

**Permit Application Review Report**  
**Date: 10/21/2026**

**Board Meeting Date: 10/26/2026**  
**Agenda Item: 09**

Applicant/Landowner:

North Metro Storage  
Attn: Nathan Hansen  
12911A County Road 5  
Burnsville, MN 55337

**Project Name:** North Metro Storage

**Project PAN:** P-26-033

**Project Purpose:** storage building additions and stormwater management feature

**Project Location:** 14205 MN-65, Ham Lake

**Site Size:** size of parcel - 3.23 acres; size of disturbed area - 2.3 acres; size of regulated impervious surface – 1.25 acres

**Applicable District Rule(s):** Rule 2, Rule 3, Rule 4, Rule 6

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**Recommendation:** Approve with 4 Conditions and 4 Stipulations

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**Description:** North Metro Storage is proposing an expansion which includes new storage buildings, driving aisles and a stormwater pond expansion. The project will disturb 2.3 acres and create 1.25 acres of new impervious. The parcel drains to County Ditch 59. The relevant water resource concerns are stormwater management (District Rule 3), Soils & Erosion Control (District Rule 4) and Floodplain (District Rule 6). 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 \$9,200.00 and execute a signed escrow agreement.
2. Provide additional \$300 floodplain review fee.

Rule 3.0 – Stormwater Management

3. 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

4. Update the soils and erosion control plan to include the following:
  - a. include a note to stabilize soils and soil stockpiles within 24 hours of inactivity.

- b. include standard details for concrete washout and inlet protection.

**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. Submittal of grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
3. 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.
4. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.

**Exhibits:**

| Exhibit Type                       | Exhibit Author                  | Signature Date | Received Date |
|------------------------------------|---------------------------------|----------------|---------------|
| Report of Geotechnical Exploration | ITCO Allied Engineering Company | 05/06/2016     | 10/01/2026    |
| Soil Boring                        | Haugo Geotechnical Services     | 07/17/2026     | 10/01/2026    |
| Construction Plans                 | Site Design LLC                 | 08/03/2026     | 10/01/2026    |
| Floodplain Figure                  | Site Design LLC                 | 10/16/2026     | 10/16/2026    |
| Stormwater Management Plan         | Site Design LLC                 | 09/16/2026     | 10/01/2026    |
| MIDS                               | Site Design LLC                 | 08/03/2026     | 10/01/2026    |

## Findings

**Fees and Escrows (Rule 2.7):** The applicant has submitted a \$5,000.00 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 3.0 (\$3,000) and Rule 4.0 (\$2,000 for 2.3 acres of land disturbance proposed). The applicant will need to provide fees for Rule 6.0 (\$300 for floodplain impact).

The applicant will be required to submit a performance escrow in the amount of \$9,200.00. This corresponds to \$4,000/acre of disturbance (2.3 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 B. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure.

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 |
| Northeast          | 0.46         | 0.43     | 1.43          | 0.78     | 4.22           | 1.58     |
| South              | 0.51         | 0.48     | 0.97          | 0.9      | 2.79           | 1.91     |

**Table 1.**

Volume Control: The application proposes redevelopment which disturbs more than 50% of the site or reconstructs more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface including existing impervious surface that is not proposed to be reconstructed. The amount of proposed impervious required to be treated is 76,230 ft<sup>2</sup>.

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

| <b>Drainage Area</b>             | <b>Impervious required to be treated (ft<sup>2</sup>)</b> | <b>Proposed SMP</b>    | <b>TP Removal Factor</b> | <b>Required Water Quality Volume (ft<sup>3</sup>)</b> | <b>Water Quality Volume Provided (ft<sup>3</sup>)</b> |
|----------------------------------|-----------------------------------------------------------|------------------------|--------------------------|-------------------------------------------------------|-------------------------------------------------------|
| New Impervious – Untreated (P-2) | 3,049                                                     | Untreated              | 1                        | 280                                                   | 0                                                     |
| New Impervious (P-1, P-3)        | 54,886                                                    | West Basin - Expansion | 0.5                      | 10,062                                                | 10,062                                                |
| Existing Impervious (E-4)        | 18,295                                                    | West Basin - Existing  | 0.5                      | 3,354                                                 | 3,354                                                 |
| <b>Totals:</b>                   | <b>76,230</b>                                             |                        |                          | <b>13,696</b>                                         | <b>13,416</b>                                         |

**Table 2.**

Infiltration may not be used as a volume control practice because the practice(s) would need to be placed in areas with less than three feet of separation from the bottom of the infiltration system to the seasonally saturated soils or the top of bedrock.

Geotechnical information from July 2026 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 882.7 ft. The bottom of an infiltration system would need to be at elevation 885.7 ft or above. This is infeasible because of existing site grades.

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of the stormwater management practices and their corresponding TP conversion factors listed in Table 2. The volume control standard has been met to the maximum extent practicable as shown in Table 2.

Water Quality: Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

| <b>Discharge Point</b> | <b>TSS Removal Provided</b> |
|------------------------|-----------------------------|
| S                      | 84                          |
| NE                     | 0                           |

**Table 3.**

The NE drainage area is the drive entrance which cannot feasibly be routed to the treatment pond. The TSS removal standard is met to the maximum extent practicable at each discharge point as shown in Table 3.

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 or 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 889.7 ft NAVD 88. The applicable 100-year high water level is at 887.3 ft NAVD 88 and the applicable emergency overflow is at 887.3 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 Ditch 59. The soils affected by the project include Lino and Zimmerman and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, stabilized construction entrance, inlet protection, and street sweeping. The erosion control plan does not meet District requirements because concrete washout and inlet protection standard details have not been provided, and soils and soil stockpiles are not proposed to be stabilized within 24 hours of inactivity. The site does require an NPDES permit. See attached Figure 3: Soils & 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)**

Rule 6.0 applies to the proposed project because it includes land disturbing activities within the boundary of the floodplain, as mapped and modeled by the District.

The regulatory floodplain elevation is 888.6 NAVD 88. The application proposes the placement of 696 cubic yards of fill within the floodplain. Compensatory storage is required. The proposed project provides 730 cubic yards of compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach. See attached Figure 4: Floodplain Impact/Mitigation.

**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: North Metro Storage Project Location



10/20/2026

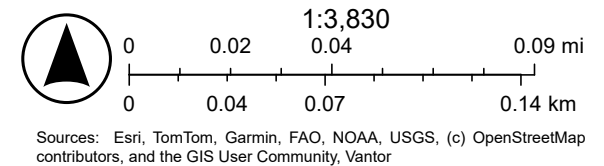
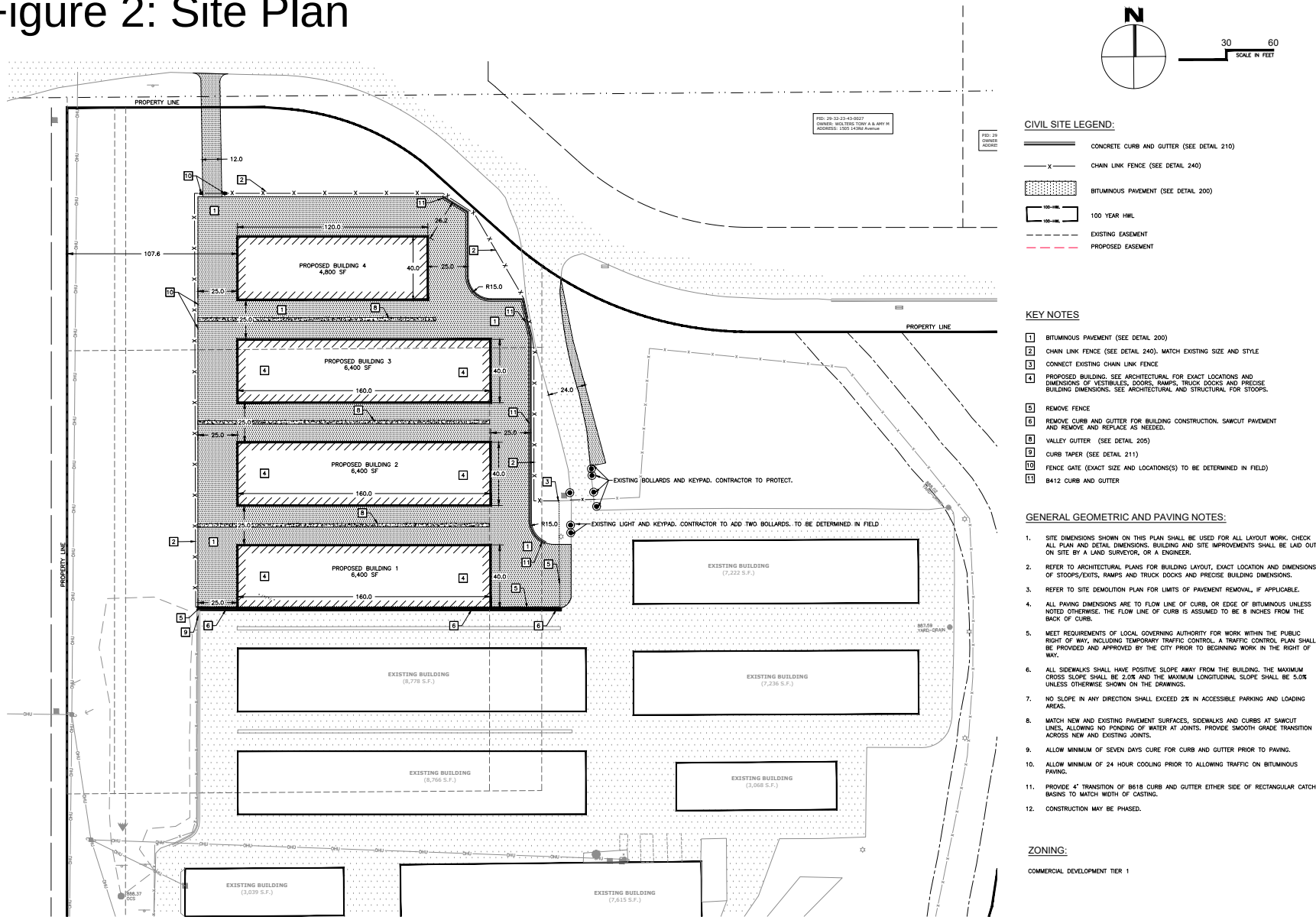


Figure 2: Site Plan



SITE PLAN

NORTH METRO STORAGE

14205 MN-65

HAM LAKE, MN 55304

SEPTEMBER 14, 2026

C2.0

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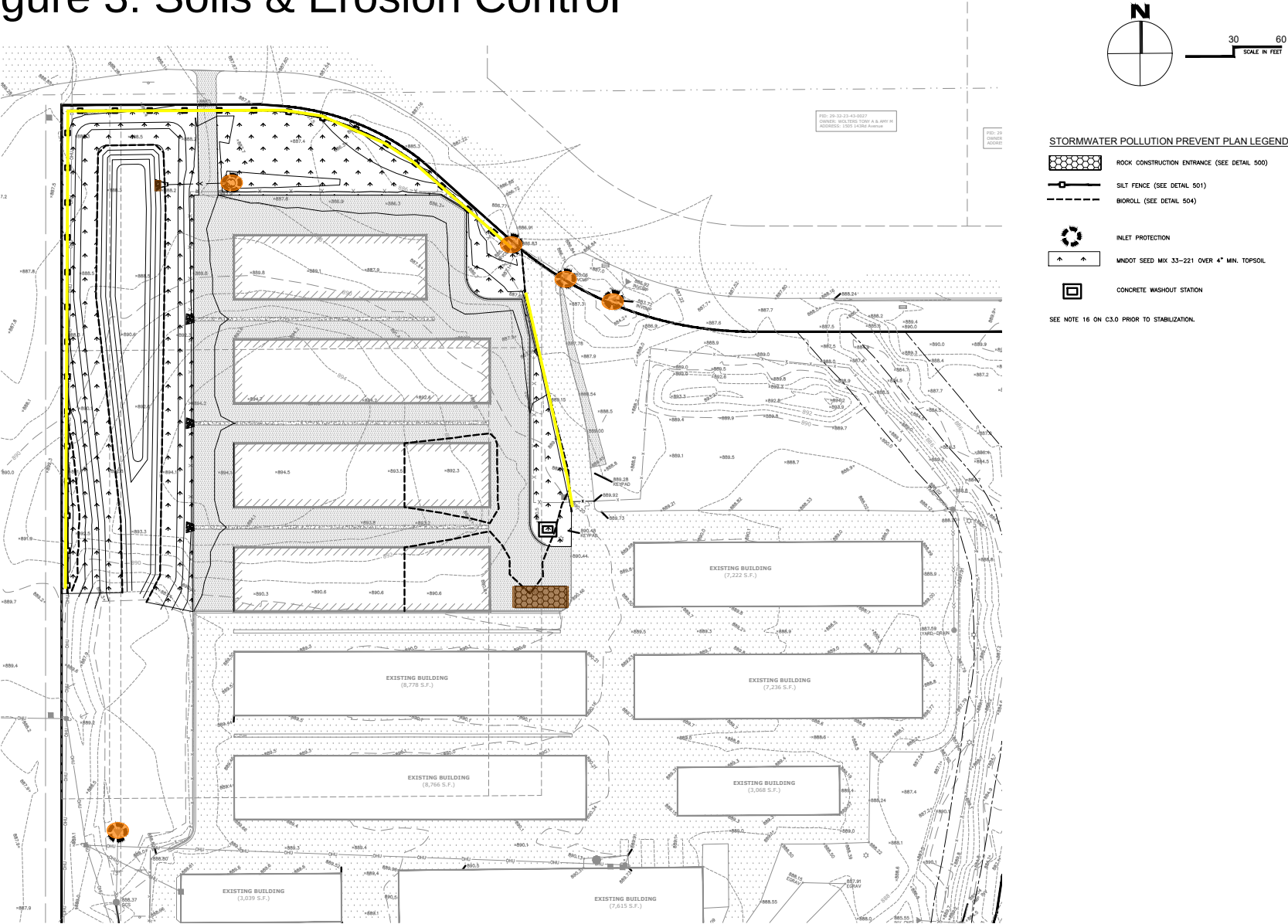
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SITE DESIGN

Figure 3: Soils & Erosion Control



STORMWATER POLLUTION PREVENTION PLAN (SWPPP) C5.0

NORTH METRO STORAGE

14205 MN-65  
HAM LAKE, MN 55304

SEPTEMBER 14, 2026

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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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

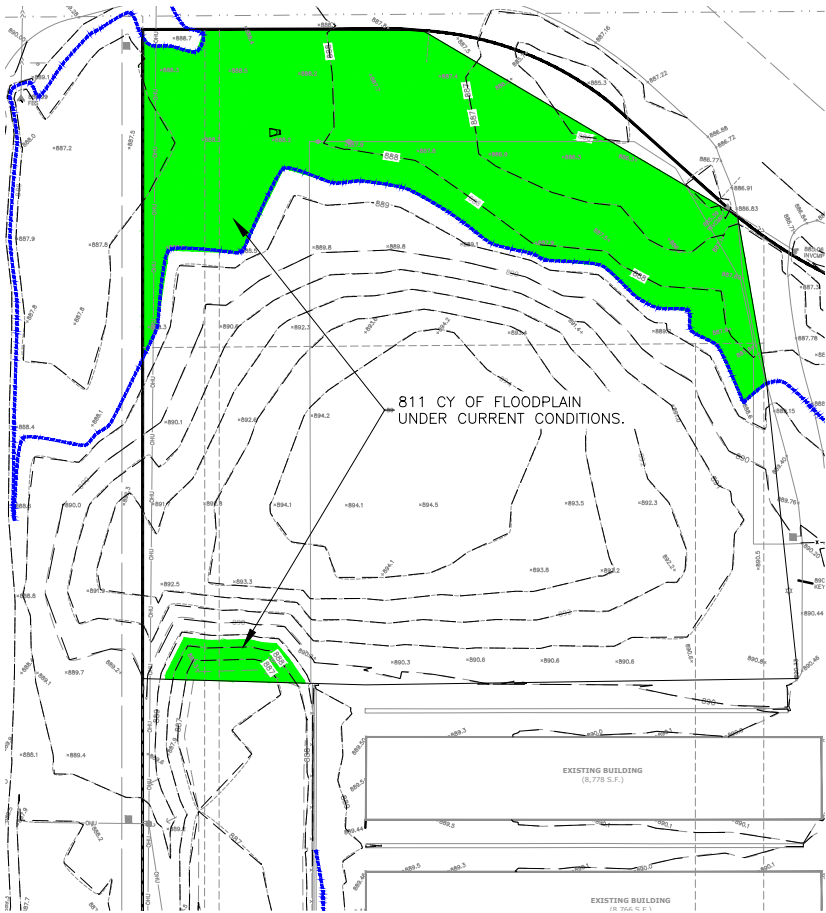
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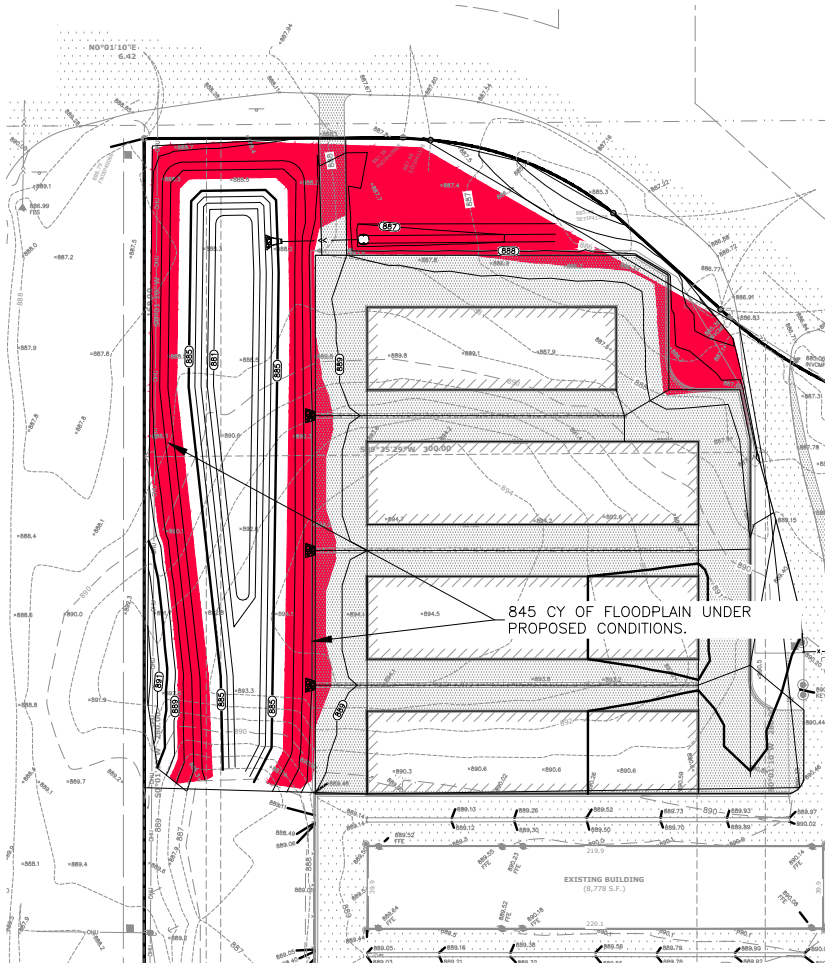
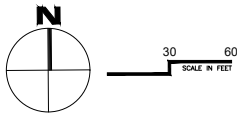
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Figure 4: Floodplain Impact



EXISTING FLOODPLAIN: 811 CY OF STORAGE



PROPOSED FLOODPLAIN: 845 CY OF STORAGE

EXISTING FLOODPLAIN FILL: 696 CY

PROPOSED FLOOD PLAIN CUT: 730 CY

NET INCREASE IN FLOODPLAIN 34 CY

FLOODPLAIN EXHIBIT

EX-3

NORTH METRO STORAGE

14205 MN-65  
HAM LAKE, MN 55304

SEPTEMBER 14, 2026

| REV | DESCRIPTION | DATE |
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