



US Army Corps
of Engineers
St Paul District

PUBLIC NOTICE

Sponsor:
Joe Grygelko

Published: July 2, 2025
Expires: August 1, 2025

St. Paul District
Permit Application No. MVP-2023-01504-ANM

WETLAND COMPENSATORY MITIGATION BANK PROPOSAL:

Compensatory mitigation banks are one of three types of compensatory mitigation where the aquatic resources on a site are restored, established, enhanced, and/or preserved for the purpose of offsetting unavoidable adverse impacts authorized by Department of the Army permits. Once the Corps approves a mitigation bank and the site achieves certain milestones and performance standards, the sponsor receives credits, which they sell to permittees with projects in a designated geographic service area who are seeking Department of the Army permits. The sponsor is requesting Corps review of a proposed compensatory mitigation bank under [33 CFR 332.8](#) and district guidelines for mitigation. As part of this review process, the sponsor has submitted a complete revised prospectus. Interested parties can find a copy of the full revised prospectus on the [RIBITS](#) website or by emailing april.n.marcangeli@usace.army.mil.

SUMMARY OF PROSPECTUS:

This proposal was previously advertised on public notice on December 20, 2023, and the sponsor has made several revisions to the original proposal. The revisions include Hydrocad modeling data, as well as an updated wetland delineation report, credit table, performance standards, and design plans. The sponsor proposes to construct a wetland mitigation bank with credits for bank service area 7, which includes the Twin Cities metro area. The objective of the project is to re-establish fresh wet meadow wetlands with mesic prairie upland buffers by discontinuing agricultural use, breaking and blocking existing drain tile, and planting and establishing native, noninvasive vegetation. The successful achievement of the objectives would result in the rehabilitation of 13.8 acres of fresh wet meadow, the enhancement of 0.50 acre of fresh wet meadow, the establishment of 0.50 acre of fresh wet meadow, and the restoration of 14.8 acres of upland buffer (Figure 9).

SPONSOR: Joe Grygelko
8940 Greenfield Road
Greenfield, MN 55357

AGENT: Ben Hodapp
Anderson Engineering of Minnesota, LLC
13605 1st Ave N #100
Plymouth, MN 55441

LOCATION: The project area is located directly east of Greenfield Road and approximately one mile south of Woodland Trail in Section 14, Township 119 North, Range 24 West; at Latitude 45.109593 and Longitude -93.681475; in Greenfield, Hennepin County, MN.

COORDINATION WITH RESOURCE AGENCIES: This project has been coordinated with the following members of the Interagency Review Team (IRT) and other resource agencies: The Minnesota Department of Natural Resources, the Minnesota Board of Water and Soil Resources, and the U.S. Environmental Protection Agency.

CULTURAL RESOURCES:

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

No historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO and/or THPO.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the revised prospectus and the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be forwarded to the sponsor and considered during the Corps' evaluation.

The St. Paul District will receive written comments on the proposed work, as outlined above, until August 1, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or by email to april.n.marcangeli@usace.army.mil. Please refer to the permit application number in your comments.

If electronic submittal is not available, you may submit comments in writing to:

April Marcangeli
U.S. Army Corps of Engineers – Regulatory Division
250 N. Sunnyslope Road, Suite 296
Brookfield, WI 53005

IF YOU HAVE QUESTIONS ABOUT THE PROJECT, contact August 1, 2025 at the Brookfield Office at (651) 290-5731.

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.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

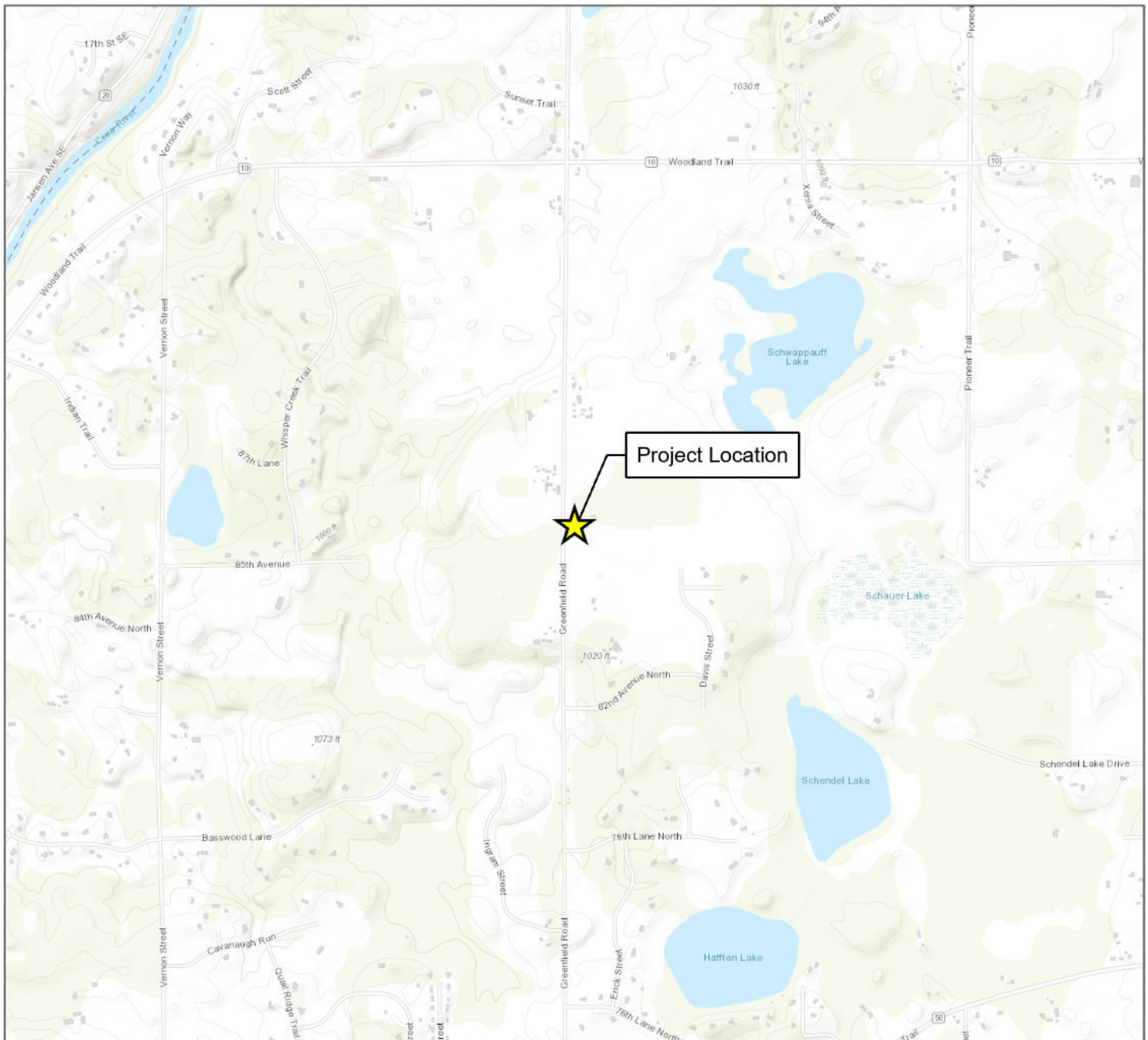
Enclosures:
Figures 1-10

Greenfield Road Wetland Mitigation Bank

Greenfield, Minnesota

Figure 1

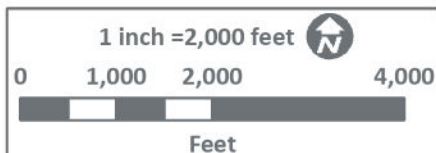
Project Location



Legend



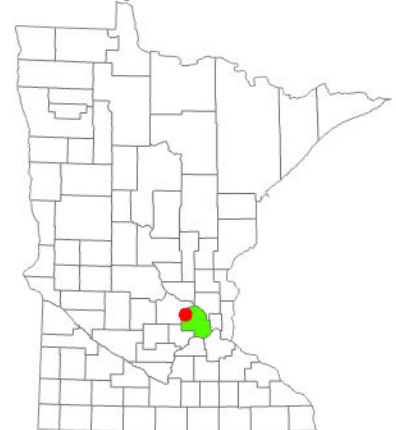
Address: 8570 Greenfield Road
 Greenfield, Minnesota
Lat/Long: 45.110202,-93.686374
PID: 1411924330001
Project No: 17744
Date: 3.14.2025



ANDERSON

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

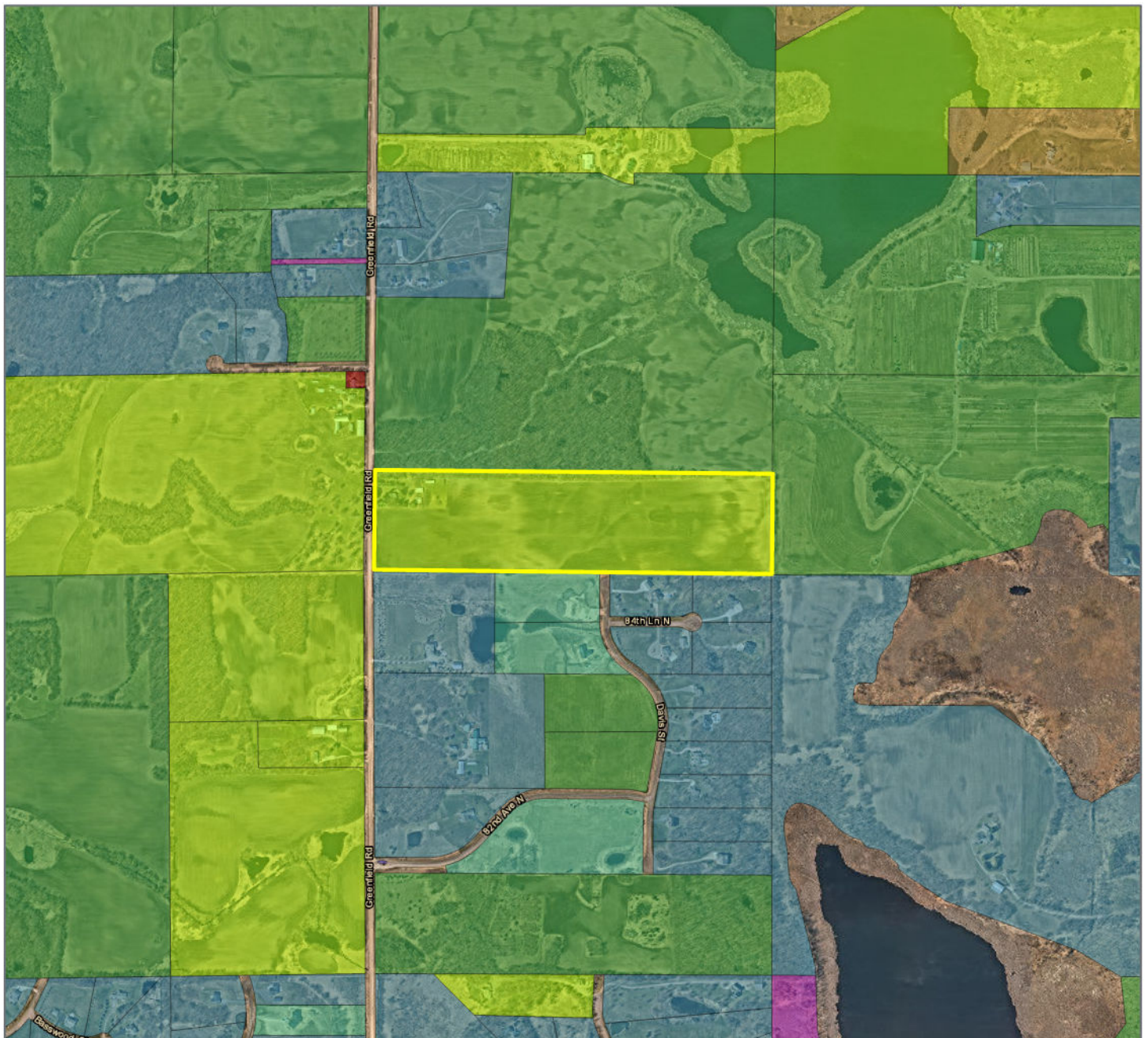
Project Location



City of Greenfield
Hennepin County, MN

Greenfield Road Wetland Mitigation Bank Greenfield, Minnesota

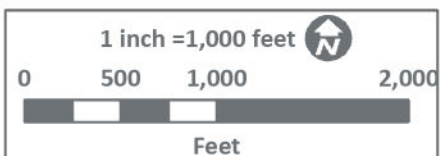
Figure 2
Land Use



Legend

- Project Parcel
- County Parcels
- Common Area (No Value)
- Farm
- Farm - Hmstd (House & 1 Acre)
- Residential
- Residential Lake Shore
- Seasonal Residential Rec.
- Vacant Land - Residential
- Vacant Land - Rural Farm

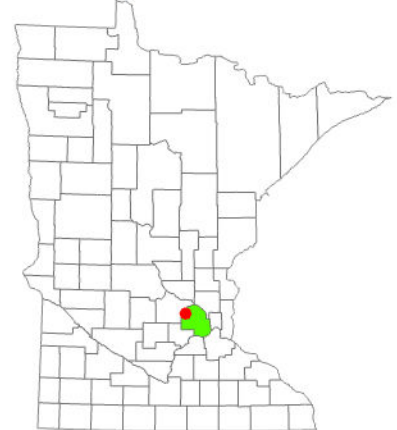
Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202, -93.686374
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Project Location



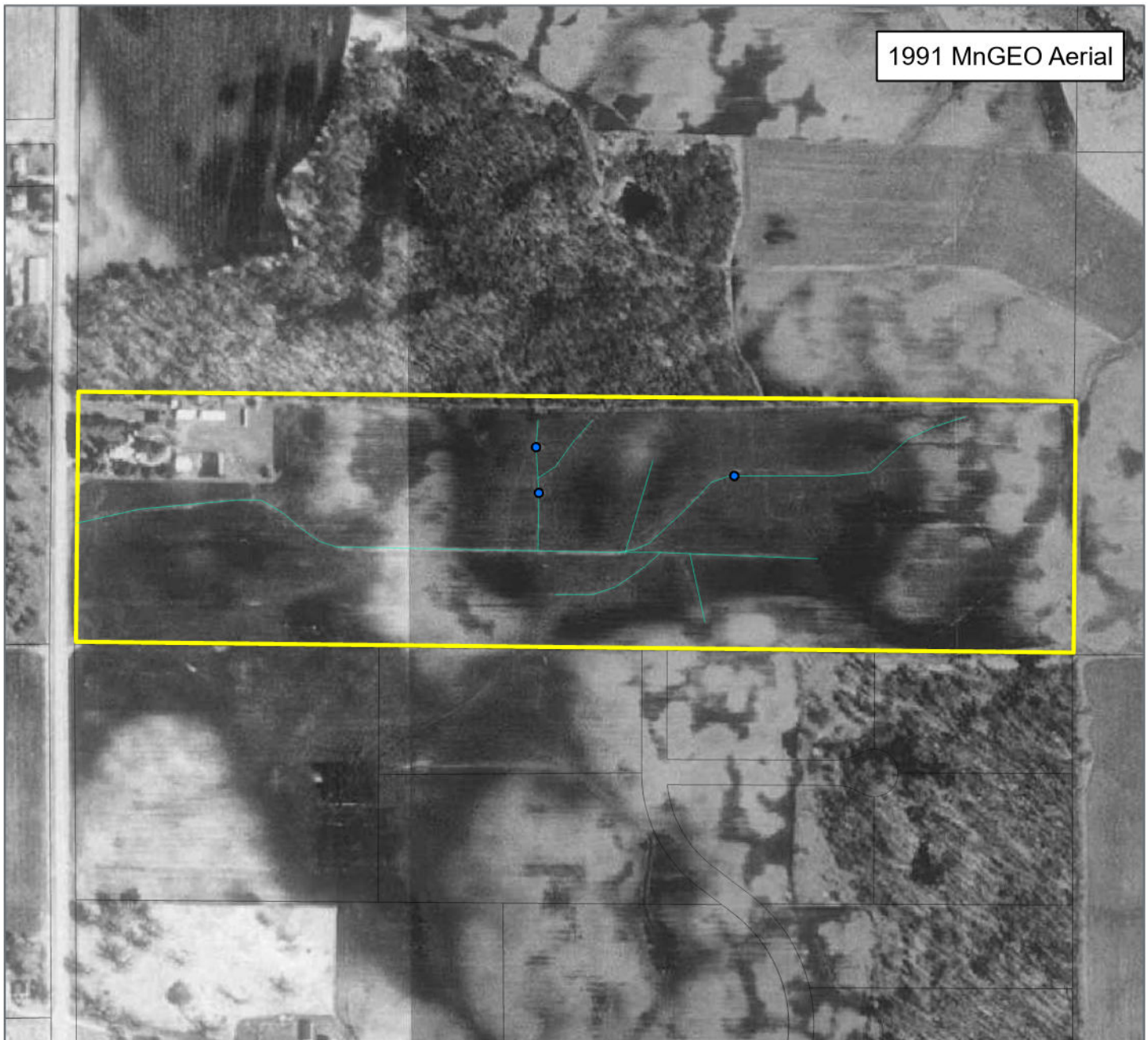
City of Greenfield
Hennepin County, MN

Greenfield Road Wetland Mitigation Bank

Greenfield, Minnesota

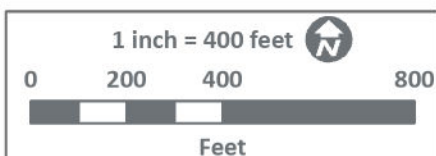
Figure 3

Existing Conditions

**Legend**

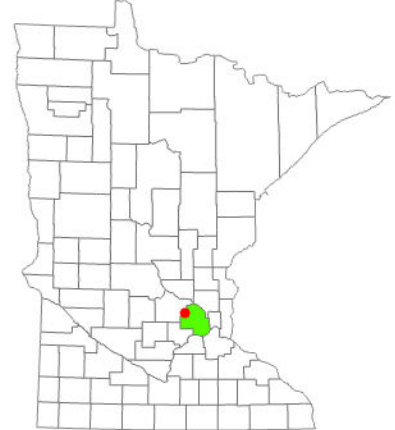
- Project Parcel
- County Parcels
- Drain Tile (Approx. Location)
- Tile Intake (6")

Address: 8570 Greenfield Road
 Greenfield, Minnesota
Lat/Long: 45.110202, -93.686374
PID: 1411924330001
Project No: 17744
Date: 5.24.2024



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Project Location

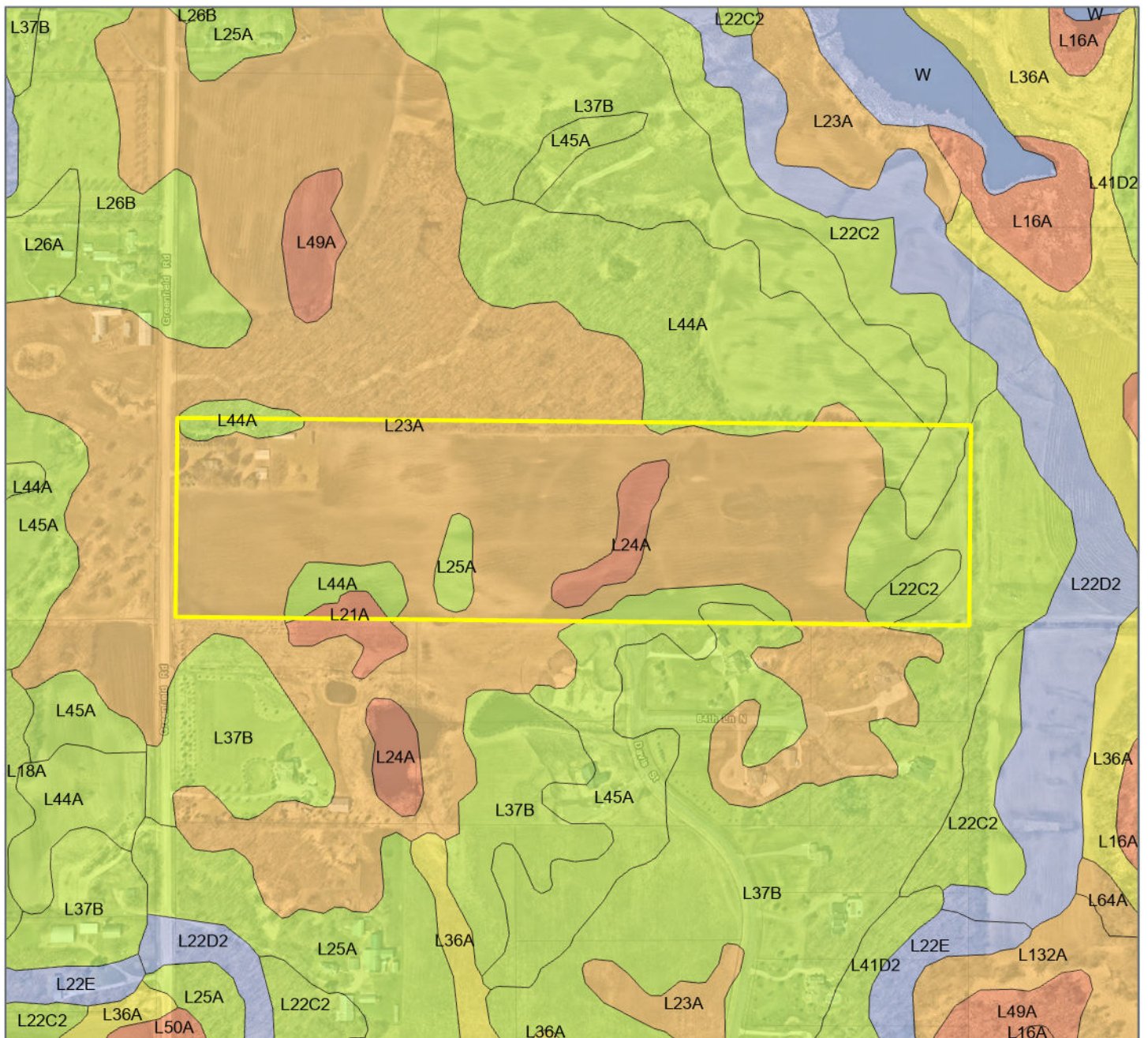
City of Greenfield
 Hennepin County, MN

Greenfield Road Wetland Mitigation Bank

Greenfield, Minnesota

Figure 4

Hennepin Co. Soil Survey

**Legend**

Project Parcel

County Parcels

Hydric Rating by Map Unit

0% Hydric Components

1-32% Hydric Components

33-65% Hydric Components

66-99% Hydric Components

100% Hydric Components

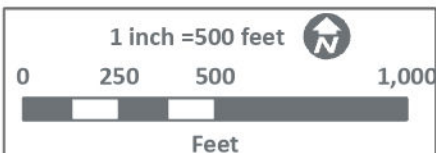
Address: 8570 Greenfield Road
Greenfield, Minnesota

Lat/Long: 45.110202, -93.686374

PID: 1411924330001

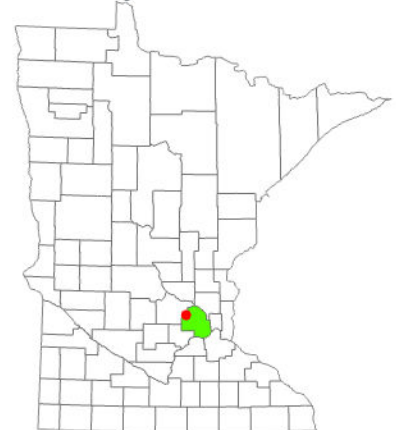
Project No: 17744

Date: 3.14.2025



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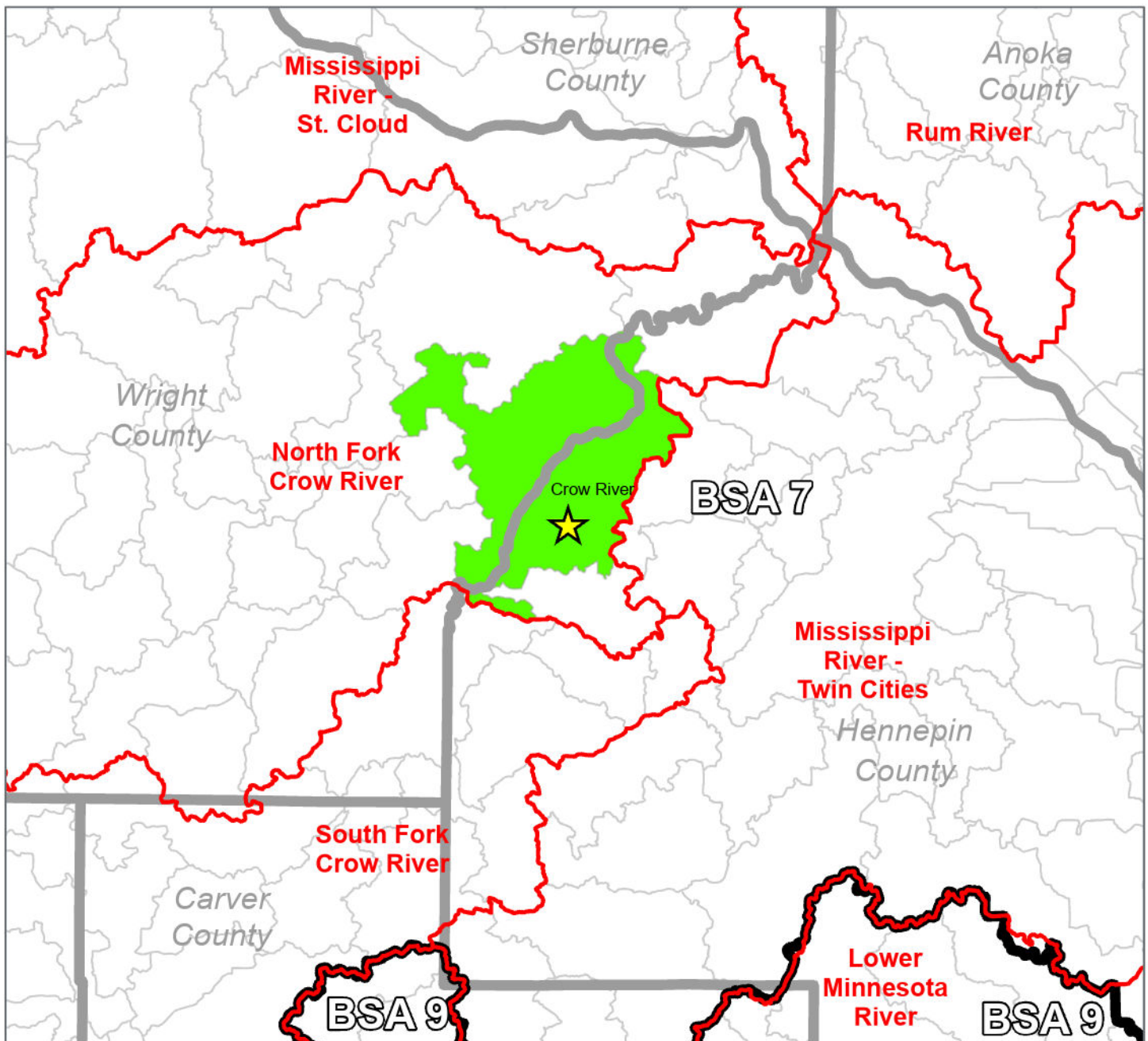
Project Location

City of Greenfield
Hennepin County, MN

Greenfield Road Wetland Mitigation Bank

Greenfield, Minnesota

Figure 5
Watersheds



Legend

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

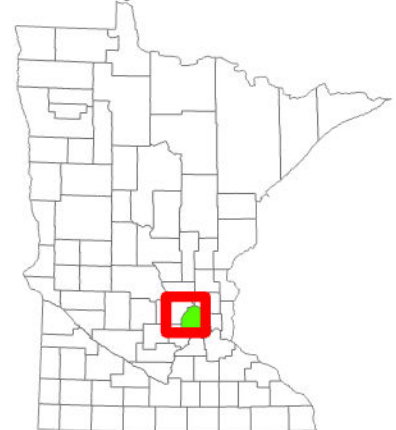
Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202, -93.686374
PID: 1411924330001
Project No: 17744
Date: 3.14.2025



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Project Location



City of Greenfield
Hennepin County, MN

Greenfield Road Wetland Mitigation Bank
Greenfield, Minnesota

Figure 6
Delineation

Project Location



Legend

- ProjectParcel
- County Parcels
- Wetland Field Delineated
- May 3rd, 2024
- TEP Rev. May 5th, 2025
- Sample Point
- TEP Investigation Area
- Culvert
- Tile Intake

Project Notes

Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202, -93.686374
PID: 1411924330001
Project No: 17744
Date: 5.21.2025

Sources: MnDNR, USDA, ESRI,
Hennepin Co., Anderson Engineering

1 inch = 250 feet



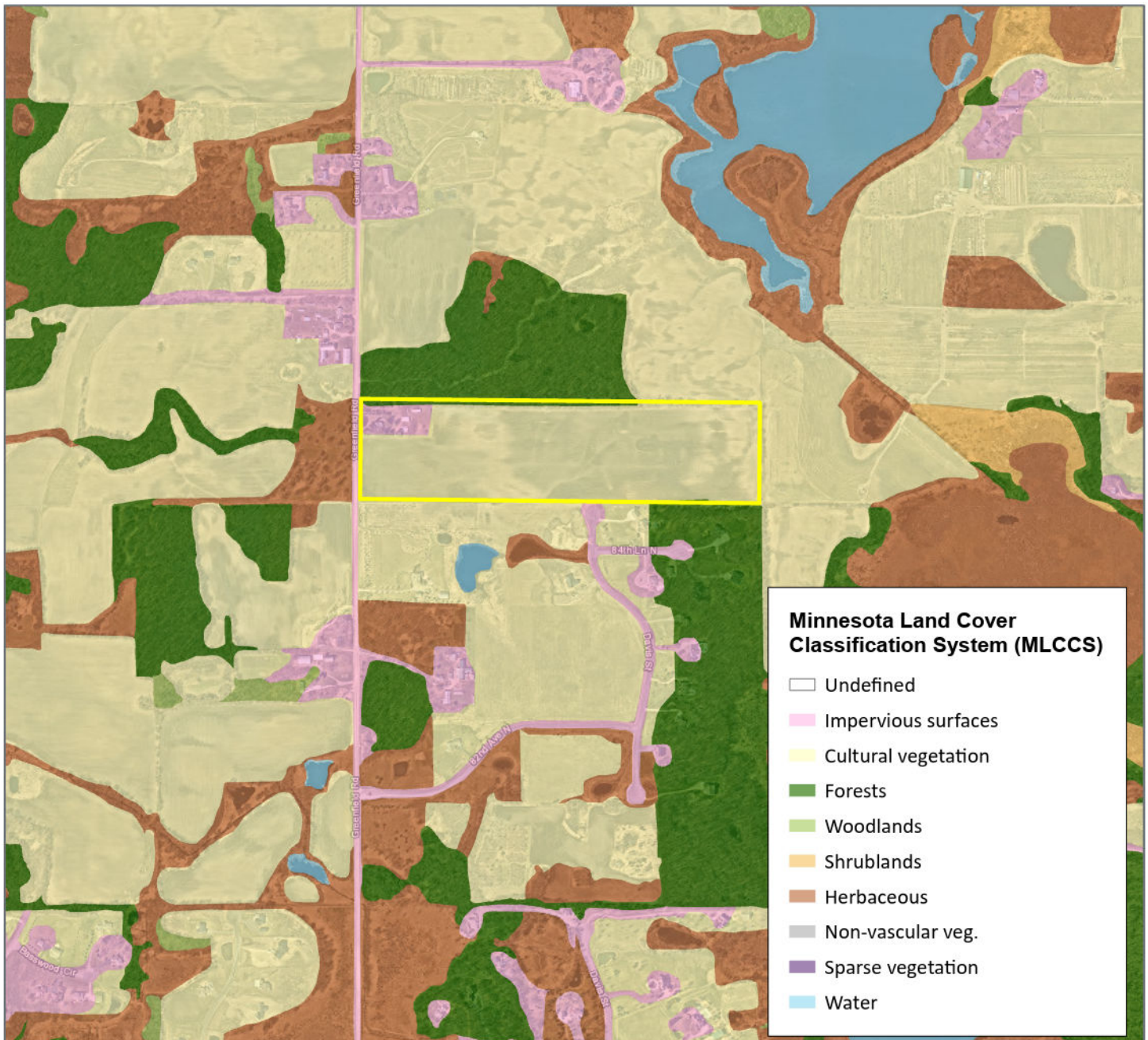
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| Resource ID | Resource Type | Wetland Classification | | | | Area Within Project Parcel (Ac.) | Area Within Project Parcel (s.f.) |
|-------------|---------------|------------------------|----------|--------------------------|------------|----------------------------------|-----------------------------------|
| | | Circular 39 | Cowardin | Eggers & Reed | HGM | | |
| 1 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.23 | 10,013 |
| 2 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.10 | 4,388 |
| 3 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.67 | 29,014 |
| 4 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.04 | 1,694 |
| 5 | Wetland | Type 1 | PFO1A | Seasonally Flooded Basin | Depression | 0.05 | 1,968 |
| 6 | Wetland | Type 1 | PFO1A | Seasonally Flooded Basin | Depression | 0.05 | 2,049 |
| 7 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.82 | 35,815 |
| 8 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 3.72 | 162,032 |
| 9 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.23 | 9,875 |
| 10 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.42 | 18,351 |
| 11 | Wetland | Type 1 | PEM1Af | Seasonally Flooded Basin | Depression | 0.09 | 3,873 |

CONTOURS DERIVED FROM JANUARY 30TH, 2024 UAV FLIGHT

Greenfield Road Wetland Mitigation Bank Greenfield, Minnesota

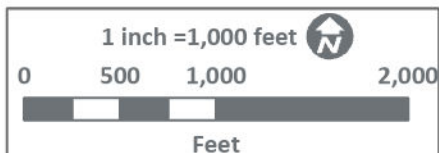
Figure 7
Existing Vegetation



Legend

Project Parcel

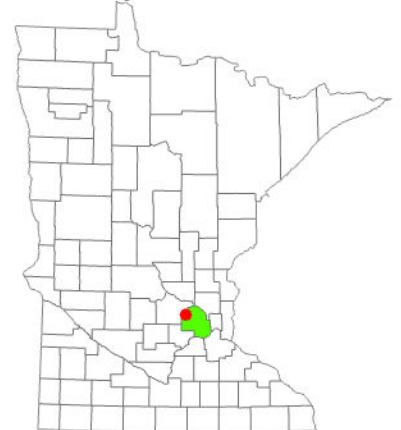
Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202, -93.686374
PID: 1411924330001
Project No: 17744
Date: 3.14.2025



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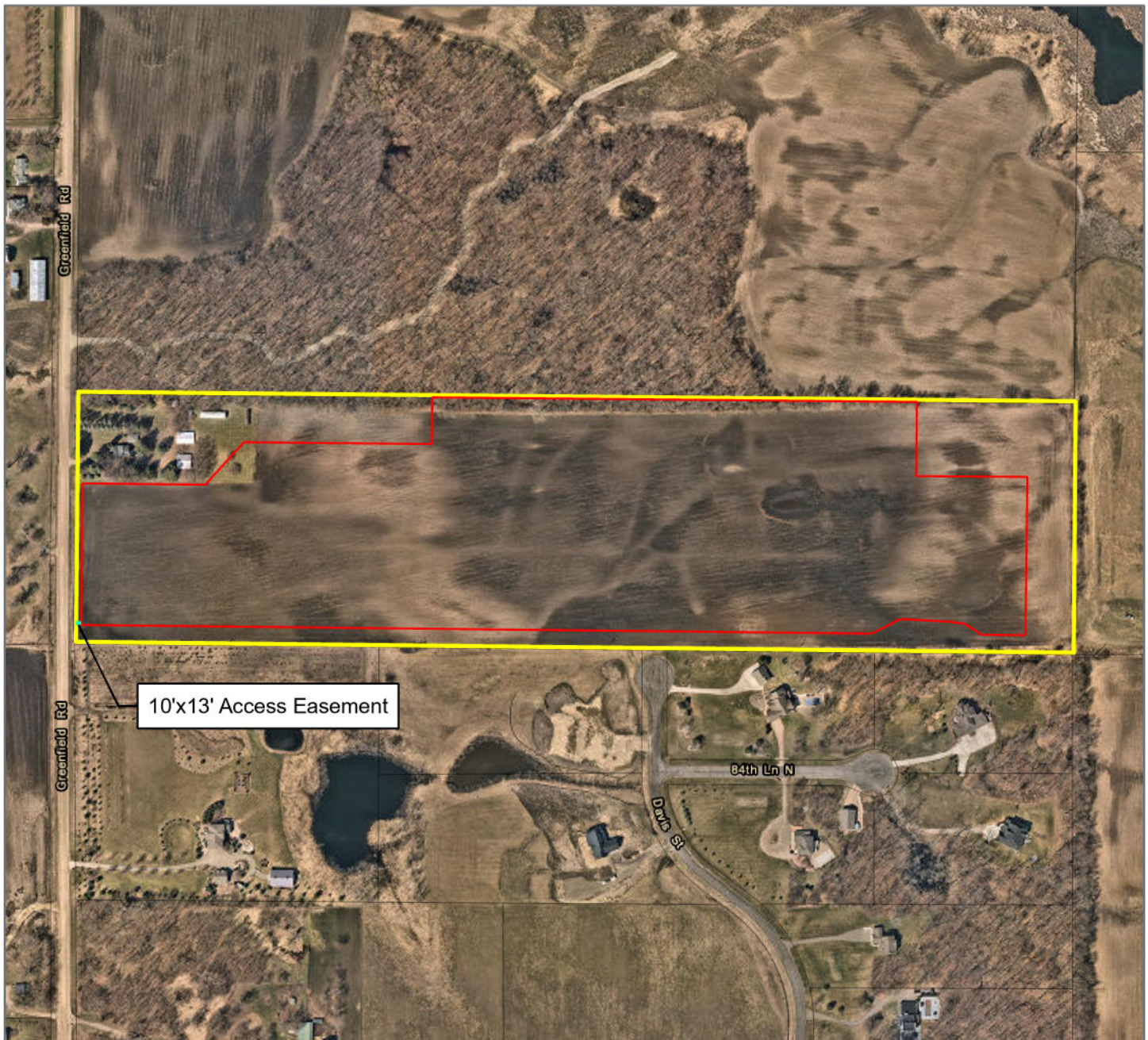
Project Location



City of Greenfield
Hennepin County, MN

Greenfield Road Wetland Mitigation Bank Greenfield, Minnesota

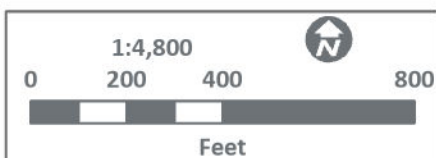
Figure 8 Easement Boundary



Legend

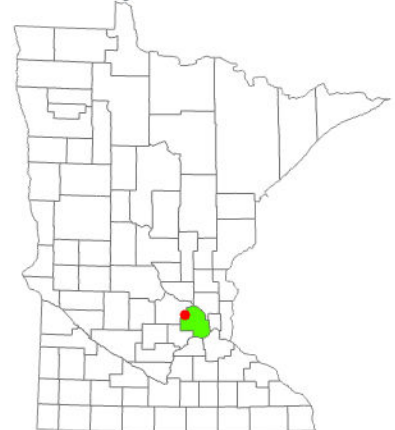
- Project Parcel
- Easement Boundary
- Access Easement
- County Parcels

Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202, -93.686374
PID: 1411924330001
Project No: 17744
Date: 3.14.2025



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Project Location



City of Greenfield
Hennepin County, MN

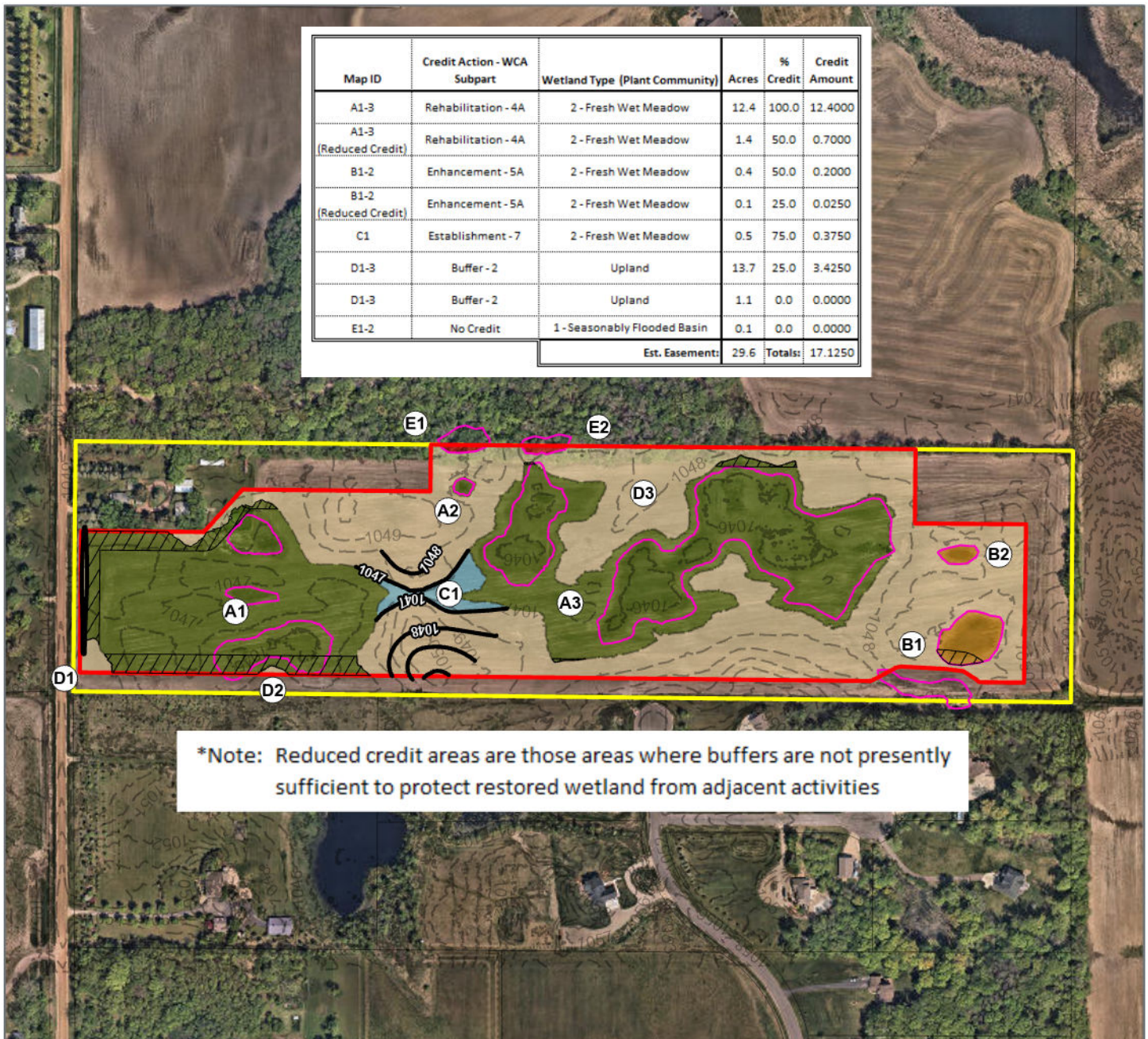
Greenfield Road Wetland Mitigation Bank

Greenfield, Minnesota

Figure 9

Credit Actions

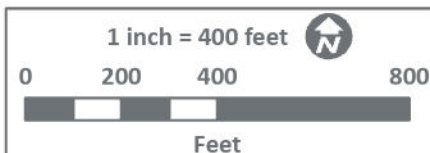
| Map ID | Credit Action - WCA Subpart | Wetland Type (Plant Community) | Acres | % Credit | Credit Amount |
|-----------------------|-----------------------------|--------------------------------|-------|----------|---------------|
| A1-3 | Rehabilitation - 4A | 2 - Fresh Wet Meadow | 12.4 | 100.0 | 12.4000 |
| A1-3 (Reduced Credit) | Rehabilitation - 4A | 2 - Fresh Wet Meadow | 1.4 | 50.0 | 0.7000 |
| B1-2 | Enhancement - 5A | 2 - Fresh Wet Meadow | 0.4 | 50.0 | 0.2000 |
| B1-2 (Reduced Credit) | Enhancement - 5A | 2 - Fresh Wet Meadow | 0.1 | 25.0 | 0.0250 |
| C1 | Establishment - 7 | 2 - Fresh Wet Meadow | 0.5 | 75.0 | 0.3750 |
| D1-3 | Buffer - 2 | Upland | 13.7 | 25.0 | 3.4250 |
| D1-3 | Buffer - 2 | Upland | 1.1 | 0.0 | 0.0000 |
| E1-2 | No Credit | 1 - Seasonably Flooded Basin | 0.1 | 0.0 | 0.0000 |
| Est. Easement: | | | 29.6 | Totals: | 17.1250 |



Legend

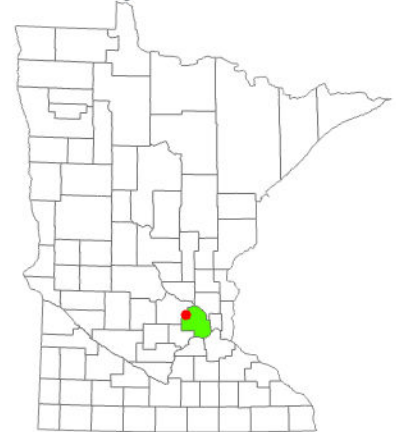
- Project Parcel
- Easement Boundary
- Delineated Wetland
- Buffer (2)
- Rehabilitation (4A)
- Enhancement (5A)
- Creation (7)
- No Credit
- Proposed Grading

Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202,-93.686374
PID: 1411924330001
Project No: 17744
Date: 5.21.2025



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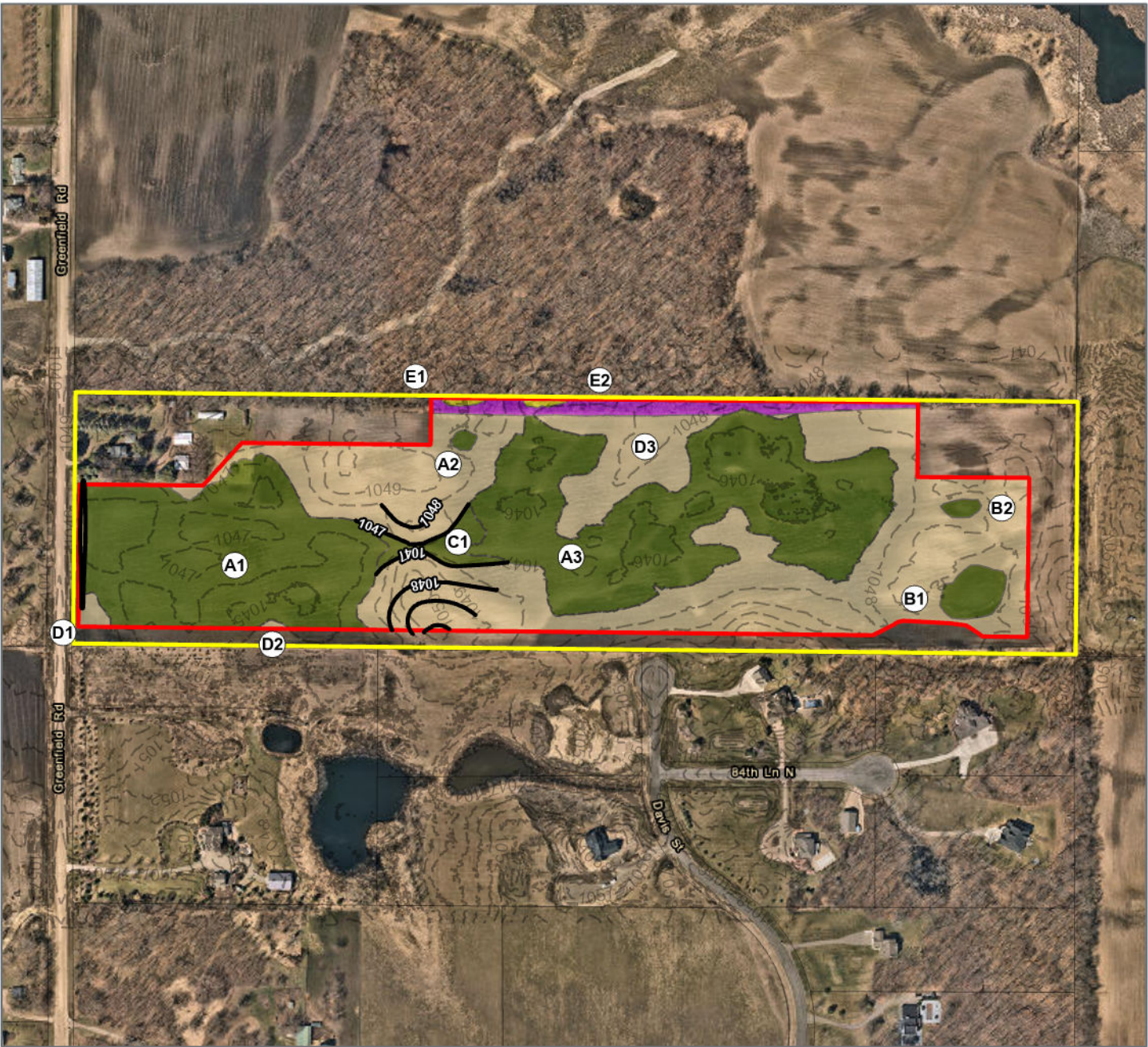
Project Location



City of Greenfield
Hennepin County, MN

Greenfield Road Wetland Mitigation Bank
Greenfield, Minnesota

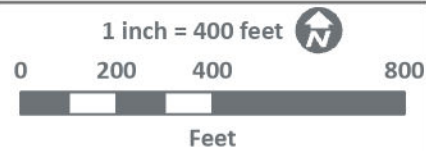
Figure 10
Proposed Vegetation



Legend

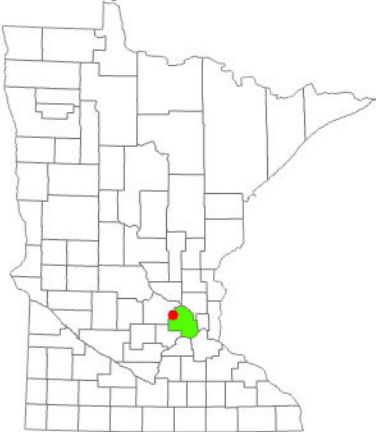
- Project Parcel
- Easement Boundary
- County Parcels
- Upland Buffer
(Mesic Prairie Mix 35-241)
- Upland Forest
(No Seeding)
- Fresh Wet Meadow
(Wet Prairie Mix 34-262)
- Seasonally Flooded Basin
(No Seeding)
- Proposed Grading

Address: 8570 Greenfield Road
Greenfield, Minnesota
Lat/Long: 45.110202,-93.686374
PID: 1411924330001
Project No: 17744
Date: 4.8.2025



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Project Location



City of Greenfield
Hennepin County, MN