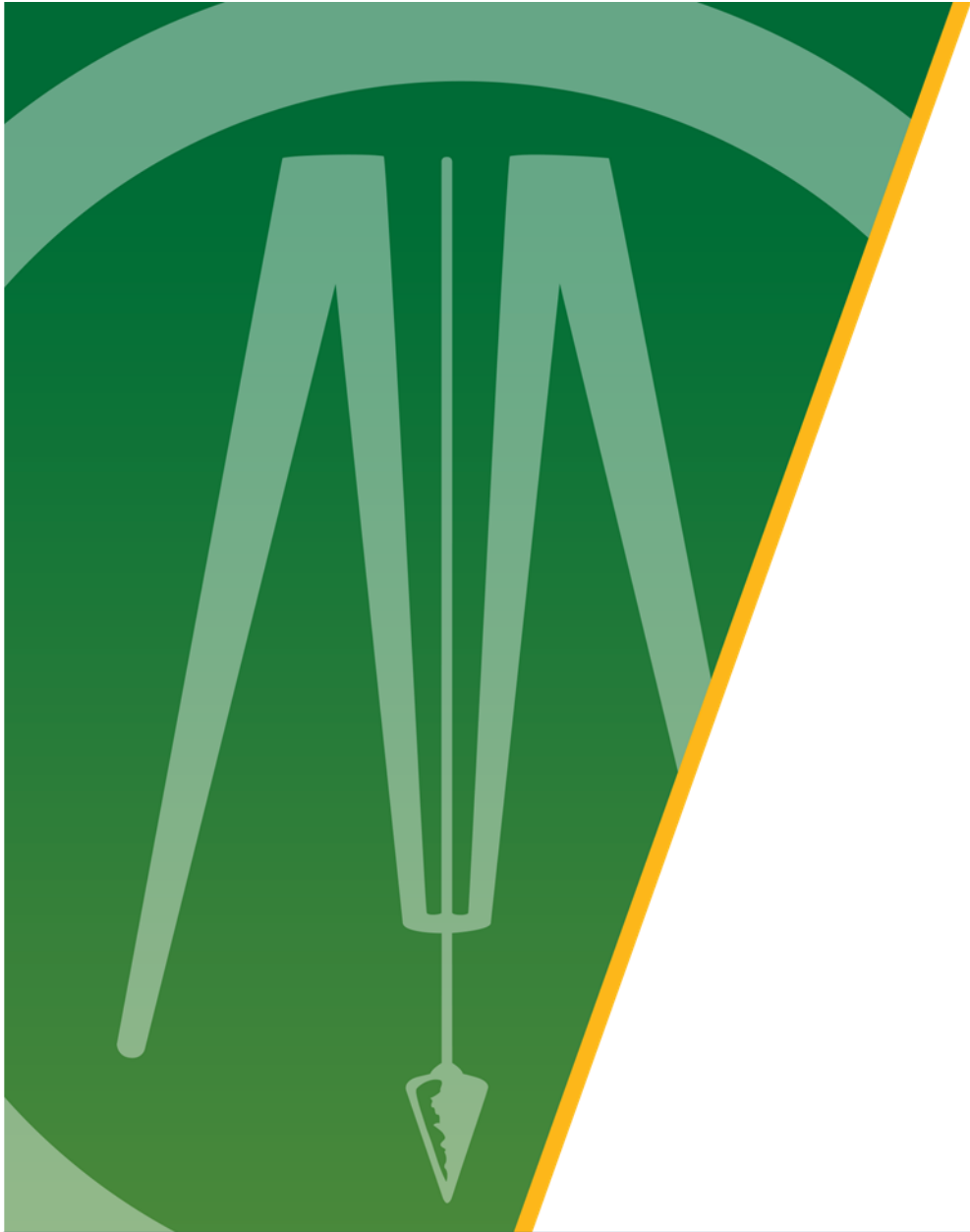




Mankato Supportive Housing Development

Type & Boundary Application

Trellis Company
June 10, 2025

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 902-2409



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Appendix

NO WETLANDS MEMO

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	Trellis Co. Justin Eilers Vice President – Housing Development
Mailing Address:	614 1 st Street North, Suite 100 Minneapolis, MN 55401
Phone:	(319) 431-6464
E-mail Address:	jeilers@trellismn.org

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Bolton & Menk, Inc. Dan Donayre Natural Resources Lead
Mailing Address:	1960 Premier Drive Mankato, MN 56001
Phone:	(507) 902-2409
E-mail Address:	Dan.donayre@bolton-menk.com

PART TWO: Site Location Information

County: Blue Earth

City/Township: City of Mankato

Parcel ID and/or Address: R010813253001, R010813253002, R010813251014

Legal Description (Section, Township, Range): 13, 108N, 27W

Lat/Long (decimal degrees): 44.161818, -94.017946

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 1.72 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: Justin Eilers Date: 6/11/2025

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Prepared by: Bolton & Menk, Inc.

Mankato Supportive Housing Development | 25X139330000

Appendix

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☐ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

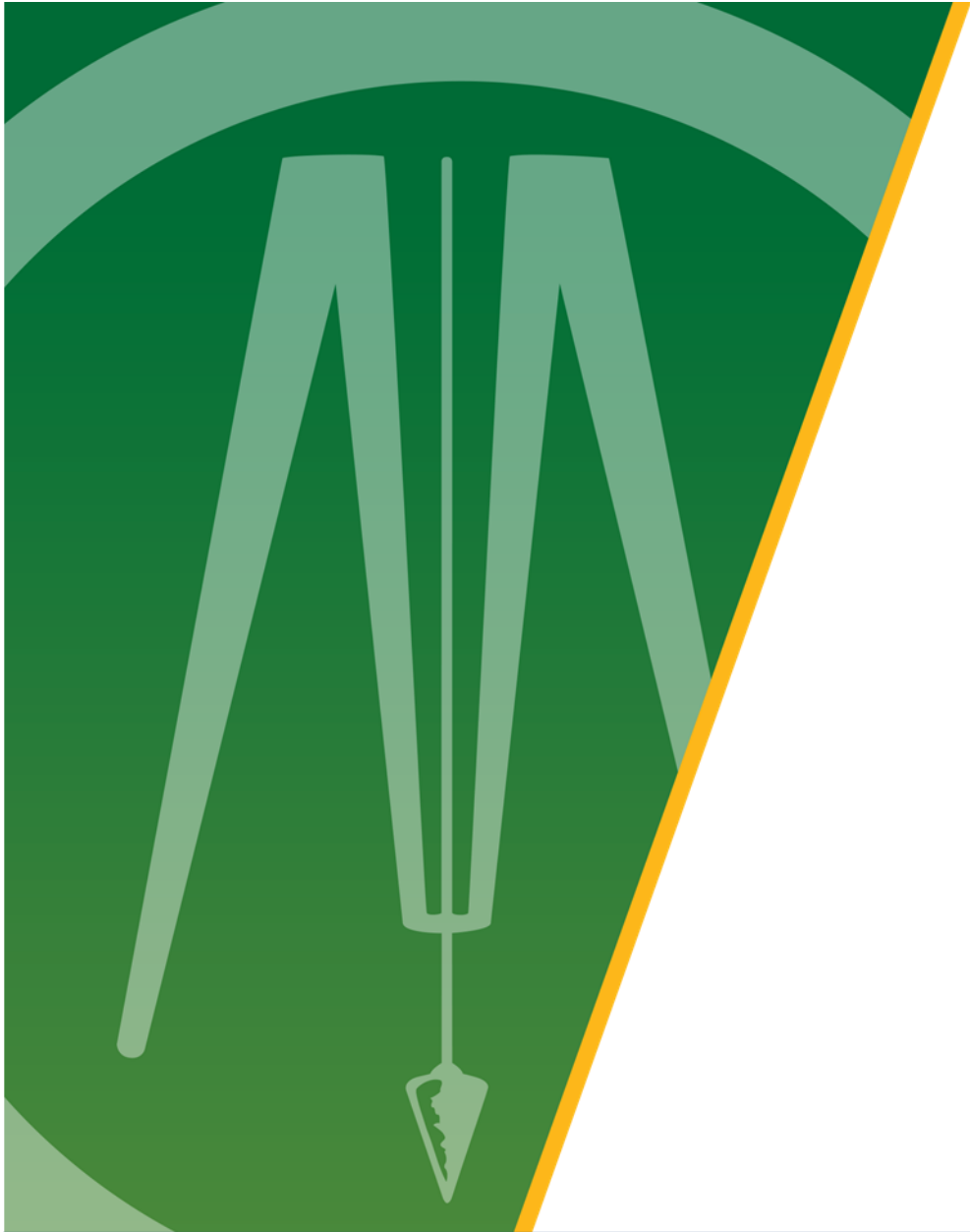
☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Appendix



Mankato Supportive Housing Development

No Wetlands Memorandum

Trellis Company
June 10, 2025

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 902-2409





Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

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Fax: (507) 625-4177
Bolton-Menk.com

MEMORANDUM

Date: June 10, 2025
From: Baylee Johnson, Natural Resources Technician
Subject: Mankato Supportive Housing Development
Project No.: 25X139330000

Trellis Company is proposing to construct the Supportive Housing Development located north of Linder Avenue on the east side of Poplar Street and south of the Sibley Parkway intersection. Construction activities include a three-story apartment building development. An off-site assessment for the existence of wetlands on the property was completed. This assessment included the review of the following items:

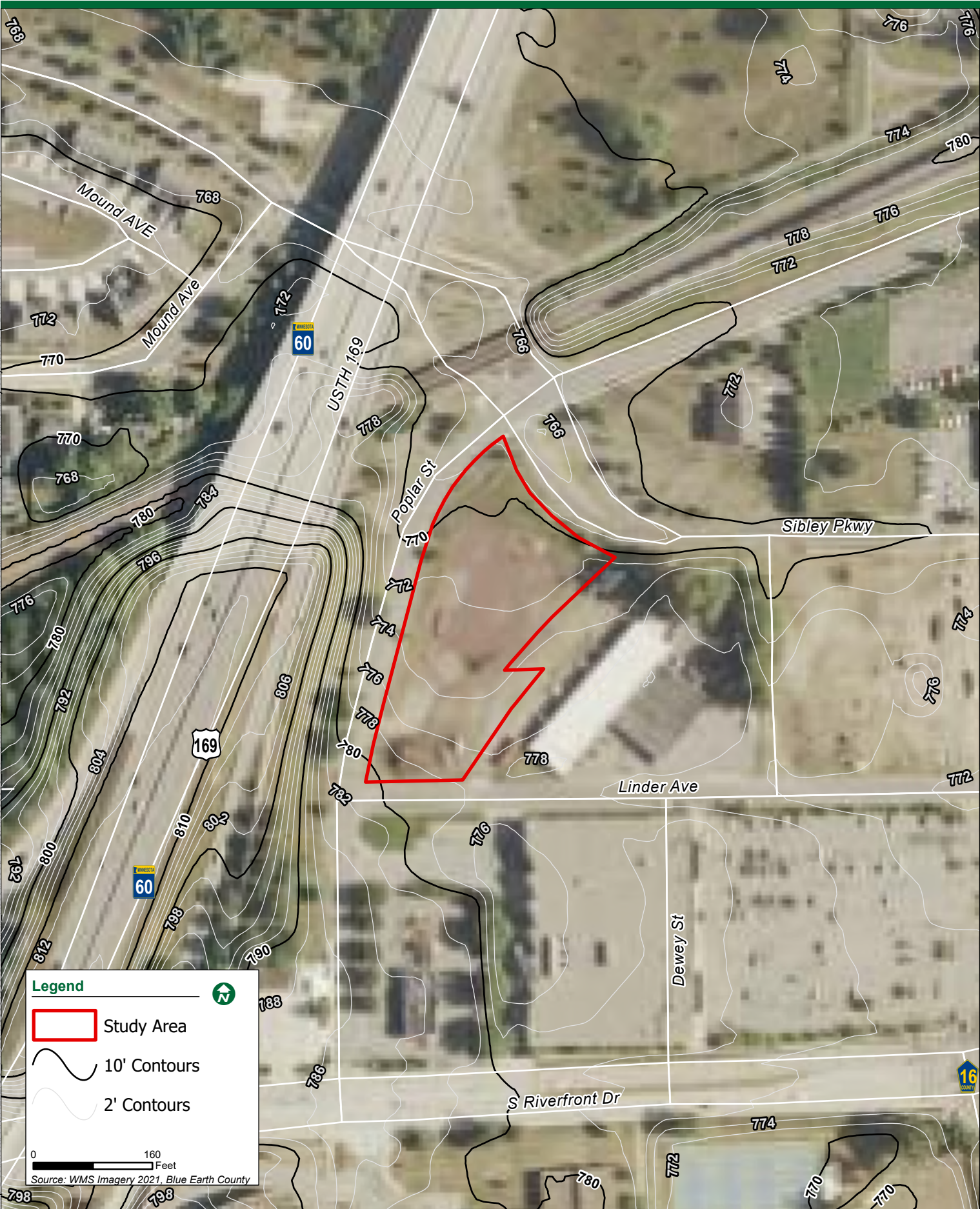
- Location Map (Exhibit A)
- Blue Earth County 2-foot LiDAR contours (Exhibit B).
- The National Wetland Inventory (Exhibit C).
- The Public Waters Inventory (Exhibit D).
- Blue Earth County Soil Survey (Exhibit E).
- Historical Imagery (Exhibit F1 & F2)

No hydric soils, NWI wetlands, or PWI waterbodies were determined to exist within the study area. Wetland signatures were not observed during the review of historical imagery. Over the years, the city-owned property has been utilized for snow storage, street maintenance material storage, and other related municipal operations. A drainage swale was excavated and culvert installed in the northern part of the study area in 2019 (**See Exhibit F2**) and is therefore not considered a historic water feature.

Using methods described in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)", it has been determined that no wetlands exist in the area being considered for development. The attached exhibits illustrate the findings of this study.



Map Document: H:\TRELLIS\CO_PR\25X139330000\GIS\Natural_Resources\Pro\25X139330000 No Wetlands Memo.aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/10/2025 10:19 AM



Map Document: H:\TRELLIS\CO_PR\25X139330000\GIS\Natural_Resources\Pro\25X139330000 No Wetlands Memo.aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/9/2025 5:30 PM





Symbol	Name	Slopes	Hydric Rating	Hydric Class
853	Copaston-Urban land bouldery complex	1-4%	No	10
855	Dourchester-Urban land complex	1-3%	No	10
961	Storden complex, very steep	0%	No	0
1002	Alluvial land, frequently ponded	0%	Yes	100
1007	Alluvial-Urban land complex	0%	No	20
1039	Urban land	0-2%	No	0

Legend

 Study Area

County Soils

 Water

 Non-Hydric Soils

 Unranked

 Hydric Soils

0100

Feet

Source: WMS Imagery 2021, NRCS

Map Document: H:\TRELLIS\CO_PR25X139330000\GIS\Natural_Resources\Pro25X139330000_No_Wetlands_Memo.aprx | Exhibit E: Wetland Delineation Map | Username: baylee.johnson | Date Saved: 6/9/2025 5:30 PM



