



NORTH BRANCH

—Minnesota—

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, MARCH 4, 2025 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

Open
Chair

Gary Shaefer
Commissioner

Open
Commissioner

Patrick Meacham
Commissioner

Steve Cich
Commissioner

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OATH OF OFFICE
 - a. OATH OF OFFICE - NATE EHALT ACTION
4. ROLL CALL
5. AGENDA APPROVAL
 - a. Approve Agenda ACTION
6. CONSENT AGENDA
 - a. Approval of February 4, 2025 Minutes ACTION
7. PUBLIC COMMENT
8. PUBLIC HEARINGS
 - a. Fisk Acres Preliminary Plat Public Hearing ACTION
9. REPORTS
 - a. Planning Commission Application - Ross Otto ACTION
 - b. Interstate Business Park Design Standards ACTION
 - c. Upcoming Meetings VERBAL
UPDATE
10. NEXT MEETING : April 1, 2025 6:30 PM

11. ADJOURNMENT



Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev

Presenter: Nathan Sondrol, Community Development Director

Date: 02/10/2025

Board & Commission: Planning Commission

Subject: Fisk Acres Preliminary Plat Public Hearing

Recommended Planning Commission Action

Motion to recommend the approval of the Minor Subdivision for Fisk Acres at 9626 St. Croix Trail in the Rural Residential (RR) zoning district subject to the following:

1. All fees and financial obligations shall be received by the City prior to releasing the approval documents related to this project for recording.
2. The Applicant or the future owner of the lots shall obtain all necessary approvals, including submittal and approval of a site grading plan, and pay all applicable fees prior to commencing construction on the lots.
3. The Applicant shall comply with the recommendation by the Parks Commission regarding park dedication requirements.
4. The Applicant shall provide the dimensions and location of the shed adjacent to the garage on Lot 1. The Applicant may be required to move the shed or alter the subdivision lot lines based on its location to meet all setback requirements.
5. The Applicant will comply with the MNDot requirements for lot access to the newly created lots, which may include a combined access.

Overview / Background

Cory Fisk (Applicant) is requesting Minor Subdivision approval at 9626 St. Croix Trail, a 39.62 acre site. The Applicant has applied to split the existing parcel, (PID: 11.00503.20) into three (3) lots. The minor subdivision will permit development of two additional homesites and maintain

the existing developed residence. The property currently is zoned Rural Residential and is not within the designated Urban Service Area. There are numerous areas covered by designated wetlands and drainage and utility easement are required to maintain them in the current configuration.

Request(s) to Consider

1. Land Use and Zoning
2. Plat Standards

Analysis of Request(s)

1. Land Use & Zoning

The Subject Property currently has a single land use classification: **Rural Residential**.

Similarly, the property is currently zoned **RR -Rural Residential**. The applicant is not requesting any change to the zoning and therefore the request is being analyzed based upon the RR Rural Residential ordinance standards. Single family development is a permitted use in the Rural Residential zoning district.

In the Comprehensive Plan and Zoning Map, the surrounding east, south, and west properties are designated Rural Residential and have single family uses. The southern boundary of the site is State Highway 95. The surrounding northern properties are designated Agricultural and zoned AG2 and have a mixture of undeveloped forests / wetlands and agriculture.

Land Use and Zoning standards are satisfied.

2. Plat Standards

Minimum Lot Standards

Minimum lot dimensional standards for properties in the RR zoning district are noted in the table below along with information about the three proposed lots:

Lot Standards			
Type	Area (buildable acre)	Width	Depth
Minimum Lot Area	1	110'	300'
Lot 1	6.95	605'	568'
Lot 2	2.62	280'	591'
Lot 3	6.17	376'	1262'

The maximum building height in the Rural Residential zoning district is 35 feet and the maximum lot coverage for impervious surfaces is 50%. Both of these standards can easily be met due to the size of the proposed lots. The Plat illustrates the new lot configurations with the dimensions listed in the table above, all meeting the minimum lot ordinance requirements. The table below shows the required setbacks for the RR zoning district and the existing setbacks for the residence. The Applicant has provided potential building pad sites on lots 2 and 3 which can meet the ordinance setback standards and provide acceptable primary and secondary septic sites.

Type	Front Yard (feet)	Rear Yard (feet)*	Side Yard (feet)*
Minimum Lot Setback	40'	30'	10'
Lot 1 - Home	149'	379'	189'
Lot 2 Bldg Pad	110'	441'	105'
Lot 3 Bldg Pad	93'	1,122'	101'

Lot 1 is currently developed. The proposed lot contains a single-family dwelling, and two accessory buildings. The ordinance permits four accessory structures for properties zoned RR and between one-acre but less than five-acres of buildable area. Section 66-898 of the North Branch City Code requires that all accessory buildings in the RR Districts meet the following setback requirements; Front Yard – 40 ft, Side Yard - 10 ft, and Rear Yard - 10 ft. One accessory building is a garage measuring 1,213 square feet in area, and the other appears to be a shed directly east of the garage. The shed is not shown on the survey. The Applicant should provide the location of the shed prior to final approval, to verify that it meets the 10-foot side yard setback from the new lot line.

Wetlands

A wetland delineation was carried out by Earth Science Associates, Inc to provide an updated map of all on-site wetland locations. Two large swaths of wetland were identified. The largest wetland covers roughly the northern half of Lot 3. Another wetland covers the northeast corner of Lot 1, the northern 1/3 of Lot 2, and Lot 3. Several smaller wetlands are congregated around the southwestern corner of Lot 3 and the northwestern corner of Lot 1. A Notice of Decision from the Minnesota Board of Soil and Water Resources and Chisago County approved these findings. The proposed plat places drainage and utility easements over the wetland locations.

Grading

The grading plan indicates where the new driveway for lot 2 will be placed. Grading will be required for the driveway work, the area immediately around proposed driveways, residences, and septic fields. Each lot will be individually graded upon development of each unit. The Applicant or the future builder, will be required to provide grading and erosion control plans and obtain all necessary permits, prior to building on either of the new lots which is a condition of approval.

Access

The existing home on Lot 1 has a driveway connecting to St. Croix Trail (State Highway No. 95). An unpaved driveway on the eastern half of the property, within the newly created lot 3, also extends from St. Croix Trail northwards to the rear wetlands that covers half of Lot 3 and

also westward.

The applicant is recommending that each lot have a separate driveway to access St. Croix Trail. St. Croix Trail is a major collector and a State Highway. The State may require combining curbcuts, however, at this time the City has not received any feedback from the MNDot regarding this subdivision. A condition of approval requires the applicant to comply with the MNDot requirements.

Other

The Applicant is providing right-of-way dedication for a portion of St. Croix Trail.

Preliminary Plat

In considering the Minor Subdivision, the proposal should be weighed against the following factors:

1. Consistency with the policy, purpose, design standards and other requirements of this chapter.
2. Consistency with the city's growth management system or other development plans.
3. Consistency with the zoning chapter.
4. The physical characteristics of the site including but not limited to topography, erosion, and flooding potential, soil limitations, soil borings, are suitable for the type of development or use contemplated.
5. The proposed development will not create undue burden on services and/or infrastructure.

Based upon the information provided by the applicant and the assessment of the considering factors, the city staff found the application met the above findings of fact.

Staff Recommendation

City staff recommends approval of the Preliminary Plat Fisk Acres with the conditions as stated.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat Fisk Acres with conditions.

Planning Commission Action

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with Planning Commissioners' finding of fact and conditions of approval.
2. Recommend denial based upon findings of fact as presented by Staff.

3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Attachments

Preliminary Plat – Fisk Acres. *Kroschel Land Surveyors, Inc.* – 2/21/25

Grading Plan of Fisk Acres. *Kroschel Land Surveyors, Inc.* – 2/21/25

Wetland Map Revision. *Earth Science Associates, Inc.* – 2/21/25

Minnesota Wetland Conservation Act – Notice of Decision – MN Board of Water and Soil Resources – 2/21/25

DRAFT Resolution

Voting Requirements:

Voting Options **Simple Majority**

**CITY OF NORTH BRANCH
RESOLUTION NO. 2025-XXX**

**RESOLUTION APPROVING THE MINOR SUBDIVISION FOR
FISK ACRES**

WHEREAS, Cory Fisk ("Owner") requested Minor Subdivision approval for Fisk Acres, collectively referred to hereafter as "Plat," located at 9626 St. Croix Trail (PID: 11.00503.20) ("Subject Property") and,

WHEREAS, the Subject Property is guided as Rural Residential, per the Comprehensive Plan ("Land Use"), and zoned as RR – Rural Residential ("Zoning"); and,

WHEREAS, the Owner is proposing to subdivide the Subject Property, creating a total of three (3) residential lots – an increase of two (2) residential lots for new development, on 39.62 gross acres of land ("Development"); and,

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission ("Commission") held a Public Hearing ("Hearing") on March January 27, 2025 to consider and receive public comment regarding the proposed Plat; and,

WHEREAS, notice of the Hearing was posted, published in the City's official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, after the public hearing the Commission found the Plat satisfies all Land Use and Zoning standards and City platting requirements, and unanimously recommended approval of the Minor Subdivision for Fisk Acres; and,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA, the Preliminary Plat for Fisk Acres is hereby approved based upon the following findings of fact:

1. The proposed development is consistent with the City's Comprehensive Plan and is compatible with the present and future land uses of the area.
2. The development is consistent with the City's Zoning Ordinance.
3. The physical characteristics of the site including but not limited to topography, erosion, and flooding potential, soil limitations, soil borings are suitable for the type of development or use contemplated.
4. The development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area.

Subject to the following conditions:

1. All fees and financial obligations shall be received by the City prior to releasing the approval documents related to this project for recording.
2. The Applicant shall comply with the recommendation by the Parks Commission regarding park dedication requirements.

3. The Applicant or the future owner of the lots shall obtain all necessary approvals, including submittal and approval of a site grading plan, and pay all applicable fees prior to commencing construction on the lots.
4. The Applicant will provide the dimensions and location of the shed adjacent to the garage on Lot 1. The Applicant will move the shed or alter the subdivision lot lines to meet all setback requirements.
5. The Applicant will comply with the MNDot requirements for lot access to the newly created lots, which may include a combined access.

BE IT FURTHER RESOLVED, the Minor Subdivision shall be not released for recording until all fees and other financial obligations and agreements, if required, are executed and received by the City; recording of the Minor Subdivision with the land records office of Chisago County must occur within 30 days of its release by the City to Owner.

ADOPTED this 11th day of March, 2025.

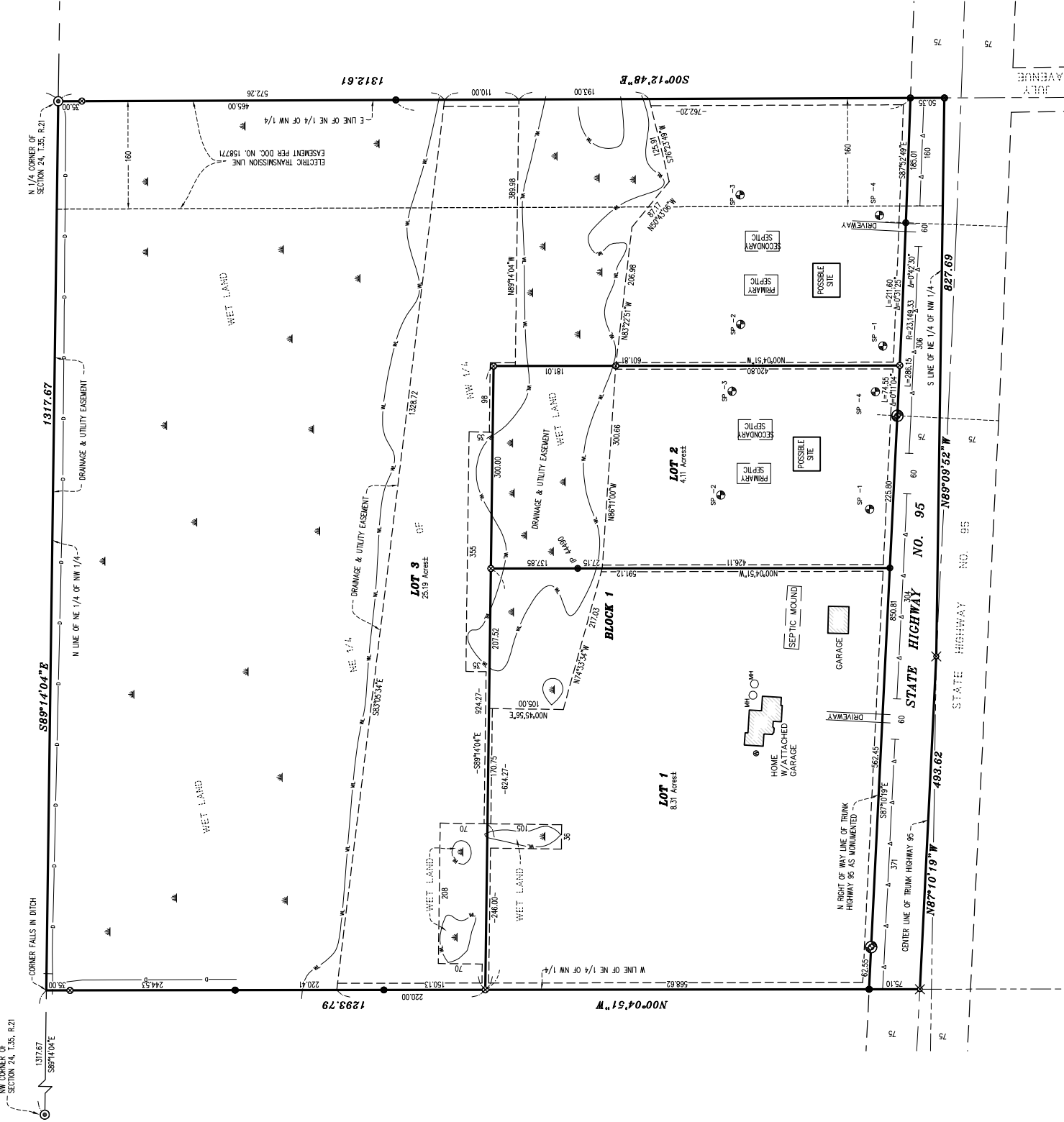
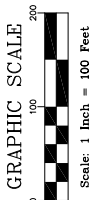
FI SK ACRES

PART OF THE NE 1/4 OF NW 1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 21 WEST, CHICAGO COUNTY, MINNESOTA

LEGEND

- ② DENOTES RECORDED CHICAGO COUNTY MONUMENT
- 1/2" x 14" DENOTES 1/2" x 14" REBAR SET, MARKED KROSCHEL 44490
- DENOTES MAG NAIL FOUND
- ✕ DENOTES MAG SPIKE SET IN BLACKTOP
- DENOTES DELINEATED WETLAND BOUNDARY
- DENOTES SOIL PIT
- DENOTES DITCH

LOT #	50 FT	BLD 50 FT	WIDTH AT SETBACK	DEPTH	FRONTAGE
1	361,953 Sq Ft	302,745 Sq Ft	605'	568'	625'
2	178,834 Sq Ft	115,967 Sq Ft	280'	591'	300'
3	1,097,198 Sq Ft	258,896 Sq Ft	376'	1362'	396'



KNOW ALL MEN BY THESE PRESENTS: That Cory A. Fisk, a divorced and unmarried person, fee owner of the following described property situated in the County of Chicago, State of Minnesota, to wit:

All that part of the Northeast Quarter of Section 24, Township 35, Range 21, lying North of State Highway No. 95, Chicago County, Minnesota.

has caused the same to be surveyed and platted as **PKS ACRES** and does hereby dedicate to the public for public use forever **STATE HIGHWAY NO. 95** and also dedicate the easements as shown on this plat for drainage & utility purposes only. Also dedicating to the State of Minnesota the right of access onto State Highway No. 95, as designated on this plat.

In witness whereof said Cory A. Fisk, a divorced and unremarried person, has set his hand this _____ day of _____, 20____

Cory A. Fisk

STATE OF MINNESOTA)

The foregoing instrument by Cory A. Fisk, a divorced and unmarried person, was acknowledged before me this _____ day of _____, 20____.

I hereby certify that I have surveyed and platted the land described on this plat as FRK ACRES and that this plat is a correct representation of the same. The area shown on this plat was measured by me or under my direction and supervision, and it is true and correct as so correctly set forth as of the date of this certificate, all water boundaries and wet lands, as defined in Minnesota Statutes Section 506.01, Subd. 3, are shown and labeled on the plat, and that all public ways are shown and labeled on the plat.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Tyler J. Kroschel, Land Surveyor
Minnesota License No. 44490

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Tyler J. Kroschel, Land Surveyor, Minnesota License No. 44490.

Notary Public, _____ **County, Minnesota**
My Commission Expires _____

Approved by the City Council of the City of North Branch, Minnesota, this _____ day of _____, 20____ and is in compliance with the provisions of Section 505.03, Subdivision 2, Minnesota Statutes.

Mayor	Clerk
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Pursuant to Chicago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

County Surveyor

This plat was approved as to form and execution this _____ day of _____, 20____

No delinquent taxes for the land described on this plat and transfer entered this ____ day of _____

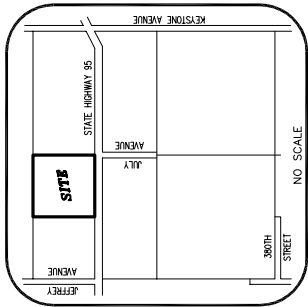
County Attorney

_____ County Auditor

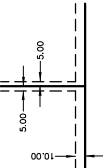
I hereby certify that the taxes for the year 20 ____ on the property described herein are paid this ____ day of ____ 20 ____

County Treasurer

Document No. _____
 I hereby certify that this instrument was filed for record in the Office of the County Recorder for record on this _____ day of _____, 20____ at _____ o'clock _____ M. and was duly recorded in Chicago County Records.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



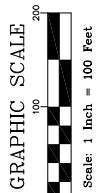
BEING 10 FEET IN WIDTH AND ADJOINING STREET AND EXTERIOR PLAT LINES AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AS SHOWN ON THIS PLAT

SECTION 24, T.35N., R.21W.
VICINITY MAP

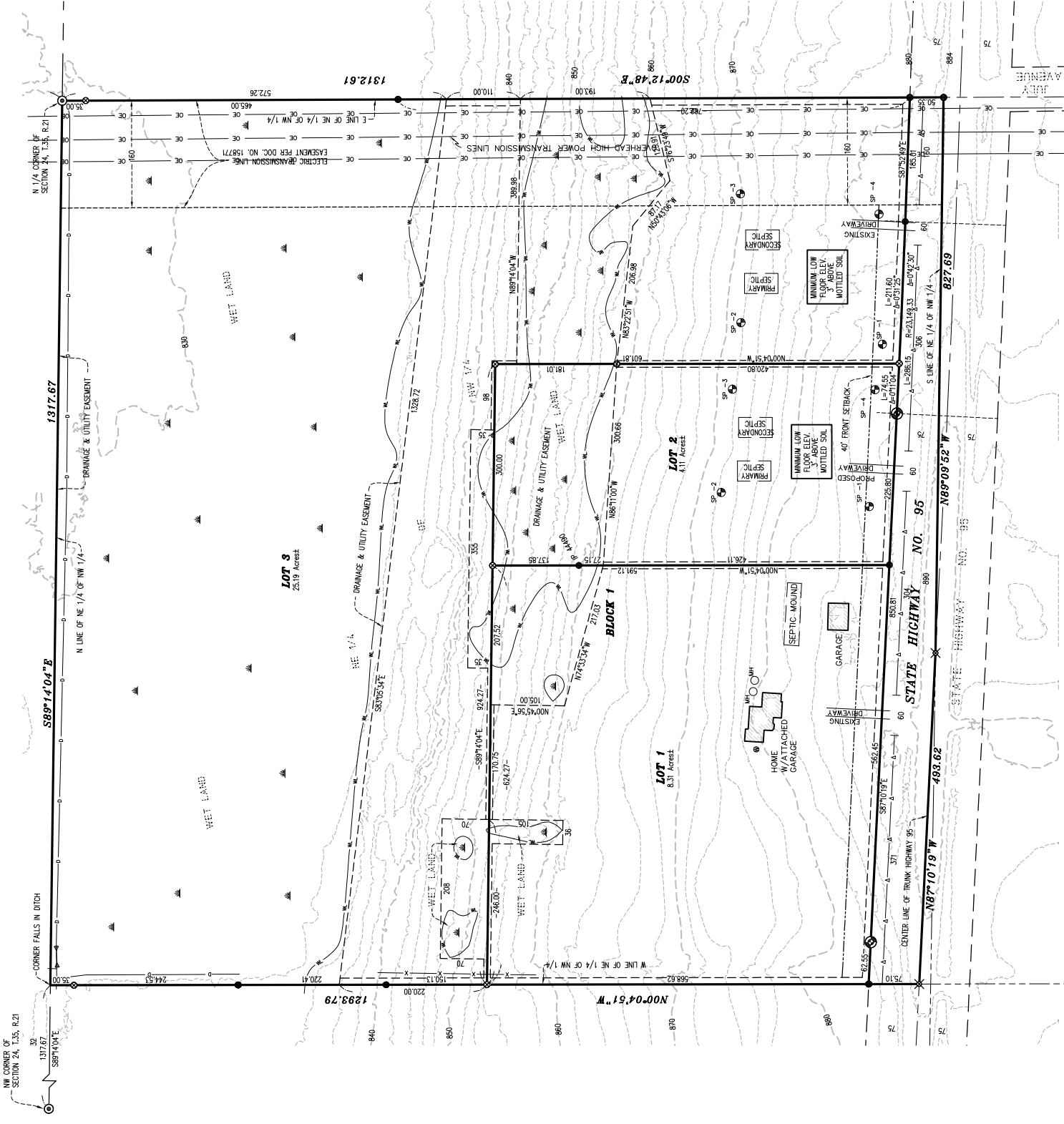
Kroschel Land Surveyors, Inc.
1639 Main Street North, Suite 6, Pine City, MN 55063
Phone: 320-629-3267 tyler@kroschelsurvey.com

GRADING PLAN OF
FISK ACRES

PART OF THE NE 1/4 OF NW 1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 21 WEST, CHISAGO COUNTY, MINNESOTA



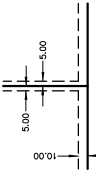
- LEGEND**
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 - DENOTES DITCH



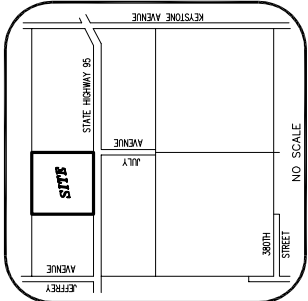
THE BASIS OF BEARINGS FOR THIS DRAWING IS
THE MNDOT CHISAGO COUNTY COORDINATE
SYSTEM, MAD 1983, 146N 1986 ADJUSTMENT

LOT #	SQ. FT.	BLD. SQ. FT.	WIDTH AT SEEBACK	DEPTH	FRONTAGE
1	361,653 SqFt	302,745 SqFt	685'	586'	625'
2	178,534 SqFt	113,967 SqFt	280'	591'	300'
3	1,097,198 SqFt	268,896 SqFt	376'	1262'	396'

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING
STREET AND UTILITY EASEMENTS
BEING 5 FEET IN WIDTH AND ADJOINING
SIDE LOT LINES, AS SHOWN ON THIS PLAT.



Notes to Survey:

- Existing contours shown are taken from 2011 Chisago County LIDAR flights (NAVD 1988).
- Rock entrances shall be installed at the start of grading. 1 1/2 inch — 2 inch washed rock shall be used. Drive must be at least 35 feet in length. Replace rock as needed to maintain a 6 inch depth. A geotextile fabric may be used under the rock to prevent the migration of the underlying soil into the rock.
- Soil stockpiles must not be placed near waterbodies or on streets.
- Streets must be cleared of debris at the end of each day or as directed by the City, to remove all accumulated materials. Failure to perform any street sweeping within 6 hours of notice by the City will result in the work being performed by the City and all associated costs billed. The City also requires removal of accumulated materials on streets during winter.
- Permanent seeding recommended. MnDOT 25-131 Low Maintenance Turf Mix, 220 lb/acre. Fertilizer Type 3 @ 350 lbs/acre. Seeding and restoration to be completed within 48 hours of final grading.
- No underground utilities have been marked in connection with this plan. Contact Gopher State One Call Center prior to any excavations.
- Note: The building pads and driveway locations are shown for graphic purposes only. The final grades and floor elevations are subject to soil borings and approval by the owner, builder, and local governing body, at the time of permitting. It is the responsibility of the builder to comply with State Laws and local ordinances regarding construction site erosion and sediment control.

Owner & Developer:

Cory Fisk
9626 St. Croix Trail
North Branch, MN 55056
651-247-9568

Land Surveyor:

Kroschel Land Surveyors, Inc.
1639 Main Street N, Suite 6
Pine City, MN 55063
320-629-3267

Soil Tester:

Ramberg Soil Consulting
55535 Fairfield Avenue
Pine City, MN 55063
320-438-9318

Existing Legal Description:

All that part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35, Range 21, lying North of State Highway No. 95, Chisago County, Minnesota.

I hereby certify that this survey, plan 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.

Dated this 10th day of February, 2025

By:
Tyler J. Kroschel, Land Surveyor
Minnesota License No. 44490



Kroschel Land Surveyors, Inc.
1639 Main Street North, Suite 6, Pine City, MN 55063
Phone: 320-629-3267 tyler@kroschelsurvey.com



BOARD OF WATER
AND SOIL RESOURCES

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: Chisago County Environmental Services	County: Chisago
Applicant Name: Cory Fisk Applicant Representative: Ken Meek	
Project Name: CSAH 30 Improvements LGU Project No. (if any): 2024-02328 PID: 11.503.20	
Date Complete Application Received by LGU: October 30, 2024	
Date of LGU Decision: December 9, 2024	
Date this Notice was Sent: January 7, 2025	

WCA Decision Type – check all that apply.

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

Replacement Plan Impacts (replacement plan decisions only)

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

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation
--

LGU Decision

After a thorough review using remote sensing and on-site assessment, the delineation report appears to be complete and accurate as amended (see the site map dated 12/09/2024). It is my opinion the report has successfully fulfilled the wetland boundary and type determination requirements mandated by the Wetland Conservation Act and Chisago County. According to Wetland Conservation Act rules, this "wetland boundary and type report" remains valid for five calendar years.

Chisago County strongly advises the installation of silt fencing around all delineated wetlands, particularly in areas where construction-related sedimentation is anticipated. Furthermore, surveyors must locate and survey all delineated wetland areas.

Please note that the "Notice of Decision" is not an approval for any wetland impacts. Any impacts must be addressed separately. This letter does not indicate concurrence from the U.S. Army Corps of Engineers for the wetland delineation report, a replacement plan, or exemption requests. I recommend reaching out to the project manager for this area for concurrence or approval at 651-290-5380.

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

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

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

☒ Attachment(s) (specify): **Wetland Replacement Plan and Wetland Delineation Report**

☐ Summary:

¹ Findings must consider any TEP recommendations.

Attached Project Documents

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

Appeals of LGU Decisions

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

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

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

☒ Yes¹ ☐ No

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

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

Appeals may be directed to BWSR

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Craig Mell

☒ BWSR TEP Member: Ben Meyer

☒ LGU TEP Member (if different than LGU contact):

☒ DNR Representative: Tim Marion, Area Wildlife Manager, Craig Wills, Area Hydrologist

☐ Watershed District or Watershed Mgmt. Org.:

☒ Applicant: Ben Hobert, Chisago County Public Works ☒ Applicant Representative: Chaldelia Brown

Optional or As Applicable:

☐ Corps of Engineers:

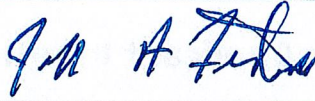
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):

☐ Members of the Public (notice only):

☐ Other:

Signature:

Jeffrey A. Fertig



Date:

January 7, 2025

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

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Cory Fisk
Mailing Address: 9626 St. Croix Trail
North Branch, MN 55056

Phone: 651.247.9568
E-mail Address: coryfisk@msn.com

Authorized Contact (do not complete if same as above):

Mailing Address:
Phone:
E-mail Address:

Agent Name: Kenneth Meek, PG, CPG
Earth Science Associates, Inc.
Mailing Address: 37445 Grand Avenue
North Branch, 55056
Phone: 612-718-0413
E-mail Address: esa332@gmail.com

PART TWO: Site Location Information

County: Chisago **City/Township:** North Branch
Parcel ID and/or Address: 110050320 / 9626 ST. CROIX TRAIL
Legal Description (Section, Township, Range): Sec. 24, Twp. 35 N., Rng. 21 W.
Lat/Long (decimal degrees): 45.512 N., 92.912 W.
Attach a map showing the location of the site in relation to local streets, roads, highways.
Approximate size of site (acres) or if a linear project, length (feet):
37 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: Gregory Date: 7/1/14

I hereby authorize Earth Science Associates, Inc. to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

Project Name and/or Number:

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

X Wetland Type Confirmation

X Delineation Concurrence. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Wetland Delineation Report

***Property at
9626 St. Croix Trail
North Branch, MN 55056***

***45.512* N., 92.912*W.
Section 24, T.35 N., R.21 W.
PID # 110050302
Chisago County, Minnesota***

Prepared on Behalf of:

***Cory Fisk
9626 St. Croix Trail
North Branch, MN 55056***

Prepared by:

***Earth Science Associates, Inc.
37445 Grand Avenue
North Branch, Minnesota 55056
612-718-0413 esa332@gmail.com***

ESA Project #118-24

October 2024

EARTH SCIENCE ASSOCIATES, INC.
Environmental Consulting Specialists

1.0 INTRODUCTION

Property at
9626 St. Croix Trail
North Branch, MN 55056

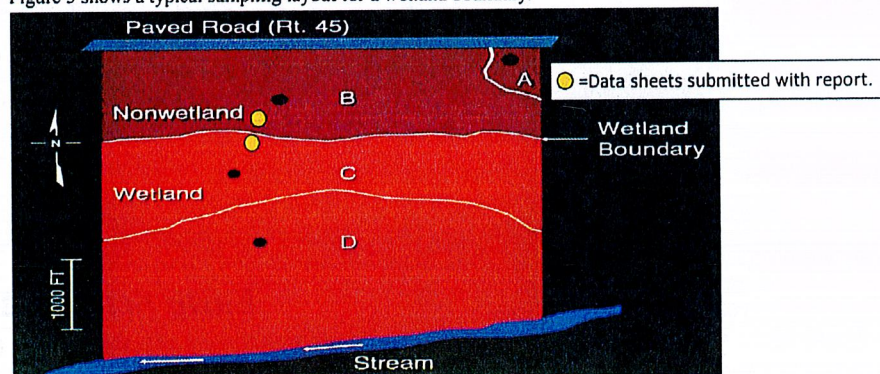
45.512* N., 92.912*W.
Section 24, T.35 N., R.21 W.
PID # 110050302
Chisago County, Minnesota

As authorized by Cory Fisk, Earth Science Associates, Inc. (ESA) has performed a wetland delineation on this 37 acre parcel (See Figure 1, Site Locator Map).

2.0 METHODS

Wetlands are areas which meet certain technical criteria for wetland in accordance with the 1987 Army Corps of Engineers Wetland Delineation Manual, Corps Supplements, and current Guidance Documents. ESA has performed a routine level 1 and 2 delineation on this site. The findings presented here are based on review of existing information followed by field investigation.

Figure 5 shows a typical sampling layout for a wetland boundary.



Three essential characteristics are required for an area to be defined as a wetland: 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology. All three of these characteristics must be met, with few exceptions, for an area to be classified as a wetland.

Wetland delineation methods utilized for this project include both off-site and on-site procedures. Off-site procedures consist of reviewing existing information, available maps and aerial photos, as required. This is followed with a site visit. Samples of soil and vegetation are examined in order to make an on-site determination of vegetation, soils, and hydrology. The attached wetland determination data forms document the on-site observations.

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North Branch, MN 55056

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esa332@gmail.com

3.0 RESULTS

3.1 Review of existing information

Existing information regarding the possible presence of wetland on this site was reviewed prior to the site visit and is summarized as follows:

1. The U.S. Geological Survey (USGS) 7.5-minute topographic series maps (Figure 3) provide general indications of landforms, vegetative cover, and waterways. The 7.5-minute maps were created primarily in the 70s to 90s and are indicative of conditions at that time.
 - The USGS map indicates wetland in the north part of the site.
2. The NRCS soils map of the subject property (Figure 4) presents shaded hydric ratings of the soil mapping units. The original Soil Survey of Chisago County, Minnesota was issued in 1995. The current on-line soil survey presents updated soil nomenclature. It's unknown if more current fieldwork has been performed. An NRCS hydric soil ratings report, which details possible wetland inclusions found in the various soil mapping units, is also attached.
 - Soils rated mostly hydric indicate a higher likelihood of wetlands. Soil mapping units 540 – Seelyeville muck and 543 – Markey muck are rated 100% hydric. 161 – Isanti loamy fine sand and 337 – Warman loam are rated 66 to 99% hydric. The remaining mapping units are rated 1 to 32% hydric.
3. The National Wetlands Inventory (NWI) Map (Figure 5) was prepared by the U. S. Fish and Wildlife Service in 1992 and was updated in 2013 by the Minnesota DNR. Wetland areas here are described in accordance with Fish and Wildlife Service Circular 39 (Shaw and Fredine 1971). These maps are based primarily on aerial reconnaissance. A wetland key is attached.
 - The NWI map indicates wetland in the west part of the site mapped PFO1A.
4. Work in PWI (Public Waters Inventory) areas require special permit from the Minnesota DNR (Figure 6). The DNR Water Permit Programs Unit oversees the administration of the original public waters inventory conducted in the late 1970's. Public waters wetlands include all type 3, type 4, and type 5 wetlands (as defined in U.S. Fish and Wildlife Service Circular No. 39, 1971 edition) that are 10 acres or more in size in unincorporated areas or 2.5 acres or more in size in incorporated areas (Minnesota Statutes Section 103G.005, subd. 17b, Wetland Type).
 - There are no PWI wetland areas on or adjacent to the subject property.

3.2 Site Conditions

Antecedent Moisture Conditions: Consultation of the Wetland Delineation Precipitation Data Retrieval from a Gridded Database from the Minnesota Climatology Working Group (http://climate.umn.edu/gridded_data/precip/wetland/wetland.asp). For each month of each year, monthly precipitation totals are estimated for grid nodes at regularly spaced (10 kilometers) intervals (see map at right). The estimates are derived using a stochastic interpolation technique called "Kriging", which makes use of the irregularly spaced data in the vicinity of the node to assign it a value. A precipitation total is then calculated for every grid node, for every month. Once the grids are created, the calculation of long-term summary statistics such as normals and percentiles can be performed on each grid node.

The attached Precipitation Documentation Worksheet summarizes the prior three months of precipitation data and weighs it according to current USDA/ACOE/BWSR standards. Actual monthly precipitation totals for the most recent month(s) (attached) are used on the worksheet in cases where the kriging results are not yet available. The precipitation data indicates the antecedent moisture condition was Wet at the time of the site visit.

Field Conditions: The site was visited on September 24th, 2024. The weather was partly cloudy and calm at 72°F in the late part of the growing season.

3.3 Findings

Upland

The site is located along the south edge of the ancestral St. Croix valley formed during the last ice age. The south part of the site found a corn field generally sloping northward. The central part of the site found woodland dominated by basswood. The loamy soils encountered generally match the NRCS mapping units.

Wetland: Wetland areas are shown in Figure 2, the Wetland Delineation Site Diagram, which is overlain on Chisago County digital photography. Within attached Army Corps of Engineers Wetland Determination Data document vegetation, soils and hydrology encountered in both wetland and upland areas. Photos are included on Figure 7.

Specific wetland areas are described in accordance with:

1. Fish and Wildlife Service Circular 39 (Shaw and Fredine 1971)
2. Classification of Wetlands and Deep Water Habitats of the United States (Cowardin et al. 1979)
3. Wetland Plants and Plant Communities of Minnesota and Wisconsin (Eggers and Reed, 3rd Edition, 2011)

Wetland A

- Circular 39: Type 2
- Cowardin: PEM1Ad
- Eggers and Reed: Fresh (Wet) Meadow

Wetland A, located within the ancestral St. Croix river valley in the north part of the site, is an abandoned sod field with thick peat soil. Soils encountered are consistent with NRCS mapping. Dominant vegetation consists of reed canary grass (*Phalarus arunducia*, FACW) and giant reed grass (*Phragmites australis*, OBL). A ditch along the toe of the slope where the woods end partially drains this area. The upland/wetland boundary is generally abrupt.

Wetland B and B'

- Circular 39: Type 2
- Cowardin: PEM1A
- Eggers and Reed: Fresh (Wet) Meadow

Wetland B and B' is located midway down the slope where a sandy soil layer emerges. The continuous seepage from the overlying upland soils provide wetland hydrology to this layer. Soils encountered are consistent with NRCS mapping. Dominant vegetation consists of reed canary grass (*Phalarus arunducia*, FACW). The upland/wetland boundaries here are gradual.

Other Aquatic Resources:

Drainage from the site travels eastward into the St Croix river, which flows south into the Mississippi.

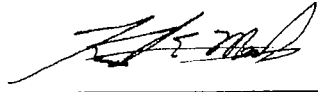
4.0 STANDARD OF CARE

The opinions presented in this report are based on information collected during the course of this study and represent Earth Science Associates' professional opinion and, as such, are not a guarantee. Earth Science Associates' professional judgment is based on generally accepted practices exercised by professionals currently practicing in this area under similar budget and time constraints.

Certain information contained in this report may have been provided by companies, agencies, and/or personal contacts not within Earth Science Associates' employ. Earth Science Associates will make no representation or warranties that such information is accurate or that any independent investigation, beyond the agreed Scope of Services, has been or will be made to verify the accuracy of such information.

Prepared/Reviewed by:

Earth Science Associates, Inc.

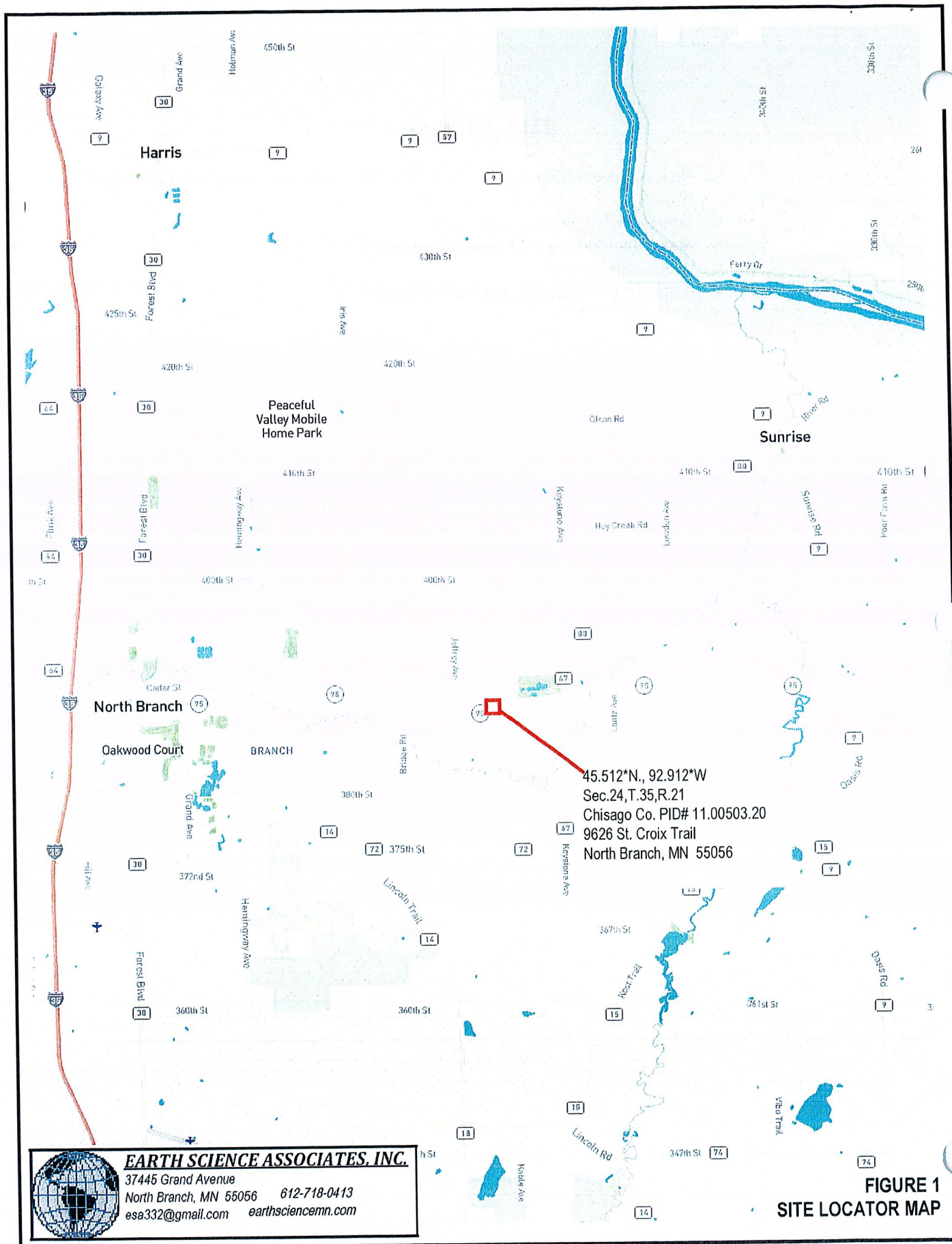


Kenneth E. Meek, PG, CPG
Principal

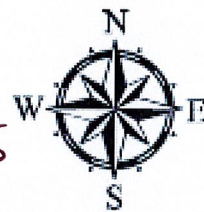
Registered Professional Geologist (MN) #30221
AIPG Certified Professional Geologist (USA) #08600
OSHA 40 hour HAZWOPER Certified 1992
MDH Licensed Monitoring Well Contractor #788, #1685
Professional Wetland Scientist #1199

ATTACHMENTS

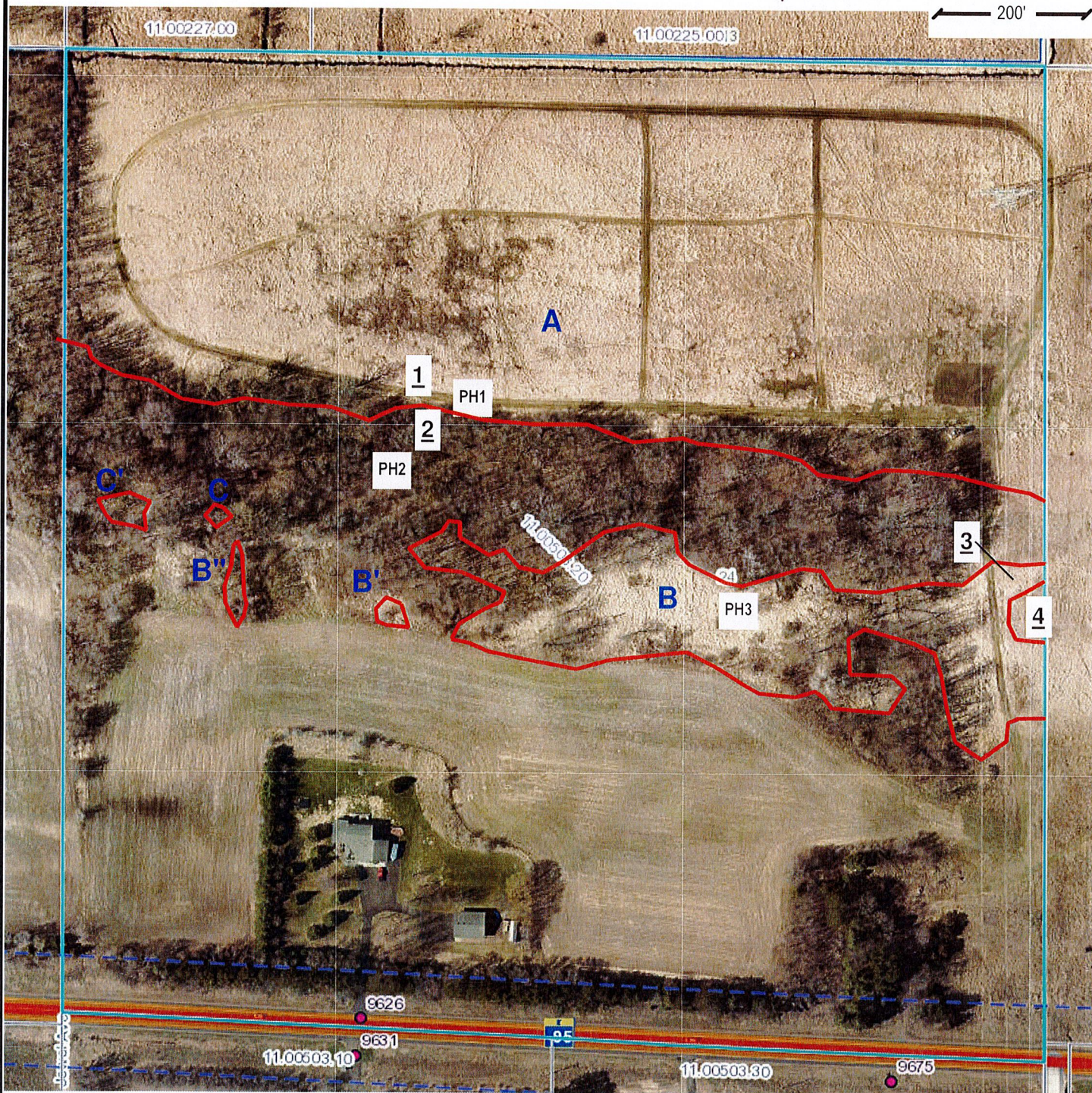
- Figures: Locator Map, Site Diagram, USGS Map, NRCS Soils Map, NWI Map, PWI Map, Photos
- Wetland Key (Cowardin et al. 1979)
- Antecedent Moisture Condition Worksheet
- Hydric Soils Report
- Army Corps Wetland Determination Data Forms



As amended 12/9/25 JAA



200'



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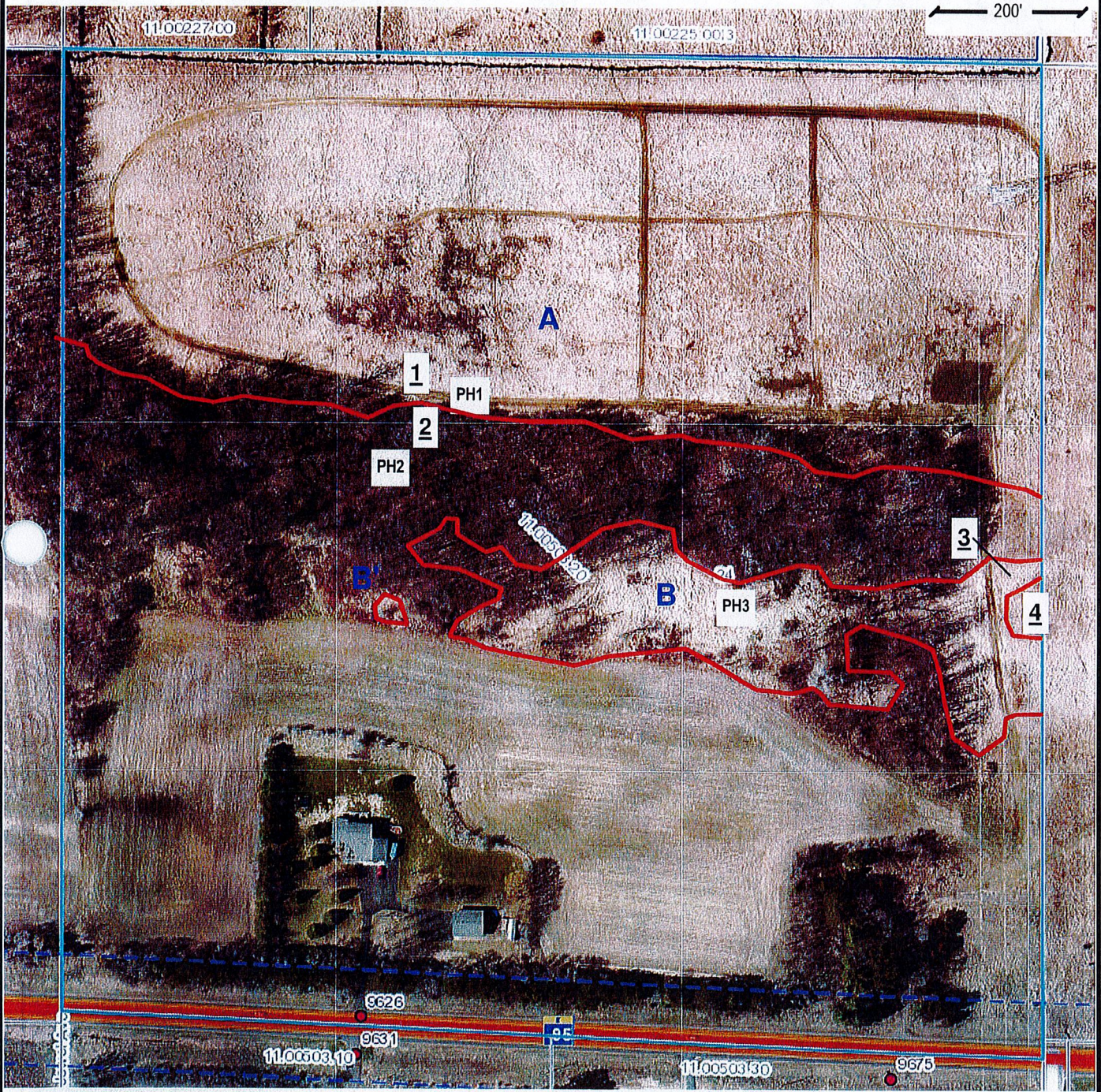
A WETLAND
3 SOIL AND VEGETATION
 PH1 SAMPLE LOCATION
 PHOTOS

**FIGURE 2
 WETLAND DELINEATION
 SITE DIAGRAM**

original



200'



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A
WETLAND
SOIL AND VEGETATION
SAMPLE LOCATION
PHOTOS

3
PH1

WETLAND
SOIL AND VEGETATION
SAMPLE LOCATION
PHOTOS

**FIGURE 2
WETLAND DELINEATION
SITE DIAGRAM**

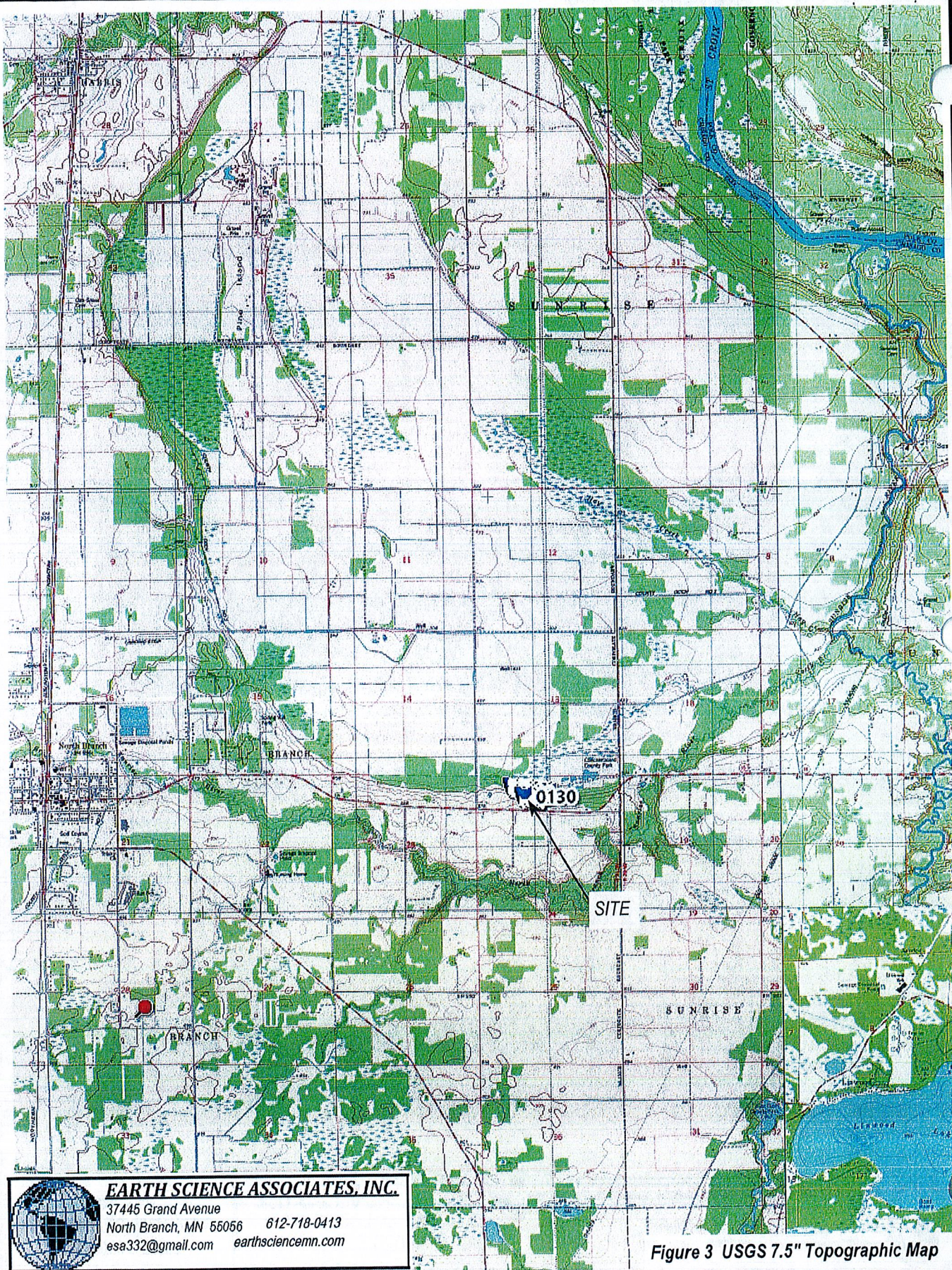
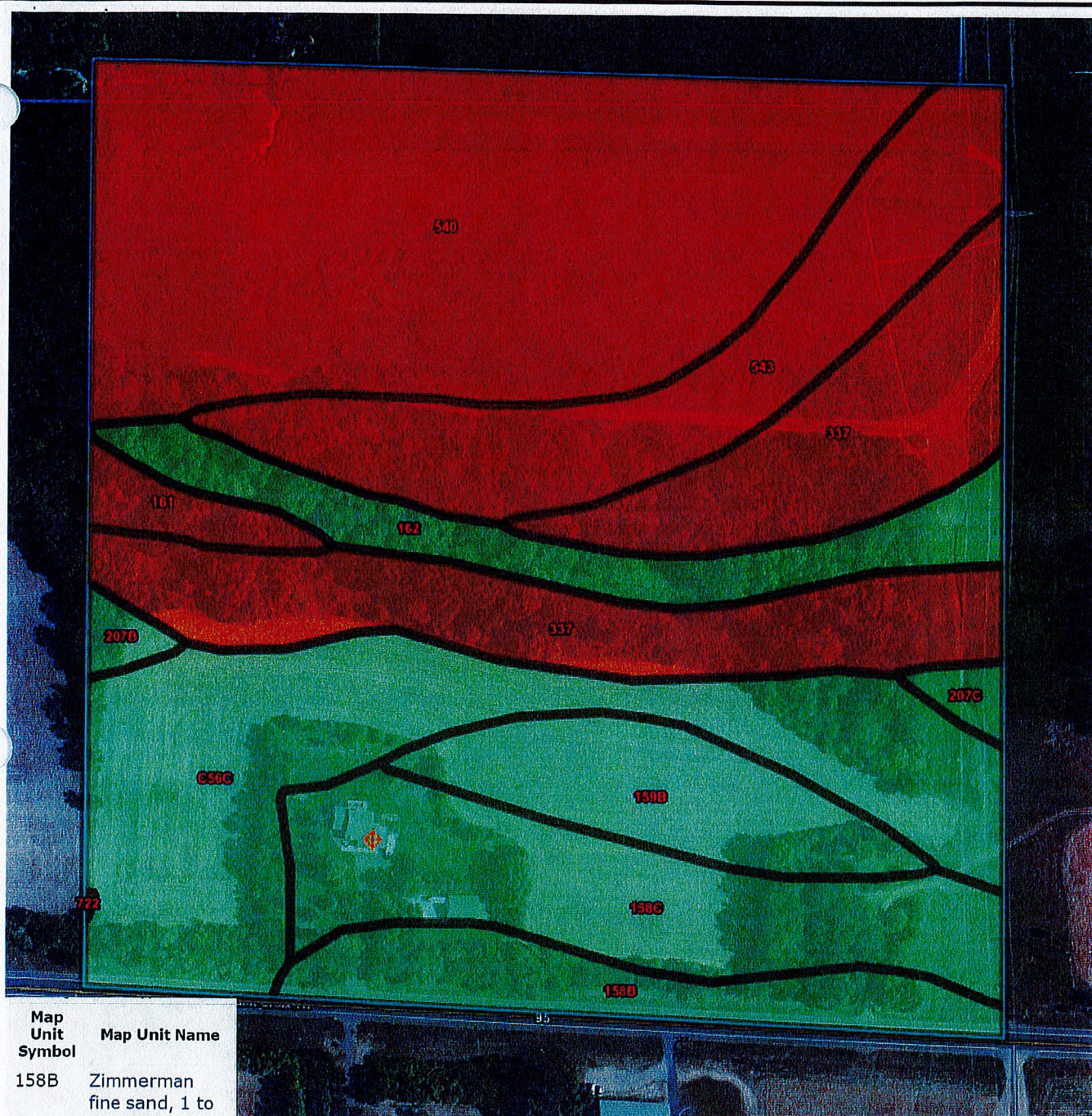


Figure 3 USGS 7.5" Topographic Map



Map Unit Symbol **Map Unit Name**

158B Zimmerman fine sand, 1 to 6 percent slopes
158C Zimmerman fine sand, 6 to 12 percent slopes
159B Anoka loamy very fine sand, 1 to 6 percent slopes

161 Isanti loamy fine sand
162 Lino loamy fine sand
207B Nymore loamy sand, 1 to 6 percent slopes
207C Nymore loamy sand, 6 to 12

337 Warman loam
540 Seelyville muck
543 Markey muck
722 Blomford loamy sand, lacustrine substratum
C56C Braham-Cutaway loamy sands, 2 to 12 percent slopes

Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)

Figure 4 NRCS Soils Map



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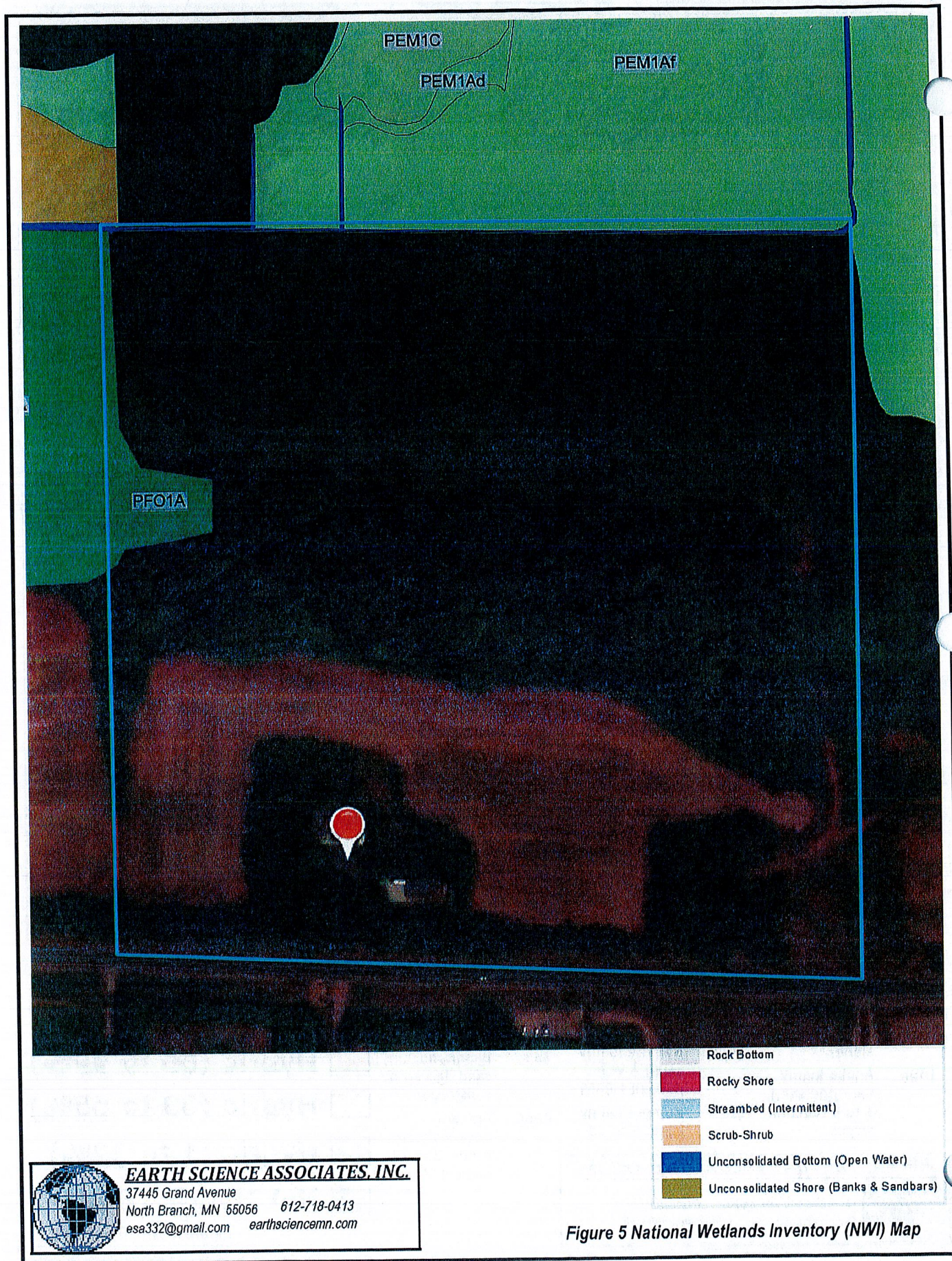
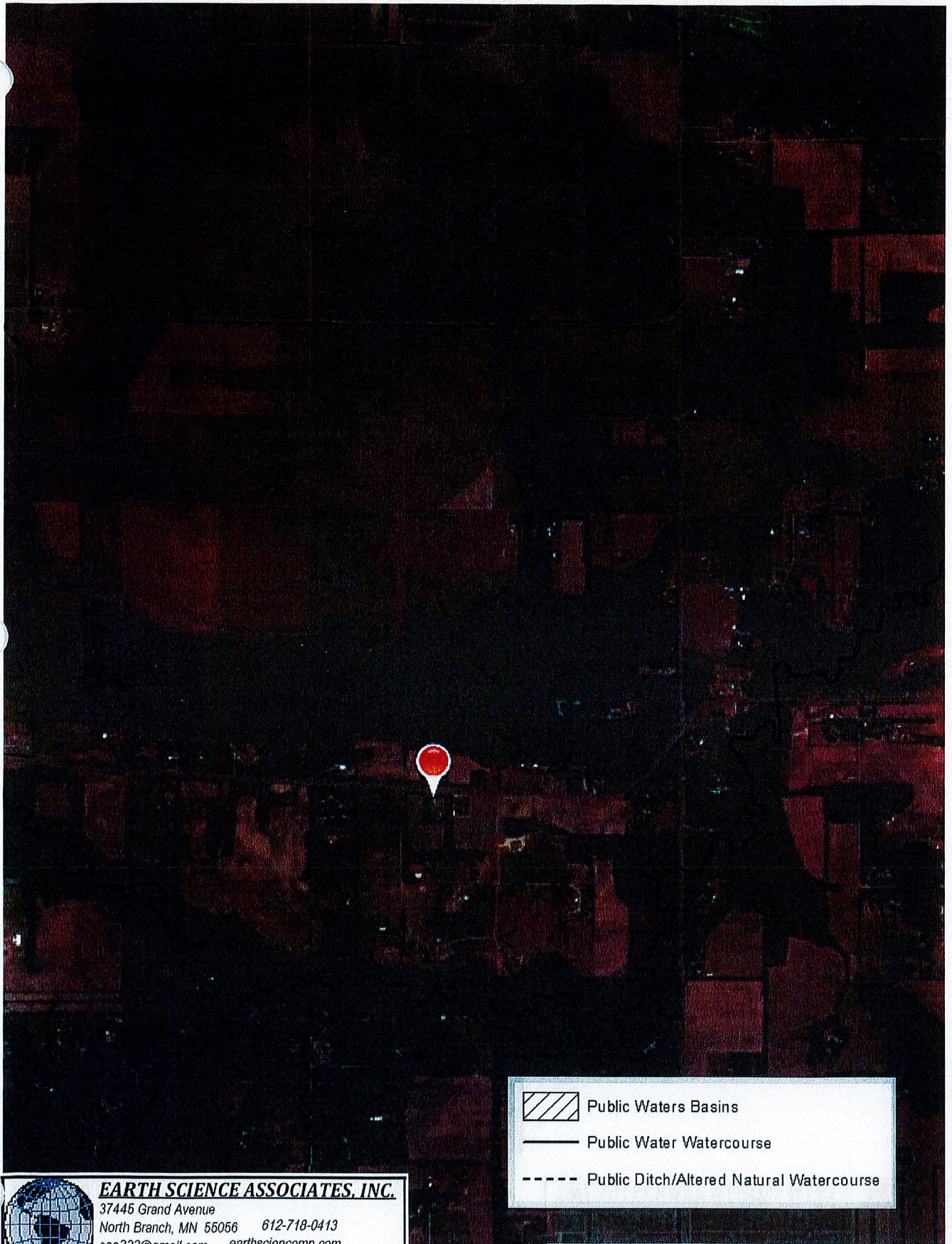


Figure 5 National Wetlands Inventory (NWI) Map



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-  Public Waters Basins
-  Public Water Watercourse
-  Public Ditch/Altered Natural Watercourse

Figure 6 DNR Public Waters Inventory (PWI) Map

PHOTO 1 WETLAND



PHOTO 2 UPLAND



PHOTO 3 WETLAND



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Figure 7 Photos

WETLAND KEY

(Cowardin, et al. 1979)

SYSTEM

P - PALUSTRINE

CLASS	RB- Rock Bottom	UB- Unconsolidated Bottom	AB- Aquatic Bed	US- Unconsolidated Shore	ML- Moss- Lichen	EM- Emergent	SS- Shrub- Deciduous	FO- Forested	OW- Open Water / Unknown Bottom
Subclass	1 Bedrock 2 Rubble	1 Cobble- Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submer- gent 6 Unknown Surface	1 Cobble- Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	1 Moss 2 Lichen	1 Persistent 2 Non- persistent	1 Broad-Leaved Deciduous 2 Needle-Leaved Deciduous 3 Broad-Leaved Evergreen 4 Needle-Leaved Evergreen 5 Dead 6 Deciduous 7 Evergreen	1 Broad-Leaved Deciduous 2 Needle-Leaved Deciduous 3 Broad-Leaved Evergreen 4 Needle-Leaved Evergreen 5 Dead 6 Deciduous 7 Evergreen	

MODIFIERS

To more adequately describe wetland and deepwater habitats, one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system.

	Water Regime	Water Chemistry*	pH Modifiers for all Fresh Water	Soil
Non-Tidal	Tidal	Coastal Salinity	Inland Salinity	
A Temporally Flooded	K Artificially Flooded	1 Hyperhaline	7 Hyperhaline	g Organic n Mineral
B Saturated	L Subtidal	2 Euhaline	8 Euhaline	
C Seasonally Flooded	M Irregularly Exposed	3 Mixohaline	9 Mixohaline	
D Seasonally Flooded/ Well Drained	N Regularly Flooded	(Brackish)	0 Fresh	
E Seasonally Flooded/ Saturated	P Irregularly Flooded	4 Polyhaline		
F Semipermanently Flooded	*S Temporary-Tidal *T Semipermanent-Tidal *V Permanent-Tidal U Unknown	5 Mesohaline 6 Oligohaline 0 Fresh		
G Intermittently Exposed				
H Permanently Flooded				
J Intermittently Flooded				
K Artificially Flooded				
W Intermittently Flooded/Temporary				
Y Saturated/Semipermanent/Seasonal				
				Special Modifiers
				b Beaver d Partially Drained/Ditched f Farmed h Diked/Impounded r Artificial Substrate s Spoil x Excavated

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

[home](#) | [current conditions](#) | [journal](#) | [past data](#) | [summaries](#) | [agriculture](#) | [other sites](#) | [about us](#) 

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Chisago** township number: **35N**
 township name: **Branch** range number: **21W**
 nearest community: **Kost** section number: **24**

Aerial photograph or site visit date:

Tuesday, September 24, 2024

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: August 2024	second prior month: July 2024	third prior month: June 2024
estimated precipitation total for this location:	6.22	3.14	8.27R
there is a 30% chance this location will have less than:	2.72	2.69	3.48
there is a 30% chance this location will have more than:	4.75	4.71	4.92
type of month: dry normal wet	wet	normal	wet
monthly score	3 * 3 = 9	2 * 2 = 4	1 * 3 = 3
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	16 (wet)		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions (BWSR)*

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:



1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
- Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components—MN025-Chisago County, Minnesota					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
158B: Zimmerman fine sand, 1 to 6 percent slopes	Zimmerman	80-95	Rises	No	—
	Cantlin	2-11	Rises	No	—
	Isanti-Drained	1-3	Flats, depressions	Yes	2
	Lino	1-3	Swales	No	—
	Soderville	1-3	Flats, rises	No	—
158C: Zimmerman fine sand, 6 to 12 percent slopes	Zimmerman	80-95	Rises	No	—
	Cantlin	2-11	Rises	No	—
	Isanti-Drained	1-5	Flats, depressions	Yes	2
	Lino	1-5	Swales	No	—
	Soderville	1-3	Flats, rises	No	—
159B: Anoka loamy very fine sand, 1 to 6 percent slopes	Anoka	85	Outwash plains	No	—
	Isanti	5	Depressions	Yes	2,3
	Soderville	5	—	No	—
	Lino	5	—	No	—
161: Isanti loamy fine sand	Isanti	90	Depressions on outwash plains	Yes	2,3
	Soderville	4	—	No	—
	Lino	3	—	No	—
	Markey	3	Depressions	Yes	1,3
162: Lino loamy fine sand	Lino	85	Outwash plains	No	—
	Sartell	3	—	No	—
	Soderville	3	—	No	—
	Zimmerman	3	—	No	—
	Nymore	3	—	No	—
	Isanti	3	Depressions	Yes	2,3
207B: Nymore loamy sand, 1 to 6 percent slopes	Nymore	85	Outwash plains	No	—
	Newson	8	Depressions	Yes	2,3
	Lino	7	—	No	—
207C: Nymore loamy sand, 6 to 12 percent slopes	Nymore	85	Outwash plains	No	—
	Newson	15	Depressions	Yes	2,3



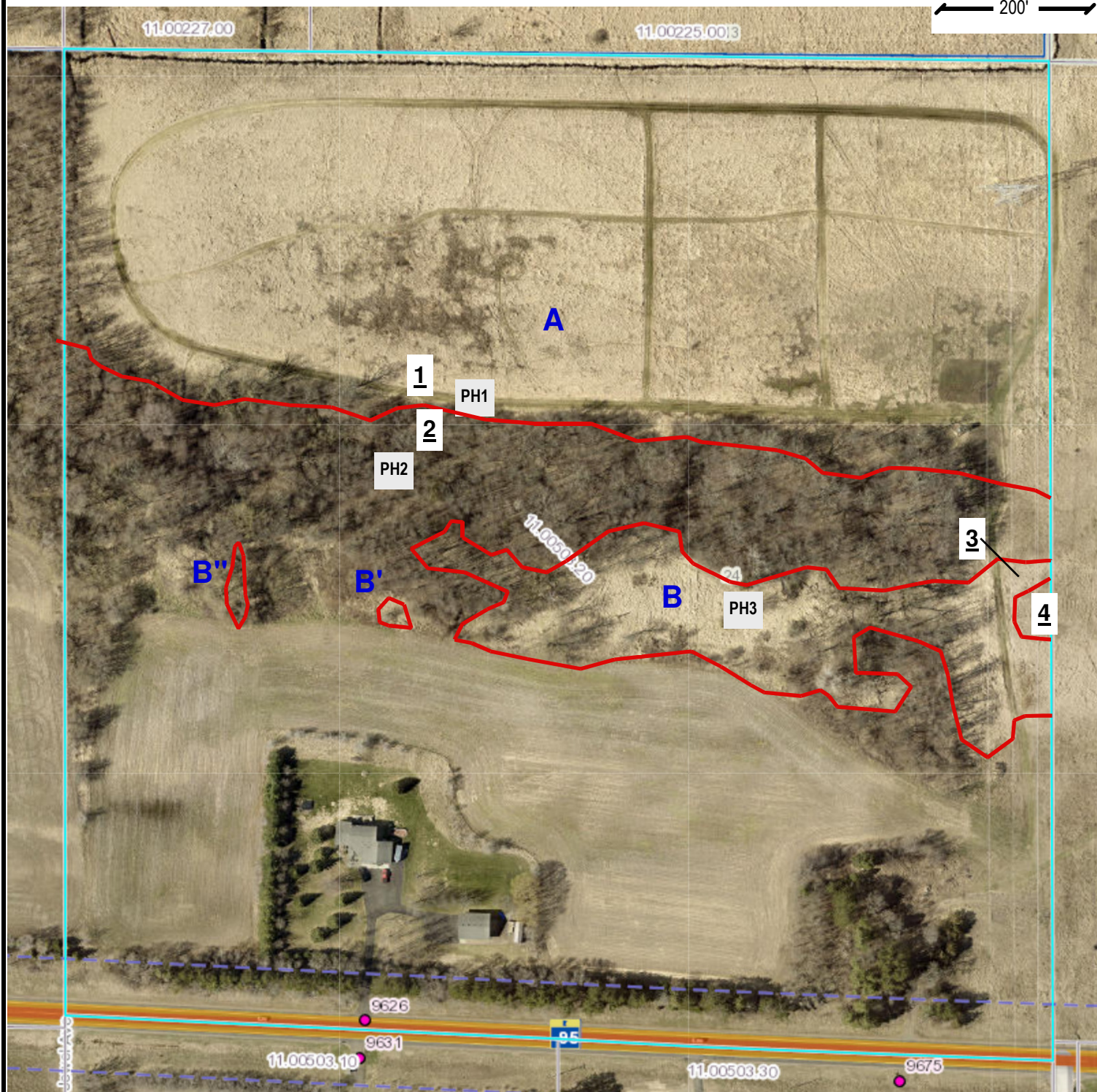
Hydric Soil List - All Components--MN025-Chisago County, Minnesota					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
337: Warman loam	Warman	90	Depressions on outwash plains	Yes	2,3
	Lino	5	—	No	—
	Markey	5	Depressions	Yes	1,3
540: Seelyeville muck	Seelyeville	90	Swamps	Yes	1,3
	Bluffton	5	Depressions	Yes	2,3
	Newson	5	Depressions	Yes	2,3
543: Markey muck	Markey	90	Swamps	Yes	1,3
	Warman	4	Depressions	Yes	2,3
	Newson	3	Depressions	Yes	2,3
	Isanti	3	Depressions	Yes	2,3
722: Blomford loamy sand, lacustrine substratum	Blomford-Lacustrine substratum	90	Swales on moraines	Yes	2
	Kratka	5	Depressions	Yes	2,3
	Eckvoll	5	—	No	—
C56C: Braham-Cutaway loamy sands, 2 to 12 percent slopes	Braham	45	Moraines	No	—
	Cutaway	40	Moraines	No	—
	Braham-Moderately steep	5	Moraines	No	—
	Blomford	5	Moraines	Yes	2
	Alstad	5	Moraines	No	—

Data Source Information

Soil Survey Area: Chisago County, Minnesota
 Survey Area Data: Version 20, Sep 10, 2023



200'



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North Branch, MN 55056 612-718-0413
esa332@gmail.com earthsciencemn.com

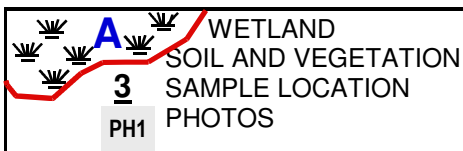


FIGURE 2
WETLAND DELINEATION
SITE DIAGRAM



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 02/10/2025

Board & Commission:

Subject: Planning Commission Application - Ross Otto

Background

Ross Otto has submitted an application to serve on the Planning Commission.

Attached is the application.

Requested Action

To provide a recommendation to the City Council to appoint Ross Otto to the Planning Commission.

Voting Requirements:



City of North Branch Application for Advisory Boards/Commissions

Board/Commission Applying For (please note that some boards/commissions may have special requirements for membership): ☐ Parks, Trails and Open Spaces Commission ☒ Planning Commission
☐ Economic Development Authority

Name: Ross Otto email: ross_otto@hotmail.com

Address: 5967 Birch St. North Branch, MN 55056

Phone: 651-48-3261 How long have you lived in North Branch? 4.5 Years

Occupation and Employer (name and address): General Contractor, Self Employed (Ross Otto Construction, LLC

Education and Professional Experience: I recieved a degree in Cabinet Making, and have been in the construction industry for 20 years with 15 of those years operating my own compqany.

Civic, Volunteer and Community Activities: I grew up volunteering in the community I grew up in. I would like to start helping my community through this position.

Previous Public Experience (Elected or Appointed): None

Please briefly describe the aspects of your experience that you believe qualify you for the board or commission selected and explain why you would like to serve on that board or commission (if additional space is needed, you can attach a one page supplement):

I have worked with many municipalities relating to codes and zoning. I feel like I can bring those experiences to help better the city of North Branch. I was raised to volunteer in the community, and I feel this would be a great step for me to be able to give to the community with the experiences I have aquired.

What issues do you believe the board or commission should consider: I do not know of any Issues the board may have but I would love to be there to help them work through any hurdles come to the board.

Date: 02/09/2025

Applicant Signature: 

Please return to: City of North Branch, Attn: Interin City Administrator, 6408 Elm Street, PO Box 910, North Branch, MN 55056 or via email to: jasonz@ci.northbranch.mn.us
651-674-8113 www.ci.northbranch.mn.us

Under Minnesota law, some of the information requested above is public information, which must be provided to anyone who requests it. Some of it is classified as private information, which is not generally available to the public. All of the information will be used by the City Council in determining whether you should be appointed to a board or commission. Therefore the information will be reviewed at a city council meeting open to the public and will be part of the official record for that meeting and available to anyone. Only the information provided will be considered and failure to provide the requested information may result in your not being considered for appointment.



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 02/27/2025

Board & Commission: Planning Commission

Subject: Interstate Business Park Design Standards

Overview / Background

In July 2024, the City Council with recommendation from the Planning Commission updated the design standards for properties in Zone 3 of Section 66-943 of the City Code. These modifications to the designed standards allowed for 2 existing businesses to expand and establish new facilities in North Branch.

The recent updates to the design standards have spurred more conversations among potential businesses, developers and staff about the design standards and the impact on the “new industrial park” with the City-owned land. The park has been vacant for many years, and it could be helpful to consider if the design standards are providing the intended benefit to the City.

City staff recently conducted presentations and marketing efforts of the Interstate Business Park and received feedback on the design standards.

Mr. Scott Thompson, Vice President, TrueBlue Commercial, attended one of the presentations and indicated that he would be willing to attend a meeting to discuss his observations and experiences with the City's design standards in Interstate Business Park. Mr. Thompson providing his overview and insight on the city's industrial and park and design standards to the EDA and Planning Commission at February 4, 2025 work session.

The EDA discussed this at their February 18, 2025 meeting and expressed their desire for the design standards to allow for more flexibility and that there was a feeling of urgency to move forward with potential modifications to the design standards.

Attached is the City Code listing the design standards and the design standards zone overview map.

City staff is in the process of compiling additional design standards and will be providing to the commission for discussion.

Requested Action

To provide direction/input on further review of the design standards for the Interstate Business Park and to discuss holding a public hearing relating to the design standards

Attachments

1. City Code Section 66-943 Design Standards
2. Design Standards Overlay District Zone Map

Voting Requirements:

Voting Options Simple Majority

Sec 66-943 Design Standards

a) The zones set forth in this Section are defined in the design overlay [district map](#) on record with the City Clerk.

b) Architectural Standards. The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

(1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

- (a) Elevations of all sides of the building.
- (b) Type and color of exterior building materials.
- (c) Typical floor plans.
- (d) Dimensions of all structures.
- (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
- (f) Utility plans including water, sanitary sewer, and storm sewer.
- (g) Additional plans deemed necessary by the Zoning Administrator.

(2) Exterior building materials shall be subject to Zoning Administrator approval and the following:

(a) Zone 1: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II materials.

(b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.

(c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose. Structures in this zone are not subject to material composition requirements by Class. All other design standards in this Section apply unless otherwise listed.

(d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

- 1. Class I consisting of:

- i. Brick,
- ii. Natural stone (or similar appearing, high quality manufactured stone),
- iii. Glass curtain wall,
- iv. Copper,
- v. Other comparable or superior materials, or
- vi. New materials that meet the intent of the preamble above.

2. Class II consisting of:

- i. Specialty concrete block such as burnished, textured or rock face,
- ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
- iii. Masonry stucco,
- iv. Fiber-cement exterior siding,
- v. Other comparable or superior materials,
- vi. New materials that meet the intent of the preamble above.
- vii. Exterior finish installation system (EFIS),
- viii. Opaque panels,
- ix. Ornamental metal,
- x. Smooth concrete block,
- xi. Scored concrete block,
- xii. Smooth concrete tilt-up panels,
- xiii. Glazed block,
- xiv. Glass block,
- xv. Ceramic,
- xvi. Other comparable or superior materials, or
- xvii. New materials that meet the intent of the preamble above.

(e) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.

(f) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

(g) Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building. This can be completed through wainscoting, columns, pilasters, or other ornamentation as determined by the Zoning Administrator.

(h) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.

(i) In Zones 1 and 2 exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.

(j) In Zone 3, roof materials shall be of a finished material and all fasteners and connectors shall be the same color as the roof material.

(3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.

(4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.

(5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.

(6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

(7) Prohibited Exterior Materials in Zone 1 and 2:

(a) Vinyl Siding.

(b) Metal Siding, except as provided above.

(c) Formed Metal Panels with exposed fasteners.

(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called “pole barns” are not permitted.

(8) Prohibited Exterior Materials in Zone 3:

(a) Unfinished steel on walls or roofs.

(b) Unfinished aluminum on walls or roofs.

(c) Reflective materials.

(9) Exceptions – The following exceptions to the exterior building material requirements may apply:

(a) The use is an essential service as defined by this Division; or

(b) The applicant shall have the burden of demonstrating that:

1. The proposed building maintains the quality in design and materials intended by this Division,

2. The proposed building design and materials are compatible and in harmony with other structures within the district,

3. The justification for deviation from the requirements of this section shall not be based on economic considerations.

(c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.

(d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

(e) Building Additions. Properties zoned I - Industrial and I2 - Heavy Industrial may be excepted from the minimum exterior building material standards for additions onto existing buildings. This exception only applies to additions of not more than 75 percent of the gross floor area of the initial principal building constructed on the property. The type and percent composition of the material(s) on the new additio(s) must be equal to or greater than the material(s) on the existing principal building. Additions exceeding 75 percent are required to meet the minimum exterior material standards for that Zone. In this case, the property owner may opt to satisfy the minimum standards on both the addition(s) and existing building. This exception does not apply to new secondary buildings and accessory structures on the property, if permitted by zoning.

(Code 1996, § 17.44.120)

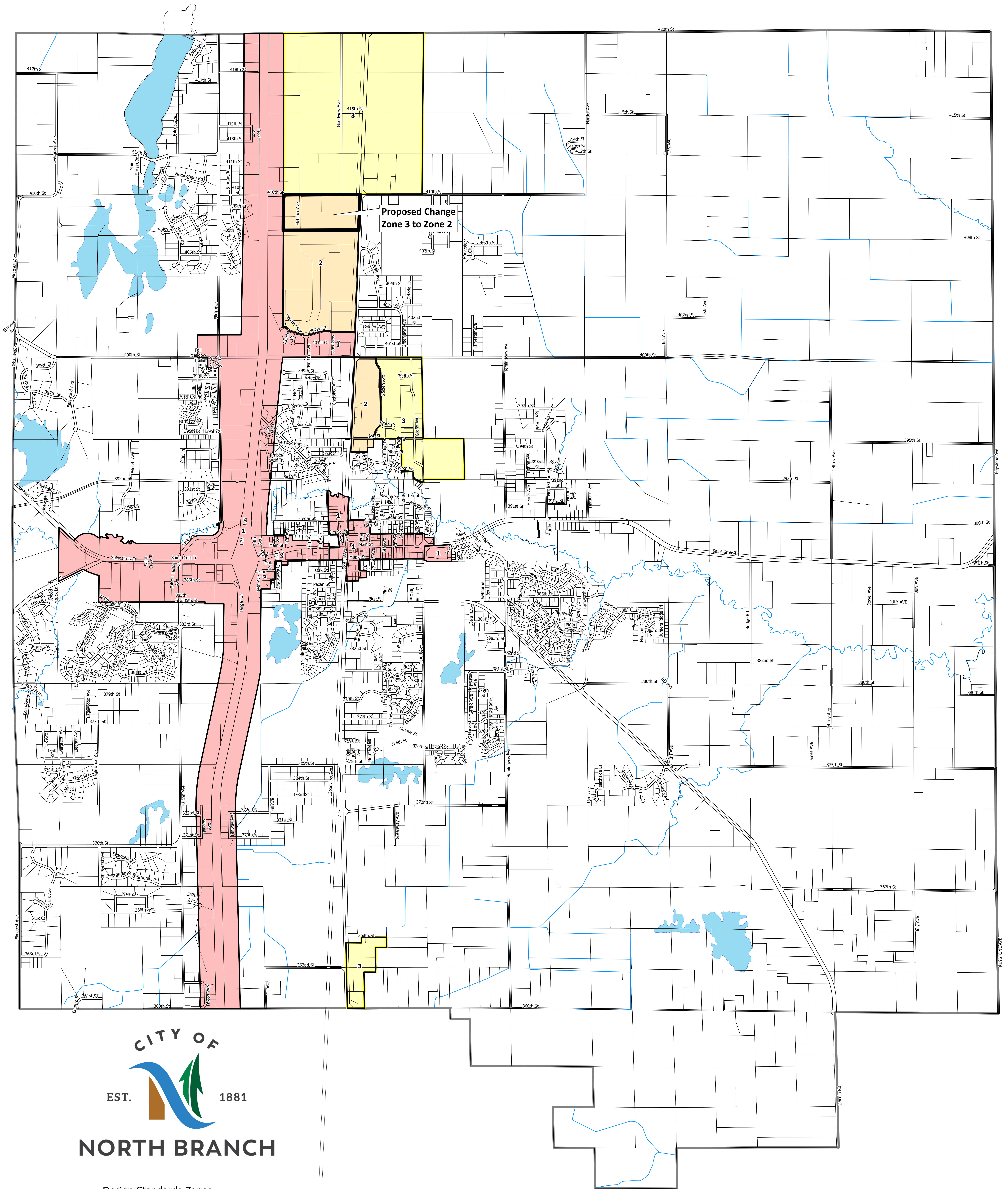
HISTORY

Amended by Ord. [325-21](#) on 10/26/2021

Amended by Ord. [356-23](#) on 6/27/2023

Amended by Ord. [376-24](#) on 7/30/2024

Amended by Ord. [377-24 \(Summary Ordinance of 376-24\)](#) on 7/30/2024





Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 02/25/2025

Board & Commission: Planning Commission

Subject: Upcoming Meetings

Background Info

The City Council held a work session on Feb 18, 2025 to initiate discussion on the process for reviewing the 2018 Comprehensive Plan.

There are several areas of the comprehensive plan and zoning ordinances that are not in alignment or are in need of review.

Below is a link to the City's Comprehensive Plan and Zoning Ordinances.

Comprehensive Plan

https://www.ci.north-branch.mn.us/departments/planning_and_zoning/compplan.php

[Chapter 54 SUBDIVISION REGULATIONS](#)

[Chapter 66 ZONING](#)

Requested Action

To begin review of the Comprehensive Plan and Zoning Ordinances

Voting Requirements:

Voting Options Simple Majority