



**US Army Corps
of Engineers**
St Paul District

SPONSOR: Ryan Lanners

Public Notice

ISSUED: May 15, 2025

EXPIRES: June 14, 2025

REFER TO: MVP-2024-00423-EMN

SECTION: 404 - Clean Water Act

1. WETLAND COMPENSATORY MITIGATION BANK PROPOSAL

2. SPECIFIC INFORMATION

SPONSOR'S ADDRESS: Ryan Lanners
18603 83rd Street
Royalton, MN 56373

SPONSOR'S AGENT Darren Hungness
Interstate Engineering
509 22nd Avenue, Suite 102
Alexandria, MN 56308

PROJECT LOCATION: The project site is located in Section 26, Township 39 North, Range 29 West, Morrison County, Minnesota. The approximate center coordinates are Latitude 45.851033, Longitude -93.911858.

BANK SERVICE AREA: The proposed bank service area is BSA 7.

DESCRIPTION OF PROJECT: The sponsor is proposing to develop the Lanners Wetland Bank. The proposed bank site is approximately 44.1 acres in size, including upland buffer areas.

NEED AND OBJECTIVE OF PROJECT: The proposed mitigation bank project is in BSA 7, which has approximately 23 counties located wholly or partially within its boundaries. The sponsor states that there are currently 36 approved mitigation banks within BSA 7. Twenty-six have federal and state credits available and ten (four are agricultural banks) have State-only credits available. Sixteen of the 26 banks with federal and state credits have less than two credits available. Population centers such as St. Cloud, Hutchinson, Monticello, Rogers, Albertville-St. Michael, and a portion of the Twin Cities metro area are included in BSA 7. These areas are rapidly developing, and future wetland impacts are anticipated which could require compensatory mitigation indicating a future need for bank credits.

The objective of the mitigation bank project is to restore a functioning, self-sustaining wetland complex with associated upland areas. This objective would be accomplished by disabling the existing private ditch system to restore wetland hydrology to the project site. Native vegetation would be established to restore a sedge meadow wetland community in the organic soils.

ESTABLISHMENT, OPERATION AND MANAGEMENT: The sponsor intends to restore 37 acres of sedge meadow and fresh wet meadow via wetland re-establishment and rehabilitation and establish 7 acres of native prairie in upland within the proposed mitigation bank. The property is bisected by a main ditch that runs south to north from 61st Street to B1 CD16 (public drainage ditch). There are three laterals that drain into the main ditch from the west and two that drain into the main ditch from the east. The sponsor states that there does not appear to be sufficient spoil banks left along the

ditches to provide a source of fill for the ditch plugs and fills. However, there is suitable fill material into uplands that could be borrowed to complete this work. The sponsor is proposing to install ditch plugs and some ditch fills to restore wetland hydrology and use state approved seed mixes to establish native vegetation in the wetland and upland communities. The sponsor will actively manage vegetation during the monitoring period and anticipates vegetation management once the mitigation bank meets all performance standards and enters long-term management.

OWNERSHIP AND LONG-TERM MANAGEMENT: The established bank site would be managed by the sponsor or their successors in property ownership. The site would be adaptively managed for development of herbaceous communities dominated by native species common to the bank area. Credit sales would be tracked by sponsor and reported to the state as required by state law. The reported credit releases and sales would be tracked on both Corps and state databases using ledger data supplied by the state. By state law, long-term management of the property would be the responsibility of the landowner and the sponsor until all released credits have been debited. After all credits are debited, long-term management obligations would fall to the landowner under state law. Additional protections and management limitations would be spelled out in both a conservation easement and in an approved bank plan.

TECHNICAL FEASIBILITY AND QUALIFICATIONS: Interstate Engineering has been retained by the sponsor to develop the proposed mitigation bank project. Darren Hungness is the project manager for Interstate Engineering and has been the lead scientist on several mitigation banking projects. Other team members have experience in civil engineering, hydrologic and hydraulic analysis, mitigation and drainage projects, and surveying.

The sponsor's agent states that the proposed mitigation bank project is technically feasible because it would incorporate proven restoration techniques on the property. The restorable wetland areas on the property are part of a much larger wetland complex with organic soils indicating a water table that was historically at the surface for much of the growing season. The sponsor is proposing to disable surface drainage ditches with ditch plugs and complete ditch fills to restore wetland hydrology. The sponsor would also use state seed mixes to establish native vegetation in the wetland and upland communities. One constraint the sponsor identified is a public ditch (B1 CD16) along the northern border of the property that cannot be filled or manipulated since it provides drainage for adjacent properties.

ECOLOGICAL SUITABILITY: Historic aerial photography indicates that wetlands existed on the property prior to artificially draining the property. Based on the existing vegetation and hydric soils that are present, the target wetland communities would be sedge meadow and fresh wet meadow and mesic prairie in the upland areas on-site. The sponsor states that the restored wetlands would support the physical and chemical water quality objectives by filtering sediments and pollutants, providing nutrient storage, and wildlife habitat functions.

HYDROLOGY: The proposed mitigation bank is in a large wetland flat consisting of organic soils with low topographic relief. Water drains from south to north to the public drainage ditch before exiting the property. There is a main ditch with five ditch laterals providing artificial drainage within the property. The sponsor is proposing to install ditch plugs and fills within these laterals and the main ditch to restore wetland hydrology within the proposed mitigation bank. In addition, there is a public ditch (B1 CD16) bordering the northern edge of the property that cannot be altered and would have some lateral effect within this portion of the proposed mitigation bank. The sponsor is not aware of any additional drainage rights or easements.

CURRENT LAND USES: The majority of the proposed mitigation bank has been an active sod farm in recent years; prior to that it was in a crop rotation for years. Adjacent land uses consist of agricultural

land, fallow land, woodlots, wetlands, and rural farmsteads. The Adams WMA is 3 miles northeast and the Graham WMA is 5 miles to the southwest. There are several RIM easements within 3 miles of the proposed bank. There is a gas pipeline easement owned by Viking Gas Transmission Company that travels northwest to southeast across the southwest corner of the property and will be excluded from the proposed mitigation bank.

COORDINATION WITH RESOURCE AGENCIES: This project has not been coordinated with any of the Interagency Review Team (IRT) members to date, but our agency is soliciting IRT comments on the proposed bank site through this public notice.

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

None were identified by the bank sponsor or are known to exist in the action area. However, Morrison County is within the known historic range for the following Federally-listed species.

Whooping Crane	Experimental Population / Non-essential
Monarch Butterfly	Proposed Threatened
Suckley's Cuckoo Bumble Bee	Proposed Endangered

This notice is being coordinated with the U.S. Fish and Wildlife Service. Any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

4. JURISDICTION

This proposal is being reviewed 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 will review information on known cultural resources and/or historic properties within and adjacent to the project area. The Corps will also consider the potential effects of the project on any properties that have yet to be identified. The results of this review and the Corps' determination of effect will be coordinated with the State Historic Preservation Officer independent of this public notice. Any adverse effects on historic properties will be resolved 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 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.

7. REPLIES/COMMENTS

Interested parties are invited to submit to this office 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.

Regulatory Division (File No. MVP-2024-00423-EMN)

Comments received may be forwarded to the applicant. Interested parties can find a copy of the prospectus in the RIBITS Cyber Repository at the following link:

https://ribits.ops.usace.army.mil/ords/f?p=107:10:16846467377101::::P10_BANK_ID:7207

Comments can be electronically submitted at the following link

<https://rrs.usace.army.mil/rrs/public-notices> or by email to eric.m.norton@usace.army.mil

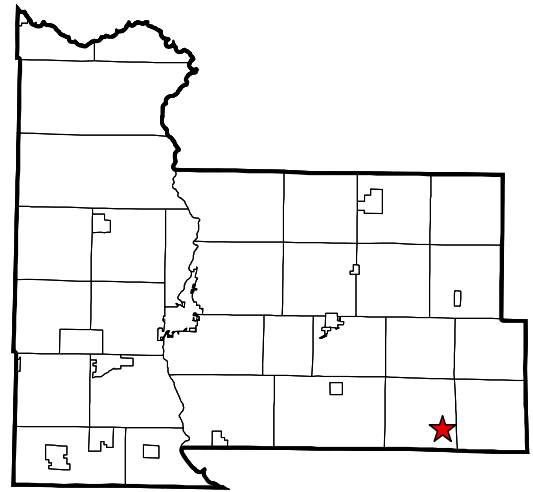
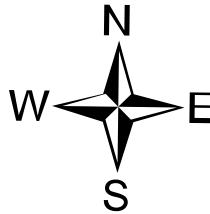
If electronic submittal is not available, commenters should address replies to:

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

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

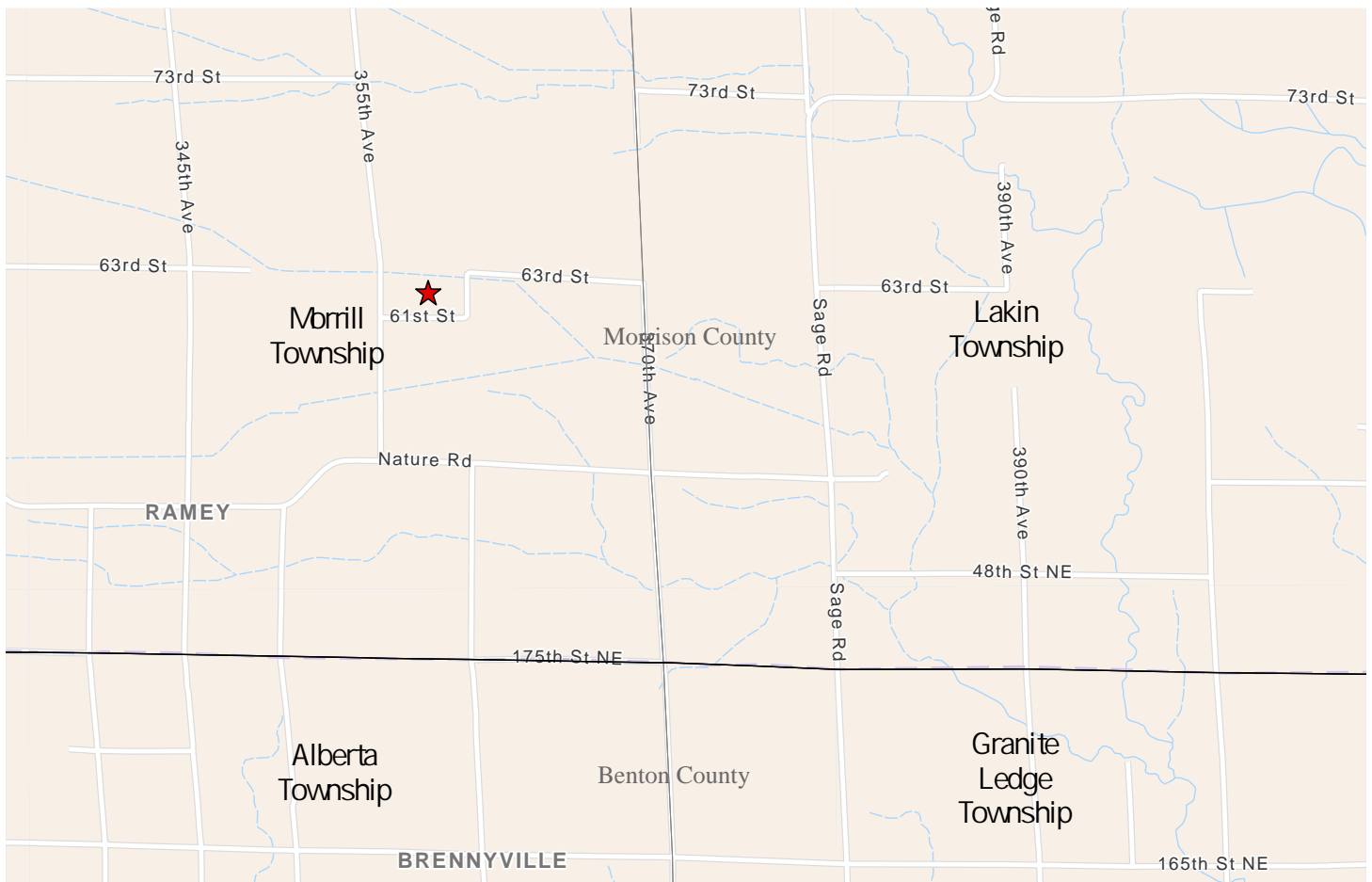
To receive Public Notice notifications, go to: <https://www.mvp.usace.army.mil/Contact/RSS/> and subscribe to the RSS Feed for which you would like to receive Public Notices.

Enclosure(s): Project Figures



Location within Morrison County

★ Project Location



Lanners Wetland Bank
 Sec 26 - T039N - R029W
 Morrison County, Minnesota

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Figure 1
Site Location Map



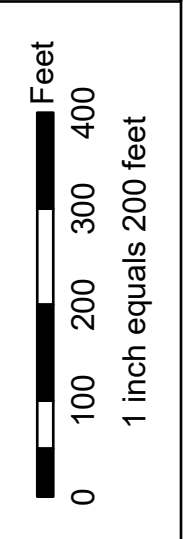
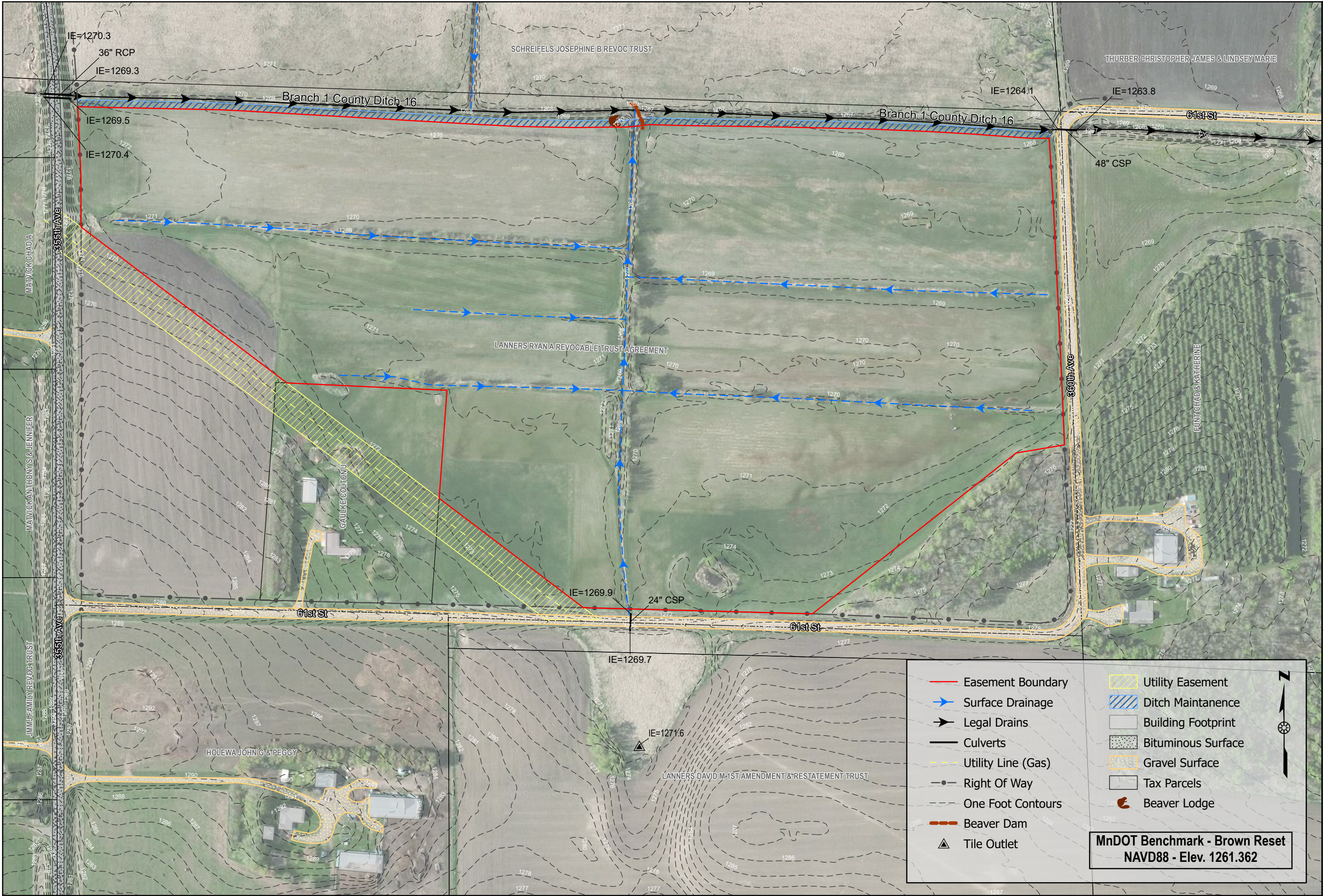
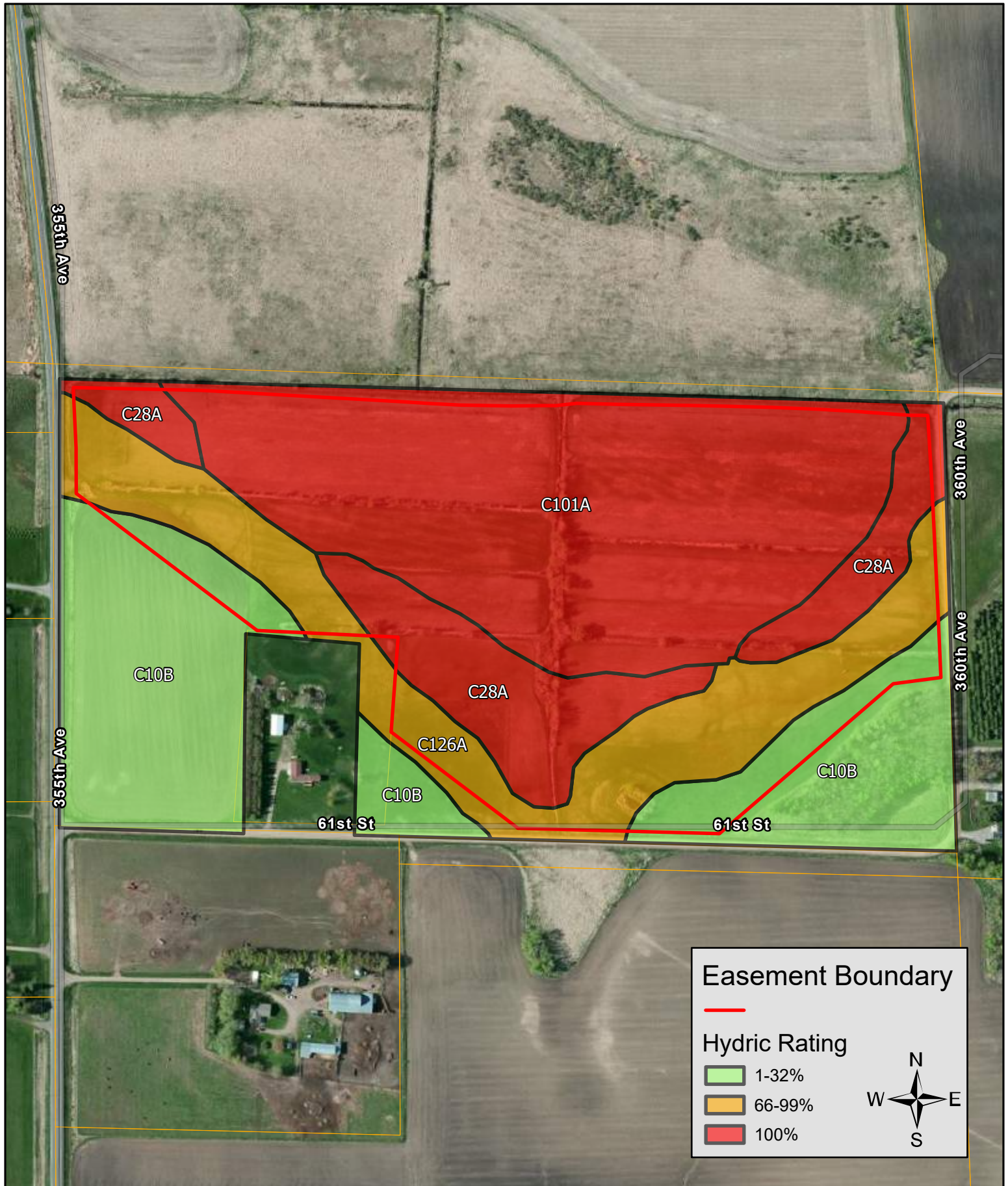


Figure 3
Existing Conditions

Lanners Wetland Bank
Sec 26 - T039N - R029W
Morrison County, Minnesota

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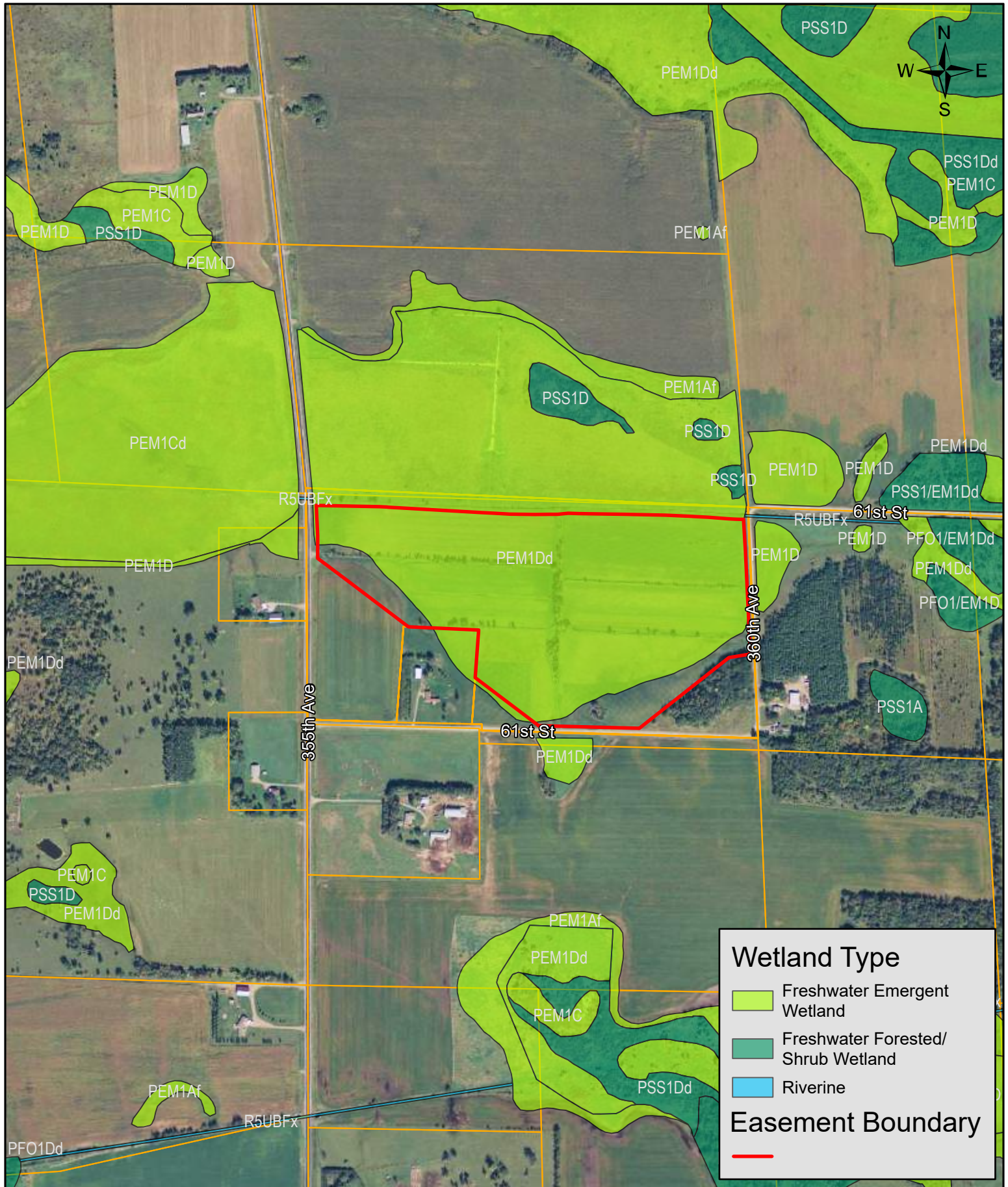


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Figure 4b
Soils Hydric Rating Map



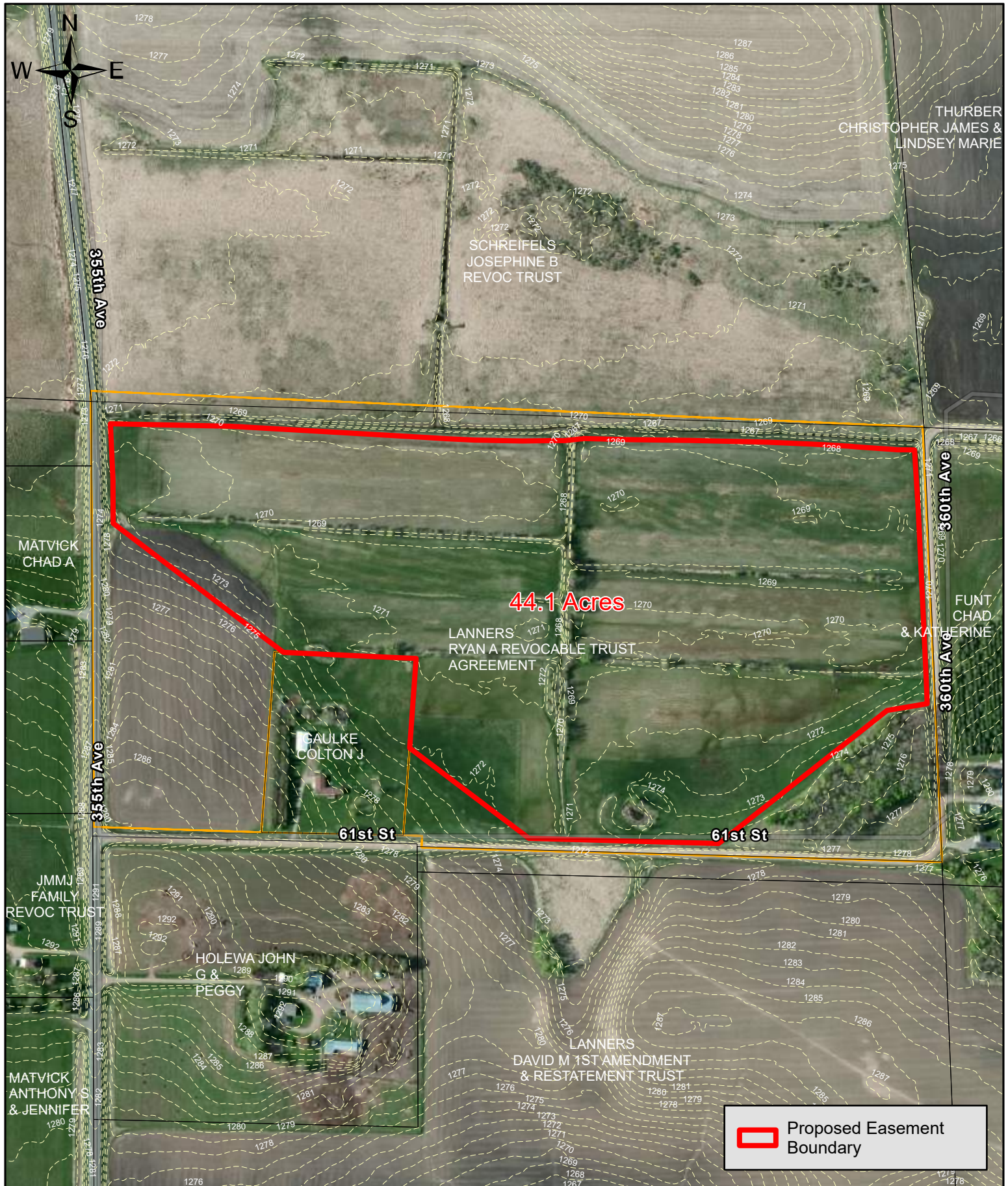


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Figure 6a
NWI Cowardin Map



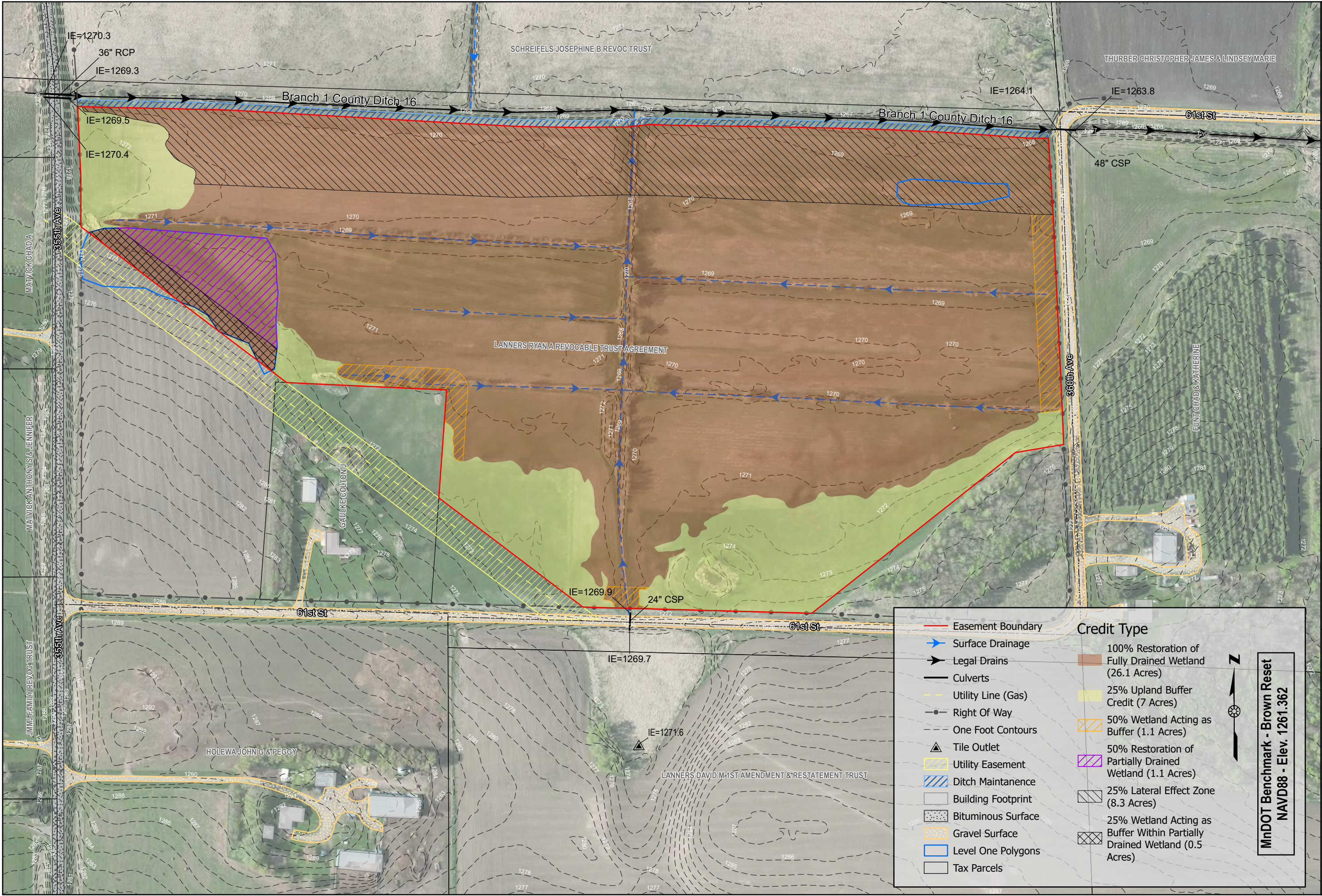


Lanners Wetland Bank
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 Morrison County, Minnesota

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Figure 7
Proposed Easement
Map





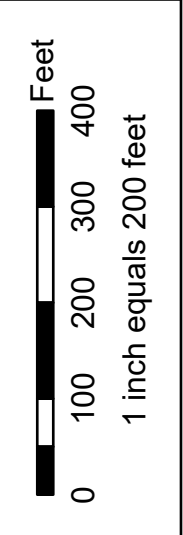
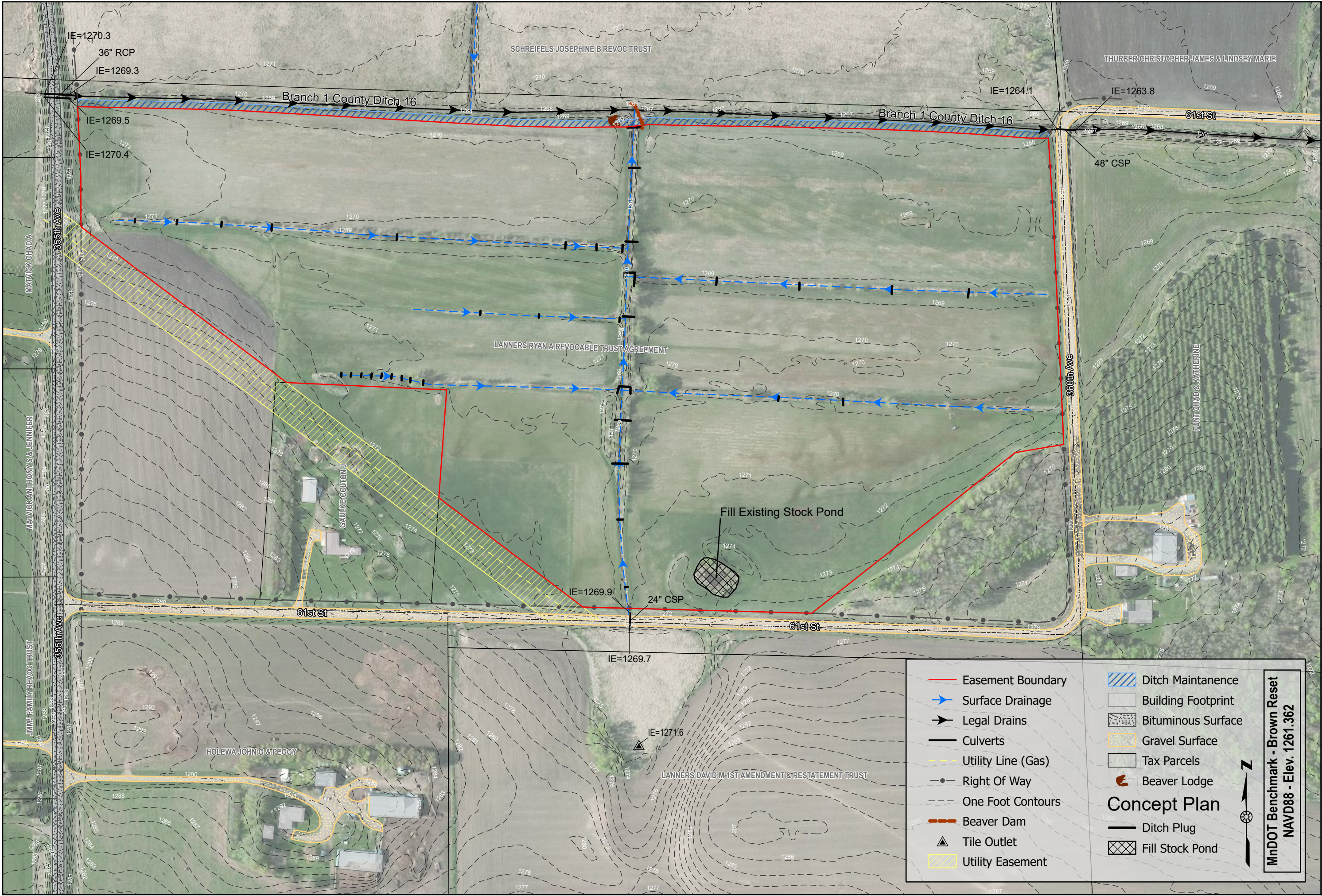
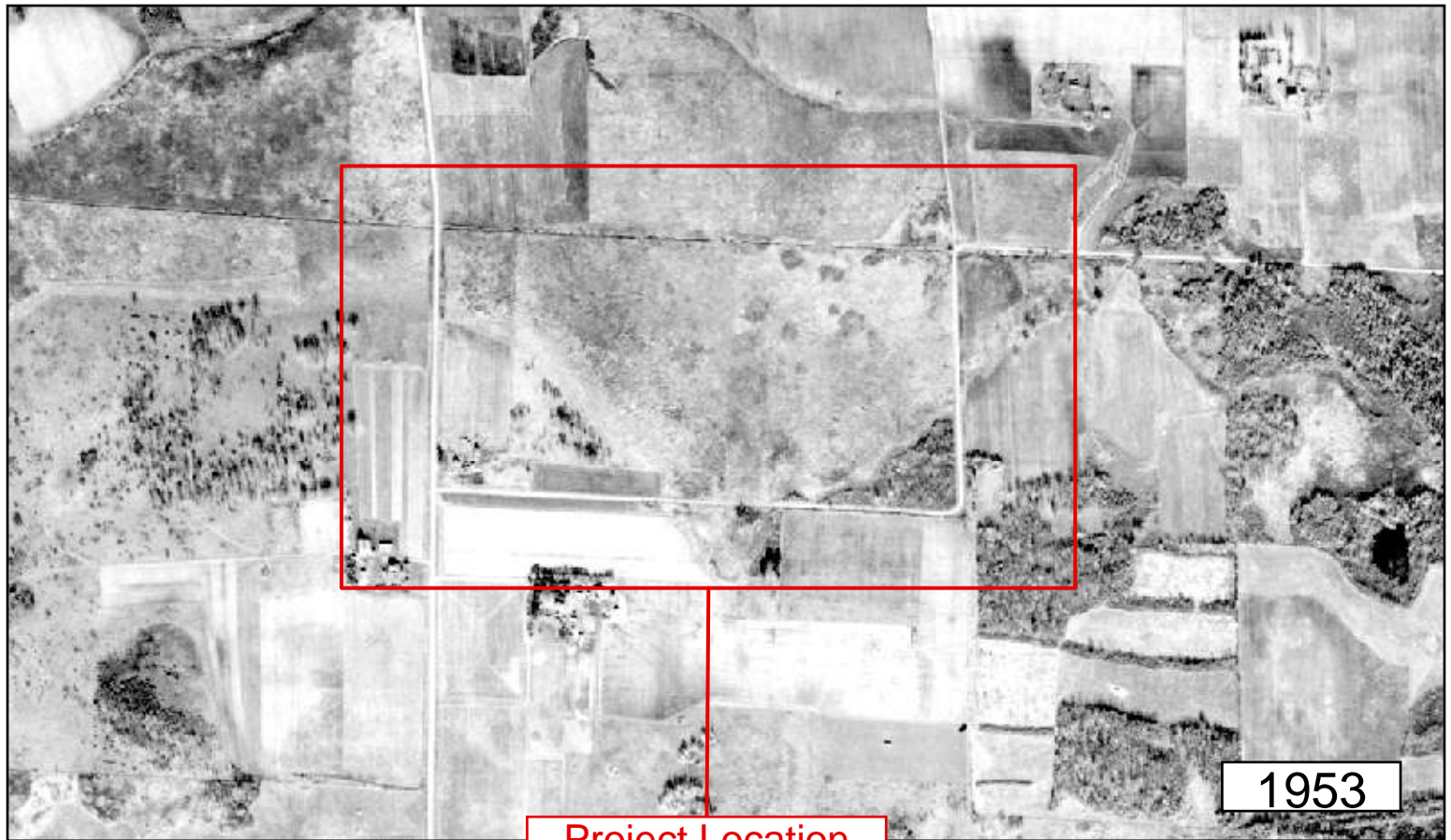


Figure 10
Concept Plan



1953

Project Location



1955

Lanners Wetland Bank
 Sec 26 - T039N - R029W
 Morrison County, Minnesota

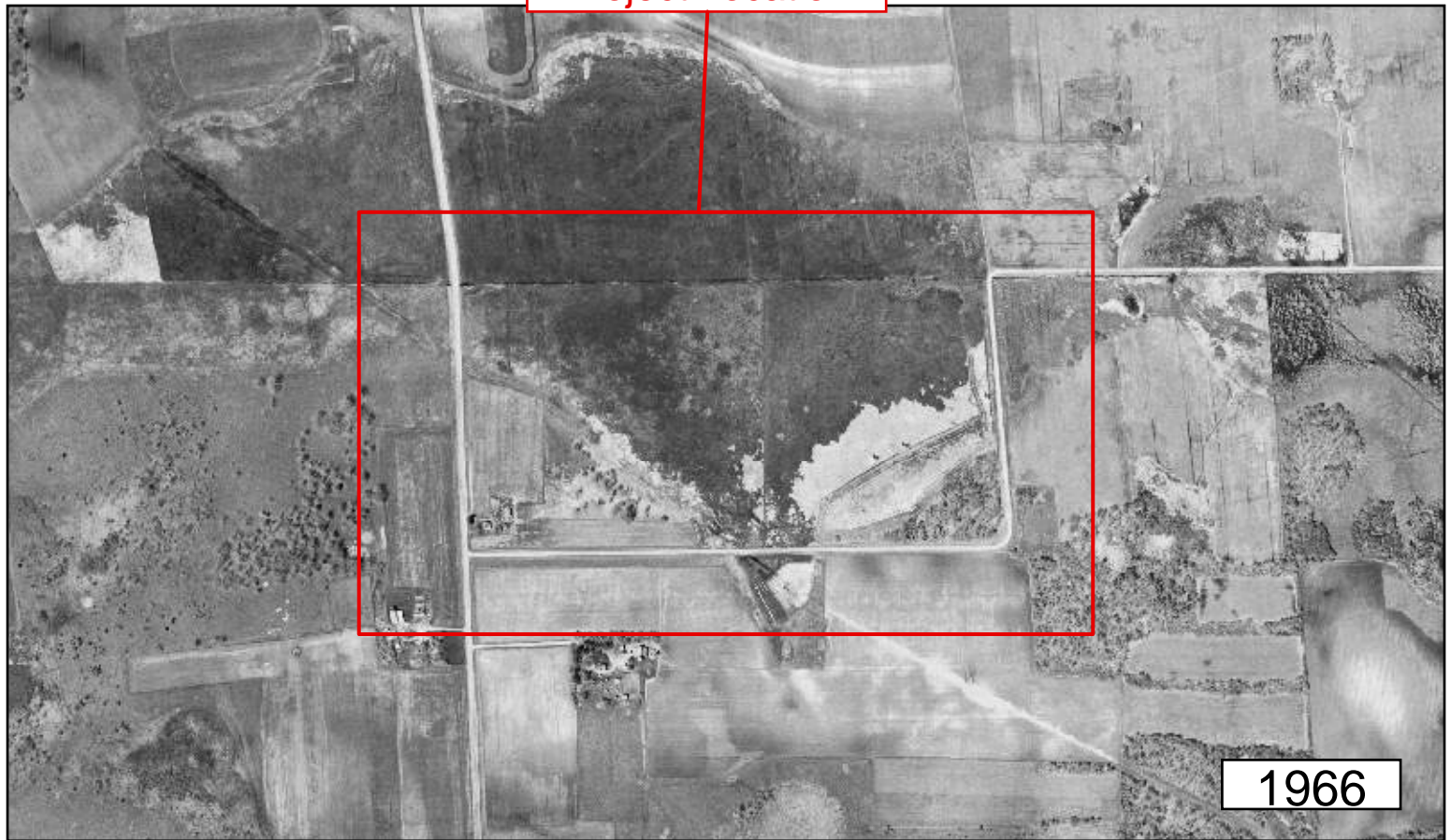
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Figure 11a
Historical Imagery





Project Location

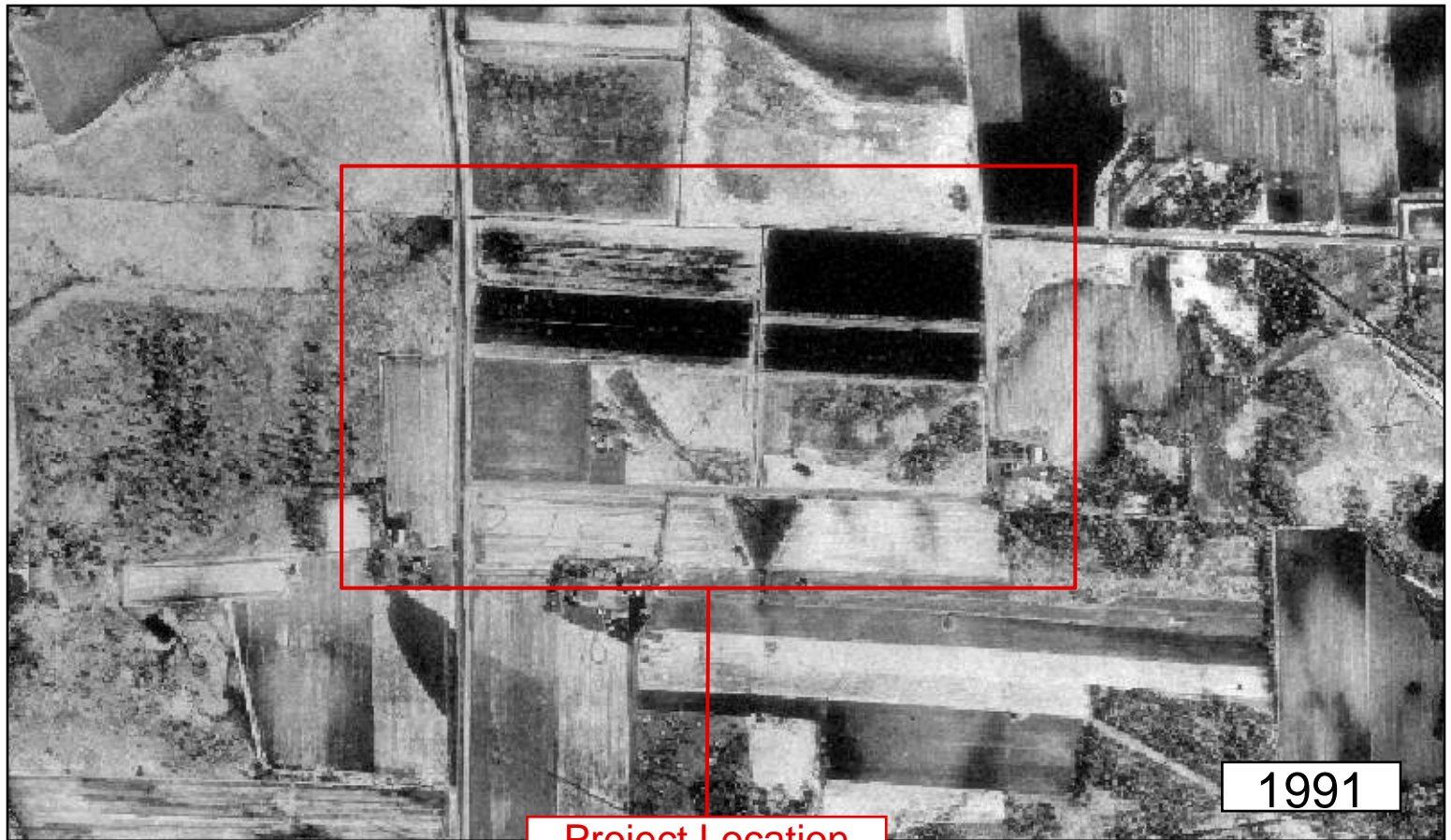


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Figure 11b
Historical Imagery





1991

Project Location



1996

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 Morrison County, Minnesota

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Figure 11c
Historical Imagery

