

Permit Application Review Report
Date: 3/5/2025

Board Meeting Date: 3/24/2025
Agenda Item: 13

Applicant/Landowner:

Markquart Ham Lake LLC
Attn: John Markquart
1884 Commercial Blvd.
Chippewa Falls, WI 54729

Project Name: Markquart RV Ham Lake

Project PAN: P-24-061

Project Purpose: parking lot reconstruction and expansion with associated stormwater treatment features.

Project Location: 14525 MN-65, Ham Lake

Site Size: size of parcel - 5.24 acres; size of disturbed area - 2.6 acres; size of regulated impervious surface - 2.11 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4

Recommendation: Approve with 3 Conditions and 4 Stipulations

Description: The application is proposing the partial reconstruction of and a new addition to an existing parking lot area with an associated stormwater treatment feature. The parcel size is 5.24 acres. The project will create 2.11 acres of new/reconstructed impervious and disturb 2.6 acres. The parcel drains toward County Ditch 59. The relevant water resource concerns are stormwater management and erosion and sediment control. This corresponds to District Rules 3 and 4. See attached Figure 1: Project Location and Figure 2: Site plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$3,300.00.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Rule 4.0 – Soils and Erosion Control

3. Update the Erosion and Sediment Control plan to include the following:
 - a. Provide a stabilized construction entrance on the construction plans.

- b. Provide provisions for removing tracked sediment from adjacent streets by the end of each workday.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
2. Completion of a post construction infiltration test on the Infiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
4. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Geotechnical Exploration and Evaluation	PSI	10/15/2024	02/13/2025
Construction Plans	Cedar Corporation	11/2024	01/07/2025
Stormwater Management Plan	Cedar Corporation	02/2025	02/13/2025
Erosion & Sediment Control Plan	Cedar Corporation	11/2024	02/20/2025

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$4,010.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Commercial/Industrial Development project of 5.29 acres (\$4,000.00), and addition to base fee The applicant will be required to submit a performance escrow in the amount of \$3,300.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (2.6 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG A.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Southwest	5.99	4.42	8.97	6.73	16.73	15.4

Table 1.

Volume Control:

The application proposes redevelopment which does not disturb more than 50% of the site or reconstruct more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of new and fully reconstructed impervious surface. The amount of proposed impervious required to be treated is 91,810 ft².

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft³)	Water Quality Volume Provided (ft³)
Untreated (Area 4S)	11,495	none	0	1,054	0
Infiltration Basin	80,315	Infiltration Basin	1	7,362	8,798
Totals:	91,810			8,416	8,798

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
RG 3	rain guardian	80
RG 2	rain guardian	80
RG 1	rain guardian	80

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

An explanation of drainage area treatment swapping can be found in the Water Quality section below.

The volume control standard has not been met as shown in Table 2. The proposed design is treating 5,760 sf of existing impervious to make up for some of the 11,495 sf of untreated new/reconstructed impervious. The requirement is not met in full (there is still 5,735 sf of untreated impervious even with the in-kind treatment). However, applicant has illustrated that it is not feasible to treat any more impervious due to existing grade constraints. Due to these constraints the volume control standard has been met to the maximum extent practicable.

Water Quality: The applicant is proposing to treat 5,760 sf of existing impervious surface to make up for some of the 11,495 sf of untreated impervious. The in-kind area may not exceed 15% of the proposed new and reconstructed area. TSS has been reduced to the maximum extent practicable for the untreated impervious surface. The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The project achieves 82% TSS removal for the areas directed to the infiltration basin and 0% TSS removal for portion of the new/reconstructed impervious that is not directed to the basin (area 4S). The applicant has illustrated that it is not feasible to treat this area due to existing grade constraints. The TSS removal standard is met to the maximum extent practicable at each discharge point as described.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 888.6 ft NAVD 88. The applicable 100-year high water level is at 887.5 NAVD 88 and the applicable emergency overflow is at 887.05 ft NAVD 88. The freeboard requirement is met.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to County Ditch 59. The soils affected by the project include Zimmerman and Seelyeville and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, riprap, and inlet protection. The erosion control plan does not meet District requirements because construction plans do not show a stabilized construction entrance and provisions have not been made for clearing streets of any tracked sediment by the end of each workday. The site does require an NPDES permit. See attached Figure 3: Erosion and Sediment Control Plan.

Wetlands (Rule 5.0)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.



Figure 1: Project Location

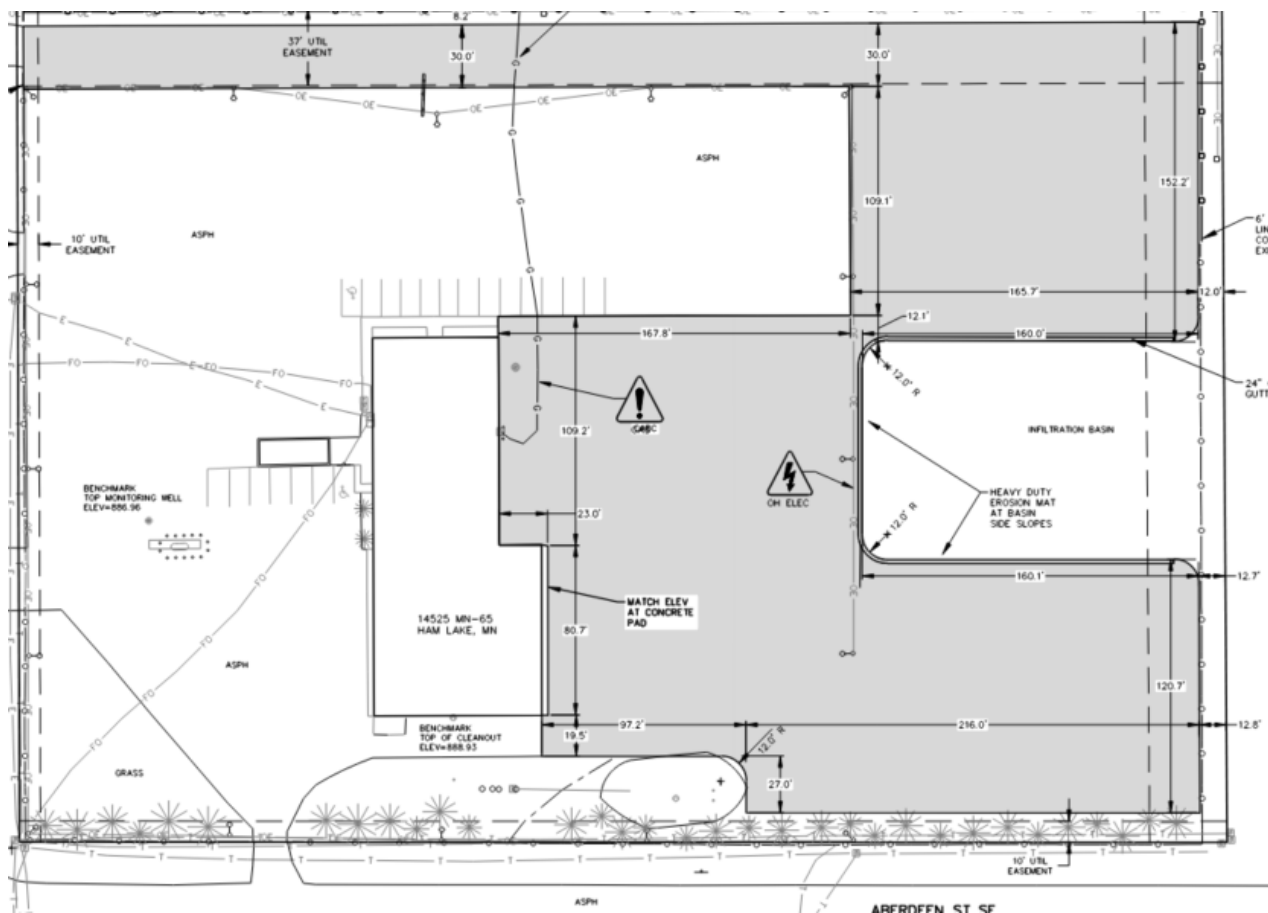


Figure 2: Site Plan

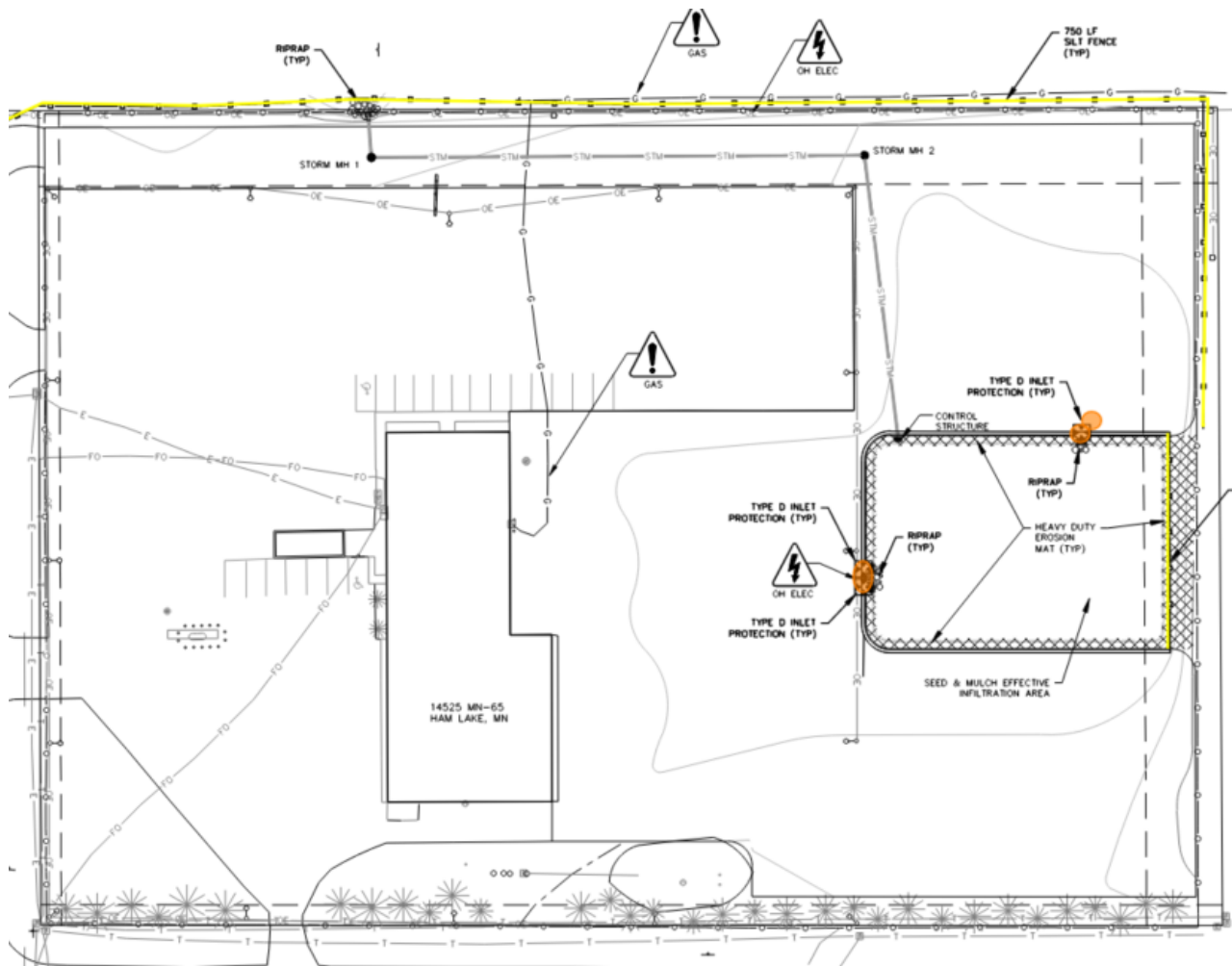


Figure 3: Erosion and Sediment Control Plan