

Quarry View Development

Type and Boundary Application

Mankato, Blue Earth County, Minnesota
Quarry View I, LLC
February 16, 2026



**BOLTON
& MENK**

Real People. Real Solutions.

Prepared by:

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BMI Project No. 25X.141674

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NO WETLAND MEMORANDUM

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:	Quarry View I, LLC Brett Skilbred
Mailing Address:	200 Essex Rd Mankato, MN 56001
Phone:	507-720-8842
E-mail Address:	brettskilred@gmail.com

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

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Bolton & Menk, Inc. Noah Wilmes Natural Resource Technician
Mailing Address:	1960 Premier Drive Mankato, MN 56001
Phone:	507-508-5984
E-mail Address:	Noah.wilmes@bolton-menk.com

PART TWO: Site Location Information

County:	Blue Earth	City/Township:	Mankato
Parcel ID and/or Address:	Note Exhibit A		
Legal Description (Section, Township, Range):	6, 108N, 26W		
Lat/Long (decimal degrees):	44.18821, -94.00288		
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):	4.09 ac		

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.

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: 

Date: 2/16/2026

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.

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



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MEMORANDUM

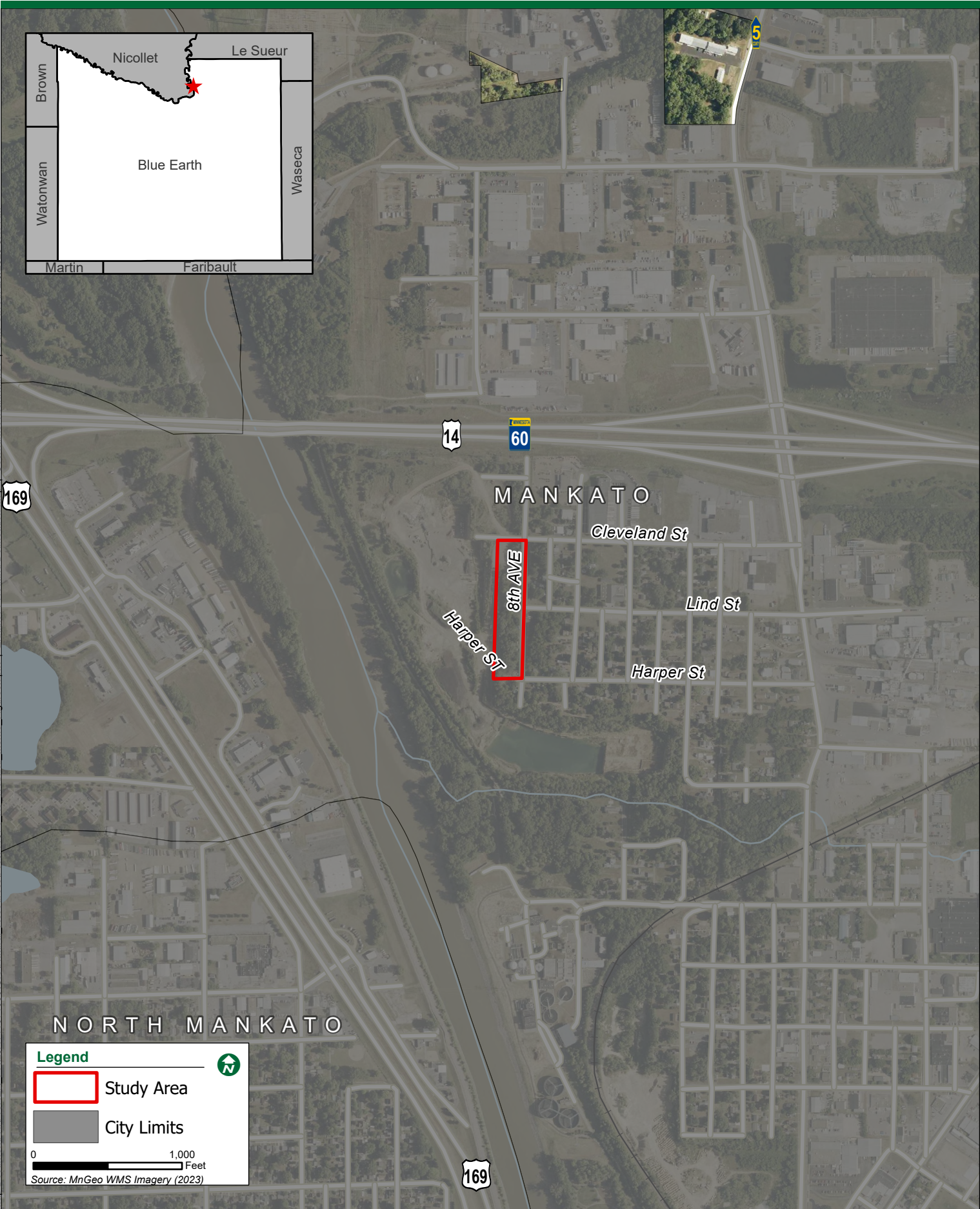
Date: February 10, 2026
From: Noah Wilmes, Natural Resources Technician
Subject: Quarry View Development
BMI Project No.: 25X.141674

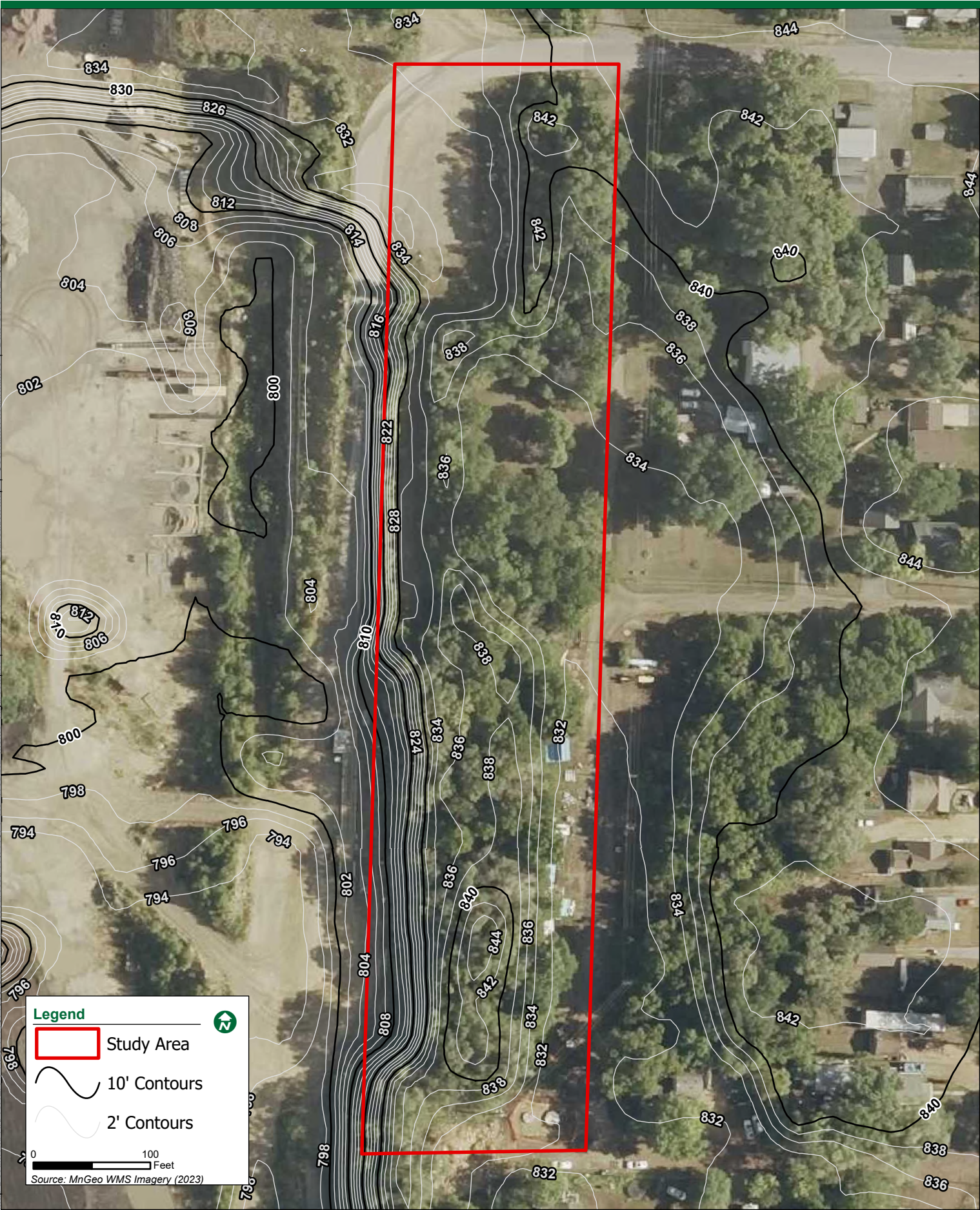
The Coldwell Banker Commercial Fisher Group is seeking to develop land located along 8th Avenue, in Mankato, MN. The project is located in Section 6, Township 108 North, Range 26 West. As part of the proposed construction process, Bolton & Menk recently completed a desktop review. This assessment included a review of the following items:

- Location Map (Exhibit A)
- Two-Foot LiDAR Contours (Exhibit B)
- The National Wetland Inventory (Exhibit C)
- The Public Waters Inventory (Exhibit D)
- The Blue Earth Soil Survey (Exhibit E)
- Historical Imagery (Exhibit F1-F2)

Based on the off-site assessment, the study area has historically consisted of upland prairie. Construction of the quarry before 1991 created a steep drop off, while the study area remained largely intact. As shown in Exhibit B, topographic contours indicate the study area slopes to the west, preventing water from pooling. The National Wetlands Inventory (NWI) identifies a single wetland adjacent to the study area. The Public Waters Inventory identifies the Minnesota River in the broader landscape, but no public waters occur within or immediately adjacent to the study area. Additionally, the Blue Earth County Soil Survey indicates that no hydric soils are present on or near the site. Collectively, these factors confirm that no wetlands are present within the study area.

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





Map Document: H:\FISHER - PRIVATE\141674000\GIS\Natural Resources\Pro\141674 No Wetland Memo Figures.aprx | Exhibit F: Wetland Delineation Map | Username: noah.wilmes | Date Saved: 2/10/2026 10:59 AM





Map Document: H:\FISHER - PR\25X141674000\GIS\Natural Resources\Pro141674 No Wetland Memo Figures.aprx | Exhibit F: Wetland Delineation Map | Username: noah.wilmes | Date Saved: 2/9/2026 11:49 AM



Legend

- Study Area
- PWI Basin
- PWI Watercourse

0 600 Feet

Source: MnGeo WMS Imagery (2023), MNDNR

Symbol	Name	Slope	Hydric Rating	Hydric Class
923	Copaston-Rock outcrop complex	1-4%	No	0



1938
Normal



1949
Normal



1964
Normal



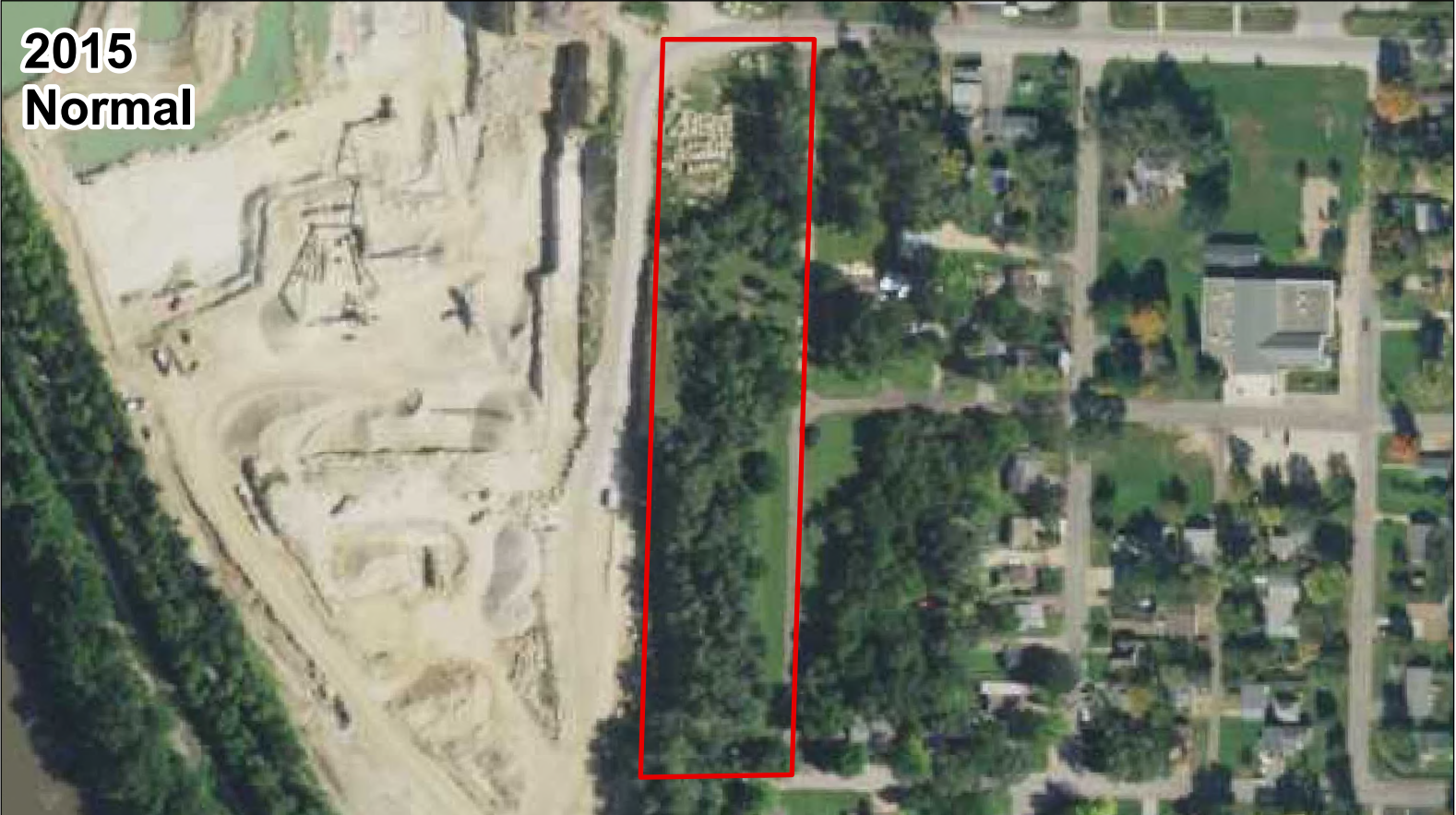
1991
Normal



2008
Normal



2015
Normal



2019
Normal



2023
Normal

