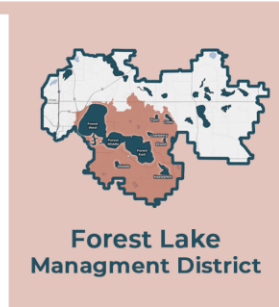




MEMORANDUM
Comfort Lake-Forest Lake Watershed District

Date: May 19, 2026
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: CLFLWD Permit 25-020 – Forest View Preserve



Background/Discussion:

CLFLWD Permit 25-020 – Forest View Preserve is a proposed twenty lot subdivision for single family homes located East of the Hilo Avenue N, nearest to 23181 Hilo Avenue North, Forest Lake. The location can be viewed here: [linked](#).

The total size of the site is 15.8 acres, and the project would result in approximately 3.07 acres impervious cover. The project triggered CLFLWD rules 2.0, 3.0, 4.0, 9.0, & 10.0 which require stormwater management, erosion control, and wetland buffers. Stormwater management requirements are met through a biofiltration basin with a pretreatment pond. Erosion control requirements will be met through a detailed erosion control plan which includes rock construction entrances, silt fence, erosion control blankets, inlet protection, and revegetation specifications along with a detailed Stormwater Pollution Prevention Plan (SWPPP).

Any individual lots sold to builders will require permit transfers and lot specific erosion control plans. Three wetlands of Manage 2 classification are onsite, which require 50-foot buffers. These buffer widths have been met with variable width buffers following district requirements. Invasive species are present in the planned buffers requiring a revegetation plan.

Recommended Motion:

Proposed Motion: Manager _____ moves to approve permit application #25-020 with conditions stated in EOR's April 14, 2026, Permit Application #25-020, Forest Lake memorandum. Seconded by Manager _____.

Attached:

Emmons & Olivier Resources' Memorandum
Emmons & Olivier Resources' Exhibit

Project	Forest View Preserve	Date	4-14-2026
To	Board of Managers	Contact Info	CLFLWD
Cc	Mike Kinney, District Administrator Mike Sandager, Permitting and AIS Coordinator Ali Stone	Contact Info	CLFLWD
From	Anne Wilkinson, PhD, PE	Contact Info	EOR
Regarding	Permit Application #25-020, City of Forest Lake		

Applicant

Muske Group
 Attn: Michael E. Muske
 920 W Broadway
 Forest Lake, MN 55025
 Phone: (612) 919-4067
 Email: mmuske@remaxsynergy.net

Authorized Agent

J. Johnson Development, LLC
 Attn: Jaren Johnson
 167 Lake Street North, Suite 2
 Forest Lake, MN 55025
 Phone: (612) 221-1596
 Email: jarenjohnson@hotmail.com

Project Purpose: The proposed project will build a subdivision of 20 single-family homes on a 15.8 acre undeveloped site, resulting in 3.07 acres of impervious cover, including street, gutter, and stormwater piping.

Project Location: Parcel 0303221430001, East of 23181 Hilo Avenue North, Forest Lake. Drains to Forest Lake.

Applicable District Rules: 1.0, 2.0, 3.0, 4.0, 9.0, 10.0

Recommendation: Approved in accordance with submittals listed below, and with indicated conditions and stipulations.

1. Submittal of proof of recording of buffers maintenance instrument with County. The proposed instrument shall be provided to the District for review prior to execution, and documentation of recording with the County must be provided before permit issuance.
2. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing operation and maintenance of the proposed stormwater management features including all proposed stormwater treatment facilities. The proposed instrument shall be provided to the District for review prior to execution, and documentation of recording with the County must be provided before permit issuance.
3. Financial Assurance in the amount of \$23,000 for grading and alteration.
4. Financial Assurance in the amount of \$249,441 for stormwater management or demonstration that the applicant has provided the municipality with a financial assurance, specific to the stormwater facilities, of equal or greater value.

Stipulations of Permit:

1. Wetland buffer markers shall be placed on each lot line, with additional makers at an interval of no more than 200 feet (design may use existing CLFLWD template OR the design must be first approved by both the District and the City of Forest Lake)
2. All buffer markers shall be installed prior to any lot grading or home construction
3. Submittal of as-built survey showing [including ponds, filtration benches, pipes, etc.].

Rule 2.0: Stormwater Management

The application is for subdivision and construction of 20 single-family homes on a 15.8 acre undeveloped site, resulting in 3.07 acres of impervious cover, and including street, gutter, stormwater piping. The project drains to a large wetland south of the site which eventually flows down to Forest Lake.

For new development, the volumes at the point of discharge must not increase from pre-development conditions for the 24-hour precipitation event with a return frequency of two years. EOR agrees with the applicants justification that infiltration is infeasible due to the presence of clay soils. The applicant is using filtration, has provided a construction detail, and the proposed media mix is acceptable. The treatment facilities include a pond and filtration basin. Pretreatment for the filtration is provided via the pond. The conversion factor (0.65) was incorporated to calculate the required treatment volume by a filtration practice, which is 33,065 cubic ft. The proposed filtration treatment provides 33,265 cubic feet which is sufficient. The stormwater ponds must also capture runoff from the 2-year event per rule 2.3.3. The total runoff generated through the 2yr event is 48,907 cubic ft and is the volume that must be retained through filtration and pond dead storage. The proposed treatment provides 55,075 cubic feet of storage. The proposed treatment meets the District's requirements.

The wetland bounce and inundation for the two wetlands being discharged to (Wetland 1 and Wetland 3, both Management Level 2) were modeled and below the limits for Management Class 2 wetlands. All buildings meet the freeboard requirements from the high-water level of the pond and filtration basin.

CLFLWD Rules require peak flow to not increase from pre-development conditions for the 24-hour precipitation event with a return frequency of 2, 10, and 100 years. The submitted plans meet District Rate Control requirements, Table 1.

Table 1: Rate Control Summary

Drainage	2 year		10 year		100 year	
	Existing (cfs)	Proposed (cfs)	Existing (cfs)	Proposed (cfs)	Existing (cfs)	Proposed (cfs)
To East	3.16	0.79	6.18	1.51	13.52	10.91
To North	0.67	0.48	1.41	0.94	3.25	2.04
To Wetland 2	10.39	8.07	27.48	19.36	69.23	58.83

The construction notes indicate that the stormwater facilities to be constructed concurrently with the rest of the site grading.

Rule 3.0: Erosion Control

The proposed project will disturb approximately 11.5 acres, including work within 50 feet of wetlands on-site. Submitted plans include silt fence as perimeter control and catch basin silt boxes as inlet protection. Erosion control blankets are also proposed as temporary and indefinite stabilization. A rock construction entrance is shown on the erosion control plan. The stockpiles show appropriate downstream erosion control protection. It is specified that the filtration basins may not have filtration media added until the contributing drainage area grading is complete and stabilized.

The required notes regarding erosion control installation and stabilization practices when the site goes inactive are included within the submitted plans. Additionally, the required notes about the construction schedule were included and the applicant notes that the stormwater management facilities must be constructed concurrently with grading.

The District may require additional sediment and erosion control as deemed necessary based on site conditions.

Rule 4.0: Lake, Stream, and Wetland Buffer Requirements

The proposed project includes a subdivision of 2 or more lots in a buffer zone. Buffer averaging is proposed on the three Manage 2 wetlands within the project site. The buffers meet rule 4.3.6 requirements for wetlands 1, 2 and 3. A revegetation plan has been submitted by Jacobson and meets the requirements of rules 4.5.2 and 4.5.3.

Rule 5.0: Shoreline and Streambank Alterations

The proposed project does not trigger this rule; a DNR general permit applicable to owners who hold a District permit is not in effect.

Rule 6.0: Watercourse and Basin Crossings

The proposed project does not trigger this rule; no roadways, utilities, or water control structures are proposed in the bed of District waterbodies.

Rule 7.0: Floodplain and Drainage Alterations

The proposed project does not trigger this rule; Forest Lake has a state-approved floodplain ordinance.

Rule 8.0: Wetland Management

The proposed project does not trigger this rule; the District is not the LGU for wetland impacts.

Rule 9.0: Fees

The fees for the proposed project are the \$10 application fee and the \$6,700 review and inspection deposit. The applicant has submitted the required fees.

Rule 10.0: Financial Assurances

Based on the information submitted, the financial assurances required for the proposed project are \$23,000 for grading and erosion control and \$249,440.75 for stormwater management facilities. A financial assurance to CLFLWD for stormwater management facilities is not needed if the applicant demonstrates that the applicant has provided the municipality with a financial assurance, specific to the stormwater facilities, of equal or greater value.

Rule 11.0: Variances

The proposed project does not require a variance.

Submittals Received

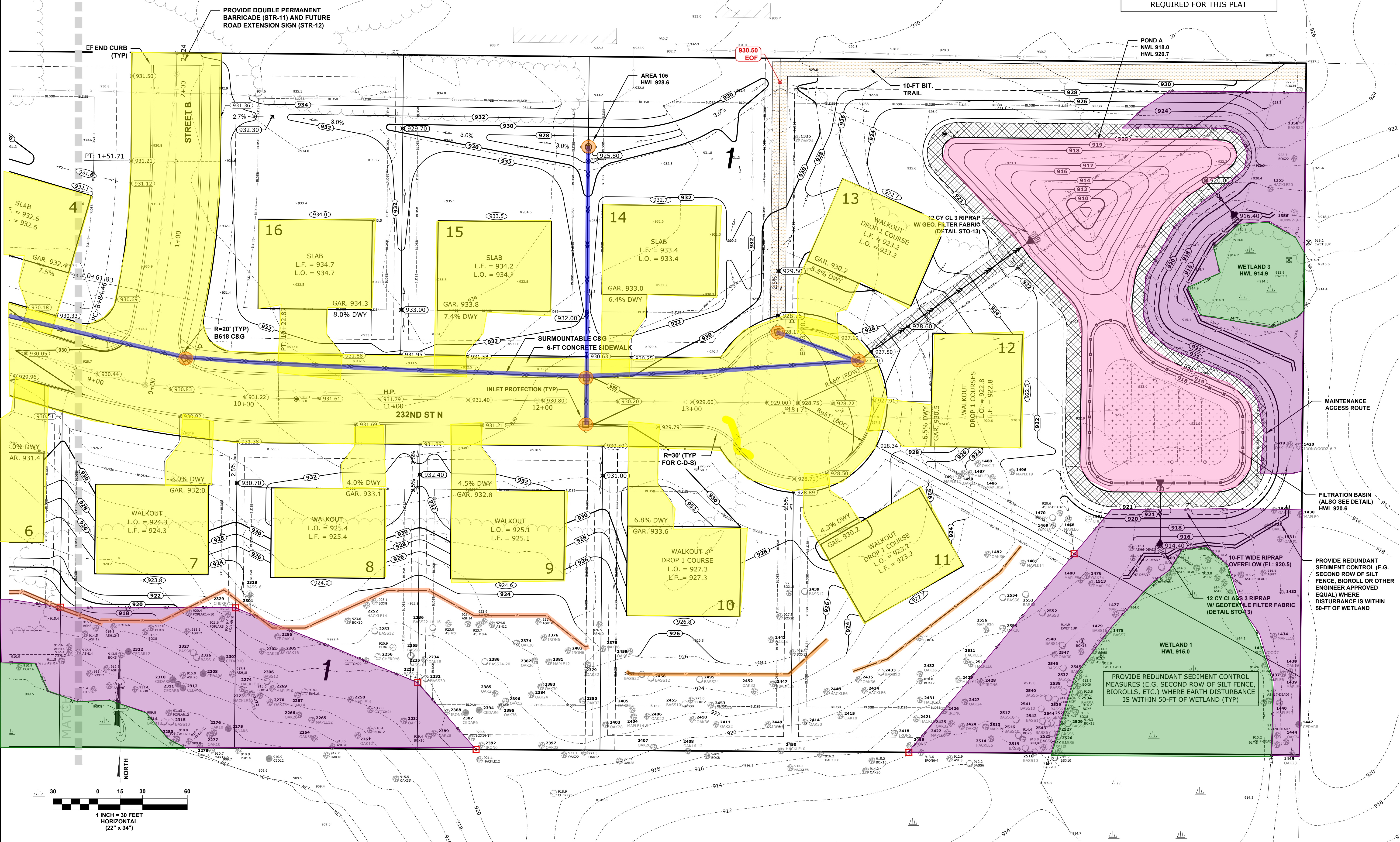
The following submittals were received and reviewed as the basis for this permit application review:

1. Application, received August 20, 2025, prepared by Applicant.
2. Application fee in the amount of \$10, received August 25, 2025.
3. Permit review and inspection deposit in the amount of \$6,700, received August 25, 2025.
4. Construction Plan Set (21 pages), dated March 10, 2026, received March 17, 2026, prepared by Plowe Engineering.
5. Stormwater Drainage Report dated March 10, 2026, received March 17, 2026, prepared by Plowe Engineering.
6. MNRAM documentation, dated April 16, 2026, received October 6th, 2026, prepared by Jacobson Engineering.
7. Geotechnical Exploration Report dated August 5, 2025, received August 15, 2025, prepared by Haugo GeoTechnical Services.
8. Buffer Plan Report, dated February 26, 2026, received March 17, 2026 by Jacobson Engineering.

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.

SEE "FOREST PRESERVE BUFFER VEGETATIVE PLAN" PREPARED BY JACOBSON ENVIRONMENTAL, PLLC FOR GRADING, SEEDING AND REMOVAL REQUIREMENTS WITHIN THE WETLAND BUFFER AREAS

NOTE: STORMWATER MANAGEMENT FEATURES (POND AND FILTRATION BASIN) MUST BE CONSTRUCTED CONCURRENTLY WITH THE GRADING REQUIRED FOR THIS PLAT



PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

DRAWN BY:	AG
JOB NO.:	25-2193
CHECK BY:	MOA
DATE:	08/15/25

NO.	DATE	DESCRIPTION
1	03/10/26	STREET "A" REMOVED
2	01/23/26	RESUBMITTAL TO CITY
3	10/06/25	RESUBMITTAL TO CITY

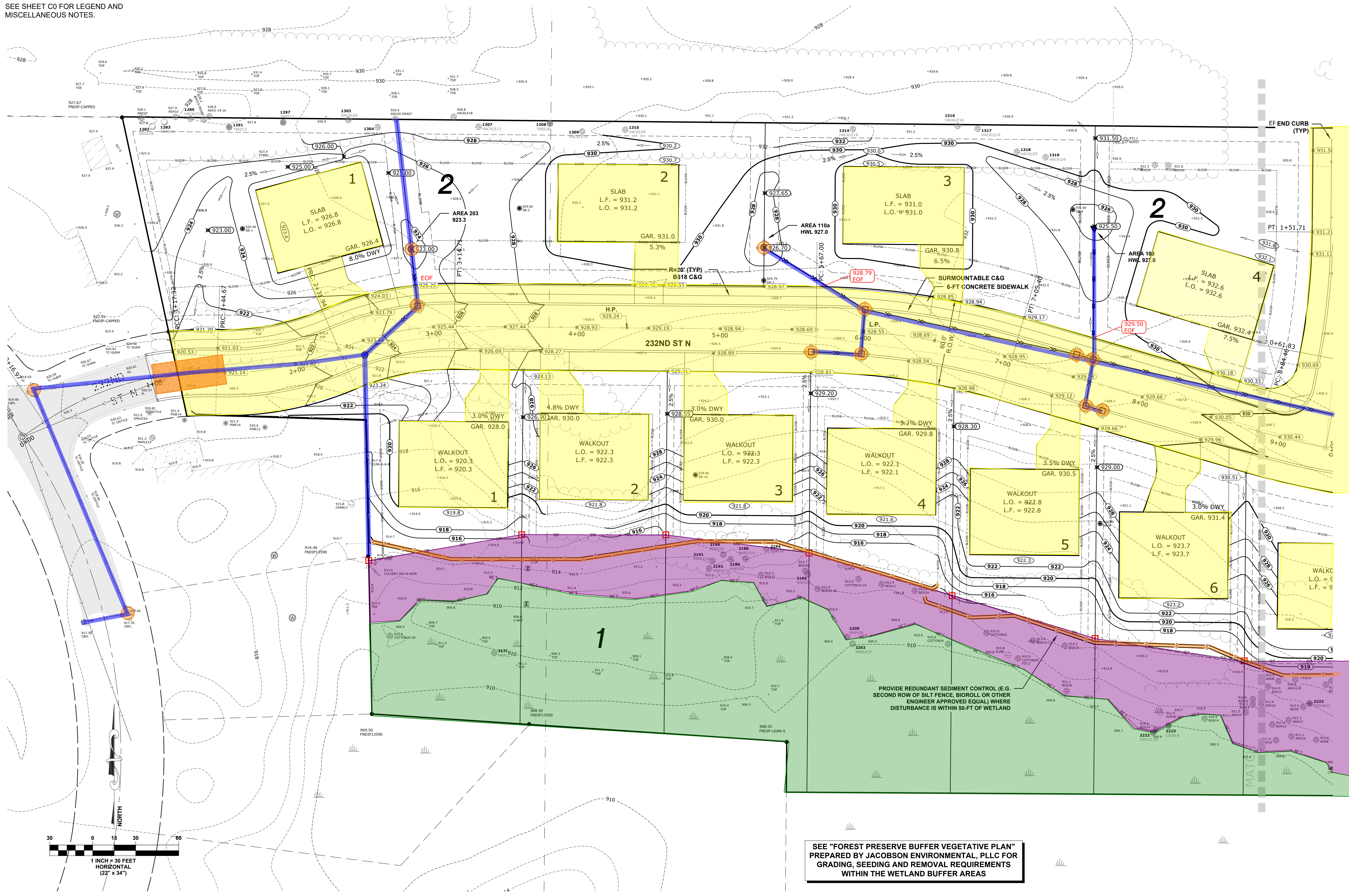
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY
 ADAM GINKEL
 License No. 43863
 Date: 03/10/2026

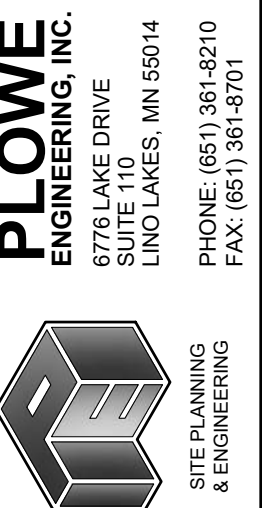
FOREST VIEW ESTATES
 FOREST LAKE, MN
GRADING, DRAINAGE & ESC PLAN
 PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET
C1.1

SEE SHEET C0 FOR LEGEND AND MISCELLANEOUS NOTES.



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LINO LAKES, MN 55014
PHONE: (651) 361-8210
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DATE:	08/15/25	
NO.	DATE	DESCRIPTION
8		
7		
6		
5		
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3	01.23.26	RESUBMITTAL TO CITY
2	10.06.25	RESUBMITTAL TO CITY
1		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY
ADAM GINKEL
Date: 03.10.2026 License No. 43863

FOREST VIEW ESTATES
FOREST LAKE, MN
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: J. JOHNSON DEVELOPMENT, LLC

SHEET
C1.2