

MIDDLE ST. CROIX WATERSHED MANAGEMENT ORGANIZATION

455 HAYWARD AVENUE, OAKDALE, MINNESOTA 55082
Phone 651.796.2227 fax 651.330.7747 www.mscwmo.org



Regular Meeting of the Middle St. Croix Watershed Management Organization

Remotely held as posted on www.mscwmo.org

Physical location - Washington Conservation District, 455 Hayward Ave N

Thursday, August 13, 2026

6:00PM

1. Call to Order – 6:00PM
 - a. Approval of Agenda
2. Approval of Minutes
 - a. Draft minutes – June 11, 2026 **pg 1-5**
3. Treasurer's Report
 - a. Report of savings account, assets for June 11, 2026
 - b. Approve payment of bills for June 11, 2026
4. Public Comment (< 5 minute per person)
5. Old Business
 - a. 2027 Draft Budget **pg 6**
 - b. Impervious Surface Analysis **pg. 7-13**
6. New Business
 - a. 2025 Audit and Future Audit Policy **pg 14-15**
 - b. 3M PFAS Grant Award Notice
7. Grant and Cost Share Applications
 - a. Goepferd Stewardship Grant Request **pg. 16**
 - b. Rapacz Stewardship Grant Request **pg.17**
 - c. Ballweg Stewardship Grant Reimbursement **pg. 18**
 - d. Stichter Stewardship Grant Reimbursement **pg. 19**
 - e. LSC Grant Application Authorization **pg. 20**
8. Plan Reviews/Submittals
 - a. Plan Review and Submittal Summary **pg 21**
 - i. 175 Lakeland Shores Rd – **ACTION pg 22-31**
 - i. Reserve at Bayhaven – **ACTION pg 32-42**
 - ii. 501 Lakeside Dr – **INFORM**
 - iii. Northern Natural Gas – **ACTION pg. 43-53**
 - iv. Andersen Corp – **ACTION pg. 54-65**
9. Erosion and Sediment Control Inspection Reports **pg 66-110**
10. Staff Report **pg 111-113**
11. 1W1P Updates
12. Other
13. Adjourn

Middle St. Croix Watershed Management Organization Member Communities

Afton, Bayport, Baytown, Lakeland, Lakeland Shores, Lake St. Croix Beach, Oak Park Heights, St. Mary's Point, Stillwater, & West Lakeland

Draft Minutes, Pending Board Approval

Regular Meeting of the Middle St. Croix Watershed Management Organization
Washington Conservation District, 455 Hayward Ave N
Thursday, June 11th, 2026
6:00PM

Present: Brian Zeller, Lakeland Shores; Tom McCarthy, Lake St. Croix Beach; Dave Millard, Lakeland; Ryan Collins, Stillwater; Avis Peters, Baytown; Michele Hanson, Bayport; Carly Johnson, Oak Park Heights; Administrator Matt Oldenburg-Downing; Amanda Herbrand, WCD
Audience: Tom Grahek (remote)

Call to Order

Manager Zeller called the meeting to order at 6:00PM.

Approval of Agenda

Administrator Oldenburg-Downing requested an addition under “Plan Reviews/Submittals,” “1081 Quixote” and an addition under “Other,” “Children’s Water Festival.” Manager Collins motioned to approve the agenda with the additions. Manager Peters seconded the motion. The motion carried with all in favor.

Approval of Minutes

Manager McCarthy motioned to approve the draft May 14th, 2026 board meeting minutes, Manager Johnson seconded the motion. The motion carried with all in favor.

Treasurer’s Report

Manager Johnson presented the treasurer’s report. The remaining checking account balance on June 11th was \$270,393.41. First Bank CD’s were valued at \$213,549.15. The ending value on the RBC savings account from May was \$102,496.06. Manager Zeller motioned to approve the report of the savings account and assets for June 11th, 2026. Manager Collins seconded the motion. The motion carried with all in favor.

Bills to approve this month are two bills to the Washington Conservation District for admin and tech services for \$11,672.75. The total for June bills is \$11,672.75. Manager Zeller motioned to approve payment of bills for June totaling \$11,672.75. Manager McCarthy seconded the motion. The motion carried with all in favor.

Public Comment

None

Old Business

None

New Business

2027 Draft Budget

Administrator Oldenburg-Downing presented the MSCWMO 2027 Draft Budget. The total budget for the 2027 draft budget is the same amount as the 2026 budget. A full summary of the draft budget is presented in the board packet.

Impervious Surface Analysis

Included in the board packet is a memo from Aaron DeRusha from the Washington Conservation District. Recently, a digital impervious surface layer was developed for Brown's Creek Watershed District (BCWD) in response to Watershed and City staff requesting more information on the amount of impervious surfaces in the as-built condition of new developments versus the amount permitted by BCWD. It was noted BCWD requires stormwater management for a certain amount of impervious surface at the time of initial permitting, but local variances and re-development may allow for additional impervious surface that would exceed the capacity of the stormwater management features, possibly creating conditions that may result in localized flooding. This layer was intended to provide information to decision makers when considering variance requests to prevent such occurrences. A presentation on development of this layer was given to WCD and MSCWMO staff, and Administrator Oldenburg-Downing noted developing a similar layer for MSCWMO would be beneficial for informing development plan reviews, especially along the St. Croix River.

A geographic information systems (GIS) based desktop analysis is well suited to inform these questions. Many available land cover layers, such as the National Land Cover Dataset (NLCD) or Minnesota Land Cover Classification System (MLCCS) are too coarse to make determinations of impervious cover at the parcel scale. The University of Minnesota published a 1-meter resolution land cover classification dataset for the Twin Cities Metropolitan Area in 2016 based on 2015 aerial images, but this dataset would be out of date for newer developments, and no other ready-for-use GIS based products for this scale are known to exist. The layer developed for BCWD provides a land cover summary for each property parcel in the watershed, and is hosted on a web-based application for easy viewing and analysis by decision makers.

Aaron DeRusha also included an Exhibit A, which shows the process of creation and final product of the version of the tool that was created for BCWD. The cost for the project for MSCWMO would be not-to-exceed \$1,720.00.

Administrator Oldenburg-Downing states that the reason he inquired about the project is to have a remote tool available for assessing unpermitted impervious surfaces in the WMO. He states the tool could be used to assess impervious surface coverage on individual lots and that he could then verify in-person. Board members discussed and brought up concerns about use limitations, additional staff time, algorithm accuracy and potential surveillance concerns. Manager Zeller suggests tabling the item and discussing at the next board meeting and encourages members to read the memo and reach out to Administrator Oldenburg-Downing with any questions. Manager Zeller also requests that Administrator Oldenburg-Downing take the time to explore whether a policy is needed to outline how the tool would be used.

Manager Zeller motioned to table the item. Manager McCarthy seconded the motion. The motion carried with all in favor.

Grant and Cost Share Applications

None

Plan Reviews/Submittals

218 3rd St – ACTION

Incomplete submittal items were received on March

18th for the new home construction at 218 3rd St in Stillwater and additional review materials were received on April 23rd including an higher level of engineering review for infiltration in a high vulnerability DWSMA. Revisions to the initial review comments were received on May 11th. The project triggers MSCWMO review because of a variance request to impervious surface coverage. MSCWMO staff find that the proposed project meets the standards of the MSCWMO and recommends board approval with two conditions:

1. Contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control plans shall be provided.
2. Prior to the release of any remaining fee or security, the permit holder shall provide documentation that constructed stormwater facilities perform as designed.

Manager McCarthy motioned to approve the project with the two conditions. Manager Johnson seconded the motion. The motion carried with all in favor.

Law Enforcement Center – ACTION

Initial submittal items were received on May 13th, 2026 for the proposed site improvements at the Washington County Law Enforcement Center at 15015 62nd St N in Stillwater. Revised materials to address initial review comments were received on June 1st, 2026. The project triggers MSCWMO review because it fully reconstructs more than 6000 square feet of impervious surface. Stormwater management is provided by a proposed infiltration basin. MSCWMO staff find that the proposed project meets the standards of the MSCWMO and recommends board approval with two conditions:

1. A proposed maintenance agreement and drainage easements covering stormwater facilities shall be provided.
2. A plan for post-construction chloride management shall be provided.

Manager Zeller motioned to approve the project with the two conditions. Manager Collins seconded the motion. The motion carried with all in favor.

Central Automotive Parking Lot Addition – ACTION

Initial submittal items were received on July 31st, 2025 for the Central Automotive parking lot addition at 14819 59th St N in Oak Park Heights. Revised materials to address initial review comments were received on March 25th, 2026 and May 21st, 2026. The project triggers MSCWMO review because it fully reconstructs more than 6000 square feet of impervious surface. Stormwater management is provided by a proposed wet pond with an iron enhance filter. MSCWMO staff find that the proposed project meets the standards of the MSCWMO and recommends board approval with three conditions:

1. A proposed maintenance agreement and flowage easements up to the 100-year flood level of the stormwater management facilities shall be provided and recorded.

2. Contact and training information for the person responsible for implementation of the erosion and sediment control plan shall be provided.
3. Erosion and sediment control inspection frequency, inspection records, maintenance requirements, and amendment procedure shall be provided.

Manager Zeller motioned to approve the project with the three conditions. Manager Johnson seconded the motion. The motion carried with all in favor.

Anthem Strength & Conditioning – ACTION

Initial submittal items were received on May 26th, 2026 for the proposed Anthem Strength & Conditioning development at 14231 60th S N in Oak Park Heights. The project triggers MSCWMO review because it fully reconstructs more than 6000 square feet of impervious surface. Stormwater management is provided by biofiltration basin which meets MIDS flexible treatment option #2 since infiltration is prohibited in the high vulnerability DWSMA. MSCWMO staff find that the proposed project meets the standards of the MSCWMO and recommends board approval with six conditions:

1. The required project review application fee shall be paid
2. Drainage easements up to the 100-year flood levels for stormwater management facilities and a maintenance agreement shall be recorded.
3. A chloride management plan shall be provided.
4. Documentation of stormwater facilities performing as designed shall be provided prior to the release of any surety.
5. Contact information for the individual responsible for erosion and sediment control shall be provided.
6. Grading notes shall be revised from a minimum of 6" of topsoil in green spaces to a minimum of 8".

Manager Zeller motions to authorize Administrator Oldenburg-Downing to approve administratively once the project review fee has been paid. Manager Johnson seconded the motion. The motion carried with all in favor.

1081 Quixote

Administrator Oldenburg-Downing states that the applicant has submitted a plan. The previous plan involved a slope extending onto the neighbor's property, the new plan will keep the slope contained on the applicant's property and adheres to all previous comments. Manager Zeller motioned to approve the plan, Manager Hanson seconded the motion. The motion carried with all in favor.

Erosion and Sediment Control Inspection Reports

There are four erosion and sediment control inspection reports included in the board packet. Two of the inspections received an "A" grade, one received a "B" grade, and one received a "C" grade. Administrator Oldenburg-Downing also gave an update on violations. One violation has been unresponsive to both Administrator Oldenburg-Downing and the City. A previous bluff violation is in better condition, vegetation is establishing and staff will continue to keep an eye on it. There is another site with impervious concerns but more information is needed.

Staff Report

Water monitoring and maintenance activities are continuing as normal. Administrator Oldenburg-Downing states he is planning on submitting a grant request to the LSCWP (1W1P).

1W1P Updates

None

Other

The Metro Children's Water Festival is seeking sponsors for the 2026 Children's Water Festival.

Manager Zeller motioned to approve sponsorship in the amount of \$500.00. Manager Johnson seconded the motion. The motion carried with all in favor.

Adjourn

Manager Zeller motioned to adjourn the meeting, Manager Collins seconded the motion. The motion carried with all in favor. The meeting adjourned at 6:44PM.

MSCWMO 2027 Draft Budget 07312026

	2026 MSCWMO Budget	2027 MSCWMO Budget	% CHANGE
ADMINISTRATION			
Administration - General	\$ 34,000.00	\$ 36,000.00	5.88%
Accounting	\$ 1,880.00	\$ 1,980.00	5.32%
Legal Fees - General	\$ 500.00	\$ 500.00	0.00%
Audit	\$ 5,500.00	\$ 6,000.00	9.09%
Insurance & Bonds	\$ 2,600.00	\$ 2,600.00	0.00%
Office supplies/equipment/postage	\$ 400.00	\$ 400.00	0.00%
Minutes/Clerical	\$ 1,470.00	\$ 1,600.00	8.84%
Copying/printing/reproduction/minutes	\$ 400.00	\$ 400.00	0.00%
Admin Total	\$ 46,750.00	\$ 49,480.00	5.84%
PROJECT FUNDS			
Project Contingency	\$ 2,000.00	\$ 2,000.00	0.00%
Engineering - Project	\$ 4,000.00	\$ 4,000.00	0.00%
Development Plan Reviews	\$ 7,000.00	\$ 7,500.00	7.14%
Erosion Monitoring Program	\$ 2,520.00	\$ 2,750.00	9.13%
BMP Cost-Share (general)	\$ 15,000.00	\$ 15,000.00	0.00%
BMP TA & Admin	\$ 34,000.00	\$ 36,040.00	6.00%
Community TA	\$ 3,000.00	\$ 3,000.00	0.00%
Water Resource Educator	\$ 8,000.00	\$ 8,000.00	0.00%
Website	\$ 900.00	\$ 900.00	0.00%
Inspections and Tracking Database	\$ 500.00	\$ 500.00	0.00%
Project Total	\$ 76,920.00	\$ 79,690.00	3.601%
WATER MONITORING			
Water Monitoring	\$ 23,000.00	\$ 23,000.00	0.00%
Water Monitoring Total	\$ 23,000.00	\$ 23,000.00	0.000%
LONG TERM PROJECT SAVINGS			
Water Monitoring - Set aside for equipment replacement & Monitoring Costs	\$ 750.00	\$ 750.00	0.00%
WMP Update	\$ 5,000.00	\$ 5,000.00	0.00%
Savings Total	\$ 5,750.00	\$ 5,750.00	0.00%
MSCWMO Member Contribution Budget	\$ 152,420.00	\$ 157,920.00	3.61%



MEMORANDUM

TO: MSCWMO Board of Managers and Matt Oldenburg-Downing, Administrator

FROM: Aaron DeRusha, Washington Conservation District (WCD)

DATE: 6/4/2026

RE: MSCWMO Impervious Surfaces GIS Layer Development

Background

Recently, a digital impervious surface layer was developed for Brown's Creek Watershed District (BCWD) in response to Watershed and City staff requesting more information on the amount of impervious surfaces in the as-built condition of new developments versus the amount permitted by BCWD. It was noted BCWD requires stormwater management for a certain amount of impervious surface at the time of initial permitting, but local variances and re-development may allow for additional impervious surface that would exceed the capacity of the stormwater management features, possibly creating conditions that may result in localized flooding. This layer was intended to provide information to decision makers when considering variance requests to prevent such occurrences. A presentation on development of this layer was given to WCD and MSCWMO staff, and Administrator Oldenburg-Downing noted developing a similar layer for MSCWMO would be beneficial for informing development plan reviews, especially along the St. Croix River.

A geographic information systems (GIS) based desktop analysis is well suited to inform these questions. Many available land cover layers, such as the National Land Cover Dataset (NLCD) or Minnesota Land Cover Classification System (MLCCS) are too coarse to make determinations of impervious cover at the parcel scale. The University of Minnesota published a 1-meter resolution land cover classification dataset for the Twin Cities Metropolitan Area in 2016 based on 2015 aerial images, but this dataset would be out of date for newer developments, and no other ready-for-use GIS based products for this scale are known to exist. The layer developed for BCWD provides a land cover summary for each property parcel in the watershed, and is hosted on a web-based application for easy viewing and analysis by decision makers. The application can be viewed here: [BCWD Impervious Surface and Land Cover Viewer](#), and the deliverable provided to BCWD can be seen in the attached Exhibit A for reference.

Scope of Service

Applying the principles used to develop the BCWD impervious surface layer, it is possible to develop a new layer of impervious surfaces using recent aerial imagery and remote sensing techniques. False-color infrared images may be used to delineate impervious surfaces by analyzing the reflectivity of pixels in the image in various spectral bands. False-color infrared aerial photography captures images in the visible light spectrum as well as the invisible, near-infrared spectrum, which allows certain land covers, especially impervious surfaces and vegetation, to be easily identified. It is important to use spring leaf-off aerial photos, so impervious surfaces are not obscured by tree canopy. GIS software can be trained to automatically classify image pixels based on their reflectivity and patterns into classes, such as impervious surface, water, deciduous tree canopy, crops, etc.

For this analysis, ESRI ArcGIS Pro with an Image Analyst extension will be used to perform the image classification. A 2025 spring leaf-off false-color infrared image dataset with a resolution of 1-foot was recently made available by the Minnesota Geospatial Information Office, and will be used for this analysis. The ESRI ArcGIS Pro Image Analyst extension includes a classification wizard to assist with the image classification, and multiple iterations of classification will be needed to produce a layer with acceptable accuracy. WCD owns and maintains the appropriate software licenses needed to complete the analysis. A manual comparison between the classified land cover and the aerial image will be performed to ensure accuracy of the final dataset.

The following table summarizes the estimated costs to perform the image classification:

Task	Hours	Cost
Perform image classification and refine dataset	15	\$1,290
Quality-check image classification and produce final impervious surfaces layer, online map, and accuracy metrics	5	\$430
Totals	20	\$1,720

The deliverables for this scope will be a digital raster and/or file geodatabase based GIS layer file of all impervious surfaces within the watershed district with a 1-foot resolution, an accompanying interactive online map for easy viewing of the dataset, and accuracy metrics for the final dataset. Other land cover classes, such as deciduous tree canopy, coniferous tree canopy, crops, bare soil, grasses, shrubs, emergent wetlands, forested wetlands, etc. that show high agreement with actual land cover will also be included in the final dataset.

Requested Board Action

Approve the scope of service as described above for an amount not-to-exceed \$1,720.

EXHIBIT A

MEMORANDUM

TO: BCWD Board of Managers and Karen Kill, District Administrator

FROM: Aaron DeRusha, Washington Conservation District (WCD)

DATE: 5/20/2026

RE: BCWD Impervious Surfaces GIS Layer Development

Background

Staff at the City of Stillwater have noted increased numbers of variance requests for impervious surface coverage on residential lots in recent years. Through conversations with Administrator Kill, the City is interested in knowing how adjusting zoning regulations to provide better consistency with variance requests would affect the amount of impervious surface allowed on a lot by City ordinance and BCWD's permitting process for stormwater treatment. Administrator Kill noted developers receive approval from BCWD to construct a specific amount of impervious surface and are required to provide stormwater treatment for those areas on site, but the amount of treatment required for a development is often less than the maximum amount of impervious surface allowed by City ordinance when considering each individual lot. As lots develop or re-develop after initial permitting and construction, it is possible for the total impervious surface in a development to exceed the permitted capacity of the stormwater treatment practices and potentially have negative impacts on water quality and flooding. In order to answer these questions around development in the City, and all other areas of BCWD, a better understanding of the permitted impervious surfaces versus the as-built impervious surfaces in developments is needed.

A geographic information systems (GIS) based desktop analysis is well suited to inform these questions. Many available land cover layers, such as the National Land Cover Dataset (NLCD) or Minnesota Land Cover Classification System (MLCCS) are too coarse to make determinations of impervious cover on a lot by lot scale. The University of Minnesota published a 1-meter resolution land cover classification dataset for the Twin Cities Metropolitan Area in 2016 based on 2015 aerial images, but this dataset would be out of date for some newer developments, and no other ready-for-use GIS based products for this scale are known to exist.

BCWD amended its service agreement with the WCD to include development of a new digital impervious surface layer using the most recent 2025 spring leaf-off aerial photos with 1-foot resolution, made available by the Minnesota Geospatial Information Office in early 2026. The scope of service included delivering a digital impervious surface layer, other land cover classes such as tree canopy and turf coverage dependent upon accuracy, a web-based application for easy viewing of the data, and an accuracy assessment.

Methods

After examining feasibility of several image classification methods, it was determined a supervised object-based image analysis (OBIA) conducted using ESRI's ArcGIS Pro would be best suited for development of these layers. In simplest terms, this method groups pixels of the image according to their reflectivity, or color, in various spectral bands, and according to their shape, i.e. rectangularity or circularity, into polygons called objects. This process is called segmentation. The user tells the software what land cover type, or class, a sample of these objects belong to, called training samples. The training samples are used to train algorithms that automatically assign the rest of the objects in the image to a class. Specific classes are then merged together into more general classes to obtain a classified image. This classification can then be further refined

with corrections and reclassifications until an adequate end product is achieved, on which an accuracy assessment may be conducted.

For this type of analysis, false-color aerial images are often used because the sensors collecting the images also collect data in near-infrared wavelengths, which we cannot see with our eyes. When viewing these images the near-infrared image band is assigned to the red color, which makes different types of vegetation more visible depending on the vegetation's growth vigor, i.e. the redder the color, the more healthy or active the vegetation is. Other land covers like asphalt or concrete may appear as shades of white, blue, or gray, which also helps algorithms separate pixels into classes. For identifying impervious surfaces it is important to use spring leaf-off aerial photos to minimize the amount of impervious surfaces that would otherwise be obscured by tree canopy.

A general workflow for this analysis is:

1. Obtain false-color leaf-off photos of the study area.
2. Extract spectral bands to display the near-infrared wavelengths.
3. Segment the image into objects.
4. Create land cover classes and collect training samples for each class.
5. Choose and train an image classification algorithm.
6. Classify the image.
7. Merge and reclassify similar classes.
8. Review the classified image and reclassify areas that were misclassified by the algorithm.
9. Generate random points throughout the image and classes.
10. Update the random points with the correct class by reviewing the image, and conduct accuracy assessment.

For this analysis a spring 2025 leaf-off, false-color infrared image with 1-foot resolution was obtained from the Minnesota Geospatial Information Office. An example of the image with true-color and false-color bands displayed can be seen below.



Figure 1. True-color bands displayed on the left side of the image, and false-color bands displayed on the right.

Using ESRI's Image Classification Wizard, the image was then segmented into objects with a Spectral Detail setting of 16 (on a zero to 20 scale) and a Spatial Detail setting of 12 (on a zero to 20 scale). The minimum object size was set to 52 pixels, which equates to roughly 50 square feet.

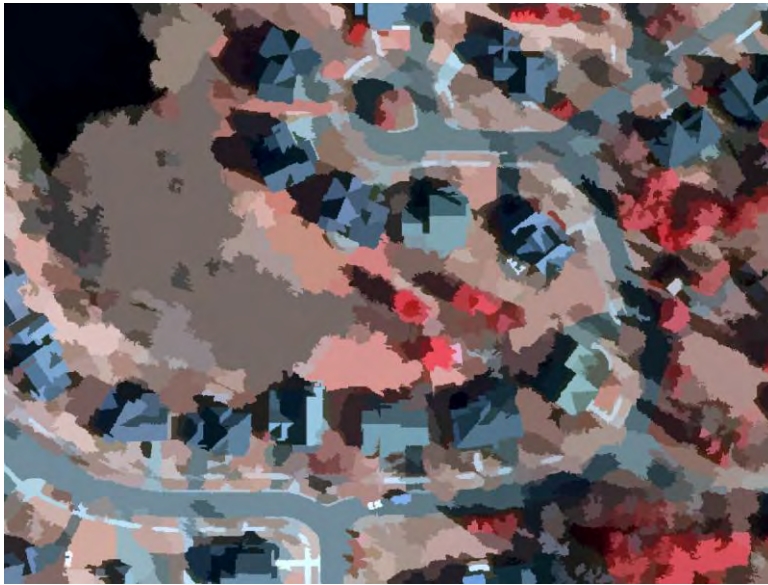


Figure 2. Example of the segmented image at fine scale.

Following segmentation, classes were created and training samples were collected throughout the image. It is important to have highly specific classes at this stage of the analysis to make the algorithm more accurate. Where buildings and trees cast shadows onto other land cover types it is important to create classes for the shadowed areas because they will be darker than their actual land cover class, and may later be misclassified as an impervious surface or water.

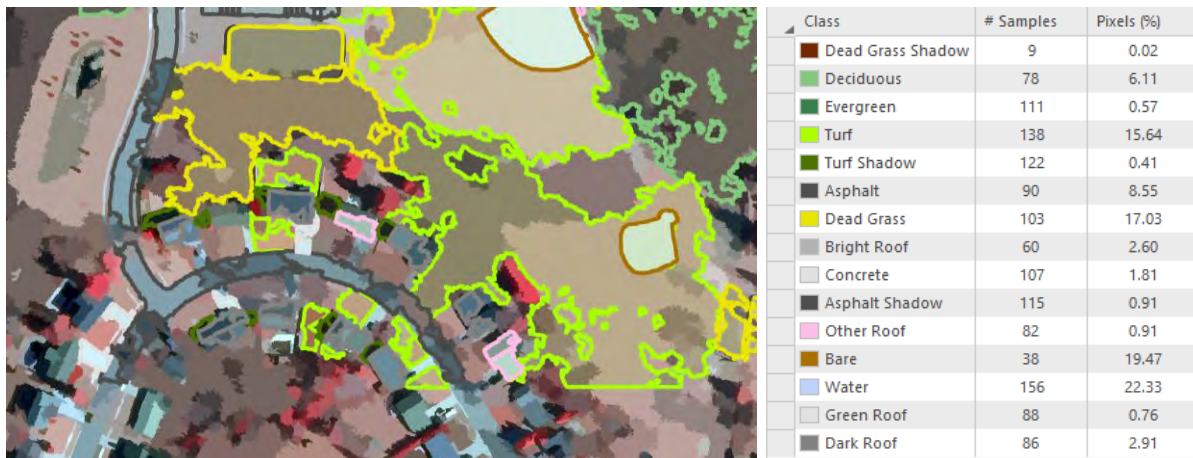


Figure 3. Example of training samples being collected in the image, and initial classes used to train the algorithm.

Once training samples were collected attempts were made to train the Support Vector Machine (SVM) and Random Trees classification algorithms. Due to extremely long processing time for the SVM method, the Random Trees method was used. The model was trained and the classifier was executed. Like classes were then merged, producing the initial classified image below. Note the errors in the image where portions of the streets and rooftops that are partially obscured by tree canopy are misclassified as dead grass or deciduous canopy. There are also portions of roofs and driveways misclassified as water.



Figure 4. Initial classified image.

Portions of the image where errors were present, such as impervious surfaces being classified as water, or roofs being classified as deciduous canopy, were manually reclassified. The specific classes were also combined into seven generalized classes. Finally, in order to ensure the maximum amount of misclassified portions of impervious surfaces were corrected, road centerline and building footprint data layers were used to reclassify these areas. The County developed a building footprint layer derived from LIDAR elevation data in 2024, and a road centerline layer is continuously updated. The building footprints and a 10-foot buffer from the centerline of the roads were used to overwrite these areas of the classified image to increase the accuracy of the impervious surfaces. These areas can be seen in the image below.

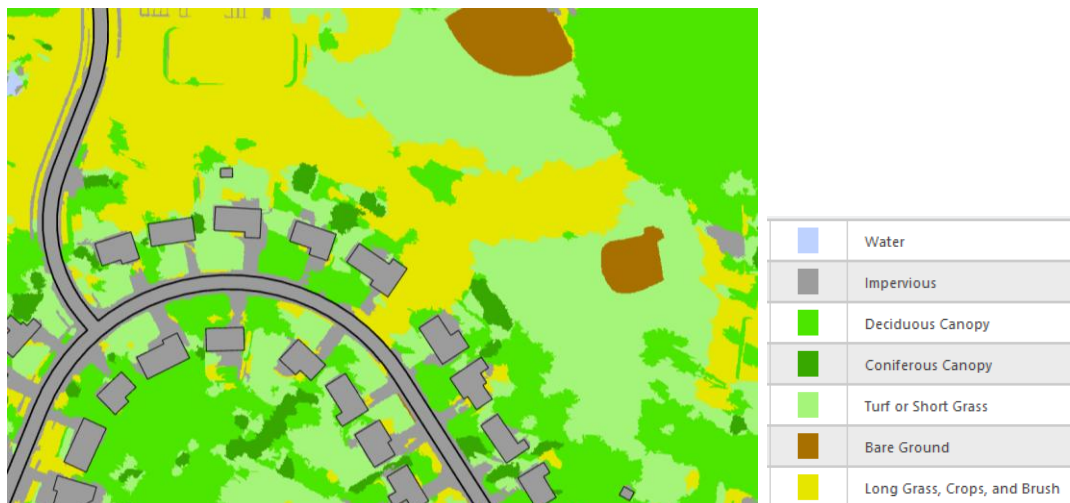


Figure 5. Example of final classified image with building footprint and street buffers overlaid.

In order to provide information on the amount of impervious surface in terms of square footage and percent cover on each parcel, the classified image was summarized using the County's parcel data, and joined back to the parcel data. This allows the end user to view the area and percent cover for each parcel, or summarize the amount of impervious surface for an entire development. Note the methods described in this memo are a simplified workflow, and documentation on specific processes may be provided upon request.

Accuracy Assessment

Assessing the accuracy of classified imagery is an important step to ensure the model represents real world conditions as accurately as possible. Errors will exist in every image classification due to spectral and spatial similarities between land covers, but a high degree of accuracy can be expected. It should be noted the data developed through this process is intended to provide general information on development status at the parcel scale, but real world conditions should be verified through finer review of aerial images or in-field surveys.

In order to assess the accuracy of the classified image 505 randomly stratified points were generated throughout the image. This distributes the amount of random points by class depending on the total area covered by each class. The random points were then manually updated with the actual land cover class and used to compute a confusion matrix and overall accuracy score. In the confusion matrix below, the cells along the green diagonal line represent random points that were accurately classified by the model. Cells off the diagonal represent random points that were misclassified, i.e. the model classified the pixel as impervious, but it was actually water. These provide details on errors of commission (false positives) and errors of omission (false negatives), where classes may include pixels that aren't actually in that class (commission) or classes do not include pixels that should be in that class (omission). The confusion matrix also provides an accuracy score for each class, and a kappa statistic that represents the overall accuracy of the classification. This statistic ranges from zero to one, with one representing perfect accuracy. The most accurate classes are water, impervious surfaces, and coniferous canopy. The least accurate classes are bare ground and deciduous canopy. Bare ground was most commonly misclassified as long grass, crops, and brush, and deciduous canopy errors were most commonly misclassified as turf or short grass, or long grass, crops, and brush. The overall accuracy score of the image is 0.856, which is considered excellent agreement between the model and real world conditions.

Table 1. Confusion matrix for randomly distributed points on the final classified image.

Class	Water	Impervious	Deciduous Canopy	Coniferous Canopy	Turf or Short Grass	Bare Ground	Long Grass, Crops, and Brush	Total	User Accuracy	Kappa
Water	33	1	0	0	0	0	0	34	0.971	0
Impervious	0	42	0	0	0	0	0	42	1.000	0
Deciduous Canopy	0	0	113	2	4	0	9	128	0.883	0
Coniferous Canopy	0	0	0	36	0	0	0	36	1.000	0
Turf or Short Grass	2	1	5	2	47	0	6	63	0.746	0
Bare Ground	0	0	0	0	0	3	2	5	0.600	0
Long Grass, Crops, and Brush	0	2	13	0	3	3	176	197	0.893	0
Total	35	46	131	40	54	6	193	505	0.000	0
Producer Accuracy	0.943	0.913	0.863	0.900	0.870	0.500	0.912	0.000	0.891	0
Kappa	0	0	0	0	0	0	0	0	0	0.856

Deliverables

In order to make use of this classification as convenient as possible a web application was developed using ArcGIS Online Experience Builder to host the data. This application can be used to view the amount of impervious surface on each parcel in the watershed, as well as export selections of parcels to other formats for further analysis. The application can be accessed by clicking the following link or by typing in the URL: [BCWD Impervious Surface and Land Cover Viewer](#) or tinyurl.com/4c9fx8ym. The raw underlying data can also be provided directly in various formats by contacting Aaron DeRusha at aderusha@mnwcd.org.



TO: MSCWMO Board of Managers
FROM: Matthew Oldenburg-Downing
DATE: August 4, 2026
RE: **6a) FY25 Audit and WMO Audit Policy**

On December 23rd of 2025, the WMO administrator received guidance from Peterson Company Ltd. that unless the annual revenue of the WMO exceeds \$1,000,000 an audit would not be required. The Board discussed this and directed the following actions:

- Declined conducting a voluntary 2025 Audit
- Requested guidance from our legal counsel on developing a future audit policy

The Board reviewed the guidance from our legal to perform an audit once every 5 years, and adopted a policy stating the WMO would perform an audit once every three years.

On June 29th, the following was received from Peterson Company regarding audits:

“Hi Matt,

Another one of our WMO’s made us aware that supposedly MN statutes changed in November 2025 and now WMO’s have defaulted to needing an audit annually no matter the revenue threshold. This is news to us, but we do not receive emails from OSA and Michael and I just talked to MN early last fall, and nothing was mentioned about this. I am recommending that you email OSA GID gid@osa.state.mn.us and tell them that you were not aware of the statute change and need a 90-day extension to get it completed.

If you would like us to do the audit, please let me know so that we can get an engagement letter together.

In light of this information, I re-engaged our legal counsel on the Board’s behalf, as this is in conflict with our adopted policy. They provided the following guidance and opinion:

“Good afternoon Matt,

Troy asked me to take a look at this. There are two offices that require annual reporting: the Office of the State Auditor, and the Water and Soil Resource Board.

Office of the State Auditor

Whether MSCWMO has to complete annual audits depends on annual revenue.

- If MSCWMO has an annual revenue greater than \$1,000,000, it must complete an annual audit.
- If MSCWMO has an annual revenue equal to or less than \$1,000,000, it does not need to complete an annual audit. Instead, it must complete an audit every five years. In years an audit is not completed, MSCWMO is required to "prepare a financial statement in a form prescribed by

the state auditor..." Section 6.756, Subd. 2(b). Attached is an instruction guide for this form, which must be completed within 180 days following the end of the fiscal year.

Water and Soil Resource Board

The Water and Soil Resource Board has additional annual reporting requirement for metropolitan watershed management organizations.

- Within 120 days of the end of the calendar year, MSCWMO is required to submit an activity report to the board for the previous calendar year.
- Within 180 days of the end of the fiscal year, MSCWMO is required to submit the audit sent to the Office of the State Auditor to the Board. It is unclear whether MSCWMO is required to send the Board the local government reporting form in years when an audit is not required. To be safe, it is worth also sending this report to the Board as well.

With this confirmation of the WMO's action, I informed Peterson Company that we still would not be conducting an audit and rather following our policy. I was informed that other WMO's were still facing pushback from the OSA. Our legal counsel engaged with the OSA again and left the conversation with the following:

"In my view, Rule 8410.0150 incorporates the statutory exception and therefore does not require annual audits for watershed management organizations with revenue below \$1,000,000. Although I disagree with the OSA's interpretation, the most practical path forward is to complete the audit."

Our options moving forward are:

1. Complete the request for an extension and file a 2025 Audit
2. Do nothing, and see what the OSA does
3. Push back on the OSA interpretation that the WMO is required to complete an audit

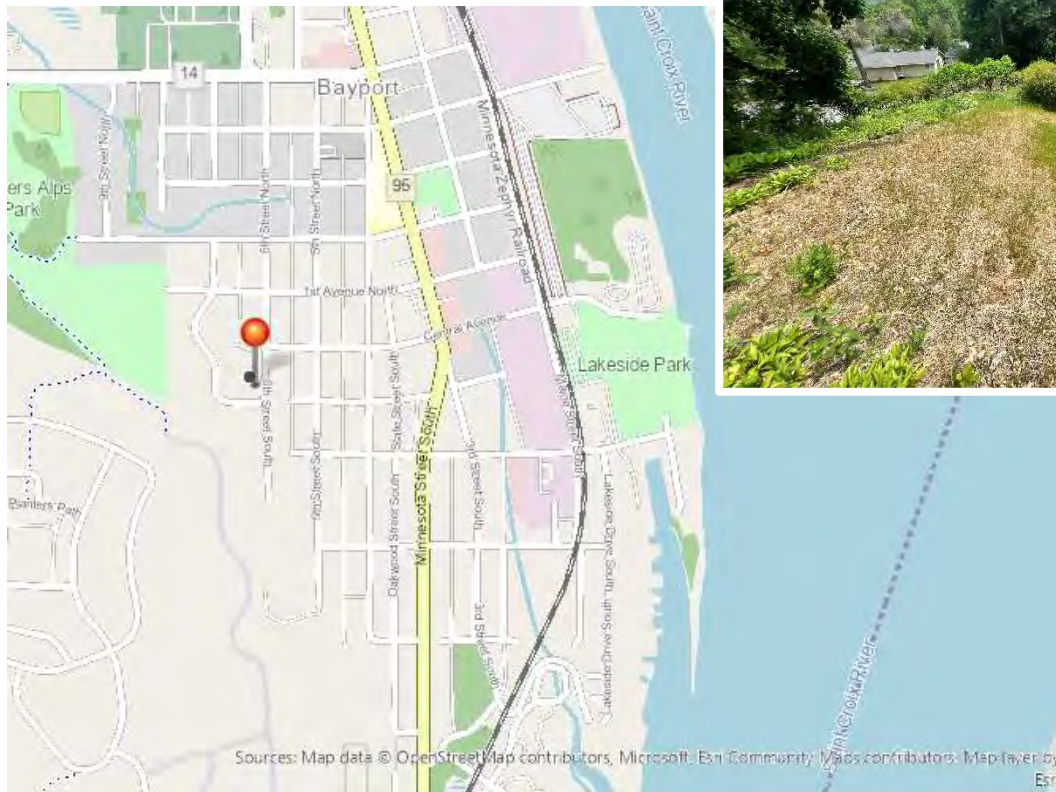
MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland



TO: Middle St. Croix Board of Managers
FROM: Brett Stolpestad, Landscape Restoration Specialist, Washington Conservation District
DATE: July 2, 2026
RE: Goepferd Stewardship Grant Request

Project Estimate: \$1,500.00
Amount of Phosphorus removed: 0.006 lbs/yr
Cost Share requested: \$500

Location & Photos:

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland



TO: Middle St. Croix Board of Managers
FROM: Brett Stolpestad, Landscape Restoration Specialist, Washington Conservation District
DATE: July 2, 2026
RE: Rapacz Stewardship Grant Request

Stillwater resident Allen Rapacz is applying for a 2026 MSCWMO Stewardship to stabilize 90 linear feet of shoreline on Lake McKusick at 1624 McKusick Ln using bioengineering techniques. Stewardship Grant funds will be used to reimburse for the cost of biodegradable erosion prevention materials (coir log), native seed, and native plants.

Project Estimate: \$1,519.10

Amount of Phosphorus removed: 0.15 lbs/yr

Cost Share requested: \$500

Requested Board Action: Motion by Board Member 1, seconded by Board Member 2, to approve encumbrance of \$500 cost share for the Rapacz Stewardship Grant project at 1624 McKusick Ln, Stillwater, MN 55082.

Location & Photos:



MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland



TO: Middle St. Croix WMO Board of Managers
FROM: Brett Stolpestad, Landscape Restoration Specialist, Washington Conservation District
DATE: August 8, 2026
RE: Request for Reimbursement – Ballweg Stewardship Grant Project

On May 14th, 2026 the MSCWMO board approved cost-share encumbrance of up to \$500 from the MSCWMO Stewardship Grant program for the installation of a 350 sf raingarden at the Ballweg residence, 16620 Upper 12th St S, Lake St Croix Beach, MN 55043. The landowner completed installation of the raingarden in July with a total project cost of \$1,899.43 (\$1,029.52 in materials). The practice is expected to reduce phosphorus loading to Lake St. Croix by approximately 0.125 lbs and TSS by approximately 22.6 lbs annually.

The landowner requests reimbursement in the amount of \$500.00 for native plant material purchases.

Project Estimate: \$2,020.00
Actual Expenditure: \$1,899.43
Cost Share Encumbered: \$500.00

Requested Board Action: Motion by Board Member 1, seconded by Board Member 2, to approve reimbursement of \$500 cost share for the installation of the Ballweg Stewardship Grant Project at 16620 Upper 12th St S, Lake St Croix Beach, MN 55043.

Location & Photos:



Before (May 2026)



After (July 2026)



TO: Middle St. Croix WMO Board of Managers
FROM: Brett Stolpestad, Landscape Restoration Specialist, Washington Conservation District
DATE: August 8, 2026
RE: Request for Reimbursement – Stichter Stewardship Grant Project-West Lakeland Town Hall

On May 14th, 2026 the MSCWMO board approved cost-share encumbrance of up to \$500 from the MSCWMO Stewardship Grant program for the installation a native demonstration garden under the West Lakeland Town Hall sign on the corner of 10th St N and Stagecoach Trl N. Project manager Kelly Stichter and volunteers completed installation of the garden in July of 2026 with a total project cost of \$483.26.

The landowner requests reimbursement in the amount of \$483.26 for eligible material purchases.

Project Estimate: \$1,500.00
Actual Expenditure: \$483.26
Cost Share Encumbered: \$500.00

Requested Board Action: Motion by Board Member 1, seconded by Board Member 2, to approve reimbursement of \$483.26 cost share for installation of the West Lakeland Town Hall native demonstration garden at 959 Paris Ave Circle N, West Lakeland, MN 55082. Send payment to Kelly Stichter, 1530 Overlook Trl N, Stillwater, MN 55082.

Location & Photos:



Before (May 2026)



After (July 2026)

MSCWMO Member Communities

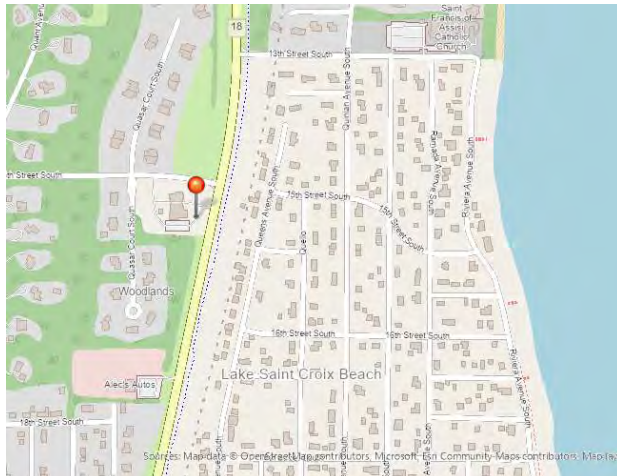
Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland



TO: Middle St. Croix Board of Managers
FROM: Matt Oldenburg-Downing, Administrator
DATE: August 5, 2026
RE: **Board Memo of Grant Application, Lower St. Croix Partnership**

WMO staff are requesting authorization to apply for up to \$13,500 in funding through the Lower St. Croix Partnership (LSCP) to allocate toward the Lower St. Croix Valley Fire Department Retrofit project at 1560 St Croix Trail S, Lake St. Croix Beach, MN 55043. The project will include installation of three boinfiltration basins and up to 7,500 square feet of turf conversion to collect and treat runoff from roof, parking and sidewalk areas at the Lower St. Croix Valley Fire Department, reducing total phosphorus (TP) loading to Lake St. Croix by approximately 1.04 lbs/yr and TSS export by 177.6 lbs/yr.

On May 14th, 2026 the MSCWMO Board approved cost-share encumbrance of up to \$2,500 from the Water Quality Improvement Grant program for the proposed project. LSCP funds will be used to reimburse the fire department for remaining construction costs, including materials and payments to contractors. The total estimated cost of the project is \$16,084.



Requested Board Action: Motion by Board Member 1, seconded by Board Member 2, to authorize WMO Administrator to apply for Lower St. Croix Partnership funding up to \$13,500.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland



TO: Matt Oldenburg-Downing, Administrator
FROM: Rebecca Nestingen, PE
DATE: August 6, 2026
RE: 9a) Plan Reviews/Submittals

The following is a summary of recent activity on projects submittals which qualify for plan review under the MSCWMO 2015 Watershed Management Plan (WMP):

- **175 Lakeland Shores Rd.** Initial submittal materials on March 29th, 2026 for an in ground swimming pool at 175 Lakeland Shores Rd in Lakeland Shores. Upon initial review, multiple recent unpermitted improvements and vegetative cutting were found to be in violation of MSCWMO standards and City of Lakeland Shores ordinances. The landowner has provided plans to bring the site into conformance with bluffline setbacks and has developed a restoration plan for re-vegetation of the bluff to obtain an after-the-fact City permits. The stormwater management plan proposes infiltration swales around the pool deck to provide treatment for the new impervious surface. *MSCWMO staff recommends board approval.*
- **Reserve at Bayhaven.** Submittal items were received on May 7th, 2026 for the Reserve at Bayhaven 70-unit apartment complex at 1205 Baytown Lane in Bayport. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan (WMP) since it involves more than 6,000 square feet of new impervious. Stormwater management is provided by the regional best management practices constructed as part of the Bayhaven Development project. *MSCWMO staff recommends board approval with three (3) conditions.*
- **501 Lakeside Drive.** A submittal application was received on July 20th, 2026 for the a shoreline riprap project at 501 Lakeside Drive S in Bayport. Necessary review materials did not accompany the application and additional materials were requested from the applicant.
- **Northern Natural Gas.** Submittal materials were received on July 21st, 2026 for the Northern Natural Gas project at 5250 Novak Ave N in Baytown Township. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan (WMP) since it involves more than 10,000 square feet of land disturbance. Permanent stormwater treatment is not applicable to the project since it does not involve new/reconstructed impervious surface. *MSCWMO staff recommends board approval.*
- **Andersen Corp Bayport Facility Stormwater Improvements.** Submittal items were received on July 22nd, 2026 for the Andersen Corporation Bayport Facility Stormwater Improvements project at 100 4th Ave N. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan ((WMP) with more than 500 square feet of new/reconstructed impervious in the Lower St. Croix Riverway. The proposed project fully meets MSCWMO volume retention for linear projects through the reduction of impervious surfaces. *MSCWMO staff recommends board approval with seven (7) conditions.*



August 6, 2026

Kim Points
City of Lakeland Shores
PO Box 246
Lakeland, MN 55043

Dear Ms. Points,

The Middle St. Croix Watershed Management Organization (MSCWMO) received initial submittal materials on March 29th, 2026 for an in ground swimming pool at 175 Lakeland Shores Rd within the MSCWMO boundaries and the City of Lakeland Shores. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan (WMP) since it involves more than 500 square feet of new impervious in the St. Croix Riverway. Upon initial review, multiple recent unpermitted improvements and vegetative cutting were found to be in violation of MSCWMO standards and City of Lakeland Shores ordinances. The landowner has provided plans to bring the site into conformance with bluffline setbacks and has developed a restoration plan for re-vegetation of the bluff to obtain an after-the-fact City permits. The stormwater management plan proposes infiltration swales around the pool deck to provide treatment for the new impervious surface. The MSCWMO staff have reviewed the project and found the plans as submitted are meeting MSCWMO standards

Please contact me at 651-796-2227 or moldenburg-downing@mnwcd.org if you have any questions or comments regarding this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Oldenburg-Downing", is written over a horizontal line.

Matt Oldenburg-Downing | Administrator
Middle St. Croix Watershed Management Organization



PROJECT REVIEW CHECKLIST

MSCWMO Review ID: 26-006

Review Date: 6/29/2026

Project Name: Bonestroo Pool

Location: 175 Lakeland Shores Rd

Applicant: Ben Bonestroo

Purpose: In ground swimming pool, patio, concrete removals, and bluff restoration

Recommendation: Proposed project meets the standards of MSCWMO

Review Trigger:

- ☐ Any project involve movement of 100 cubic yards of earth or removal of vegetation on greater than 10,000 square feet of land
- ☐ Any project that creates or fully reconstructs 6,000 square feet or more of impervious surface.
- ☒ Any project within the St. Croix Riverway that adds or reconstruct 500 square feet or more of impervious surface.
- ☒ Any project with wetland impacts, grading within public waters, grading within shoreline buffers or within 40-feet of the bluff line.
- ☐ Any project requiring a variance from the current local impervious surface coverage limit, shoreline, floodplain, or bluffline setback requirements

Submittal Items:

- ☒ A completed project review application form
- ☒ The required project review application fee
- ☒ Grading Plan/Mapping Exhibits:
 - ☒ Property lines and delineation of lands under ownership of the applicant.
 - ☒ Summary of all existing and proposed impervious surfaces.
 - ☒ Existing and proposed site contour elevations related to NAVD 1988 datum (preferred) or NGVD, 1929. Datum must be noted on exhibits.
 - ☒ Delineation of existing on-site wetlands, shoreland, bluffline and/or floodplain areas, including any buffers or setbacks with dimensions.
 - ☒ Ordinary High Water (OHW) elevations and datum, as determined by the Minnesota DNR if applicable.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- ☒ Lowest floor elevation (including basement) of all existing and proposed structures and the regional flood elevation and datum of the 100-year recurrence interval (base flood elevation as determined in a flood insurance study) if applicable.
- ☒ Erosion and Sediment Control Plan including the following:
 - ☒ Perimeter controls (silt fence, sediment control logs filter berms, or other methods), construction accesses and notation on plans for installation to occur before land disturbing activity begins.
 - ☒ Temporary and permanent soil stabilization cover type (erosion control blanket/mulch, seed, sod, or other methods) and notation on plans for required stabilization timeframe.
 - ☒ Work exclusion areas for shoreland and buffer preservation, bluffline setbacks and stormwater volume control facilities.
- NA Scour protection and energy dissipation in areas of concentrated flows.
- ☒ Contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.
- ☒ Identification of all surface waters (lakes, streams, rivers, and wetlands) within one mile that receive drainage from the project site, and methods to protect surface waters.
- ☒ Permanent Stormwater Management System including the following:
 - ☒ Construction plans for all proposed stormwater management facilities including grading contours, bottom area, top area, outlet elevation and proposed vegetation if applicable.
 - ☒ Construction notes for proposed volume control facilities to prevent soil compaction
 - ☒ Location(s) of past, current or future onsite well and septic systems if applicable.
- NA Locations of existing and proposed downspouts and conveyances routing runoff to proposed stormwater management facilities.
- ☒ Other exhibits required to show conformance with MSCWMO performance standards such as documentation of coverage under the Construction Stormwater General Permit for applicable projects.

Stormwater Rate and Flood Control:**MSCWMO Member Communities**

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

NA Low floor elevations of structures built adjacent to stormwater management features and other water bodies are a minimum of two feet above the 100-year high water level and the natural overflow of landlocked basins.

- ☒ Low floor elevations of structures built adjacent to designated floodplain areas are a minimum of two feet above the base flood elevation plus any stage increase due to the designation of flood fringe areas or encroachments on the floodplain

Stormwater Volume Control and Treatment:

- ☒ The required stormwater runoff volume captured and retained on site is equivalent to 1.1 inches of runoff from the new and/or fully reconstructed impervious surfaces, unless the project is linear.

NA As determined and agreed upon by the community and MSCWMO the project site has restrictions where infiltration is not feasible or advised, such as karst topography, very fast or slow infiltration soils, shallow bedrock or groundwater, DWSMA or potential stormwater hotspots.

NA Options considered for volume retention have examined the merits of:

NA Completing a higher level of engineering review for an ERA where the DWSMA is classified as moderate, or outside an ERA where the DWSMA is classified as high or very high

NA Relocating project elements to address varying soil conditions and other constraints across the site to achieve infiltration

NA Utilizing green roofs, rainwater harvesting, and/or stormwater reuse

NA If full volume retention cannot be achieved, FTO #1 is satisfied by achieving volume retention of 0.55 inches of runoff from impervious surfaces and 75% annual total phosphorus removal

NA If FTO#1 cannot be achieved, FTO #2 is satisfied by achieving volume retention to the maximum extent practicable and 60% annual total phosphorus removal

NA If FTO#2 cannot be achieved, FTO #3 is satisfied by through off-site mitigation, credit banking, or cash-in-lieu of treatment

NA Volume retention and pollutant removal credits are calculated in accordance with the Minnesota Stormwater Manual and MIDS calculator. Volume retention credits are based on the assumption that an instantaneous volume is captured by the BMP, not the volume infiltrating during the event hydrograph. Ponds, stormwater wetlands and manufactured treatment device removals are based upon the pollutant removal credits in the Minnesota Stormwater Manual.

Stormwater BMP Design:

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- ☒ Surface flows to stormwater management facilities are pre-treated to remove solids and maintain long-term performance of the system
- ☒ Infiltration and filtration facilities drawdown within 48 hours per the following:
 - ☒ For "off-line" systems, the drawdown time is determined from the maximum water depth below the surface discharge elevation and the infiltration rate.
 - ☐ For "in-line" systems, the drawdown time includes the bounce within the system and the drawdown time is determined from the hydrograph time between the peak 100-yr HWL and soil surface/filter-media elevation
- ☒ Bioretention (biofiltration, bioinfiltration, etc.) facilities above ground with vegetation have a maximum water depth below the surface discharge elevation of 1.5 feet.
- ☒ Field measured infiltration rates are divided by 2 as a safety factor for design.
- ☒ In the absence of field-tested infiltration rates, the following design infiltration rates shall be used:
 - ☒ For proposed infiltration facilities with a drainage area less than 2 acres and receiving less the 0.7 acres of impervious surface runoff, the HSG is used to estimate infiltration rates consistent with the recommend rates from the Minnesota Stormwater Manual.
 - NA For proposed infiltration facilities with a drainage area equal to or greater than 2 acres or having 0.7 acres or more of impervious surface runoff, infiltration suitability shall be verified with soil pits or borings per the Unified Soil Classification in accordance with the Minnesota Stormwater Manual.
 - NA The design infiltration rates for underground infiltration facilities shall not exceed half of the above rates
- ☒ The following location and minimum setback requirements for proposed infiltration facilities are met:
 - ☒ A minimum 3-foot vertical distance between the bottom of an infiltration facility to the seasonally saturated soils or bedrock.
 - ☒ A minimum of 1,000 feet up gradient or 100 feet down gradient of active karst terrain
 - ☒ A minimum 100-foot horizontal separation between any infiltration facility and sensitive public water supply well
 - ☒ A minimum 50-foot horizontal separation between any infiltration facility and all other public water supply well

- ☒ A minimum 35-foot horizontal separation between any infiltration facility and septic system.
- ☒ Infiltration facilities are not located within bluffline setbacks.
- ☒ To prevent soil compaction of infiltration and filtration facilities, the following construction guidance must be provided in the plans and followed during construction:
 - ☒ Proposed facilities shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it.
 - ☒ Proposed facilities may not be excavated within 2.0 feet of final grade until the contributing drainage area has been constructed and fully stabilized.
 - ☒ If facilities are in-place during construction activities, all sediment and runoff must be diverted away from the facility, using practices such as pipe capping or diversions. Robust erosion and sediment controls shall be utilized to protect facilities during construction.
 - ☒ Installation of facilities shall occur in dry soil conditions. Excavation, soil placement and rapid stabilization of perimeter slopes must be accomplished prior to the next precipitation event.
 - ☒ Excavation shall be performed by an excavator with a toothed bucket. Use excavator bucket to place materials. Construction equipment shall not be allowed into the basin.
- ☒ Prior to the release of any remaining fee or security, the permit holder must provide documentation that constructed stormwater facilities perform as designed.

Erosion and Sediment Control:

- ☒ Erosion Prevention
 - ☒ Stabilize all exposed soil areas (including stockpiles) with temporary erosion control (seed and mulch, blanket, or other methods) within 14 days (or 7 days for St. Croix River or impaired water) if construction activities in the area have temporarily or permanently ceased.
- NA During MNDNR “work in water restrictions” periods all exposed soils (including stockpiles) within 200 feet of the water’s edge must be stabilized within 24 hours of temporarily or permanently pausing construction activities
- NA Stabilize all exposed soils within the normal wetted perimeter of a temporary or permanent drainage ditch or swale within 200 feet of the point of discharge or property edge within 24 hours of allowing water to flow through

the system. Mulch, hydromulch, tackifier, or similar practices may not be used in swales with slopes greater than two percent.

NA Stabilize pipe outlets with energy dissipation within 24 hours of connection to a drainage way or permanent stormwater treatment system.

☒ Location, type and quantity of temporary erosion prevention practices are identified.

☒ Sediment Control

☒ Sediment control practices (silt fence, sediment control logs, filter berms, storm sewer inlet protection, or other methods) will be placed down gradient before land disturbing activities begin.

☒ If sediment controls are overloaded based on frequent failure, additional upgradient, redundant, or more robust controls must be implemented.

NA Flotation silt curtain placed in water shall not be used as a primary sediment control practice except when working below the waterline or at the land-water interface. Sediment controls must otherwise be located on land. If used, flotation silt curtain shall be decontaminated of aquatic invasive species per MNDNR guidelines before transporting from the site.

☒ Preserve a 50-foot buffer of natural vegetation (100 feet along the St. Croix River or impaired waters) around all surface waters, blufflines, and existing permanent stormwater treatment facilities. If infeasible and disturbance must occur within the buffer, redundant perimeter controls must be used.

☒ Stabilized construction accesses (rock pads, rumble strips, access mats) must be utilized to minimize tracking out of sediment from the construction site. Paved surfaces must be cleaned daily if tracking practices are not adequate to prevent sediment from being tracked onto the paved surfaces.

☒ Location, type and quantity of sediment control practices are identified.

NA Dewatering

NA Dewatering turbid or sediment-laden water to surface waters, stormwater conveyances, and existing permanent stormwater treatment facilities is prohibited.

NA Dewatering discharges shall be directed to temporary sediment basins, filter bags, well-vegetated areas within the site, treatment dumpsters, weeper systems, or other methods. Water leaving the site shall not be turbid, and dewatering discharge points shall be protected from scour and erosion.

NA Dewatering discharges must be regularly checked for visual clarity at least once every four hours, and records must be kept with the erosion control plan. Unattended dewatering activities are prohibited. If turbid water is discharged,

dewatering activities shall cease immediately and additional filtration methods implemented.

☒ Inspections and Maintenance

- ☒ Applicant must inspect all erosion prevention and sediment control practices and adjacent surface waters, stormwater conveyances, and paved surfaces weekly and within 24 hours of a half-inch or more rain event to ensure integrity and effectiveness.
- ☒ Records of inspections must include the date, time, name of inspector, rainfall amount, findings of the inspection, photographs collected of damaged practices or sediment discharges, and corrective actions taken as a result of the inspection.
- ☒ Damaged, non-functional, or missing erosion and sediment control practices shall be replaced by the end of the next business day. Sediment control devices must be maintained when sediment reaches half the height or half the volume of the device by the end of the next business day.
- ☒ If a sediment or discharge of material other than clean stormwater is found, the applicant must immediately notify the permit authority, and report the discharge to the state duty officer with a description of the type and amount of material discharged, and affected resources.
- ☒ Plans shall include contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.

☒ Pollution Prevention

- ☒ Solid waste, including materials from spill clean ups, must be stored, collected and disposed of in accordance with state law.
- ☒ Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds) such that wastes do not come in contact with soil or stormwater.
- ☒ Hazardous materials that have potential to leach pollutants such as oil, fuels, hydraulic fluid, paints, solvents, curing compounds, or other materials must be stored in sealed containers and under cover to minimize contact with stormwater.
- ☒ Immediately contain and prevent further discharge of spilled materials using spill containment kits. Document and report spills as required by state law.

☒ Final Stabilization

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- ☒ Projects are considered stabilized when all construction activity is complete and all soils disturbed as a result of the project are covered with perennial vegetation of at least 70 percent of the final expected growth. When sod is used, a project is considered stabilized after sod has been laid and maintained alive for at least 30 days.
- ☐ Grading and landscape plans shall include soil tillage and soil bed preparation methods that are employed prior to landscape installation to a minimum depth of 8" and incorporate amendments to meet Minnesota State Stormwater Manual predevelopment soil type bulk densities.
- ☒ Construction is prohibited on steep Slopes within the St. Croix. Steep slopes are defined as lands having average slopes 12% or greater over horizontal distances of fifty feet (50) or more. **Vegetative planting will occur on steep slopes to restore bluffline vegetation.**
- ☒ Land disturbing activities are prohibited within 40 feet of the top of blufflines. Blufflines are defined as a line along the top of a slope connecting points at which the slope, proceeding away from the waterbody or adjoining watershed channel, becomes less than twelve percent (12%). **Disturbance will occur within the 40' bluffline to remove unpermitted improvements within the bluffline setback.**

Wetland Protection:

- NA Direct discharge of stormwater to wetlands and all other water bodies without water quality treatment is prohibited. Exemptions for bridges/culverts on linear projects and disconnected impervious with adequate vegetated buffers may be considered.
- NA Permits shall be obtained from appropriate regulatory authorities before beginning any work that impacts a wetland or its required buffer.
- NA Any potential changes to the hydrology of the wetland (i.e. changes to the outlet elevation or contributing drainage area) must be reviewed to evaluate the impact of both the existing and proposed wetland conditions and approved by the MSCWMO.
- NA Land-altering activities shall not increase the bounce in water level or duration of inundation from a 2.0-inch 24-hour storm for any downstream wetland beyond the limit specified in Table 7.2 of the WMP for the individual wetland susceptibility class.

Buffer Protection:

- NA Buffers of unmowed natural vegetation shall be maintained or created upslope of wetlands, lakes and streams.
- NA Buffer widths conform to provisions in Table 7.1 of the WMP.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

NA All buildings (principle and accessory) must be set back at least 20 feet from the upslope edge of the buffer.



May 22, 2026

Matt Kline
City of Bayport
294 N Third St.
Bayport, MN 55003

Dear Mr. Kline,

The Middle St. Croix Watershed Management Organization (MSCWMO) received initial submittal materials on May 7th, 2026 for the Reserve at Bayhaven project at 1205 Baytown Lane within the MSCWMO boundaries and the City of Bayport. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan (WMP) since it involves more than 6,000 square feet of new impervious. Stormwater management is provided by the regional best management practices constructed as part of the Bayhaven Development project. The MSCWMO staff have reviewed the project and found the plans as submitted are meeting MSCWMO standards contingent upon the following three (3) items:

1. All roof drains shall be routed to the west as routed in the approved development plan. Any inconsistencies between the proposed drainage and the approved development plan will require an updated submittal of the H&H model to demonstrate adequate stormwater management capacity.
2. Maintained turf notes shall be modified from 6" of topsoil to a minimum of 8".
3. A chloride management plan shall be provided.

Please contact me at 651-796-2227 or moldenburg-downing@mnwcd.org if you have any questions or comments regarding this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Oldenburg-Downing', is positioned above the printed name.

Matt Oldenburg-Downing | Administrator
Middle St. Croix Watershed Management Organization



PROJECT REVIEW CHECKLIST

MSCWMO Review ID: 26-008

Review Date: 5/22/2026

Project Name: Reserve at Bayhaven

Location: 1205 Baytown Lane

Applicant: Leanna Stefaniak

Purpose: 70-unit apartment building

Recommendation: Proposed project meets the standards of MSCWMO contingent upon the following:

1. All roof drains shall be routed to the west as routed in the approved development plan. Any inconsistencies between the proposed drainage and the approved development plan will require an updated submittal of the H&H model to demonstrate adequate stormwater management capacity.
2. Maintained turf notes shall be modified from 6" of topsoil to a minimum of 8".
3. A chloride management plan shall be provided.

Review Trigger:

- ☐ Any project involve movement of 100 cubic yards of earth or removal of vegetation on greater than 10,000 square feet of land
- ☒ Any project that creates or fully reconstructs 6,000 square feet or more of impervious surface.
- ☐ Any project within the St. Croix Riverway that adds or reconstruct 500 square feet or more of impervious surface.
- ☐ Any project with wetland impacts, grading within public waters, grading within shoreline buffers or within 40-feet of the bluff line.
- ☐ All major subdivisions or minor subdivisions that are part of a common plan of development
- ☐ Development projects that impact 2 or more of the member communities
- ☐ Any project requiring a variance from the current local impervious surface coverage limit, shoreline, floodplain, or bluffline setback requirements

Submittal Items:

- ☒ A completed project review application form
- ☒ The required project review application fee
- ☒ Grading Plan/Mapping Exhibits:
 - ☒ Property lines and delineation of lands under ownership of the applicant.
 - ☒ Summary of all existing and proposed impervious surfaces.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- ☒ Existing and proposed site contour elevations related to NAVD 1988 datum (preferred) or NGVD, 1929. Datum must be noted on exhibits.
- NA Delineation of existing on-site wetlands, shoreland, bluffline and/or floodplain areas, including any buffers or setbacks with dimensions.
- NA Ordinary High Water (OHW) elevations and datum, as determined by the Minnesota DNR if applicable.
- ☒ Lowest floor elevation (including basement) of all existing and proposed structures and the regional flood elevation and datum of the 100-year recurrence interval (base flood elevation as determined in a flood insurance study) if applicable.
- NA Drainage easements covering land adjacent to ponding areas, stormwater facilities and wetlands up to their 100-year flood levels and covering all ditches and storm sewers. Access easements to these drainage easements and to stormwater management facilities shall also be shown.
- NA Delineation of the subwatersheds contributing runoff from off-site, proposed and existing on-site subwatersheds, and flow directions/patterns.
- NA Location and detailed cross sections with elevations of proposed and existing stormwater facilities including outlet control structures and emergency overflows.
- NA Existing and proposed normal water elevations and the high water level produced from the 100-year 24-hour storms of all stormwater facilities.
- ☐ Erosion and Sediment Control Plan including the following:
 - ☒ Perimeter controls (silt fence, sediment control logs filter berms, or other methods), construction accesses and notation on plans for installation to occur before land disturbing activity begins.
 - ☒ Temporary and permanent soil stabilization cover type (erosion control blanket/mulch, seed, sod, or other methods) and notation on plans for required stabilization timeframe.
- NA Work exclusion areas for shoreland and buffer preservation, bluffline setbacks and stormwater volume control facilities.
- NA Scour protection and energy dissipation in areas of concentrated flows.
- ☒ Contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.
- ☒ Identification of all surface waters (lakes, streams, rivers, and wetlands) within one mile that receive drainage from the project site, and methods to protect surface waters.

- ☒ For projects disturbing more than one acre, or major or minor subdivisions that are part of a common plan of development, a copy of the Stormwater Pollution Prevention Plan (SWPPP), prepared by a qualified individual, which conforms to the MPCA Construction Stormwater General Permit requirements. The SWPPP must conform to the special requirements for “Special Waters” (St. Croix River) and impaired waters, when applicable.

NA Permanent Stormwater Management System including the following:

NA Construction plans for all proposed stormwater management facilities including grading contours, bottom area, top area, outlet elevation and proposed vegetation if applicable.

NA Construction notes for proposed volume control facilities to prevent soil compaction

NA Location(s) of past, current or future onsite well and septic systems if applicable.

- ☐ Locations of existing and proposed downspouts and conveyances routing runoff to proposed stormwater management facilities. **Roof drains must route to the west as routed in the approved development plan.**

NA A completed stormwater volume control checklist.

- ☒ Narrative addressing incorporation of stormwater BMPs, including individual BMP storage volumes and pretreatment method(s) used.

NA All hydrologic and hydraulic computations completed to design the proposed stormwater management facilities. The summaries shall include a map that corresponds to the subwatershed areas in the model.

NA A table (or tables) must be submitted showing the following:

NA A listing of all points where runoff leaves the site and the existing and proposed peak runoff rates for the 2-, 10-, and 100-year 24-hour storms.

NA A listing of the existing and proposed subwatershed hydrologic parameters including the impervious and pervious areas, runoff curve number of pervious areas, and time of concentration.

NA For proposed infiltration facilities with drainage areas of more than 2 acres or 0.7 acres or more of impervious surfaces, a soil boring report for onsite soil borings within the footprint of the proposed stormwater BMPs done in accordance with the Minnesota Stormwater Manual

NA A proposed maintenance agreement, which may be in the format of Appendix Q, or other form approved by the MSCWMO.

NA A plan for post-construction management of chloride use on the site.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

NA Other exhibits required to show conformance with MSCWMO performance standards such as documentation of coverage under the Construction Stormwater General Permit for applicable projects.

Stormwater Rate and Flood Control:

NA The peak rate of stormwater runoff from the 2-, 10-, and 100-year 24-hour storms from newly developed or redeveloped sites does not exceed the existing runoff rates for all points where stormwater discharges leave the site

NA Existing conditions assume good hydrologic conditions. When existing land cover is cropland, a CN of 56, 70, 79, and 83 is used for HSG A, B, C, and D, respectively.

NA Runoff for impervious and pervious portions of each subwatershed are calculated separately

NA Time of concentration is computed using TR-55 methodology

NA Modeling analyses include secondary overflows to route flows for events exceeding the storm sewer systems level-of-service and computational routing methods are "tailwater-aware" (e.g. dynamic-storage-indication or simultaneous pond routing)

NA In sub-areas of a landlocked watershed, development shall not increase the existing volume or rate of discharge from the sub-area for the 10-year return period event

☒ Low floor elevations of structures built adjacent to stormwater management features and other water bodies are a minimum of two feet above the 100-year high water level and the natural overflow of landlocked basins.

NA Low floor elevations of structures built adjacent to designated floodplain areas are a minimum of two feet above the base flood elevation plus any stage increase due to the designation of flood fringe areas or encroachments on the floodplain

Stormwater Volume Control and Treatment:

☒ The required stormwater runoff volume captured and retained on site is equivalent to 1.1 inches of runoff from the new and/or fully reconstructed impervious surfaces, unless the project is linear.

☒ For linear projects, required stormwater runoff volume captured and retained on site is equivalent to the larger of:

☒ 1.1 inches of runoff from the net increase in impervious, or

☐ 0.55 inches of runoff from new and/or fully reconstructed impervious

NA As determined and agreed upon by the community and MSCWMO the project site has restrictions where infiltration is not feasible or advised, such as karst

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

topography, very fast or slow infiltration soils, shallow bedrock or groundwater, DWSMA or potential stormwater hotspots.

NA Options considered for volume retention have examined the merits of:

NA Completing a higher level of engineering review for an ERA where the DWSMA is classified as moderate, or outside an ERA where the DWSMA is classified as high or very high

NA Relocating project elements to address varying soil conditions and other constraints across the site to achieve infiltration

NA Utilizing green roofs, rainwater harvesting, and/or stormwater reuse

NA If full volume retention cannot be achieved, FTO #1 is satisfied by achieving volume retention of 0.55 inches of runoff from impervious surfaces and 75% annual total phosphorus removal

NA If FTO#1 cannot be achieved, FTO #2 is satisfied by achieving volume retention to the maximum extent practicable and 60% annual total phosphorus removal

NA If FTO#2 cannot be achieved, FTO #3 is satisfied by through off-site mitigation, credit banking, or cash-in-lieu of treatment

NA Volume retention and pollutant removal credits are calculated in accordance with the Minnesota Stormwater Manual and MIDS calculator. Volume retention credits are based on the assumption that an instantaneous volume is captured by the BMP, not the volume infiltrating during the event hydrograph. Ponds, stormwater wetlands and manufactured treatment device removals are based upon the pollutant removal credits in the Minnesota Stormwater Manual.

Stormwater BMP Design:

☒ Surface flows to stormwater management facilities are pre-treated to remove solids and maintain long-term performance of the system

☒ Infiltration and filtration facilities drawdown within 48 hours per the following:

NA For "off-line" systems, the drawdown time is determined from the maximum water depth below the surface discharge elevation and the infiltration rate.

☒ For "in-line" systems, the drawdown time includes the bounce within the system and the drawdown time is determined from the hydrograph time between the peak 100-yr HWL and soil surface/filter-media elevation

☒ Bioretention (biofiltration, bioinfiltration, etc.) facilities above ground with vegetation have a maximum water depth below the surface discharge elevation of 1.5 feet.

☒ Field measured infiltration rates are divided by 2 as a safety factor for design.

NA In the absence of field-tested infiltration rates, the following design infiltration rates shall be used:

NA For proposed infiltration facilities with a drainage area less than 2 acres and receiving less the 0.7 acres of impervious surface runoff, the HSG is used to estimate infiltration rates consistent with the recommend rates from the Minnesota Stormwater Manual.

NA For proposed infiltration facilities with a drainage area equal to or greater than 2 acres or having 0.7 acres or more of impervious surface runoff, infiltration suitability shall be verified with soil pits or borings per the Unified Soil Classification in accordance with the Minnesota Stormwater Manual.

NA The design infiltration rates for underground infiltration facilities shall not exceed half of the above rates

☒ The following location and minimum setback requirements for proposed infiltration facilities are met:

☒ A minimum 3-foot vertical distance between the bottom of an infiltration facility to the seasonally saturated soils or bedrock.

☒ A minimum of 1,000 feet up gradient or 100 feet down gradient of active karst terrain

☒ A minimum 100-foot horizontal separation between any infiltration facility and sensitive public water supply well

☒ A minimum 50-foot horizontal separation between any infiltration facility and all other public water supply well

☒ A minimum 35-foot horizontal separation between any infiltration facility and septic system.

☒ Infiltration facilities are not located within bluffline setbacks.

NA To prevent soil compaction of infiltration and filtration facilities, the following construction guidance must be provided in the plans and followed during construction:

NA Proposed facilities shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it.

NA Proposed facilities may not be excavated within 2.0 feet of final grade until the contributing drainage area has been constructed and fully stabilized.

NA If facilities are in-place during construction activities, all sediment and runoff must be diverted away from the facility, using practices such as pipe capping or diversions. Robust erosion and sediment controls shall be utilized to protect facilities during construction.

NA Installation of facilities shall occur in dry soil conditions. Excavation, soil placement and rapid stabilization of perimeter slopes must be accomplished prior to the next precipitation event.

NA Excavation shall be performed by an excavator with a toothed bucket. Use excavator bucket to place materials. Construction equipment shall not be allowed into the basin.

NA Prior to the release of any remaining fee or security, the permit holder must provide documentation that constructed stormwater facilities perform as designed. All projects shall provide as-builts of permanent stormwater facilities and infiltration tests demonstrating an acceptable infiltration rate or maximum 48-hour drawdown of the full volume if applicable.

Erosion and Sediment Control:

☒ Erosion Prevention

☒ Stabilize all exposed soil areas (including stockpiles) with temporary erosion control (seed and mulch, blanket, or other methods) within 14 days (or 7 days for St. Croix River or impaired water) if construction activities in the area have temporarily or permanently ceased.

NA During MNDNR "work in water restrictions" periods all exposed soils (including stockpiles) within 200 feet of the water's edge must be stabilized within 24 hours of temporarily or permanently pausing construction activities

☒ Stabilize all exposed soils within the normal wetted perimeter of a temporary or permanent drainage ditch or swale within 200 feet of the point of discharge or property edge within 24 hours of allowing water to flow through the system. Mulch, hydromulch, tackifier, or similar practices may not be used in swales with slopes greater than two percent.

☒ Stabilize pipe outlets with energy dissipation within 24 hours of connection to a drainage way or permanent stormwater treatment system.

☒ Location, type and quantity of temporary erosion prevention practices are identified.

☒ Sediment Control

☒ Sediment control practices (silt fence, sediment control logs, filter berms, storm sewer inlet protection, or other methods) will be placed down gradient before land disturbing activities begin.

☒ If sediment controls are overloaded based on frequent failure, additional upgradient, redundant, or more robust controls must be implemented.

NA Flotation silt curtain placed in water shall not be used as a primary sediment control practice except when working below the waterline or at the land-

water interface. Sediment controls must otherwise be located on land. If used, flotation silt curtain shall be decontaminated of aquatic invasive species per MNDNR guidelines before transporting from the site.

NA Preserve a 50-foot buffer of natural vegetation (100 feet along the St. Croix River or impaired waters) around all surface waters, blufflines, and existing permanent stormwater treatment facilities. If infeasible and disturbance must occur within the buffer, redundant perimeter controls must be used.

☒ Stabilized construction accesses (rock pads, rumble strips, access mats) must be utilized to minimize tracking out of sediment from the construction site. Paved surfaces must be cleaned daily if tracking practices are not adequate to prevent sediment from being tracked onto the paved surfaces.

☒ Location, type and quantity of sediment control practices are identified.

NA Dewatering

NA Dewatering turbid or sediment-laden water to surface waters, stormwater conveyances, and existing permanent stormwater treatment facilities is prohibited.

NA Dewatering discharges shall be directed to temporary sediment basins, filter bags, well-vegetated areas within the site, treatment dumpsters, weeper systems, or other methods. Water leaving the site shall not be turbid, and dewatering discharge points shall be protected from scour and erosion.

NA Dewatering discharges must be regularly checked for visual clarity at least once every four hours, and records must be kept with the erosion control plan. Unattended dewatering activities are prohibited. If turbid water is discharged, dewatering activities shall cease immediately and additional filtration methods implemented.

☒ Inspections and Maintenance

☒ Applicant must inspect all erosion prevention and sediment control practices and adjacent surface waters, stormwater conveyances, and paved surfaces weekly and within 24 hours of a half-inch or more rain event to ensure integrity and effectiveness.

☒ Records of inspections must include the date, time, name of inspector, rainfall amount, findings of the inspection, photographs collected of damaged practices or sediment discharges, and corrective actions taken as a result of the inspection.

☒ Damaged, non-functional, or missing erosion and sediment control practices shall be replaced by the end of the next business day. Sediment control devices must be maintained when sediment reaches half the height or half the volume of the device by the end of the next business day.

MSCWMO Member Communities

**Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland**

- ☒ If a sediment or discharge of material other than clean stormwater is found, the applicant must immediately notify the permit authority, and report the discharge to the state duty officer with a description of the type and amount of material discharged, and affected resources.
- ☒ Plans shall include contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.
- ☒ Pollution Prevention
 - ☒ Solid waste, including materials from spill clean ups, must be stored, collected and disposed of in accordance with state law.
 - ☒ Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds) such that wastes do not come in contact with soil or stormwater.
 - ☒ Hazardous materials that have potential to leach pollutants such as oil, fuels, hydraulic fluid, paints, solvents, curing compounds, or other materials must be stored in sealed containers and under cover to minimize contact with stormwater.
 - ☒ Immediately contain and prevent further discharge of spilled materials using spill containment kits. Document and report spills as required by state law.
- ☐ Final Stabilization
 - NA For residential subdivisions only, individual lots are considered final stabilized if the structures are finished and temporary erosion protection and down gradient sediment control has been completed.
 - ☒ Projects are considered stabilized when all construction activity is complete and all soils disturbed as a result of the project are covered with perennial vegetation of at least 70 percent of the final expected growth. When sod is used, a project is considered stabilized after sod has been laid and maintained alive for at least 30 days.
 - ☐ Grading and landscape plans shall include soil tillage and soil bed preparation methods that are employed prior to landscape installation to a minimum depth of 8" and incorporate amendments to meet Minnesota State Stormwater Manual predevelopment soil type bulk densities. **Maintained turf notes shall be modified from 6" of topsoil to a minimum of 8".**
- NA Construction is prohibited on steep Slopes within the St. Croix. Steep slopes are defined as lands having average slopes 12% or greater over horizontal distances of fifty feet (50) or more.

NA Land disturbing activities are prohibited within 40 feet of the top of blufflines. Blufflines are defined as a line along the top of a slope connecting points at which the slope, proceeding away from the waterbody or adjoining watershed channel, becomes less than twelve percent (12%).

Wetland Protection:

NA Direct discharge of stormwater to wetlands and all other water bodies without water quality treatment is prohibited. Exemptions for bridges/culverts on linear projects and disconnected impervious with adequate vegetated buffers may be considered.

NA Permits shall be obtained from appropriate regulatory authorities before beginning any work that impacts a wetland or its required buffer.

NA Any potential changes to the hydrology of the wetland (i.e. changes to the outlet elevation or contributing drainage area) must be reviewed to evaluate the impact of both the existing and proposed wetland conditions and approved by the MSCWMO.

NA Land-altering activities shall not increase the bounce in water level or duration of inundation from a 2.0-inch 24-hour storm for any downstream wetland beyond the limit specified in Table 7.2 of the WMP for the individual wetland susceptibility class.

Buffer Protection:

NA Buffers of unmowed natural vegetation shall be maintained or created upslope of wetlands, lakes and streams.

NA Buffer widths conform to provisions in Table 7.1 of the WMP.

NA All buildings (principle and accessory) must be set back at least 20 feet from the upslope edge of the buffer.

Chloride Management:

- ☐ A post-construction chloride management plan for chloride use on the site designates an individual authorized to implement the chloride-use plan and a MPCA smart salting-certified applicator engaged in the implementation of the chloride-use plan for the site. Chloride management plan is not provided.



August 6, 2026

Nancy Healey
Baytown Township
4020 McDonald Dr.
Stillwater, MN 55082

Dear Ms. Healey,

The Middle St. Croix Watershed Management Organization (MSCWMO) received initial submittal materials on July 21st, 2026 for the Northern Natural Gas project at 5250 Novak Ave N within the MSCWMO boundaries and Baytown Township. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan (WMP) since it involves more than 10,000 square feet of land disturbance. Permanent stormwater treatment is not applicable to the project since it does not involve new/reconstructed impervious surface. The MSCWMO staff have reviewed the project and find the plans as submitted are meeting MSCWMO standards.

Please contact me at 651-796-2227 or moldenburg-downing@mnwcd.org if you have any questions or comments regarding this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Oldenburg-Downing', is written over a horizontal line.

Matt Oldenburg-Downing | Administrator
Middle St. Croix Watershed Management Organization



PROJECT REVIEW CHECKLIST

MSCWMO Review ID: 26-013

Review Date: 8/6/2026

Project Name: Northern Natural Gas
(MNB86701 branch line)

Location: 5250 Novak Ave N, Baytown

Applicant: Kelly Henry

Purpose: Inspection and repair of
natural gas branch line

Recommendation: Proposed project meets the standards of MSCWMO

Review Trigger:

- ☒ Any project involve movement of 100 cubic yards of earth or removal of vegetation on greater than 10,000 square feet of land
- ☐ Any project that creates or fully reconstructs 6,000 square feet or more of impervious surface.
- ☐ Any project within the St. Croix Riverway that adds or reconstruct 500 square feet or more of impervious surface.
- ☒ Any project with wetland impacts, grading within public waters, grading within shoreline buffers or within 40-feet of the bluff line.
- ☐ All major subdivisions or minor subdivisions that are part of a common plan of development
- ☐ Development projects that impact 2 or more of the member communities
- ☐ Any project requiring a variance from the current local impervious surface coverage limit, shoreline, floodplain, or bluffline setback requirements

Submittal Items:

- ☒ A completed project review application form
- ☒ The required project review application fee
- ☒ Grading Plan/Mapping Exhibits:
 - ☒ Property lines and delineation of lands under ownership of the applicant.
 - ☒ Summary of all existing and proposed impervious surfaces.
 - ☒ Existing and proposed site contour elevations related to NAVD 1988 datum (preferred) or NGVD, 1929. Datum must be noted on exhibits.
 - ☒ Delineation of existing on-site wetlands, shoreland, bluffline and/or floodplain areas, including any buffers or setbacks with dimensions.

MSCWMO Member Communities

**Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland**

- NA** Ordinary High Water (OHW) elevations and datum, as determined by the Minnesota DNR if applicable.
- NA** Lowest floor elevation (including basement) of all existing and proposed structures and the regional flood elevation and datum of the 100-year recurrence interval (base flood elevation as determined in a flood insurance study) if applicable.
- NA** Drainage easements covering land adjacent to ponding areas, stormwater facilities and wetlands up to their 100-year flood levels and covering all ditches and storm sewers. Access easements to these drainage easements and to stormwater management facilities shall also be shown.
- NA** Delineation of the subwatersheds contributing runoff from off-site, proposed and existing on-site subwatersheds, and flow directions/patterns.
- NA** Location and detailed cross sections with elevations of proposed and existing stormwater facilities including outlet control structures and emergency overflows.
- NA** Existing and proposed normal water elevations and the high water level produced from the 100-year 24-hour storms of all stormwater facilities.
- ☒ Erosion and Sediment Control Plan including the following:
 - ☒ Perimeter controls (silt fence, sediment control logs filter berms, or other methods), construction accesses and notation on plans for installation to occur before land disturbing activity begins.
 - ☒ Temporary and permanent soil stabilization cover type (erosion control blanket/mulch, seed, sod, or other methods) and notation on plans for required stabilization timeframe.
 - ☒ Work exclusion areas for shoreland and buffer preservation, bluffline setbacks and stormwater volume control facilities.
- NA** Scour protection and energy dissipation in areas of concentrated flows.
- ☒ Contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.
- ☒ Identification of all surface waters (lakes, streams, rivers, and wetlands) within one mile that receive drainage from the project site, and methods to protect surface waters.
- NA** For projects disturbing more than one acre, or major or minor subdivisions that are part of a common plan of development, a copy of the Stormwater Pollution Prevention Plan (SWPPP), prepared by a qualified individual, which conforms to the MPCA Construction Stormwater General Permit

requirements. The SWPPP must conform to the special requirements for "Special Waters" (St. Croix River) and impaired waters, when applicable.

- NA** Permanent Stormwater Management System including the following:
- NA** Construction plans for all proposed stormwater management facilities including grading contours, bottom area, top area, outlet elevation and proposed vegetation if applicable.
 - NA** Construction notes for proposed volume control facilities to prevent soil compaction
 - NA** Location(s) of past, current or future onsite well and septic systems if applicable.
 - NA** Locations of existing and proposed downspouts and conveyances routing runoff to proposed stormwater management facilities.
 - NA** A completed stormwater volume control checklist.
 - NA** Narrative addressing incorporation of stormwater BMPs, including individual BMP storage volumes and pretreatment method(s) used.
 - NA** All hydrologic and hydraulic computations completed to design the proposed stormwater management facilities. The summaries shall include a map that corresponds to the subwatershed areas in the model.
 - NA** A table (or tables) must be submitted showing the following:
 - NA** A listing of all points where runoff leaves the site and the existing and proposed peak runoff rates for the 2-, 10-, and 100-year 24-hour storms.
 - NA** A listing of the existing and proposed subwatershed hydrologic parameters including the impervious and pervious areas, runoff curve number of pervious areas, and time of concentration.
 - NA** For proposed infiltration facilities with drainage areas of more than 2 acres or 0.7 acres or more of impervious surfaces, a soil boring report for onsite soil borings within the footprint of the proposed stormwater BMPs done in accordance with the Minnesota Stormwater Manual
 - NA** A proposed maintenance agreement, which may be in the format of Appendix Q, or other form approved by the MSCWMO.
- NA** A plan for post-construction management of chloride use on the site.
- NA** Other exhibits required to show conformance with MSCWMO performance standards such as documentation of coverage under the Construction Stormwater General Permit for applicable projects.

Stormwater Rate and Flood Control:

MSCWMO Member Communities

**Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland**

- NA The peak rate of stormwater runoff from the 2-, 10-, and 100-year 24-hour storms from newly developed or redeveloped sites does not exceed the existing runoff rates for all points where stormwater discharges leave the site
- NA Existing conditions assume good hydrologic conditions. When existing land cover is cropland, a CN of 56, 70, 79, and 83 is used for HSG A, B, C, and D, respectively.
- NA Runoff for impervious and pervious portions of each subwatershed are calculated separately
- NA Time of concentration is computed using TR-55 methodology
- NA Modeling analyses include secondary overflows to route flows for events exceeding the storm sewer systems level-of-service and computational routing methods are "tailwater-aware" (e.g. dynamic-storage-indication or simultaneous pond routing)
- NA In sub-areas of a landlocked watershed, development shall not increase the existing volume or rate of discharge from the sub-area for the 10-year return period event
- NA Low floor elevations of structures built adjacent to stormwater management features and other water bodies are a minimum of two feet above the 100-year high water level and the natural overflow of landlocked basins.
- NA Low floor elevations of structures built adjacent to designated floodplain areas are a minimum of two feet above the base flood elevation plus any stage increase due to the designation of flood fringe areas or encroachments on the floodplain

Stormwater Volume Control and Treatment:

- NA The required stormwater runoff volume captured and retained on site is equivalent to 1.1 inches of runoff from the new and/or fully reconstructed impervious surfaces, unless the project is linear.
- NA For linear projects, required stormwater runoff volume captured and retained on site is equivalent to the larger of:
 - NA 1.1 inches of runoff from the net increase in impervious, or
 - NA 0.55 inches or runoff from new and/or fully reconstructed impervious
- NA As determined and agreed upon by the community and MSCWMO the project site has restrictions where infiltration is not feasible or advised, such as karst topography, very fast or slow infiltration soils, shallow bedrock or groundwater, DWSMA or potential stormwater hotspots.
- NA Options considered for volume retention have examined the merits of:

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- NA Completing a higher level of engineering review for an ERA where the DWSMA is classified as moderate, or outside an ERA where the DWSMA is classified as high or very high
- NA Relocating project elements to address varying soil conditions and other constraints across the site to achieve infiltration
- NA Utilizing green roofs, rainwater harvesting, and/or stormwater reuse
- NA If full volume retention cannot be achieved, FTO #1 is satisfied by achieving volume retention of 0.55 inches of runoff from impervious surfaces and 75% annual total phosphorus removal
- NA If FTO#1 cannot be achieved, FTO #2 is satisfied by achieving volume retention to the maximum extent practicable and 60% annual total phosphorus removal
- NA If FTO#2 cannot be achieved, FTO #3 is satisfied by through off-site mitigation, credit banking, or cash-in-lieu of treatment
- NA Volume retention and pollutant removal credits are calculated in accordance with the Minnesota Stormwater Manual and MIDS calculator. Volume retention credits are based on the assumption that an instantaneous volume is captured by the BMP, not the volume infiltrating during the event hydrograph. Ponds, stormwater wetlands and manufactured treatment device removals are based upon the pollutant removal credits in the Minnesota Stormwater Manual.

Stormwater BMP Design:

- NA Surface flows to stormwater management facilities are pre-treated to remove solids and maintain long-term performance of the system
- NA Infiltration and filtration facilities drawdown within 48 hours per the following:
 - NA For "off-line" systems, the drawdown time is determined from the maximum water depth below the surface discharge elevation and the infiltration rate.
 - NA For "in-line" systems, the drawdown time includes the bounce within the system and the drawdown time is determined from the hydrograph time between the peak 100-yr HWL and soil surface/filter-media elevation
- NA Bioretention (biofiltration, bioinfiltration, etc.) facilities above ground with vegetation have a maximum water depth below the surface discharge elevation of 1.5 feet.
- NA Field measured infiltration rates are divided by 2 as a safety factor for design.
- NA In the absence of field-tested infiltration rates, the following design infiltration rates shall be used:
 - NA For proposed infiltration facilities with a drainage area less than 2 acres and receiving less the 0.7 acres of impervious surface runoff, the HSG is used to

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

estimate infiltration rates consistent with the recommend rates from the Minnesota Stormwater Manual.

- NA** For proposed infiltration facilities with a drainage area equal to or greater than 2 acres or having 0.7 acres or more of impervious surface runoff, infiltration suitability shall be verified with soil pits or borings per the Unified Soil Classification in accordance with the Minnesota Stormwater Manual.
- NA** The design infiltration rates for underground infiltration facilities shall not exceed half of the above rates
- NA** The following location and minimum setback requirements for proposed infiltration facilities are met:
 - NA** A minimum 3-foot vertical distance between the bottom of an infiltration facility to the seasonally saturated soils or bedrock.
 - NA** A minimum of 1,000 feet up gradient or 100 feet down gradient of active karst terrain
 - NA** A minimum 100-foot horizontal separation between any infiltration facility and sensitive public water supply well
 - NA** A minimum 50-foot horizontal separation between any infiltration facility and all other public water supply well
 - NA** A minimum 35-foot horizontal separation between any infiltration facility and septic system.
 - NA** Infiltration facilities are not located within bluffline setbacks.
- NA** To prevent soil compaction of infiltration and filtration facilities, the following construction guidance must be provided in the plans and followed during construction:
 - NA** Proposed facilities shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it.
 - NA** Proposed facilities may not be excavated within 2.0 feet of final grade until the contributing drainage area has been constructed and fully stabilized.
 - NA** If facilities are in-place during construction activities, all sediment and runoff must be diverted away from the facility, using practices such as pipe capping or diversions. Robust erosion and sediment controls shall be utilized to protect facilities during construction.
 - NA** Installation of facilities shall occur in dry soil conditions. Excavation, soil placement and rapid stabilization of perimeter slopes must be accomplished prior to the next precipitation event.

NA Excavation shall be performed by an excavator with a toothed bucket. Use excavator bucket to place materials. Construction equipment shall not be allowed into the basin.

NA Prior to the release of any remaining fee or security, the permit holder must provide documentation that constructed stormwater facilities perform as designed. All projects shall provide as-builts of permanent stormwater facilities and infiltration tests demonstrating an acceptable infiltration rate or maximum 48-hour drawdown of the full volume if applicable.

Erosion and Sediment Control:

☒ Erosion Prevention

- ☒ Stabilize all exposed soil areas (including stockpiles) with temporary erosion control (seed and mulch, blanket, or other methods) within 14 days (or 7 days for St. Croix River or impaired water) if construction activities in the area have temporarily or permanently ceased.
- ☒ During MNDNR “work in water restrictions” periods all exposed soils (including stockpiles) within 200 feet of the water’s edge must be stabilized within 24 hours of temporarily or permanently pausing construction activities
- ☒ Stabilize all exposed soils within the normal wetted perimeter of a temporary or permanent drainage ditch or swale within 200 feet of the point of discharge or property edge within 24 hours of allowing water to flow through the system. Mulch, hydromulch, tackifier, or similar practices may not be used in swales with slopes greater than two percent.
- ☒ Stabilize pipe outlets with energy dissipation within 24 hours of connection to a drainage way or permanent stormwater treatment system.
- ☒ Location, type and quantity of temporary erosion prevention practices are identified.

☒ Sediment Control

- ☒ Sediment control practices (silt fence, sediment control logs, filter berms, storm sewer inlet protection, or other methods) will be placed down gradient before land disturbing activities begin.
- ☒ If sediment controls are overloaded based on frequent failure, additional upgradient, redundant, or more robust controls must be implemented.
- ☒ Flotation silt curtain placed in water shall not be used as a primary sediment control practice except when working below the waterline or at the land-water interface. Sediment controls must otherwise be located on land. If used, flotation silt curtain shall be decontaminated of aquatic invasive species per MNDNR guidelines before transporting from the site.

MSCWMO Member Communities

**Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland**

- ☒ Preserve a 50-foot buffer of natural vegetation (100 feet along the St. Croix River or impaired waters) around all surface waters, blufflines, and existing permanent stormwater treatment facilities. If infeasible and disturbance must occur within the buffer, **redundant perimeter controls must be used.**
- ☒ Stabilized construction accesses (rock pads, rumble strips, access mats) must be utilized to minimize tracking out of sediment from the construction site. Paved surfaces must be cleaned daily if tracking practices are not adequate to prevent sediment from being tracked onto the paved surfaces.
- ☒ Location, type and quantity of sediment control practices are identified.
- ☒ Dewatering
 - ☒ Dewatering turbid or sediment-laden water to surface waters, stormwater conveyances, and existing permanent stormwater treatment facilities is prohibited.
 - ☒ Dewatering discharges shall be directed to temporary sediment basins, filter bags, well-vegetated areas within the site, treatment dumpsters, weeper systems, or other methods. Water leaving the site shall not be turbid, and dewatering discharge points shall be protected from scour and erosion.
 - ☒ Dewatering discharges must be regularly checked for visual clarity at least once every four hours, and records must be kept with the erosion control plan. Unattended dewatering activities are prohibited. If turbid water is discharged, dewatering activities shall cease immediately and additional filtration methods implemented.
- ☒ Inspections and Maintenance
 - ☒ Applicant must inspect all erosion prevention and sediment control practices and adjacent surface waters, stormwater conveyances, and paved surfaces weekly and within 24 hours of a half-inch or more rain event to ensure integrity and effectiveness.
 - ☒ Records of inspections must include the date, time, name of inspector, rainfall amount, findings of the inspection, photographs collected of damaged practices or sediment discharges, and corrective actions taken as a result of the inspection.
 - ☒ Damaged, non-functional, or missing erosion and sediment control practices shall be replaced by the end of the next business day. Sediment control devices must be maintained when sediment reaches half the height or half the volume of the device by the end of the next business day.
 - ☒ If a sediment or discharge of material other than clean stormwater is found, the applicant must immediately notify the permit authority, and report the

discharge to the state duty officer with a description of the type and amount of material discharged, and affected resources.

- ☒ Plans shall include contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.
- ☒ Pollution Prevention
 - ☒ Solid waste, including materials from spill clean ups, must be stored, collected and disposed of in accordance with state law.
 - ☒ Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds) such that wastes do not come in contact with soil or stormwater.
 - ☒ Hazardous materials that have potential to leach pollutants such as oil, fuels, hydraulic fluid, paints, solvents, curing compounds, or other materials must be stored in sealed containers and under cover to minimize contact with stormwater.
 - ☒ Immediately contain and prevent further discharge of spilled materials using spill containment kits. Document and report spills as required by state law.
- ☒ Final Stabilization
 - NA** For residential subdivisions only, individual lots are considered final stabilized if the structures are finished and temporary erosion protection and down gradient sediment control has been completed.
 - ☒ Projects are considered stabilized when all construction activity is complete and all soils disturbed as a result of the project are covered with perennial vegetation of at least 70 percent of the final expected growth. When sod is used, a project is considered stabilized after sod has been laid and maintained alive for at least 30 days.
 - ☒ Grading and landscape plans shall include soil tillage and soil bed preparation methods that are employed prior to landscape installation to a minimum depth of 8" and incorporate amendments to meet Minnesota State Stormwater Manual predevelopment soil type bulk densities.
- NA** Construction is prohibited on steep Slopes within the St. Croix. Steep slopes are defined as lands having average slopes 12% or greater over horizontal distances of fifty feet (50) or more.
- NA** Land disturbing activities are prohibited within 40 feet of the top of blufflines. Blufflines are defined as a line along the top of a slope connecting points at which the slope, proceeding away from the waterbody or adjoining watershed channel, becomes less than twelve percent (12%).

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

Wetland Protection:

- ☒ Direct discharge of stormwater to wetlands and all other water bodies without water quality treatment is prohibited. Exemptions for bridges/culverts on linear projects and disconnected impervious with adequate vegetated buffers may be considered. **Vegetated buffers are infeasible, redundant perimeter controls must be used.**
- ☒ Permits shall be obtained from appropriate regulatory authorities before beginning any work that impacts a wetland or its required buffer.
- NA** Any potential changes to the hydrology of the wetland (i.e. changes to the outlet elevation or contributing drainage area) must be reviewed to evaluate the impact of both the existing and proposed wetland conditions and approved by the MSCWMO.
- NA** Land-altering activities shall not increase the bounce in water level or duration of inundation from a 2.0-inch 24-hour storm for any downstream wetland beyond the limit specified in Table 7.2 of the WMP for the individual wetland susceptibility class.

Buffer Protection:

- ☒ Buffers of unmowed natural vegetation shall be maintained or created upslope of wetlands, lakes and streams. **Maintaining the vegetated buffer is infeasible due to the nature of the work; redundant perimeter controls must be used.**
- NA** Buffer widths conform to provisions in Table 7.1 of the WMP.
- NA** All buildings (principle and accessory) must be set back at least 20 feet from the upslope edge of the buffer.

Chloride Management:

- NA** A post-construction chloride management plan for chloride use on the site designates an individual authorized to implement the chloride-use plan and a MPCA smart salting-certified applicator engaged in the implementation of the chloride-use plan for the site.



August 6, 2026

Matt Kline
City of Bayport
294 N Third St.
Bayport, MN 55003

Dear Mr. Kline,

The Middle St. Croix Watershed Management Organization (MSCWMO) received initial submittal materials on July 22nd, 2026 for the Andersen Corporation Bayport Facility Stormwater Improvements project at 100 4th Ave N within the MSCWMO boundaries and the City of Bayport. The proposed project qualifies for full review under the MSCWMO 2025 Watershed Management Plan (WMP) since it involves more than 500 square feet of new/reconstructed impervious in the Lower St. Croix Riverway. Stormwater management is provided by a reduction of the impervious surfacing on site to achieve the required volume control for a linear project. The MSCWMO staff have reviewed the project and found the plans as submitted are meeting MSCWMO standards contingent upon the following seven (7) items:

1. The erosion control notes must include 24 hour time frames for stabilizing pipe outlets and exposed soils (including stockpiles) within 200 feet of the water's edge.
2. The erosion control notes must refer to MNDNR guidelines for decontaminating flotation silt curtains to mitigate transport of aquatic invasive species.
3. The sediment control estimated quantities shall include a quantity for inlet protection to be utilized for catch basins down gradient of disturbed areas and stockpiles.
4. The erosion control notes shall include the required timeframe for providing/replacing any damaged, non-functional or missing ESC practices found during inspections by the end of the next business day.
5. The erosion control notes shall include requirements to report spills and discharged materials to the state duty officer as required by state law.
6. The site plan notes for impervious removal areas must have a minimum of 8" of placed topsoil, not 6".
7. A post-construction chloride management plan for chloride use on the site shall be provided.

Please contact me at 651-796-2227 or moldenburg-downing@mnwcd.org if you have any questions or comments regarding this correspondence.

Sincerely,



Matt Oldenburg-Downing | Administrator
Middle St. Croix Watershed Management Organization



PROJECT REVIEW CHECKLIST

MSCWMO Review ID: 26-014

Review Date: 8/6/2026

Project Name: AW Bayport Facility
Stormwater Improvements

Location: 100 4th Ave N, Bayport

Applicant: Nicholas Lyon

Purpose: Repair and maintain existing
storm sewer system

Recommendation: Proposed project meets the standards of MSCWMO contingent upon the following:

1. The erosion control notes must include 24 hour time frames for stabilizing pipe outlets and exposed soils (including stockpiles) within 200 feet of the water's edge.
2. The erosion control notes must refer to MNDNR guidelines for decontaminating flotation silt curtains to mitigate transport of aquatic invasive species.
3. The sediment control estimated quantities shall include a quantity for inlet protection to be utilized for catch basins down gradient of disturbed areas and stockpiles.
4. The erosion control notes shall include the required timeframe for providing/replacing any damaged, non-functional or missing ESC practices found during inspections by the end of the next business day.
5. The erosion control notes shall include requirements to report spills and discharged materials to the state duty officer as required by state law.
6. The site plan notes for impervious removal areas must have a minimum of 8" of placed topsoil, not 6".
7. A post-construction chloride management plan for chloride use on the site shall be provided.

Review Trigger:

- ☐ Any project involve movement of 100 cubic yards of earth or removal of vegetation on greater than 10,000 square feet of land
- ☐ Any project that creates or fully reconstructs 6,000 square feet or more of impervious surface.
- ☒ Any project within the St. Croix Riverway that adds or reconstruct 500 square feet or more of impervious surface.
- ☐ Any project with wetland impacts, grading within public waters, grading within shoreline buffers or within 40-feet of the bluff line.
- ☐ All major subdivisions or minor subdivisions that are part of a common plan of development

MSCWMO Member Communities

**Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland**

- ☐ Development projects that impact 2 or more of the member communities
- ☐ Any project requiring a variance from the current local impervious surface coverage limit, shoreline, floodplain, or bluffline setback requirements

Submittal Items:

- ☒ A completed project review application form
- ☒ The required project review application fee
- ☒ Grading Plan/Mapping Exhibits:
 - ☒ Property lines and delineation of lands under ownership of the applicant.
 - ☒ Summary of all existing and proposed impervious surfaces.
 - ☒ Existing and proposed site contour elevations related to NAVD 1988 datum (preferred) or NGVD, 1929. Datum must be noted on exhibits.
 - ☒ Delineation of existing on-site wetlands, shoreland, bluffline and/or floodplain areas, including any buffers or setbacks with dimensions.
 - ☒ Ordinary High Water (OHW) elevations and datum, as determined by the Minnesota DNR if applicable.
- NA** Lowest floor elevation (including basement) of all existing and proposed structures and the regional flood elevation and datum of the 100-year recurrence interval (base flood elevation as determined in a flood insurance study) if applicable.
- NA** Drainage easements covering land adjacent to ponding areas, stormwater facilities and wetlands up to their 100-year flood levels and covering all ditches and storm sewers. Access easements to these drainage easements and to stormwater management facilities shall also be shown.
- NA** Delineation of the subwatersheds contributing runoff from off-site, proposed and existing on-site subwatersheds, and flow directions/patterns.
- NA** Location and detailed cross sections with elevations of proposed and existing stormwater facilities including outlet control structures and emergency overflows.
- NA** Existing and proposed normal water elevations and the high water level produced from the 100-year 24-hour storms of all stormwater facilities.
- ☒ Erosion and Sediment Control Plan including the following:
 - ☒ Perimeter controls (silt fence, sediment control logs filter berms, or other methods), construction accesses and notation on plans for installation to occur before land disturbing activity begins.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- ☒ Temporary and permanent soil stabilization cover type (erosion control blanket/mulch, seed, sod, or other methods) and notation on plans for required stabilization timeframe.
- NA** Work exclusion areas for shoreland and buffer preservation, bluffline setbacks and stormwater volume control facilities.
- ☒ Scour protection and energy dissipation in areas of concentrated flows.
- ☐ Contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.
- ☒ Identification of all surface waters (lakes, streams, rivers, and wetlands) within one mile that receive drainage from the project site, and methods to protect surface waters.
- NA** For projects disturbing more than one acre, or major or minor subdivisions that are part of a common plan of development, a copy of the Stormwater Pollution Prevention Plan (SWPPP), prepared by a qualified individual, which conforms to the MPCA Construction Stormwater General Permit requirements. The SWPPP must conform to the special requirements for "Special Waters" (St. Croix River) and impaired waters, when applicable.
- NA** Permanent Stormwater Management System including the following:
 - NA** Construction plans for all proposed stormwater management facilities including grading contours, bottom area, top area, outlet elevation and proposed vegetation if applicable.
 - NA** Construction notes for proposed volume control facilities to prevent soil compaction
 - NA** Location(s) of past, current or future onsite well and septic systems if applicable.
 - NA** Locations of existing and proposed downspouts and conveyances routing runoff to proposed stormwater management facilities.
 - NA** A completed stormwater volume control checklist.
 - NA** Narrative addressing incorporation of stormwater BMPs, including individual BMP storage volumes and pretreatment method(s) used.
 - NA** All hydrologic and hydraulic computations completed to design the proposed stormwater management facilities. The summaries shall include a map that corresponds to the subwatershed areas in the model.
 - NA** A table (or tables) must be submitted showing the following:
 - NA** A listing of all points where runoff leaves the site and the existing and proposed peak runoff rates for the 2-, 10-, and 100-year 24-hour storms.

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- NA** A listing of the existing and proposed subwatershed hydrologic parameters including the impervious and pervious areas, runoff curve number of pervious areas, and time of concentration.
 - NA** For proposed infiltration facilities with drainage areas of more than 2 acres or 0.7 acres or more of impervious surfaces, a soil boring report for onsite soil borings within the footprint of the proposed stormwater BMPs done in accordance with the Minnesota Stormwater Manual
 - NA** A proposed maintenance agreement, which may be in the format of Appendix Q, or other form approved by the MSCWMO.
 - ☐ A plan for post-construction management of chloride use on the site.
 - ☒ Other exhibits required to show conformance with MSCWMO performance standards such as documentation of coverage under the Construction Stormwater General Permit for applicable projects.
- Stormwater Rate and Flood Control:
- NA** The peak rate of stormwater runoff from the 2-, 10-, and 100-year 24-hour storms from newly developed or redeveloped sites does not exceed the existing runoff rates for all points where stormwater discharges leave the site
 - NA** Existing conditions assume good hydrologic conditions. When existing land cover is cropland, a CN of 56, 70, 79, and 83 is used for HSG A, B, C, and D, respectively.
 - NA** Runoff for impervious and pervious portions of each subwatershed are calculated separately
 - NA** Time of concentration is computed using TR-55 methodology
 - NA** Modeling analyses include secondary overflows to route flows for events exceeding the storm sewer systems level-of-service and computational routing methods are "tailwater-aware" (e.g. dynamic-storage-indication or simultaneous pond routing)
 - NA** In sub-areas of a landlocked watershed, development shall not increase the existing volume or rate of discharge from the sub-area for the 10-year return period event
 - NA** Low floor elevations of structures built adjacent to stormwater management features and other water bodies are a minimum of two feet above the 100-year high water level and the natural overflow of landlocked basins.
 - NA** Low floor elevations of structures built adjacent to designated floodplain areas are a minimum of two feet above the base flood elevation plus any stage increase due to the designation of flood fringe areas or encroachments on the floodplain

Stormwater Volume Control and Treatment:

- NA** The required stormwater runoff volume captured and retained on site is equivalent to 1.1 inches of runoff from the new and/or fully reconstructed impervious surfaces, unless the project is linear.
- ☒ For linear projects, required stormwater runoff volume captured and retained on site is equivalent to the larger of:
 - NA** 1.1 inches of runoff from the net increase in impervious, or
 - ☒ 0.55 inches of runoff from new and/or fully reconstructed impervious
- NA** As determined and agreed upon by the community and MSCWMO the project site has restrictions where infiltration is not feasible or advised, such as karst topography, very fast or slow infiltration soils, shallow bedrock or groundwater, DWSMA or potential stormwater hotspots.
- NA** Options considered for volume retention have examined the merits of:
 - NA** Completing a higher level of engineering review for an ERA where the DWSMA is classified as moderate, or outside an ERA where the DWSMA is classified as high or very high
 - NA** Relocating project elements to address varying soil conditions and other constraints across the site to achieve infiltration
 - NA** Utilizing green roofs, rainwater harvesting, and/or stormwater reuse
- NA** If full volume retention cannot be achieved, FTO #1 is satisfied by achieving volume retention of 0.55 inches of runoff from impervious surfaces and 75% annual total phosphorus removal
- NA** If FTO#1 cannot be achieved, FTO #2 is satisfied by achieving volume retention to the maximum extent practicable and 60% annual total phosphorus removal
- NA** If FTO#2 cannot be achieved, FTO #3 is satisfied by through off-site mitigation, credit banking, or cash-in-lieu of treatment
- ☒ Volume retention and pollutant removal credits are calculated in accordance with the Minnesota Stormwater Manual and MIDS calculator. Volume retention credits are based on the assumption that an instantaneous volume is captured by the BMP, not the volume infiltrating during the event hydrograph. Ponds, stormwater wetlands and manufactured treatment device removals are based upon the pollutant removal credits in the Minnesota Stormwater Manual.

Stormwater BMP Design:

- NA** Surface flows to stormwater management facilities are pre-treated to remove solids and maintain long-term performance of the system

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

NA Infiltration and filtration facilities drawdown within 48 hours per the following:

NA For “off-line” systems, the drawdown time is determined from the maximum water depth below the surface discharge elevation and the infiltration rate.

NA For “in-line” systems, the drawdown time includes the bounce within the system and the drawdown time is determined from the hydrograph time between the peak 100-yr HWL and soil surface/filter-media elevation

NA Bioretention (biofiltration, bioinfiltration, etc.) facilities above ground with vegetation have a maximum water depth below the surface discharge elevation of 1.5 feet.

NA Field measured infiltration rates are divided by 2 as a safety factor for design.

NA In the absence of field-tested infiltration rates, the following design infiltration rates shall be used:

NA For proposed infiltration facilities with a drainage area less than 2 acres and receiving less the 0.7 acres of impervious surface runoff, the HSG is used to estimate infiltration rates consistent with the recommend rates from the Minnesota Stormwater Manual.

NA For proposed infiltration facilities with a drainage area equal to or greater than 2 acres or having 0.7 acres or more of impervious surface runoff, infiltration suitability shall be verified with soil pits or borings per the Unified Soil Classification in accordance with the Minnesota Stormwater Manual.

NA The design infiltration rates for underground infiltration facilities shall not exceed half of the above rates

NA The following location and minimum setback requirements for proposed infiltration facilities are met:

NA A minimum 3-foot vertical distance between the bottom of an infiltration facility to the seasonally saturated soils or bedrock.

NA A minimum of 1,000 feet up gradient or 100 feet down gradient of active karst terrain

NA A minimum 100-foot horizontal separation between any infiltration facility and sensitive public water supply well

NA A minimum 50-foot horizontal separation between any infiltration facility and all other public water supply well

NA A minimum 35-foot horizontal separation between any infiltration facility and septic system.

NA Infiltration facilities are not located within bluffline setbacks.

- NA** To prevent soil compaction of infiltration and filtration facilities, the following construction guidance must be provided in the plans and followed during construction:
- NA** Proposed facilities shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it.
 - NA** Proposed facilities may not be excavated within 2.0 feet of final grade until the contributing drainage area has been constructed and fully stabilized.
 - NA** If facilities are in-place during construction activities, all sediment and runoff must be diverted away from the facility, using practices such as pipe capping or diversions. Robust erosion and sediment controls shall be utilized to protect facilities during construction.
 - NA** Installation of facilities shall occur in dry soil conditions. Excavation, soil placement and rapid stabilization of perimeter slopes must be accomplished prior to the next precipitation event.
 - NA** Excavation shall be performed by an excavator with a toothed bucket. Use excavator bucket to place materials. Construction equipment shall not be allowed into the basin.
- NA** Prior to the release of any remaining fee or security, the permit holder must provide documentation that constructed stormwater facilities perform as designed. All projects shall provide as-builts of permanent stormwater facilities and infiltration tests demonstrating an acceptable infiltration rate or maximum 48-hour drawdown of the full volume if applicable.

Erosion and Sediment Control:

- ☐ Erosion Prevention
 - ☒ Stabilize all exposed soil areas (including stockpiles) with temporary erosion control (seed and mulch, blanket, or other methods) within 14 days (or 7 days for St. Croix River or impaired water) if construction activities in the area have temporarily or permanently ceased.
 - ☐ During MNDNR "work in water restrictions" periods all exposed soils (including stockpiles) within 200 feet of the water's edge must be stabilized within 24 hours of temporarily or permanently pausing construction activities
- NA** Stabilize all exposed soils within the normal wetted perimeter of a temporary or permanent drainage ditch or swale within 200 feet of the point of discharge or property edge within 24 hours of allowing water to flow through the system. Mulch, hydromulch, tackifier, or similar practices may not be used in swales with slopes greater than two percent.

- ☐ Stabilize pipe outlets with energy dissipation within 24 hours of connection to a drainage way or permanent stormwater treatment system.
- ☒ Location, type and quantity of temporary erosion prevention practices are identified.
- ☐ Sediment Control
 - ☒ Sediment control practices (silt fence, sediment control logs, filter berms, storm sewer inlet protection, or other methods) will be placed down gradient before land disturbing activities begin.
 - ☒ If sediment controls are overloaded based on frequent failure, additional upgradient, redundant, or more robust controls must be implemented.
 - ☐ Flotation silt curtain placed in water shall not be used as a primary sediment control practice except when working below the waterline or at the land-water interface. Sediment controls must otherwise be located on land. If used, flotation silt curtain shall be decontaminated of aquatic invasive species per MNDNR guidelines before transporting from the site.
 - ☒ Preserve a 50-foot buffer of natural vegetation (100 feet along the St. Croix River or impaired waters) around all surface waters, blufflines, and existing permanent stormwater treatment facilities. If infeasible and disturbance must occur within the buffer, redundant perimeter controls must be used.
 - ☒ Stabilized construction accesses (rock pads, rumble strips, access mats) must be utilized to minimize tracking out of sediment from the construction site. Paved surfaces must be cleaned daily if tracking practices are not adequate to prevent sediment from being tracked onto the paved surfaces.
 - ☐ Location, type and quantity of sediment control practices are identified. Include a quantity of inlet protection to be utilized for catch basins down gradient of stockpiles.

NA Dewatering

- NA Dewatering turbid or sediment-laden water to surface waters, stormwater conveyances, and existing permanent stormwater treatment facilities is prohibited.
- NA Dewatering discharges shall be directed to temporary sediment basins, filter bags, well-vegetated areas within the site, treatment dumpsters, weeper systems, or other methods. Water leaving the site shall not be turbid, and dewatering discharge points shall be protected from scour and erosion.
- NA Dewatering discharges must be regularly checked for visual clarity at least once every four hours, and records must be kept with the erosion control plan. Unattended dewatering activities are prohibited. If turbid water is discharged,

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

dewatering activities shall cease immediately and additional filtration methods implemented.

☐ Inspections and Maintenance

- ☒ Applicant must inspect all erosion prevention and sediment control practices and adjacent surface waters, stormwater conveyances, and paved surfaces weekly and within 24 hours of a half-inch or more rain event to ensure integrity and effectiveness.
- ☒ Records of inspections must include the date, time, name of inspector, rainfall amount, findings of the inspection, photographs collected of damaged practices or sediment discharges, and corrective actions taken as a result of the inspection.
- ☐ Damaged, non-functional, or missing erosion and sediment control practices shall be replaced by the end of the next business day. Sediment control devices must be maintained when sediment reaches half the height or half the volume of the device by the end of the next business day.
- ☐ If a sediment or discharge of material other than clean stormwater is found, the applicant must immediately notify the permit authority, and report the discharge to the state duty officer with a description of the type and amount of material discharged, and affected resources.
- ☒ Plans shall include contact information including email and a phone number of the person responsible for inspection and compliance with erosion and sediment control.

☐ Pollution Prevention

- ☒ Solid waste, including materials from spill clean ups, must be stored, collected and disposed of in accordance with state law.
- ☒ Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds) such that wastes do not come in contact with soil or stormwater.
- ☒ Hazardous materials that have potential to leach pollutants such as oil, fuels, hydraulic fluid, paints, solvents, curing compounds, or other materials must be stored in sealed containers and under cover to minimize contact with stormwater.
- ☐ Immediately contain and prevent further discharge of spilled materials using spill containment kits. Document and report spills as required by state law.

☐ Final Stabilization

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

NA For residential subdivisions only, individual lots are considered final stabilized if the structures are finished and temporary erosion protection and down gradient sediment control has been completed.

☒ Projects are considered stabilized when all construction activity is complete and all soils disturbed as a result of the project are covered with perennial vegetation of at least 70 percent of the final expected growth. When sod is used, a project is considered stabilized after sod has been laid and maintained alive for at least 30 days.

☐ Grading and landscape plans shall include soil tillage and soil bed preparation methods that are employed prior to landscape installation to a minimum depth of 8" and incorporate amendments to meet Minnesota State Stormwater Manual predevelopment soil type bulk densities. In areas of impervious removal, the minimum depth of topsoil places shall be 8", not 6".

☒ Construction is prohibited on steep Slopes within the St. Croix. Steep slopes are defined as lands having average slopes 12% or greater over horizontal distances of fifty feet (50) or more.

☒ Land disturbing activities are prohibited within 40 feet of the top of blufflines. Blufflines are defined as a line along the top of a slope connecting points at which the slope, proceeding away from the waterbody or adjoining watershed channel, becomes less than twelve percent (12%).

Wetland Protection:

☒ Direct discharge of stormwater to wetlands and all other water bodies without water quality treatment is prohibited. Exemptions for bridges/culverts on linear projects and disconnected impervious with adequate vegetated buffers may be considered.

☒ Permits shall be obtained from appropriate regulatory authorities before beginning any work that impacts a wetland or its required buffer.

NA Any potential changes to the hydrology of the wetland (i.e. changes to the outlet elevation or contributing drainage area) must be reviewed to evaluate the impact of both the existing and proposed wetland conditions and approved by the MSCWMO.

NA Land-altering activities shall not increase the bounce in water level or duration of inundation from a 2.0-inch 24-hour storm for any downstream wetland beyond the limit specified in Table 7.2 of the WMP for the individual wetland susceptibility class.

Buffer Protection:

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

- ☒ Buffers of unmowed natural vegetation shall be maintained or created upslope of wetlands, lakes and streams. **Natural vegetation buffers are infeasible. Where work must occur within buffers, redundant perimeter controls are to be provided.**

NA Buffer widths conform to provisions in Table 7.1 of the WMP.

NA All buildings (principle and accessory) must be set back at least 20 feet from the upslope edge of the buffer.

Chloride Management:

- ☐ A post-construction chloride management plan for chloride use on the site designates an individual authorized to implement the chloride-use plan and a MPCA smart salting-certified applicator engaged in the implementation of the chloride-use plan for the site.



Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 06/25/2026

Project Name: Bill Marzolf and Maureen Bausch New Home Project Project Address: 16855 21st St S

Site is within one mile of and discharges to an impaired or special water?

☒ Yes ☐ No

Inspection Type: ☐ Pre-construction ☒ Routine ☐ Rainfall ☐ Post-construction

Overall Site Grade:

☒ A	The site is in full compliance . All practices are in place and the site is well maintained.
☐ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☐ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

General Comments or Potential Areas of Future Concern:

All rain gardens meet size and function requirements. Permeable paver driveway installed. Silt fence at top of bluff may be removed during sod installation scheduled for this afternoon.

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Were any discharges observed during this inspection? ☒ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☐	☐	☒	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☐	☐	☐	☒
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☐	☒
Construction phasing in accordance with the approved plan is being followed	☐	☐	☐	☒
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☒	☐	☐	☐
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☐	☐	☒
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☒	☐	☐	☐
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☒	☐	☐	☐
Perimeter controls are maintained and functioning properly	☒	☐	☐	☐
Inlet protection devices are maintained and adequately protecting inlets	☐	☐	☐	☒
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☒	☐	☐	☐
Tracked sediment is being removed within 24 hours	☒	☐	☐	☐
Surface waters, ditches, conveyances, and discharge points have been inspected	☒	☐	☐	☐
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☒	☐	☐	☐
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☐
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:



Erosion & Sediment Control Compliance Summary & Corrective Action Notice



Erosion & Sediment Control Compliance Summary & Corrective Action Notice





Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 06/25/2026

Project Name: Marzolf and Bausch Retaining Wall Project Address: 16855 21st St S

Site is within one mile of and discharges to an impaired or special water?

☒ Yes ☐ No

Inspection Type: ☐ Pre-construction ☒ Routine ☐ Rainfall ☐ Post-construction

Overall Site Grade:

☐ A	The site is in full compliance . All practices are in place and the site is well maintained.
☒ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☐ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

General Comments or Potential Areas of Future Concern:

Lower silt fence may be removed. Noted plantings on retaining walls are not prairie dropseed as shown on plans. Mulch also not shown on plans. Will follow up with WMO Administrator. Noted current or future

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

landowner would not have an obligation to maintain mulch on city property, which may result in long term erosion issues on bluff if mulch maintenance is neglected.

Were any discharges observed during this inspection? ☒ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

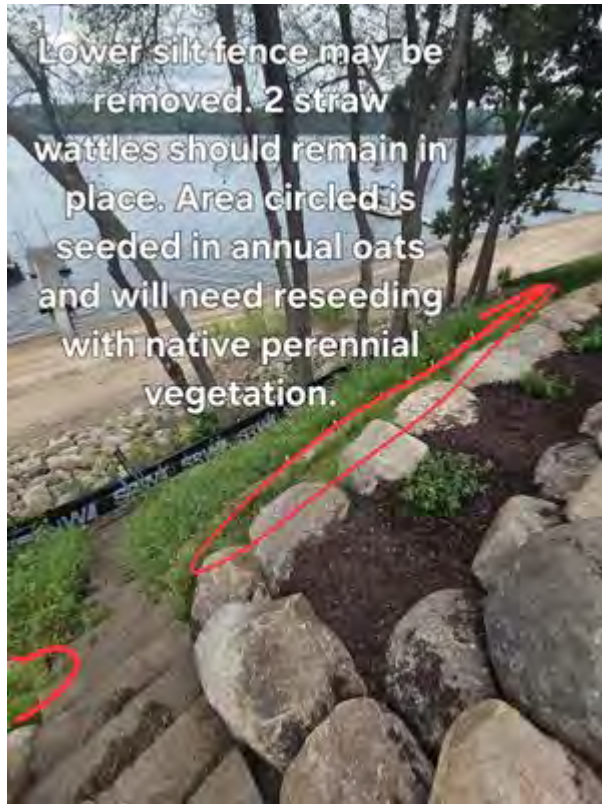
	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☒	☐	☐	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☒	☐	☐	☐
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☐	☒
Construction phasing in accordance with the approved plan is being followed	☐	☐	☐	☒
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☒	☐	☐	☐
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☐	☐	☒
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☐	☐	☐	☒
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☒	☐	☐	☐
Perimeter controls are maintained and functioning properly	☒	☐	☐	☐
Inlet protection devices are maintained and adequately protecting inlets	☐	☐	☐	☒
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☐	☐	☐	☒
Tracked sediment is being removed within 24 hours	☐	☐	☐	☒
Surface waters, ditches, conveyances, and discharge points have been inspected	☒	☐	☐	☐
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☐	☐	☐	☒
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☒
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:





Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 06/11/2026

Project Name: Stillwater Towing Site Improvements Project Address: 1749 Greeley Street

Site is within one mile of and discharges to an impaired or special water?

☒ Yes ☐ No

Inspection Type: ☐ Pre-construction ☒ Routine ☐ Rainfall ☐ Post-construction

Overall Site Grade:

☐ A	The site is in full compliance . All practices are in place and the site is well maintained.
☐ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☒ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

1. **Within 7 days** inactive stockpiles must be stabilized if not actively utilized- apply soil cover such as straw mulch, hydromulch, wood chips, erosion control blanket, temporary seeding, poly sheeting, or other methods.

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

2. **Wherever construction activity has paused for more than 7 days** exposed soils must be stabilized - apply soil cover such as straw mulch, hydromulch, wood chips, erosion control blanket, temporary seeding, or other methods.
3. **Immediately** apply soil cover such as straw mulch, hydromulch, wood chips, erosion control blanket, temporary seeding, poly sheeting, or other methods of stabilization to exposed soils or stockpiles that are overdue for stabilization.
4. Immediately install sediment controls at the base of all stockpiles.
5. **By the end of the next business day** repair rills, gullies, or erosion on slopes.
6. **By the end of the next business day** repair and/or replace damaged perimeter controls.
7. **By the end of the next business day** remove sediment accumulation along perimeter controls when sediment reaches 1/2 the height of the device.
8. Immediately obtain permit coverage under MPCA's state construction stormwater permit.

General Comments or Potential Areas of Future Concern:

There are deficiencies in perimeter control allowing sediment to escape offsite onto adjacent properties, especially in the NE corner of the site. Stockpiles require their own sediment controls, and are overdue for temporary stabilization. I was not able to find a record of permit coverage under the MPCA's construction stormwater general permit. The site disturbs more than one acre of soil and is required to have coverage under the state general permit.

Were any discharges observed during this inspection? ☐ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

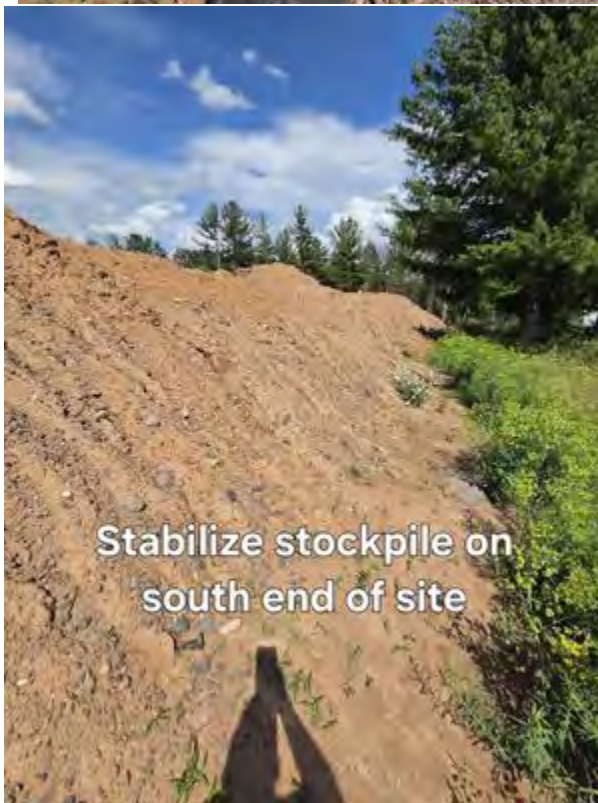
	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☐	☒	☐	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☐	☐	☐	☒
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☐	☒
Construction phasing in accordance with the approved plan is being followed	☐	☐	☐	☒
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☒	☐	☐	☐
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☒	☐	☐
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☐	☐	☐	☒
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☐	☐	☐	☒
Perimeter controls are maintained and functioning properly	☐	☒	☐	☐
Inlet protection devices are maintained and adequately protecting inlets	☐	☐	☐	☒
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☐	☐	☒	☐
Tracked sediment is being removed within 24 hours	☒	☐	☐	☐
Surface waters, ditches, conveyances, and discharge points have been inspected	☐	☐	☐	☒
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☐	☐	☐	☒
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☐
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:



Erosion & Sediment Control Compliance Summary & Corrective Action Notice



Erosion & Sediment Control Compliance Summary & Corrective Action Notice



Erosion & Sediment Control Compliance Summary & Corrective Action Notice





Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 08/05/2026

Project Name: Schultz Project Address: 15110-15172 15th St N

Site is within one mile of and discharges to an impaired or special water?

☒ Yes ☐ No

Inspection Type: ☐ Pre-construction ☒ Routine ☐ Rainfall ☐ Post-construction

Overall Site Grade:

☒ A	The site is in full compliance . All practices are in place and the site is well maintained.
☐ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☐ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

General Comments or Potential Areas of Future Concern:

Site has largely stabilized with volunteer vegetation outside immediate construction area around house. No work on stormwater basin yet started.

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Were any discharges observed during this inspection? ☒ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☒	☐	☐	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☐	☐	☐	☒
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☐	☒
Construction phasing in accordance with the approved plan is being followed	☐	☐	☐	☒
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☒	☐	☐	☐
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☐	☐	☒
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☐	☐	☐	☒
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☒	☐	☐	☐
Perimeter controls are maintained and functioning properly	☒	☐	☐	☐
Inlet protection devices are maintained and adequately protecting inlets	☐	☐	☐	☒
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☒	☐	☐	☐
Tracked sediment is being removed within 24 hours	☒	☐	☐	☐
Surface waters, ditches, conveyances, and discharge points have been inspected	☒	☐	☐	☐
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☐	☐	☐	☒
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☐
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:

Erosion & Sediment Control Compliance Summary & Corrective Action Notice



Erosion & Sediment Control Compliance Summary & Corrective Action Notice





Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 08/05/2026

Project Name: Hamer Deck Project Address: 1045 Quentin Ave S

Site is within one mile of and discharges to an impaired or special water?

☒ Yes ☐ No

Inspection Type: ☐ Pre-construction ☐ Routine ☐ Rainfall ☒ Post-construction

Overall Site Grade:

☒ A	The site is in full compliance . All practices are in place and the site is well maintained.
☐ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☐ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

General Comments or Potential Areas of Future Concern:

Project is complete, all work completed to plans. Bluff is stable.

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Were any discharges observed during this inspection? ☒ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

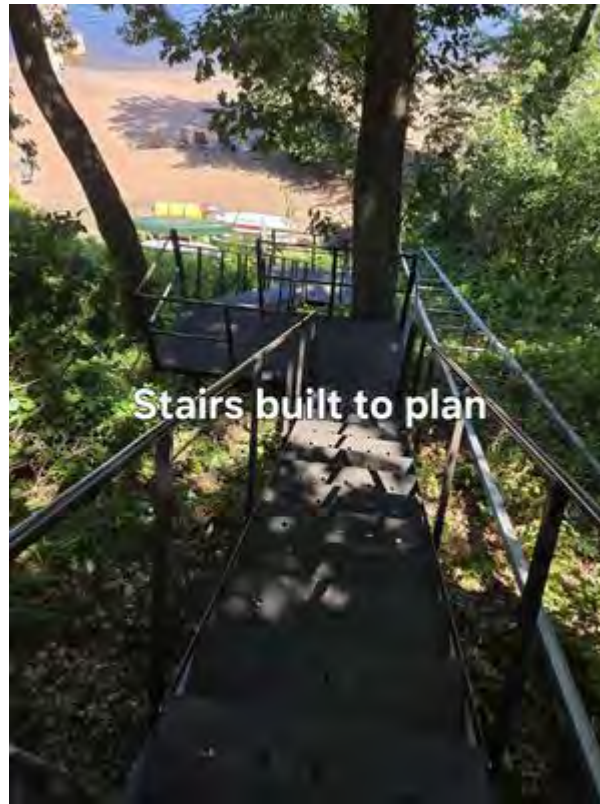
	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☒	☐	☐	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☒	☐	☐	☐
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☐	☒
Construction phasing in accordance with the approved plan is being followed	☒	☐	☐	☐
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☐	☐	☐	☒
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☐	☐	☒
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☐	☐	☐	☒
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☒	☐	☐	☐
Perimeter controls are maintained and functioning properly	☐	☐	☐	☒
Inlet protection devices are maintained and adequately protecting inlets	☐	☐	☐	☒
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☐	☐	☐	☒
Tracked sediment is being removed within 24 hours	☐	☐	☐	☒
Surface waters, ditches, conveyances, and discharge points have been inspected	☒	☐	☐	☐
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☐	☐	☐	☒
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☒
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:



Erosion & Sediment Control Compliance Summary & Corrective Action Notice





Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 08/05/2026

Project Name: Lakeland Shores Properties, LLC. Project Address: 16530 ? 1st St S

Site is within one mile of and discharges to an impaired or special water?

☐ Yes ☒ No

Inspection Type: ☐ Pre-construction ☒ Routine ☐ Rainfall ☐ Post-construction

Overall Site Grade:

☐ A	The site is in full compliance . All practices are in place and the site is well maintained.
☒ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☐ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

1. Stabilize temporary stormwater capture berm SW of building by seeding with annual oats or ryegrass within 7 days.
2. Extend NW gutter downspout to flat area and provide energy dissipation at discharge point by end of week.
3. Improve inlet protection around storm sewer connection west of building by installing silt fence around inlet or taking offline with filter fabric, steel plate, and packing with rock.

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

General Comments or Potential Areas of Future Concern:

Walked site with Bob. Storm sewer connection west of building should be better protected, discussed options for sediment controls. Gutter discharge from NW corner of building should be directed to a flat area of site and discharge point protected to prevent soil scour. No sediment observed leaving the site.

Were any discharges observed during this inspection? ☒ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☐	☐	☒	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☐	☐	☐	☒
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☒	☐
Construction phasing in accordance with the approved plan is being followed	☒	☐	☐	☐
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☐	☒	☐	☐
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☐	☐	☒
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☐	☐	☒	☐
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☒	☐	☐	☐
Perimeter controls are maintained and functioning properly	☒	☐	☐	☐
Inlet protection devices are maintained and adequately protecting inlets	☒	☐	☐	☐
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☒	☐	☐	☐
Tracked sediment is being removed within 24 hours	☒	☐	☐	☐
Surface waters, ditches, conveyances, and discharge points have been inspected	☒	☐	☐	☐
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☐	☐	☐	☒
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☐
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:



Erosion & Sediment Control Compliance Summary & Corrective Action Notice





Compliance Summary & Corrective Action Notice

Inspector Name: Aaron DeRusha Inspection Date: 08/05/2026

Project Name: Mildon New Home Project Address: 16757 25th St S

Site is within one mile of and discharges to an impaired or special water?

☒ Yes ☐ No

Inspection Type: ☐ Pre-construction ☒ Routine ☐ Rainfall ☐ Post-construction

Overall Site Grade:

☐ A	The site is in full compliance . All practices are in place and the site is well maintained.
☒ B	The site is in compliance , but normal maintenance activities are required.
☐ C	The site is not in compliance . Maintenance or supplemental practices are required.
☐ D	The site is not in compliance . Erosion and sediment control practices are in poor condition and controllable water resources or off-site impacts are likely.
☐ F	The site is in severe non-compliance . Controllable water quality or off-site impacts have occurred. Enforcement proceedings will be initiated unless immediate corrective actions are taken.

Erosion Controls, aka soil covers, protect soils from moving during rain events, while **Sediment Controls**, aka perimeter controls, are the last line of defense to contain moving soils. Soil cover is often more effective than perimeter control in preventing sediment discharges, and proper use reduces maintenance needs for perimeter controls.

Guidance for best practices: [Small Site Erosion Control](#), [Erosion Prevention and Stabilization](#), and [Sediment and Perimeter Controls](#) or contact WMO staff.

Corrective Action(s) Required:

1. After rain gardens are final graded and biomedica install, perimeter controls will be needed around each basin to protect from sedimentation until vegetated.

General Comments or Potential Areas of Future Concern:

Rain gardens 1, 4, and 2 north rough graded. Rain garden 2 south to be installed. Minor swale adjustments

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

needed to prevent water bypassing rain garden 2 north. Rain gardens will need perimeter controls to prevent sedimentation once final graded. Two areas of gravel parking space south and west of the main garage have been added, increasing impervious surface by approx 2,000 square feet. A gravel trail has also been added spurring off the main driveway running to the west end of the parcel. Additional impervious area may need additional stormwater treatment volume. Also discussed tree replacement plan with Jake, noted a call to the City has been made for plan requirement details.

Were any discharges observed during this inspection? ☒ No ☐ Yes

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

	Compliant	Non-compliant	Under Review	Not Inspected
Erosion Prevention Requirements:				
Soils are stabilized where no construction activity has occurred for 14 days (including stockpiles)	☒	☐	☐	☐
Disturbance of steep slopes has been minimized or stabilization practices designed for steep slopes are used	☐	☐	☐	☒
Ditches/swales are stabilized 200' back from point of discharge	☐	☐	☐	☒
Pipe outlets have energy dissipation (within 24 hours of connection)	☐	☐	☐	☒
Construction phasing in accordance with the approved plan is being followed	☒	☐	☐	☐
Areas not to be disturbed are marked off (flags, signs, ect.)	☐	☐	☐	☒
Sediment Control Requirements:				
Perimeter sediment controls are installed properly on all down gradient perimeters	☐	☐	☐	☒
Appropriate BMPs are installed protecting inlets, catch basins, and culvert inlets	☐	☐	☐	☒
Erodible stockpiles have perimeter control in place	☐	☐	☐	☒
Temporary sediment basin is built as shown on approved construction plans	☐	☐	☐	☒
Soil compaction is minimized where applicable	☒	☐	☐	☐
Maintenance and Inspection Requirements:				
Previously stabilized areas are maintaining ground cover	☒	☐	☐	☐
Perimeter controls are maintained and functioning properly	☐	☐	☒	☐
Inlet protection devices are maintained and adequately protecting inlets	☐	☐	☐	☒
Temporary sediment basins are being maintained and properly functioning	☐	☐	☐	☒
Vehicle tracking BMPs are in place at site exits and are maintained/functioning properly	☒	☐	☐	☐
Tracked sediment is being removed within 24 hours	☒	☐	☐	☐
Surface waters, ditches, conveyances, and discharge points have been inspected	☒	☐	☐	☐
Other Requirements:				

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Pollution prevention management measures for solid waste, hazardous materials, concrete and truck washing are in place	☐	☐	☐	☒
If dewatering is occurring, BMPs are being used to ensure clean water is leaving the site and discharge is not causing erosion	☐	☐	☐	☒
If being utilized, infiltration/filtration systems are marked and protected from compaction and sediment	☐	☐	☐	☐
If required buffers are preserved around all streams, rivers, lakes, and wetlands during construction	☐	☐	☐	☒
If required, buffer monumentation has been installed	☐	☐	☐	☒

Erosion & Sediment Control Compliance Summary & Corrective Action Notice

Images of non-compliant items, concerns, or general conditions:



Erosion & Sediment Control Compliance Summary & Corrective Action Notice





Staff Report- June/July 2026

Administration

- Prepared meeting materials
- Participated in Lower St. Croix Partnership meetings
- Permit review coordination with communities
- Investigated Audit requirements
- Prepared LSCWP grant request
- Completed Pre-Award assessment for 3M Priority 2 Grant

Water Monitoring Program

Description: The MSCWMO water monitoring program includes the monitoring of flow at two sites. These sites have equipment that serves to collect data on the total volume of water flowing through Perro Creek at the Diversion Structure, as well as the Perro Creek Diversion Structure Overflow. Water quality samples are collected at the Perro Creek Diversion Structure on a monthly basis and during storm events.

Additionally, the MSCWMO monitors two lakes, Lily and McKusick for several parameters from April-October. Data is collected on both lakes on a biweekly basis and includes: water level, clarity, pH, temperature and dissolved oxygen profiles, an aesthetics and user profile, and field conditions. Additionally, water quality samples are collected from the surface of the lakes and analyzed for total phosphorus, total Kjeldahl nitrogen, and chlorophyll.

Activities This Month: Monitoring equipment is operating at Perro Creek Diversion and Perro Creek Diversion Overflow monitoring sites. Three base flow grab samples, one storm grab sample, and four storm composite samples have been collected. Eight lake samples have been collected on both Lily and McKusick Lakes, including two seasonal chloride samples on each lake. Lake elevation gages have been installed and surveyed on Lily Lake, McKusick Lake, and Brick Pond. A citizen volunteer continues to collect elevations at Brick Pond.

Staff: Aaron DeRusha, WCD

Erosion and Sediment Control Inspections

Description: The MSCWMO has contracted with the WCD to conduct erosion and sediment control inspections for construction projects that have been reviewed and recommended for permit approval by partner communities. The WCD also maintains an ArcGIS Online based database for project plan review tracking, erosion control inspection, and BMP implementation and maintenance activities.

Activities This Month: Inspections were conducted at the 15130 15th St N West Lakeland Township- Schultz, Lake St. Croix Beach- Marzolf New Home Build and Retaining Wall, 1045 Quentin Lakeland- Hamer Deck, Lakeland Shores Properties, LLC., and 16757 25th St South St. Mary's Point- Mildon Home projects. Inspection assistance was provided at the request of the

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

City of Stillwater to compel erosion control compliance at the Stillwater Towing project on Greeley Street. The site had been unresponsive to City inspections and showed erosion control deficiencies that allowed sediment onto adjacent properties. An inspection was conducted and recommendations were made to the site owner to correct the issues. The site implemented corrections, but the site was also found not to have a required Minnesota Pollution Control Agency (MPCA) construction stormwater permit. After several notices given to the site to obtain a permit went unanswered, the project was referred to the MPCA for enforcement. The Schultz project was found to be compliant, and the Hamer Deck project was complete and compliant. The Marzolf Home Build and Retaining Wall projects were nearing completion with rain gardens meeting size requirements. However, non-native cultivar plants and wood mulch were substituted for the approved native prairie dropseed plants on the retaining wall project, which may lead to long term issues with maintaining stabilization on the bluff. Minor storm sewer inlet protection corrections were needed on the Lakeland Shores Properties, LLC. project. The Mildon home build was found to be nearing completion with rain gardens rough graded, but additional impervious gravel parking areas and a trail not shown on plans were added to the property. Follow up is occurring to determine if additional stormwater management will be required.

Staff: Aaron DeRusha, WCD

St. Croix Riverway Violations

Description: The MSCWMO staff have been involved in providing technical support to communities for local St. Croix Riverway Ordinance violations.

Activities This Month: MSCWMO staff reviewed and recommended approval of the restoration plan at 175 Lakeland Shores Road. MSCWMO staff also provided recommendations for restoration orders at 569 Quixote, which was discussed at a violation hearing at the Lakeland City council meeting on May 19th. Awaiting response from the property owner.

Staff: Matt Oldenburg-Downing, MSCWMO

BMP Cost-Share Program

Description: The MSCWMO has contracted with the WCD to provide technical services to residents and communities for implementation of stormwater best management practices. The WCD also assists with administration of the WMO's cost-share programs as a means to support and incentivize BMP implementation.

Activities This Month: WCD staff have conducted a total of 16 site visits in 2026. Ten cost-share applications have been received to date with two new applications in August and two project closeouts (Ballweg and Stichter). A total of \$7,463.15 has been encumbered with \$7,536.85 remaining under the WMO's annual cost-share program budget.

Staff: Brett Stolpestad, WCD

BMP Maintenance

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland

Description: The MSCWMO has a maintenance obligation for its Capital Improvement Projects and projects funded by Clean Water Fund grants. The MSCWMO partners with the Washington Conservation District to fulfill this maintenance requirement.

Activities this month: Inlet cleanout at Oak Park Heights Area D, Lily Lake Basin, and Stillwater Country Club. Vegetation management at Lily Basin and Stillwater Country Club. Owens gutter bags cleanout. Finalizing the Quixote retrofit project. Mulberry Ravine evaluation for Red Hailstone.

Staff: Brett Stolpestad, Cameron Blake, WCD

Meetings:

- Andersen Windows Pre-App – June 12th
- 3M Priority 2 Coordination – June 29th
- 175 Lakeland Shores Coordination – July 1st
- Baytown Board Meeting – July 12th
- LSCB Riverway Pre-App – July 17th
- 3M Priority 2 Coordination – July 21st
- Introduction to CPL Meeting – July 31st

MSCWMO Member Communities

Afton • Bayport • Baytown • Lakeland • Lakeland Shores • Lake St. Croix Beach • Oak Park Heights
St. Mary's Point • Stillwater • West Lakeland