

Permit Application Review Report
Date: 9/9/2026

Board Meeting Date: 9/14/2026
Agenda Item: 13

Applicant/Landowner:

Stoson LLC
Attn: Bill Stoddard
5705 Wood Duck Circle
Excelsior, MN 55331

Project Name: Mn Meadows Wetland Bank

Project PAN: P-26-046

Project Purpose: construction of a wetland bank

Project Location: PID 11-32-23-42-0003; PID 11-32-23-41-0001; PID 11-32-23-44-0003, Durant St NE, Ham Lake MN

Site Size: size of parcel - 127 acres; size of disturbed area – 22.5 acres; size of regulated impervious surface – 0 acres

Applicable District Rule(s): Rule 2, Rule 4, Rule 5, Rule 6, Rule 7

Recommendation: Approve with 2 Conditions and 3 Stipulations

Description: The applicant is proposing the construction of a new wetland bank and realignment of County Ditch 11 in the City of Ham Lake. The project will disturb 22.5 acres. The area drains to County Ditch 11. The relevant water resource concerns are Soils & Erosion Control (District Rule 4), Wetlands (District Rule 5), Floodplain (District Rule 6) and Drainage (District Rule 7). See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Provide a performance escrow in the amount of \$90,000.00 and execute a signed escrow agreement.

Rule 4.0 – Soils and Erosion Control

2. Include locations of perimeter control and construction entrances on plan set.

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. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. 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.

3. Submittal of as-built plans for the re-routed portion of County Ditch 11. The as-built plans should include adequate cross sections of the ditch to verify conformance with the approved construction plans.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Web Soil Survey Report	NRCS	09/03/2024	07/27/2026
Floodplain Impact Figures	Anderson Engineering	undated	08/24/2026
Construction Plans	Anderson Engineering	07/21/2026	07/28/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$4,300.00 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 4.0 (\$3,000.00 for 22.5 acres of land disturbance proposed), Rule 6.0 (\$300 for floodplain impact), Rule 7.0 (\$1,000.00 for a watercourse crossing or alteration).

The applicant will be required to submit a performance escrow in the amount of \$90,000.00. This corresponds to \$4,000/acre of disturbance (22.5 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 Ditch 11. The soils affected by the project include Zimmerman, Rifle and Isanti. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, stabilized construction entrance, and street sweeping. The erosion control plan does not meet District requirements because perimeter control and construction entrance locations are not shown on plans. The site does require an NPDES permit.

Wetlands (Rule 5.0)

Rule 5.0 applies to the proposed project because it includes activities which result in the filling, draining, excavating or other altering the hydrology of a wetland.

Wetlands were delineated under PAN W25-021. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 10/21/2025.

A wetland bank plan was submitted on 4/20/2026. The plan is currently under review with the TEP.

Floodplain (Rule 6.0)

Rule 6.0 applies to the proposed project because it includes land disturbing activities within the boundary of the 100-year flood elevation as mapped and modeled by the District.

The regulatory floodplain elevation is 899.5 NAVD 88. The application proposes the placement of 7,632 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 10,032 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach.

The proposed fill within the floodplain is an embankment. The proposed project affects the conveyance capacity of channel, however, the discharge rate from the site (to CD 11) is maintained in 2, 10, and 100-yr storm events. See Figure 3: Floodplain Impact.

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

Rule 7.0 applies to the proposed project because it includes land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a Public Ditch and 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.

The project proposes the realignment of Public Ditch - CD 11. The banks of the waterway have been proposed to be stabilized with permanent vegetation wet prairie mix 34-262.

The gradient of the waterway is proposed to be constructed to a slope of -0.05% through the project area, which will not result in a velocity that will cause bank erosion because the ditch is widened and designed to retain more water than existing conditions.

The proposed project includes ditch checks, riprap, seed restoration on the shoulder and bank to minimize soil erosion.

The realignment provides equivalent hydraulic capacity to existing conditions because discharge rate at the south outlet is maintained. Biota passage is provided by culverts which will be removed to restore a wider ditch cross section, which is consistent with MnDOT's Minnesota Guide for Stream Connectivity and Aquatic Organism Passage Through Culverts.

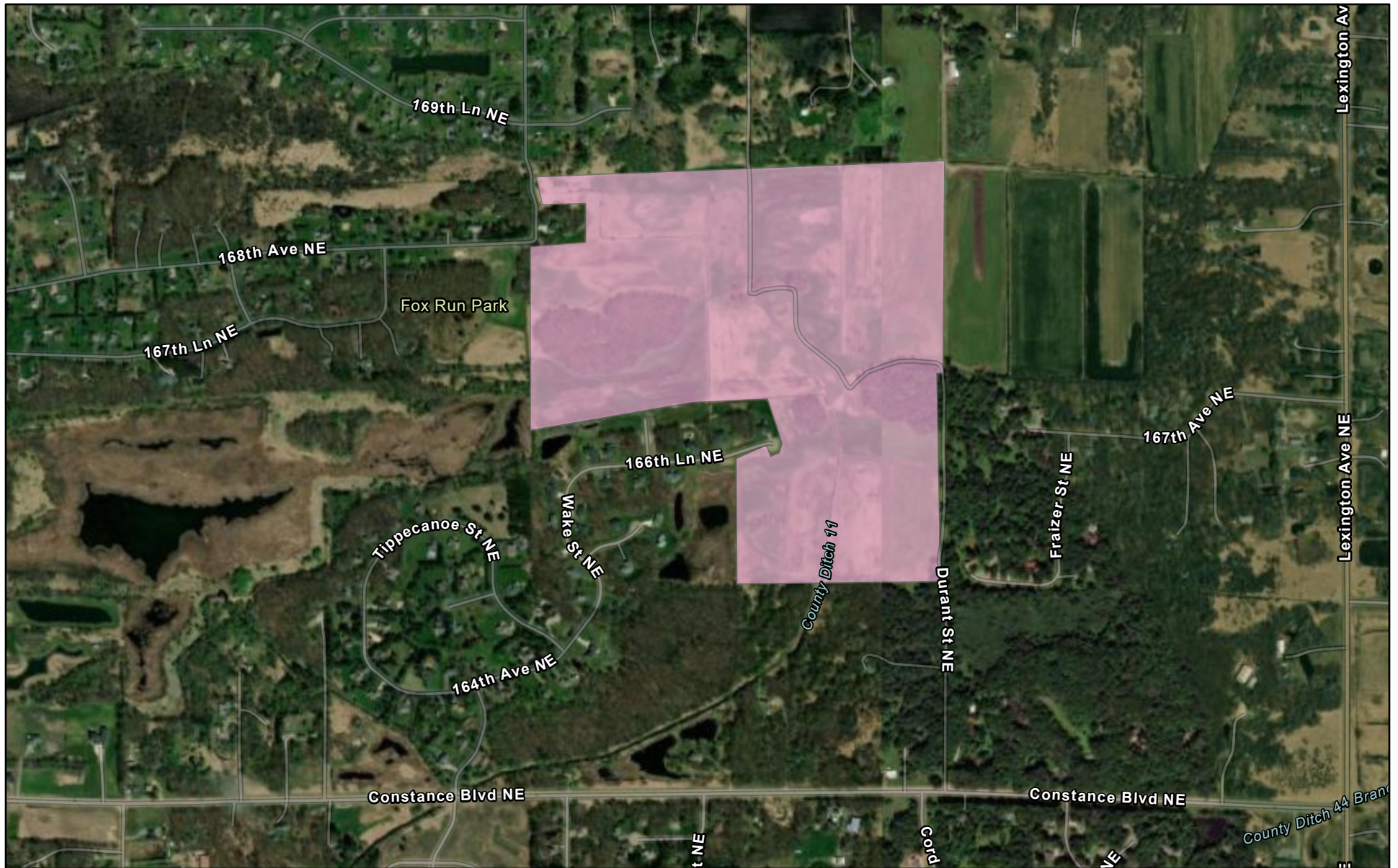
Buffers (Rule 8.0)

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.

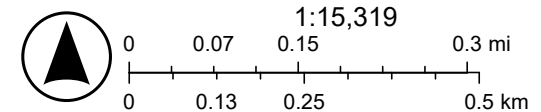
Variances (Rule 10.2)

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

Figure 1: Mn Meadows Project Location



9/3/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

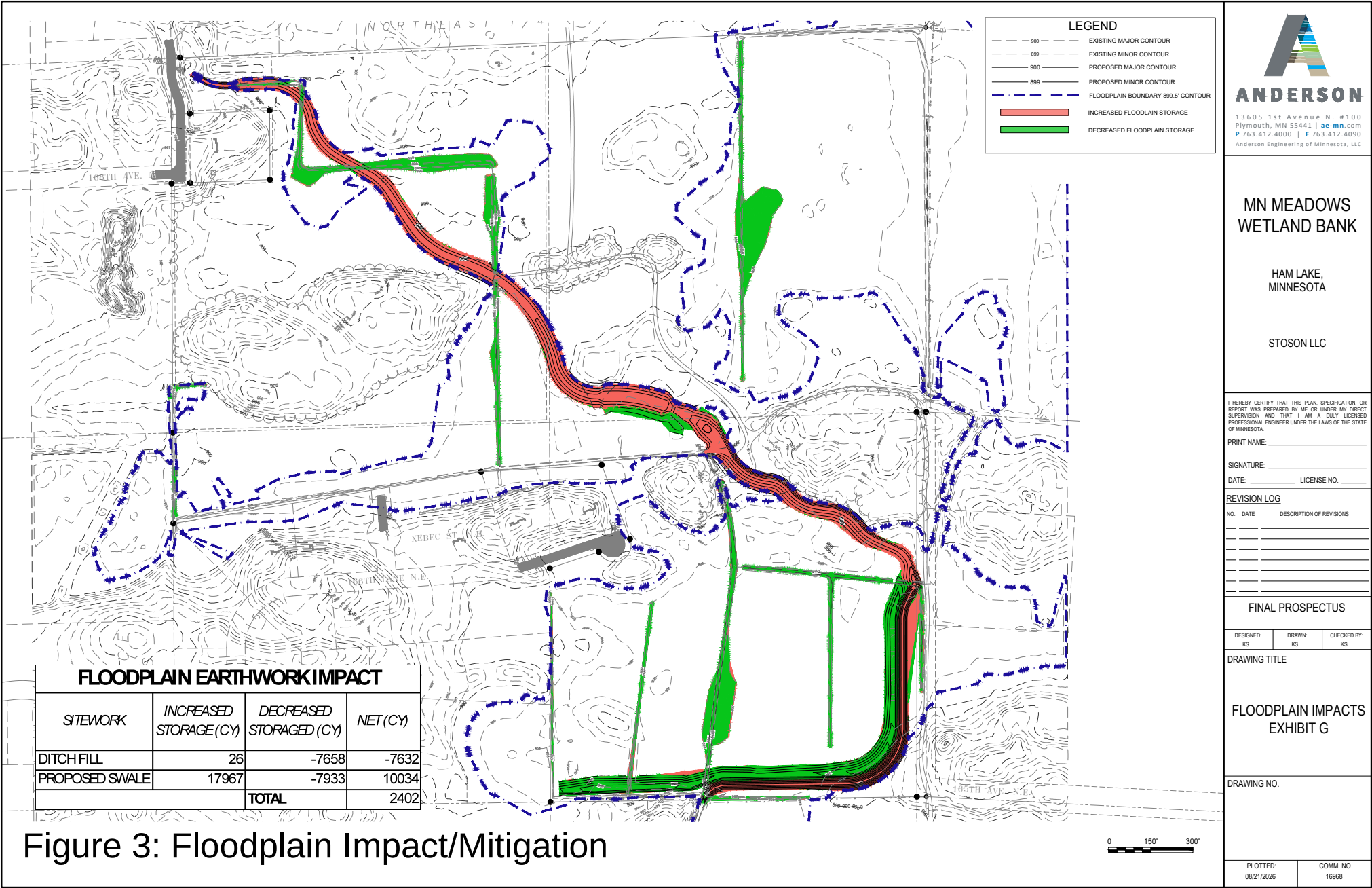


Figure 3: Floodplain Impact/Mitigation

**MN MEADOWS
WETLAND BANK**

HAM LAKE,
MINNESOTA

STOSON LLC

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNATURE: _____

DATE: _____ LICENSE NO. _____

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

FINAL PROSPECTUS

DESIGNED: KS	DRAWN: KS	CHECKED BY: KS
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DRAWING TITLE

**FLOODPLAIN IMPACTS
EXHIBIT G**

DRAWING NO.