

**Permit Application Review Report**  
**Date: 1/21/2026**

**Board Meeting Date: 1/26/2026**  
**Agenda Item: 7**

Applicant/Landowner:

City of Andover  
Jason Law/Dave Berkowitz  
1685 Crosstown Blvd NW  
Andover MN, 55304

**Project Name:** Crosstown Blvd & Bluebird St Roundabout

**Project PAN:** P-25-044

**Project Purpose:** Construction of a roundabout at the intersection of Crosstown Blvd and Bluebird St, Andover MN

**Project Location:** Intersection of Bluebird St and Crosstown Blvd, Andover

**Site Size:** size of disturbed area - 2.0 acres; size of regulated impervious surface - 0.96 acres

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

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**Recommendation:** Approve with 2 Conditions and 2 Stipulations

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**Description:** The City of Andover is proposing the construction of a roundabout at the intersection of Crosstown Blvd and Bluebird St in Andover. The project would disturb 2 acres and create 0.96 acres of regulated impervious, which is below the threshold requirement for stormwater management for a public linear project. The relevant water resource concern is soils and erosion control, which is District Rule 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 \$3,000.00.

Rule 4.0 – Soils and Erosion Control

2. Update the sediment and erosion control plan to include the following:
  - a. a single row of perimeter control downgradient of disturbed soils.
  - b. provide standard details for erosion and sediment control devices.

**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.

- 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
Drainage Plans	Bolton & Menk	12/05/2025	12/12/2025
Construction Plans	Bolton & Menk	12/18/2025	12/22/2025
Contours	Bolton & Menk	12/18/2025	12/22/2025
Removals Plan	Bolton & Menk	12/18/2025	12/22/2025
SWPPP	Bolton & Menk	12/05/2025	12/12/2025
Erosion Control Plan	Bolton & Menk	12/05/2025	12/12/2025

**Findings**

**Fees and Escrows (Rule 2.7):**

The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit. The applicant will be required to submit a performance escrow in the amount of \$3,000.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (2.0 acres of land disturbance proposed).

**Stormwater Management (Rule 3.0):**

The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

**Soils and Erosion Control (Rule 4.0)**

Rule 4.0 applies to the proposed project because it includes land disturbing activities of 1 acre or more.

The proposed project drains to the north toward County Ditch 37 and to the south toward County Ditch 57. The soils affected by the project include Sartell and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes inlet protection. The erosion control plan does not meet District requirements because standard details for erosion and sediment control devices have not been provided, and perimeter control is not provided at all downslope locations. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

**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

**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.

**Variations (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



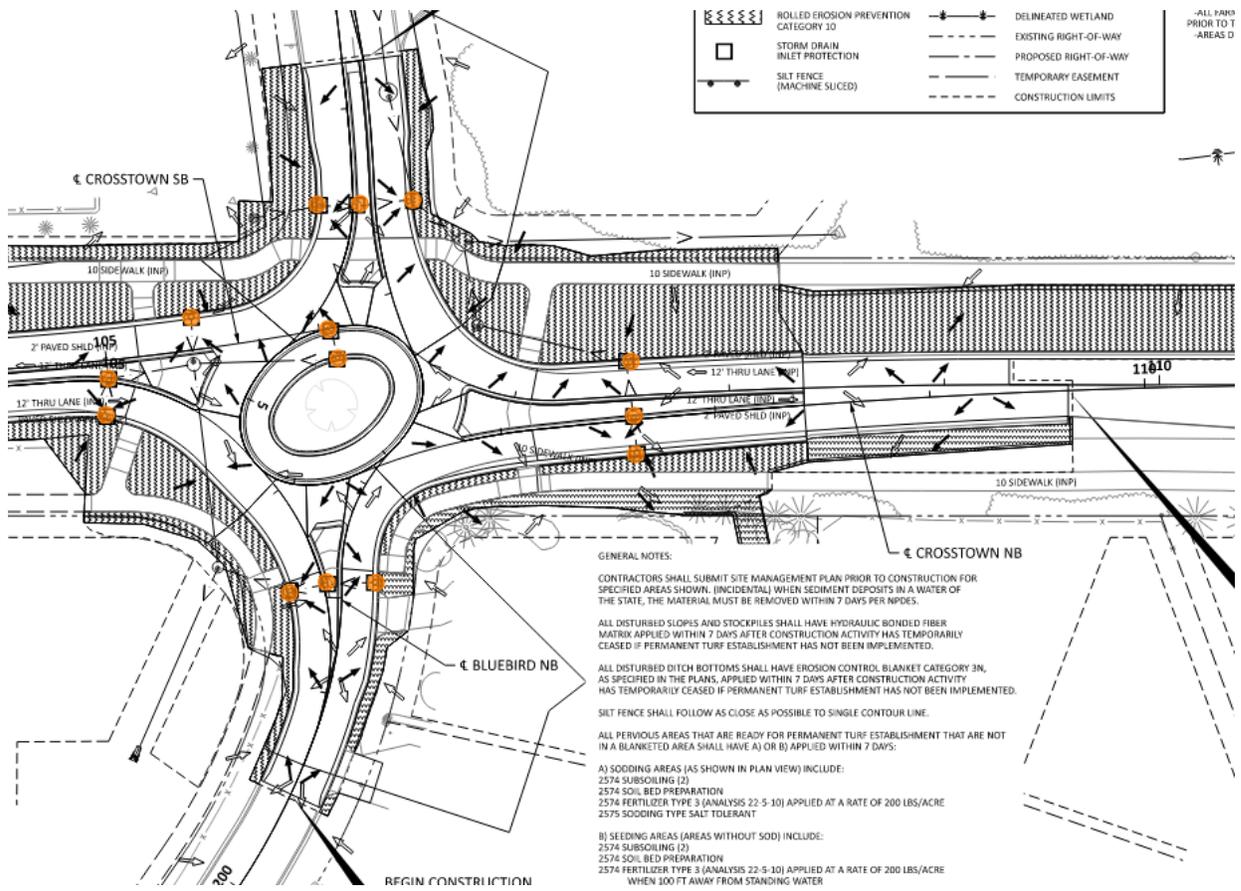


Figure 3: Soils and Erosion Control