



22817 Typo Creek Drive N.E. • Stacy, MN 55079
Phone (651) 462-2812 • Fax (651) 462-0500
E-Mail: records@linwoodtownship.org

WETLAND ISSUES REVIEW PACKET

Some common questions that arise regarding wetlands include:

How do I know if I have wetland on my property?

Answer: Experts, such as private consultants, delineate wetlands by applying methods developed by the Army Corps of Engineers, which include an assessment of soils, hydrology, and vegetation. Official wetland boundaries must be approved by your Local Government Unit and the Army Corp of Engineers. If you live in a newer neighborhood, contact your city to determine if wetlands have already been officially delineated as part of your subdivision.

May I fill the low area in my yard?

Answer: If the "low area" meets the scientific criteria for a wetland, then you likely need multiple regulatory approvals prior to starting the activity. Filling a wetland area without prior approval can lead to enforcement procedures that require landowners to restore the wetland to its pre-altered condition.

May I make trails in my wetlands?

Answer: Grubbing woody vegetation, grading, and placing material in a wetland (e.g., gravel, sand, woodchips, etc.) are all regulated by WCA. For wetlands that are not DNR public waters, cutting or mowing wetland vegetation may be allowed so long as it does not impact the quality of the wetland or change the structure of the wetland.

Who is qualified to review my property for wetlands?

Answer: Wetland delineations are typically conducted by private consultants that are hired by the landowner. For small projects that need a local building permit, the Anoka Conservation District, may be able to conduct a preliminary review of your property to identify if a wetland delineation is needed.

HOW TO GET STARTED

Please call the office at 651-462-2812 to explain your situation for a determination of the necessity for an application. Some building permits and land use permits may require a wetland delineation as part of the process.

The applicant(s) may need to hold a pre-application meeting with Staff, Zoning Administrator and/or consultants to discuss the wetland issue and determine if an application is required. This would be done prior to the application being deemed complete.

Requests for a wetland issue review must be filed with the Township on an official Wetland Issues Application form along with the filing fee and applicable escrow. The Zoning Administrator, and/or designee(s) will review the application, and all related information.

The Staff, Zoning Administrator and consultants shall have the authority to request additional information from the applicant, if said information is declared necessary to review the request.

Escrow Information:

Escrow is set aside for attorney, consulting, engineering, and other misc. fees. If Linwood Township is to acquire these fees while working on your Land Use Application, then you are authorizing the Township to use this escrow to pay for those fees. Owner agrees to pay additional costs incurred, if necessary. The remaining escrow amount will be returned without interest, once all invoices have been submitted and approved.



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File # _____
Fee \$ _____ Rcpt # _____
Chk # _____ Date: _____
Escrow \$ _____ Rcpt # _____
Chk # _____ Date: _____

WETLAND ISSUES REVIEW APPLICATION

Applicant:

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Daytime phone: _____

E-mail: _____

Owner (if different from Applicant):

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Daytime phone: _____

Property Information

Property Address _____

City _____ State _____ Zip _____

Legal Description: Lot _____ Block _____

Development _____

(If lengthy legal, please attach full legal description)

Property ID Number: _____

Present Zoning: _____

Person/Company Paying the Escrow:

Name _____

2nd Applicant:

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Daytime phone: _____

E-mail: _____

Owner (if different from Applicant):

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Daytime phone: _____

Property # 2 Information

Property Address _____

City _____ State _____ Zip _____

Legal Description: Lot _____ Block _____

Development _____

(If lengthy legal, please attach full legal description)

Property ID Number: _____

Present Zoning: _____

Person/Company Receiving Returned Escrow:

(If different from the payor, permission is needed)

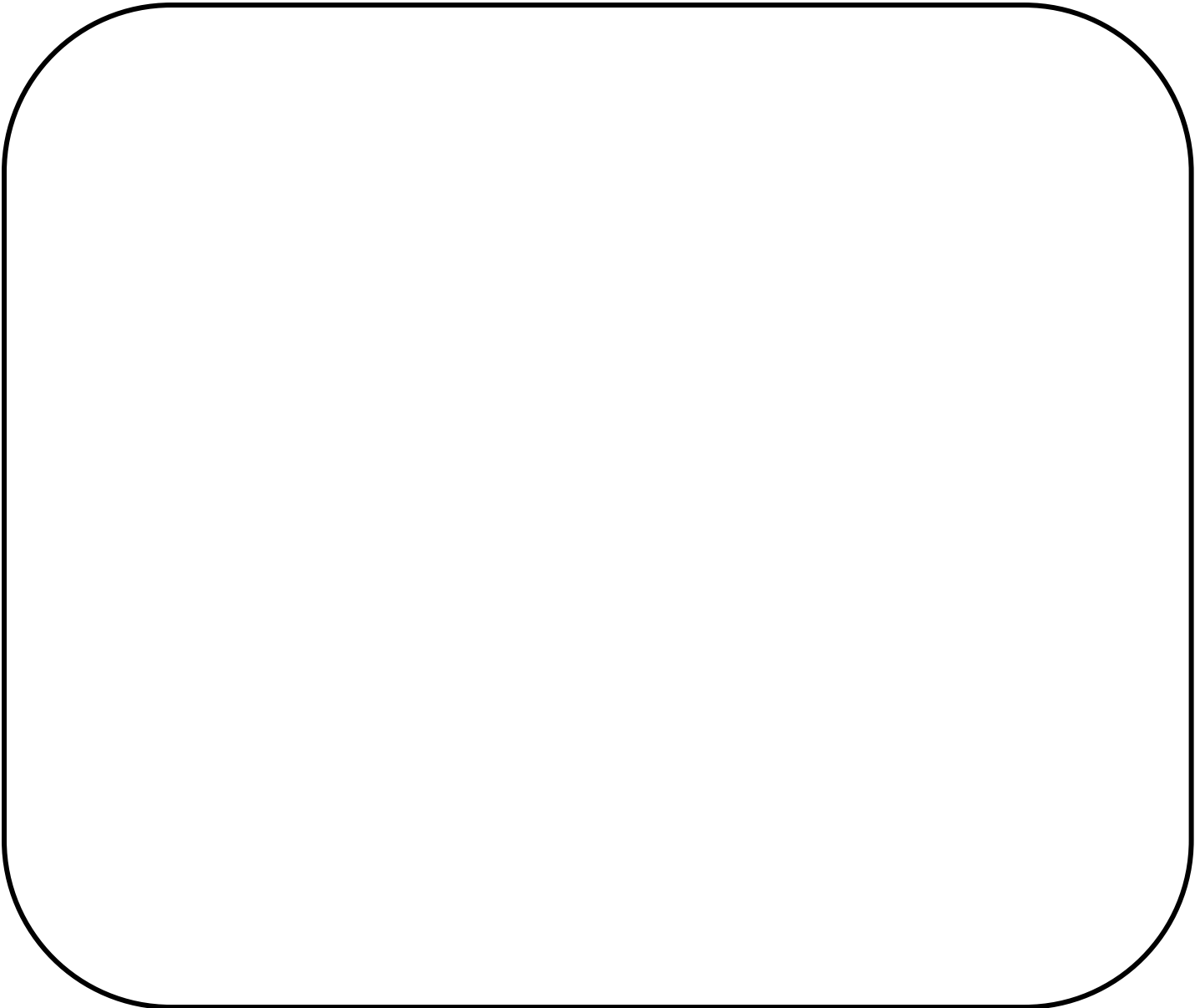
Name _____

WETLAND ISSUES REVIEW APPLICATION

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SITE PLAN: Please show the following information for all existing and proposed structures on the parcel of property involved and also for all structures on adjoining lots.

1. Lot lines, with dimensions
2. Structure location and dimensions
3. Shoreline (if any)
4. Setback from structure(s) to:
 - a. Shoreline and OHWL
 - b. Side lot line
 - c. Road
5. Setback from sewage system to:
 - a. Show tanks and drain field
 - b. Side lot lines
 - c. Structures
6. Setback from well to:
 - a. Structures
 - b. Sewer System
 - c. Side lot line



To help us evaluate your request, please provide as much supplementary information as possible, such as maps, plans, information about surrounding property, etc.

WETLAND ISSUES REVIEW APPLICATION

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Narrative description of request must be attached on a separate page. Description must include the size of the parcel(s) and the area of the wetland. Describe your property and the wetland issue you need reviewed.

Data furnished in this application form is public information.

Applicant and Owner Statement

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision ordinances and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the Township pertaining to additional application expense(s).

I hereby certify that the information contained in this application is to my knowledge a true, accurate and complete representation of the facts and conditions concerning the proposed wetland review. I hereby authorize the Linwood Township authorized staff to enter upon this property for such inspections as necessary for the review of this application.

Signature of Applicant

Date: _____

Signature of Applicant #2

Date: _____

Signature of Owner

Date: _____

Signature of Owner

Date: _____

Application Fee: \$200.00

Escrow determined per request: \$ _____

For Office Use only

File # _____

Application Received by: _____

Date: _____

Document Verification by: _____

Date: _____

Additional Information Requested: _____

Application Deemed Complete by: _____ Date: _____

_____ Date: _____

Zoning Administrator