

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Golden Valley	County: Hennepin
Applicant Name: Breck School Applicant Representative: Kjolhaug Environmental Services (Faith Holaday)	
Project Name: Breck Campus/American Legion	LGU Project No. (if any): 25-1
Date Complete Application Received by LGU: 5/19/2025	
Date of LGU Decision: 7/22/2025	
Date this Notice was sent: 7/22/2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Exemption MN Rules 8420.0420 Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9 MN Statutes 103G.2241 Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9	☐ Sequencing ☒ No-Loss (8420.0415) Part: ☐ A ☐ B ☐ C ☒ D ☐ E ☐ F ☐ G ☐ H	☐ Replacement Plan ☐ Bank Plan (not credit purchase)
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Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation
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LGU Decision

☐ Approved with Conditions (specify below) ¹ List Conditions:	☒ Approved ¹	☐ Denied
Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:		
Decision is valid for: ☒ 5 years (default) ☐ Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

☐ Attachment(s) (specify):

☒ Summary: The wetland boundaries and types are approved as described in the wetland delineation report prepared by Kjolhaug Environmental Services dated May 2, 2025 and the updated Figure 2 Existing conditions map received 7/8/2025. Kjolhaug, WSB, City of Golden Valley, representatives for Breck, and Hennepin County visited the site on June 24, 2025 to confirm the wetland boundaries/types, assess the previous TEP/DNR comments in the field, and discuss the incidental wetland areas. The applicant has agreed to an extension of the review period, to August 20, 2025.

The city has determined the following facts:

Wetland 1 is incidental – it is a constructed stormwater pond

Wetland 2 is not incidental, except for the pink hatching area in Figure 2, where a constructed stormwater pond exists

Wetland 3 is WCA jurisdiction, includes an existing WCA mitigation area (from previous permit activity) and is subject to conservation easement.

Wetland 4 is WCA jurisdiction

Wetland 5 is incidental constructed stormwater pond

Wetland 6 and 6A are not incidental, except for the pink hatching area depicted in Figure 2 at the southern portion of Wetland 6

Wetland 7 is DNR jurisdiction (unnamed stream M-057-003), not WCA wetland

Ditches S1-S8 are not WCA wetlands.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

☐ Site Location Map ☒ Project Plan(s)/Descriptions/Reports (specify): Wetland Delineation Report and Joint Application prepared by Kjolhaug Environmental Services, dated May 2, 2025 and revised figure 2, dated July 8, 2025.

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes¹ ☒ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

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Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Stacey Lijewski	☒ BWSR TEP Member: Jed Chesnut
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: Alex Selle	
☒ Watershed District or Watershed Mgmt. Org.: BCWMC (Laura Jester)	
☐ Applicant:	☒ Agent/Consultant: Faith Holaday

Optional or As Applicable:

☒ Corps of Engineers: Joseph Toth	
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
☐ Members of the Public (notice only):	☐ Other:

Signature:  Michael Ryan City of Golden Valley City Engineer	Date: July 22, 2025
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Golden Valley	County: Hennepin
Applicant Name: Streeter Custom Builder (Eric Hall) Applicant Representative: Anderson Engineering of MN (Ben Hodapp)	
Project Name: 22 Westwood Drive N	LGU Project No. (if any): 25-3
Date Complete Application Received by LGU: 6/24/2025	
Date of LGU Decision: 7/31/2025	
Date this Notice was sent: 7/31/2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Exemption MN Rules 8420.0420 Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9 MN Statutes 103G.2241 Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9	☐ Sequencing ☐ Replacement Plan ☐ No-Loss (8420.0415) Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H	☐ Bank Plan (not credit purchase)
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Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☐ Deny ☒ No TEP Recommendation
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LGU Decision

☐ Approved with Conditions (specify below) ¹ List Conditions:	☒ Approved ¹	☐ Denied
Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:		
Decision is valid for: ☒ 5 years (default) ☐ Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

☐ Attachment(s) (specify):

☒ Summary: The wetland boundaries and types are approved as described in the wetland delineation report prepared by Anderson Engineering dated April 22, 2025. The City of Golden Valley visited the site on July 23, 2025 to confirm the wetland boundaries/types and also confirm the Wetland Management Classifications that were Assigned (Manage 1). The City is in agreement with the Manage 1 Classification.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

☐ Site Location Map ☒ Project Plan(s)/Descriptions/Reports (specify): Wetland Delineation Report prepared by Anderson Engineering Services, dated April 22, 2025 and Joint Application.

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes¹ ☒ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Stacey Lijewski, Lily Kingsley	☒ BWSR TEP Member: Jed Chesnut
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: Alex Selle	
☒ Watershed District or Watershed Mgmt. Org.: BCWMC (Laura Jester)	
☒ Applicant: Eric Hall	☒ Agent/Consultant: Ben Hodapp

Optional or As Applicable:

☒ Corps of Engineers: Joseph Toth
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature:  Michael Ryan City Engineer City of Golden Valley	Date: July 31, 2025
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Lealaf Mengistu Hailemariam and Andinet Teferra	
Applicant Representative: Wayne Jacobson, PSS – Jacobson Environmental PLLC	
Project Name: 4365 Lawndale Lane N	
LGU Project No. (if any): 2025-05	
Date Complete Application Received by LGU: 05-19-2025	
Date of LGU Decision: 7/11/2025	
Date this Notice was Sent: 7/31/2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type	☐ Sequencing	☐ Replacement Plan	☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415)	☐ Exemption (8420.0420)		
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H		Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☒ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation
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LGU Decision

☒ Approved with Conditions (specify below) ¹ ☐ Approved ¹ ☐ Denied List Conditions: Wetland Boundary has been modified based off the field inspection of the site. The revised boundary is shown on the attached document.
Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:
Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

☐ Attachment(s) (specify): ☒ Summary: Wetland Boundary has been modified based off the field inspection of the site. The revised boundary is shown on the attached document.

¹ *Findings must consider any TEP recommendations.*

Attached Project Documents

☐ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☒ Yes¹ ☐ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

Required on all notices:

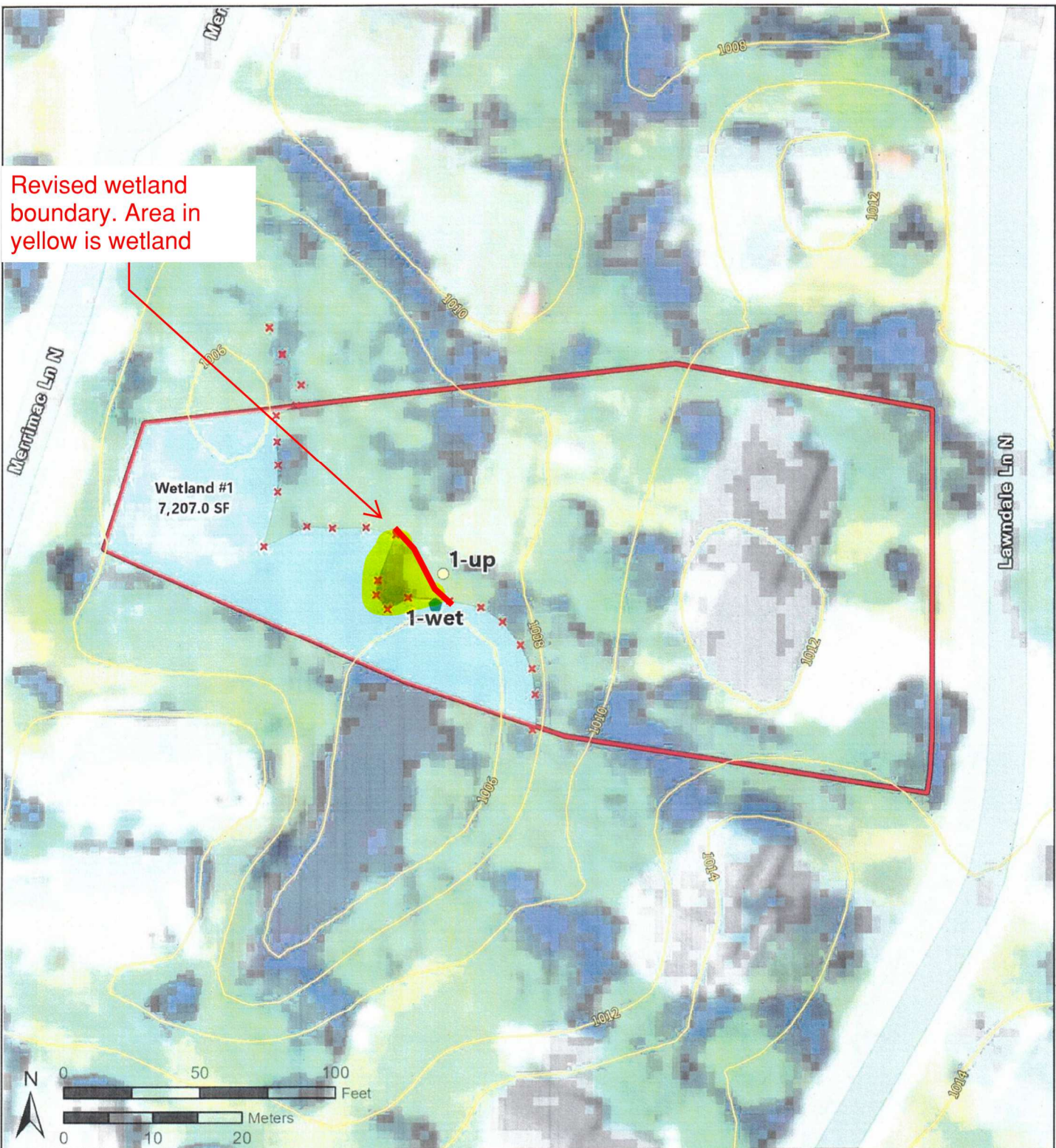
☒ SWCD TEP Member: Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600
☒ BWSR TEP Member: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401
☐ LGU TEP Member (if different than LGU contact):
☒ DNR Representative: North Metro Area Hydrologist, MnDNR, 1200 Warner Road, St. Paul, MN 55106
☒ Watershed District or Watershed Mgmt. Org.: BCWMC, PO Box 270825, Golden Valley MN 55427
☒ Applicant: Lealaf Mengistu Hailemariam and Andinet Teferra, 4365 Lawndale Lane No, Plymouth MN 55446
☒ Agent/Consultant: Wayne Jacobson, PSS, WDC Jacobson Environmental, PLLC, 2109 Joplin Street, Mora MN 55051

Optional or As Applicable:

☒ Corps of Engineers: US Army Corps of Engineers, St Paul District
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature: 	Date: 7/31/2025
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



Legend - Wetland Delineation Points - Upland Sample Point - Wetland Sample Points 2' Contour Lines - Wetland Boundary (On Site) - Subject Property	Wright Anoka Hennepin Carver Dakota Scott	Project Name: 2025-08 4365 Lawndale, Plymouth MDX Name: 08 4365 Lawndale Figure 5: Jurisdictional Delineation Map Jacobson Environmental, PLLC. Phone (612)-802-6619 E-mail jacobsonenv@msn.com	Date: 4/22/2025 Project Number: 2025-08 
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Minnesota Wetland Conservation Act Notice of Application

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Lealaf Mengistu Hailemariam and Andinet Teferra	
Applicant Representative: Wayne Jacobson, PSS – Jacobson Environmental PLLC	
Project Name: 4365 Lawndale Lane North	
LGU Project No. (if any): 2025-05	
Date Complete Application Received by LGU: 5/19/2025	
Date this Notice was Sent by LGU: 6/3/2025	
Date that Comments on this Application Must Be Received By LGU¹: 6/24/2025	

¹ minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)	
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)	
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H	Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Impact Area Proposed:
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Application Materials

☐ Attached ☐ Other ¹ (specify):
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¹ Link to ftp or other accessible file sharing sites is acceptable.

Comments on this application should be sent to:

LGU Contact Person: Ben Scharenbroich, Water Resources Supervisor
E-Mail Address: bscharenbroich@plymouthmn.gov
Address and Phone Number: 3400 Plymouth Blvd, Plymouth, MN 55447
Decision-Maker for this Application:
☒ Staff ☐ Governing Board/Council ☐ Other (specify):

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600
☒ BWSR TEP Member: Jed Chesnut, BWSR, 520 Lafayette Road North, St. Paul, MN 55401
☐ LGU TEP Member (if different than LGU contact):
☒ DNR Representative: Wes Saunders-Pearce, MnDNR, 1200 Warner Road, St. Paul, MN 55106
☒ Watershed District or Watershed Mgmt. Org.: BCWMC, PO Box 270825, Golden Valley, MN 55427
☒ Applicant (notice only): Lealaf Mengistu Hailemariam and Andinet Teferra, 4365 Lawndale Lane No, Plymouth MN 55446
☒ Agent/Consultant (notice only): Wayne Jacobson, PSS, WDC Jacobson Environmental, PLLC, 2109 Joplin Street, Mora MN 55051

Optional or As Applicable:

☒ Corps of Engineers: US Army Corps of Engineers, St Paul District
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature: 	Date: 06/3/2025
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