



August 14, 2026

Public Ditch Authority
c/o Tom Schmidt, Rice Creek Watershed District
4325 Pheasant Ridge Drive
Blaine, MN 55449

Re: Petition for Realignment of Judicial Ditch 3 Branch 2 in Hugo, MN

Dear Mr. Schmidt:

With this letter and supporting documentation, SPQR Hugo, LLC (Petitioner) formally petitions the Rice Creek Watershed District (RCWD) as the drainage authority for Judicial Ditch 3, Branch 2, for permission to abandon and relocate a portion of the ditch that runs through the proposed Frenchman Village development. This petition is made pursuant to Minnesota Statutes, Section 103E and RCWD Rule I.

Background

This request is made to accommodate a mixed-use commercial/residential development of property by the Petitioner. The current plan proposes a mixed-use development consisting of single-family homes, town homes, and commercial/medical/retail development. Judicial Ditch 3 Branch 2 traverses the site from east to west, from State Highway 61 on the east to Clearwater Creek on the west edge of the property. Judicial Ditch 3 Branch 2 is currently located within the area of the proposed development, necessitating the realignment.

Existing Conditions

This property is approximately 97 acres comprised of 9 separate parcels. The property is bound by State Highway 61 to the east, CSAH 8 (Frenchman Road) to the north and residential development to the south and west. The property is currently used for agriculture but for a few acres of unused farm buildings. Site access will come from Oneka Parkway, the proposed Fenway Avenue Extension to Frenchman Road and a connection to Victor Path at the west side of the project.

Proposed Conditions

The proposed Frenchman Village development requires the relocation of a portion of Judicial Ditch 3 Branch 2 (JD 3 Branch 2) to accommodate the proposed development.

Approximately 1,600 feet of JD 3 Branch 2 will be reconstructed along a new alignment. The relocated ditch will continue to collect and convey drainage from the surrounding area and will be discharged to Clearwater Creek.

The new outlet to Clearwater Creek will be located approximately 320 feet south of the existing ditch outlet. The proposed realignment has been designed to maintain the drainage function of the public ditch system while allowing for the development of the property.

The project includes grading, stabilization, and drainage improvements associated with construction of the new ditch. Existing ditch segments and drainage features within the development area that are no longer needed will be abandoned and filled as part of the project.

Supporting engineering plans and analyses have been prepared to demonstrate that the proposed realignment will continue to provide adequate drainage and will not negatively affect upstream or downstream properties.

See Attachment 2 for the grading plan showing the proposed development and ditch realignment.

Funding

The Petitioner will provide 100% funding for design, construction, and oversight costs associated with the ditch realignment. No funding from RCWD or other public entities is being requesting for this project.

“Terms of the Funds”

The following language in the petition served as the “terms” of the bond/cash deposit. This is taken directly from state statute:

1. Accompanying this petition is the Petitioner’s escrow deposit of \$10,000. Petitioner acknowledges and agrees that additional deposit may be required as additional costs are incurred in the proceedings. Petitioner agrees to pay all costs and expenses that may be incurred if the proceedings are dismissed.
2. Petitioner acknowledges that the costs incurred before the proposed drainage system modification is established may not exceed the amount in the amount of the Petitioner's deposit.
3. Petitioner acknowledges that a claim for expenses greater than the amount of the deposit may not be paid unless an additional deposit is filed.

4. Petitioner acknowledges that if the drainage authority determines that the cost of the proceedings will be greater than the Petitioner's deposit before the proposed drainage system modification is established, the drainage authority must require an additional deposit to cover all costs to be filed within a prescribed time.

5. Petitioner acknowledges that the proceeding will be stopped until the additional deposit prescribed by the drainage authority is filed.

6. Petitioner acknowledges that if the additional deposit is not filed within the time prescribed, the proceeding must be dismissed.

7. Petitioner acknowledges that the costs of the Rice Creek Watershed District in the proceedings will be paid from the deposit.

Maintenance

Ownership and maintenance of Judicial Ditch 3 Branch 2 shall continue to be the responsibility of the Rice Creek Watershed District. The Petitioner shall provide all easements necessary for operation, inspection, maintenance, and access to the relocated ditch alignment.

The Petitioner respectfully requests that the Rice Creek Watershed District establish a time and location for a public hearing on this petition and provide notice to all affected and benefited property owners in accordance with Minnesota Statutes Chapter 103E and applicable Rice Creek Watershed District procedures.

Please call me at 612-758-3080 with any questions or comments regarding stormwater issues for the this development.

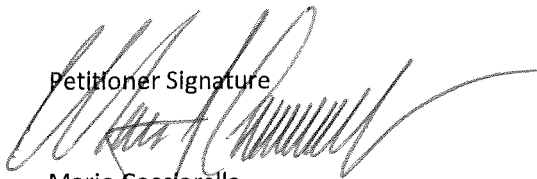
Thank you,



Clark Wicklund, PE #40922

Tim Chamberlain

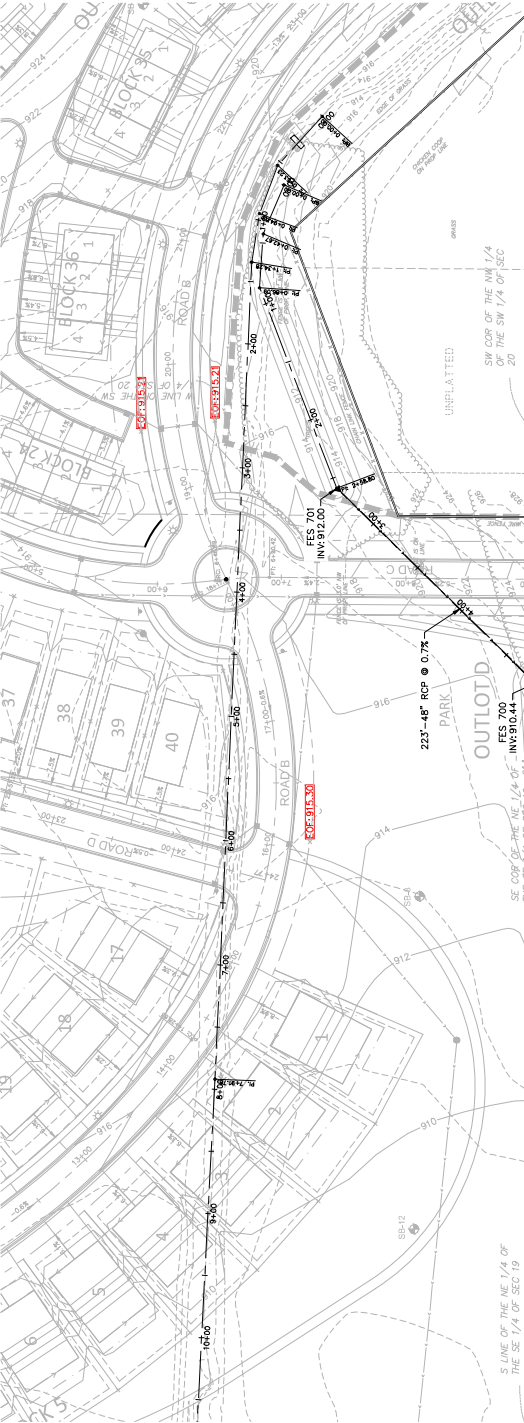
Petitioner Signature



Mario Cocciarella
SPQR Hugo, LLC

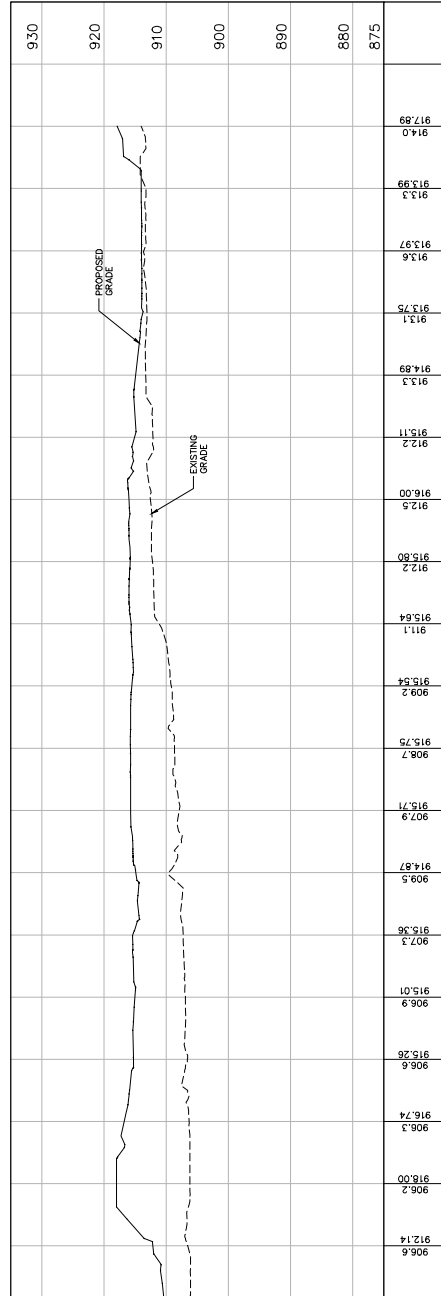
ATTACHMENT 1

RCWD DITCH FUNCTION PROFILES



MATCH LINE A

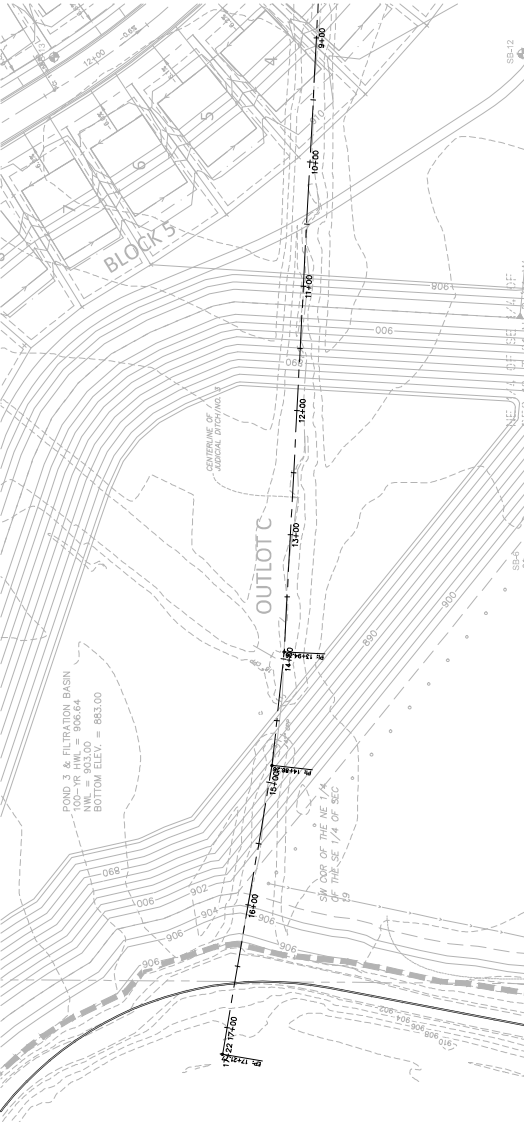
JUDICIAL DITCH 3 BRANCH 2 (EXISTING)



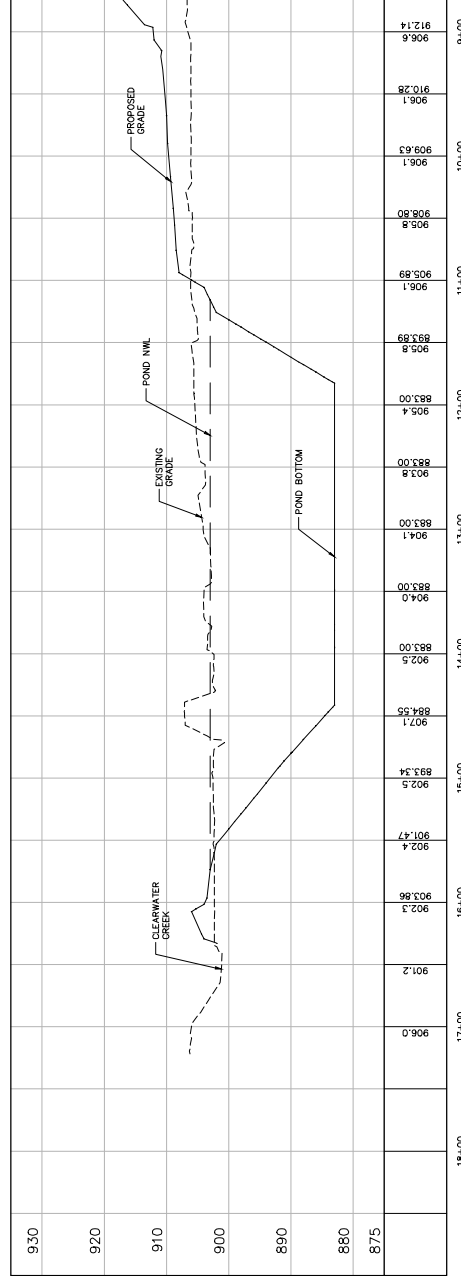
MATCH LINE B



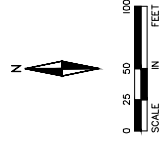
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



MATCH LINE A



MATCH LINE B



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Frenchman Village
Hugo, MN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Civil Engineer under the laws of the State of Minnesota

CLARK WICKLUND, PE

Date	License No.
------	-------------

QUALITY ASSURANCE / CONTROL

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
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[illegible]

PROJECT TEAM DATA

DESIGNED: TPC

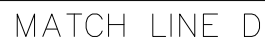
DRAWN: TPC

PROJECT NO: 400880

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SHEET 2 OF 4

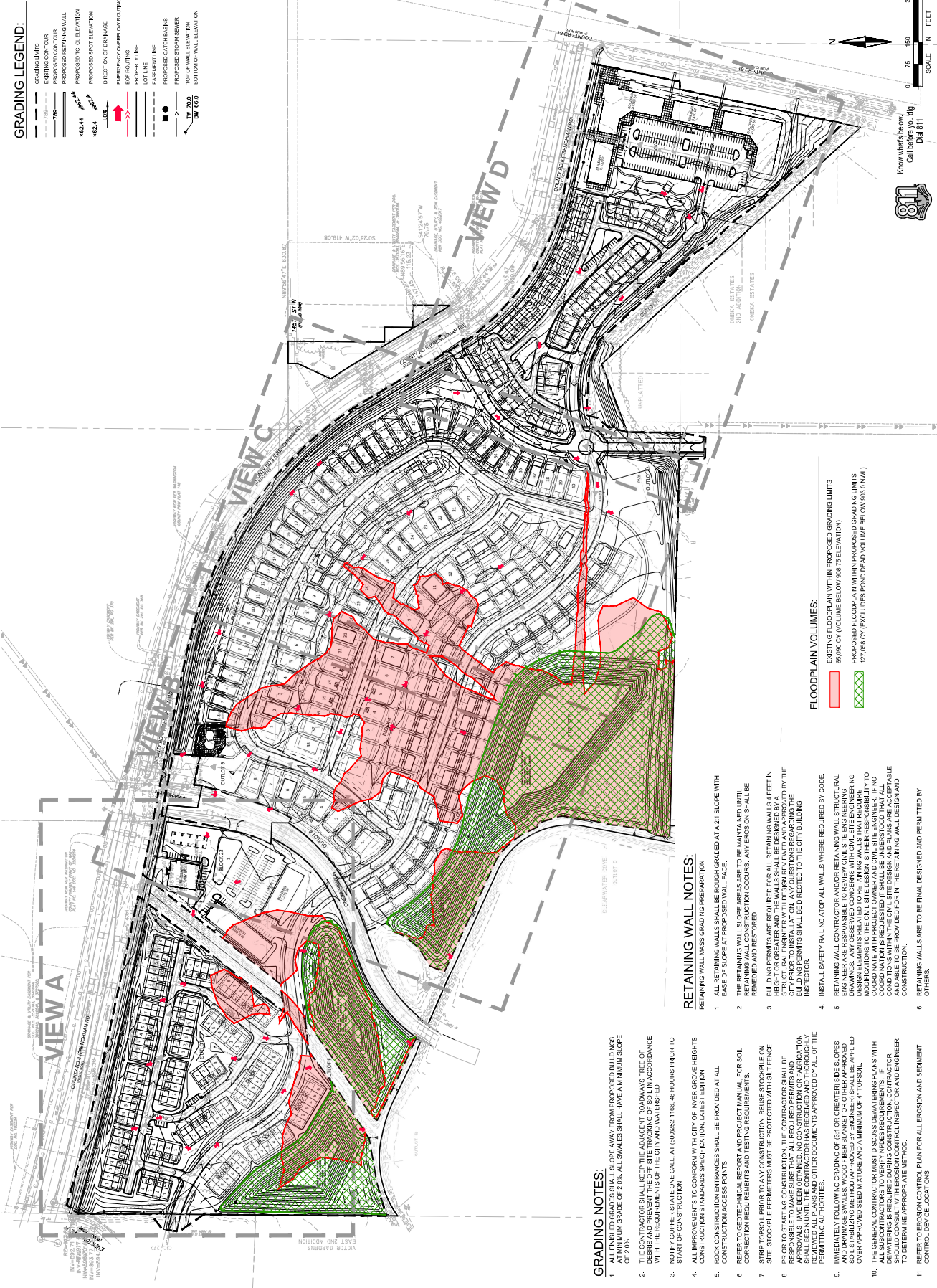


Frenchman Village
Hugo, MN

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

CLARK WICKLUND, PE		Licenses No.
Date	QUALITY ASSURANCE/CONTROL	
BY	DATE	
DATE	ISSUE	
PROJECT TEAM DATA		TPC
DESIGNED:		TPC
DRAWN:		40068B0
PROJECT NO:		

ATTACHMENT 2
PRELIMINARY GRADING PLAN



- GRADING LEGEND:**
- GRADING LIMITS
 - EXISTING CONTOUR
 - PROPOSED RETAINING WALL
 - PROPOSED TO & ELEVATION
 - PROPOSED SPOT ELEVATION
 - DIRECTION OF DRAINAGE
 - EMERGENCY EROSION ROUTING
 - LOT LINE
 - EASEMENT LINE
 - PROPOSED CATCH BASIN
 - PROPOSED STORM SEWER
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION

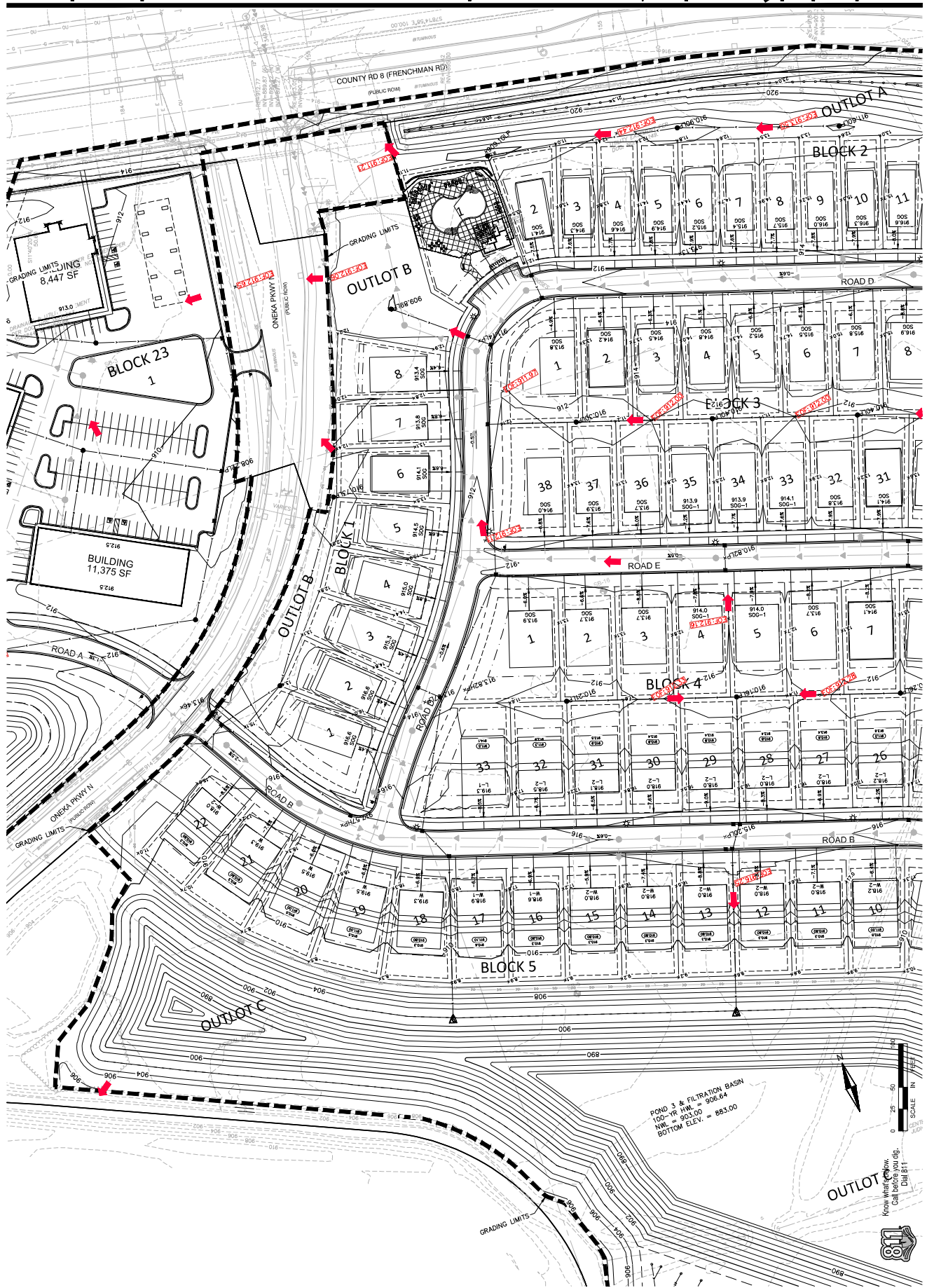
Preliminary Plat & PUD Submittal
Grading & Drainage Plan - Overview
Hugo, Minnesota

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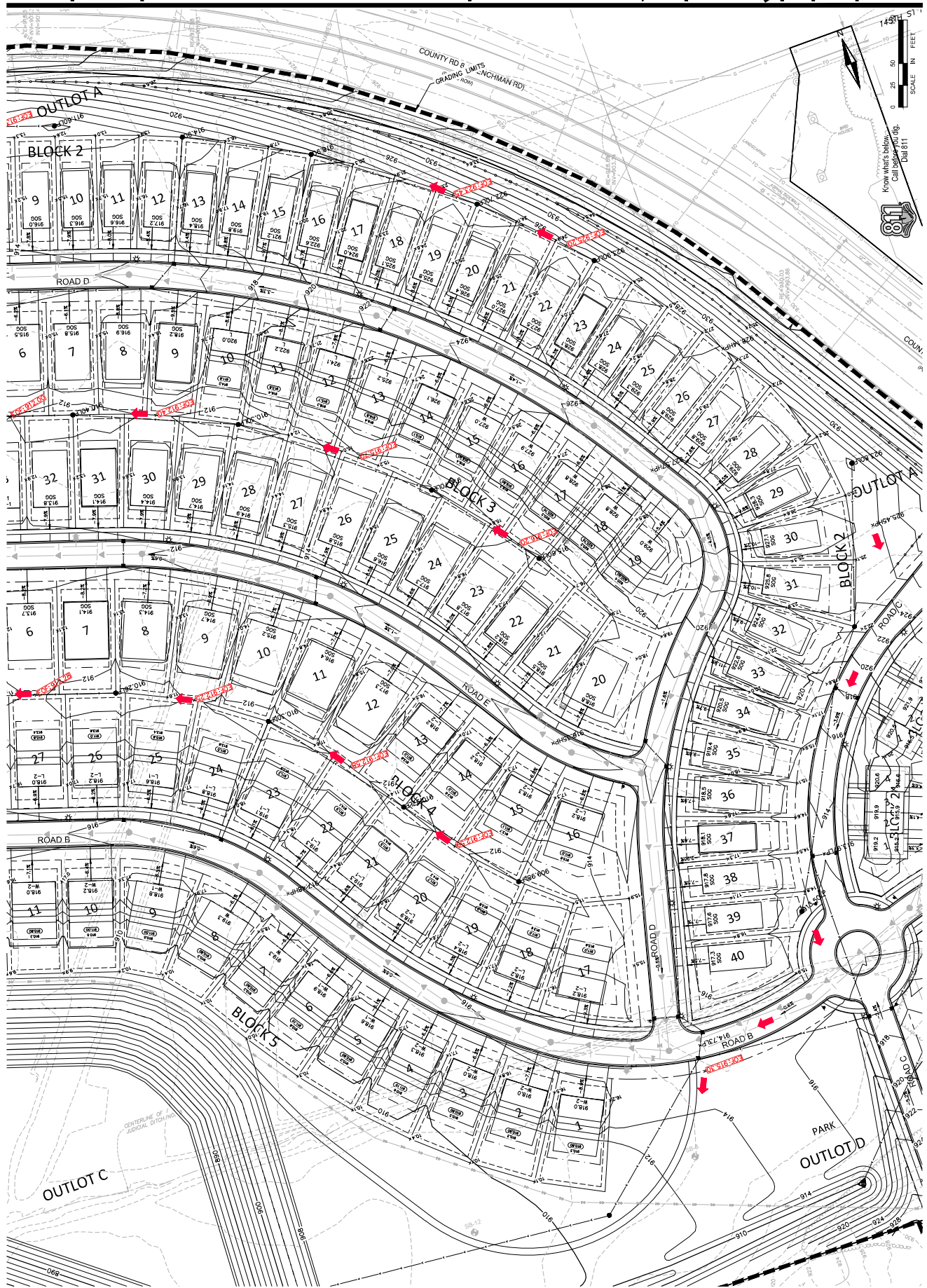
- GRADING NOTES:**
- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS.
 - THE CONTRACTOR SHALL USE THE SOULEST GRADES FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERBURY.
 - NOTIFY Gopher State One Call at (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
 - ALL IMPROVEMENTS TO CONFORM WITH CITY OF INVER GROVE HEIGHTS CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
 - ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
 - REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
 - SITE STABILIZATION PRIOR TO ANY CONSTRUCTION, REUSE STOCKPILE ON STRIP TOPSILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY OF INVER GROVE HEIGHTS. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PERMITS AND APPROVALS.
 - IMMEDIATELY FOLLOWING GRADING OF (1) OR GREATER SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZATION METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
 - THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH THE CITY OF INVER GROVE HEIGHTS. DEWATERING IS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
 - REFER TO EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
- RETAINING WALL NOTES:**
- RETAINING WALL MASS GRADING PREPARATION
- ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE AT PROPOSED WALL FACE.
 - THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REPAIRED AND REVEGETATED.
 - RETAINING WALLS SHALL BE DESIGNED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY OF INVER GROVE HEIGHTS. ALL RETAINING WALLS SHALL BE SUBJECT TO THE BUILDING PERMITS SHALL BE SUBJECT TO THE CITY BUILDING INSPECTOR.
 - INSTALL SAFETY RAILING AT TOP OF ALL WALLS WHERE REQUIRED BY CODE.
 - RETAINING WALL CONTRACTOR AND/OR RETAINING WALL STRUCTURAL ENGINEER ARE RESPONSIBLE TO REVIEW CIVIL SITE ENGINEERING DRAWINGS. ANY OBSERVED CONCERNS WITH CIVIL SITE ENGINEERING DRAWINGS TO THE CIVIL SITE DESIGNER IS THEIR RESPONSIBILITY TO COORDINATE WITH PROJECT OWNER AND CIVIL SITE ENGINEER. IF NO CONCERNS ARE OBSERVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITIONS WITHIN THE CIVIL SITE DESIGN AND PLANS ARE ACCEPTABLE AND ABLE TO BE PROVIDED FOR IN THE RETAINING WALL DESIGN AND CONSTRUCTION.
 - RETAINING WALLS ARE TO BE FINAL DESIGNED AND PERMITTED BY OTHERS.
- FLOODPLAIN VOLUMES:**
- EXISTING FLOODPLAIN WITHIN PROPOSED GRADING LIMITS
 - PROPOSED FLOODPLAIN WITHIN PROPOSED GRADING LIMITS
 - 127,098 CY (EXCLUDES POND DEAD VOLUME BELOW 933.0 NAV)

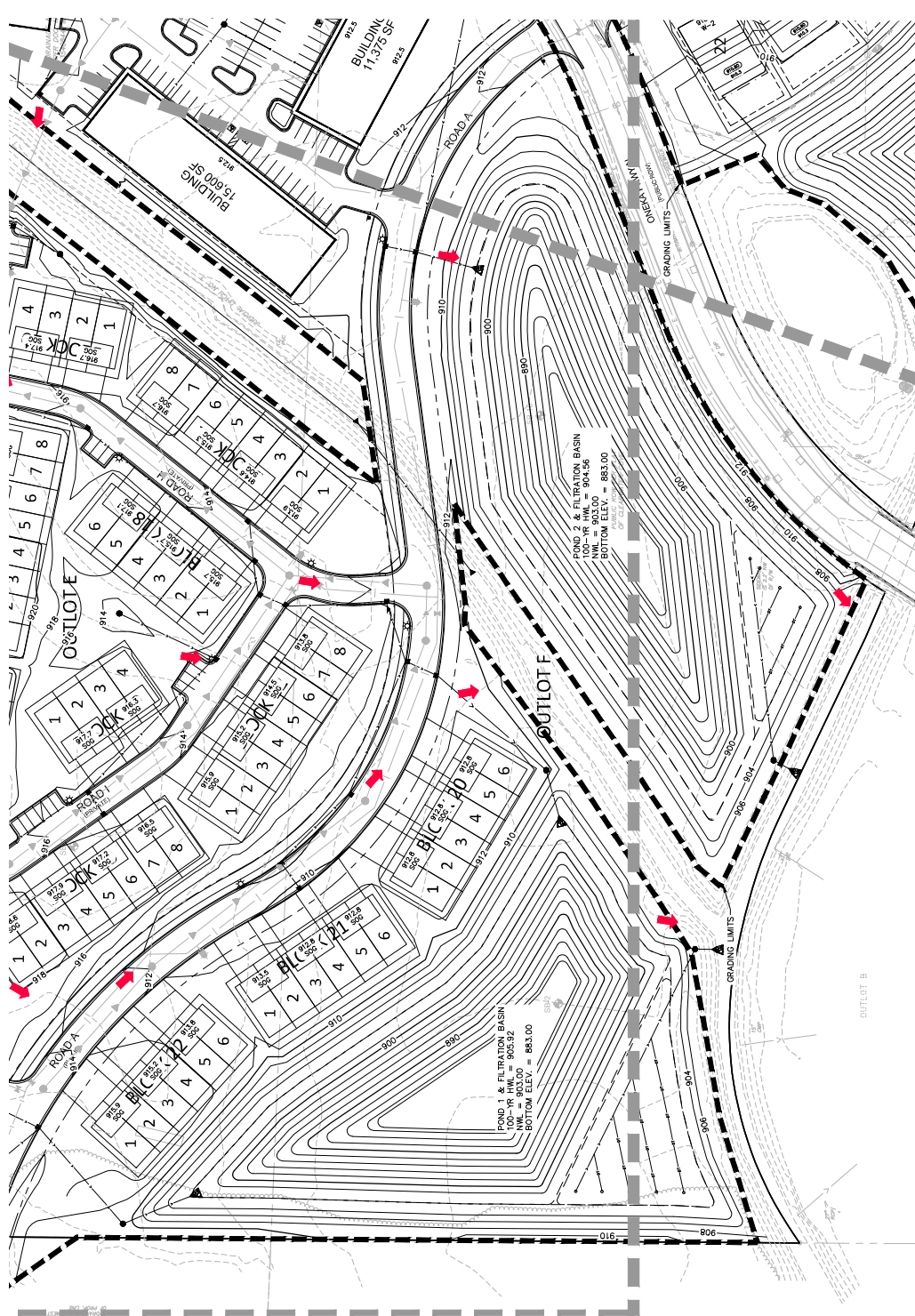
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DATE	DESCRIPTION
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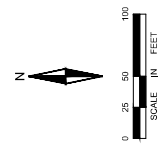
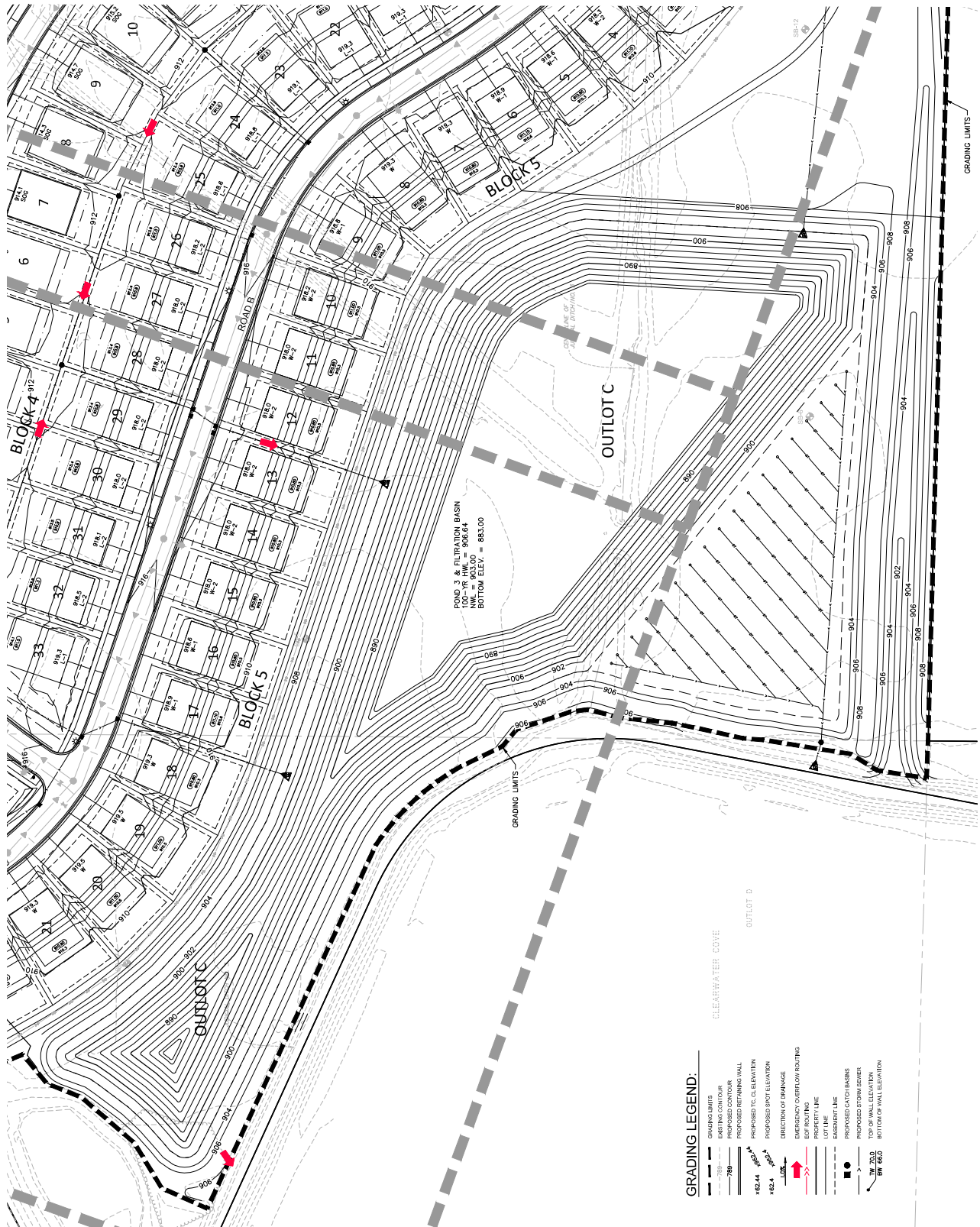


DATE	7-22-2020
DESCRIPTION	City Resolution
BY	City Resolution
PROJECT TEAM DATA	Designed By: JAT/TC Drawn By: ELL/JL Project No.: 000000000
QUANTITY CHECK	Quantity Check
CERTIFICATION	FOR PRELIMINARY PLAT I hereby certify that this is a true and correct copy of the original as filed with the County of Hennepin, Minnesota, and that the same has been duly recorded in the Office of the County Clerk of Hennepin County, Minnesota.



[illegible]

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[illegible]

Know what's below.
Call before you dig.
Dial 811

