

# TITLE PAGE

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## ALTERNATIVE URBAN AREAWIDE REVIEW UPDATE

### HENRY AREA

FOR THE  
CITY OF ROGERS, MINNESOTA

Original AUAR: June 2014  
Updated: July 2020

Prepared By:



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## I. INTRODUCTION AND PURPOSE

The Henry Area is approximately 135 acres located in the west-central portion of the City of Rogers (see **Figures 1, 2, and 3**). The study area is bounded by I-94, the City of Dayton, Henry's Woods Park, and Vevea Lane. The existing land use is farmstead, agricultural, single family, and wetlands (**Figure 7**). There is a wooded area included within the study area. Henry's Woods park is located to the north of the study area. This area is a Maple-Basswood Forest and is held in a permanent conservation easement. The surrounding area outside of Henry's Woods is guided as Industrial and Commercial. To the west and south is I-94 and industrial development which is also guided as Industrial. To the east is the City of Dayton and contains agricultural areas and Grass Lake. Based on the 2030 Comprehensive Plan, the guided land use in Dayton adjacent to the study area is "Rural Residential." Dayton's 2040 Comprehensive Plan guides the adjacent land as "Industrial." One scenario, in conformance with the Comprehensive Plan, has been reviewed in the AUAR as well as in this update.

The City of Rogers adopted the Henry Area Alternative Urban Areawide Review and Mitigation Plan on June 24, 2014, (original AUAR, Resolution 2014-58). This AUAR update incorporates this document by reference. Pursuant to Minnesota Rules 4410.3610 Subp. 7, for the AUAR to remain valid as the environmental review document for the area, the document needs to be updated every five years until all development in the study area has received final approval. Since undeveloped areas still remain in the study area and the AUAR has expired, the purpose of this document is to update the AUAR pursuant to Minnesota Rules.

The preparation of this AUAR update report has been completed according to guidance prepared by the Environmental Quality Board (EQB) and is based on Minnesota Rules 4410.3610, Subp. 4. The mitigation items in the AUAR update follow the standard Environmental Assessment Worksheet (EAW) environmental review topics. Responses to the environmental review topics are only provided when there has been a change since the 2014 AUAR. Whenever "no changes" is indicated, refer to the original document as listed above to review the original response. The original Henry Area AUAR document is available on the City's webpage at <https://www.rogersmn.gov/planning-publications>.

The 2014 AUAR and 2020 Update included an analysis of existing conditions and the preferred development scenario. The AUAR also included the progression of the conceptual designs to reach the preferred development concept. This report is intended to serve as an update of the AUAR and includes a review of the areas that have and have not developed, an update to the environmental analysis as needed, and a review of the mitigation measures. The preferred development scenario is shown on **Figure 5**.

## II. DEVELOPMENT WITHIN THE STUDY AREA

Figures 4 and 6 show the location of the completed and currently proposed developments in the study area. The developments are listed in Table 1. Of the 135-acre Henry AUAR Area, 21.02 acres have been developed or are approved for development.

**Table 1. Summary of Development within Study Area**

<b>Development</b>	<b>Activity</b>	<b>Status</b>	<b>Area (ac)</b>	<b>AUAR Update (Year)</b>
Kinghorn 2 <sup>nd</sup> Addition	Industrial Park	Complete	13.77	2020
Rogers Drive Extension	Road	Complete	7.25	2020
Fletcher Overpass (2035)	Road	Proposed	3.67	2020

## III. AREAS REMAINING TO BE DEVELOPED

Approximately 113.98 acres remain for development. These areas are also shown on Figure 4.

Development within the AUAR area is dependent on market forces, but the remaining areas could develop within the next 1-15 years.

## IV. UPDATE TO THE ENVIRONMENTAL REVIEW

### A. Land Use

The City of Rogers adopted the 2040 Comprehensive Plan in April 2020. The 2040 Comprehensive Plan describes Existing Land Use for the western portion of the study area as “Vacant” and the remainder of the area is comprised of “Industrial”, “Agricultural”, and “Low Density Residential – less than 5 units per acre.” Future Land Use is guided for “Commercial”, “Industry”, and “Medium Density Residential – 6 to 11 units per acre.”

Mitigation Measure 4 from the 2014 AUAR indicated that the western parcels would need to be rezoned prior to development. The 2020 zoning map zones the project area as Regional Commercial (RC) for the western parcels and General Industrial (GI) and Mid-Density, 6-10 units (R3) for the remaining parcels. Based on the 2020 zoning, the preferred development scenario will require a re-zoning of two parcels east of Brockton Lane North from GI to R3. Mitigation Measure 4 has been updated to reflect this need.

### B. Traffic and Transportation System

Rogers Drive was extended through the AUAR Area in 2014 and 2015 from the former termini approximately 1/3 mile southeast of David Koch Avenue to CSAH 13. Approximately 90-feet of right-of-way was established for the roadway. These improvements were noted in the AUAR. Mitigation Measure 29 discusses traffic-related improvements. The Fletcher Overpass is a proposed roadway project projected to occur by 2035. This project will connect County Road 81 to Rogers Drive providing a bridge over I-94.

Improvements to the intersections of CSAH 13/CSAH 81 and CSAH 13/Rogers Drive, which were outlined in Mitigation Measure 29 of the original AUAR, have been completed.

### C. Water Supply

Since the original AUAR was written in 2014, the City completed Well No. 9 which increased the system firm capacity to 6.34 million gallons per day (MGD). The City's total storage volume is still 3.15 million gallons (MG). The Rogers Drinking Water Supply Management Area (DWSMA) boundary will change with the addition of Well No. 9. As shown in **Figure 10**, the DWSMA will still overlap the western edge of the study area, so industrial development within the DWSMA will still be subject to review during the permit process.

The City's water demands have also increased. The historical 5-year average day demand is now 1.38 MGD, and the maximum day demand is now 3.68 MGD. Full build out of the study area was projected to increase the average day demand by 0.11 MGD and the max day demand by 0.27 MGD. Therefore, the projected total average day demand will be 1.49 MGD and max day demand will be 3.95 MGD. The City's firm capacity and storage volume still satisfy the projected City-wide water demands.

### D. Wastewater and Sanitary Systems

Since the original AUAR was written in 2014, the ownership and operation of the Rogers Wastewater Treatment Plant (WWTP) has been turned over to Metropolitan Council Environmental Services (MCES). MCES acquired the Rogers WWTP on July 1, 2019 and was solely in charge of the facility beginning in 2020. MCES has proposed to construct a new Crow River Regional WWTP about two miles west of the existing facility by 2030. MCES reports indicate that the existing Rogers WWTP design capacity is 1.6 MGD and the twelve-month rolling average plant inflow is 0.91 MGD. Full build out of the study area was projected to increase the average daily wastewater flow by 0.064 MGD. Therefore, the existing WWTP has sufficient capacity for the increase in wastewater flow.

Sanitary sewer service to the study area will still be extended as shown in **Figure 12** and as described in the original AUAR. The Kinghorn Lift Station located at the intersection of Brockton Ln N and 124<sup>th</sup> Ave N will serve the majority of the study area, and the western 26 acres will be served by an existing 12-inch sanitary sewer in Rogers Drive. The wastewater characteristics and average daily loading are expected to be as described in the original AUAR.

### E. Potential Environmental Hazards

Item 12 in the original AUAR included a review of past land use in relation to potential environmental hazards and a description of the types, amounts, and composition of solid/hazardous wastes and storage tanks. As part of this AUAR Update, the City reviewed current Minnesota Pollution Control Agency (MPCA) and Minnesota Department of Agriculture (MDA) *What's in My Neighborhood* databases for records of potential contamination. The following table summarizes the listings identified within the parcels of the study area.

**Table 2. Summary of MPCA/MDA Listings**

Site ID	Name	Address	Activity
151369	Kinghorn Industrial Spec Project	19401 Rogers Drive	Construction Stormwater
145423	FedEx Distribution	12395 Brockton Ln N	Construction Stormwater
215400	Flint Group LLC	19401 Rogers Drive Ste 200	Multiple Activities
146512	Rogers Drive Extension	Rogers Drive	Construction Stormwater

A map showing the location of the identified sites is included as **Figure 14**.

No Phase I or Phase II Environmental Site Assessments (ESA) have occurred on parcels in the AUAR area since 2014.

#### **F. Stormwater Management**

The City of Rogers updated the Surface Water Management Plan (SWMP) in 2018 to align with the Comprehensive Management Plan and with requirements of the state (MN Statute 103B). Water from the AUAR area ultimately drains to Grass Lake and is located within one mile of Diamond Lake. Development will be required to meet updated stormwater management guidelines of the City, Elm Creek Watershed Management Commission (ECWMC), and the state. The ECWMC updated their rules in October 2014 after the AUAR was completed and still requires that runoff be controlled by on-site, or if feasible, by regional detention or infiltration facilities as indicated in Mitigation Measure 7. The ECWMC completed a Watershed Restoration and Protection Strategy (WRAPS) document for their district in 2015 and developed the Elm Creek Watershed Management Commission Watershed Total Maximum Daily Load (TMDL) report in 2016. Diamond Lake has an approved TMDL for nutrients, in particular, Total Phosphorus. Per the MPCA's National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit, Best Management Practices (BMPs) used during site development will need to be consistent with the objectives of the approved TMDL. French Lake and Grass Lake are not listed as impaired by the MPCA. Mitigation Measure 8 has been updated to reflect these changes.

#### **G. Ecologically Sensitive Areas**

The AUAR included review and analysis of the ecologically sensitive areas within the study area. For this update, the DNR Natural Heritage Database information was updated and is included in **Appendix B**. This update contains additional known occurrences of rare species or natural communities within a one-mile radius of the study area as compared to the data from the original AUAR. The mitigation plan is adequate to address these sensitive ecological areas and the remaining AUAR analysis remains valid for this update.

There is a maple-basswood plant community, Henry's Woods Park, that is located north of the AUAR area. This area is listed as a high quality Regionally Significant Ecological Resource Area. A portion of these woods extends into the project area (**Figure 13**). A conservation easement was established for Henry's Woods Park in 2008 which protects this significant natural resource. The proposed scenario will result in altering much of the AUAR area to artificial surfaces (**Figure 8**). Mitigation Measure 2 has been updated with recommendations actions to minimize disturbance to the MBS site as a result of this development and includes the recommendation for establishment of a setback from the easement area. Hydric soils (**Figure 9**) and potential wetlands (**Figure 13**) exist within the site. A wetland delineation will need to be completed prior to development (see Mitigation Measure 21).

#### **H. Historic Properties**

Updated information from the State Historic Preservation Office (SHPO) has been obtained and is contained in **Appendix B**. No archaeological or historic records were found in the AUAR area.

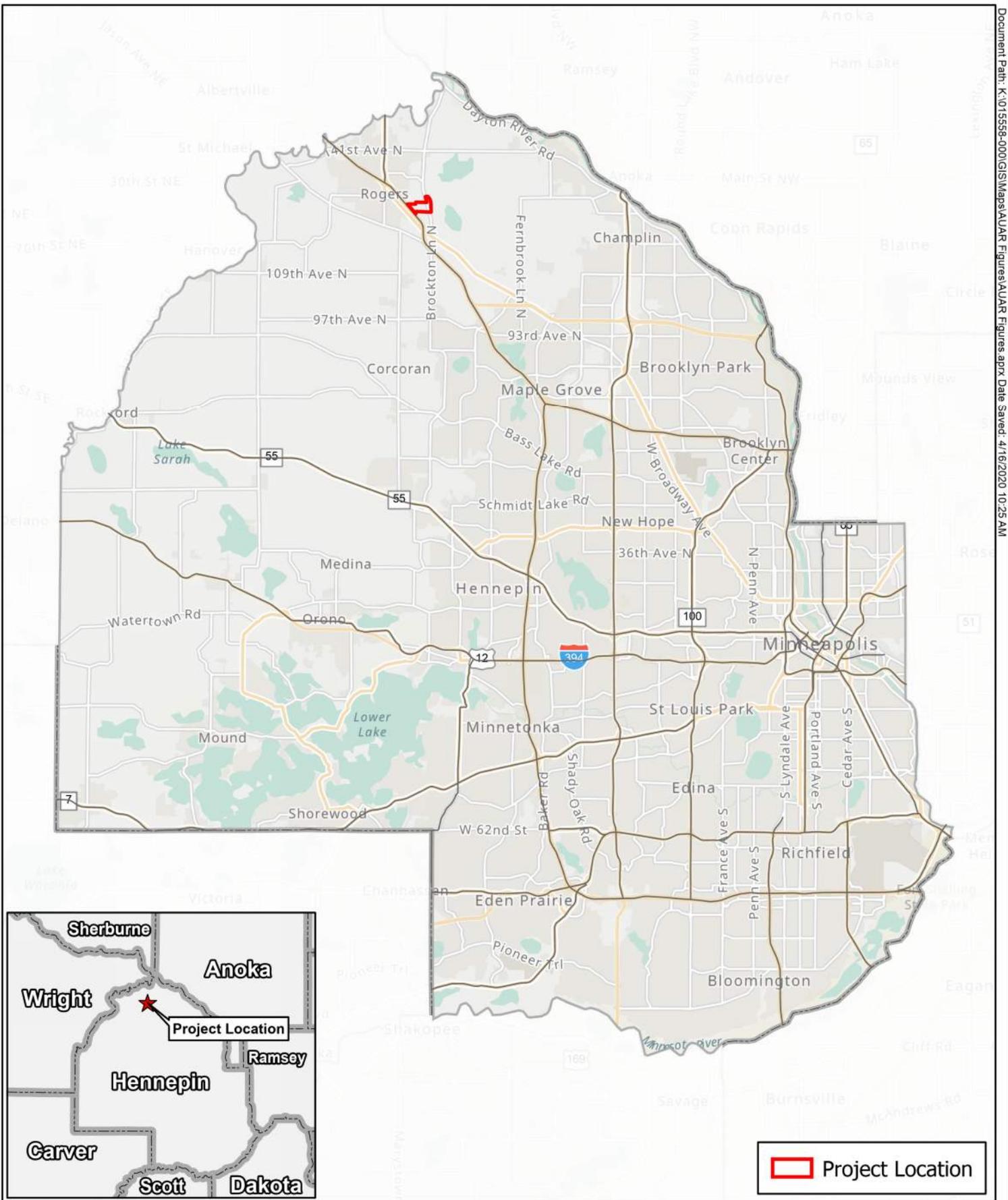
### **IV. MITIGATION SUMMARY AND UPDATE**

The mitigation plan from the original AUAR has been reviewed and updated based on changes since 2014 or remain in effect from the 2014 AUAR. The mitigation plan is included in **Appendix C**.

## **V. AUAR UPDATE REVIEW**

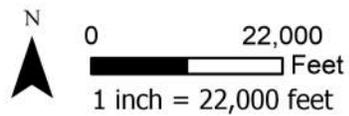
This AUAR Update has been reviewed pursuant to Minnesota Rules 4410.3610, Subp. 7. The Henry Area AUAR will remain valid for an additional five years beyond the City Council adoption date, once that occurs.

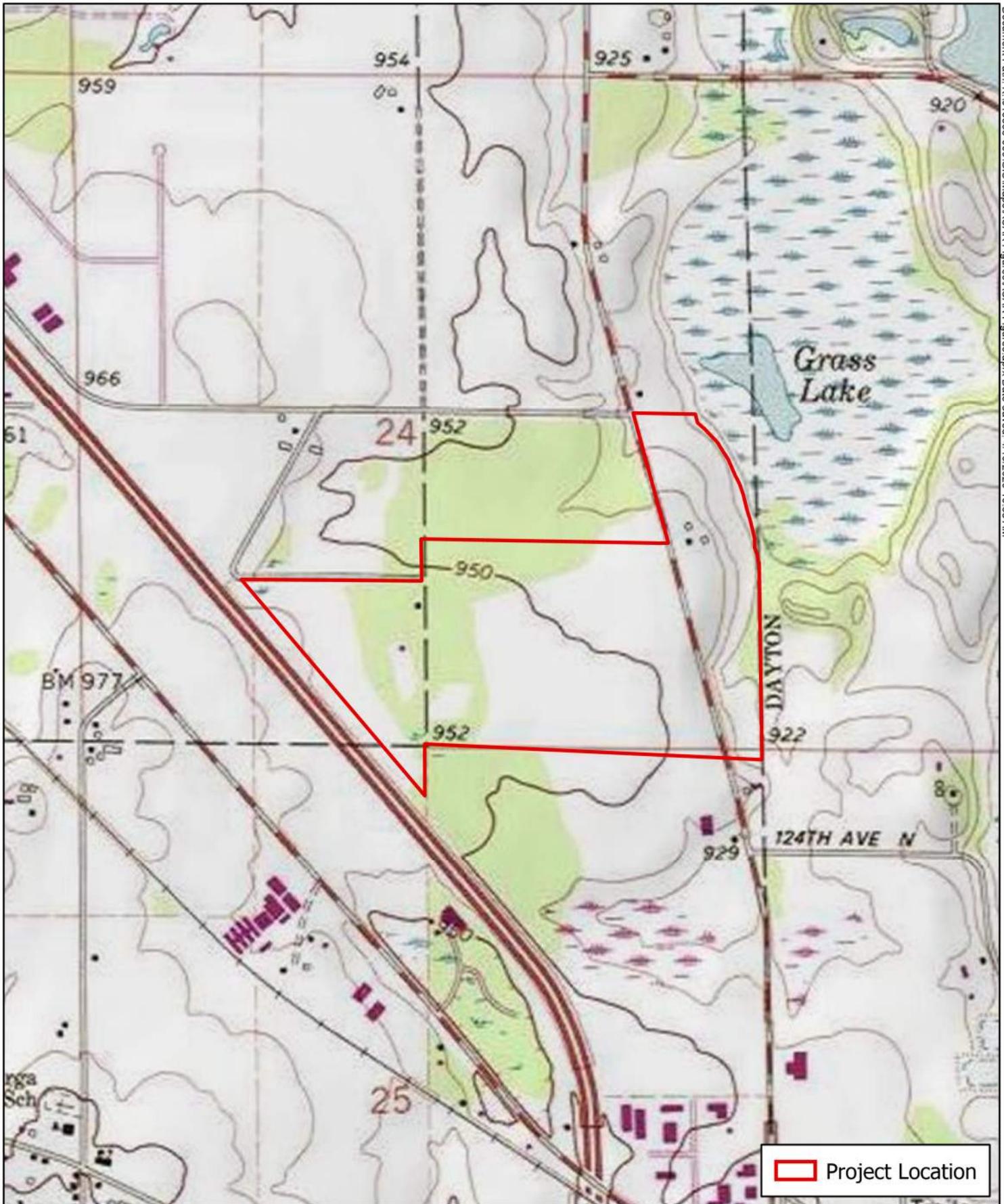
## APPENDIX A: Figures



### Figure 1: General Location Map

Henry Area AUAR  
City of Rogers, MN





### Figure 2: USGS Map

Henry Area AUAR  
City of Rogers, MN



0 1,000  
Feet  
1 inch = 1,000 feet





### Figure 3: Project Location

Henry Area AUAR  
City of Rogers, MN



0 600  
Feet  
1 inch = 600 feet





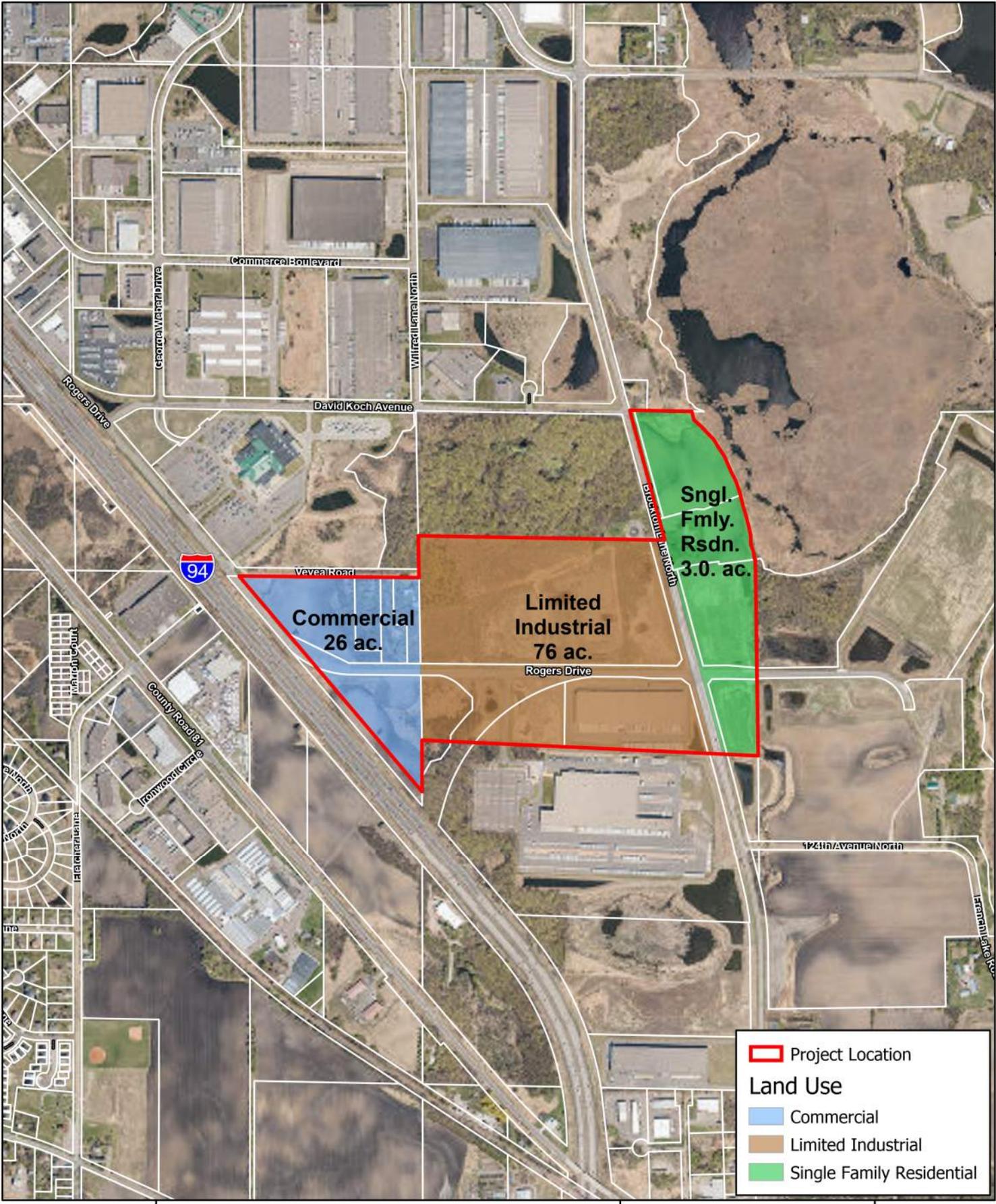
### Figure 4: Development Summary

Henry Area AUAR  
City of Rogers, MN



0 600  
Feet  
1 inch = 600 feet





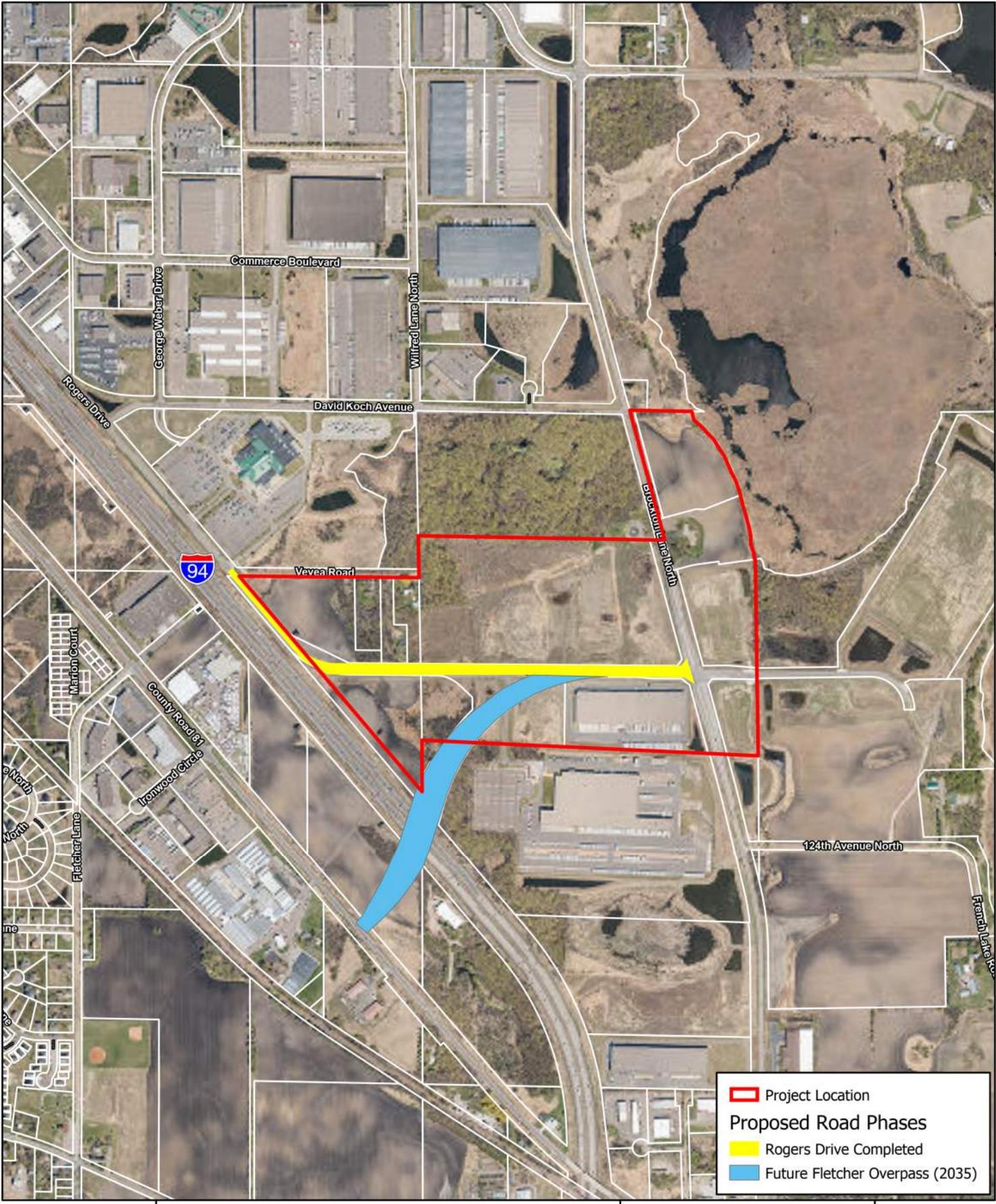
**Figure 5: Scenario 1**

Henry Area AUAR  
City of Rogers, MN



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Feet  
1 inch = 1,000 feet





**Project Location**

**Proposed Road Phases**

- Rogers Drive Completed
- Future Fletcher Overpass (2035)



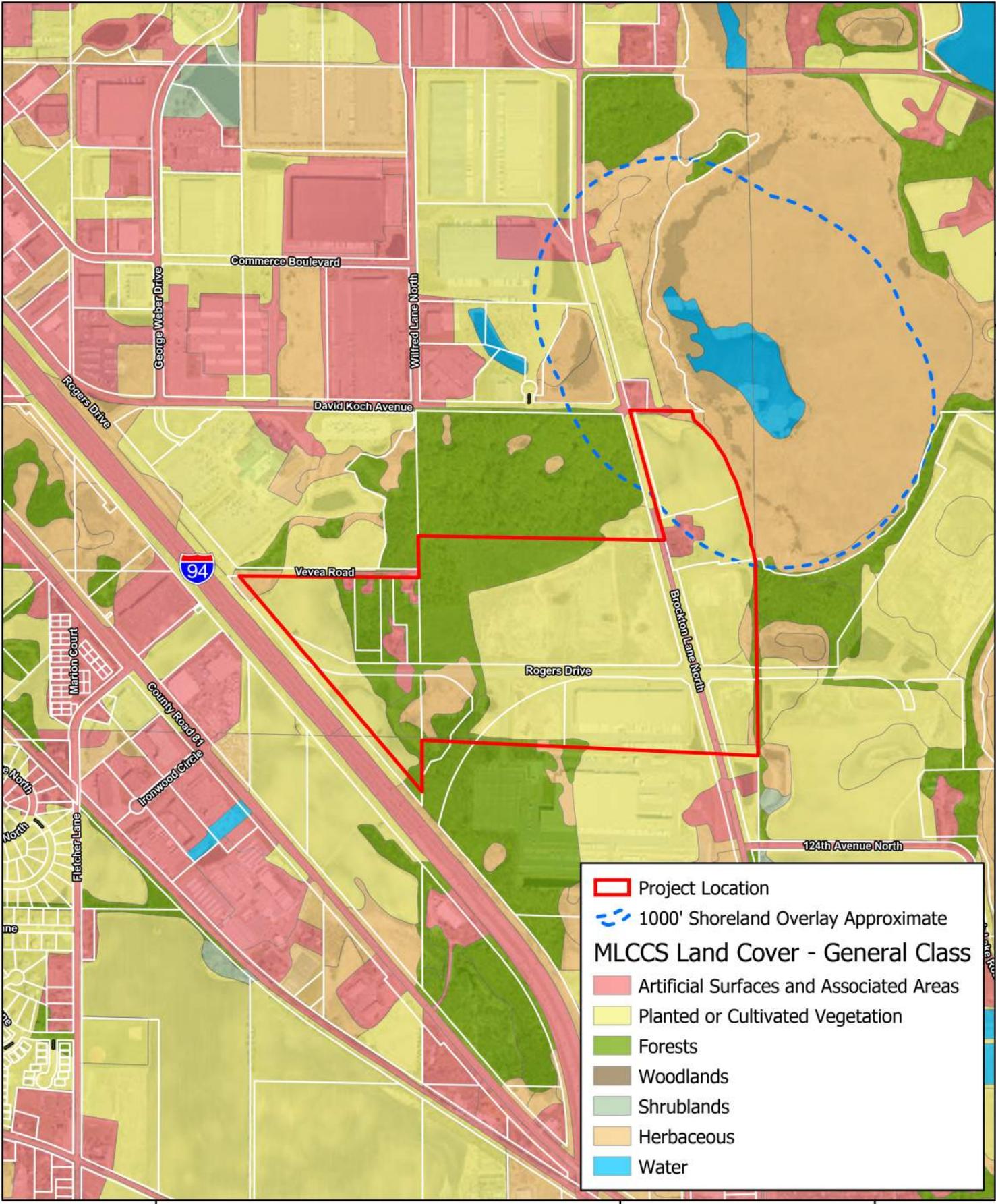
**Figure 6: Proposed Development**  
Henry Area AUAR  
City of Rogers, MN

N

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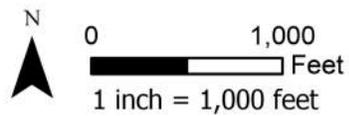
1 inch = 1,000 feet

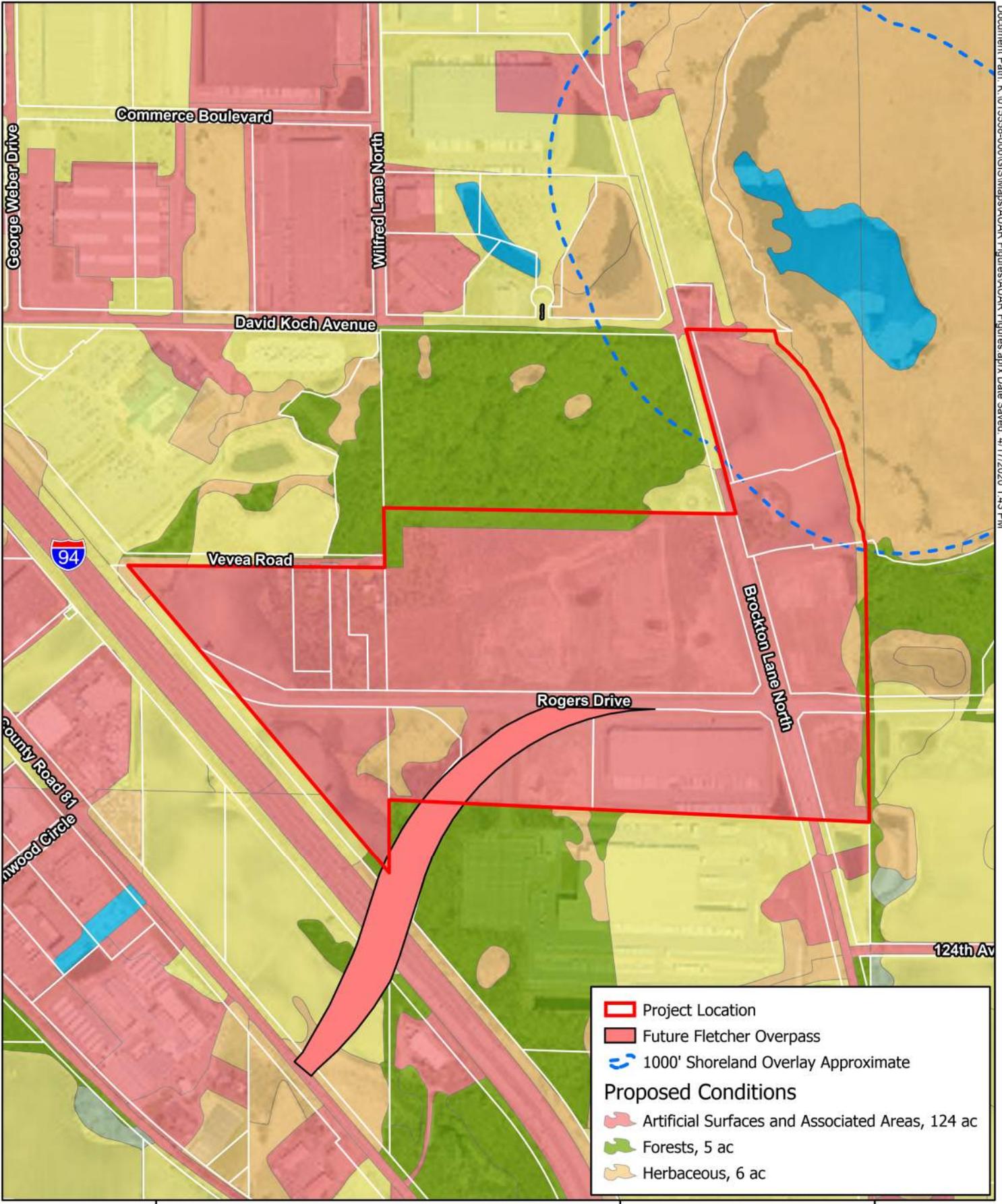




### Figure 7: Existing Conditions

Henry Area AUAR  
City of Rogers, MN





- Project Location
- Future Fletcher Overpass
- 1000' Shoreland Overlay Approximate

**Proposed Conditions**

- Artificial Surfaces and Associated Areas, 124 ac
- Forests, 5 ac
- Herbaceous, 6 ac

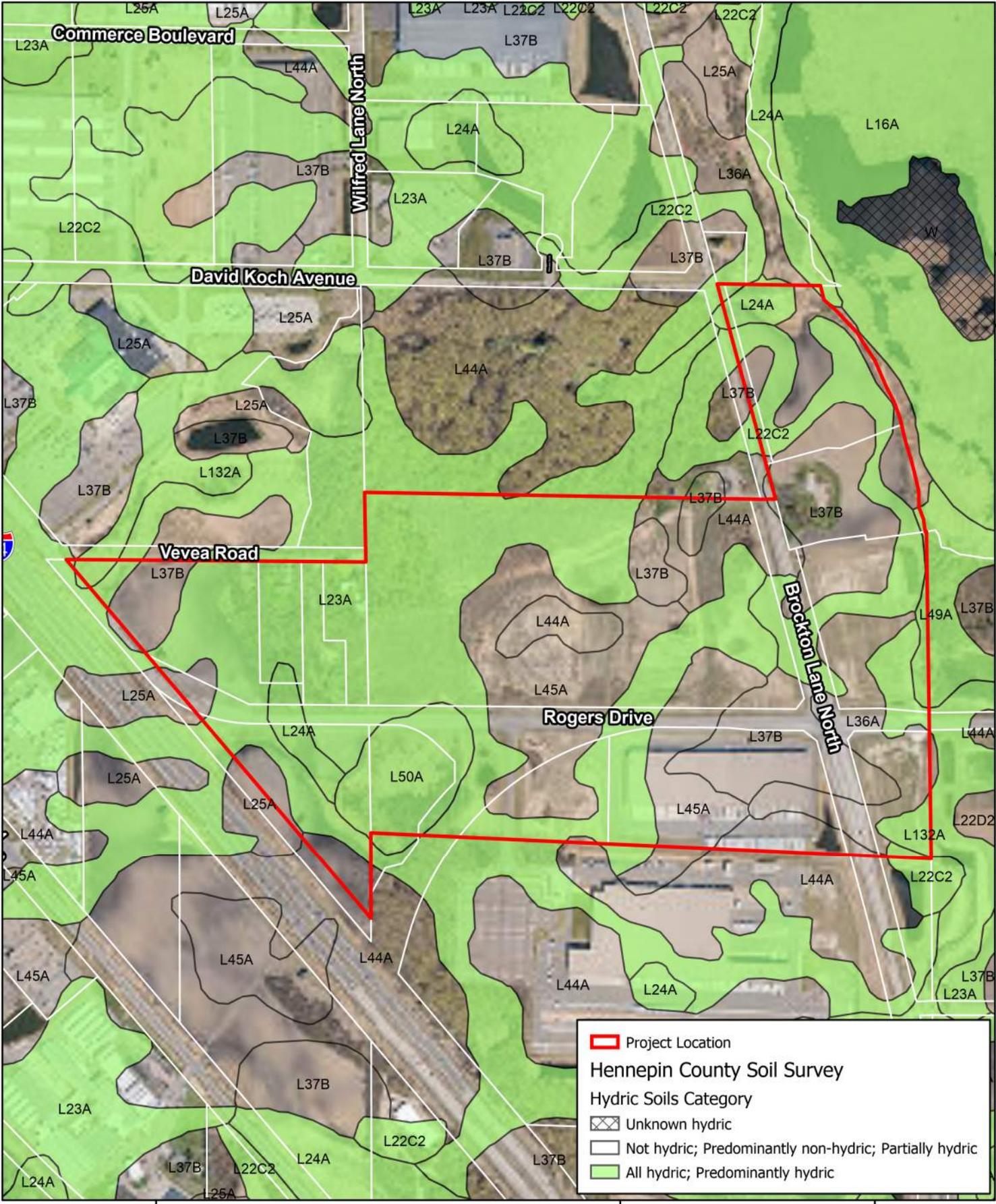


### Figure 8: Proposed Conditions

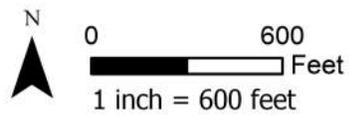
Henry Area AUAR  
City of Rogers, MN

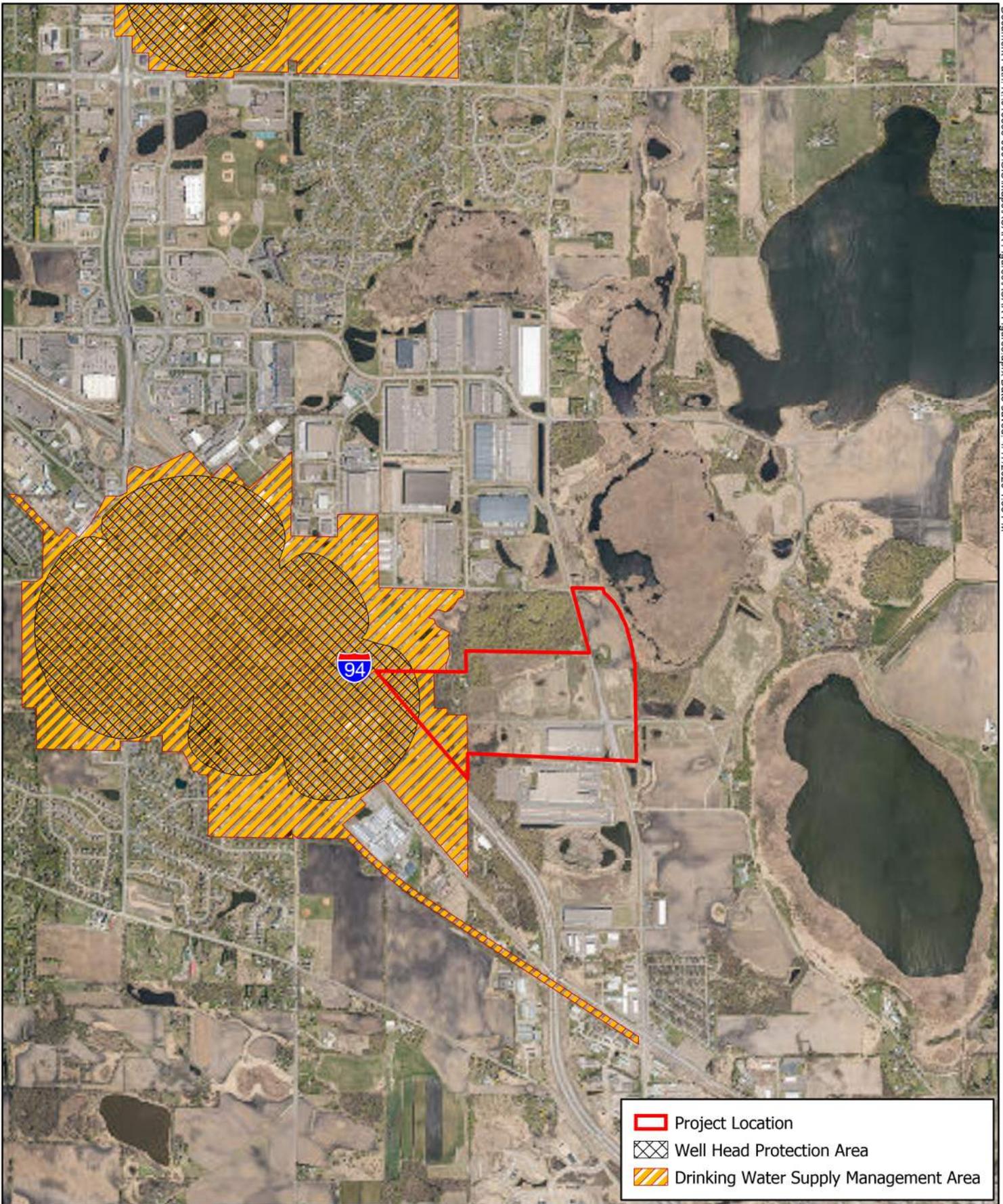
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Feet  
1 inch = 700 feet





**Figure 9: Hennepin County Soil Survey**  
Henry Area AUAR  
City of Rogers, MN





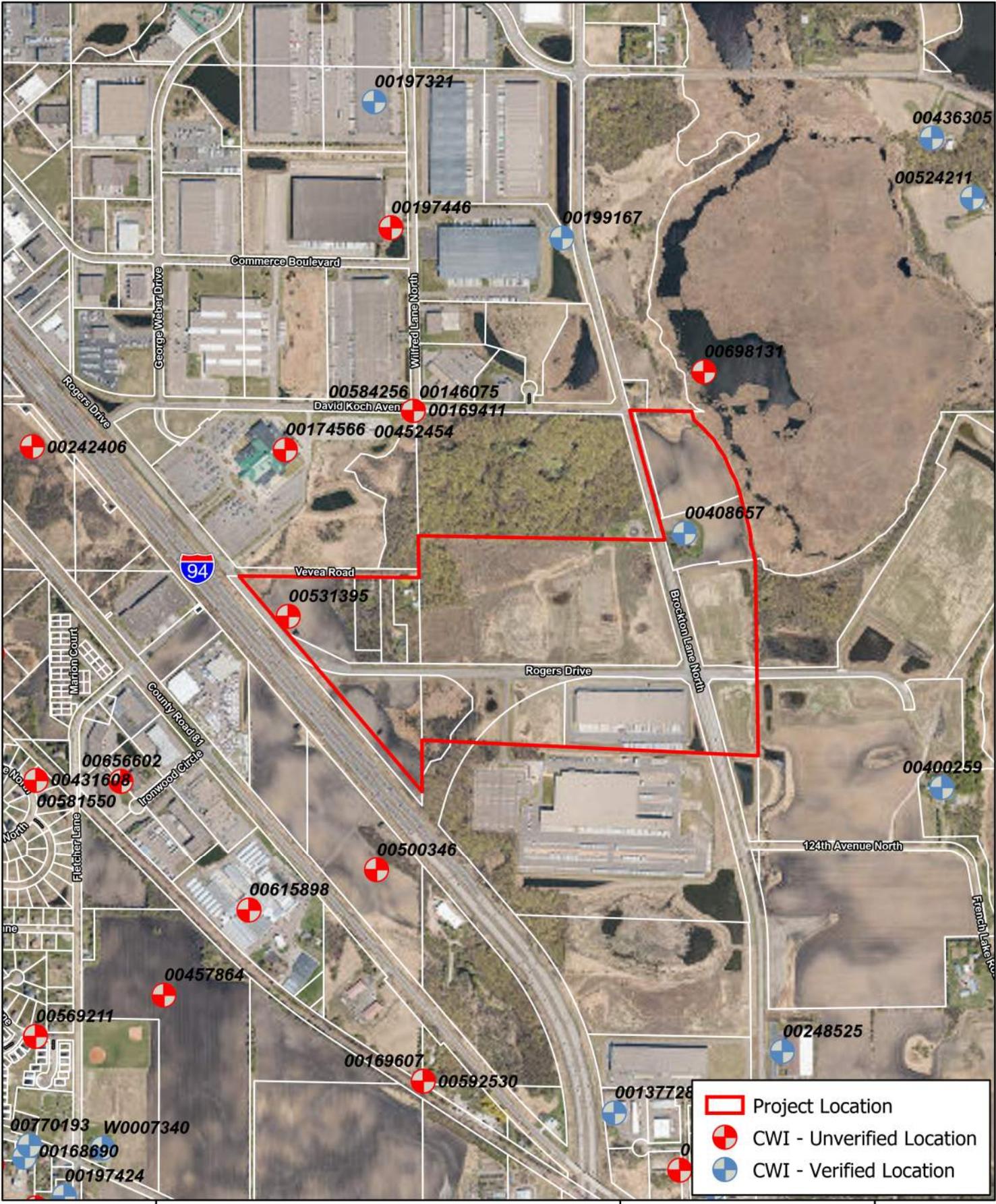
**Figure 10: Municipal Wells & DWSMA**

Henry Area AUAR  
City of Rogers, MN



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Feet  
1 inch = 2,000 feet

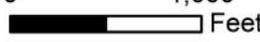




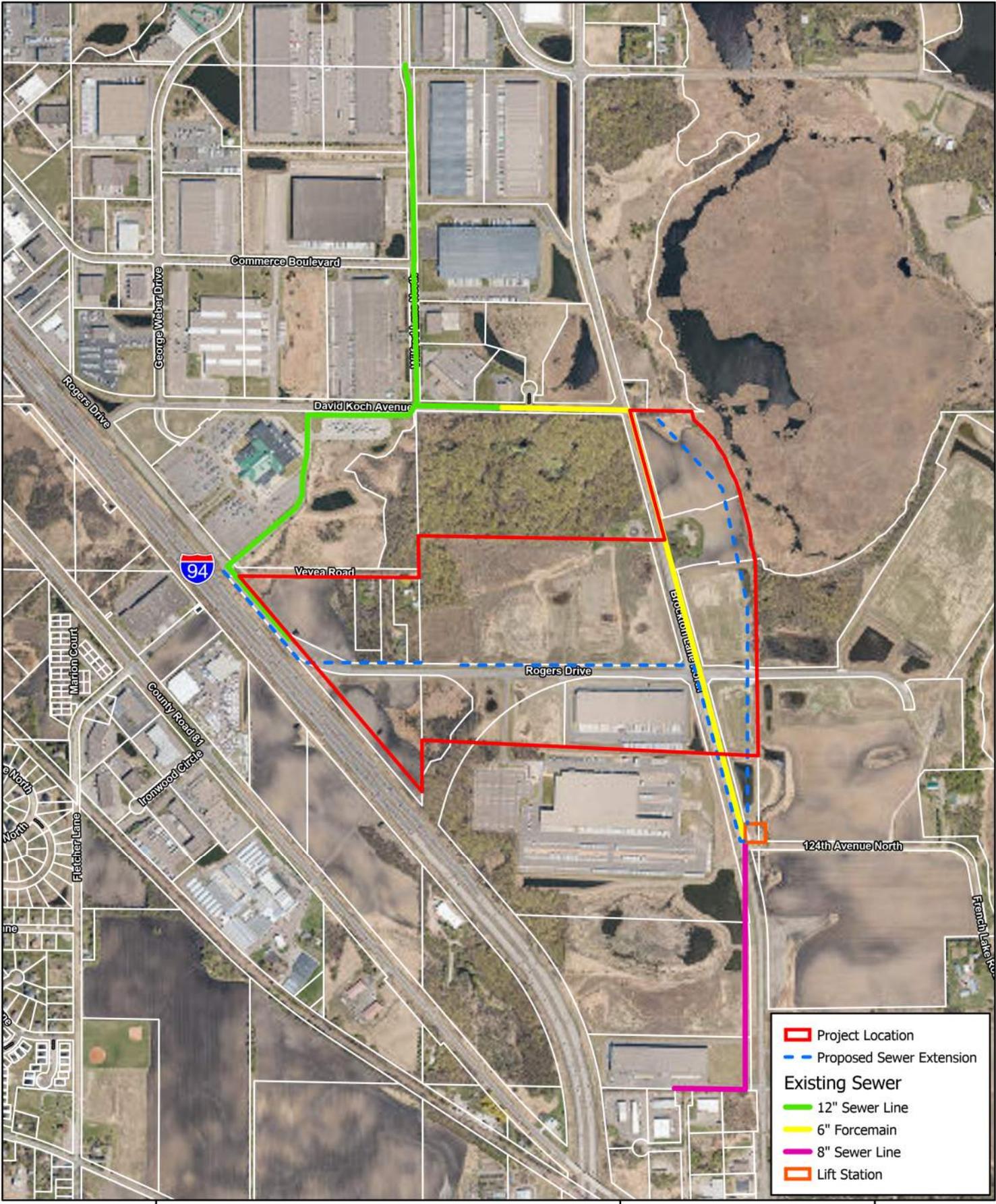
 Project Location  
 CWI - Unverified Location  
 CWI - Verified Location



**Figure 11: County Well Index**  
Henry Area AUAR  
City of Rogers, MN

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 0 1,000  
 Feet  
 1 inch = 1,000 feet





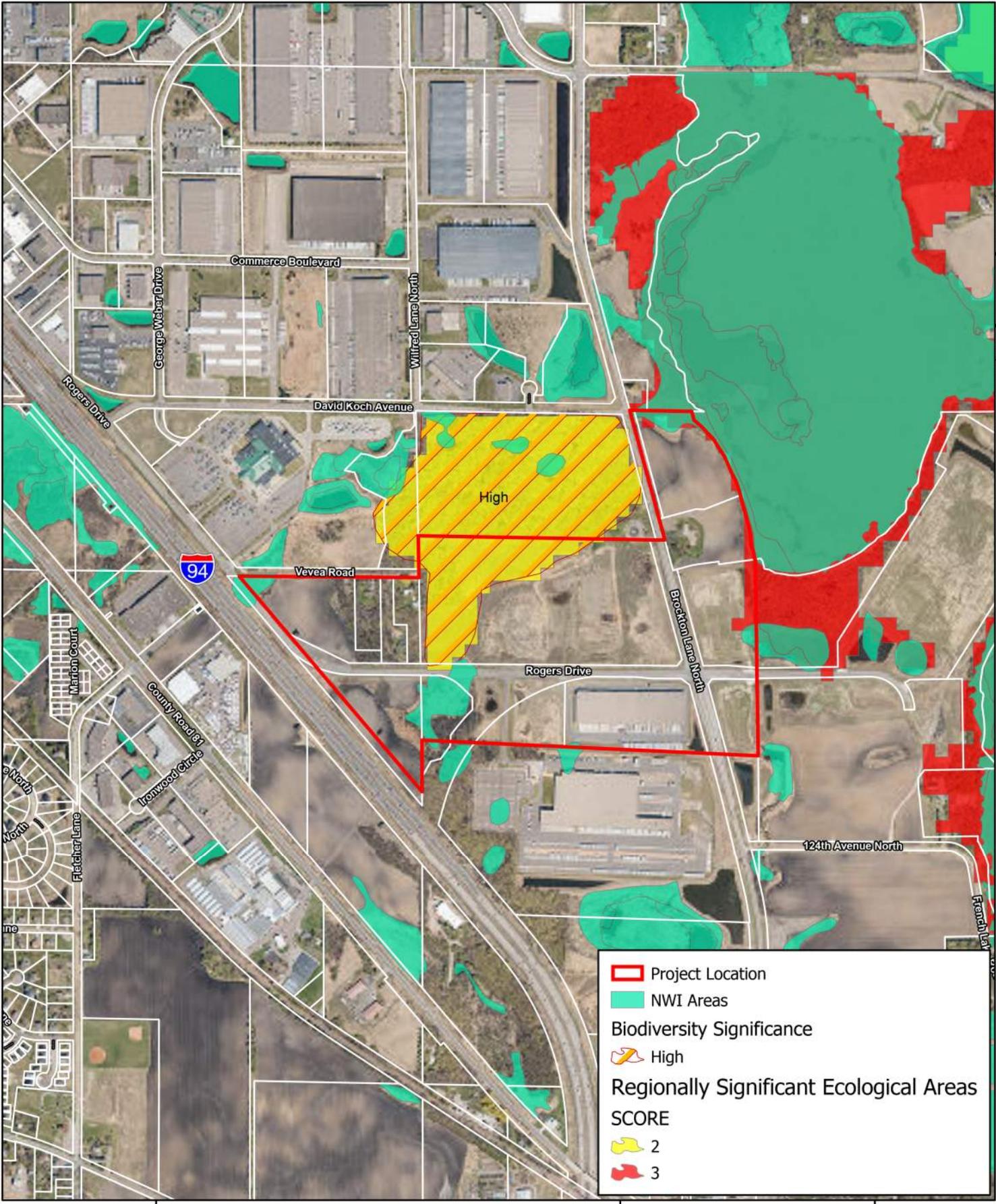
**Figure 12: Sanitary Sewer Plan**

Henry Area AUAR  
City of Rogers, MN



0 1,000  
Feet  
1 inch = 1,000 feet





**Figure 13: Ecological Resources**

Henry Area AUAR  
City of Rogers, MN



0 1,000 Feet  
1 inch = 1,000 feet





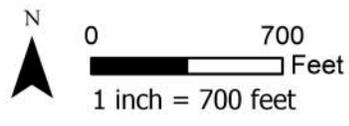
**Project Location**

**MPCA Whats in my Neighborhood**

- Hazardous Waste
- Investigation and Cleanup
- ▲ Water
- Multiple Activities



**Figure 14: Potential Contamination**  
Henry Area AUAR  
City of Rogers, MN



## **APPENDIX B: Agency Correspondence**

## Alison Harwood

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**From:** Bump, Samantha (DNR) <samantha.bump@state.mn.us>  
**Sent:** Thursday, May 7, 2020 7:56 PM  
**To:** Aleesha Penn  
**Cc:** Alison Harwood; Collins, Melissa (DNR); Parris, Leslie (DNR)  
**Subject:** RE: NHIS Review  
**Attachments:** 20140153-1a.pdf; NHIS request form 20200319.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Aleesha

I have reviewed the NHIS regarding the Scannell AUAR Update project. There are no new records in the vicinity of the project. As such, the Natural Heritage letter dated March 14, 2014 is valid with this email until May 7, 2021.

Thank you for consulting us on this matter. Let me know if this email does not you're your needs. If you have any further questions, please feel free to contact me.

Have a great day,

**Samantha Bump**

NHIS Review Specialist | Ecological & Water Resources

**Minnesota Department of Natural Resources**

500 Lafayette Road

St. Paul, MN 55155

Phone: 651-259-5091

[Samantha.Bump@state.mn.us](mailto:Samantha.Bump@state.mn.us)

 **DEPARTMENT OF  
NATURAL RESOURCES**



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**From:** Aleesha Penn  
**Sent:** Thursday, March 19, 2020 10:40 AM  
**To:** MN\_NHIS, Review (DNR)  
**Cc:** Alison Harwood  
**Subject:** DUE 5.7 - NHIS Review

Hello,

Please see the attached Date Request Form.



## Minnesota Department of Natural Resources

Division of Ecological and Water Resources, Box 25

500 Lafayette Road

St. Paul, Minnesota 55155-4025

Phone: (651) 259-5109 E-mail: [lisa.joyal@state.mn.us](mailto:lisa.joyal@state.mn.us)

March 14, 2014

**Correspondence # ERDB 20140153**

Ms. Addison Lewis  
WSB & Associates, Inc.  
701 Xenia Avenue South, Suite 300  
Minneapolis, MN 55416

RE: Natural Heritage Review of the proposed Scannell AUAR,  
T120N R23W Sections 24 & 25; Hennepin County

Dear Ms. Lewis,

As requested, the Minnesota Natural Heritage Information System has been queried to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Based on this query, rare features have been documented within the search area (for details, please visit the Rare Species Guide at <http://www.dnr.state.mn.us/rsg/index.html> for more information on the biology, habitat use, and conservation measures of these rare species). Please note that the following **rare features may be adversely affected** by the proposed project:

- The Minnesota Biological Survey (MBS) has identified a Site of High Biodiversity Significance within T120N R23W Section 24 (please see enclosed map). Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Sites ranked as High contain very good quality occurrences of the rarest species, high quality examples of the rare native plant communities, and/or important functional landscapes. In 1995 this particular Site contained Sugar Maple Forest (Big Woods), a native plant community that is considered imperiled in Minnesota, and known occurrences of a state-listed plant of special concern.

Given the ecological significance of this area, the DNR recommends that the MBS Site be kept as open space within the AUAR so that development within the MBS Site can be avoided. Indirect impacts from surface runoff or the spread of invasive species should also be considered during project design and implementation. Actions to further minimize disturbance may include, but are not limited to, the following recommendations:

- Do not park equipment or stockpile supplies within the MBS Site;
  - Do not place spoil within the MBS Site;
  - Use effective erosion prevention and sediment control measures;
  - Revegetate disturbed soil with native species suitable to the local habitat as soon after construction as possible; and
  - Use only weed-free mulches, topsoils, and seed mixes.
- The above MBS Site has also been identified as a Central Region Regionally Significant Ecological Area (RSEA) that is ranked High. Also, just northeast of the project boundary is a RSEA that is ranked Outstanding. The DNR Central Region (in partnership with the Metropolitan Council for the 7-county metro area), identified these ecologically significant

terrestrial and wetland areas by conducting a landscape-scale assessment based on the size and shape of the ecological area, land cover within the ecological area, adjacent land cover/use, and connectivity to other ecological areas. The purpose of the data is to inform regional scale land use decisions, especially as it relates to balancing development and natural resource protection. A GIS shapefile of this data layer can be downloaded from the DNR Data Deli at <http://deli.dnr.state.mn.us>. Additional information, including pdf versions of the RSEA maps, is available at <http://www.dnr.state.mn.us/rsea/index.html>. If you would like help interpreting the RSEA data or would like assistance with designing the project's greenspace, please contact Hannah Texler, Regional Plant Ecologist for DNR's Central Region, at 651-259-5811 or [hannah.texler@state.mn.us](mailto:hannah.texler@state.mn.us). To minimize disturbance to the adjacent RSEA, please consider the recommendations listed in the previous bullet.

- Trumpeter swans (*Cygnus buccinator*), a state-listed species of special concern, have been documented nesting near the project boundary. During the breeding season, trumpeter swans select small ponds and lakes with extensive beds of cattails, bulrush, sedges, and/or horsetail. Ideal habitat includes about 100 m (328 ft.) of open water for take-off, stable levels of unpolluted water, emergent vegetation, low levels of human disturbance, and the presence of muskrat (*Ondatra zibethicus*) houses and American beaver (*Castor canadensis*) lodges for use as nesting platforms. If any of the wetlands on site provide suitable habitat, swans may choose to nest in these wetlands. If so, construction activities could disrupt nesting swans if construction occurs during the breeding season.
- Blanding's turtles (*Emydoidea blandingii*), a state-listed threatened species, have been reported from the vicinity of the proposed project and may be encountered on site. For your information, I have attached a Blanding's turtle fact sheet that describes the habitat use and life history of this species. The fact sheet also provides two lists of recommendations for avoiding and minimizing impacts to this rare turtle. **Please refer to the first list of recommendations for your project.** In addition, if erosion control mesh will be used, the DNR recommends that the mesh be limited to wildlife-friendly materials (see enclosed fact sheet). If greater protection for turtles is desired, the second list of additional recommendations can also be implemented.

The attached flyer should be given to all contractors working in the area. If Blanding's turtles are found on the site, please remember that state law and rules prohibit the destruction of threatened or endangered species, except under certain prescribed conditions. If turtles are in imminent danger they should be moved by hand out of harm's way, otherwise they should be left undisturbed.

- The AUAR should address whether the proposed project has the potential to adversely affect the above rare features and, if so, any avoidance or mitigation measures that will be implemented.
- Please include a copy of this letter in any DNR license or permit application.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project

area. **If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.**

For environmental review purposes, the Natural Heritage letter is valid for one year; it is only valid for the project location (noted above) and the project description provided on the NHIS Data Request Form. Please contact me if project details change or for an updated review if construction has not occurred within one year.

The Natural Heritage Review does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. To determine whether there are other natural resource concerns associated with the proposed project, please contact your DNR Regional Environmental Assessment Ecologist (contact information available at [http://www.dnr.state.mn.us/eco/ereview/erp\\_regioncontacts.html](http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html)). Please be aware that additional site assessments or review may be required.

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources. An invoice will be mailed to you under separate cover.

Sincerely,



Lisa Joyal  
Endangered Species Review Coordinator

enc. Blanding's Turtle Fact Sheet and Flyer  
Wildlife Friendly Erosion Control  
Map

cc: Brooke Haworth  
Erica Hoaglund  
Hannah Texler

Links: MBS Sites of Biodiversity Significance  
[http://www.dnr.state.mn.us/eco/mcbs/biodiversity\\_guidelines.html](http://www.dnr.state.mn.us/eco/mcbs/biodiversity_guidelines.html)  
MBS Native Plant Communities  
<http://www.dnr.state.mn.us/npc/index.html>

## Alison Harwood

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**From:** MN\_MNIT\_Data Request SHPO <DataRequestSHPO@state.mn.us>  
**Sent:** Wednesday, March 18, 2020 5:11 PM  
**To:** Alison Harwood  
**Subject:** RE: Historic and Archeological Resources Request

Hello Alison,

Our database has no archaeological or historic records for the given project area.

Jim



SHPO Data Requests  
Minnesota State Historic Preservation Office  
50 Sherburne Avenue, Suite 203  
Saint Paul, MN 55155  
(651) 201-3299  
[datarequestshpo@state.mn.us](mailto:datarequestshpo@state.mn.us)

**Notice:** This email message simply reports the results of the cultural resources database search you requested. The database search is only for previously known archaeological sites and historic properties. **IN NO CASE DOES THIS DATABASE SEARCH OR EMAIL MESSAGE CONSTITUTE A PROJECT REVIEW UNDER STATE OR FEDERAL PRESERVATION LAWS** – please see our website at <https://mn.gov/admin/shpo/protection/> for further information regarding our Environmental Review Process.

Because the majority of archaeological sites in the state and many historic/architectural properties have not been recorded, important sites or properties may exist within the search area and may be affected by development projects within that area. Additional research, including field surveys, may be necessary to adequately assess the area's potential to contain historic properties or archaeological sites.

Properties that are listed in the National Register of Historic Places (NRHP) or have been determined eligible for listing in the NRHP are indicated on the reports you have received, if any. The following codes may be on those reports:

**NR** – National Register listed. The properties may be individually listed or may be within the boundaries of a National Register District.

**CEF** – Considered Eligible Findings are made when a federal agency has recommended that a property is eligible for listing in the National Register and MN SHPO has accepted the recommendation for the purposes of the Environmental Review Process. These properties need to be further assessed before they are officially listed in the National Register.

**SEF** – Staff eligible Findings are those properties the MN SHPO staff considers eligible for listing in the National Register, in circumstances other than the Environmental Review Process.

**DOE** – Determination of Eligibility is made by the National Park Service and are those properties that are eligible for listing in the National Register, but have not been officially listed.

**CNEF** – Considered Not Eligible Findings are made during the course of the Environmental Review Process. For the purposes of the review a property is considered not eligible for listing in the National Register. These properties may need to be reassessed for eligibility under additional or alternate contexts.

Properties without NR, CEF, SEF, DOE, or CNEF designations in the reports may not have been evaluated and therefore no assumption to their eligibility can be made. Integrity and contexts change over time, therefore any eligibility determination made ten (10) or more years from the date of the current survey are considered out of date and the property will need to be reassessed. If you require a comprehensive assessment of a project's potential to impact archaeological sites or historic/architectural properties, you may need to hire a qualified archaeologist and/or historian. If you need assistance with a project review, please contact Kelly Gragg-Johnson, Environmental Review Specialist @ 651-201-3285 or by email at [kelly.graggjohnson@state.mn.us](mailto:kelly.graggjohnson@state.mn.us).

The Minnesota SHPO Archaeology and Historic/Architectural Survey Manuals can be found at <https://mn.gov/admin/shpo/identification-evaluation/>.

MN SHPO research hours are **8:30 AM – 4:00 PM Tuesday-Friday**.

**PLEASE NOTE:** We strongly encourage you to email [datarequestshpo@state.mn.us](mailto:datarequestshpo@state.mn.us) or call ahead at 651-201-3299 or 651-201-3287 to schedule the time you wish to visit our office. Starting Tuesday, September 24<sup>th</sup>, 2019, our building security protocol will change so that you will be required to check in at the building lobby security desk to receive a temporary pass to our office if you have scheduled your visit ahead of time. If you have not scheduled your visit ahead of time a SHPO staff member will have to escort you to and from our office which, of course, will be more inconvenient for everyone. Thank you.



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**From:** Alison Harwood  
**Sent:** Wednesday, March 18, 2020 4:09 PM  
**To:** MN\_MNIT\_Data Request SHPO  
**Subject:** Historic and Archeological Resources Request

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Good afternoon,

Could you please send me any historic or archeological resources listed for Section 24, Township 120N, Range 23W in Rogers, Hennepin County? I've also attached a figure showing the project location.

Thank you,

**Alison Harwood**  
Director of Natural Resources  
763.231.4847 (o) | 612.360.1320 (m)  
WSB | [wsbeng.com](http://wsbeng.com)



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## **APPENDIX C: Mitigation Plan**

Item Number	2014 Mitigation Description	2020 Mitigation Updates
1	Any project proposer will be required to obtain all necessary permits and approvals for development.	No changes
2	Screening and a buffer between the industrial uses and Henry's Woods will be considered.	<p>Provide a setback from the Henry's Woods easement.</p> <p>The DNR NHIS review recommends the following actions to minimize disturbance to the MBS site that is within the AUAR parcel:</p> <ul style="list-style-type: none"> <li>• Do not park equipment or stockpile supplies within the MBS site;</li> <li>• Do not place spoil within the MBS site;</li> <li>• Use effective erosion prevention and sediment control measures;</li> <li>• Revegetate disturbed soil with native species suitable to the local habitat as soon after construction as possible;</li> <li>• And use only weed-free mulches, topsoils, and seed mixes.</li> </ul>
3	Development will need to meet the shoreland overlay district requirements for Grass Lake.	No changes
4	The western parcel will need to be rezoned to commercial in conformance with the Comprehensive Plan when development is proposed in this area.	Based on the 2020 zoning, the preferred development scenario will require a re-zoning of two parcels east of Brockton Lane North from GI to R3.
5	The NPDES Phase II Construction Site permit requires a site-specific Storm Water Pollution Prevention Plan (SWPPP) to be completed for the construction. The SWPPP is required to contain erosion and sediment control measures during construction.	No changes
6	Municipal sewer services will be extended to any development within the study area.	No changes
7	Design considerations for comprehensive storm water management should include regional ponding and consideration for infiltration where feasible.	No changes
8	If TMDL's are approved for French Lake and Diamond Lake, the storm	A TMDL is approved for Diamond Lake for Nutrients and appropriate BMPs will need to be

	water management for the study area that has not yet been implemented will be required to incorporate appropriate BMPs for the TMDL.	incorporated into stormwater management for future developments.
9	The stormwater management plan(s) for the future developments will provide analysis of existing and proposed drainage patterns and pollutant loads. The plan(s) will demonstrate compliance with City, Elm Creek Watershed Management Commission and state requirements.	No changes
10	It will be required that post-development discharge rates will be no greater than pre-development discharge rates to reduce erosion impacts downstream of the site.	No changes
11	Storm water will be required to be pretreated prior to discharge to wetlands.	Storm water will be required to be pretreated prior to discharge to wetlands and infiltration areas.
12	Storm Water Pollution Prevention Plan (SWPPP) in conformance with the NPDES regulations will be needed for any development in the study area. Review of the SWPPP for each development will be required by the City.	No changes
13	If temporary construction dewatering is needed, the project proposer will be required to obtain a permit from the DNR.	If temporary construction dewatering is needed, the project proposer will be required to obtain a permit from the DNR if the volume of water pumped is at least 10,000 gallons per day or 1 million gallons per year.
14	If necessary, upon development, private wells will be abandoned in conformance with state standards ( <b>Figure 11</b> ).	No changes
15	The City will extend their water services to the study area which will include a 12-inch watermain along Brockton Lane, a 12-inch watermain crossing the study area east to west, and a 12-inch watermain along the western boundary of the study area. This is in conformance with the Comprehensive Water System Plan.	No changes
16	As future wells are constructed, a DWSMA will be established and the	No changes

	City's existing WHPP will be updated.	
17	Wetland delineation and mitigation is required in conformance with state and federal requirements. Wetland mitigation is required to meet the WCA and Section 404 requirements and could be on-site or purchased from a bank.	No changes
18	If contamination is encountered during project grading or development, grading activities will be suspended until material can be characterized and then disposed on in conformance with state requirements.	No changes
19	The municipal waste hauler company will make residential and commercial recycling programs available to the area. General municipal waste will be removed by these waste hauler companies.	No changes
20	Hazardous waste spills will be reported immediately to emergency response agencies via emergency dispatch service and addressed in conformance with state requirements.	No changes
21	Wetlands will need to be delineated in conformance with the Wetland Conservation Act as part of the development process. The City will review and verify the wetland delineation.	Wetlands will need to be delineated in conformance with the 1987 US Army Corps of Engineer's Wetland Delineation Manual. The Local Government Unit will review and verify the wetland delineation.
22	Wetland impact is anticipated to be minimized to the maximum extent possible throughout the review area. Wetland impact and mitigation will need to meet the requirements of the Wetland Conservation Act (WCA).	No changes
23	Storm water management features should incorporate native plantings of grasses, trees, and shrubs.	No changes
24	The City will encourage development to retain portions of the wooded areas for habitat and buffer.	No changes

25	The Blanding's turtle fact sheet will be provided to developers and contractors when development occurs in the study area.	No changes
26	If during any earth moving or construction activities, any archeological or historic resources are found that indicate the site is likely to yield information important to pre-history or history, the site shall be reported to the City. The City reserves the right to stop work authorized in its approval until the site is appropriately investigated and work is re-authorized.	No changes
27	Through the plan review process, the City shall require appropriate screening and buffers of development in the study area to screen for visual impacts between adjacent land uses.	No changes
28	Development activities will be required to adhere to the City's construction work hours and noise guidelines.	No changes
29	<p>Items from Appendix C of the AUAR are as follows:</p> <ol style="list-style-type: none"> <li>1. CSAH 13 at CSAH 81: Addition of northbound westbound through lane and lengthened northbound left-turn lane.</li> <li>2. CSAH 13 at CSAH 144: Installation of a traffic signal, addition of a northbound left-turn lane and eastbound right-turn lane.</li> <li>3. CSAH 13 at Rogers Drive: Installation of a traffic signal when the intersection is constructed, provide left- and right-turn lanes on all approaches.</li> <li>4. CSAH 13 at CSAH 81: Addition of a second northbound through lane. This will require a second receiving lane on CSAH 13 north of CSAH 81.</li> </ol>	<p>Improvements to the intersections of CSAH 13/CSAH 81 and CSAH 13/Rogers Drive have been completed.</p> <p>Improvements to the intersection of CSAH 13 and CSAH 144 have not yet been completed but the City is completing the application process for funding.</p>