



US Army Corps  
of Engineers  
St Paul District

**SPONSOR:** Stoson LLC

# Public Notice

**ISSUED:** April 7, 2025  
**EXPIRES:** May 7, 2025

**REFER TO:** 2022-02208-EJI

**SECTION:** 404 - Clean Water Act

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1. WETLAND COMPENSATORY MITIGATION BANK PROPOSAL
2. SPECIFIC INFORMATION

**SPONSOR'S ADDRESS:** Stoson LLC  
c/o William J Stoddard  
5705 Wood Duck Circle  
Excelsior, MN 55331

**SPONSOR'S AGENT** Anderson Engineering  
c/o Ben Hodapp  
13605 1<sup>st</sup> Ave N, Suite 100  
Plymouth, MN 55441

**PROJECT LOCATION:** The project site is located in Section 11, Township 32 North, Range 23 West, Anoka County, Minnesota. The approximate UTM coordinates are X:486897.077469, Y:5013379.839763. Latitude: 45.273795, Longitude: -93.167046

**BANK SERVICE AREA:** The proposed bank service area (BSA) is the Upper Mississippi River Basin in Minnesota (BSA 7).

**DESCRIPTION OF PROJECT:** The sponsor is proposing to develop Minnesota Meadow Restoration Preserve Wetland Bank. The proposed bank site is approximately 120 acres in size, including upland buffer areas.

**NEED AND OBJECTIVE OF PROJECT:** As stated by the sponsor in the prospectus, urban development, infrastructure and agricultural land use all contribute to the demand for compensatory wetland mitigation bank credits. The proposed Minnesota Meadow Restoration Preserve Wetland Bank is located within a broader landscape that contains a large amount of residential and commercial development. This project is needed to maintain natural resources and their functional values amidst cultivation and urban expansion and would do so by providing wetland credits. According to the sponsor, as of March 2025 there were 80 state and federally approved wetland credits available within BSA 7 where the recent average yearly demand for credits has been approximately 140 credits. The objective of the project is to restore self-sustaining and high-functioning fresh wet meadow wetlands with mesic prairie upland buffers to generate state and federal approved wetland mitigation bank credits. These objectives would be achieved by discontinuing agricultural (sod production) use; plugging and/or filling open ditches; and seeding and establishing native, noninvasive vegetation.

**ESTABLISHMENT, OPERATION AND MANAGEMENT:** The sponsor proposes to restore 87 acres of partially drained farmed wetland (sod fields) to fresh wet meadow by filling interior private drainage ditches and restoring native vegetation. The sponsor is also proposing to enhance or preserve 30 acres of upland buffer. Operation and management would be completed by Stoson LLC or third part contractors.

**OWNERSHIP AND LONG-TERM MANAGEMENT:** Stoson LLC is the landowner and proposes to be responsible for establishment and long-term management of the site.

**TECHNICAL FEASIBILITY AND QUALIFICATIONS:** The sponsor states that the project is technically feasible due to the simplicity of the design and evidence of historic wetland conditions. The sponsor proposes to restore hydrology to drained/partially-drained wetlands through strategically placed ditch plugs and/or ditch fills that have been designed by professional engineers and wetland specialists with experience planning placement and disablement of surface ditches to restore wetlands in sod production farms. Evidence of historic wetland conditions includes mapped and sampled hydric soils; volunteer hydrophytic vegetation; saturation visible in historic aerial imagery; and the presence of existing wetlands on-site and adjacent to the property boundary. The sponsor proposes that ditch plugs and/or filling will restore wetland hydrology to identified portions of the wetland bank easement and allow for the re-establishment of native hydrophytic vegetation. As stated within the prospectus, the sponsor cites decades of experience in land development and project implementation including experience in project oversight and management techniques to reduce risk and ensure success. The sponsor also states that Anderson Engineering will assist with planning, design, and technical oversight and that they have successfully designed, constructed, established numerous wetland mitigation banks in the region since 2004 including KLM Farm's sod field restoration in Chisago County constructed summer of 2022 utilizing similar ditch plug/fill techniques.

**ECOLOGICAL SUITABILITY:** The sponsor states that the soils, vegetation, topography and hydrology of the site make it ecologically suitable to achieve the objectives of the proposed wetland mitigation bank. Disabling the surface drainage ditches will restore hydrology, which will restore conditions that support hydrophytic vegetation. The soil survey depicts predominantly hydric soils throughout the easement area, suggesting that the area was historically wetland and the soils are capable of supporting wetland conditions. Hydrophytic volunteer species identified in uncropped parts of the easement area suggest that a seedbank of hydrophytic vegetation is already present, has been supported in the past and can be supported again upon return of hydrology.

**HYDROLOGY:** The onsite hydrology is currently manipulated by a series of open ditches that are located throughout the property. The flow of water onsite and within the existing ditches is generally from north to south. Multiple private ditches run through the interior of the proposed bank site as well as along portions of the property boundaries. Anoka County Ditch #11 runs along the eastern boundary of the proposed easement and enters the site near the southwest corner. The proposal would re-route Anoka County Ditch #11 to follow the easement boundary in order to allow for further restoration of the site. Monitoring wells were deployed in 2023 and 2024 to obtain baseline data. Constraints to restoring hydrology fully across the entirety of the site are primarily Anoka County Ditch #11 along portions of the north and east boundary, and through the southeast portion of the site. The plan includes maintaining County Ditch #11 drainage, although the sponsor proposes re-alignment through the southeast portion of the site. Because the ditch will continue to provide some level of drainage, the sponsor will propose reduced crediting accordingly. The sponsor has completed hydrologic modeling, analysis, and design to evaluate extent of drainage, methods to disable drainage, and potential impacts of various alternatives on adjacent properties. In this revised prospectus, the sponsor is proposing to construct a shallow swale in order to allow offsite hydrology from the northwest corner and adjacent Hedgewood Estates properties to pass through the site.

**CURRENT LAND USES:** The proposed wetland bank easement area is currently designated as agricultural in the City of Ham Lake. The easement area is relatively flat, predominantly characterized by commercial sod fields, a network of private open ditches, Anoka County Ditch #11, hardwood forest knolls, interior bare-dirt access roads, overhead power lines along the northeast property boundary, and a stormwater pond in the northwest corner of the property serving the Cedar Estates development located to the north. The proposed easement is surrounded by a mix of residential development, other wetland mitigation sites, un-developed forest and other agricultural fields. The Metropolitan Airports Commission

Ham Lake Wetland Mitigation Bank (120-acres), established in 2016, is located adjacent to the west; City of Ham Lake Fox Run Park and Constance Estates Park are adjacent to the west; and Hedgewood Residential Development Project Specific Wetland Mitigation area is adjacent to the west.

COORDINATION WITH RESOURCE AGENCIES: The Corps is coordinating this proposal with the following members of the Interagency Review Team (IRT) and other resource agencies: Minnesota Department of Natural Resources, U.S. Environmental Protection Agency and Minnesota Board of Water and Soil Resources.

### 3. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT

The sponsor did not identify any Federally-listed threatened or endangered wildlife or plants or their critical habitat and none are known to exist in the action area of the project. However, Anoka County is within the known historic range for the following Federally-listed species.

Tricolored Bat - *Perimyotis subflavus* (Proposed Endangered)

Whooping Crane - *Grus americana* (Experimental Population, Non- Essential)

Salamander Mussel – *Simpsonaias ambigua* (Proposed Endangered)

Monarch Butterfly - *Danaus plexippus* (Candidate)

Western Regal Fritillary – *Argynnis idalia occidentalis* (Proposed Threatened)

The Corps is coordinating this notice with the U.S. Fish and Wildlife Service. The Corps will consider any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat in our final assessment of the described work.

### 4. JURISDICTION

The Corps is reviewing this proposal in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act.

### 5. HISTORICAL/ARCHAEOLOGICAL

The Corps has consulted the latest version of the National Register of Historic Places and determined that no listed properties (known to be eligible for inclusion or included in the Register) are located in the project area. The Corps will consider the potential effects of the project on any unidentified cultural resources and/or historic properties. The Corps will coordinate, if required, its determination on identification of historic properties and any effect findings with the State Historic Preservation Officer and other consulting parties as appropriate independent of this public notice. The Corps will resolve any adverse effects on historic properties in coordination with consulting parties prior to the Corps' authorization of the work in connection with this project.

### 6. PUBLIC HEARING REQUESTS

Any person may request, in writing, within the comment period specified in this notice, that the Corps hold a public hearing to consider this proposal. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. The Corps may deny public hearing request(s) if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

### 7. REPLIES/COMMENTS

Regulatory Division (File No. 2022-02208-EJI)

The Corps invites interested parties to submit written facts, arguments, or objections by the expiration date above. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. The Corps will forward comments received to the sponsor and consider all comments during our evaluation. Interested parties can find a copy of the full prospectus in the RIBITS Cyber Repository at the following link within the revised prospectus folder located within the prospectus folder:

[https://ribits.ops.usace.army.mil/ords/f?p=107:278:3272669973767::278:P278\\_BANK\\_ID:6753](https://ribits.ops.usace.army.mil/ords/f?p=107:278:3272669973767::278:P278_BANK_ID:6753)

Comments can be electronically submitted at the following link <https://rrs.usace.army.mil/rrs/public-notice> or by email to: [evan.j.ingebriktson@usace.army.mil](mailto:evan.j.ingebriktson@usace.army.mil)

If electronic submittal is not available, commenters should address replies to:

Regulatory Division  
St. Paul District Corps of Engineers  
332 Minnesota Street, Suite E1500  
St. Paul, MN 55101-1323

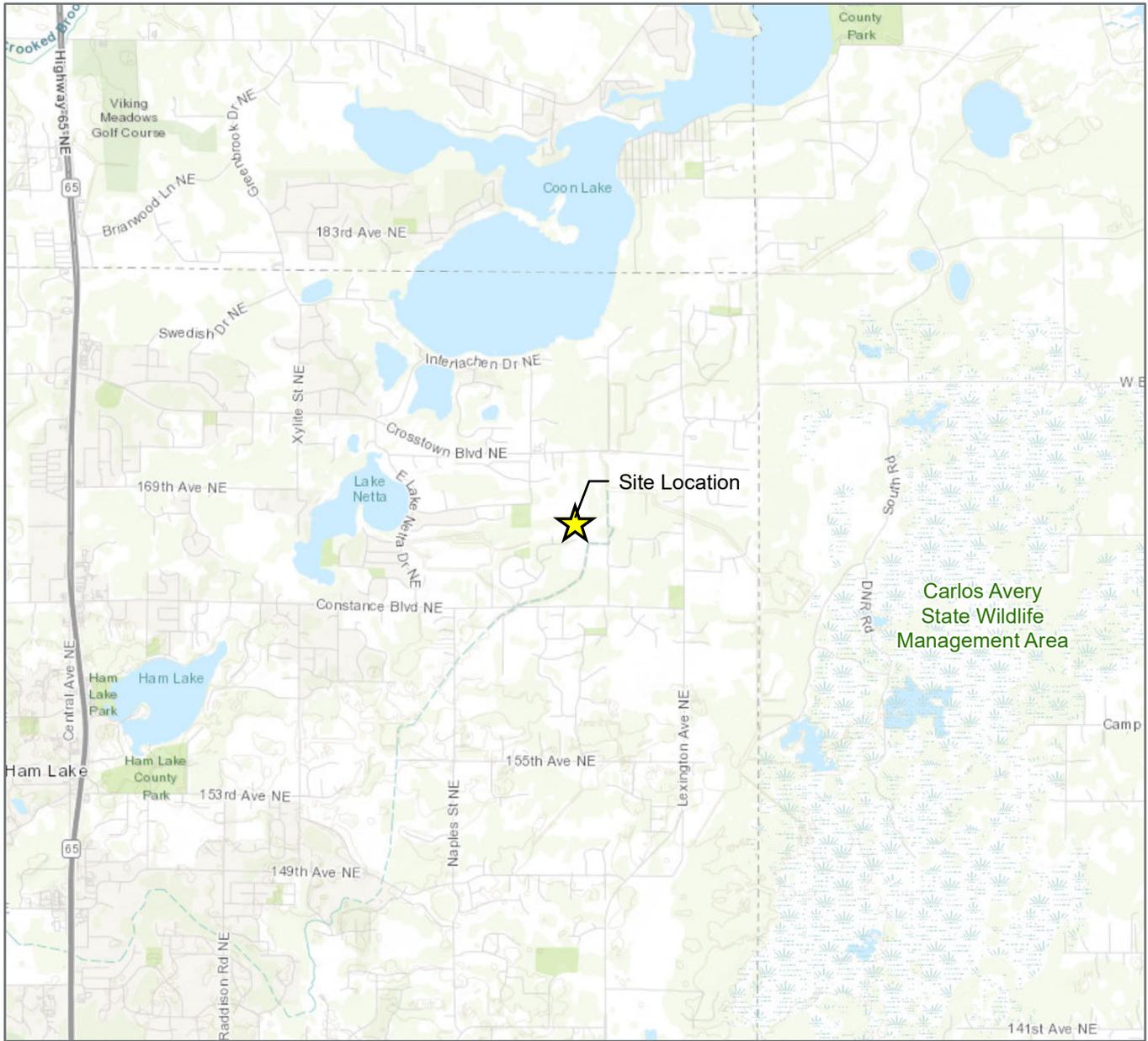
Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Evan Ingebriktson at the Brainerd office of the Corps, telephone number 651-290-5765.

To receive Public Notice notifications, go to: <https://www.mvp.usace.army.mil/Contact/RSS/> and subscribe to the RSS Feed for which you would like to receive Public Notices.

Enclosures: 2022-02208-EJI; Minnesota Meadow Restoration Preserve Wetland Bank, Public Notice Figures 1-10.

**Minnesota Meadow Restoration Preserve  
Ham Lake, Minnesota**

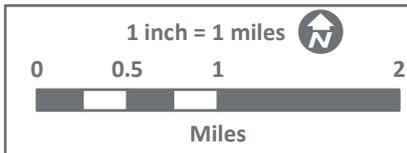
**Figure 1  
Site Location**



**Legend**

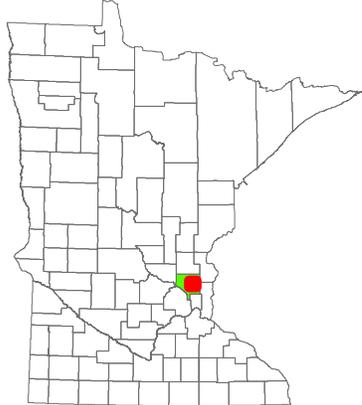
 Site Location

**Address:** Durant Street NE  
Ham Lake, Minnesota  
**Lat/Long:** 45.27367, -93.16695  
**PID:** Multiple  
**Project No:** 16968  
**Date:** 2.26.2025



**ANDERSON**  
13605 1st Ave N #100, Plymouth, MN 55441  
P 763.412.4000 F 763.412.4090 ae-mn.com

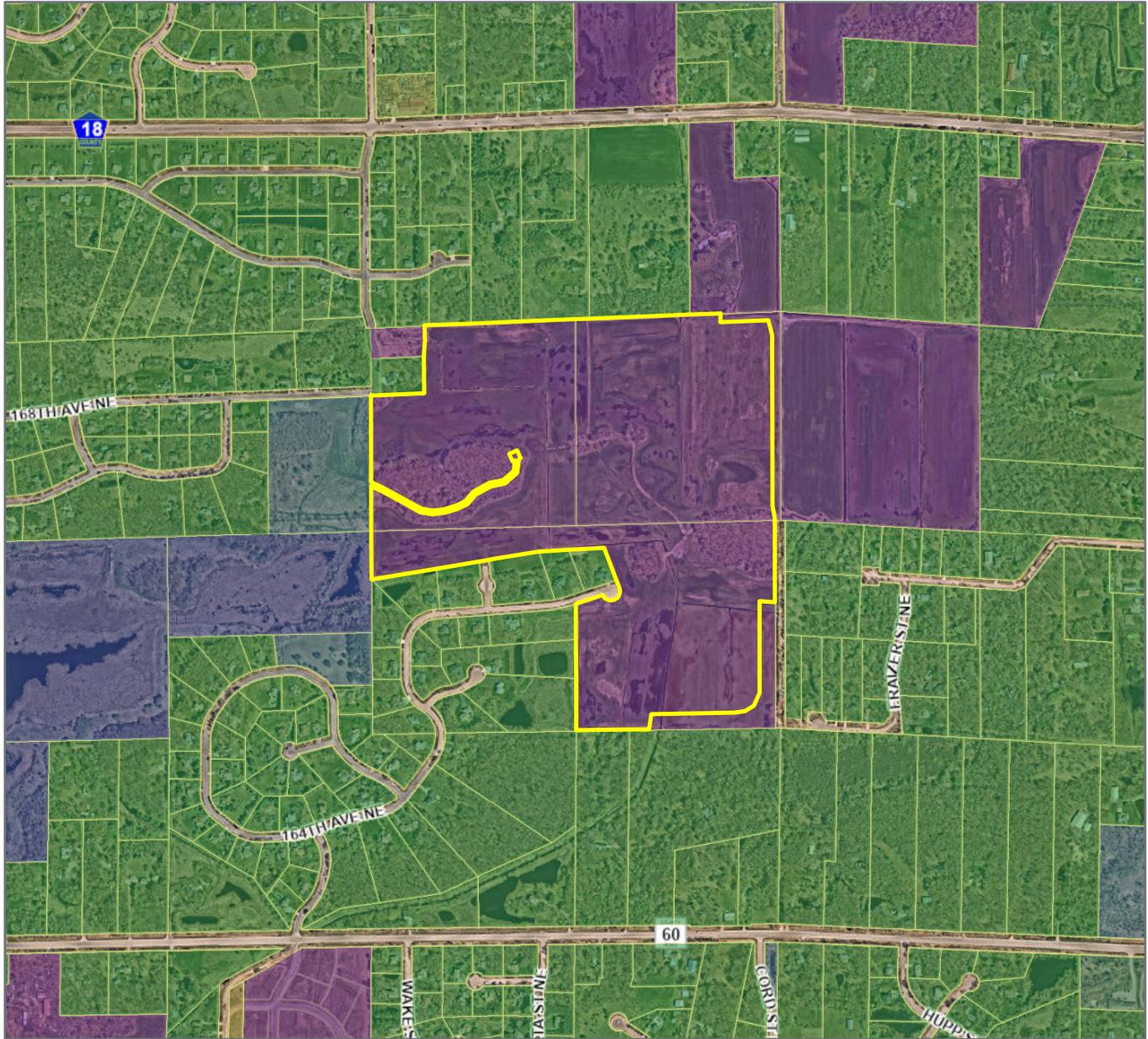
**Project Location**



City of Ham Lake  
Anoka County, MN

**Minnesota Meadow Restoration Preserve**  
Ham Lake, Minnesota

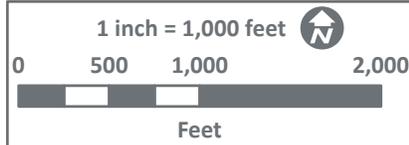
**Figure 2**  
Land Use



**Legend**

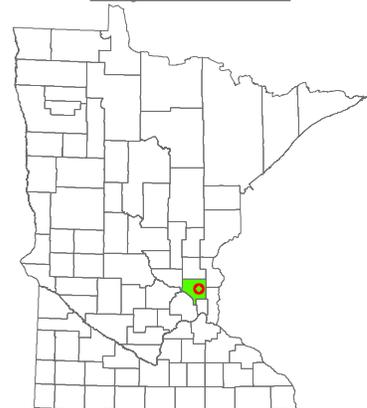
- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels
- Ag Class 2A
- Commercial/Golf Course
- Exempt - Muni Other
- Exempt - State
- Industrial
- Mix Ag 2A & Rural Vac 2B
- Residential Single Family

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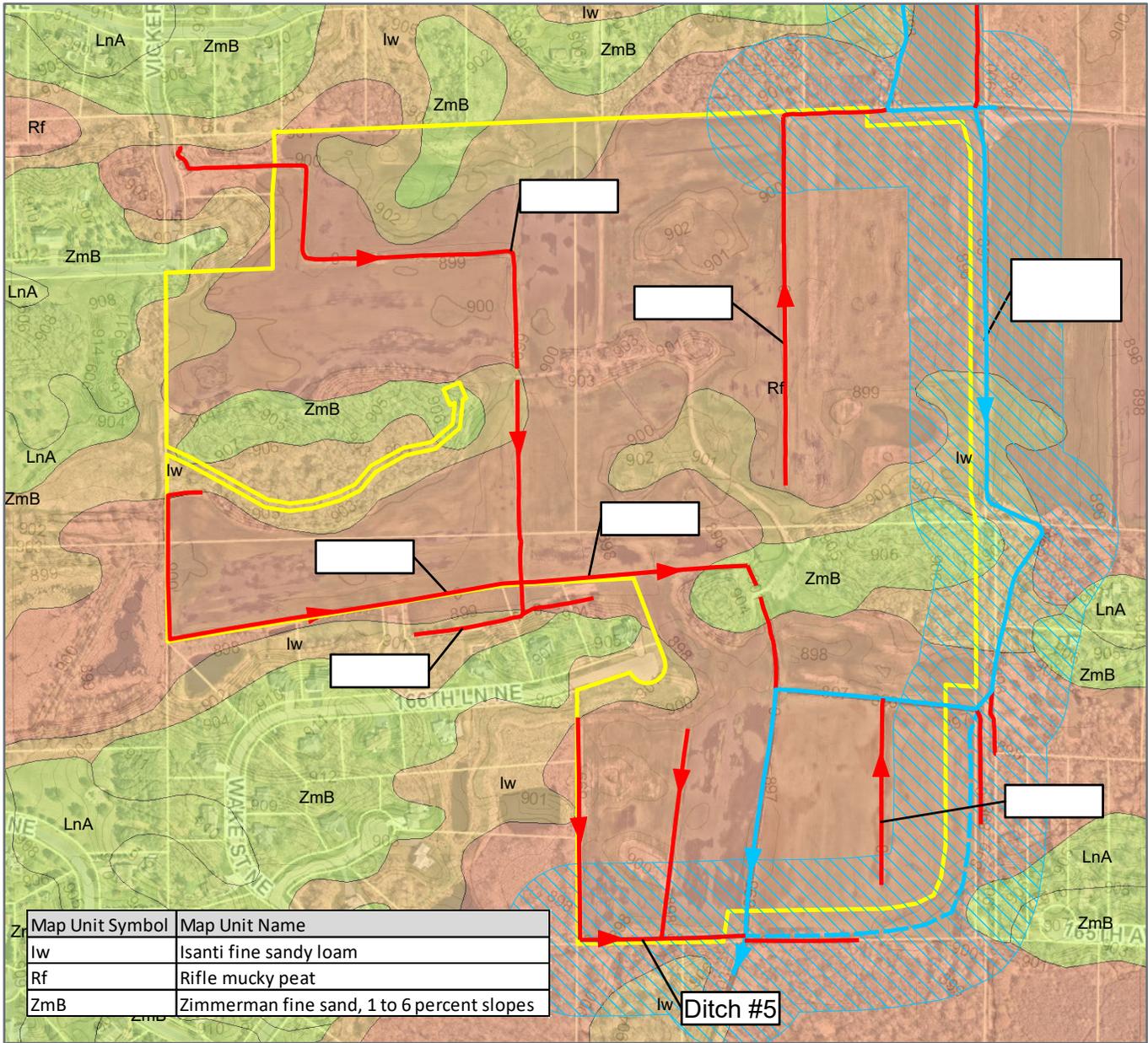
**Project Location**



**City of Ham Lake**  
**Anoka County, MN**

**Minnesota Meadow Restoration Preserve**  
Ham Lake, Minnesota

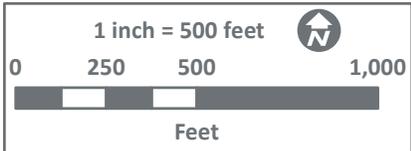
**Figure 3**  
Existing Site Conditions



**Legend**

- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels
- Private Ditch
- Public Ditch
- Public Ditch Re-Route
- Proposed Drainage Setback

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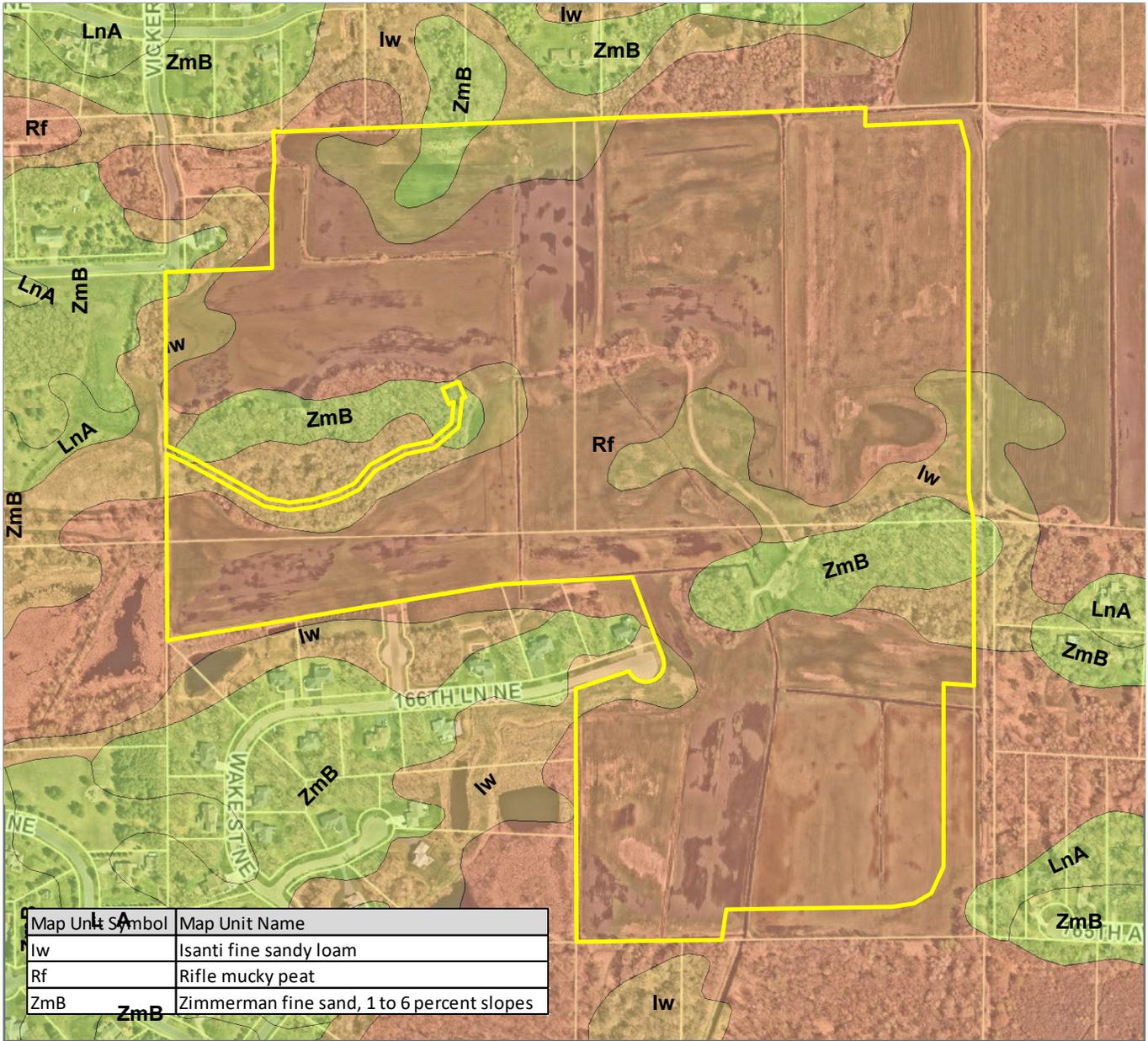
**Project Location**

City of Ham Lake  
Anoka County, MN

SOURCE: XX DNR, USDA, ESRI, TIGER, Bing, Anoka Co., Anderson Engineering

**Minnesota Meadow Restoration Preserve**  
Ham Lake, Minnesota

**Figure 4**  
Anoka Co. Soil Survey



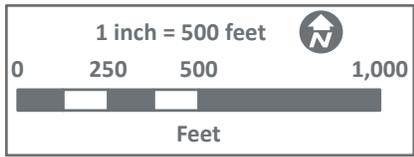
**Legend**

- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels

**Hydric Rating by Map Unit**

- 0% Hydric Components
- 1-32% Hydric Components
- 33-65% Hydric Components
- 66-99% Hydric Components
- 100% Hydric Components

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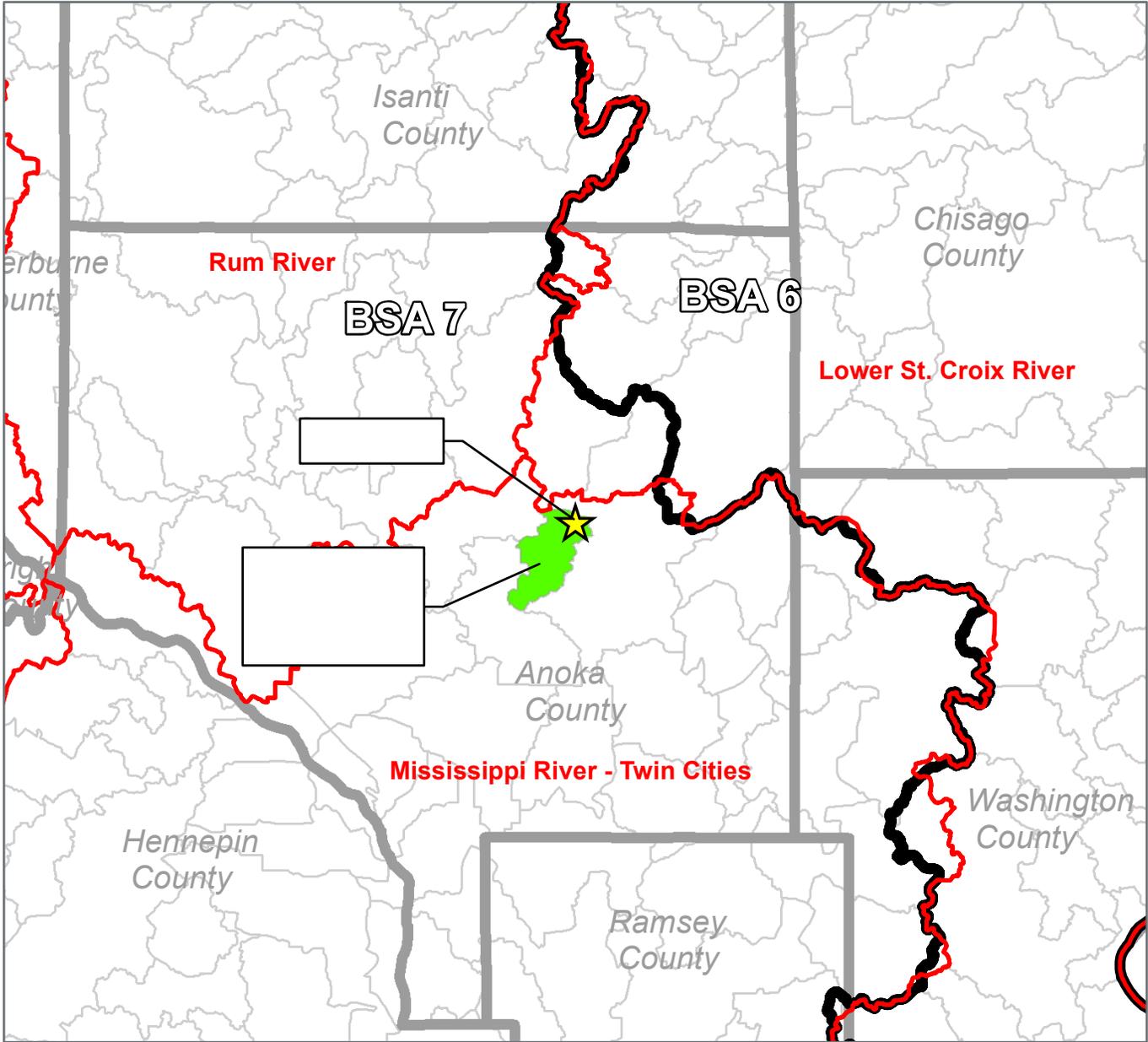
**Project Location**

City of Ham Lake  
Anoka County, MN

SOURCE: XX DNR, USDA, ESRI, TIGER, Bing, Anoka Co., Anderson Engineering

**Minnesota Meadow Restoration Preserve  
Ham Lake, Minnesota**

**Figure 5  
Watersheds**



**Legend**

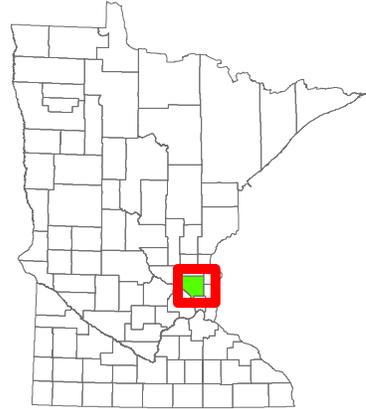
-  Site Location
-  Wetland Bank Service Area
-  Major Watershed
-  Minor Watershed
-  County Boundary

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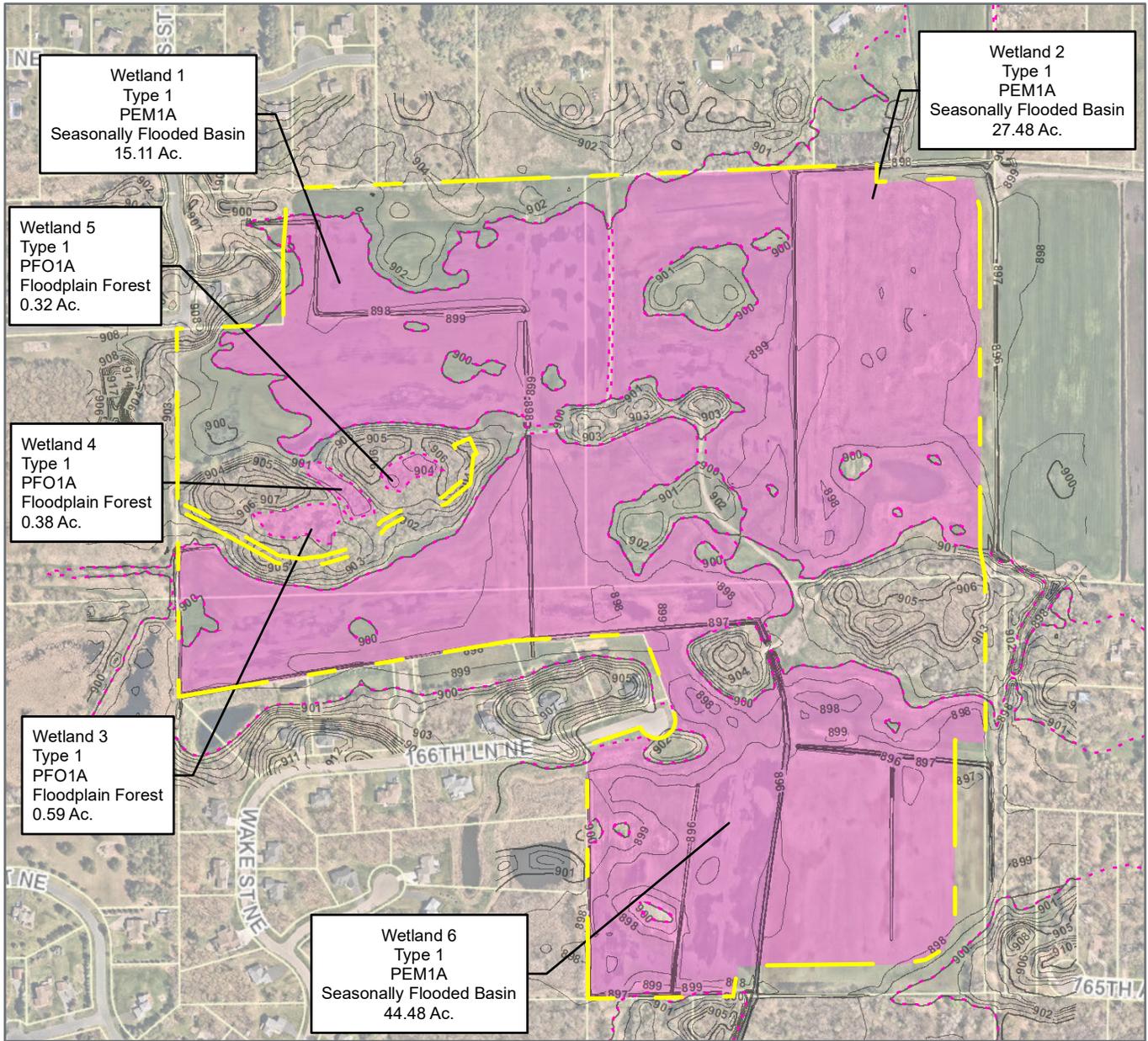


City of Ham Lake  
Anoka County, MN

SOURCE: XX DNR, USDA, ESRI, TIGER, Bing, Anoka Co., Anderson Engineering

**Minnesota Meadow Restoration Preserve**  
Ham Lake, Minnesota

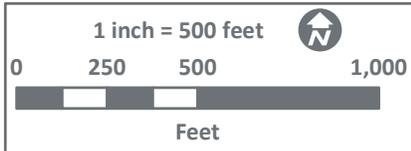
**Figure 6**  
Level I Offsite Wetland Determination



**Legend**

- Project Extent
- Anoka Co. Parcels
- Level I Wetland Extent

**Address:** Durant Street NE  
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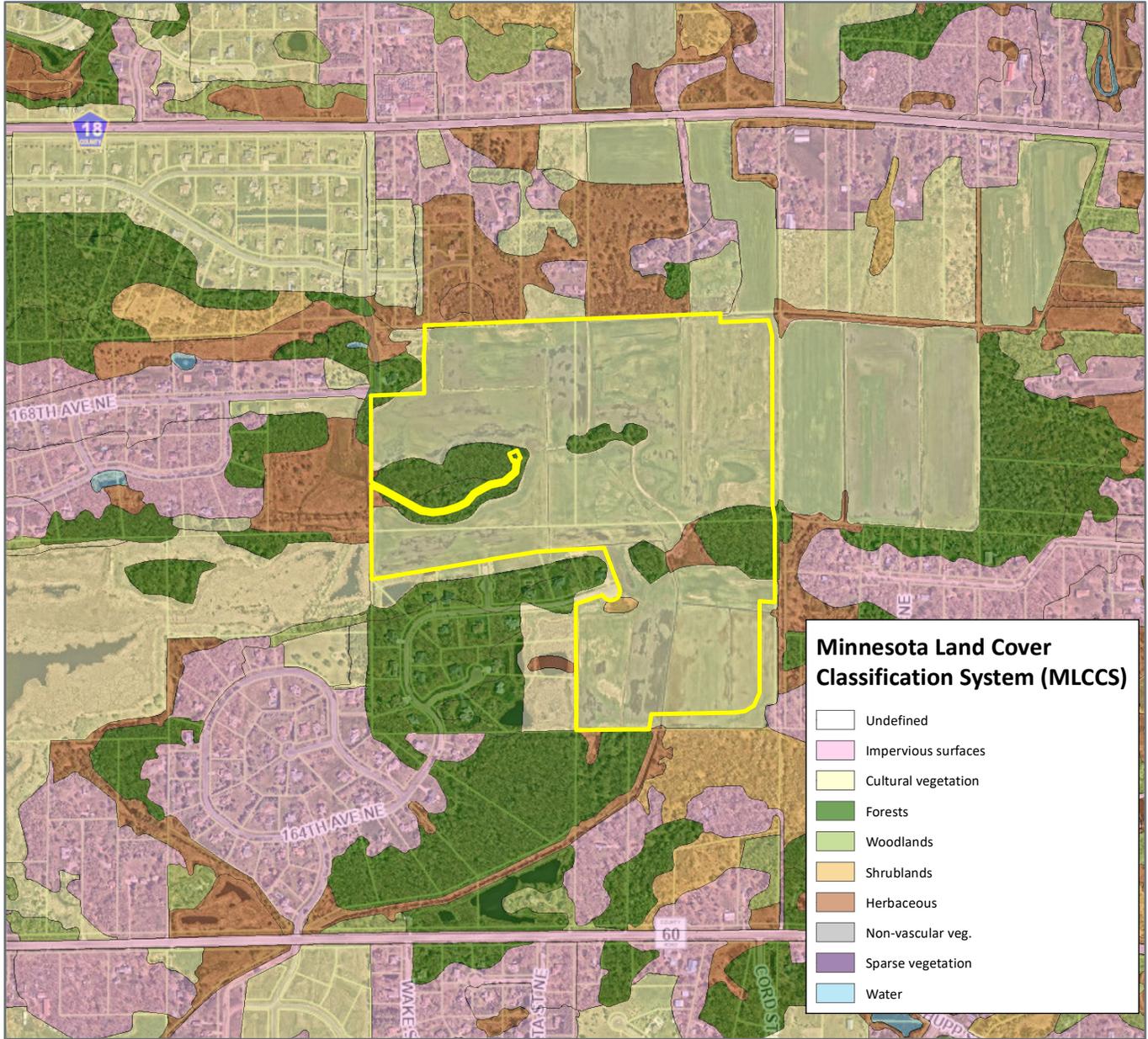
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**Project Location**

City of Ham Lake  
Anoka County, MN

**Minnesota Meadow Restoration Preserve**  
Ham Lake, Minnesota

**Figure 7**  
Existing Vegetation



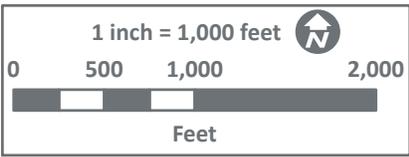
**Minnesota Land Cover Classification System (MLCCS)**

- Undefined
- Impervious surfaces
- Cultural vegetation
- Forests
- Woodlands
- Shrublands
- Herbaceous
- Non-vascular veg.
- Sparse vegetation
- Water

**Legend**

- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels

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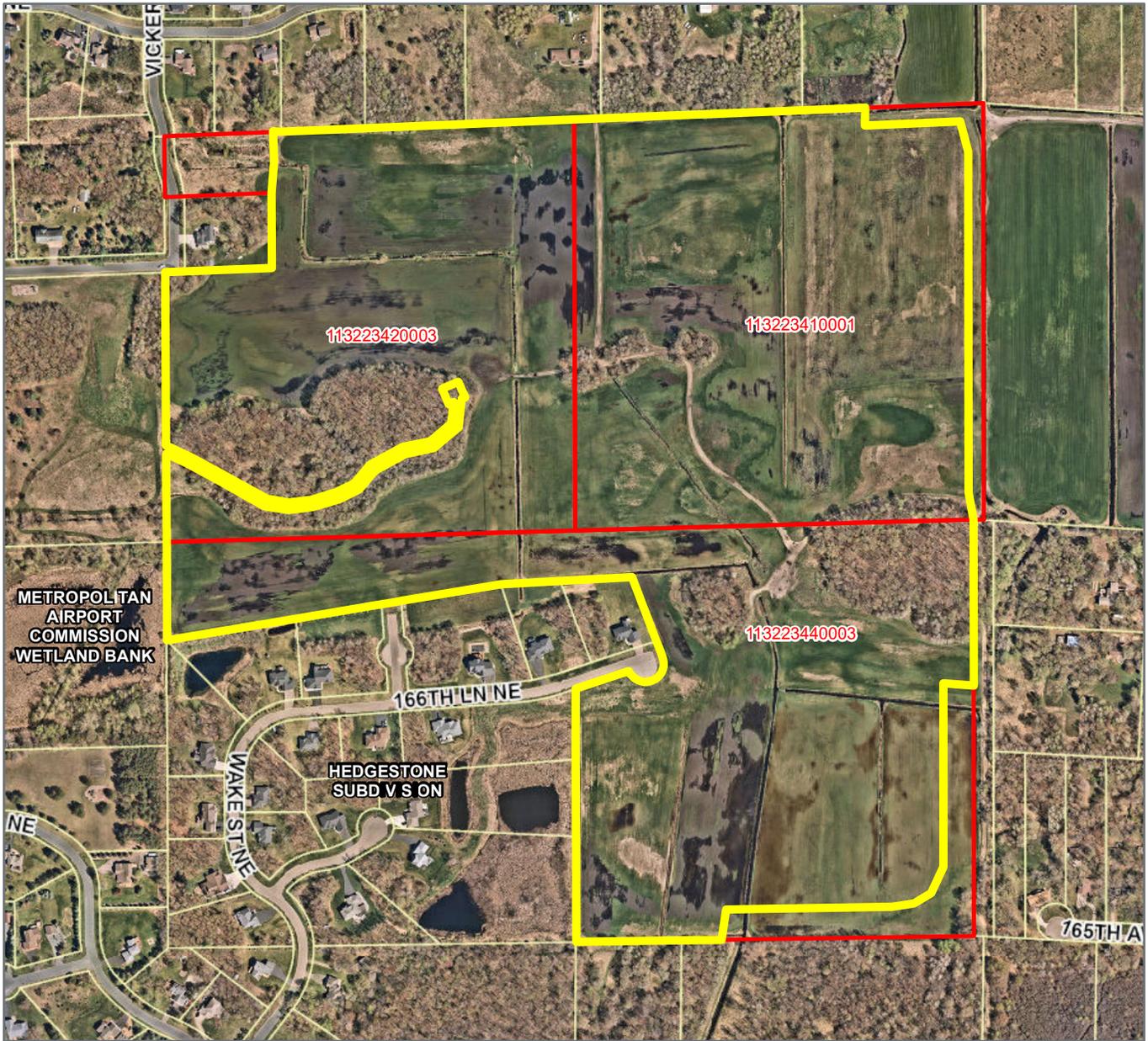
**Project Location**

**City of Ham Lake**  
**Anoka County, MN**

SOURCE: XX DNR, USDA, ESRI, TIGER, Bing, Anoka Co., Anderson Engineering

# Minnesota Meadow Restoration Preserve Ham Lake, Minnesota

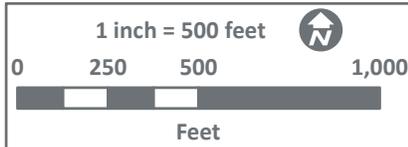
## Figure 8 Easement Boundary



### Legend

- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels
- Project Parcels

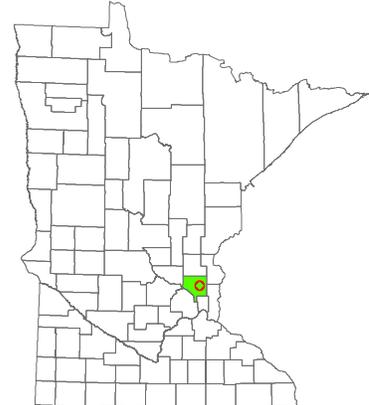
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Ham Lake, Minnesota  
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**Date:** 2.26.2025



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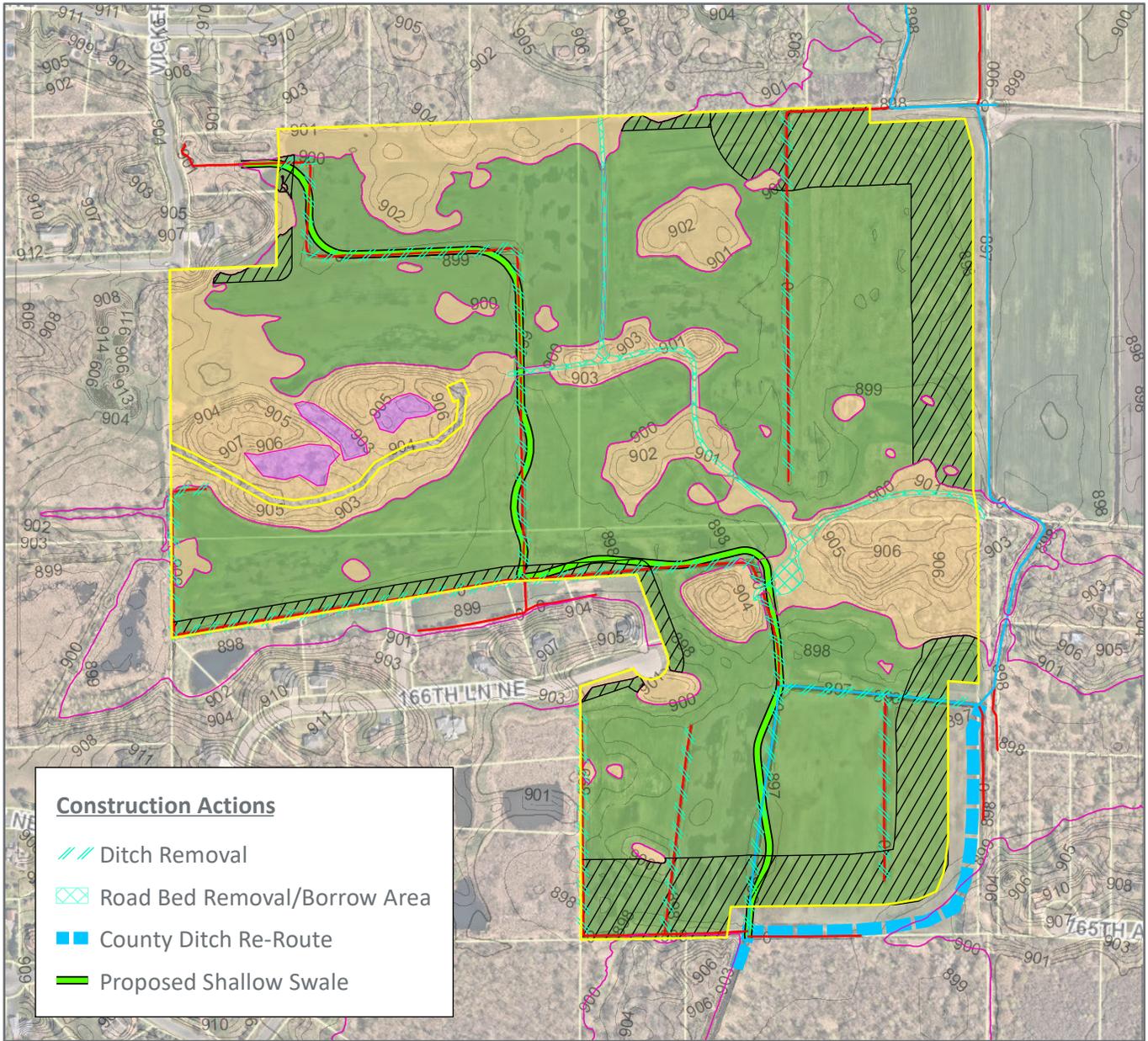
### Project Location



City of Ham Lake  
Anoka County, MN

**Minnesota Meadow Restoration Preserve  
Ham Lake, Minnesota**

**Figure 9  
Credit Actions**



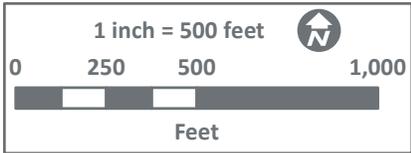
**Construction Actions**

- Ditch Removal
- Road Bed Removal/Borrow Area
- County Ditch Re-Route
- Proposed Shallow Swale

**Legend**

- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels
- Level I Wetland Boundary
- Area A - Restoration (CFC)
- Area B - Upland Buffer (2)
- Area C - No Action
- Reduced Credit Area
- Private Ditch
- Public Ditch

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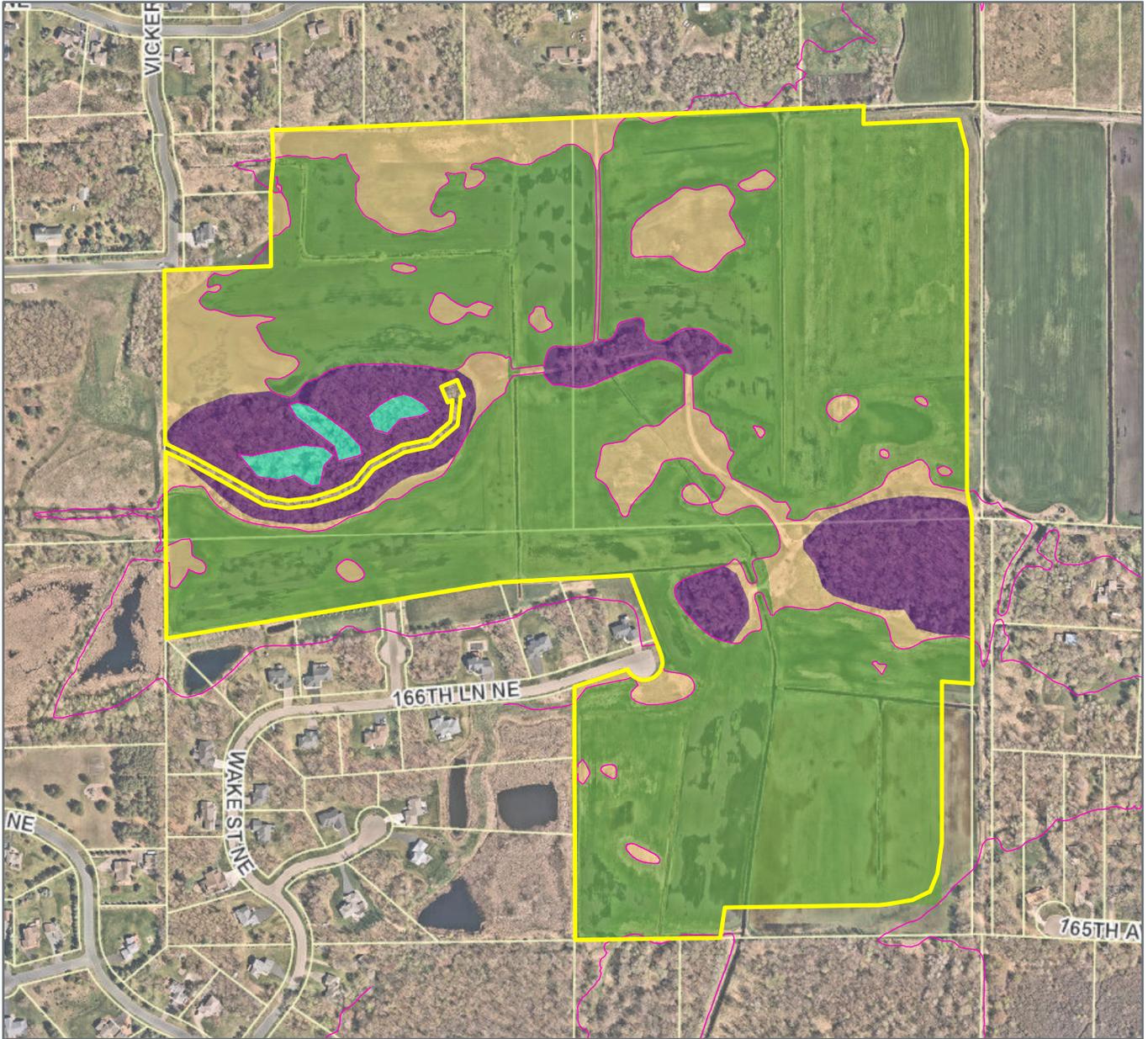
**Project Location**

**City of Ham Lake  
Anoka County, MN**

SOURCE: XX DNR, USDA, ESRI, TIGER, Bing, Anoka Co., Anderson Engineering

**Minnesota Meadow Restoration Preserve**  
Ham Lake, Minnesota

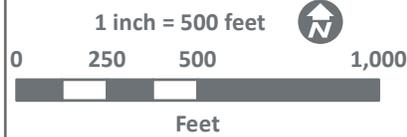
**Figure 10**  
Proposed Vegetation



**Legend**

- Easement Boundary (119.0 Ac.)
- Anoka Co. Parcels
- Level I Wetland Boundary
- Fresh Wet Meadow  
(Wet Prairie Mix 34-262)
- Seasonally Flooded basin
- Upland Buffer  
(Mesic Praire Mix 35-241)
- Upland Buffer (Existing Forest)

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