



US Army Corps
of Engineers
St Paul District

SPONSOR: Kevin Cohrs

Public Notice

ISSUED: October 25, 2024

EXPIRES: November 24, 2024

REFER TO: MVP-2020-00615-LED

SECTION: 404 - Clean Water Act

1. WETLAND COMPENSATORY MITIGATION BANK PROPOSAL
2. SPECIFIC INFORMATION

SPONSOR'S ADDRESS: 6468 90th Street
Glencoe, MN 55336

SPONSOR'S AGENT Stantec
c/o John Smyth
1 Carlson Parkway North
Plymouth, MN 55447

PROJECT LOCATION: The project site is located in Section 8, Township 114 North, Range 27 West, Sibley County, Minnesota. The approximate UTM coordinates are Zone 15 N 412069.886343, E 4950135.880147. Latitude: 44.699205, Longitude: -94.109855.

BANK SERVICE AREA: The proposed bank service area is the Minnesota River basin in Minnesota (Bank Service Area 9).

DESCRIPTION OF PROJECT: The sponsor proposes to develop the Cohrs Wetland Bank. The proposed bank site is approximately 105.7 acres in size, including upland buffer areas. The bank site location, baseline conditions, proposed reference wetland location, proposed vegetation community types and concept plan are shown on the enclosed figures labeled MVP-2020-00615-LED Public Notice Page 1-10 of 10. The Corps reviewed a prospectus for this project in 2021. In response to Corps comments, the sponsor has expanded and redesigned the proposed project and has submitted a revised prospectus.

NEED AND OBJECTIVE OF PROJECT: The sponsor states that there is a demonstrated need for wetland credits within the watershed and Bank Service Area 9, and that this project will also support wetland functions in the smaller Lake Severance watershed. This watershed and Bank Service area includes areas where future development and expansion will likely continue to result in wetland impacts that will require mitigation credits. The sponsor's objective for the bank is to restore 59.5 acres of wet meadow, shallow marsh and deep marsh wetland and 46.2 acres of native upland buffer. The sponsor anticipates that the restoration will result in approximately 65 credits as shown on the following table:

Map ID	Credit Action - WCA Subpart	Wetland Type (Plant Community)	Acres	% Credit	Credit Amount
A	Restoration - Cultivated Field Credit (CFC)	4 - Deep Marsh	16.4	100.0	16.4000
A	Restoration - Cultivated Field Credit (CFC)	3 - Shallow Marsh	19.1	100.0	19.1000
A	Restoration - Cultivated Field Credit (CFC)	1 - Fresh Wet Meadow	12.9	100.0	12.9000
B	Rehabilitation - 4B	3 - Shallow Marsh	5.9	40.0	2.3600
B	Rehabilitation - 4B	1 - Fresh Wet Meadow	1.3	40.0	0.5200
C	Rehabilitation - 4B	3 - Shallow Marsh	0.9	50.0	0.4500
C	Rehabilitation - 4B	2 - Fresh Wet Meadow	2.5	50.0	1.2500
	Restoration - Cultivated Field Credit (CFC)	2 - Fresh Wet Meadow	0.6	50.0	0.3000
	Rehabilitation - 4B	3 - Shallow Marsh	0.4	25.0	0.1000
	Buffer - 2	Upland	45.7	25.0	11.4250
Est. Easement:			105.7	Totals:	64.8050

ESTABLISHMENT, OPERATION AND MANAGEMENT: The majority of the site is in row crops and includes former depressional wetland basins drained by both subsurface drain tile systems and surface ditches. Those portions of the site not in row crop production include existing wetlands isolated from the historic basin by artificial embankments and wetlands enrolled in the conservation reserve program (CRP) that continue to be partially drained by an onsite ditch. The sponsor proposes to restore wetland hydrology on 59.7 acres of historically drained and partially drained wetlands by:

- Disabling private drain tile onsite;
- Filling private select ditches;
- Reestablishing overflow spillways between depressions;
- Removing onsite berms to remove the artificial basin separation;
- Rerouting and daylighting tile line to provide continued drainage to adjacent properties;
- Constructing small embankments to protect an adjacent property; and
- Constructing a small ditch to protect an adjacent property.

OWNERSHIP AND LONG-TERM MANAGEMENT: Kevin Cohrs is the fee title owner of the western portion of the bank and Joel Cohrs is the fee title owner of the eastern portion of the wetland bank. Kevin Cohrs proposes to act as the bank sponsor, responsible for the establishment, monitoring, maintenance and long-term maintenance of the site.

TECHNICAL FEASIBILITY AND QUALIFICATIONS: The bank sponsor, Kevin Cohrs, owns or will obtain an easement over the land sufficient to include all parcels under the mitigation bank. The sponsor has secured Stantec Consulting Services Inc. to aid them in implementation of the project. Stantec states that they have completed over 25 mitigation banks, including modeling, design, monitoring, site maintenance, and completion of wetland delineations.

To complete the restoration project, the sponsor would complete various restoration techniques, especially breaking tile, filling ditches, removing artificial embankments, and restoring natural overland flows. The sponsor states that this type of restoration is common on wetland bank projects and that Stantec has experience with their design on many projects. The project involves full restoration of all historic wetland basins onsite with the following exceptions and limitations due primarily to offsite impact constraints:

- The restoration of wetlands across Sites A1, A2, A4, and B have no restoration constraints, except where County Road 59 historically subdivided the drainage basin.
- The sponsor can fully restore the depressional area at Site A2 and Site C except for a small portion of Site C that historically extended offsite and whose restoration would impact the adjacent property owner. At that boundary, the sponsor proposes a small embankment to prevent offsite impacts.
- Likewise, the sponsor is not proposing to include in the conservation easement or restore the historic depression in Site A3 as breaking this tile would result in wetland restoration onto at least two other properties without large embankments and tile reroutes.

ECOLOGICAL SUITABILITY: The sponsor believes that their site investigation demonstrates that the project is suitable for restoration based on the presence of drained historic wetlands, poorly drained hydric soils, the presence of isolated wetlands that offer the ability to control invasive vegetation, a suitable and stable hydrology source, and location in the landscape. The drainage infrastructure onsite is typical of agricultural lands in the region and lends itself to straight forward restoration techniques. The sponsor states that site hydrology is groundwater driven and tied to water elevations on Severance Lake, and therefore once the tile pump is disabled and the tile, ditches and embankment are removed, the groundwater will equilibrate and stabilize, supporting wetland hydrology.

HYDROLOGY: The site includes several drainage ditch and subsurface tile networks. On the west side of the site (west of the artificial embankment), the parcel is predominantly drained by a system of subsurface tile that drains north to an existing structure with a pump station. The east side of the site is predominantly drained by 3 private ditches and an artificial embankment. The site's existing contributing drainage area is approximately 191 acres but would increase to 209 acres once the sponsor restores hydrology and reconnects the basins to its historic watershed.

CURRENT LAND USES: The proposed restoration site and adjacent properties are predominantly in row crop production. Sibley County Road 59 borders the site to the north and row crop production to the east, south and west. There are no known wells, structures, or utility lines on the property.

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

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 and no critical habitat currently exists onsite. However, Sibley County is within the known historic range for the following Federally-listed species:

Northern Long-Eared Bat	Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
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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 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 unidentified properties. The Corps will coordinate 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

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 obtain a copy of the full revised prospectus on [RIBITS](#).

Comments can be electronically submitted to leslie.e.day@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

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Leslie Day at the St. Paul District Office of the Corps, telephone number 651-290-5365.

Regulatory Branch (File No. MVP-2020-00615-LED)

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)
PN Figures 1-10

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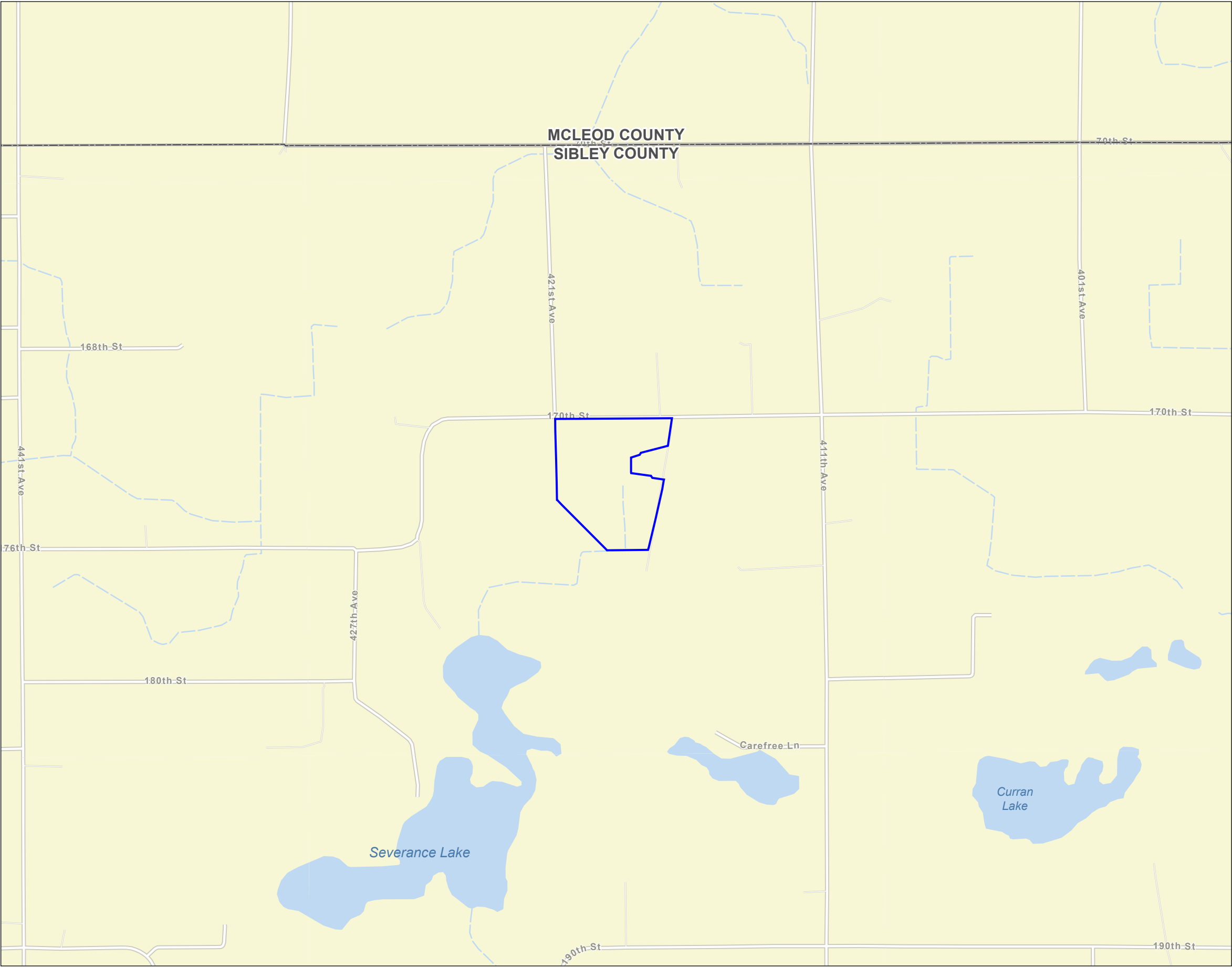


Figure No.
1

Title
Project Location

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

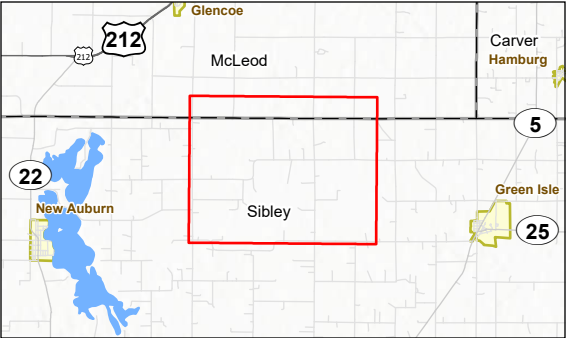
Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

Prepared by SF on 2024-08-15
TR by DG on 2024-08-15
IR by JS on 2024-09-23

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Legend
Easement Boundary



Notes
1. Coordinate System: NAD 1983 HARN Adj MN Sibley Feet
2. Data Sources Stantec, USGS, ESRI, NADS
3. Background: ESRI Street Map





Figure No.

2

Title
Land Use Map

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

27701651






Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

Prepared by SF on 2024-08-15
TR by DG on 2024-08-15
IR by JS on 2024-09-23

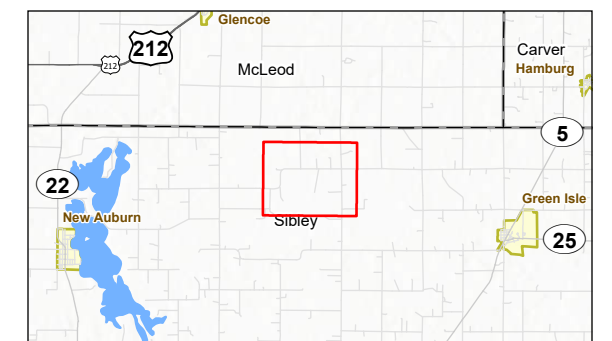


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Legend

-  Easement Boundary
 Parcel Boundary
 MN Protected/Public Waters
 DNR Protected Water
 DNR Protected Wetland*
 DNR Protected Watercourse*

*No features within data frame



Notes

- Notes**
1. Coordinate System: NAD 1983 HARN Adj MN Sibley Feet
 2. Data Sources Stantec, USGS, ESRI, NADS, MDNR
 3. Background: NAIP 2021



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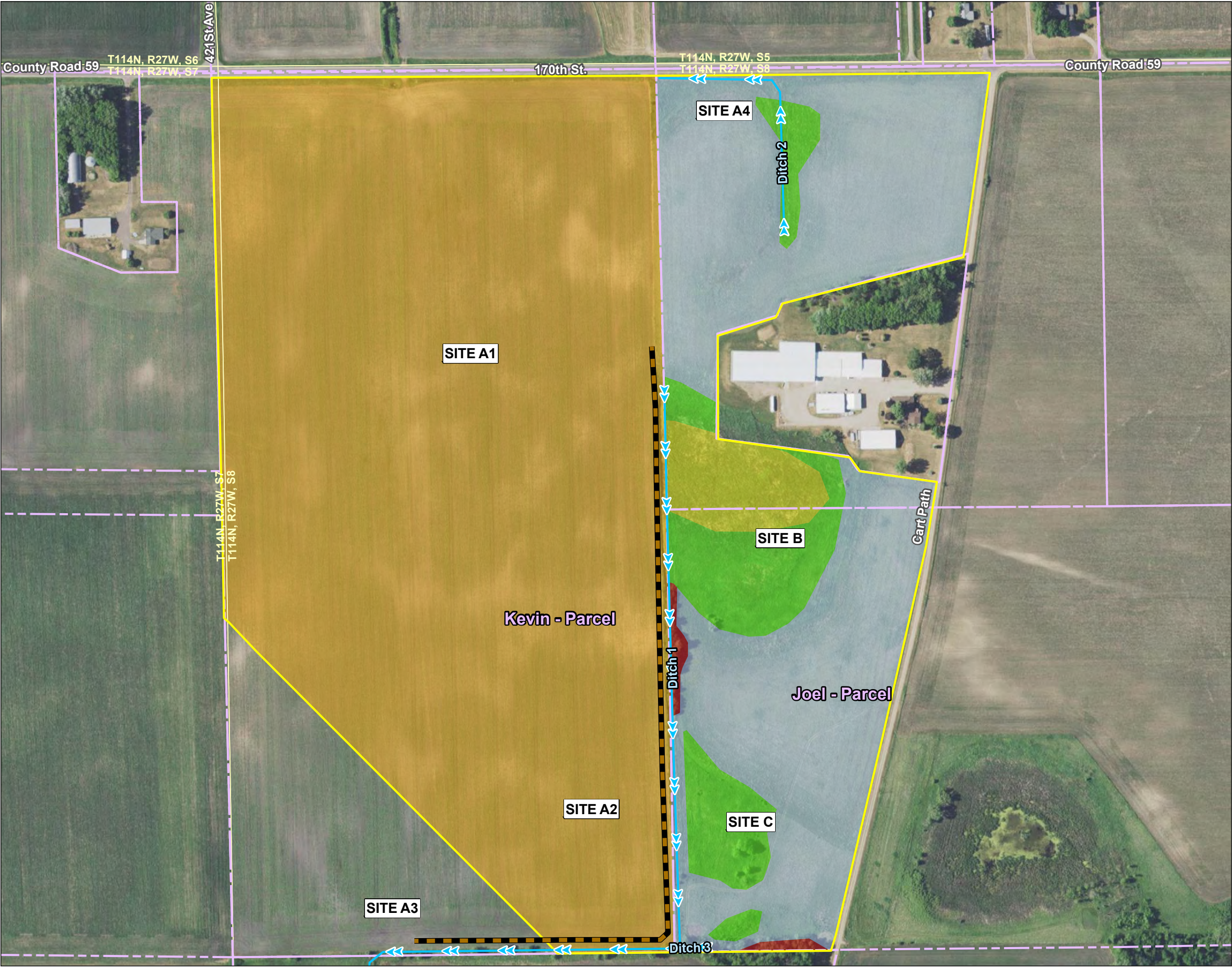
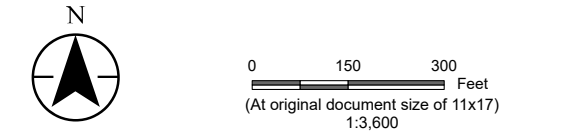


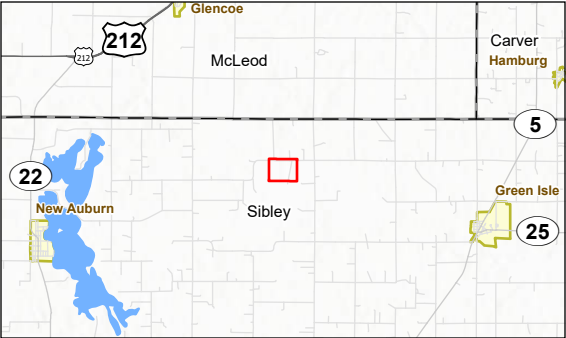
Figure No.
3
Title
Existing Conditions - Vegetation

Client/Project
Kevin Cohrs
Cohrs Wetland Bank
227701651

Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN
Prepared by SF on 2024-08-15
TR by DG on 2024-08-15
IR by JS on 2024-10-09



- Legend
- Easement Boundary (105.73 Ac.)
 - Existing Surface Drainage
 - Existing Berm
 - Half Foot Contour
 - Five Foot Contour
 - Parcel Boundary
 - Wet Meadow
 - Woods
 - Emergent
 - Corn
 - CRP Prairie



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



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Figure No.

6.1

Title

Existing Conditions - Topography and Existing Watersheds

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

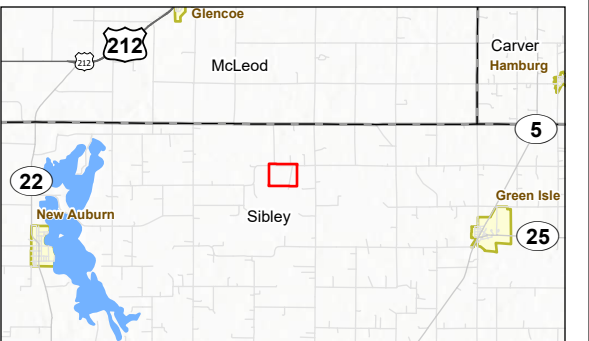
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TR by DG on 2024-08-15
IR by JS on 2024-10-07



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Legend

- Easement Boundary (105.7 Ac.)
- Existing Pump
- Ditch or Culvert Point
- Approximate Tile Line
- Existing Surface Drainage
- Existing Berm
- Half Foot Contour
- Five Foot Contour
- Parcel Boundary
- Existing Watershed 2024 Sub-surface
- Existing Watershed 2024 Surface



Notes

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



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Figure No.

6.2

Title

Existing Conditions - Topography and Proposed Watersheds

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

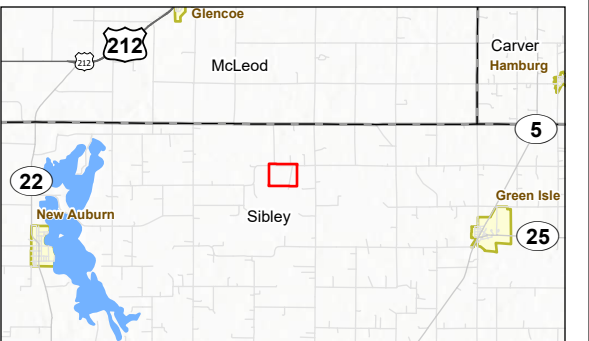
Prepared by SF on 2024-08-15
TR by DG on 2024-08-15
IR by JS on 2024-10-07



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Legend

- Easement Boundary (105.73 Ac.)
- Existing Pump
- Ditch or Culvert Point
- Approximate Tile Line
- Existing Surface Drainage
- Existing Berm
- Half Foot Contour
- Five Foot Contour
- Parcel Boundary
- Proposed Watershed 2024 Sub-surface
- Proposed Watershed 2024 Surface



Notes

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



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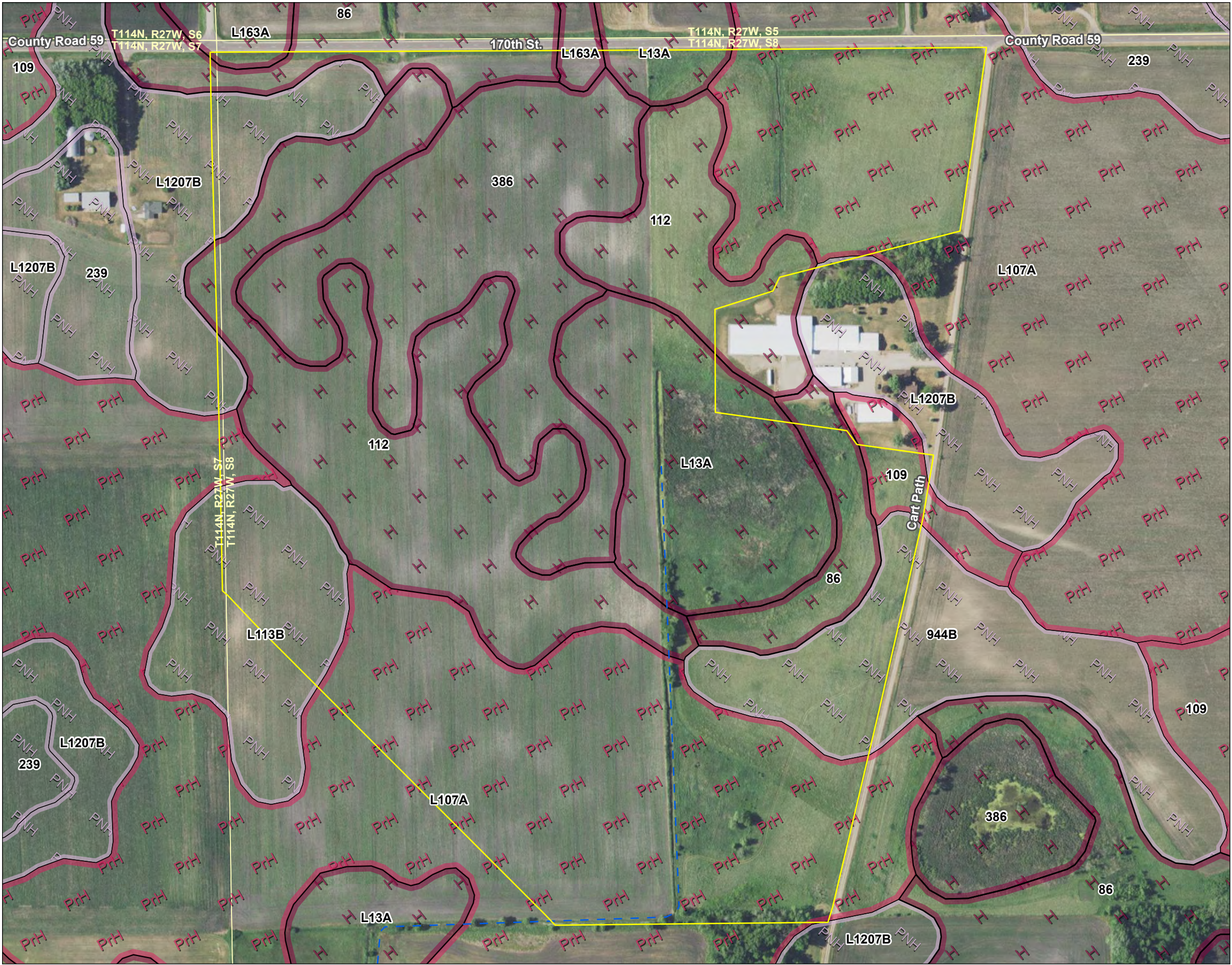


Figure No.
8

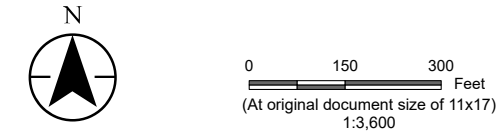
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**NRCS Soil Survey Data
Hydric Ratings**

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

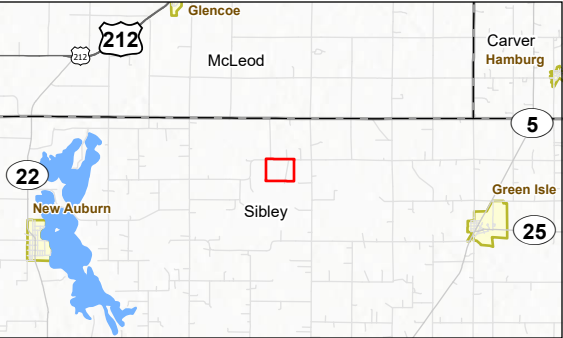
Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

Prepared by SF on 2024-08-15
TR by DG on 2024-08-15
IR by JS on 2024-08-28



- Legend
- Easement Boundary
 - NRCS Soil Survey Data
 - Hydric Soil Rating
 - Hydric (H)
 - Predominantly Hydric (PrH)
 - Predominantly Non-Hydric (PNH)
 - National Hydrography Dataset
 - Perennial Stream*
 - Intermittent Stream
 - Waterbody*

*No features within data frame



- Notes
- Coordinate System: NAD 1983 HARN Adj MN Sibley Feet
 - Data Sources Stantec, USGS, ESRI, NADS, NRCS
 - Background: NAIP 2021



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Figure No. **9**

Title **Reference Wetland**

Client/Project Kevin Cohrs
Cohrs Wetland Bank

227701651

Project Location T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

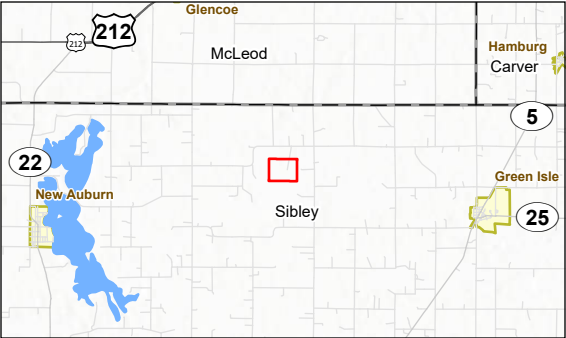
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TR by DG on 2024-08-15
IR by JS on 2024-08-28

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Legend

- Parcel Boundary
- Half Foot Contour
- Five Foot Contour



Notes

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



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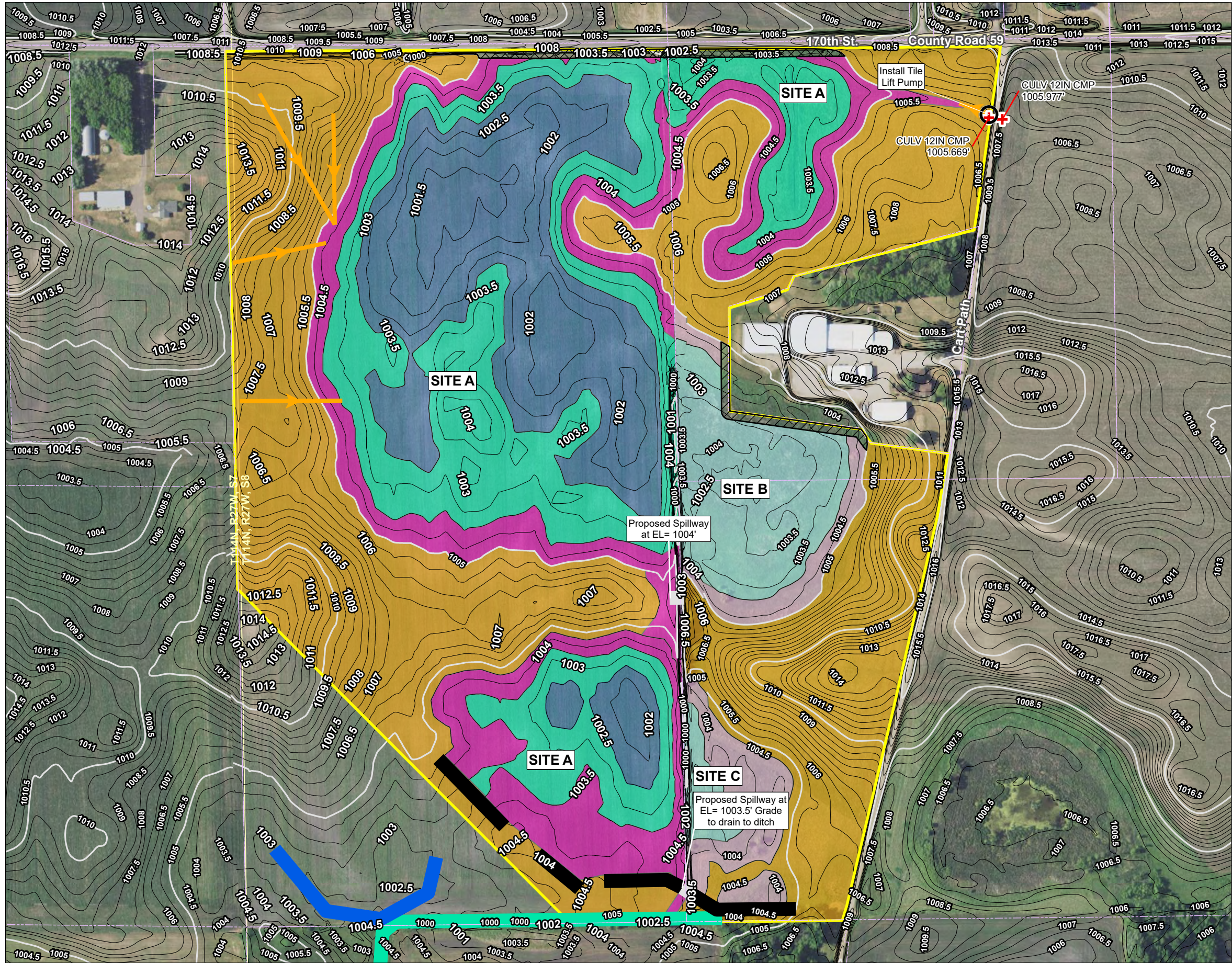


Figure No.

10

Title

Credit Allocation Area Map

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

Project Location
T114N, R27W, S8,
Green Isle Township,
Sibley Co., MN

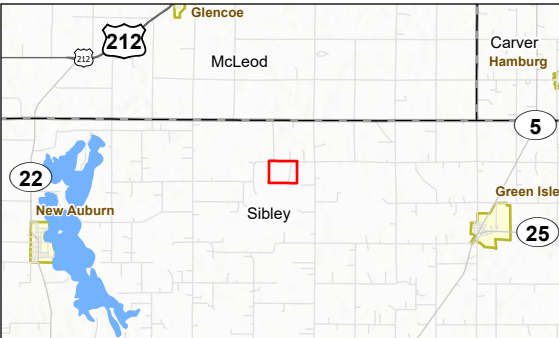
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TR by DG on 2024-08-15
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Legend

- Easement Boundary
 - Culvert Point
 - Proposed Tile Lift Pump
 - Spillway
 - Maintain Existing Ditch
 - Proposed Embankment
 - Replace Existing Tile With Surface Drainage To Ditch
 - Tile Outlet
 - Half Foot Contour
 - Five Foot Contour
 - Parcel Boundary
 - Wetland CFC Reduced Credit (0.6 Ac.)
 - Wetland Rehabilitation (Subp. 4) Reduced Credit (0.4 Ac.)
- Credit Type
- Deep Marsh - CFC (Kevin = 16.4 Ac.)
 - Shallow Marsh - CFC (Joel = 2.8 Ac., Kevin = 16.3 Ac.)
 - Shallow Marsh - Rehabilitation (Subp. 4) (Joel = Site B=5.9 Ac., Site C=0.9 Ac.)
 - Wet Meadow - CFC (Subp. 3) (Joel = 2.6 Ac., Kevin = 10.3 Ac.)
 - Wet Meadow - Rehabilitation (Subp. 4) (Joel = Site B=1.3 Ac., Site C=2.5 Ac.)
 - Prairie (Joel = 20.9 Ac., Kevin = 24.8 Ac.)



Notes

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- Data Sources: Stantec, USGS, ESRI, NADS
- Background: NAIP 2021



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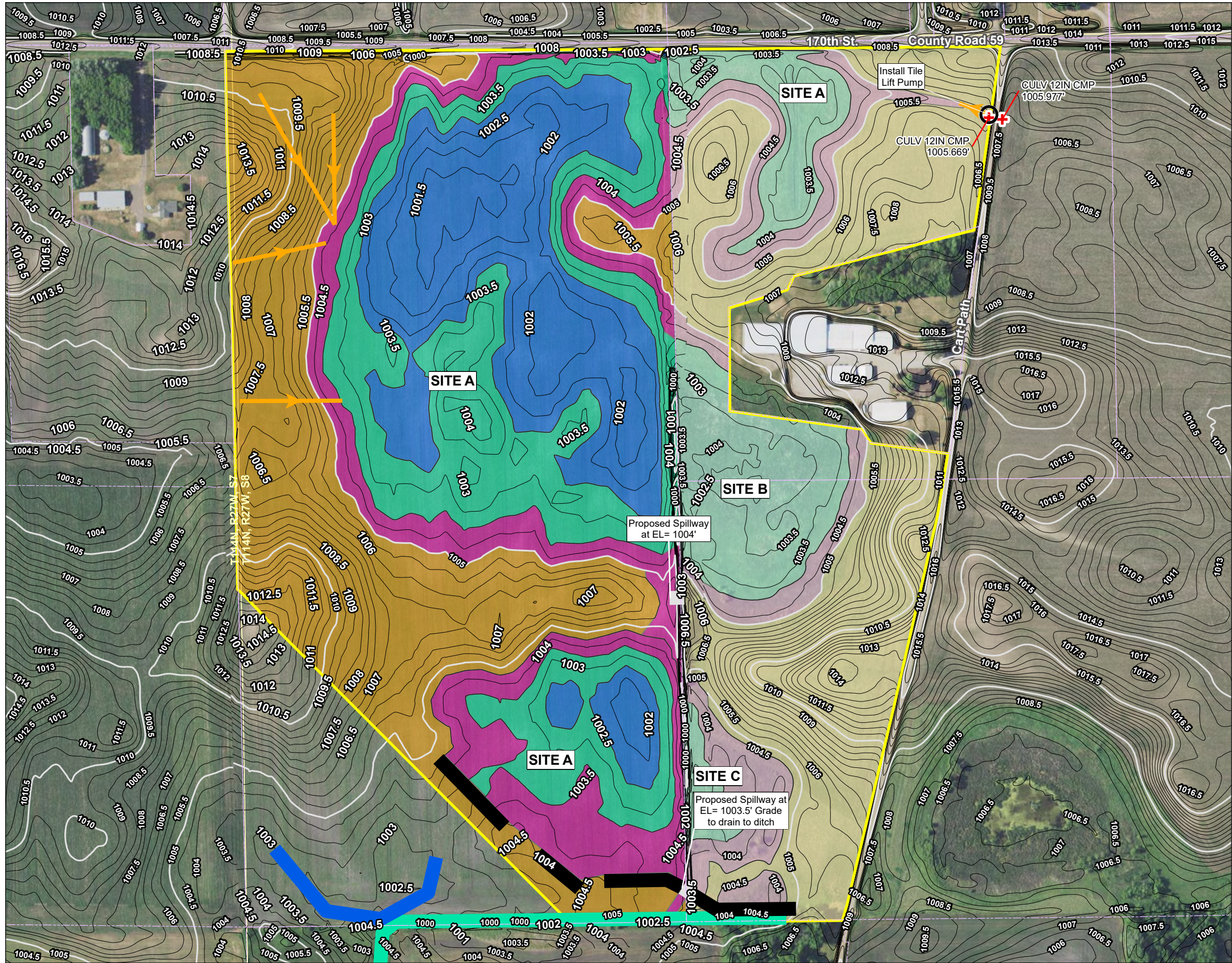


Figure No.

11

Title

Vegetation Establishment

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

Project Location
T114N, R27W, S8,
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Sibley Co., MN

Prepared by SF on 2024-08-15
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IR by JS on 2024-09-23



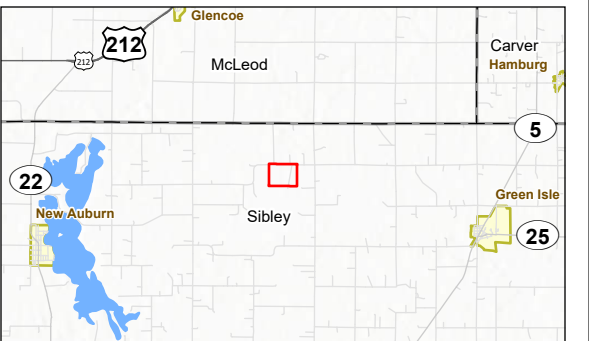
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Legend

- Easement Boundary
- Culvert Point
- Proposed Tile Lift Pump
- Spillway
- Maintain Existing Ditch
- Proposed Embankment
- Replace Existing Tile With Surface Drainage To Ditch
- Tile Outlet
- Half Foot Contour
- Five Foot Contour
- Parcel Boundary

Seeding Zones

- Deep Marsh - Zone 1 (16.4 Ac.)
- Shallow Marsh - Zone 2A (16.5 Ac.)
- Shallow Marsh - Zone 2B (10.1 Ac.)
- Wet Meadow - Zone 3A (10.6 Ac.)
- Wet Meadow - Zone 3B (6.8 Ac.)
- Prairie - Zone 4A (24.5 Ac.)
- Prairie - Zone 4B (20.9 Ac.)



Notes

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



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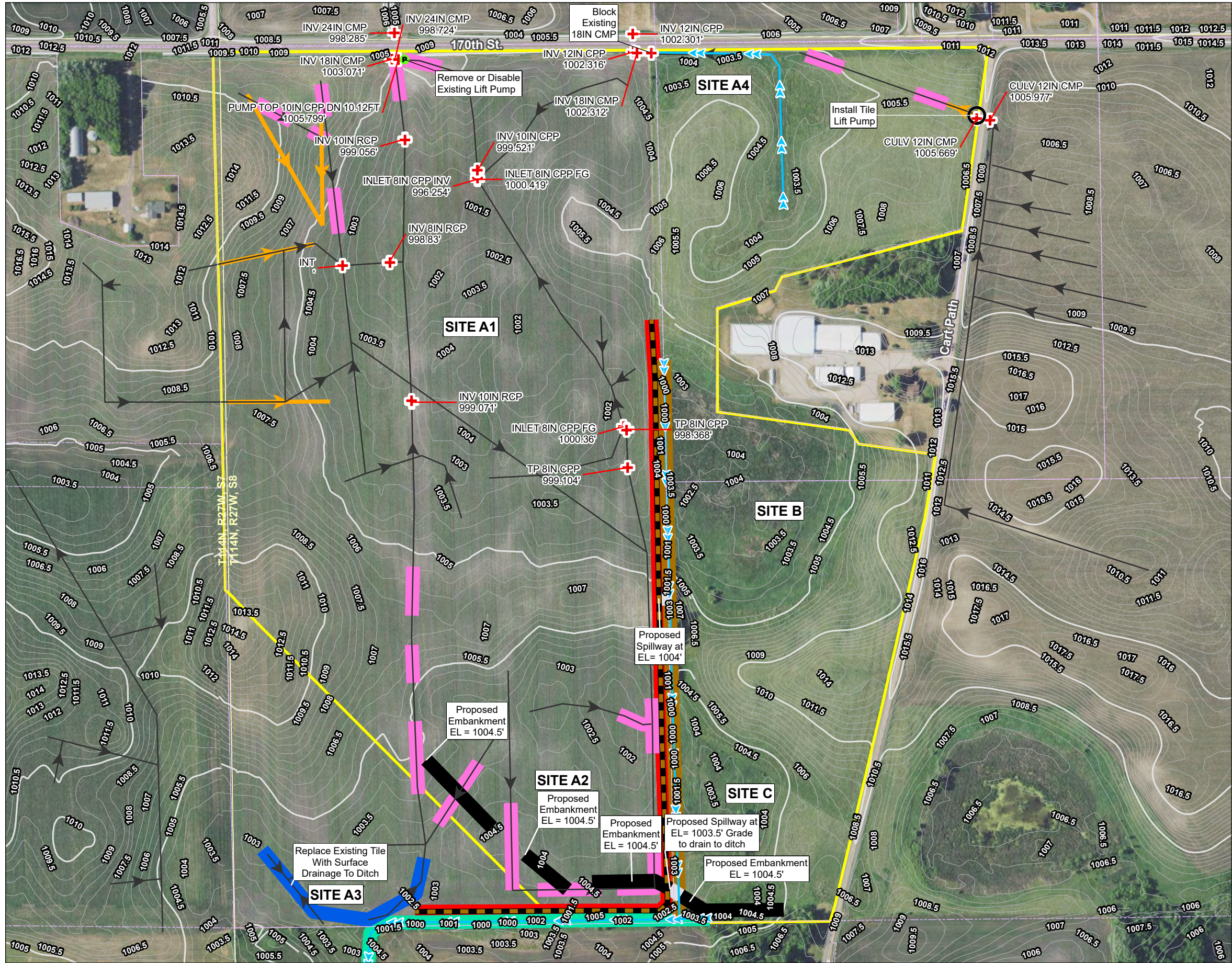


Figure No.

12

Title

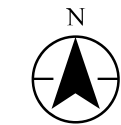
Concept Plan

Client/Project
Kevin Cohrs
Cohrs Wetland Bank

227701651

Project Location
T14N, R27W, S8,
Green Isle Township,
Sibley Co., MN

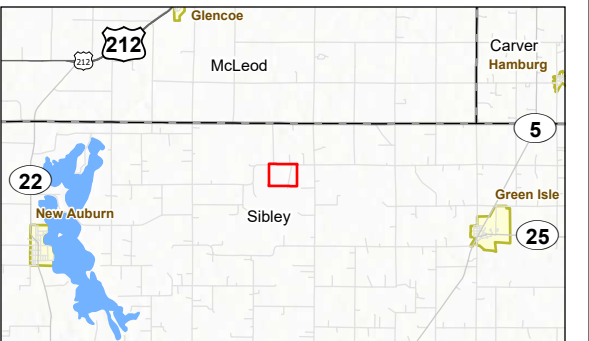
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TR by DG on 2024-08-15
IR by JS on 2024-10-08



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Legend

- Easement Boundary
- Existing Pump
- Ditch or Culvert Point
- Approximate Tile Line
- Existing Surface Drainage
- Existing Berm
- Proposed Tile Lift Pump
- Fill Existing Ditch
- Maintain Existing Ditch
- Proposed Embankment
- Proposed Tile Break
- Remove Existing Berm
- Spillway
- Replace Existing Tile With Surface Drainage To Ditch
- Tile Outlet
- Half Foot Contour
- Five Foot Contour
- Parcel Boundary



Notes

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- Data Sources Stantec, USGS, ESRI, NADS
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