



US Army Corps
of Engineers
St Paul District

PUBLIC NOTICE

Sponsor:
Jake Jensen

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

St. Paul District
Permit Application No. MVP-2024-00499-EMN

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 prospectus. Interested parties can find a copy of the full prospectus on the [RIBITS](#) website or by emailing eric.m.norton@usace.army.mil.

SUMMARY OF PROSPECTUS:

The sponsor is proposing to develop the Potomac Marsh Wetland Mitigation Bank. The proposed bank site is approximately 55 acres in size, including upland buffer areas. The sponsor intends to restore 2.1 acres of shallow marsh, 16.9 acres of fresh wet meadow, 3.9 acres of hardwood swamp, and 22.5 acres of upland buffer within the property. In addition, the sponsor is proposing to preserve 7.2 acres of upland prairie and upland forest. The sponsor is proposing to restore these wetland communities by filling ditches to restore wetland hydrology and establishing native vegetation by installing native seed mixes in the wetland and upland communities.

SPONSOR: Jake Jensen
14551 Lake Drive
Columbus, Minnesota 55025

AGENT: John Smyth
Stantec Consulting Services, Inc.
One Carlson Parkway
Suite 100
Plymouth, Minnesota 55447

LOCATION: The project area is located on the southwest side of the intersection of 153rd Avenue NE and Potomac Street NE in Section 21, Township 32N, Range 22W;

at Latitude 45.244286 and Longitude -93.086074; in the City of Columbus, Anoka County, Minnesota.

COORDINATION WITH RESOURCE AGENCIES: This project has been coordinated with the following members of the Interagency Review Team (IRT) and other resource agencies at the draft prospectus review phase: Board of Water and Soil Resources (BWSR), Minnesota Department of Natural Resources (MDNR), U.S. Environmental Protection Agency (EPA), and the Federal Aviation Administration (FAA).

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.

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 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

eric.m.norton@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:

Regulatory Division
St. Paul District Corps of Engineers
2926 Post Road, Suite B
Stevens Point, Wisconsin 54481

IF YOU HAVE QUESTIONS ABOUT THE PROJECT, contact Eric Norton at the Stevens Point Field Office at (715) 308-6898.

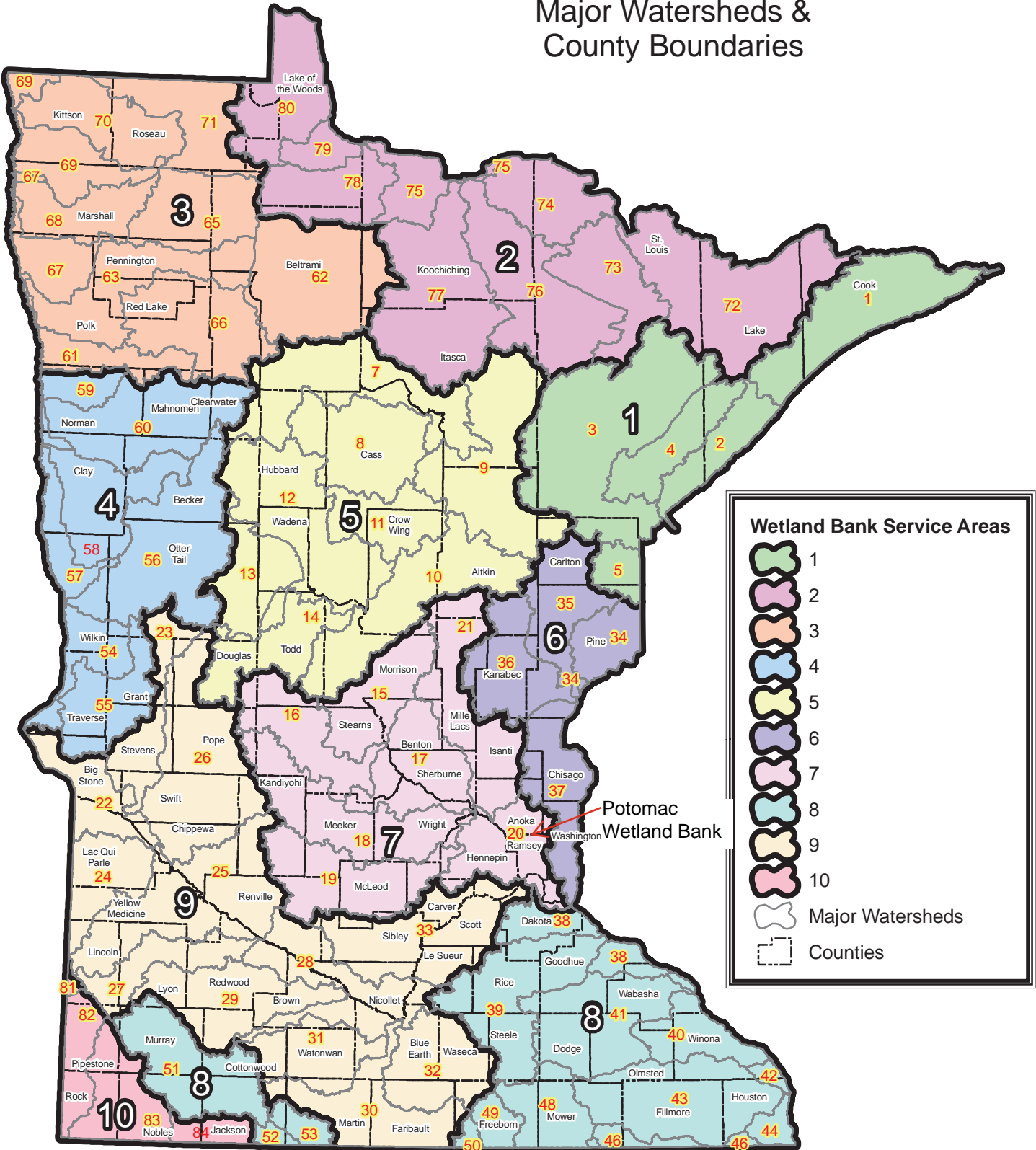
To receive Public Notice notifications, go to:
<https://www.mvp.usace.army.mil/Contact/RSS/> and subscribe to the RSS Feed for which you would like to receive Public Notices.

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: Potomac Marsh Wetland Bank Project Figures

Wetland Bank Service Areas

With
Major Watersheds &
County Boundaries

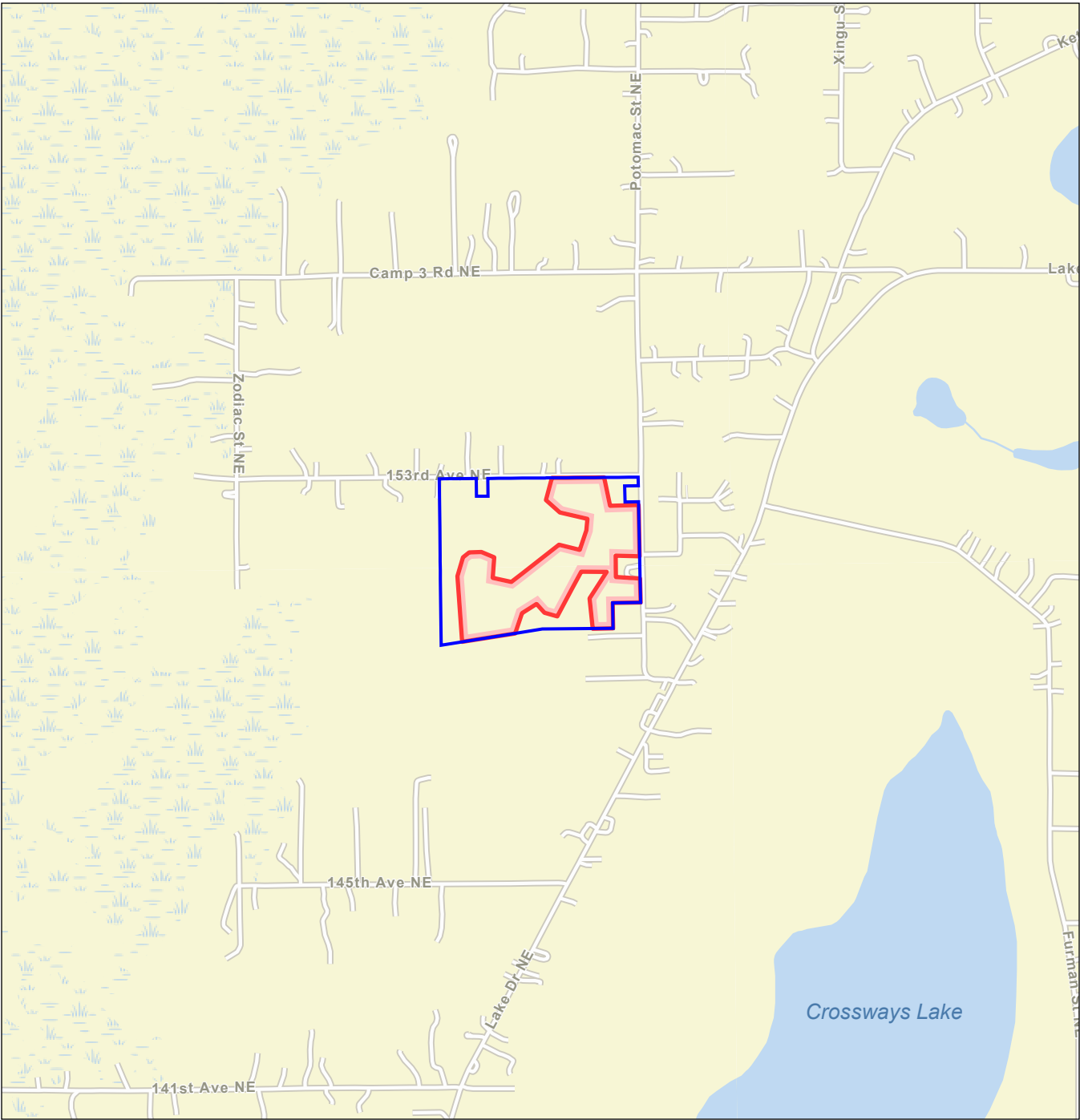


Client/Project
Jake Jensen
Potomac Marsh Wetland Bank

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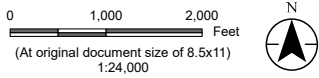
Figure No. 5
Major Watershed Boundaries

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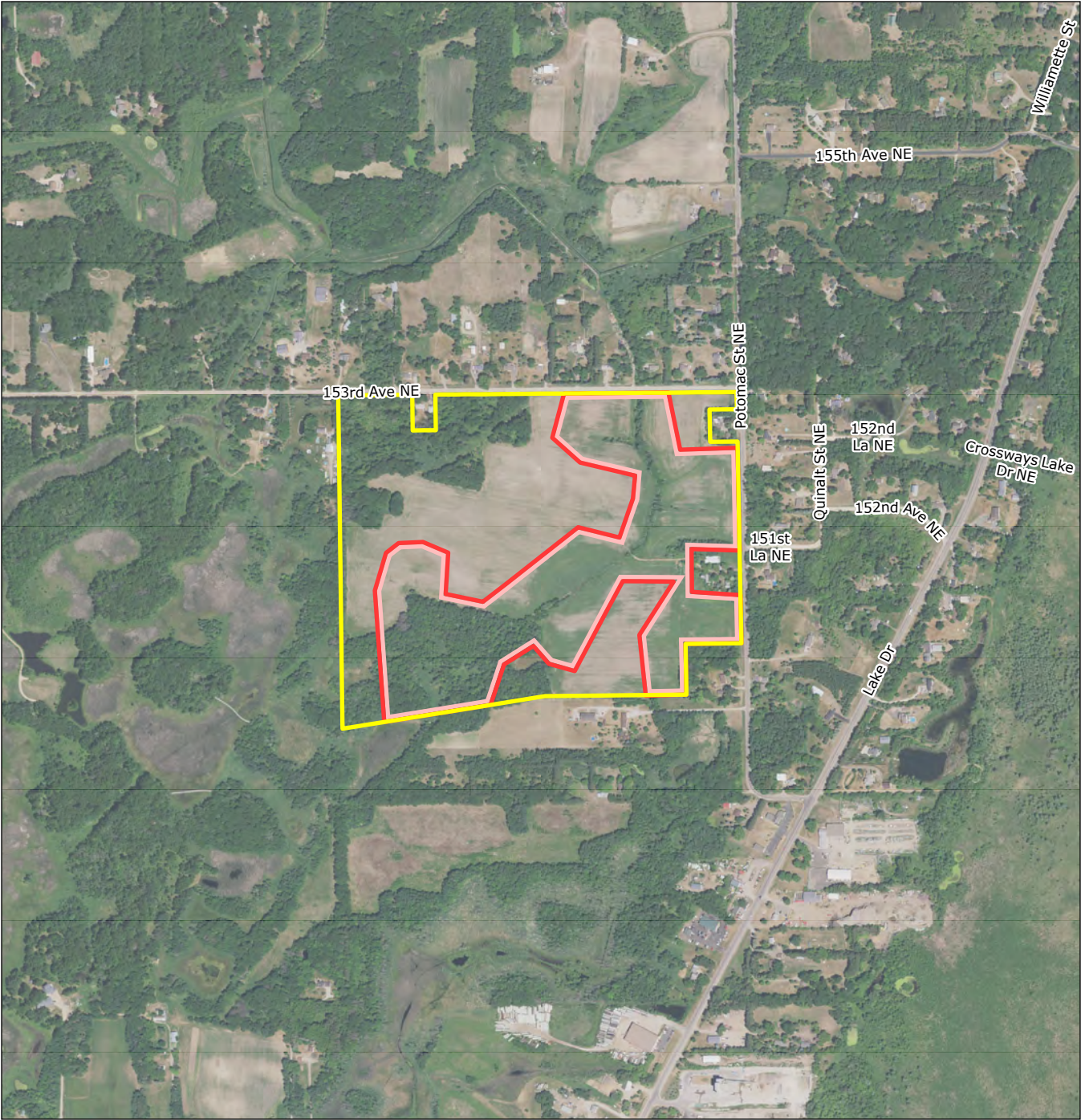
Notes
1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
2. Data Sources: Stantec, NADS, USGS
3. Background: Esri Street Map

Legend
 Wetland Bank Sponsor Parcel
 Potential Easement Boundary

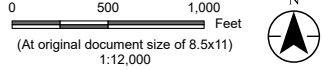


Project Location
T32N, R22W, S21
C. of Columbus, Anoka Co., MN
Client/Project
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Potomac Marsh Wetland Bank
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Figure No.
1
Title
Project Location



- Legend**
- Wetland Bank Sponsor Parcel
 - Potential Easement Boundary



Project Location
T32N, R22W, S21
C. of Columbus, Anoka Co., MN

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Potomac Marsh Wetland Bank

Prepared by BS on 2025-05-22

193806943

Notes

1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
2. Data Sources: Stantec, NADS, USGS
3. Background: 2021 NAIP

Figure No.
2

Title
Land Use Map

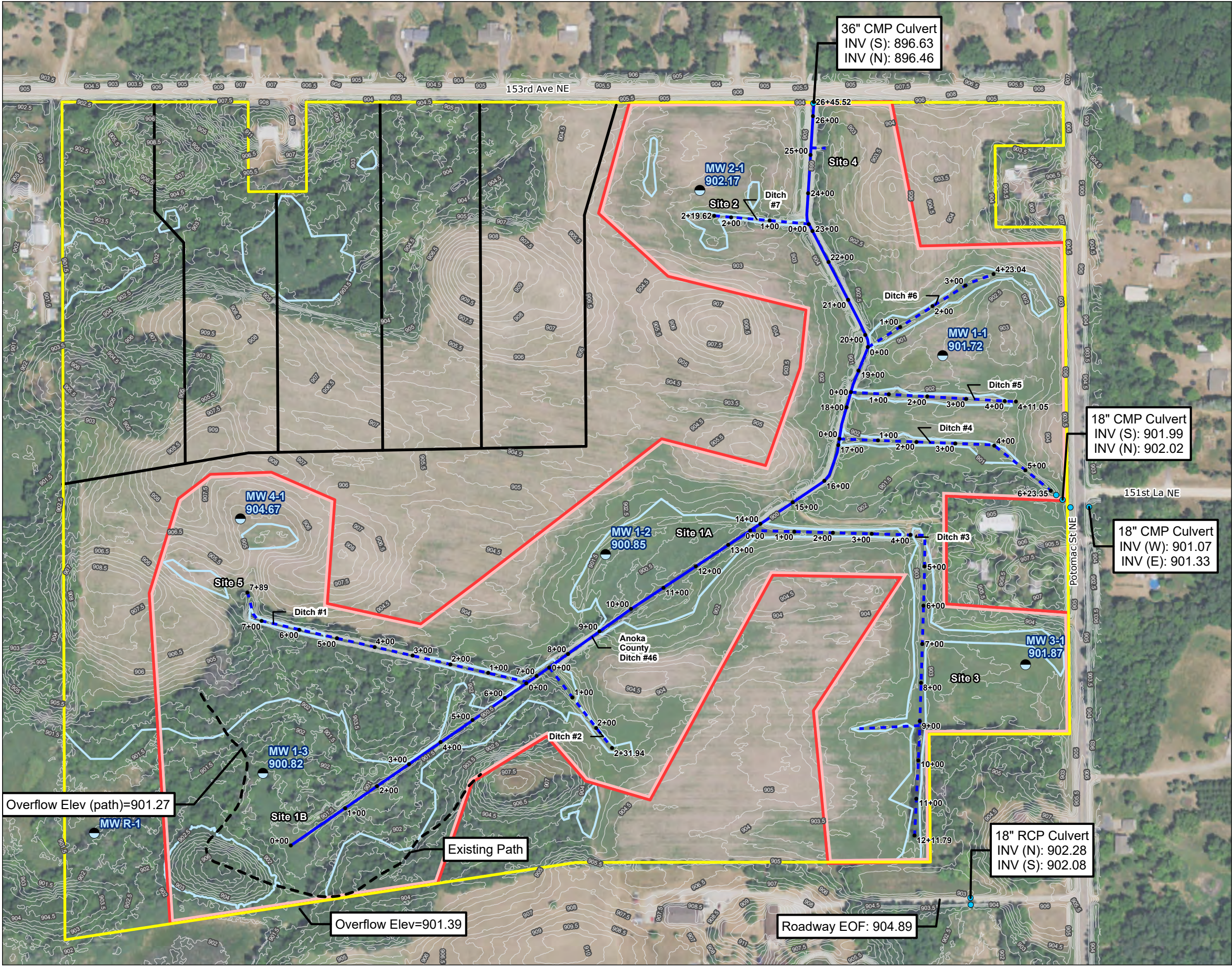


Figure No.
3

Title
Existing Conditions - Topography, Ditches, Culverts, Delineated Wetlands

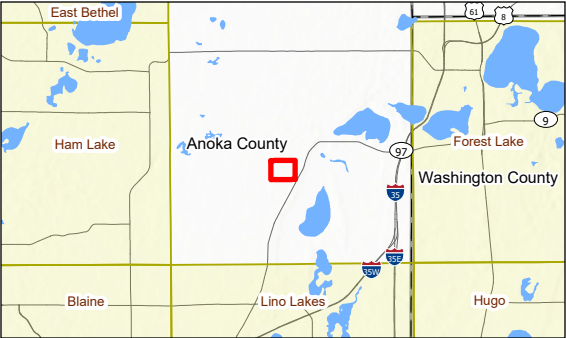
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Project Location
T32N, R22W, S21
C. of Columbus, Anoka Co., MN

Prepared by KJM on 2025-05-08



- Legend
- Wetland Bank Sponsor Parcel
 - Potential Easement Boundary
 - Delineated Wetland Boundary
 - Half-Foot Lidar Contour
 - Future Parcel Boundary
 - Main Ditch (Anoka Co. Ditch #46)
 - Lateral Ditch (Private)
 - Approximate Path
 - Monitoring Well Location
 - Ditch Stations
 - Culvert



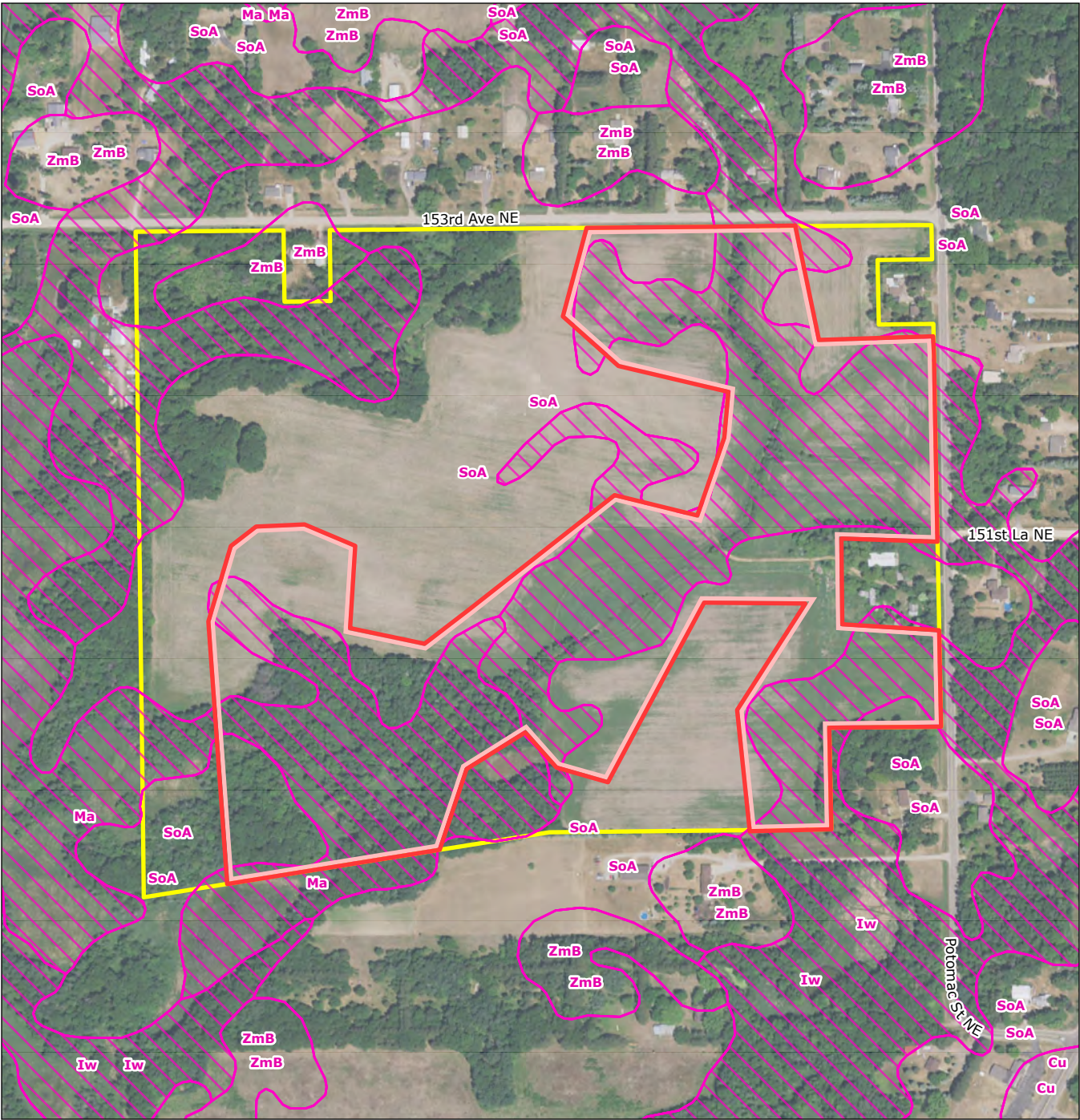
Notes

- Coordinate System: NAD 1983 HARN Adj MN Anoka Feet
- Data Sources: Stantec, NADS, USGS, MnGeo
- Background: 2021 NAIP



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Notes
1. Coordinate System: NAD 1983 StatePlane
Minnesota South FIPS 2203 Feet
2. Data Sources: Stantec, NADS, USGS
3. Background: 2021 NAIP

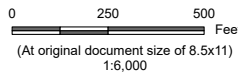
Legend

- Wetland Bank Sponsor Parcel
- Potential Easement Boundary

NRCS Soil Survey Data

Hydric Soil Rating

- Predominantly Hydric Soil
- Partially Hydric Soil
- Non-Hydric Soil



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Figure No.

4

Title

Web Soil Survey Map

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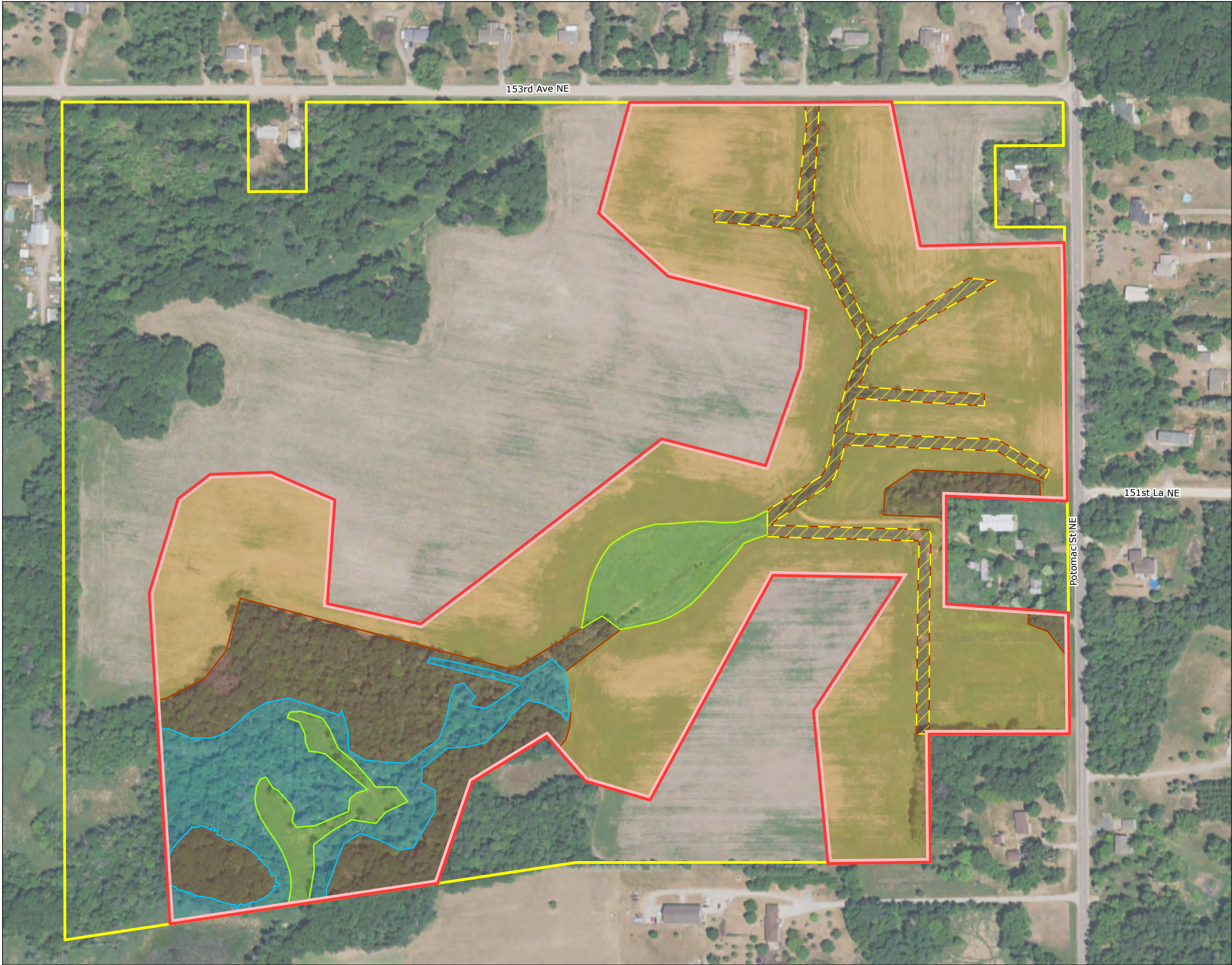


Figure No.
6

Title
Existing Conditions Vegetation Map

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Potomac Marsh Wetland Bank

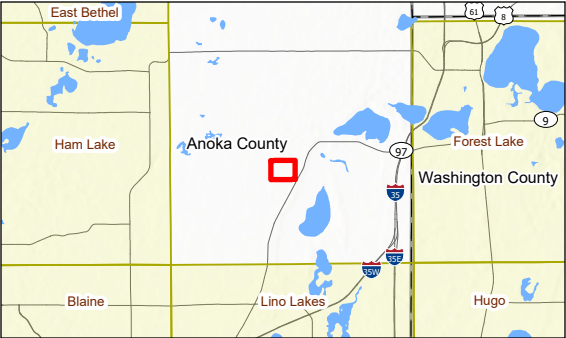
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Project Location
T32N, R22W, S21
C. of Columbus, Anoka Co., MN

Prepared by BS on 2025-03-11



- Legend
- Wetland Bank Sponsor Parcel
 - Potential Easement Boundary
 - Existing Communities
 - Ditches and Adjacent Spoil Piles
 - Seasonally Flooded Woodland
 - Upland Woodland
 - Wet Meadow
 - Corn



Notes

1. Coordinate System: NAD 1983 HARN Adj MN Anoka Feet
2. Data Sources: Stantec, NADS, USGS, MnrGeo
3. Background: 2021 NAIP



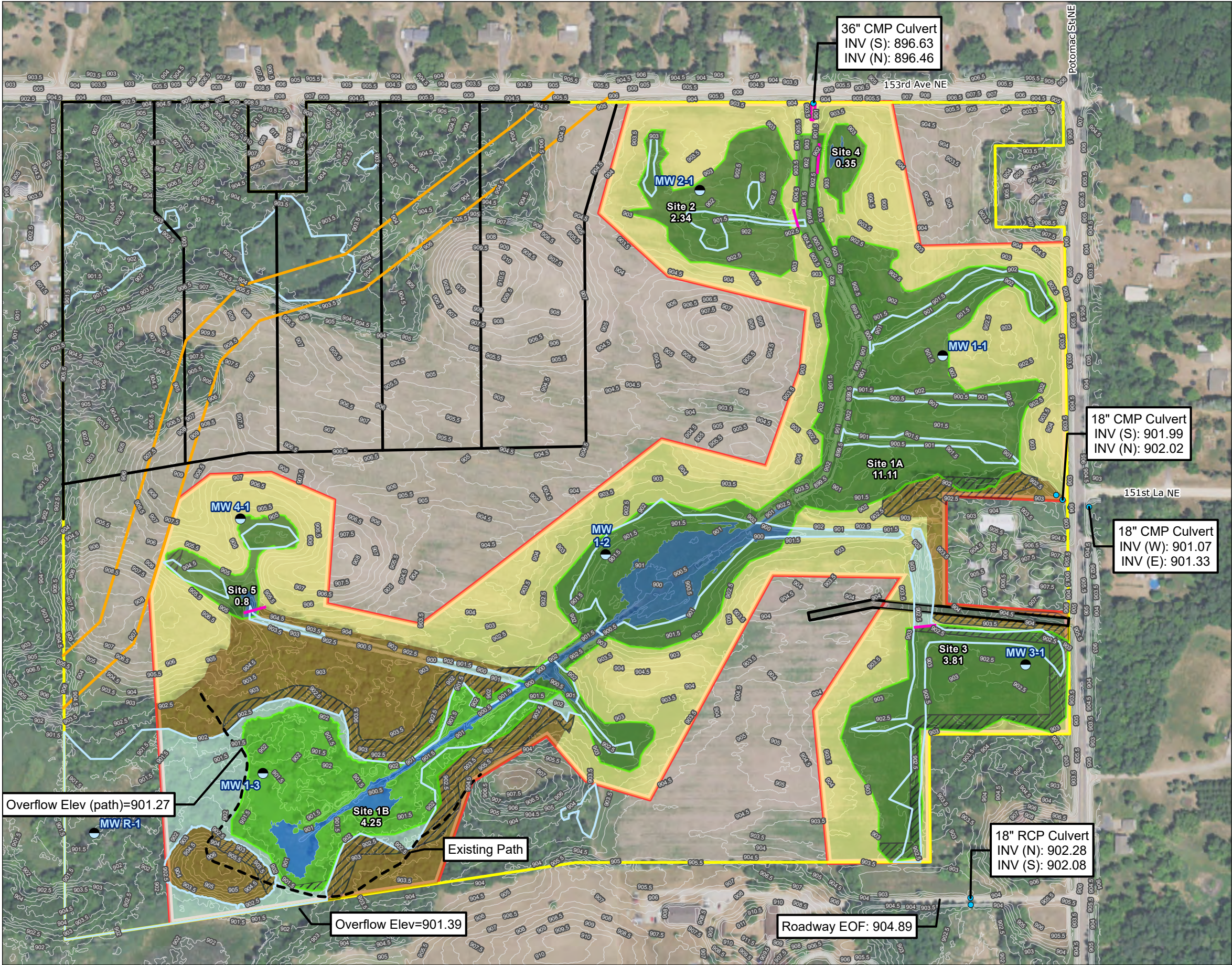


Figure No.
7

Title
Credit Allocation and Proposed Communities

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Potomac Marsh Wetland Bank

Project Location
T32N, R22W, S21
C. of Columbus, Anoka Co., MN

Prepared by BS on 2025-03-11



- Legend
- Wetland Bank Sponsor Parcel
 - Potential Easement Boundary
 - Proposed Driveway
 - Delineated Wetland Boundary
 - Restored Wetland Boundary
- Proposed Communities
- A** Shallow Marsh (CFC): 1.5 Ac.
 - B** Shallow Marsh (Rehabilitation - Subp. 4B): 0.6 Ac.
 - C** Wet Meadow (CFC): 15.8 Ac.
 - D** Wet Meadow (CFC) Reduced Credit: 1.1 Ac.
 - E** Hardwood Swamp (Rehabilitation - Subp. 2): 3.6 Ac.
 - F** Hardwood Swamp (Rehabilitation) Reduced Credit: 0.03
 - G** Upland Buffer - Prairie (Subp. 2): 22.0 Ac.
 - H** Upland Buffer - Woodland Preserved (RCWD): 5.2 Ac.
 - I** Upland Buffer - Woodland Preserved (Subp. 2): 2.5 Ac.
 - J** Existing Wetland (Not Restored): 2.7 Ac.
- Half-Foot Lidar Contour
 - Proposed Spillway
 - Underground Gasline
 - Future Parcel Boundary Approximate
 - Path
 - Monitoring Well Location
 - Culvert

Notes

- Coordinate System: NAD 1983 HARN Adj MN Anoka Feet
- Data Sources: Stantec, NADS, USGS, MnGeo
- Background: 2021 NAIP



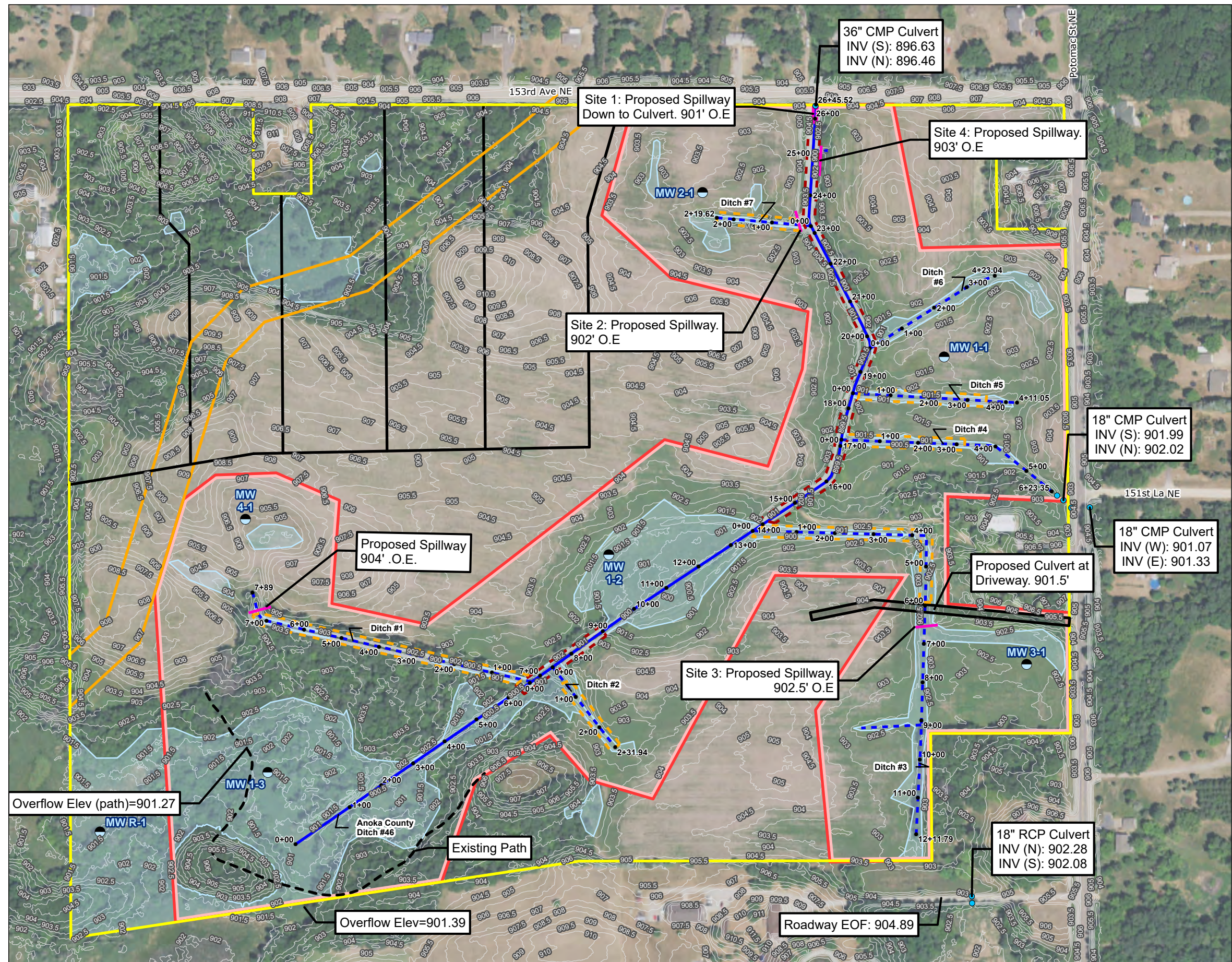


Figure No.

8

Concept Plan

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Potomac Marsh Wetland Bank

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












Project Location
T32N, R22W, S21
C. of Columbus, Anoka Co., MN

Prepared by BS on 2025-03-11



0 130 260 Feet
(At original document size of 11x17)
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Legend

-  Wetland Bank Sponsor Parcel
-  Potential Easement Boundary
-  Delineated Wetland Boundary
-  Proposed Driveway
-  Ditch Fill
-  Remove Ditch Spoil to 901' Elevation
and Fill Ditch to 901' Elevation
-  Half-Foot Lidar Contour
-  Proposed Spillway
-  Underground Gasline
-  Future Parcel Boundary
-  Main Ditch (Anoka Co. Ditch #46)
-  Lateral Ditch (Private)
-  Approximate Path
-  Monitoring Well Location
-  Ditch Stations
-  Culvert



Notes

- Notes**
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