff noted some instances of erosion on site and are working to quantify the current erosion on site and impact of a windbreak. Hennepin County Forestry is also being brought in to better understand the timeline for installation and acquisition of trees for windbreaks in the future.

Hennepin County Open House

The Hennepin County Conservation Open House will be held on Thursday April 16 from 4 – 6 PM at Independence City Hall at 1920 County Road 90, Independence, Minnesota, 55359. Conservation staff from Hennepin County and other organizations will be on hand to provide information on programs. Dinner will be provided during the keynote speaker at 4:30.

BWSR Reporting

BWSR returned FY23 WBIF status reporting with a few questions/clarifications to be addressed by staff. These questions were addressed and the status report was returned to BWSR and approved. No more action is required at this time.

Hennepin County Environment and Energy
701 Fourth Ave S., Suite 700, Minneapolis, MN 55415
612-348-3777 | hennepin.us/environment



HENNEPIN COUNTY

MINNESOTA

Project Funding Table: Invoiced Funds

Priority Subwatershed	Project	WBIF	CIP	Other	Total
Rush Creek	Cain Fencing	\$ -	\$ 3,545.12	\$ 10,635.38	\$ 14,180.50
	Mattila 1	\$ -	\$ 4,983.75	\$ 28,241.25	\$ 33,225.00
	Mattila 2	\$ 31,721.25	\$ 14,418.75	\$ 11,535.00	\$ 57,675.00
	Stotts TOHWW	\$ -	\$ 8,176.20	\$ 24,528.60	\$ 32,704.80
	Stotts 1A	\$ 10,272.63	\$ 19,657.38	\$ 88,667.50	\$ 118,597.51
	Bottema	\$ 80,133.75	\$ 36,424.45	\$ 27,539.53	\$ 144,097.73
Diamond Creek	Welcome Ranch Gutters	\$ 5,136.62	\$ 2,334.82	\$ 1,867.86	\$ 9,339.30
	Christian Settling Basin	\$ 7,700.00	\$ 3,500.00	\$ 2,800.00	\$ 14,000.00
TOTALS		\$ 134,964.25	\$ 93,040.47	\$ 195,815.12	\$ 423,819.84
Invoiced	WBIF (FY23)	\$ 134,964.25			
	WBIF (FY25)	\$ -			
	CIP	\$ 93,040.47			
Budget	WBIF (FY23)	\$ 175,000.00			
	WBIF (FY25)	\$ 175,000.00			
	CIP	\$ 100,000.00			
Remaining	WBIF (FY23)	\$ 40,035.75			
	WBIF (FY25)	\$ 175,000.00			
	CIP	\$ 6,959.53			

Project Funding Table: Projects completed and utilize Elm Creek Watershed Management Commission (ECWMC) funds. Amounts in 'Funding Sources' columns include costs invoiced and encumbered. Funding sources may be from a federal agency (Natural Resources Conservation Service, or NRCS), state agency (Watershed-based implementation fund (WBIF) or another grant), or local entity (ECWMC Capital Improvement Program (CIP), Hennepin County, or from the landowner).

Project Funding Table: Allocated Funds

Priority Subwatershed	Project	WBIF	CIP	Hennepin County	Landowner	Total Allocated	Invoiced
Rush Creek	Stotts Phase 1B	TBD	TBD	TBD	TBD	TBD	\$ -
	Stotts TOHWW Repairs	\$ 7,975.00	\$ 3,625.00	\$ 1,450.00	\$ 1,450.00	\$ 14,500.00	\$ -
	Welcome Ranch	\$ 37,125.00	\$ 16,875.00	\$ 6,750.00	\$ 6,750.00	\$ 67,500.00	\$ -
	City of Corcoran	\$ 50,435.00	\$ 22,925.00	\$ 9,170.00	\$ 9,170.00	\$ 91,700.00	\$ -
	Cain Fencing 2.0	TBD	TBD	TBD	TBD	TBD	\$ -
	Lake Henry Hollow	TBD	TBD	TBD	TBD	TBD	\$ -
Diamond Creek	Van Asten Manure Bunker	\$ 20,295.00	\$ 9,225.00	\$ 3,690.00	\$ 3,690.00	\$ 36,900.00	\$ -
TOTALS		\$ 115,830.00	\$ 52,650.00	\$ 21,060.00	\$ 21,060.00	\$ 210,600.00	\$ -
Allocated	WBIF (FY23)	\$ 95,535.00					
	WBIF (FY25)	\$ 57,420.00					
	CIP	\$ 52,650.00					
	HC	\$ 21,060.00					
	Landowner	\$ 21,060.00					
Budget	WBIF (FY23)	\$ 108,730.34					
	WBIF (FY25)	\$ 175,000.00					
	CIP	\$ 100,000.00					
Remaining	WBIF (FY23)	\$ 13,195.34					
	WBIF (FY25)	\$ 175,000.00					
	CIP	\$ 47,350.00					

HENNEPIN COUNTY

MINNESOTA

Other Hennepin County Programming

Farm and County Coffee Hour series



Farm and County Coffee Hour series

 **Blackwater Coffee**
5159 US-12, Maple Plain, MN 55359

March 11, 7:30 a.m. to 10:30 a.m.
March 19, Noon to 3 p.m.
March 25, Noon to 3 p.m.



Coffee and pastries on us!

Talk with Hennepin County staff about financial and technical assistance available for conservation projects on rural and agricultural properties.

Learn how Hennepin County's Cost Share for Conservation program can help offset the costs of addressing erosion, improving soil health, and installing conservation practices, and sign up for the free soil health testing program.

Coffee hours will be held at Blackwater Coffee in Maple Plain on:

Wednesday, March 11 from 7:30 to 10:30 a.m.

Thursday, March 19 from noon to 3 p.m.

Wednesday, March 25 from noon to 3 p.m.

Hennepin County Environment and Energy
701 Fourth Ave S., Suite 700, Minneapolis, MN 55415
612-348-3777 | hennepin.us/environment



If you can't make it, reach out to conservation staff directly: Roz Davis, rozalyn.davis@hennepin.us or 952-262-0397 or Kevin Ellis, kevin.ellis@hennepin.us or 612-382-3956.

Swap-It events



Upcoming Swap-It events

All events are held from noon to 2:30 p.m. Early drop-off only beings at 11 a.m. (no swapping); final items accepted at 2 p.m.

- Kitchen gadgets: Saturday, February 28 at Ridgedale Library, Robert H. Rohlf Room
- Toys: Saturday, March 21 at Edina Fire Station 2
- Outdoor gear: Saturday, May 2 at Rockford Road Library

Volunteer at a Swap-It event

Interested in helping out or know someone who'd like to get involved? Email swapit@reusemn.org or call 612-314-6283.

Grants for waste prevention, recycling, and environmental education

Waste prevention grants for businesses and nonprofit organizations



Prevailing Medical in Plymouth received a waste prevention grant. One of its projects was replacing disposable shoe covers with reusable slip-on shoes.

Looking to reduce waste at a business, nonprofit organization, or reuse retailer? [Business waste prevention grants](#) are available for projects that focus on reuse and repair, replacing disposables with reusables, preventing wasted food, and conducting research and development to prevent waste.

Applications are due by Tuesday, April 7. [Grant flyer with overview of the grant program \(PDF, 1MB\)](#)

Virtual information meeting Thursday, March 5 from 2 to 3 p.m.

Attend a virtual information meeting to hear about project ideas and understand the application process. A recording and slides will be available after the meeting. [Register to attend.](#)

[Grants to establish organics recycling drop-off sites](#)

Funding is available to businesses, cities, multifamily properties, nonprofit organizations, and institutions in Hennepin County to establish [organics recycling drop-off sites](#). Priority will be given to drop-off sites that increase access to organics recycling for residents in apartments and condos.

Up to \$15,000 is available for each drop-off site. Funding can be used for hauling and disposal costs, construction, dumpsters or carts, and promotions and educational materials.

How to apply

Applications are due by 3 p.m. on Tuesday, April 7. A virtual information session will be held on Friday, March 6 at 10 a.m.

Review the and find application materials on the [Hennepin County supplier portal](#). For more information and to get a link to the information session, contact Katie Stelzner at katie.stelzner@hennepin.us.

Green Partners environmental education and community engagement program



Become a [Green Partner](#)! Funding is available to organizations to actively educate, engage, and motivate residents to become environmental stewards and make positive behavior changes. Eligible organizations include schools and school districts, early childhood family education programs, nonprofit organizations, community groups, congregations, and park districts.

Types of projects and application due dates

Three types of projects are awarded:

- **Youth Environmental Leadership, applications due March 11:** Projects encourage environmental leadership and/or exposure to green jobs for young people in high school up to age 24.
- **Youth Environmental Education, applications due March 18:** Projects engage youth in elementary and middle school in environmental education and outdoor nature experiences.
- **Environmental Action, applications due March 25:** Projects focus on motivating adults to make one or two environmental changes at home and on-the-go.