



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

**APPLICANT:** Menomonie Land 11 LLC

# Public Notice

**ISSUED:** July 16, 2024

**EXPIRES:** July 31, 2024

**REFER TO:** MVP-2024-00630-SSC

**SECTION: 404 - Clean Water Act**

1. APPLICATION FOR PERMIT TO discharge fill material into 1.515-acres of wetland for the purpose of constructing an industrial warehouse development.

## 2. SPECIFIC INFORMATION

### AGENT

Kjolhaug Environmental Services  
c/o Melissa Barrett  
2500 Shadywood Road, Suite 130  
Orono, Minnesota 55331

**PROJECT LOCATION:** The project site is located in Section 27, Township 31 North, Range 23 West, Anoka County, Minnesota. The approximate UTM coordinates are N 4999912.482333, E 485001.994016. Latitude 45.15253, Longitude -93.1908.

**DESCRIPTION OF PROJECT:** The applicant is proposing to discharge fill material into wetlands for the purpose of constructing the Radisson Business Center, a light industrial/warehouse development. The development would include the construction of one 500-foot long and 120-foot wide (60,000 square feet) building with employee/customer parking on the west and a loading dock area on the east. One stormwater treatment pond would be located along the northeast edge of the building pad. The project is proposed to start in Fall 2024.

**QUANTITY, TYPE, AND AREA OF FILL:** Approximately 1.515-acres of fill material would be discharged into wetlands.

**VEGETATION IN AFFECTED AREA:** The dominant vegetation within the wetland consists of cattail, reed canary grass, Canada bluejoint, lake sedge, quaking aspen, and black willow. The wetland communities being impacted include Fresh Wet Meadow, Deciduous Forested Fringe, Shallow Marsh, and Shallow Open Water.

**SOURCE OF FILL MATERIAL:** The source of fill material will be sand that has been mined or borrowed from sites in the Anoka County area.

**SURROUNDING LAND USE:** The surrounding land use consists of roads, commercial and industrial businesses, and undeveloped natural areas containing wetlands and forest.

**THE FOLLOWING POTENTIALLY TOXIC MATERIALS COULD BE USED AT THE PROJECT SITE:** The applicant has not proposed to use any toxic materials at the project site.

**THE FOLLOWING PRECAUTIONS TO PROTECT WATER QUALITY HAVE BEEN DESCRIBED BY THE APPLICANT:** The applicant would be required to receive an individual Clean Water Act 401 Water Quality Certification (WQC) or waiver, as discussed in Section 5 of this public notice, as well as comply with the state's erosion control and stormwater Best Management Practices (BMPs). The applicant has proposed to install and maintain erosion and

sediment controls (e.g., silt fence) per the Stormwater Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) Construction Stormwater permit requirements.

MITIGATION: The proposed project would result in the permanent loss of 1.515 acre of wetland in Bank Service Area (BSA) 7. The applicant proposes to offset these losses by purchasing 3.0300 wetland credits from a bank in BSA 7.

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

None were identified by the applicant or are known to exist in the permit area. However, Anoka County is within the known or historic range of the following Federally listed species:

Northern Long-Eared Bat	Endangered.
Tricolored Bat	Proposed Endangered.
Whooping Crane	Experimental Population, Non-Essential.
Salamander Mussel	Proposed Endangered.
Monarch Butterfly	Candidate Species.
Rusty Patched Bumble Bee	Endangered Species.

This application 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 application 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. SECTION 401 WATER QUALITY CERTIFICATION

Valid Section 404 permits cannot be issued for any activity unless water quality certification for the activity is granted or waived pursuant to Section 401 of the Clean Water Act. The Section 401 authority for this project is the Minnesota Pollution Control Agency (MPCA). A Department of the Army permit will not be granted until the MPCA has issued or waived Section 401 WQC certification and the U.S. Environmental Protection Agency (USEPA) neighboring jurisdiction process is completed. Corps Section 404 Clean Water Act decisions may not be finalized until after the USEPA completes this process.

The MPCA has indicated that this public notice serves as its public notice of the application for Section 401 water quality certification under Minnesota Rules Part 7001 Section 401 of the

Clean Water Act (33 U.S. Code 1341 (a)(1)). The MPCA has indicated that if, at a later date, it makes a preliminary anti-degradation determination regarding Section 401 Water Quality Certification, it will at that time plan to issue an additional public notice under Minnesota Rules Part 7001.

Any comments relative to MPCA's Section 401 Certification for the activity proposed in this public notice may be sent to:

Minnesota Pollution Control Agency  
Resource Management and Assistance Division  
Attention: 401 Certification  
520 Lafayette Road North  
St. Paul, Minnesota 55155-4194  
401Certification.PCA@state.mn.us

## 6. 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, or approval, of the work in connection with this project.

## 7. 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.

## 8. PUBLIC INTEREST REVIEW

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. Environmental and other documents will be available for review in the St. Paul District Office.

The Corps of Engineers 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 considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental

Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

## REPLIES/COMMENTS

Interested parties are invited to submit to this office written facts, arguments, or objections by the expiration date indicated 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. Comments received may be forwarded to the applicant.

Replies may be sent to Samantha Coungeris at [Samantha.S.Coungeris@usace.army.mil](mailto:Samantha.S.Coungeris@usace.army.mil)

IF YOU HAVE QUESTIONS ABOUT THE PROJECT, contact Samantha Coungeris at the St. Paul office at 651-724-1999 or [Samantha.S.Coungeris@usace.army.mil](mailto:Samantha.S.Coungeris@usace.army.mil)

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:

MVP-2024-00630-SSC, PN Figure 1-6 of 6.



**Figure 1 - Site Location & Major Watershed**



**KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

N



0 500 Feet



**Radisson Business Center (KES 2023-141)**  
**Blaine, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



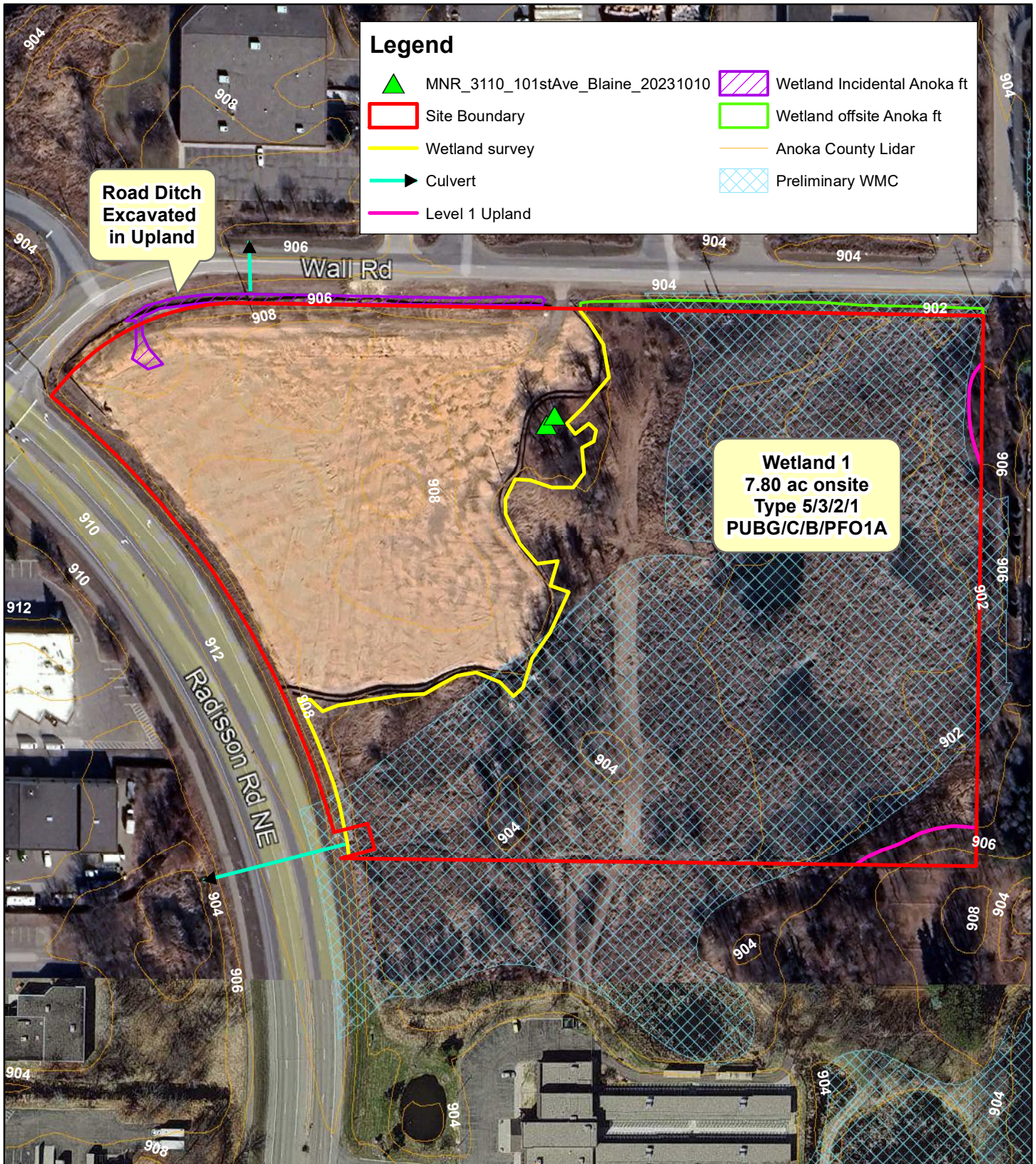
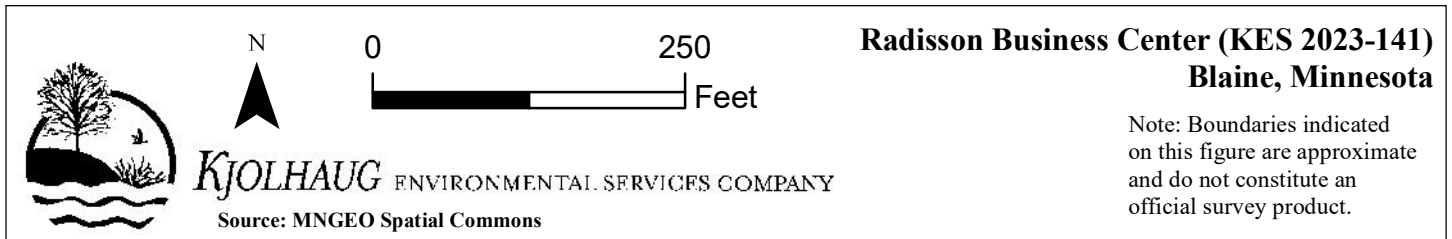
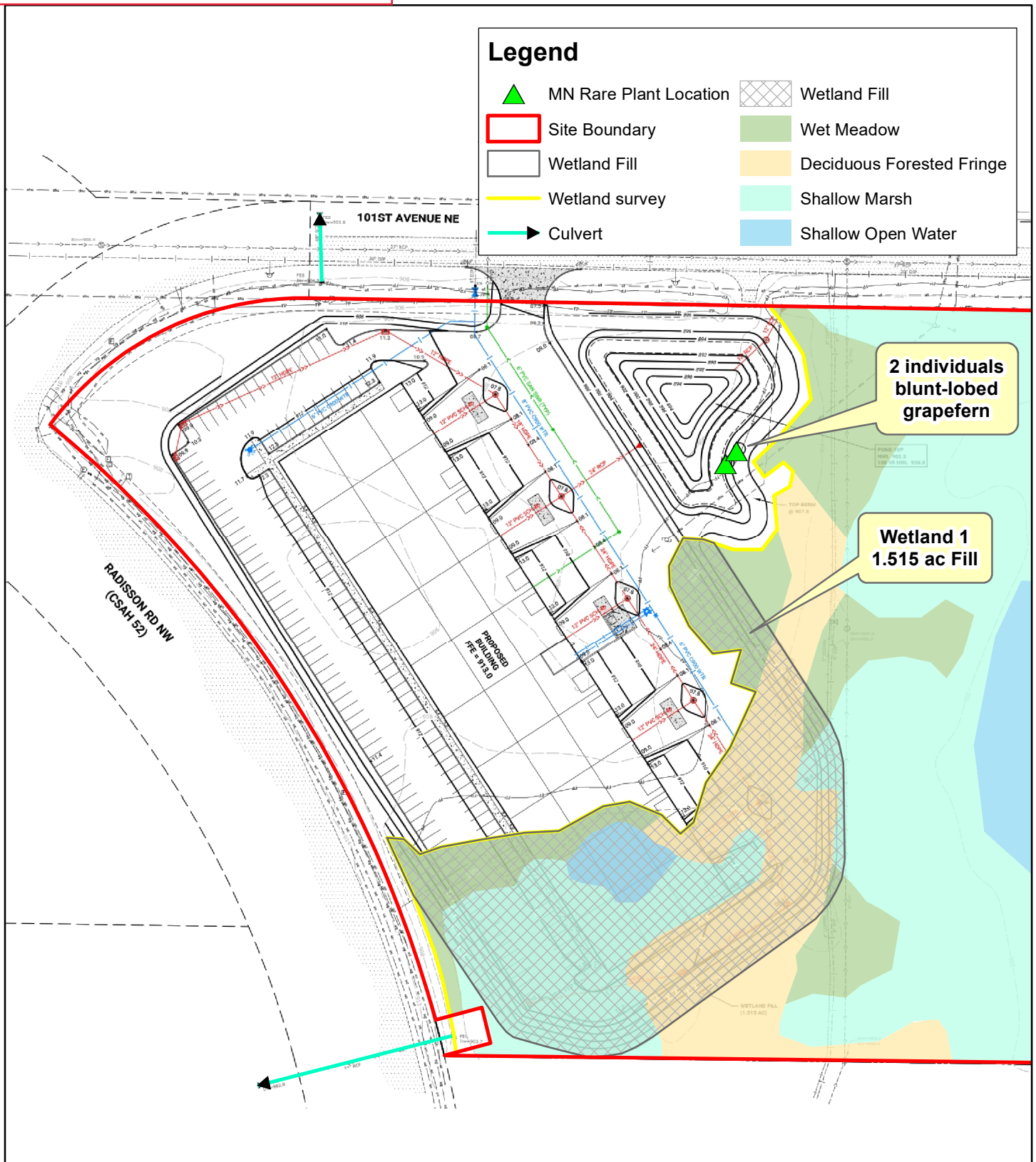


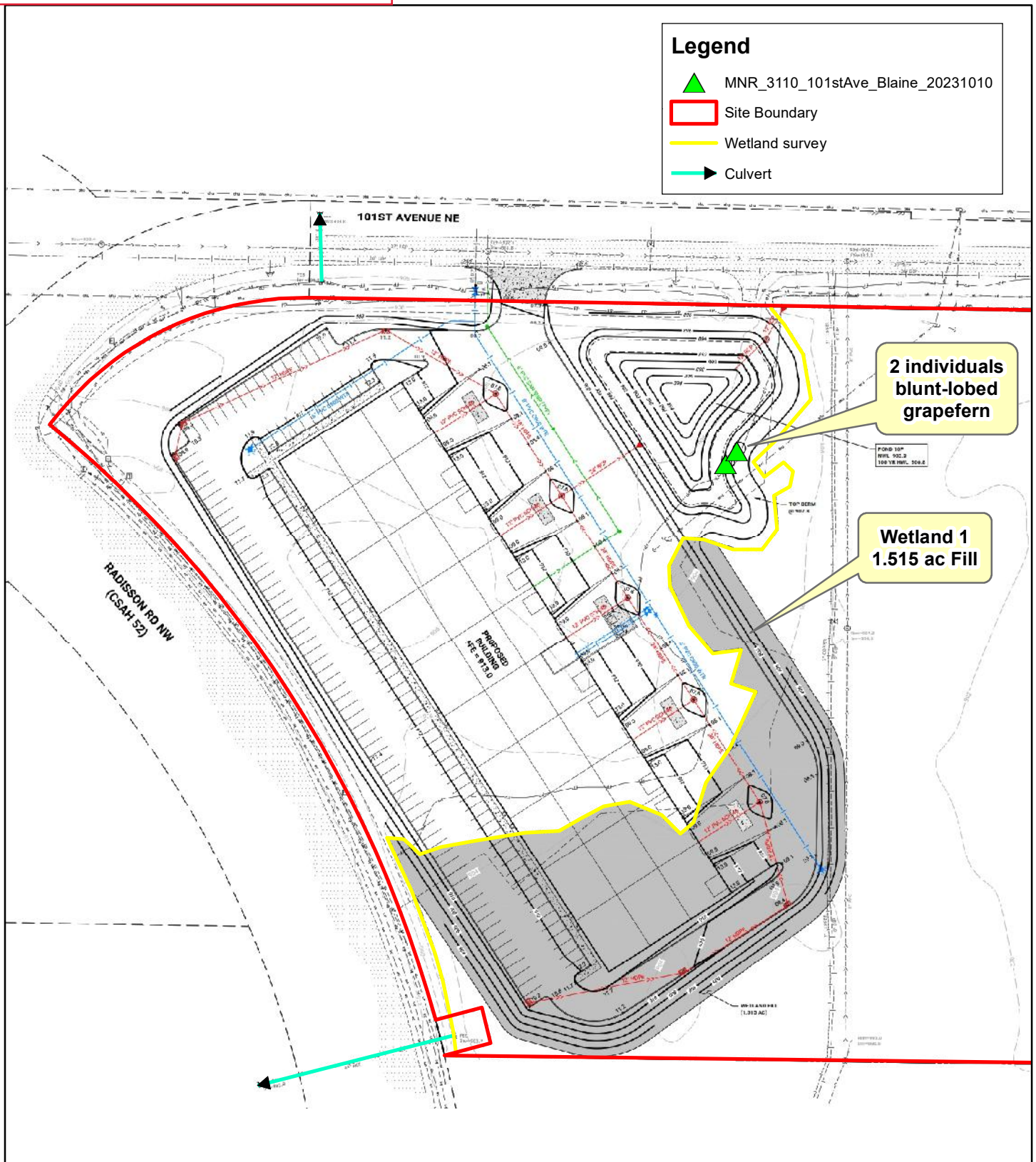
Figure 2 - Existing Conditions (March 2024 Google Earth Photo)







**Revised Figure 3 - Proposed Plan and Wetland Impact**



**Figure 3 - Proposed Plan and Wetland Impact**



**KJØLHAUG** ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

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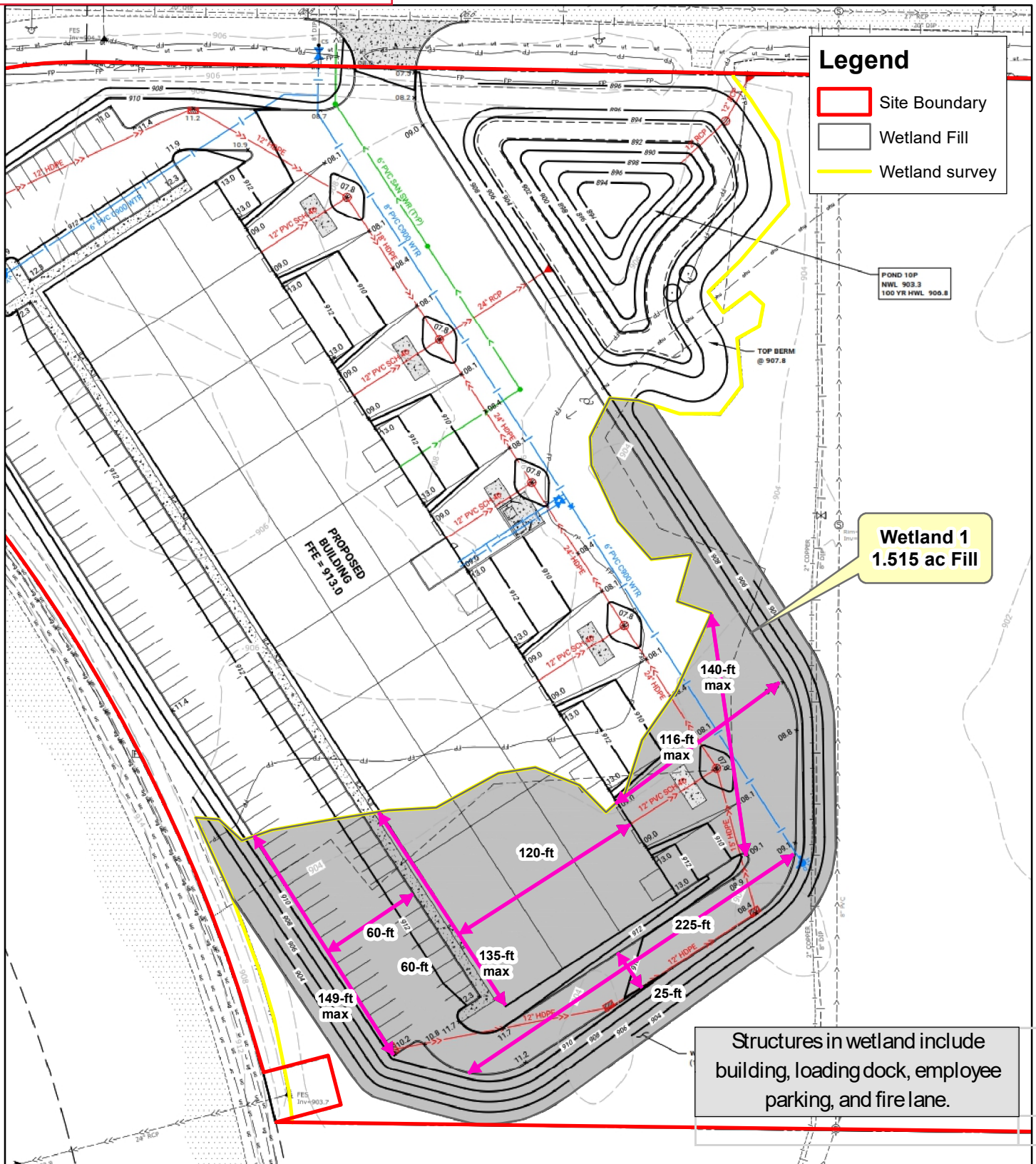
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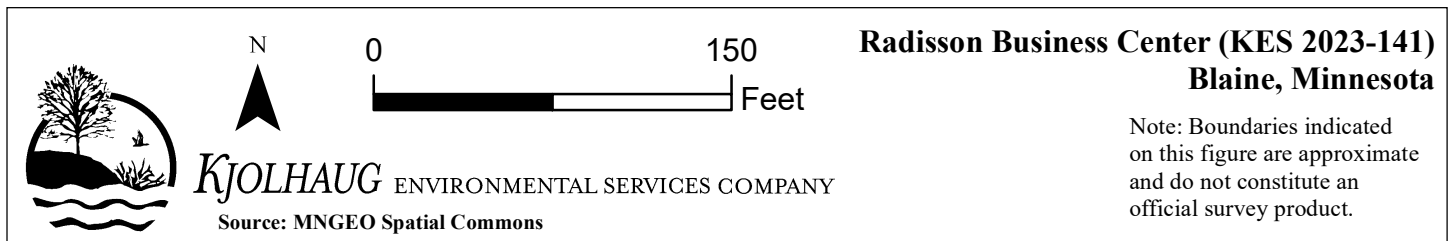
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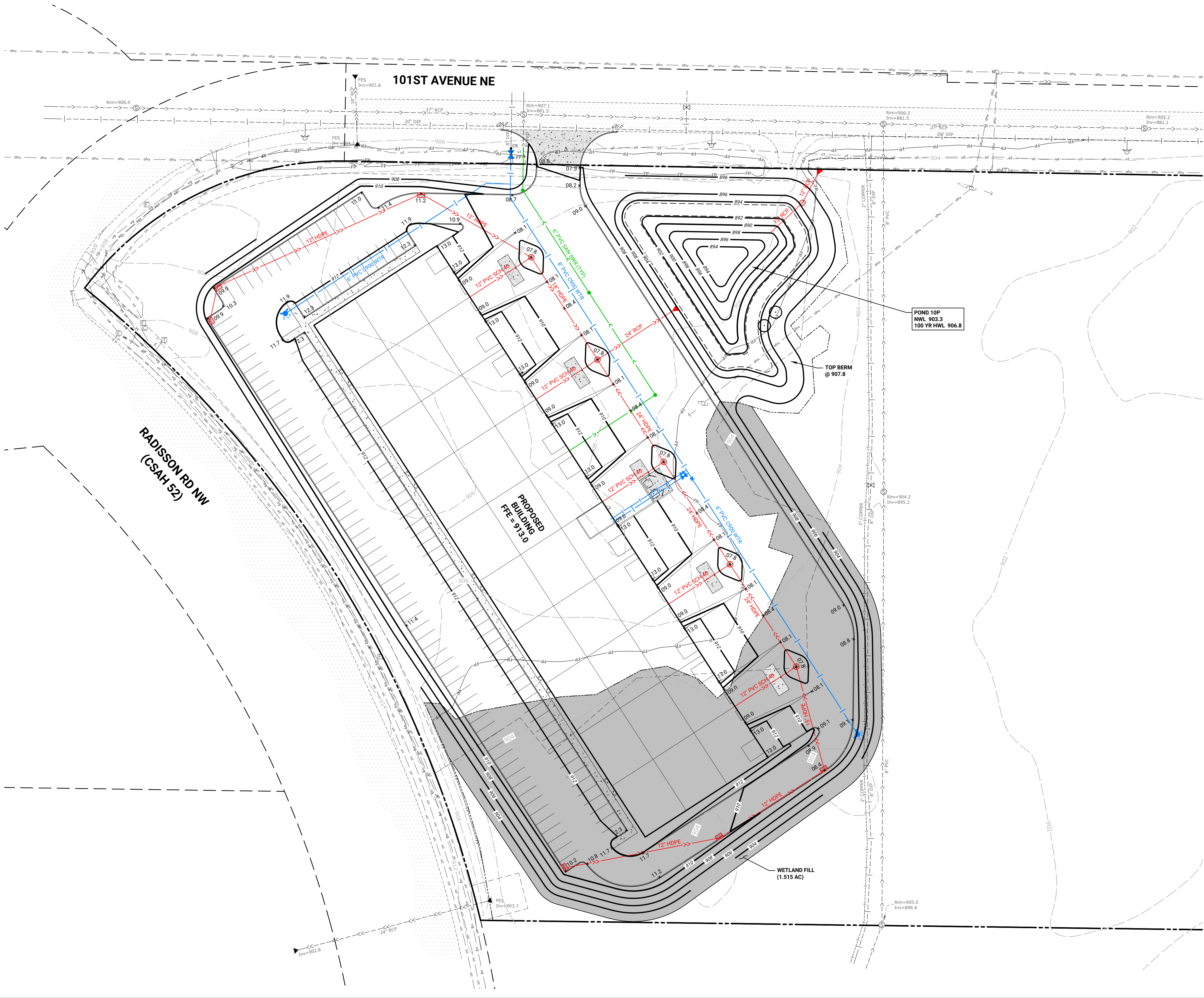




**Figure 3a - Structure Dimensions Proposed within Wetlands**







EXISTING

SEE SURVEY

PROPOSED

SEE SURVEY

PROPERTY LINE

EASEMENT LINE

BITUMINOUS PAVEMENT

CONCRETE PAVEMENT

STORM SEWER

SANITARY SEWER

WATER MAIN

OVERHEAD UTILITY

UNDERGROUND ELECTRIC

UNDERGROUND GAS

UNDERGROUND CABLE

UNDERGROUND TELEPHONE

STORM CATCH BASIN

STORM MANHOLE

STORM FLARED END SECTION

HYDRANT

GATE VALVE

OTHER SYMBOLS

WETLAND LINE

RCWD REGULATORY FLOOD LINE (905.1)

10' CONTOUR

2' CONTOUR

SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)

SILT FENCE

BIO ROLL

ROCK ENTRANCE

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION  
GSID STATION #101670, NAMED 0280 Z  
ELEVATION: 908.07 (NAVD 88)

GOVERNING SPECIFICATIONS

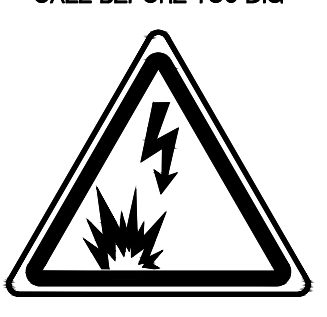
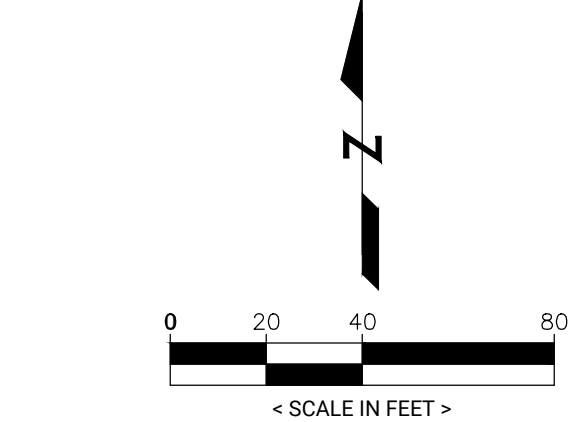
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

- VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
- ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
- STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.

WETLAND SUMMARY

WETLAND IMPACT: 1.515 AC



CONTOUR CIVIL DESIGN

8195 VERNON STREET, ROCKFORD, MN 55973  
TEL: 612.730.2265 | WWW.CONTOURCD.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: JOSEPH T. RABALA  
SIGNATURE: [Signature]  
DATE: 05/24 LIC #: 45889

REVISIONS

1. 2. 3. 4. 5. 6. 7.

OWNER

MENOMONIE LAND 11 L.L.C.  
4558 TRADING POST TRAIL SOUTH  
AFTON, MN 55001

GRADING & DRAINAGE PLAN

LOT 1, BLOCK 1, LARSON'S ESTATE  
3100 101ST AVENUE NE  
BLAINE, MINNESOTA

SHEET NUMBER

C3.1