

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA TUESDAY, MAY 26, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: May 11, 2026

PUBLIC HEARING:

1. Ronald and Connie Claflin, Thunderstuck, request to consider the following amendment to the mining overlay district map to include the following addresses:
 - PID: 01-32-23-44-0001
 - PID: 01-32-23-44-0007

2. Stoson LLC request to consider the application for a Conditional Use Permit for Wetland Banking of three parcels on, Durant St. NE.

NEW BUSINESS:

COMMISSION BUSINESS:



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, MAY 11, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, May 11, 2026, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Dave Ringler, Jeff Entsminger, Lorrie Albers, Michael Frid, Erin Dixion, and Kyle Lejonvarn.

MEMBERS ABSENT: None.

OTHERS PRESENT: City Planner, Matt Holzworth and City Engineer, David Krugler.

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:
The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:
Motion by Ringler, seconded by Entsminger, to approve the minutes of the April 27, 2026 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

1. Rich and Becky Gersdorf are requesting Sketch Plan approval for Ham Lake Estates, at 16000 Hastings Streets NE (PID: 17-32-23-41-0005) (6 Single Family Residential lots).

Chair Pogalz gave a brief overview of the application and the staff report provided by City Engineer Krugler recommending approval of the request.

Chair Pogalz asked Engineer Krugler to comment on the Sketch Plan. Engineer Krugler stated that this a 33.9-acre lot that will be split into 6 individual lots. Engineer Krugler stated there is an existing home and accessory building on the current lot that will remain in compliance after the lot split within the city code requirements. Engineer Krugler stated that the zoning ordinance requires certain impervious vs pervious area on each individual lot that will have to be handled during the building permit application process. Engineer Krugler stated that the submitted plans show existing septic setbacks. Engineer Krugler stated that they are planning on expanding

Davenport Street NE to the south that will not exceed the maximum 1,100 ft requirement for the cul-de-sac at the end. Engineer Krugler stated that the Public Works Superintendent John Witkowski is requesting a park land dedication fee of \$2,500 per lot in lieu of park dedication due to the proximity to an existing park.

Commissioner Entsminger asked if there was a discussion around potential trails. Engineer Krugler stated that there is no discussion at this time. Commissioner Entsminger asked if all six lots will have lake shore access. Chair Pogalz showed on the map that there will not be any lots with lake shore access confirmed by Engineer Krugler.

Commissioner Albers asked Engineer Krugler about the wetland on the property. Engineer Krugler stated that the homes themselves are on upland and that there is a wetland on the larger 18 acre parcel the applicant is going to keep and is unbuildable and there are no plans to build within the wetland or creek on the property.

Engineer Krugler stated this process is only a sketch plan and that more extensive environmental reviews would take place in the preliminary phase of the development.

Motion by Pogalz, seconded by Lejonvarn, to approve the Sketch Plan for Ham Lake Estates at 16000 Hastings Street NE (6 Single Family Residential lots) with a \$200 drainage fee, \$2,500 parkland dedication fee for 6 lots, with conditions meeting all engineering comments and meeting all City, State and County requirements. All in favor, motion carried.

COMMISSION BUSINESS:

City Council Update

City Planner Holzworth stated that all items from the Planning Commissions previous meeting were approved by the City Council. A Planning Commissioner will not be attending the City Council's May 18, 2026 meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 6:14 p.m. All in favor, motion carried.

Matt Holzworth, City Planner



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application 5/5/26

Date of Receipt 5/5/26
Receipt # 0105773
Amount \$ 500.00

Meeting Appearance Dates:

Planning Commission _____ City Council _____

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning* \$400.00
- Multiple Dog License* \$400.00

- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit* New or Amend.\$1,000.00

✓ Other add parcels to mining overlay District

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: NA

Address/Location of property: 17340 Lexington Ave NE. Ham Lake, Mn

Legal Description of property: 17416 Lexington Ave, Ne ham Lake 55304

PIN # _____ Current Zoning Res Proposed Zoning NA

Notes: _____

Applicant's Name: Connie + Ron Clafin / Christian Manzke

Business Name: NA

Address 17340 Lexington Ave NE.

City Ham Lake State mn Zip Code 55304

Phone 612-806-7048 Email info@thunderstruckrestorations.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Ronald Clafin / Connie Clafin DATE 4/27/26

- FOR STAFF USE ONLY -

Action By: Planning Commission _____ Property Taxes Current YES NO
City Council _____ Any Active/Deferred Assessments YES NO

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Connie Claffin, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature Connie Claffin Ron Claffin Dated 4/27/26

The following statement must be signed if the applicant is not the property owner:

_____, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature Ron Claffin Chris Munk Dated 4/27/26
Connie Claffin

**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

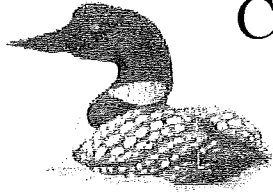
- 1. If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.**
- 2. The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.**
- 3. The information you supply will be public and available to any entity requesting to inspect the information.**

**DATA PRACTICES ADVISORY
TENNESSEN WARNING
REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

*Chris M...
SIGNED BY Lonnie Claffin, Ronald Claffin*

COMPANY/TITLE: NA

DATE: 4/27/26



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Tuesday, May 26, 2026, at 6:00 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the following amendment to the mining overlay district map to include the following:

LEGAL DISCRPTIONS

Address: 17340 Lexington Avenue NE, Ham Lake, Minnesota 55304
PID: 01-32-23-44-0001

That portion of the Southeast Quarter of the Southeast Quarter of Section 1, Township 32, Range 23, Anoka County, Minnesota, described as follows: Beginning at a point on the east line of said Quarter of Quarter of said section, 400 feet North of the Southeast corner of said section; thence West 990 feet, parallel to the South line of said section, to a point 400 feet North of the South line of said section; thence North, parallel to the West line, to a point 660 feet North of the South line of said section; thence West, parallel to the South line, 330 feet to a point 660 feet North of the South line on the west line of said Southeast Quarter of the Southeast Quarter of said section; thence North, along the West line to a point 945 feet North of the South line of said section; thence East, parallel to the South line, to a point 525 feet from the East line of said section; thence South, parallel to the East Line, 279 feet; thence East, parallel to the South line, 525 feet to a point on the East line, to the point of beginning, according to the Government Survey thereof.

Except the West 625 feet and East 345 feet of the above described parcel.

Address: Unassigned Situs, Ham Lake, Minnesota 55304
PID: 01-32-23-44-0007

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 32, Range 23, Anoka County, Minnesota, described as follows: Beginning at a point 666 feet North of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 1, Township 32, Range 23, Anoka County; thence West 525 feet; thence North 279 feet; thence East 200 feet; thence South 225 feet; thence East 325 feet; thence South 54 feet to the point of beginning.

Except the East 345 feet of the above-described parcel.


DATED: May 12, 2026

Matt Holzworth
City Planner
City of Ham Lake
(763)235-1663

2602.035

CALLAHAN THOMAS A & PATRICIA A	PIN: 01-32-23-44-0005	17440 LEXINGTON AVE NE	HAM LAKE, MN 55304
CARLSON, BENJAMIN R	PIN: 01-32-23-44-0004	17450 LEXINGTON AVE NE	HAM LAKE, MN 55304
CLAFLIN RONALD L & CONNIE M	PIN: 01-32-23-44-0001	17340 LEXINGTON AVE NE	HAM LAKE, MN 55304
KERRIGAN PATRICK J	PIN: 01-32-23-44-0002	4825 LEXINGTON AVE NE	HAM LAKE, MN 55304
MANESKE CHRISTIAN	PIN: 01-32-23-44-0006	17416 LEXINGTON AVE NE	HAM LAKE, MN 55304
MERS CHAD M & JACQUILINE M	PIN: 01-32-23-44-0009	4909 LEXINGTON AVE NE	HAM LAKE, MN 55304
MN STATE OF DNR	PIN: 06-32-22-33-0001	500 LAFAYETTE RD	ST PAUL, MN 55155
NYUKEYEV SERGEY	PIN: 01-32-23-43-0003	17410 OPAL ST NE	HAM LAKE, MN 55304
ROSAS ERICK	PIN: 01-32-23-43-0005	17330 OPAL ST NE	HAM LAKE, MN 55304
SWANSON, KAREN L	PIN: 01-32-23-43-0014	17423 LEVER ST NE	HAM LAKE, MN 55304
WEDGER, HANNAH	PIN: 01-32-23-43-0004	4745 LEXINGTON AVE NE	HAM LAKE, MN 55304
WESTERBERG MATTHEW CHARLES	PIN: 01-32-23-44-0008	4965 173RD AVE NE	HAM LAKE, MN 55304
WHIPPS SCOTT & MELINDA J	PIN: 01-32-23-44-0010	4853 LEXINGTON AVE NE	HAM LAKE, MN 55304

Memorandum

Date: May 20, 2026
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Claflin-Maneske Private Pond

Introduction:

In 2006, the City of Ham Lake commissioned an Excavation Task Force to evaluate the amount of excavation occurring within the City. In 2007, the City adopted revisions to Article 11-600 limiting excavation activities to Mining Overlay Districts, which were established in areas where standard Individual Sewage Treatment Systems (ISTS) cannot reasonably be installed. The purpose of these limitations was to preserve buildable land within Ham Lake. Attached are a 300-foot scale aerial map, 300-foot scale zoning map, and 400-foot scale half-section map.

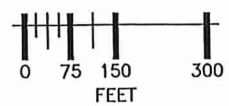
Discussion:

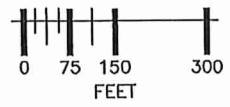
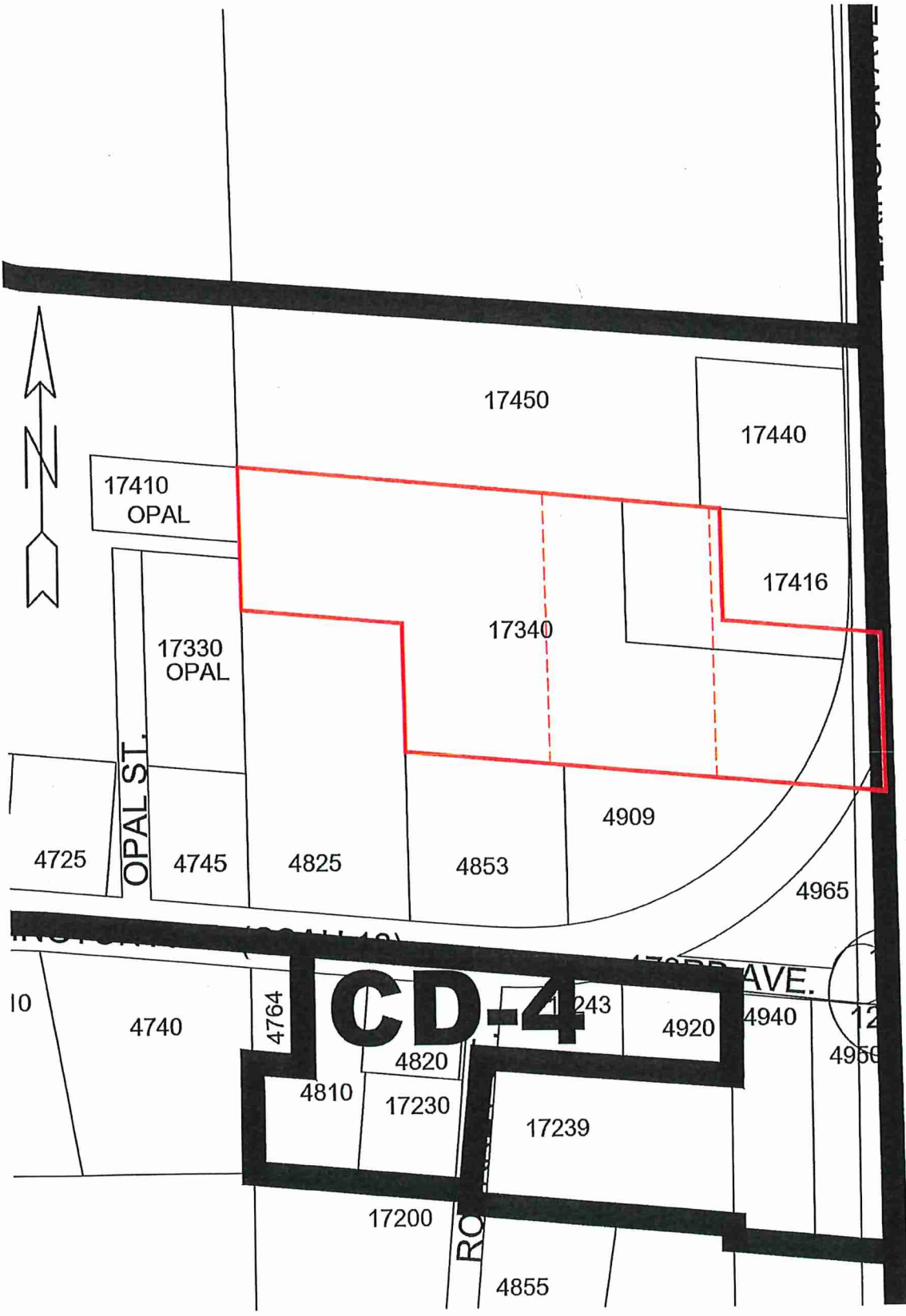
The site plan received on May 5th shows the location of a proposed private pond on the properties 01-32-23-44-0001 (17340 Lexington Avenue NE) and 01-32-23-44-0007. As a first step toward allowing excavation of a private pond larger than 2,000 square feet, the proposed pond area must be included within the Mining Overlay District pursuant to Article 11-600. The submittal includes the soil borings report conducted within the proposed pond area. All four borings indicate that the upper two feet consist of organic peat soils.

Based on review by the Building Official under Minnesota Rules Chapter 7080, the site cannot be remediated to support a Type I septic system. This finding supports inclusion of the area within the Mining Overlay District. The submittal also includes a legal description limiting the proposed overlay district to the proposed pond area, thereby preserving areas of the parcels that may remain suitable for a Type I septic system and which, absent additional information, would not qualify for inclusion within the Mining Overlay District.

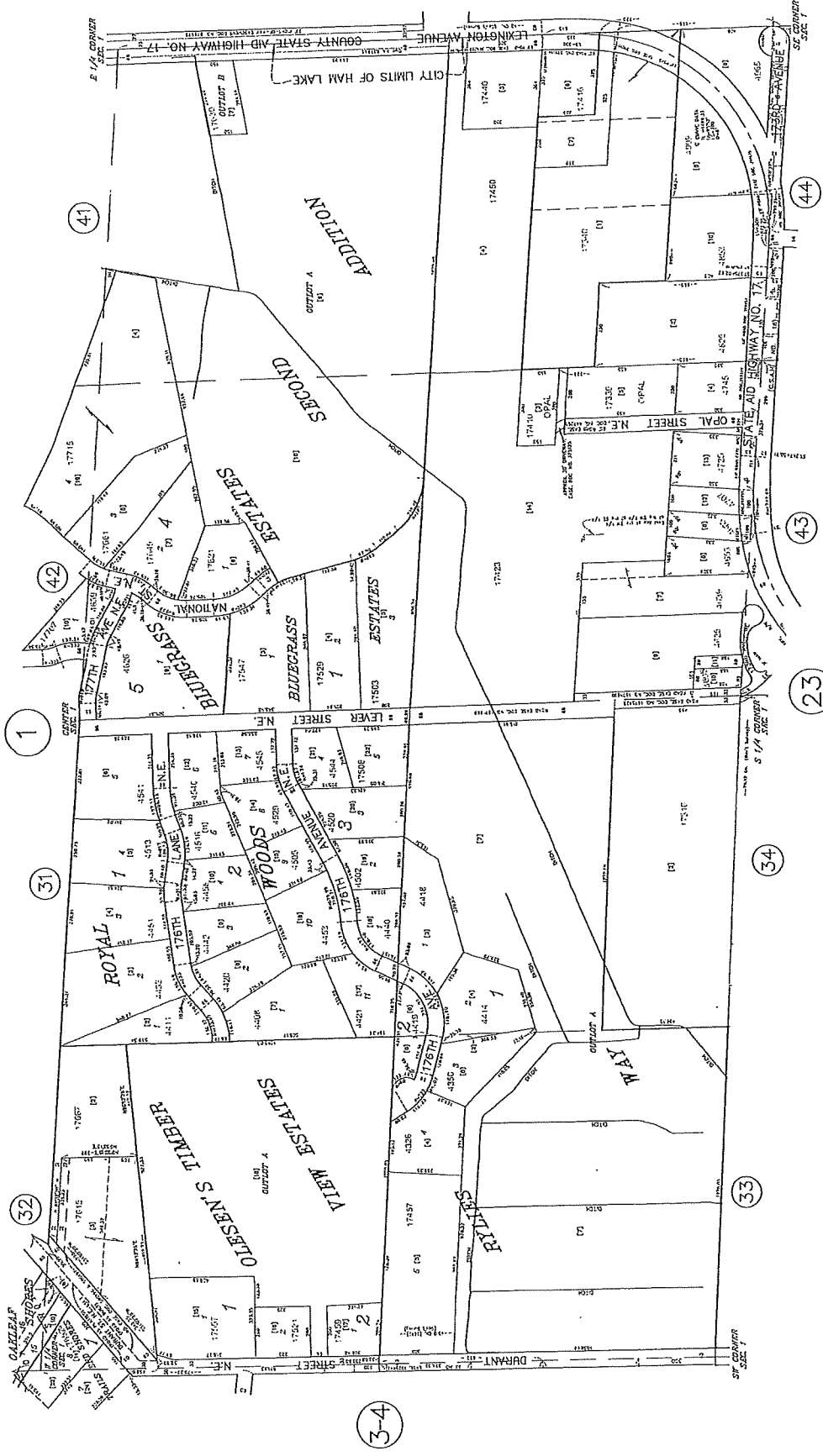
Recommendation:

It is recommended that the Claflin and Maneske request for inclusion into the Mining Overlay District be recommended for approval.





S 1/2 SECTION 1, T. 32, R. 23 CITY OF HAM LAKE



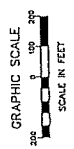
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN HEREIN. THE ANOKA COUNTY ENGINEER IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

PROPERTY IDENTIFICATION NUMBER
 Section Township Range Quarter Section
 XX XX XX XX XX XX XX XX
 SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: []

QUARTER INDEX

NORTH HALF OF SECTION		SOUTH HALF	
32	31	32	31
33	34	33	34

ANOKA COUNTY
 SURVEYOR'S OFFICE
 ROOM 224
 2100 3RD AVENUE
 ANOKA, MN 55303
 763.754.8700

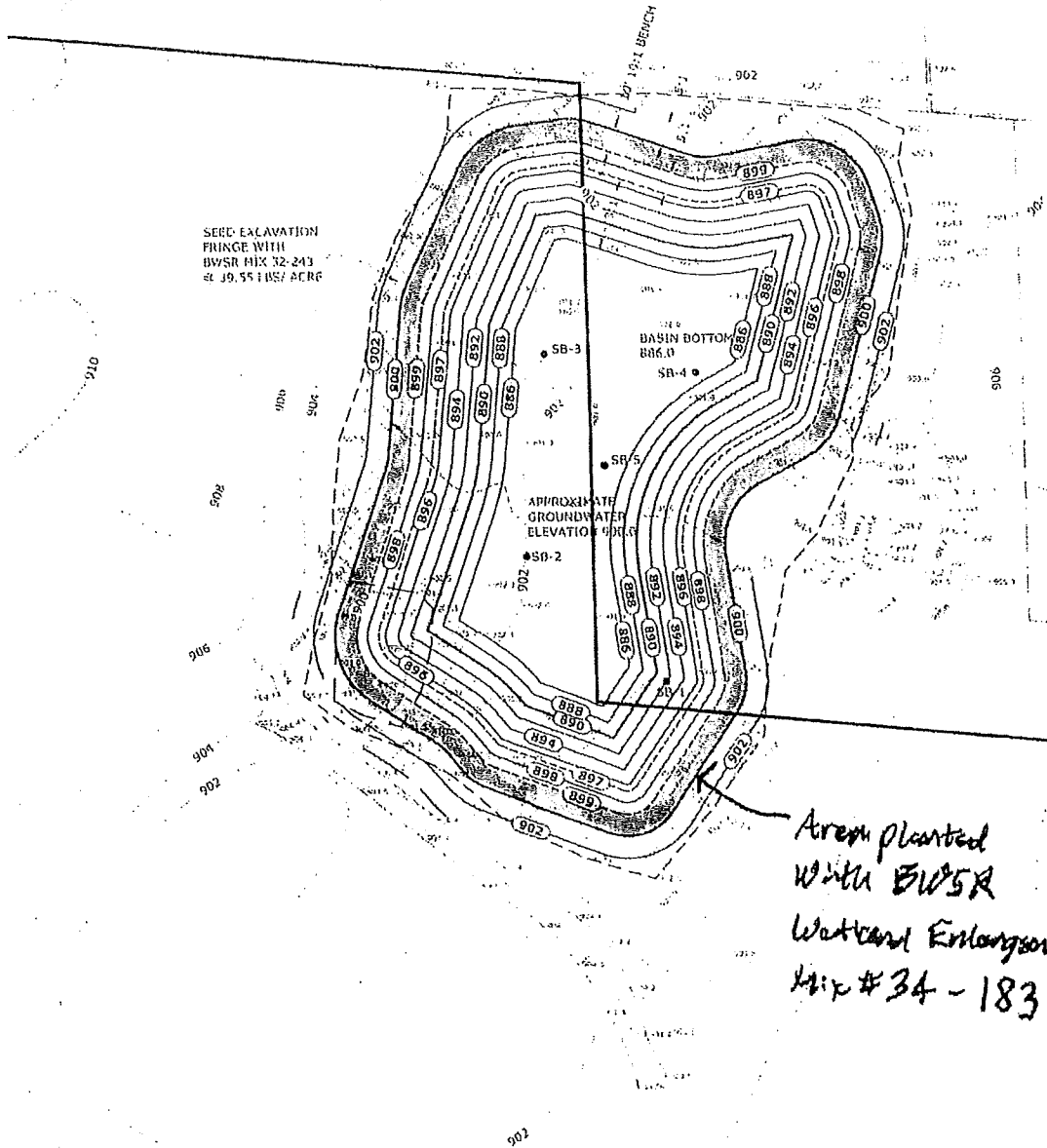


3-4

EXCAVATION EXHIBIT

Figure 1

~for~ KYLE CLAFLIN
 ~of~ 17340 LEXINGTON AVENUE NE
 HAM LAKE, MN



I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: _____ Minnesota License No. XXXXX
 Dated XX day of (month) 2026.

DATUM: Anoka		JOB NO. 26076BS	
REVISIONS		SCALE: 1" = 50'	
1		DATE: 03-11-26	
2		DRAWN BY: HMD	
3		CREW: TBD	
NO.	DATE	BY	DESCRIPTION

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 331-8200 Fax: (651) 331-6701
 www.egrud.com

U of MN Onsite Sewage Treatment Program Soil Boring Log

Site Address: 17340 Lexington Ave NE, Ham Lake Legal Description/GPS: T32N, R23W, Sec. 1 Date: 2/27/2026
 Job Number: 2026-42 Soil Boring Number: **SP-1**

Soil Parent Materials: Till Outwash Lacustrine Alluvium Loess **Organic Matter** Bedrock

Landscape Position: Summit Shoulder Back/Side Slope Foot Slope Toe Slope **Depression**

Vegetation: Reed Canarygrass Soil Survey Map Unit(s): Rifle Slope (%): _____
 Weather conditions: _____

Depth (in.) Texture Matrix Color(s) Mottle Color(s) Redox Kind(s) Hydric Soil Indicator(s) Shape Structure Consistence

0-24	amic peat	10YR 2/2							
24-36	fine sand	10YR 4/1							
36-72	fine sand	10YR 4/2							
72-120	silty sand	10YR 4/1							

Shape: Granular, Platy, Blocky, Prismatic, Single Grain, Massive
 Grade: Weak, Moderate, Strong, Loose
 Consistence: Loose, Friable, Firm, Extremely Firm, Rigid

Depth to Soil Saturation: **17 inches bgs**
 Comments: Depth to Water = 24 inches bgs
 Wayne E. Jacobson, P.S.S. #30611

U of MN Onsite Sewage Treatment Program Soil Boring Log

Site Address: 17340 Lexington Ave NE, Ham Lake Legal Description/GPS: T32N, R23W, Sec. 1 Date: 2/27/2026
 Job Number: 2026-42
 Soil Boring Number: SP-2

Soil Parent Materials: Till Outwash Lacustrine Alluvium Loess Organic Matter Bedrock

Landscape Position: Summit Shoulder Back/Side Slope Foot Slope Toe Slope Depression

Vegetation: Reed Canarygrass Soil Survey Map Unit(s): Rifle Slope (%): _____
 Weather conditions: _____

Depth (in.)	Texture	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Hydric Soil Indicator(s)	Shape	Grade	Consistence
0-24	hemie peat	10YR 2/2						
24-34	Sand	10YR 3/2						
34-48	Sand	10YR 4/2						
48-72	Silty Sand	10YR 4/1						
				Concentrations				
				Depletions				
				Concentrations				
				Depletions				
				Concentrations				
				Depletions				
				Concentrations				
				Depletions				
				Concentrations				
				Depletions				

Depth to Soil Saturation: 17 inches bgs
 Comments: Depth to Water = 24 inches bgs
 Wayne E. Jacobson, P.S.S. #30611

Shape: Granular, Platy, Blocky, Prismatic, Single Grain, Massive
 Grade: Weak, Moderate, Strong, Loose
 Consistence: Loose, Friable, Firm, Extremely Firm, Rigid

U of MN Onsite Sewage Treatment Program Soil Boring Log

Site Address: 17340 Lexington Ave NE, Ham Lake	Legal Description/GPS: T32N, R23W, Sec. 1	Date: 2/27/2026
		Job Number: 2026-42
		Soil Boring Number: SP-3
Soil Parent Materials: Till	Outwash	Lacustrine
	Summit	Shoulder
	Back/Side Slope	Foot Slope
	Toe Slope	Depression
		Bedrock
Vegetation: Reed Canarygrass		
Soil Survey Map Unit(s): Rifle		
Slope (%):		
Weather conditions:		

Depth (in.)	Texture	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Hydric Soil Indicator(s)	Structure	
						Shape	Grade
0-24	hemitic peat	10YR 2/2		Concentrations Depletions			
24-36	Sand	10YR 3/2		Concentrations Depletions			
36-60	Sand	10YR 4/2		Concentrations Depletions			
60-78	Sand	10YR 4/1		Concentrations Depletions			
78-96	Silty sand	10YR 4/1		Concentrations Depletions			
				Concentrations Depletions			
				Concentrations Depletions			

Shape: Granular, Platy, Blocky, Prismatic, Single Grain, Massive
 Grade: Weak, Moderate, Strong, Loose
 Consistence: Loose, Friable, Firm, Extremely Firm, Rigid

Depth to Soil Saturation: 17 inches
 Comments: Depth to Water = 24 inches
 Wayne E. Jacobson, P.S.S. #30611

U of MN Onsite Sewage Treatment Program Soil Boring Log

Site Address: 17340 Lexington Ave NE, Ham Lake Legal Description/GPS: T32N, R23W, Sec. 1 Date: 2/27/2026
 Job Number: 2026-42
 Soil Boring Number: SP-4

Soil Parent Materials: Till Outwash Lacustrine Alluvium Loess Organic Matted Bedrock

Landscape Position: Summit Shoulder Back/Side Slope Foot Slope Toe Slope Depression

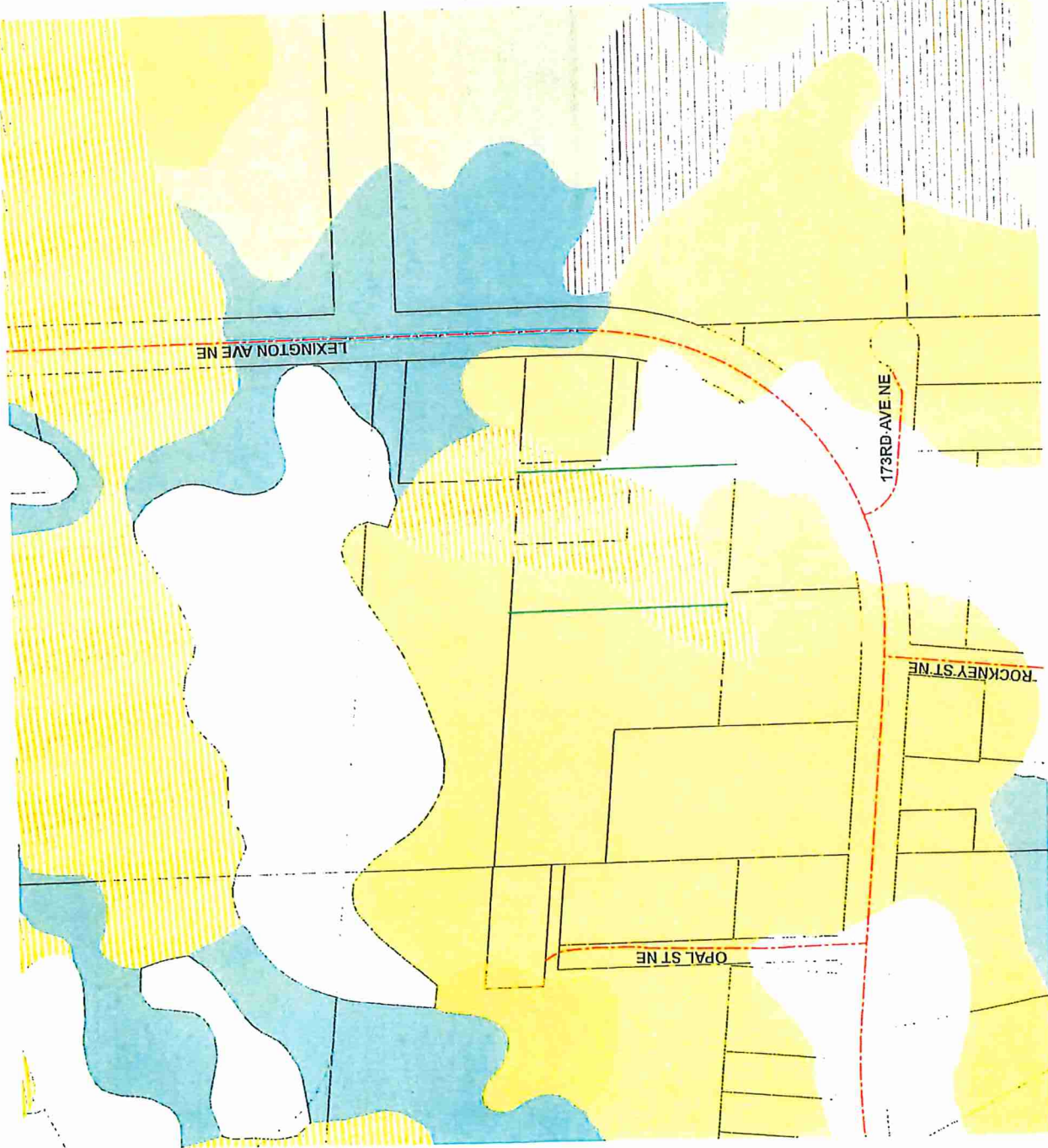
Vegetation: Reed Canarygrass Soil Survey Map Unit(s): Rifle Slope (%):
 Weather conditions:

Depth (in.)	Texture	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Hydric Soil Indicator(s)	Shape	Consistence
0-24	fibre plant	10YR 2/2		Concentrations			
24-36	sand	10YR 2/3		Depletions			
36-54	sand	10YR 4/2		Concentrations			
54-66	silty sand	10YR 4/2		Depletions			
66-84	silty sand	10YR 4/1		Concentrations			
				Depletions			
				Concentrations			
				Depletions			
				Concentrations			
				Depletions			

Shape: Granular, Platy, Blocky, Prismatic, Single Grain, Massive
 Grade: Weak, Moderate, Strong, Loose
 Consistence: Loose, Friable, Firm, Extremely Firm, Rigid

Depth to Soil Saturation: 12 inches bgs
 Comments: Depth to Water = 24 inches bgs
 Wayne E. Jacobson, P.S.S. #30611

**HAM LAKE, MINNESOTA
SOILS MAP**



Legend

- Parcels
- SOIL TYPES**
 - Cut and Fill Land (Cu)
 - Isanti Fine Sandy Loam (Iw)
 - Lino Loamy Fine Sand (LnA)
 - Markey Muck (Ma)
 - Rifle Mucky Peat (Rf)
 - Sodenville Fine Sand (SoA)
 - Zimmerman Fine Sand B (ZmB)

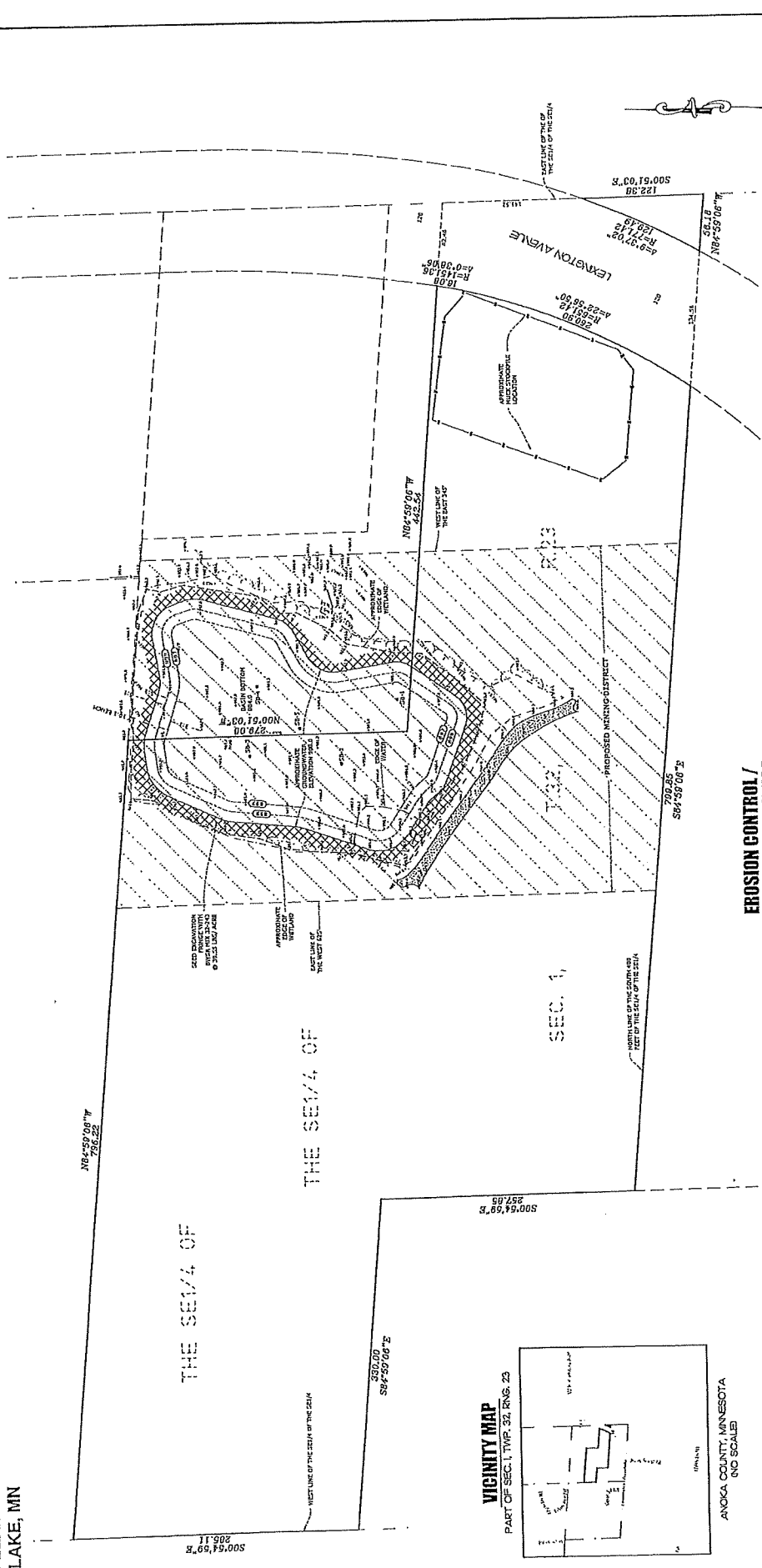
MAP DATE: 5/20/2026

0 125 250 500 Feet

RFC
Engineering, Inc.
CONSULTING ENGINEERS

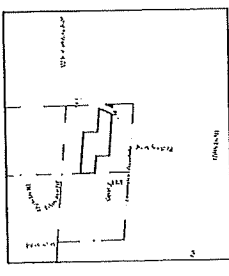
PROPOSED MINING DISTRICT EXHIBIT

~for~ KYLE CLAFLIN
 ~of~ 17340 LEXINGTON AVENUE NE
 HAM LAKE, MN



VICINITY MAP

PART OF SEC. 1, TWP. 32, R. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

LEGEND

- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES TREE LINE
- DENOTES PROPOSED SILT FENCE
- DENOTES GRAVEL SURFACE
- DENOTES POND SEEDING AREA
- DENOTES PROPOSED MINING DISTRICT

EROSION CONTROL / REVEGETATION SPECS.

1. PROP TO BOND EROSION CONTROL SILT STOP FENCE IN LOCATIONS SHOWN. ANTIWIND NET STOP FENCE SHALL BE INSTALLED AS REQUIRED BY CITY ORDINANCE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
3. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
4. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
5. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
6. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
7. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
8. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
9. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.
10. ALL EXISTING SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY AEA.

LEGAL DESCRIPTION

THAT PART OF SE1/4 OF SEC. 1, T. 32, R. 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SEC. 1, A DISTANCE OF 172.28 FEET TO THE POINT OF BEGINNING; THENCE S89°54'59\"/>

GRAPHIC SCALE
 1 INCH = 20 FEET

NO.	DATE	DESCRIPTION
1		
2		
3		

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 361-6691 Fax: (651) 361-6701



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST

Date of Application _____

Date of Receipt 4/6/2026

Receipt # 0105469

Amount \$ 1,000⁰⁰

Meeting Appearance Dates:

Planning Commission _____ City Council _____

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning* \$400.00
- Multiple Dog License* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit* New or Amend.\$1,000.00
- Other Perpetual Condition Use Permit

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: STOSON LLC

Address/Location of property: DURANT ST NE, HAM LAKE MN

Legal Description of property: _____

PIN # 11-32-23-44-0003 | 11-32-23-42-0003 | 11-32-23-41-0001 Current Zoning 2A Proposed Zoning 2A

Notes: Perpetual conditional use permit for a proposed wetland mitigation bank

Applicant's Name: William Stoddard

Business Name: Stoson LLC

Address 5705 Wood Duck Circle

City Excelsior State MN Zip Code 55331

Phone 612-802-3666 Email bill@ibill.us

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature]

DATE 4/2/2026

- FOR STAFF USE ONLY -

Action By: Planning Commission _____
City Council _____


Property Taxes Current YES NO
Any Active/Deferred Assessments YES NO

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, WILLIAM J. STORRAN, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Type of Application

acknowledges that the sum of \$ 1,000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  Dated 4/2/2026
AS/ FOR OWNER OF STORAN LLC

The following statement must be signed if the applicant is not the property owner:

_____, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature _____ Dated _____

**NOTICE TO ALL APPLICANTS FOR MUNICIPAL
PERMITS, LICENSES,
OR OTHER MUNICIPAL ACTION**

1. *If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*

2. *The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*

3. *The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY
TENNESSEN WARNING**

REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04

SIGNED BY _____

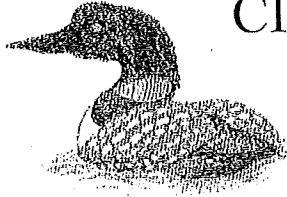


COMPANY/TITLE: _____

STANON LLC

DATE: _____

4/2/2026



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Tuesday, May 26, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application Stoson LLC, requesting a Conditional Use Permit for Wetland Banking of three parcels on, Durant St. NE, such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) of Section Eleven (11), Township Thirty-two (32), Range Twenty-three (23), except the South 246.00 feet if the North 446.00 feet of the West 350 feet thereof, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of Section Eleven (11), Township Thirty-two (32), Range Twenty-three (23), Anoka County, Minnesota.

AND

Outlot A, Hedgewood, Anoka County, Minnesota.

At such hearing both written and oral comments will be heard.


DATED: May 15, 2026

Matt Holzworth
City Planner
City of Ham Lake

2502.073

ABEL TRUSTEE ROSS D	PIN: 12-32-23-23-0015	4250 CROSSTOWN BLVD NE	HAM LAKE, MN 55304
BOURGEOIS, CELESTE	PIN: 12-32-23-23-0004	4204 CROSSTOWN BLVD NE	HAM LAKE, MN 55304
CERWINSKE STEVEN L	PIN: 12-32-23-33-0004	4226 167TH AVE NE	HAM LAKE, MN 55304
CHAMOUN TAREK	PIN: 11-32-23-43-0016	3826 166TH LN NE	HAM LAKE, MN 55304
ENGESETH M L & JACKSON D	PIN: 14-32-23-11-0003	4013 CONSTANCE BLVD NE	HAM LAKE, MN 55304
ENGMARK LYNN A & JOYCE A	PIN: 12-32-23-33-0016	4235 165TH AVE NE	HAM LAKE, MN 55304
ERICKSON DAVID E	PIN: 13-32-23-22-0002	4215 CONSTANCE BLVD NE	HAM LAKE, MN 55304
ERRONIS, THOMAS	PIN: 12-32-23-33-0010	4237 167TH AVE NE	HAM LAKE, MN 55304
GOETZ MICHAEL J	PIN: 11-32-23-42-0002	16853 VICKERS ST NE	HAM LAKE, MN 55304
HALL, DANIEL L	PIN: 11-32-23-24-0024	3730 169TH LN	HAM LAKE, MN 55304
HEILLE, DALE	PIN: 11-32-23-43-0012	3949 165TH LN NE	HAM LAKE, MN 55304
HENTGES, JOHN M	PIN: 11-32-23-13-0003	4026 CROSSTOWN BLVD NE	HAM LAKE, MN 55304
HOEHN, CHRISTINE A	PIN: 11-32-23-43-0005	16546 WAKE ST NE	HAM LAKE, MN 55304
HOFFMAN TRUSTEE WARREN A	PIN: 12-32-23-32-0001	15740 LEXINGTON AVE NE	HAM LAKE, MN 55304
HUFFMASTER JONATHAN DAVID	PIN: 11-32-23-24-0025	3752 169TH LN NE	HAM LAKE, MN 55304
JONES TRUSTEE PADDY N	PIN: 14-32-23-11-0008	4135 CONSTANCE BLVD NE	HAM LAKE, MN 55304
KELL DAVID	PIN: 11-32-23-43-0009	3955 166TH LN NE	HAM LAKE, MN 55304
KROONA SUSAN K & PARGETER JANA	PIN: 12-32-23-33-0015	4227 165TH AVE NE	HAM LAKE, MN 55304
LEE LINE	PIN: 11-32-23-14-0006	4122 CROSSTOWN BLVD NE	HAM LAKE, MN 55304
MENTH, MARK	PIN: 11-32-23-44-0002	4019 166TH LN NE	HAM LAKE, MN 55304
MILLER, JASON D	PIN: 11-32-23-43-0011	3919 165TH LN NE	HAM LAKE, MN 55304
NIELSEN, CAROLE	PIN: 11-32-23-13-0015	3926 CROSSTOWN BLVD NE	HAM LAKE, MN 55304
PALMA, DOMINICK	PIN: 11-32-23-43-0018	3952 166TH LN NE	HAM LAKE, MN 55304
PHIPPEN COREY P	PIN: 11-32-23-43-0008	3951 166TH LN NE	HAM LAKE, MN 55304
ROBINSON DANIEL	PIN: 11-32-23-43-0017	3844 166TH LN NE	HAM LAKE, MN 55304
SCHMIDT, BRADLEY M	PIN: 11-32-23-43-0006	3823 166TH LN NE	HAM LAKE, MN 55304
SCHWARTZ TRUSTEE, BOBBI JO	PIN: 11-32-23-14-0002	4054 CROSSTOWN BLVD NE	HAM LAKE, MN 55304
STEIDL KEITH	PIN: 11-32-23-13-0020	16921 VICKERS ST NE	EXCELSIOR, MN 55331
STOSON LLC	PIN: 11-32-23-41-0001	5705 WOOD DUCK CIR	HAM LAKE, MN 55304
TAYLOR, MICHAEL R	PIN: 14-32-23-12-0005	3848 164TH AVE NE	MINNEAPOLIS, MN 55450
THE METROPOLITAN AIRPORT COMM	PIN: 11-32-23-34-0002	6040 28TH AVE S	HAM LAKE, MN 55304
TRAVERS MICHELLE	PIN: 11-32-23-13-0026	3826 169TH LN NE	HAM LAKE, MN 55304
TUMA, JENNA R	PIN: 11-32-23-13-0025	3850 169TH LN NE	HAM LAKE, MN 55304
WAGNER, MICHAEL E	PIN: 11-32-23-43-0007	3843 166TH LN NE	HAM LAKE, MN 55304
ZINGSHEIM ROBERT G & K A	PIN: 11-32-23-31-0019	3733 168TH AVE NE	HAM LAKE, MN 55304

Memorandum

Date: May 20, 2026
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Stoson LLC Wetland Bank

Introduction:

The General Notes & Specifications, Construction Details, Existing Conditions & Removal Plan, Overall Site Plan, Construction Plan, Shallow Swale Plan & Profile, County Ditch 11 Profile, Central Weir Outlet Plan & Profile, Central Weir Outlet Section Profiles, East Weir Outlet Plan & Profile, East Outlet Section Profiles, Proposed Seeding Plan, Interpretive Nature Trail, Floodplain Impact, Interpretive Nature Trail Placard Example and Hydrology Report were received April 16th. The Street Improvement Removals and Street Improvement Site Plan were received May 13th for the proposed wetland bank development located on 118.7 acres of parcels 11-32-23-42-0003, 11-32-23-41-0001 and 11-32-23-44-0003 (Outlot A of the Hedgewood subdivision). All of the prior review comments have been addressed. The parcels are currently zoned Rural Single Family Residential (R-A). Attached are a 600-foot scale aerial map, 600-foot scale zoning map, and 400-foot scale half-section map.

Discussion:

The proposed 118.7-acre wetland bank project has been reviewed by Coon Creek Watershed District (CCWD) and the Mn Board of Water and Soils Resources (BWSR). Because CCWD is the LGU for the parcels, it will be responsible for inspections and compliance with the wetland bank requirements; therefore, no monitoring fees will be required to be collected by the City.

The plans show a 1.5-acre meandering trail dedication area to satisfy the trail requirement of Article 9.330.8(C), including a kiosk, benches and a trail connection to the west linking to the existing trail within the Fox Run Park. The Park Committee has reviewed the plan and is agreeable the proposed improvements.

The plans also specify that the construction traffic shall utilize either Durant Street or the private easement for access to Crosstown Boulevard (CSAH 18) or Constance Boulevard (CR60). Truck traffic is prohibited from utilizing 168th Avenue, Vickers Street, or 166th Lane thereby satisfying the required 9-ton access route. The plans also eliminate the future street stub connections at Vickers Street and Xebec Street. As part of a future roadway rehabilitation project, the City intends to convert the temporary cul-de-sac on 166th Lane into a permanent installation.

The parcels are within the new CCWD 100-year floodplain area, which has not been formally adopted. No Letters of Map Amendments (FEMA-LOMA) are required because no structures are proposed. The plans indicate no increase in fill below the CCWD 100-year flood elevation.

The Plans have been reviewed by the US Army Corp of Engineers, BWSR and CCWD and are awaiting the vacation of the easements along the property line of parcel 11-32-23-42-0003, which is scheduled for the first reading at the June 1st Council Meeting. The development will require an NPDES permit from the Minnesota Pollution Control Agency.

Recommendations:

It is recommended that the Stoson LLC Wetland Bank Conditional Use Permit be recommended for approval to the City Council contingent on the developer providing the following:

- Coon Creek Watershed District Permit
- NPDES Permit
- Minnesota Board of Water and Soil Resources approval
- US Army Corp approval
- Trail easement be dedicated to the City

9-330.8 Wetland Bank A "Wetland Bank," "State Wetland Banking System," or "Bank" means a system of identifying wetlands restored or created for replacement credit and providing for, facilitating, and tracking the exchange of wetland banking credits for projects that require replacement plans or wetland mitigation required by other local, state, or federal authorities.

A. Statutory Conditions It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the party holding the permit has complied with all standards and procedures related to a State wetland banking system as provided in Minnesota Rules parts 8420.0700 to 8420.0820.

B. Monitoring Fees To the extent the City is responsible for the role of the Local Government Unit, the City shall collect a monitoring fee for its required monitoring activities according to the City of Ham Lake Fee Schedule as amended from time to time.

C. Easement It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the permit holder dedicate to the City a 20-foot wide easement through and/or adjacent to the Wetland Bank to accommodate a 10-foot wide trail installed by the permit holder to include sufficient sloping and drainage as determined by the City Engineer. The easement shall be for public use. Permit holder shall install, at permit holder's expense, appropriate signage identifying the trail and associated area and any rules or regulations for the use of the trail and associated area as determined by the City.

In the event dedication of a trail easement is not economically feasible or possible, then the permit holder shall pay parkland dedication fees in lieu of the easement dedication. The parkland dedication fee will be based on the current per lot parkland dedication fee schedule. The parkland dedication fee will be collected for each credit available for sale in the wetland bank. However, at the discretion of the City Council, the per credit fee can be waived or reduced with credit given for amenities provided to the residential developments associated with the wetland banking application, if any, that exceed the parkland dedication fee required for the residential development.

D. Road Frontage Wetland Banks shall have improved roadway frontage for access as determined by the City Engineer. If any excavation is required for the creation of the Wetland Bank, road access of at least 9 tons bearing capacity shall be required.

**Minnesota Meadows Restoration
Preserve Wetland Mitigation Bank
Ham Lake MN**

**Wetland Bank & Perpetual CUP Permit Application Narrative
for a 127 Acre Parcel in Ham Lake, MN by STOSON LLC**

Application Narrative for Perpetual CUP & Wetland Bank:

After years and numerous renditions, agency meetings, and planning, we are pleased to confirm we have received preliminary approvals from Minnesota Board of Water and Soil Resources (BWSR), the United States Army Corps of Engineers (USACE), Coon Creek Watershed District and Anoka County Soil & Water for our proposed Wetland Mitigation Bank (Minnesota Meadows Restoration Preserve Wetland Mitigation Bank). This Narrative and attached Exhibits accompanies our City of Ham Lake Perpetual CUP/Wetland Bank Application.

The City of Ham Lake addresses in numerous areas of its Comprehensive Plan various Visions, Goals and Policies it desires with its land planning including Open Space and Wetland Banks. Our proposed Minnesota Meadows Restoration Preserve Wetland Mitigation Bank is consistent with both the Comprehensive Plan and Surface Water Management Plan.

The original land survey conducted in 1855 identifies the project area as “wet prairie”. Historic aerial photos, as early as 1938, depict the site being drained via open ditches for agricultural purposes with forested oak knolls. Drainage is accomplished via private and public (Anoka County Ditch #11) ditches draining to Coon Creek (a listed impaired water), tributary to the Mississippi River. **Our proposed Wetland Bank would restore active sod fields to historic wet prairie conditions and protect via perpetual conservation easement both the restored wetlands and forested oak knolls aligning with the City of Ham Lake Comprehensive Plan principles and goals as follows:**

This Narrative and accompanying Plans & Exhibits will further detail items as requested by City requirements.

Ham Lake City Code Wetland Bank Information:

We have addressed City Code-Article 9, Section 9-330.8 Wetland Bank requirements highlighted as follows:

STOSON LLC is offering the City a very “low maintenance” Interpretive Nature Trail & Easement in lieu of any Parkland Dedication Fees, (refer to Exhibits No. 4 & No. 5. STOSON LLC will construct trail in the wooded uplands area abutting Fox Run City Park, with Trail access from the adjoining City Park. It will be constructed at approved elevations with signage of trail location, and existing & added flora signage along the trail. A couple low-maintenance park benches will be provided by STOSON LLC along with specimen tree and flora signage, and QR codes for student interpretive learning, all at STOSON LLC expense. As is common at abutting MAC Wetland Bank’s Trail, we assume our trail will possibly requiring lawn mowing about twice per year, however in this heavily shaded and wooded area, grass is slow-growing, if at all.

Our proposed trail will offer the City a 50 ft. wide easement with a 10 ft. wide trail, while only a 20 ft. wide easement is required by the City. Very minor trail grading will be performed by STOSON LLC, and our insurance company will also require STOSON LLC to be named as an “additional insured” on the City of Ham Lake’s insurance policy.

Ham Lake City Code CUP Information:

We have addressed City Code-Article 9-310 Conditional Use Permits highlighted as follows:

- The community's wetlands, wooded areas and open spaces are defining elements of the City's rural character and should be protected.
- Specific vegetative and soil resources have significant importance for aesthetic, environmental and hydrological purposes and greater measures are needed to protect these elements.

Section 7 – Water Resources

- To protect the City's ground and surface water resources so that the City's population will continue to have a safe and adequate water supply.

Section 8 – Parks, Trails and Open Space


- To align park and trail development needs with probable funding.

Proposed Wetland Bank Benefits

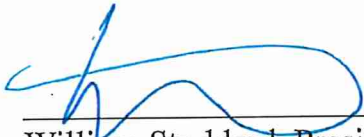
- Perpetual easement protection of restored wet prairie and oak knoll habitat;
 - Increased wildlife, bird, amphibian, and pollinator friendly habitat;
 - Increased diversity of native grasses, flowers, shrubs and trees;
 - Reduced annual tilling, soils erosion, and dust;
 - Reduced herbicide and pesticide applications;
 - Reduced groundwater well pumping for irrigation;
 - Decreased stormwater runoff rates;
 - Increased stormwater infiltration;
 - Increased green space corridor continuity (MAC wetland bank & Fox Run Park); and
 - Increased public trail experience (MAC wetland bank & Fox Run Park).
- No soil import or soil export is required in our Wetland Bank Plan.
- We require perpetual Conditional Use Permit (not required to have it reviewed annually) as MN BWSR handles that mission. Additionally, the Wetland Bank will be encumbered by a perpetual easement held by the State of Minnesota through BWSR, therefore the necessity of City vacating the D&U easement in the NE quadrant of our site, along with the perpetual CUP requirements, if a CUP is required by the City at all?

STOSON LLC has or will, obtain Agency approvals, attached City Forms, Application Fees, Earnest money fees, and other items we believe are required, including providing easements to City for Interpretive Nature Trail, and met City Wetland Bank and CUP requirements.

We are pleased to forward any additional information as requested by City in prompt fashion.



Benjamin J. Hodapp, Principal Scientist
Anderson Engineering



William Stoddard, President
STOSON LLC

ATTACHED
EXHIBITS:

- Exhibit 1: Site Location Map;**
- Exhibit 2: PID's & Limited Legal Description of Property;**
- Exhibit 3: Zoning Map;**
- Exhibit 4: Proposed Interpretive Nature Trail;**
- Exhibit 5: Interpretive Nature Trail Legal Description;**
- Exhibit 6: Wetland Bank Plan Highlights of:**
 - a Existing Conditions; and**
 - b Proposed Wetland Bank.**

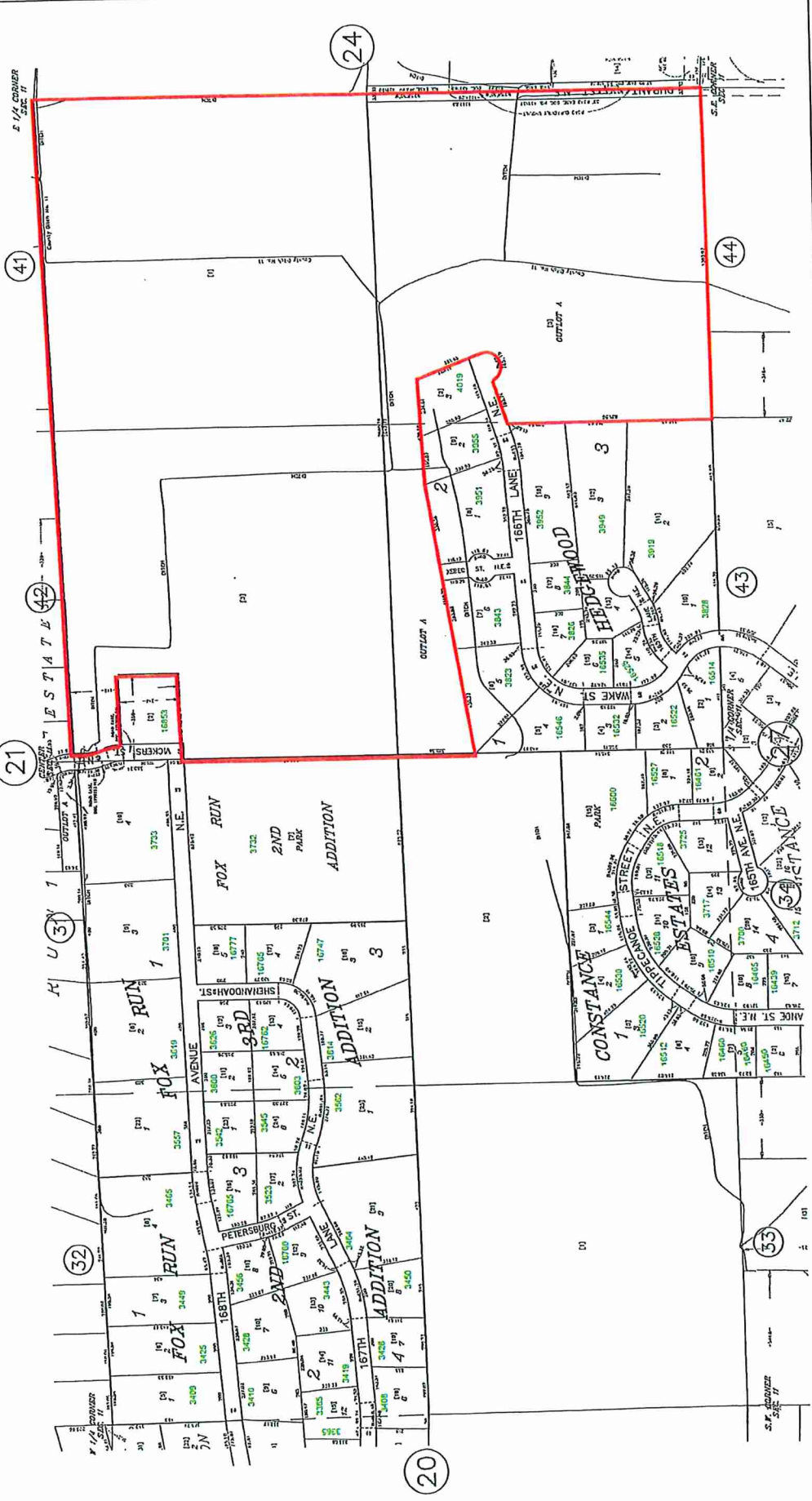
*Minnesota Meadows Restoration
Preserve Wetland Mitigation Bank
Ham Lake, MN*

Wetland Bank & Perpetual CUP Narrative Exhibits

EXHIBIT NO. 1: Site Location Map

S 1/2 SECTION 11, T. 32, R. 23

CITY OF HAM LAKE



THIS IS A COMPILATION OF RECORDS AS
 PREPARED BY ANOKA COUNTY
 OFFICE AFFECTING THE AREA SHOWN.
 THIS DRAWING IS TO BE USED ONLY FOR
 REFERENCE AND THE SURVEYOR
 IS NOT RESPONSIBLE FOR ANY
 INACCURACIES THEREIN CONTAINED.

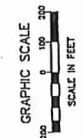
PROPERTY IDENTIFICATION NUMBER
 Section Township Range Quarter Specific
 Number Number Number Number Parcel
 XX XX XX XX XX XXXX
 SPECIFIC PARCEL NUMBERS ARE IN BRACKETS ()
 EXAMPLE: P2 P11 N11 R11 Q1
 11-32-23-14-0117

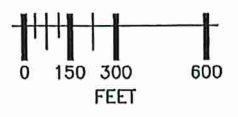
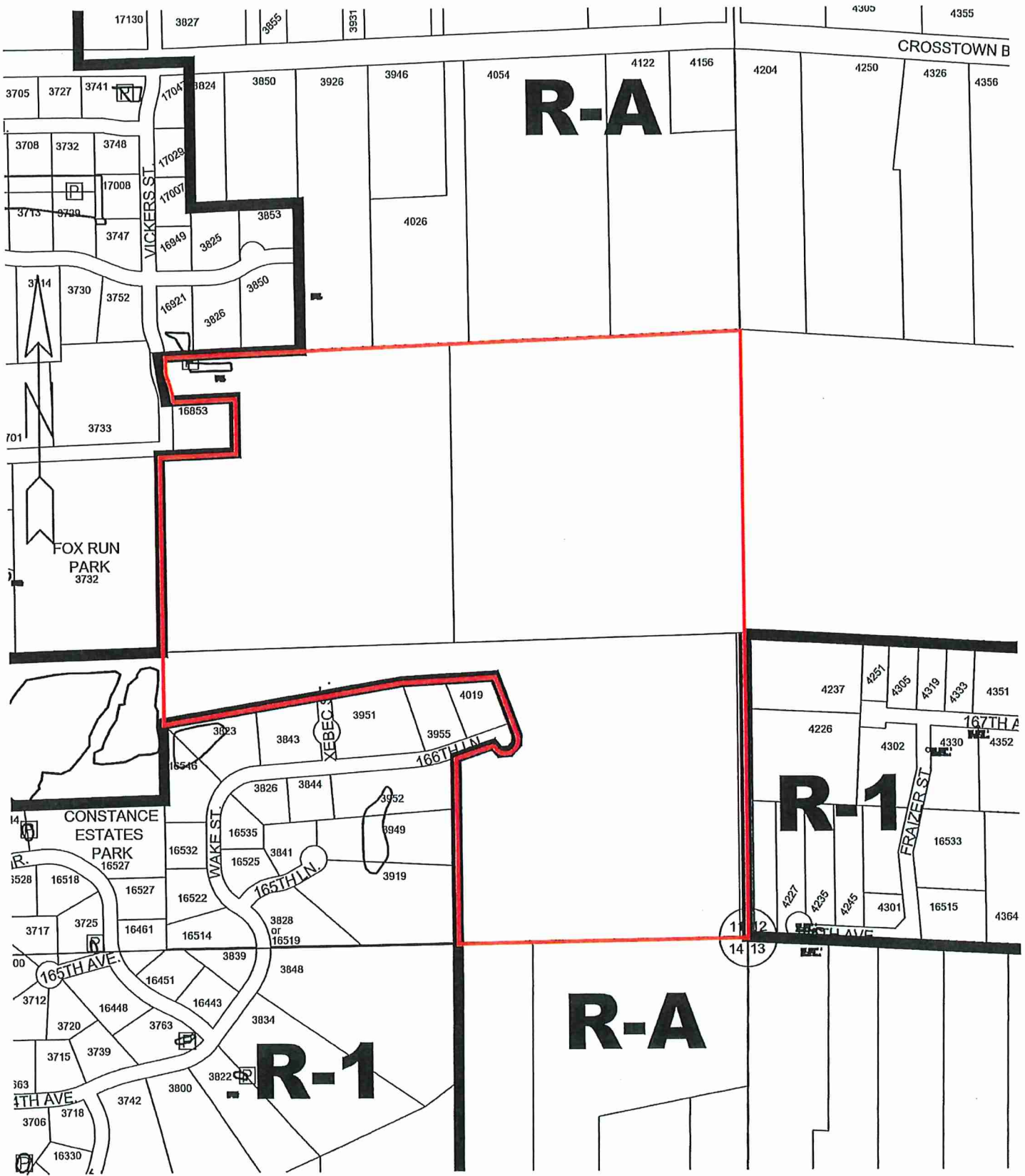
QUARTER QUARTER INDEX

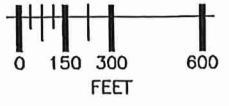
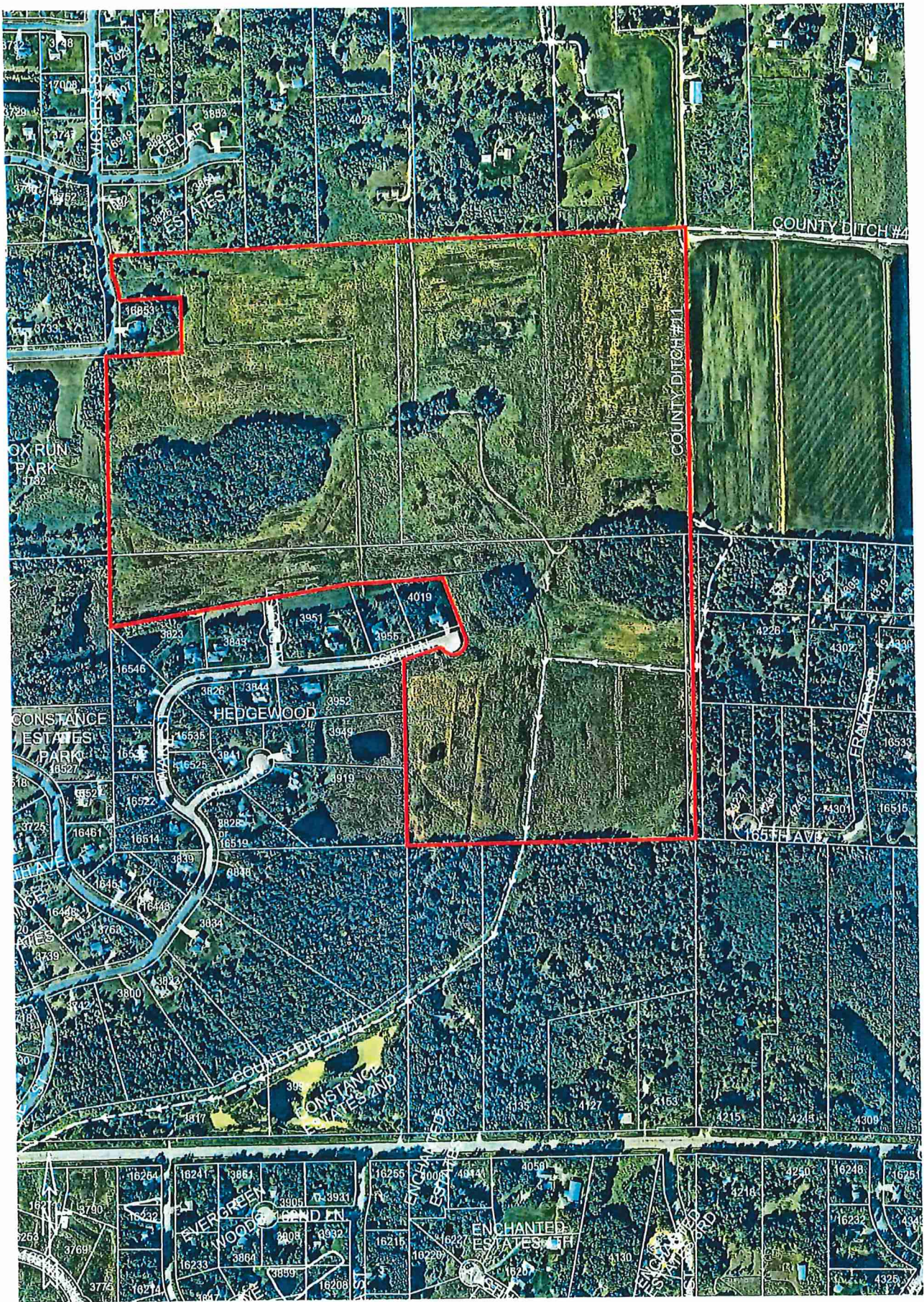
22	21	13	11
23	24	13	14
22	21	42	41
23	24	42	44

NORTH HALF OF SECTION
 SOUTH HALF OF SECTION

ANOKA COUNTY
 SURVEYORS OFFICE
 ROOM 224
 2100 16TH AVENUE
 ANOKA, MN 55303
 (763) 324-3200







ATTACHMENT C:

Interpretative Nature Trail Placard Example

River Birch

It is a member of the birch family (Betula pumila) and is native to the northern United States and Canada. It is a deciduous tree that grows to a height of 20-30 feet. The bark is smooth and gray, and the leaves are alternate, ovate, and serrated. The tree is known for its ability to grow in wet, swampy areas and its tolerance of acidic soil.

Characteristics:

- Grows to a height of 20-30 feet
- Bark is smooth and gray
- Leaves are alternate, ovate, and serrated
- Tolerant of acidic soil
- Grows in wet, swampy areas

Uses:

- Wood is used for furniture and other products
- Bark is used for medicinal purposes
- Leaves are used for tea

Minnesota Mesquites Restoration Presence

QR Code

Minnesota Mesquites

Minnesota Mesquites



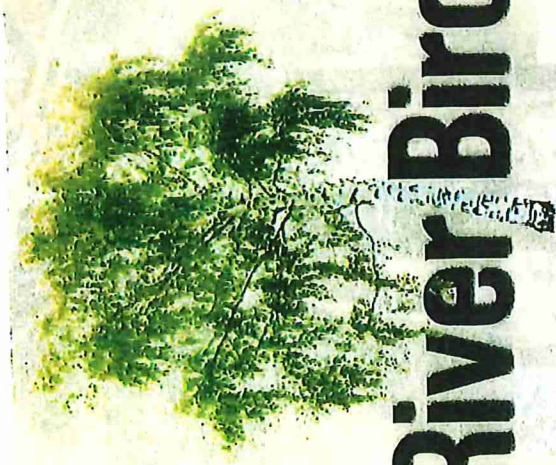
A Minnesota favorite from planting to graining



Close-up of the River Birch tree trunk.



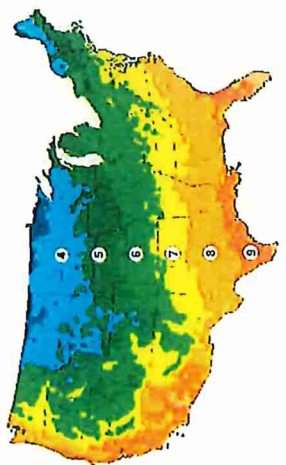
Minnesota Mesquites



River Birch

As its name suggests, the river birch naturally grows along riverbanks. But as a landscape tree, it can be planted almost anywhere in the U.S. The species is valued for its relatively rapid growth, tolerance of wetness and some drought, unique curling bark, spreading limbs, and relative resistance to birch borer.

Provides brilliant yellow fall color
Develops a cinnamon-colored bark that curls and peels (once mature).



The River Birch grows in zones 4 - 9

Wildlife Value

The catkins of the River Birch are used by redpolls and pine siskins. The foliage is eaten by deer and other browsers. The small but plentiful seeds are appreciated by a wide range of songbirds.

History/Lore

River birch wood was once used for ox yokes, wooden shoes and other products around the farm. But they were rather distained by loggers as knotty and spindly, therefore often left to grow along the river bank to control erosion.



Description

Close up of river birch trunks in summer with golden brown peeling bark and green shrub in background
Bark ranges from cream to tan to golden brown and provides year-round interest

Erect green female flowers of river birch

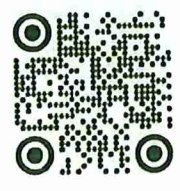
Female catkin of river birch

Deciduous tree; it drops its leaves in fall

- Height: 50 to 75 feet; smaller cultivated varieties available
- Width: 35 to 50 feet; smaller cultivated varieties available
- Narrow form in youth to more rounded shape at maturity
- Ivory, tan, and cinnamon-colored peeling bark
- Male flowers: hanging catkins 2- to 4-inches long
- Female flowers: erect catkins 1/2- to 1 1/2-inch tall
- Leaves are bright and shiny green in spring and summer
- Foliage turns golden in fall



A Minnesota Favorite
from planting to painting.

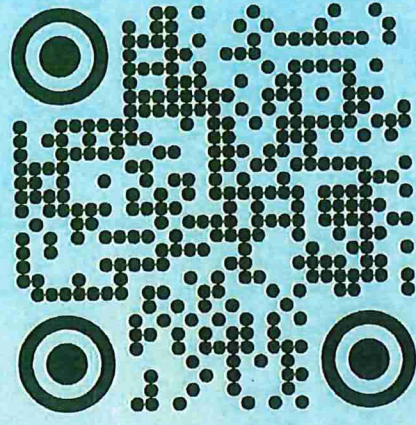


learn more

Minnesota Meadows Restoration Preserve



Minnesota Meadows Restoration Preserve



learn more





ANDERSON

13605 151st Avenue N., #100
Plymouth, MN 55441 | www.andersoneng.com
763.453.4090 | info@andersoneng.com
Anderson Engineering of Minnesota, LLC

**MN MEADOWS
WETLAND BANK**

HAM LAKE,
MINNESOTA

STOSON LLC

DESIGNER'S NOTE: THIS PLAN, SPECIFICATIONS, AND REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER OF MINNESOTA REGISTERED PROFESSIONAL ENGINEER.

PRINT NAME: _____

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 04/20/2015 LICENSE NO.: _____

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

FINAL PROSPECTUS

DESIGNED BY: KS DRAWN BY: KS CHECKED BY: KS

DRAWING TITLE

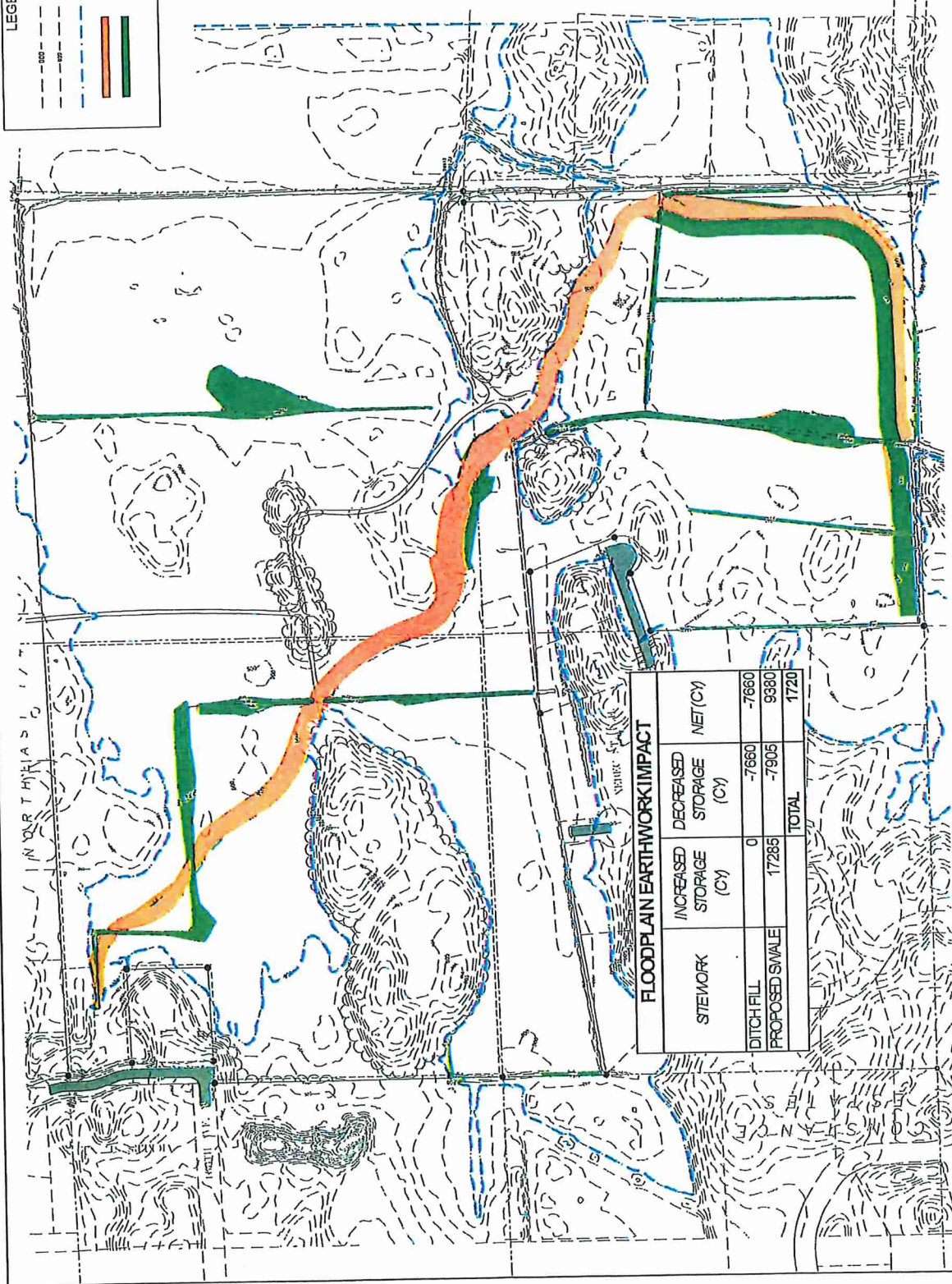
**FLOODPLAIN IMPACT
EXHIBIT G**

DRAWING NO. _____

PLANNER: BOSTRICK
SCALE NO. 100%

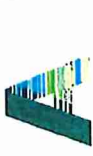
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOODPLAIN BOUNDARY
- INCREASED FLOODPLAIN STORAGE
- DECREASED FLOODPLAIN STORAGE



FLOODPLAIN EARTHWORK IMPACT			
STEAMWORK	INCREASED STORAGE (CY)	DECREASED STORAGE (CY)	NET (CY)
DITCH FILL	0	-7660	-7660
PROPOSED SWALE	17285	-7905	9380
	TOTAL		1720





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 Anderson Engineering of Minnesota, LLC

**MN MEADOWS
 WETLAND BANK**

HAM LAKE,
 MINNESOTA

STOSON LLC

DESIGNER: NOT FOR CONSTRUCTION
 DATE: 04/26/2023 LICENSE NO.:
 REVISION LOG
 NO. DATE DESCRIPTION OF REVISIONS

PRINT NAME:
 SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 04/26/2023 LICENSE NO.:

REVISION LOG
 NO. DATE DESCRIPTION OF REVISIONS

TRAIL CONCEPT

DESIGNED: 23 DRAWING: 5
 CHECKED BY: 23

**INTERPRETIVE
 NATURE TRAIL**

DRAWING NO.

LS-102

PLOTTED: 04/26/2023
 CORAL NO. 16303

LEGEND

	PROPERTY BOUNDARY
	EXISTING DELINEATED WETLANDS
	FLOODPLAIN ELEVATION (100 CONTOUR)
	PROPOSED TRAIL EASEMENT
	PROPOSED TRAIL
	EXISTING SIGNIFICANT TREES
	INTERPRETIVE PLACARD / ROCK SIGNAGE
	PROPOSED BENCH
	RIVER BIRCH CLUMP PLANTINGS

KEY NOTES

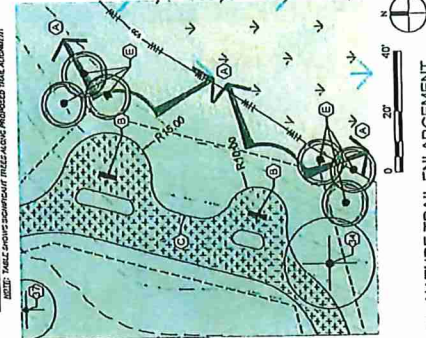
- Ⓐ SCENIC VIEWPOINT / OVERLOOK
- Ⓑ BENCH LOCATION
- Ⓒ RESTORED WET MEADOW PLACARD
- Ⓓ OAK FOREST PLACARD
- Ⓔ RIVER BIRCH (BETULA NIGRA) MULTI-STEMMED TREE CLUMPS (EACH CLUMP IS 25' DIAMETER; PLAN NOTED TO CLUMPS OF 10 PLACEMENTS)

GENERAL NOTES

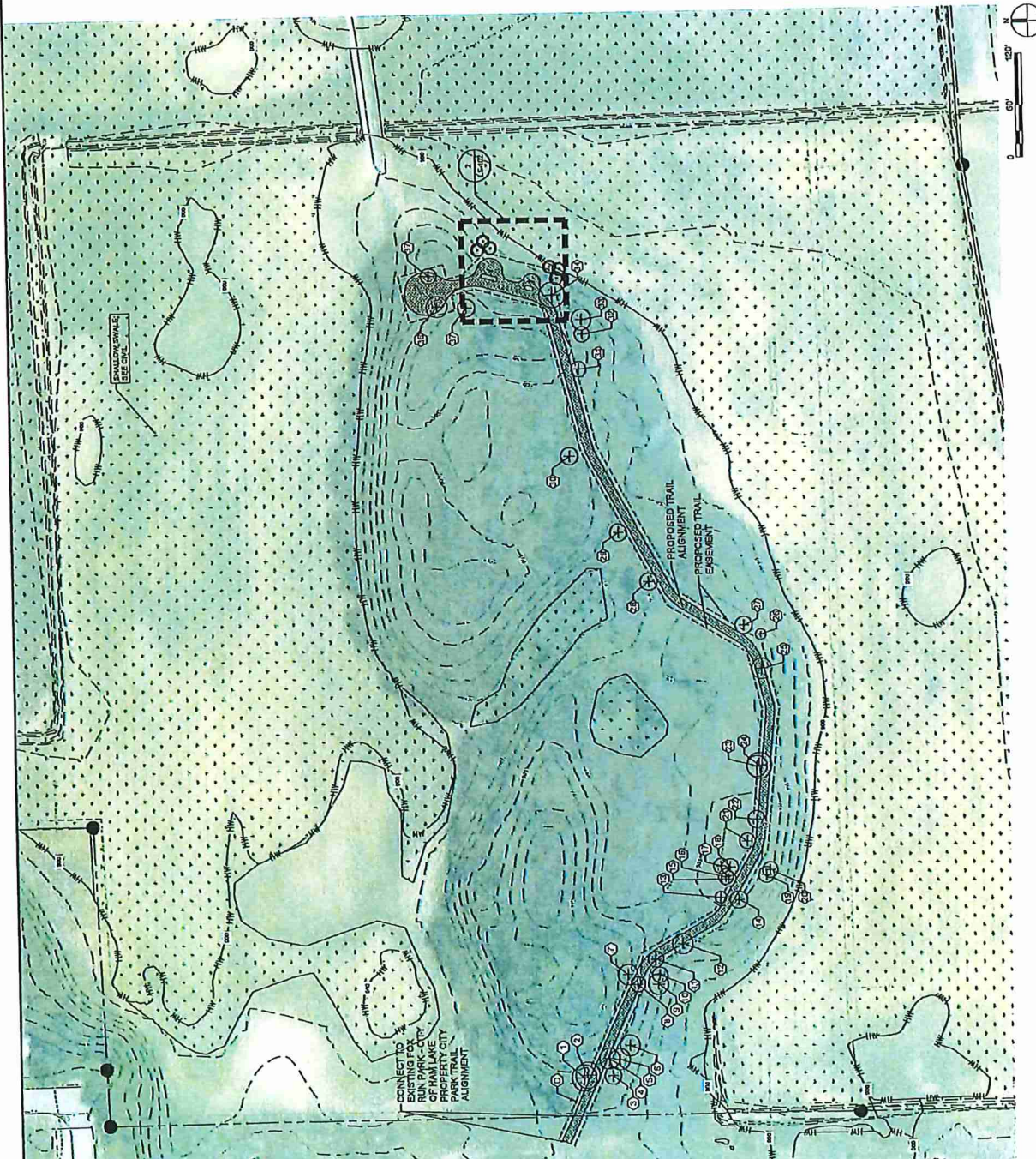
1. AVOIDS DELINEATED WETLANDS.
2. AVOIDS FLOODPLAIN AS IDENTIFIED BY CCWD
3. TRAIL NOT FENCED

**EXISTING TREES ON TRAIL ALIGNMENT
 (PLACARD ON TREE SIGNIFICANT TREES)**

ID	SPACES	IDENTIFIED INDICATED	STAND
1	OK	OK	OK
2	OK	OK	OK
3	OK	OK	OK
4	OK	OK	OK
5	OK	OK	OK
6	OK	OK	OK
7	OK	OK	OK
8	OK	OK	OK
9	OK	OK	OK
10	OK	OK	OK
11	OK	OK	OK
12	OK	OK	OK
13	OK	OK	OK
14	OK	OK	OK
15	OK	OK	OK
16	OK	OK	OK
17	OK	OK	OK
18	OK	OK	OK
19	OK	OK	OK
20	OK	OK	OK
21	OK	OK	OK
22	OK	OK	OK
23	OK	OK	OK
24	OK	OK	OK
25	OK	OK	OK
26	OK	OK	OK
27	OK	OK	OK
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41	OK	OK	OK
42	OK	OK	OK
43	OK	OK	OK
44	OK	OK	OK
45	OK	OK	OK
46	OK	OK	OK
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88	OK	OK	OK
89	OK	OK	OK
90	OK	OK	OK
91	OK	OK	OK
92	OK	OK	OK
93	OK	OK	OK
94	OK	OK	OK
95	OK	OK	OK
96	OK	OK	OK
97	OK	OK	OK
98	OK	OK	OK
99	OK	OK	OK
100	OK	OK	OK



2 NATURE TRAIL ENLARGEMENT
 SCALE 1" = 20'



1 NATURE TRAIL LAYOUT
 SCALE 1" = 40'

CONNECT TO
 EXISTING FOX
 OF HAM LAKE
 PROPERTY CITY
 PARK TRAIL
 ALIGNMENT

SHALLOW SWALE
 SEE C101

PROPOSED TRAIL
 ALIGNMENT
 PROPOSED TRAIL
 EASEMENT



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762.412.4000 | 763.417.4000
Anderson Engineering of Minnesota, LLC

**MIN MEADOWS
WETLAND BANK**

HAM LAKE,
MINNESOTA

STOSON LLC

DESIGNER: STOSON LLC
PROJECT: MIN MEADOWS WETLAND BANK
DRAWING NO.: CP-108
DATE: 04/20/2018
SCALE: AS SHOWN

DATE: 04/20/2018
LICENSE NO.:
REVISION LOS
NO. DATE DESCRIPTION OF REVISIONS

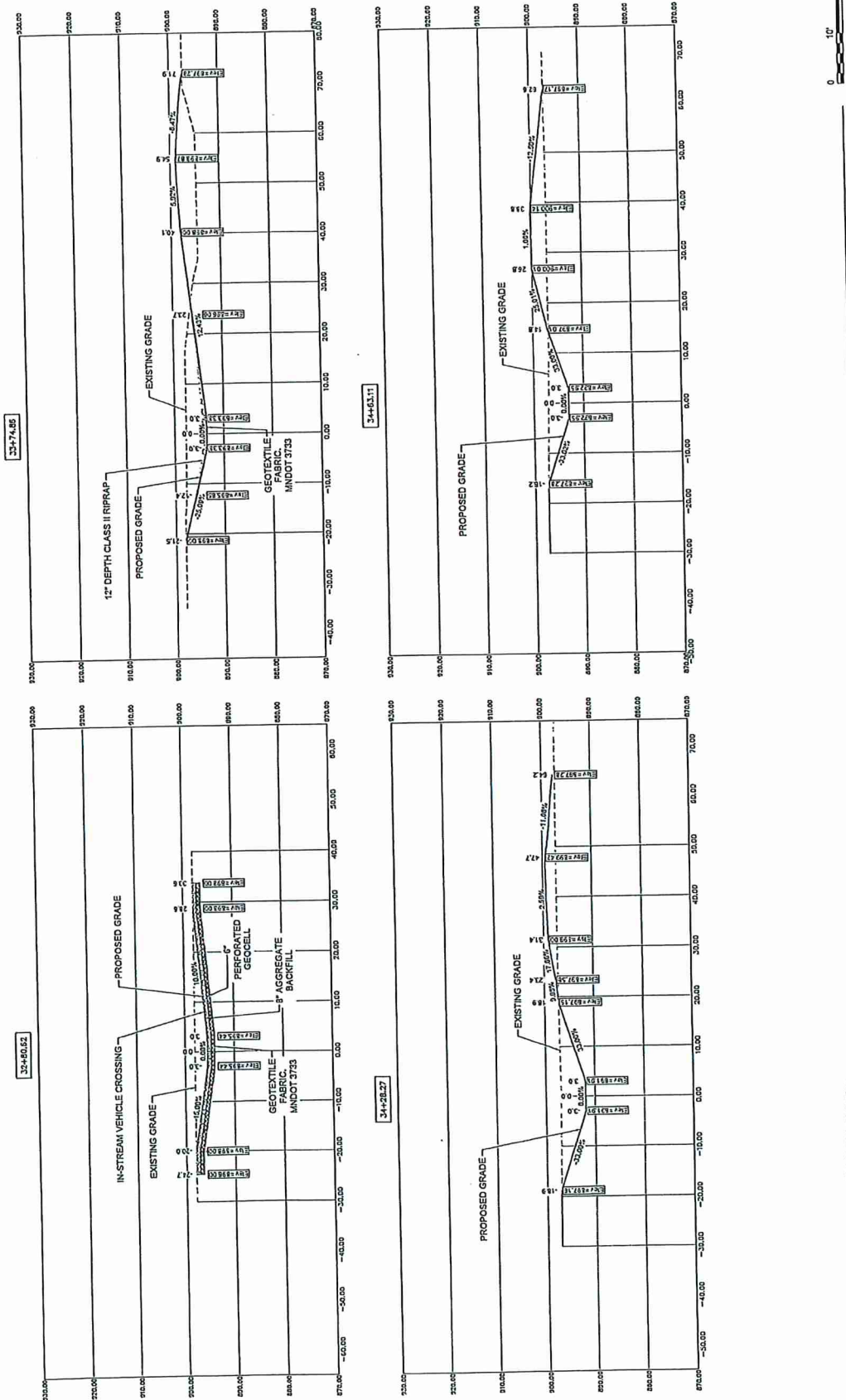
FINAL PROSPECTUS

DRAWING TITLE
EAST OUTLET
SECTION PROFILES

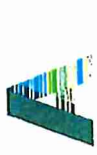
DRAWING NO.

CP-108

CONTRACT NO.
18086



1 EAST OUTLET CROSS SECTION PROFILES
SCALE: 1" = 20'



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**MN MEADOWS
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STOSON LLC

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 04/22/2025 LICENSE NO. _____

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

FINAL PROSPECTUS

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

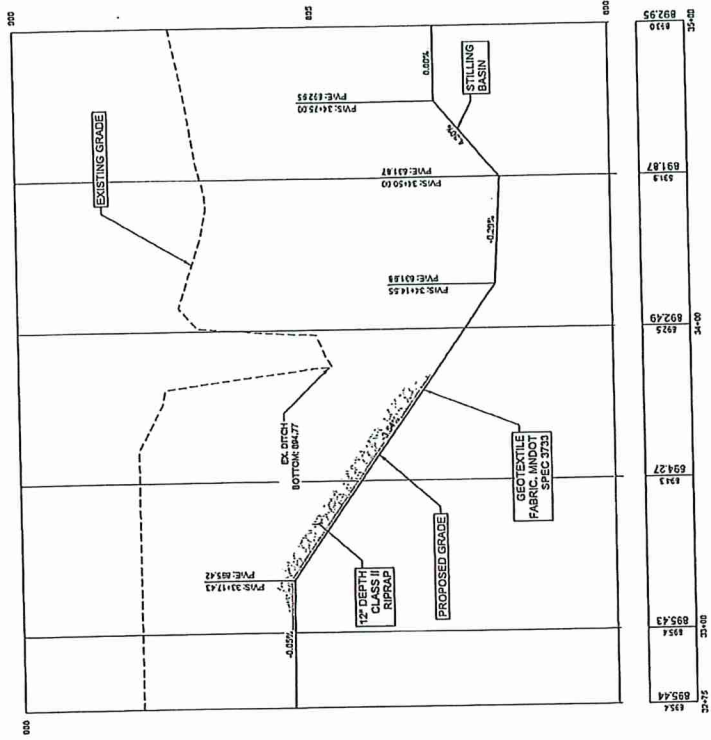
DRAWING TITLE

**EAST WEIR
 OUTLET PLAN &
 PROFILE**

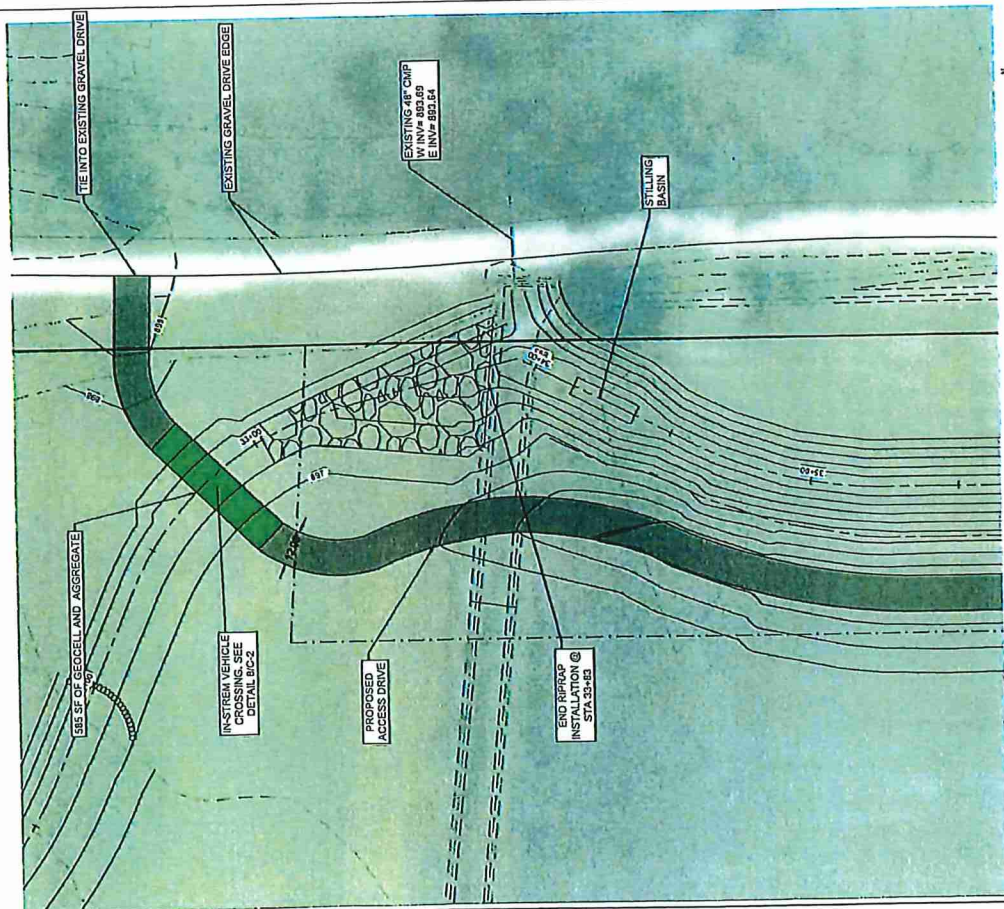
DRAWING NO.

CP-107

PLOTTED: 04/22/2025
 CADD NO. 16588



2 EAST WEIR OUTLET PROFILE
 SCALE: 1" = 2'



1 EAST WEIR OUTLET PLAN
 SCALE: 1" = 2'



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PRINT NAME: _____
 SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 04/26/2025 LICENSE NO. _____

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PROSPECTUS

DESIGNED BY: _____ DRAWN BY: _____
 CHECKED BY: _____ DATE: _____

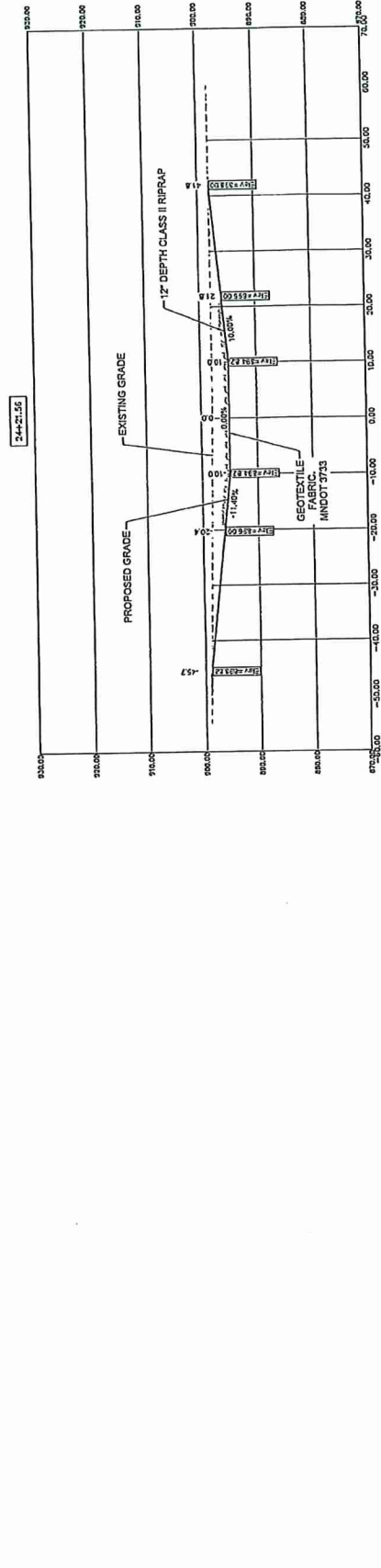
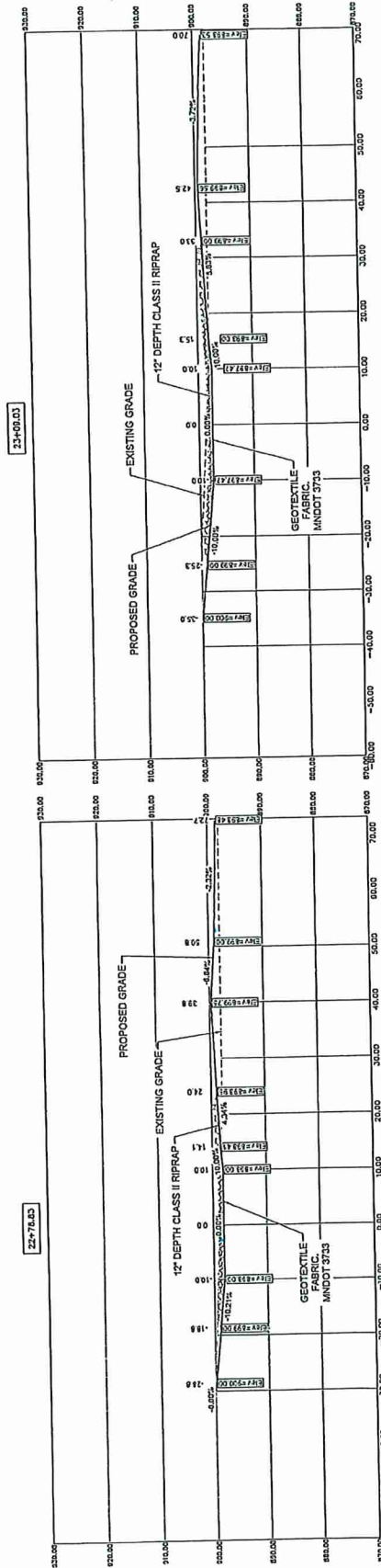
DRAWING TITLE

**CENTRAL WEIR OUTLET
 SECTION PROFILES**

DRAWING NO.

CP-106

PROJECT NO.: 04/26/2025
 CORAL NO.: 16768



1 CENTRAL WEIR OUTLET CROSS SECTION PROFILES
 SCALE: 1" = 10'



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 REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE LAWS
 OF THE STATE OF MINNESOTA.

PRINT NAME: _____
 SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 04/27/2023 LICENSE NO. _____

REVISION LOG
 NO. DATE DESCRIPTION OF REVISIONS

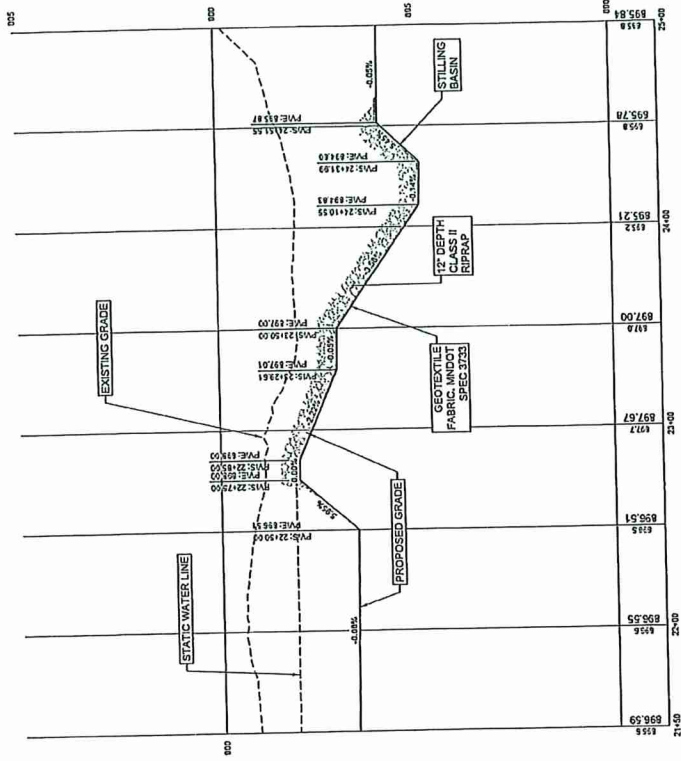
FINAL PROSPECTUS
 REVISION NO. DRAWER: JC CHECKED BY: JS
 DRAWING TITLE

**CENTRAL WEIR
 OUTLET PLAN &
 PROFILE**

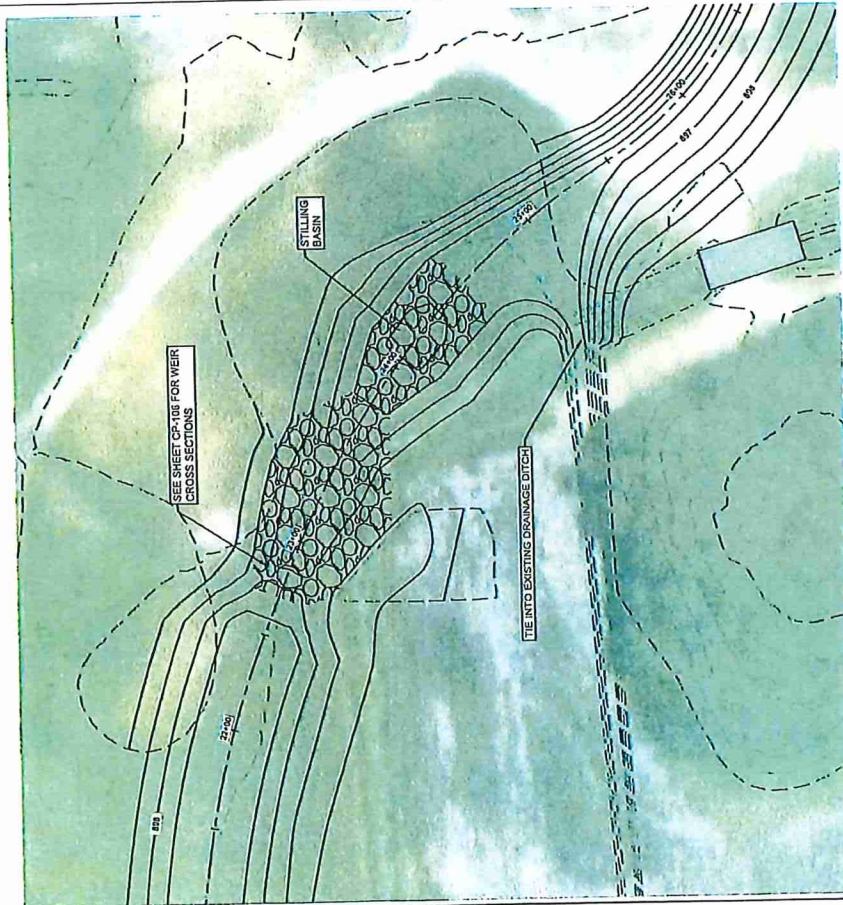
DRAWING NO.

CP-105

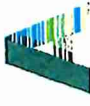
PLOTTER: 04/02/2023
 COWI NO. 16583



2 CENTRAL WEIR OUTLET PROFILE
 SCALE: 1" = 3'



1 CENTRAL WEIR OUTLET PLAN
 SCALE: 1" = 3'



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 763.473.4000 | info@andersonmn.com
 Anderson Engineering, a Minnesota, LLC

MIN MEADOWS
 WETLAND BANK

HAM LAKE,
 MINNESOTA

STOSON LLC

DESIGNER: JG
 DRAWN: JS
 CHECKED BY: JG

DATE: 04/08/2025 LICENSE NO.:

SIGNATURE: NOT FOR CONSTRUCTION

REVISION LOG

FINAL PROSPECTUS

DRAWING TITLE

SHALLOW SWALE PLAN
 & PROFILE

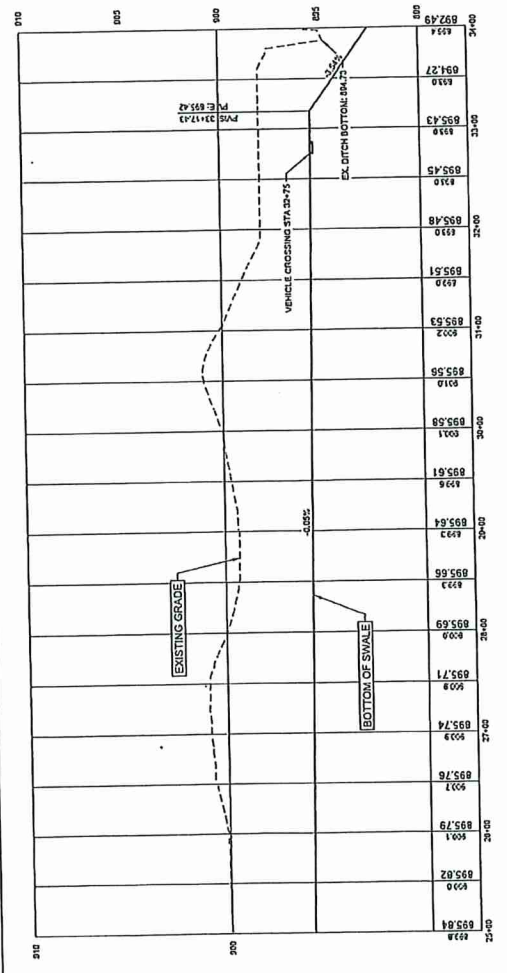
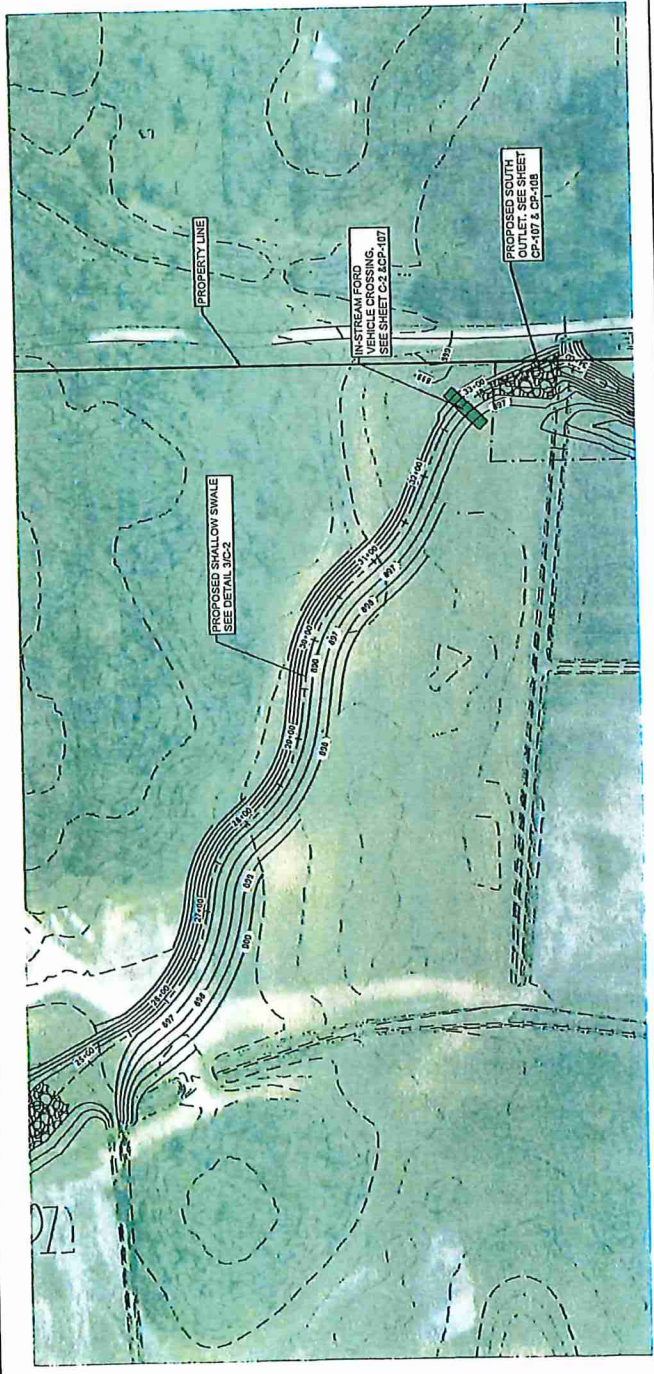
DRAWING NO.

CP-103

PLOTTED: 04/08/2025
 COMAL NO. 16998

LEGEND

PROPERTY LINE	---
CONSERVATION EASEMENT	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
CLASS II RIPRAP	---



1 SHALLOW SWALE PROFILE - STA. 25+00 TO 34+00
 SHEET 4 OF 8



ANDERSON

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**MN MEADOWS
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HAM LAKE,
MINNESOTA

STOSON LLC

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PRINT NAME:

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 04/02/2025 LICENSE NO.:

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

FINAL PROSPECTUS

CHECKED BY: KC

DRAWN BY: KC

DRAWING TITLE

**SHALLOW SWALE
PLAN & PROFILE**

DRAWING NO.

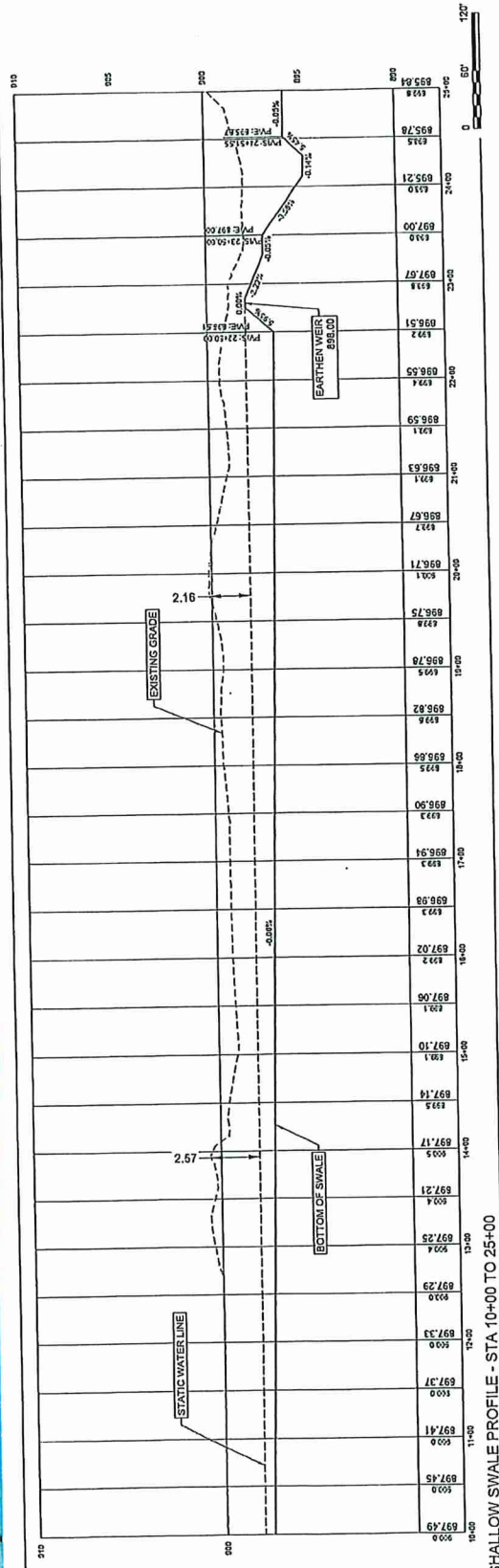
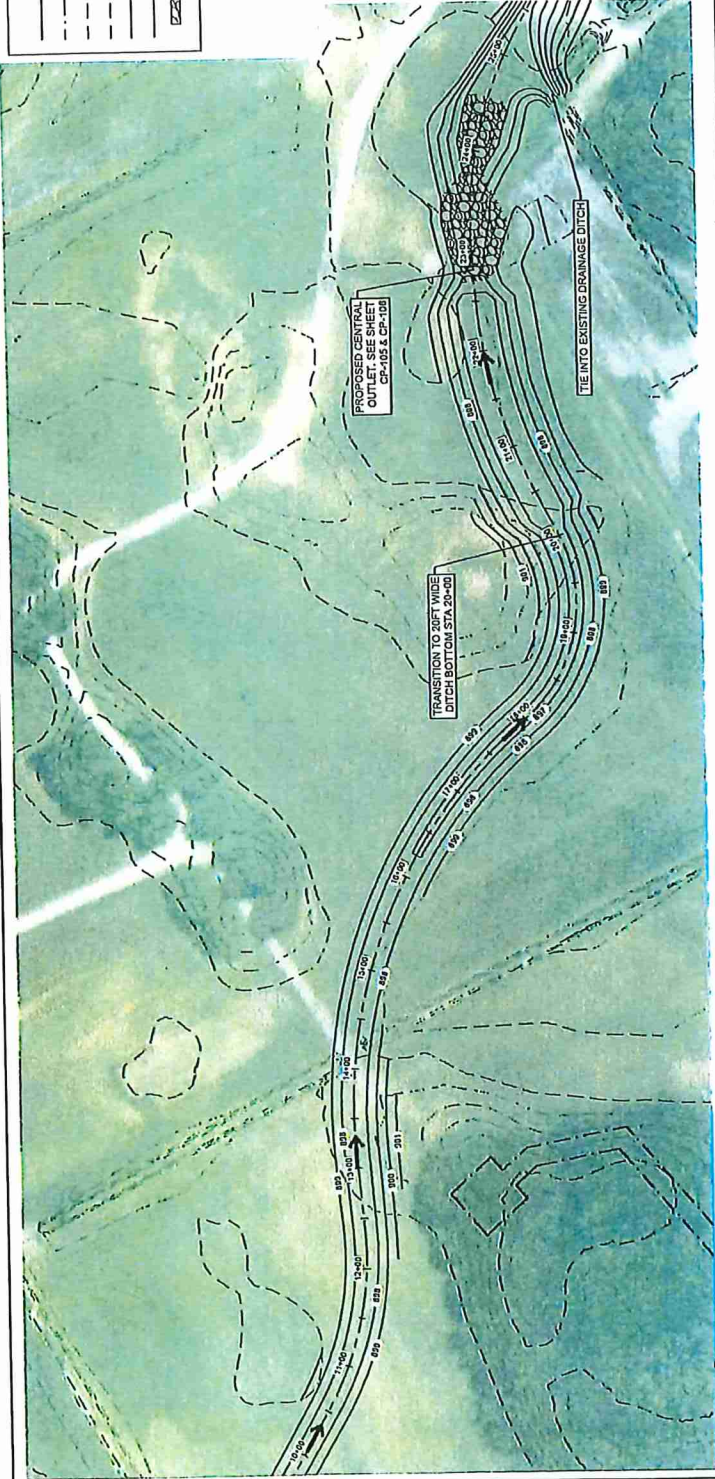
CP-102

PLOTTED: 04/02/2025

CADWAL. NO. 16593

LEGEND

---	PROPERTY LINE
---	CONSERVATION EASEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	CLASS II BIRCH



SHALLOW SWALE PROFILE - STA 10+00 TO 25+00



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HAM LAKE,
MINNESOTA

STOSON LLC

I HEREBY CERTIFY THAT THE SEAL, PROFESSIONAL OR
REGISTERED ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT,
PROFESSIONAL LANDSCAPE ARCHITECT, OR PROFESSIONAL
OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 04/26/2015 LICENSE NO.: _____

REVISION LOG

NO. DATE DESCRIPTION OF REVISION

NO.	DATE	DESCRIPTION OF REVISION

FINAL PROSPECTUS

RECORDED: _____ DRAWN: _____ CHECKED BY: _____

DRAWING TITLE

**SHALLOW SWALE
PLAN & PROFILE**

DRAWING NO.

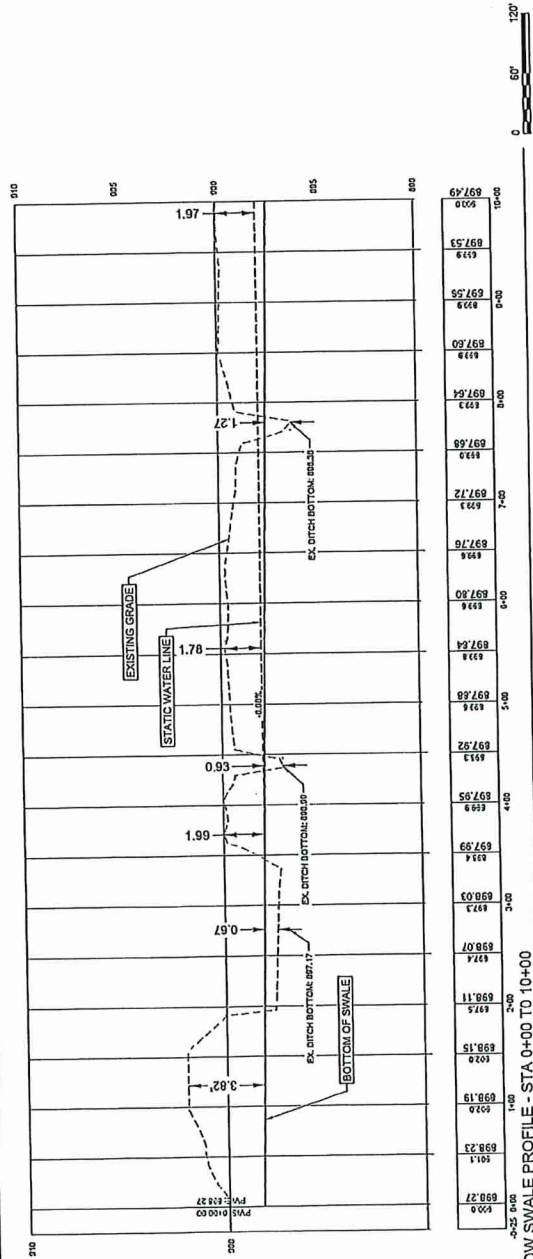
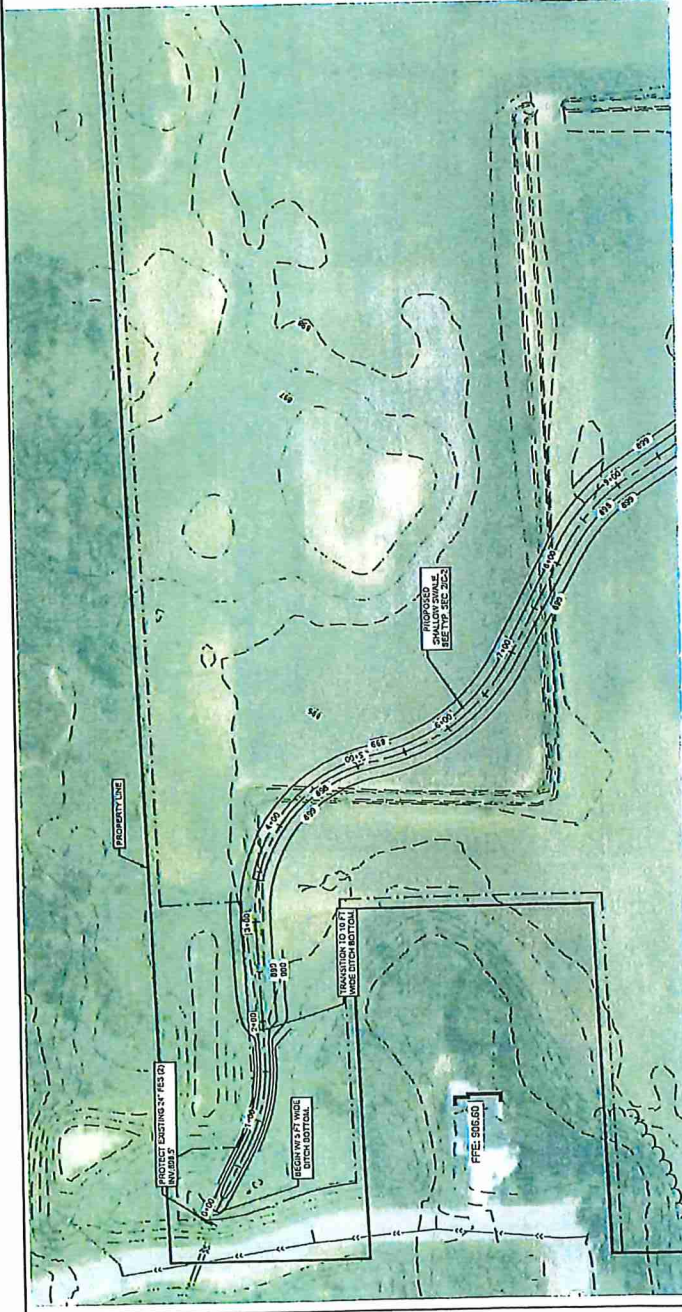
CP-101

PLOTTED: 04/26/2015

CAD. NO. 15583

LEGEND

—	PROPERTY LINE
- - -	CONSERVATION EASEMENT
- - -	EXISTING MAJOR CONTOUR
- - -	EXISTING MINOR CONTOUR
- - -	PROPOSED MAJOR CONTOUR
- - -	PROPOSED MINOR CONTOUR





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 MINNESOTA

STOSON LLC

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PRINT NAME: _____
 SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 06/02/2016 LICENSE NO. _____

REVISION LOG
 NO. DATE DESCRIPTION OF REVISIONS

FINAL PROSPECTUS

REVISIONS: 12 DRAWN: JS CHECKED BY: JS
 DRAWING TITLE

CONSTRUCTION PLAN
 (SOUTHWEST)

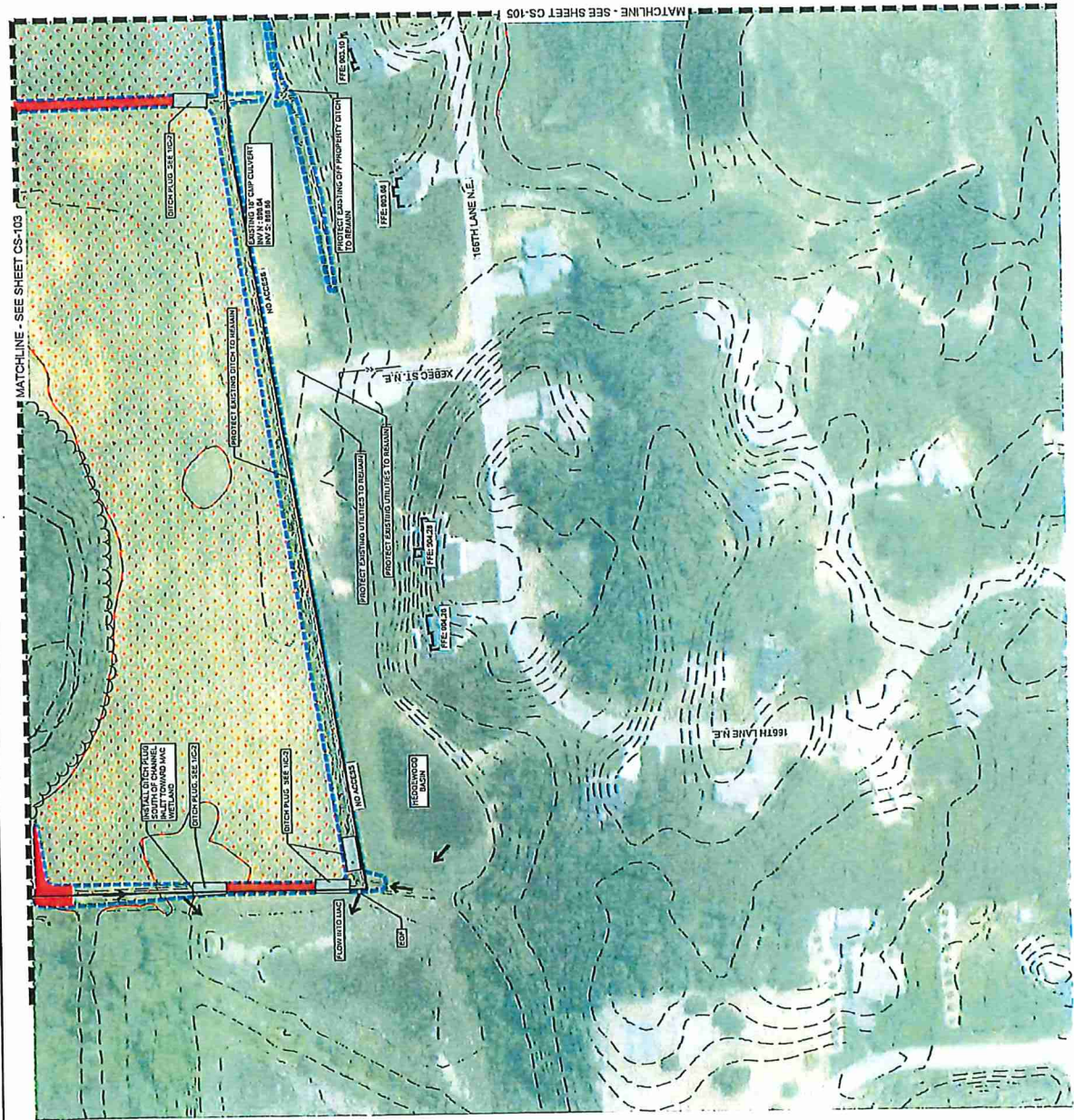
DRAWING NO.

CS-104

PLOTTED: 04/02/2016
 CADD: 10583

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
...	EXISTING WETLAND
---	EXISTING DITCH
---	PROPERTY LINE
---	CONSERVATION EASEMENT
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED BENTONITE DITCH CHECK
---	PROPOSED SHALLOW SWALE
---	PROPOSED DITCH PILE LOCATION
---	DITCH FILL
---	PROPOSED BERM / ACCESS ROUTE
---	PROPOSED GRAVEL ACCESS ROAD
---	FLOW PATH
---	TREE LINE





MN MEADOWS WETLAND BANK
 HAM LAKE, MINNESOTA
 STOSON LLC

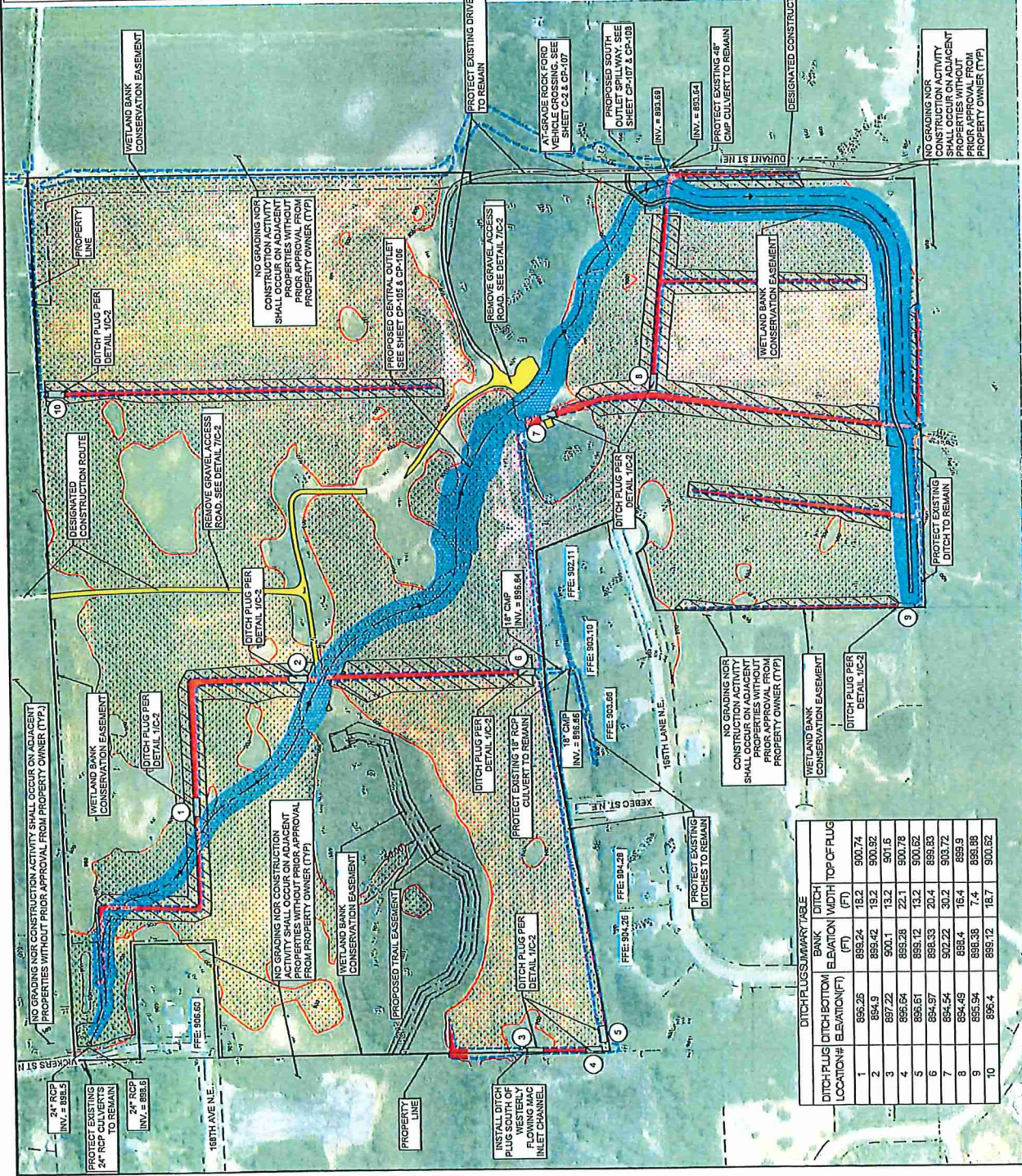
1. I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, AND NOTES ARE THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
 PRINT NAME: _____
 SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 08/22/25 LICENSE NO.: _____
 REVISION LOG
 NO. DATE DESCRIPTION OF REVISION

FINAL PROSPECTUS
 RECORD NO. _____ DRAWN BY: _____ CHECKED BY: _____
 DRAWING TITLE: OVERALL SITE PLAN
 DRAWING NO.: CS-101
 PLOTTED: 04/02/25 COMM. NO.: 10159

LEGEND

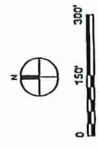
---	100'	EXISTING MAJOR CONTOUR
---	50'	EXISTING MINOR CONTOUR
---		EXISTING WETLAND
---		EXISTING DITCH
---		PROPERTY LINE
---		CONSERVATION EASEMENT
---		PROPOSED SHALLOW SWALE
---		PROPOSED COUNTY DITCH 11
---		PROPOSED DITCH PLUG LOCATION
---		DITCH FILL
---		PROPOSED BORROW AREA
---		PROPOSED BERM / ACCESS ROUTE
---		REMOVE GRAVEL ACCESS ROAD
---		INSTREAM FORD VEHICLE CROSSING
---		FLOW PATH
---		TREE LINE

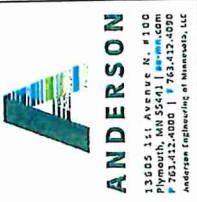
NOTES:
 1. DITCH FILL MATERIAL WILL BE TAKEN FROM THE EXISTING DITCH BANKS AND ADJACENT AREAS AS SHOWN ON DRAWINGS.



DITCH PLUGS SUMMARY TABLE

DITCH PLUG LOCATION #	DITCH BOTTOM ELEVATION (FT)	BANK ELEVATION (FT)	DITCH WIDTH (FT)	TOP OF PLUG ELEVATION (FT)
1	896.26	899.24	18.2	900.74
2	894.9	895.42	19.2	900.92
3	897.22	900.1	13.2	901.6
4	895.64	895.28	22.1	900.78
5	895.61	895.12	13.2	900.62
6	894.97	898.33	20.4	899.83
7	894.54	902.22	30.2	903.72
8	894.49	898.4	16.4	899.9
9	895.94	898.38	7.4	899.88
10	895.4	899.12	18.7	901.62





MN MEADOWS
 WETLAND BANK

HAMLAKE
 MINNESOTA

STOSON LLC

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A duly Licensed Professional Engineer in the State of Minnesota.
 PRINT NAME: _____
 SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 05/09/2023 LICENSE NO. _____
 REVISION LOG
 NO. DATE DESCRIPTION OF REVISIONS

FINAL PROSPECTUS
 DRAWING TITLE

REVISIONS: 02
 DRAWN: 12
 CHECKED BY: 12

STREET
 IMPROVEMENT
 REMOVALS

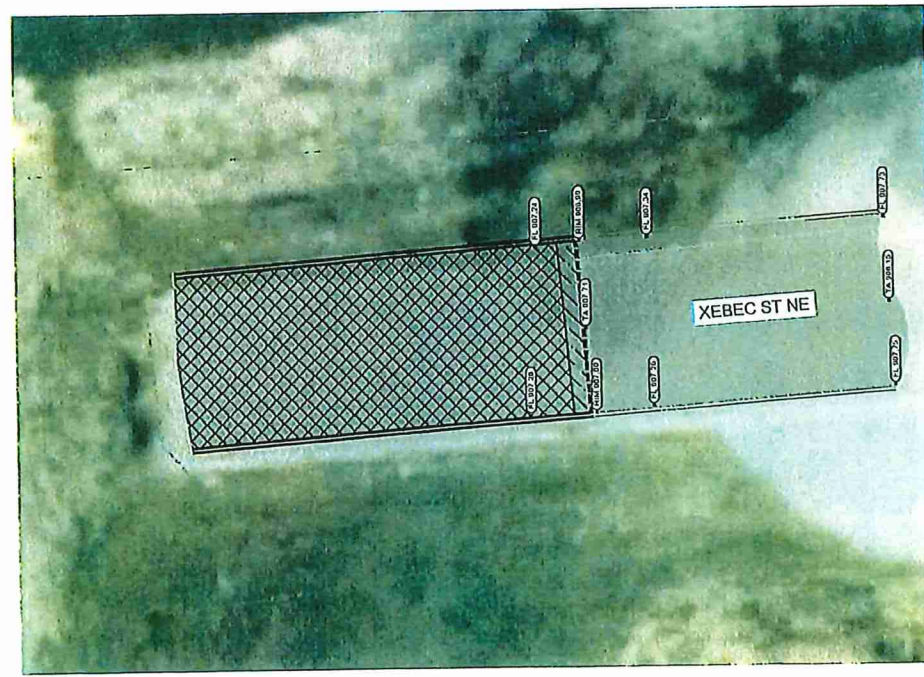
DRAWING NO. CD-102

PLATTED: 04/09/2023
 COUNTY NO. 10855

LEGEND

-----	FULL DEPTH SAWCUT
-----	REMOVE CURB AND GUTTER
-----	REMOVE ROAD SECTION - FULL DEPTH
-----	REMOVE ASPHALT PAVEMENT

- GENERAL NOTES:**
1. ALL PAVEMENTS NOTED FOR REMOVAL, INCLUDING CONCRETE CURB AND GUTTER SHALL RECEIVE A FULL DEPTH SAW CUT REPAIR.
 2. FULL DEPTH ROAD SECTION REMOVAL SHALL CONSIST OF REMOVING EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE SECTION DOWN TO SUBGRADE.
 3. CONTRACTOR TO PROTECT ALL ITEMS NOT NOTED FOR REMOVAL. ANY DAMAGE TO EXISTING TREES/VEGETATION, PAVEMENTS, UTILITIES, STRUCTURES, ETC. SHALL BE REPLACED AT CONTRACTORS EXPENSE.



DRAFT WORK IN PROCESS

