

LIME TOWNSHIP PLANNING COMMISSION
Regular Meeting February 24, 2026 - 6:00 p.m.
Mankato Regional Airport
3030 North Airport Road, Mankato MN

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

4. **BUSINESS ITEMS**

1.

CYL01-26

Request of Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, for a preliminary plat for an adjustment of property lines that will create a new parcel combining a total of four lots. The subject property is described as Lot 4 Block 2, Hilgers subdivision AND Outlot D and Outlot E, Eagle Bluff, AND All of Parcel D-2 and Part of Parcel D-1, Blue Earth County Highway Right of Way Plat No. 28, 59618 230th Street, Mankato MN 56001, Lime Township, Blue Earth County (PID R400436177011, R400436177004, R400436177012, and R400436177007).

The anticipated date of Lime Township Board action is March 17, 2026 at 7:30 p.m. at the Mankato Regional Airport.

2.

CYL02-26

Request of Jim Hilgers for a variance to decrease the required buildable area of 1.0 acres to 0.49 acres. The subject property is described as Lot 1, Block 1, Eagle Bluff No.2, Lime Township, Blue Earth County (PID R400436178007).

The anticipated date of Lime Township Board action is March 17, 2026 at 7:30 p.m. at the Mankato Regional Airport.

5. **MISCELLANEOUS**

6. **ADJOURNMENT**

Meeting Date: 02/24/2026

Title

CYL01-26

Request of Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, for a preliminary plat for an adjustment of property lines that will create a new parcel combining a total of four lots. The subject property is described as Lot 4 Block 2, Hilgers subdivision AND Outlot D and Outlot E, Eagle Bluff, AND All of Parcel D-2 and Part of Parcel D-1, Blue Earth County Highway Right of Way Plat No. 28, 59618 230th Street, Mankato MN 56001, Lime Township, Blue Earth County (PID R400436177011, R400436177004, R400436177012, and R400436177007).

The anticipated date of Lime Township Board action is March 17, 2026 at 7:30 p.m. at the Mankato Regional Airport.

Applicant

The applicant, Kent Hays, on behalf of the property owners, Mark and Rachel Burgess.

Request

Kent Hays, on behalf of Mark and Rachel Burgess, has requested the review of a preliminary plat for an adjustment of property lines that will create a new parcel by combining four lots. The proposal reconfigures parcels owned by the property owner into one new lot of 4.5 acres.

Location

The subject property is described as Lot 4 Block 2, Hilgers subdivision AND Outlot D and Outlot E, Eagle Bluff, AND All of Parcel D-2 and Part of Parcel D-1, Blue Earth County Highway Right of Way Plat No. 28, 59618 230th Street, Mankato MN 56001, Lime Township, Blue Earth County (PID R400436177011, R400436177004, R400436177012, and R400436177007).

Existing Land Use

The land consists of 4 parcels located north of Eagle Lake and is used for residential purposes.

Zoning

The property is located in Lime Township and is zoned Agriculture.

Environmentally Sensitive Areas

The parcels are located in the Shoreland District and in an area defined as an archaeological site. Additionally, there is a ravine located on the southern portion of the parcel ending in 7012 abutting Eagle Lake.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Review

Kent Hays, on behalf of the property owners, Mark and Rachel Burgess, are requesting a preliminary plat for an adjustment of property lines that will create a new parcel by combining four lots into one new 4.5-acre lot. The four parcels that will be combined are described at Outlot E, Lot 1 Block 2 of Hilgers' Subdivision, Outlot D, and Parcel D-1. The proposal will combine the four parcels will reconfigure into Lot 1 Block 1 of Raemar Addition.

There is currently a single-family dwelling located on the lot that the owner of the land currently resides in. As stated in Lime Township Zoning Ordinance, "The following uses shall be permitted within the A Agriculture District: Single family, non-farm dwellings" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part B Permitted Use, Subpart 4). Therefore, the use of all four parcels being combined will conform to the Agriculture zoning district.

The proposed Lot 1, Block 1, will meet the Agriculture District lot requirements by combining the parcels into a "lot [that] is not less than one (1) acre" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 1). The replatted land will consist of 4.5 acres, which exceeds the required one (1) acre requirement.

Blue Earth County has provided commentary on the septic system located on parcel R400436177004 that will require coordination with the agency for a compliance inspection. A recommended condition is included herein that requires the applicant to apply for a compliance inspection with Blue Earth County prior to the final plat application.

The proposed lot combination conforms to required width and lengths described in the Lime Township Zoning Ordinance. "Every lot or plot of land on which a dwelling is erected shall have a minimum width of not less than one hundred fifty (150) feet at the building setback line and a minimum depth of not less than one hundred seventy-five (175) feet" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 3). The submitted site plans reflect a width of 328.99 feet and a depth of over 571 feet, thus illustrating the conformance of both the required width and depth of the required Agriculture zoning district lot requirements.

A single-family dwelling and a detached accessory structure currently resides on the parcel ending in 7004 and conforms to the lot coverage requirements listed in the Lime Township Zoning Ordinance that states, "no more than twenty-five (25) percent of the lot area shall be covered by principal and accessory structures" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 4). The home and accessory structure's square footage is 3418, which would be a 1.75% lot coverage with the proposed lot combination. Therefore, the request would conform to the amount of coverage being less than 25% on a lot.

Access to the site will remain the same off of 230th street, which aligns with the Lime Township ordinance within the Agriculture district that states "every lot or plot of land on which a dwelling is erected shall have an approved access to a public right-of-way" (Article 4 Zoning Map and Districts, Section 2 Agriculture, Part F Lot Requirements, Subpart 5). As seen in the site plans, the applicant accesses his home off 230th street along the most eastern side of Miranda Trail Road. Any changes to this area are prohibited without further review and approval by the Town Board and Blue Earth County.

Given that there are no known wetlands located across the four parcels, "nor were there any indications of wetlands prior to the road realignment" a wetland delineation was not ordered (Nick McCabe, Senior Environmental Scientist). However, the owner of the land shall continue to align with the Lime Township Zoning ordinance, Blue Earth County standards, and the Department of Natural Resources standards to protect, preserve, and conserve environmentally sensitive areas and natural resources of the Township.

A completed Preliminary Title opinion letter, written by developer's attorney, was submitted by the applicant.

A drainage report describing the current flows, expected flows, and measures to be taken to ensure flows will not cause erosion and sedimentation shall be submitted in the final plat application. The report shall describe erosion control measures to be taken to prevent erosion and sedimentation both during and after the final plat.

Findings

Staff respectfully submits the following findings:

1. The proposed use will ensure that to the maximum extent possible, all lands will be developed with adequate protection provided for the health and safety of residents by requiring necessary services such as properly designed streets and adequate sewage and water service. The applicant will be coordinating plans with Blue Earth County for a compliance inspection of the sewer up to conformance.
2. The applicant will continually work with Blue Earth County and Minnesota Department of Natural Resources to ensure that effective protection is given to the natural resources of the community, especially groundwater and surface waters within the property.
3. The proposed preliminary plat encourages a well-planned division of land through the establishment of adequate design standards given that the request aligns well with the lot requirements within the Agriculture district.
4. The Preliminary Plat will not cause inferior developments that might adversely affect the local tax base, given that the use will remain the same as previous, residential.
5. The proposal does not place the cost of improvement against those benefitting from their construction, since the request is to combine four parcels into one lot.
6. The Preliminary Plat's outcome will contribute to the established neighborhood which will be of lasting credit to the community.
7. The proposed use will not affect the township or county in facilitating adequate provisions for transportation and other public facilities.
8. The proposal does secure the rights of the public with respect to public lands and waters.
9. The approval of the preliminary plat will improve land records by the establishment of standards for land divisions, surveys, and plats.
10. The safeguard the interests of the public, the homeowner, the subdivider and local units of government will remain in tact since the use will remain the same as the current the only difference is the way the land is divided. All parcels will be combined into one lot and utilized for residential use.
11. The applicant will prevent, where possible, excessive governmental operating and maintenance costs.

Recommendation

Staff recommends approval of the preliminary plat to reconfigure the four parcels owned by the property owner into one lot with the following conditions:

1. The applicant shall apply for a compliance inspection for the sewers located on the proposed Lot 1 Block 1, with Blue Earth County prior to the final plat application.
2. Any changes to the access of the property are prohibited without further review and approval by the Town Board and Blue Earth County.
3. The owner of the land shall align with the Lime Township Zoning Ordinance, Blue Earth County, and Department of Natural Resource standards to protect, preserve, and conserve the environmentally sensitive areas and natural resources of the Township.
4. A drainage report describing current flows, expected flows, and measures to be taken to ensure flows will not cause erosion and sedimentation shall be submitted in the final plat application. The report shall describe erosion control measures to be taken to prevent erosion and sedimentation both during and after the final plat

Attachments

General Location Map

Aerial Map

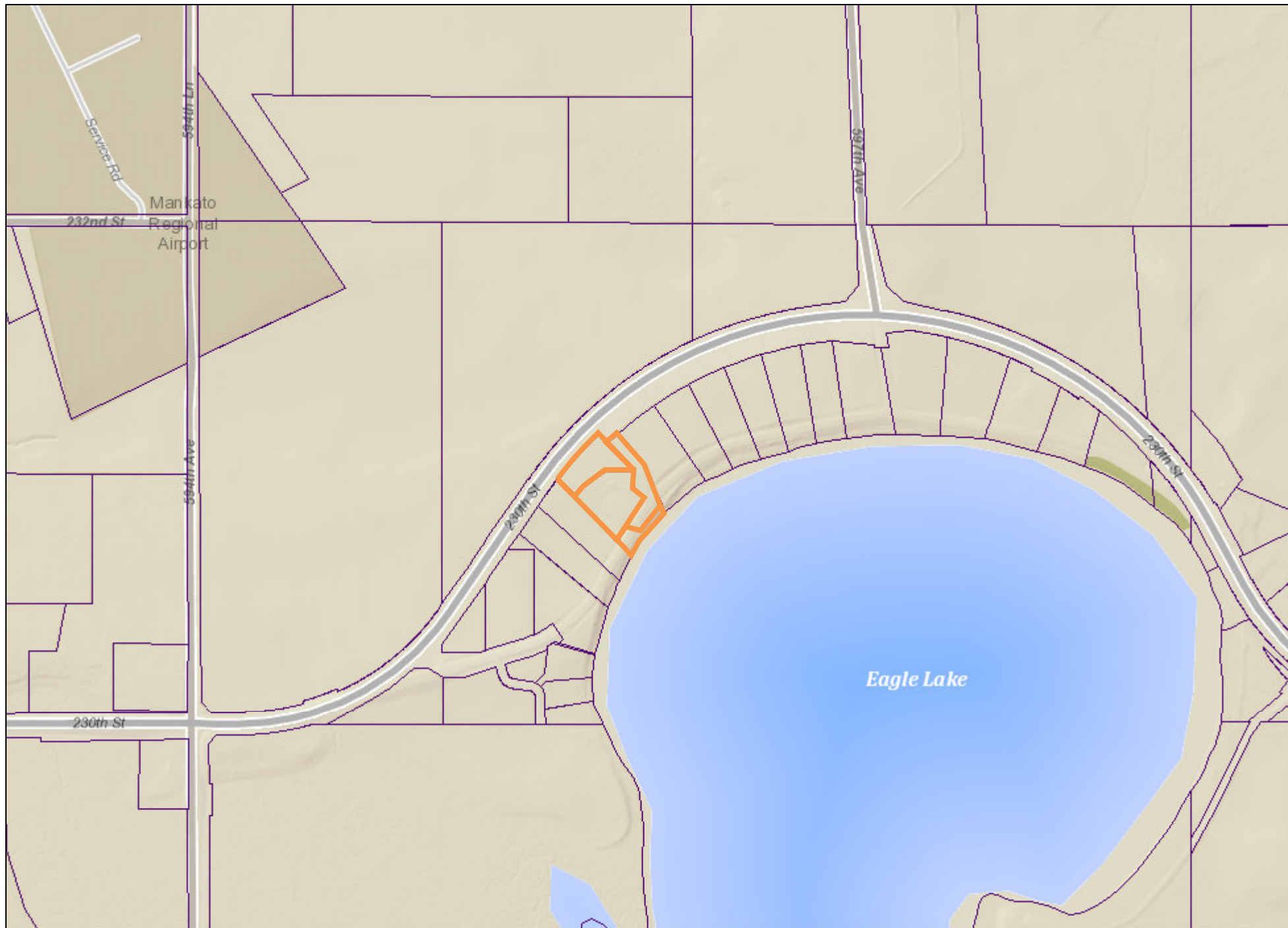
Site Plan

Topography Map

Wetland

Preliminary Title Opinion Letter

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map



Date: February 2026

Author:

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RAEMAR ADDITION

EXISTING LEGAL DESCRIPTION:
(per Preliminary Title Opinion per Premier Title Services, LLC)

Lot Four (4), Block Two (2), Hilgers' Subdivision No. 2 according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Blue Earth County, Minnesota.

AND

All of Parcel D-2 and that part of Parcel D-1, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northwesterly corner of Parcel 6 of said Blue Earth County Highway Right of Way Plat No. 28; thence North 21 degrees 16 minutes 44 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the northeasterly line of said Parcel D-1, a distance of 134.34 feet; thence North 42 degrees 27 minutes 11 seconds West, along said northeasterly line, 219.74 feet; thence South 47 degrees 32 minutes 49 seconds West, 66.00 feet to a point on the southwesterly line of said Parcel D-1; thence South 42 degrees 27 minutes 11 seconds East, along said southwesterly line, 207.40 feet; thence South 00 degrees 20 minutes 33 seconds East, along said southwesterly line, 89.00 feet; thence South 45 degrees 10 minutes 33 seconds East, along said southwesterly line, 78.50 feet to a point on a circular curve which center of radius bears South 49 degrees 36 minutes 32 seconds East; thence northeasterly, along the southeasterly line of said Parcel D-1, along a 1151.27 radius curve, central angle = 03 degrees 40 minutes 15 seconds, an arc distance 73.76 feet to the point of beginning.

AND

All of the formerly occupied right of way of 230 Street (C.S.A.H. No. 26) lying over and across that part of Government Lot 5 in Section 36, Township 109 North, Range 26 West, Blue Earth County, Minnesota, which lies northwesterly of the northwesterly line of Parcel D-2, southwesterly of Parcel 6 and northeasterly of Parcel 5, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder.

AND

Outlot D and Outlot E, Eagle Bluff, Blue Earth County, Minnesota

OWNERS / DEVELOPERS:
Mark J. and Rachel E. Burgess
59618 230th Street
Madison Lake, MN

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1 Block 1 = 4.5± acres

EXISTING PROPERTY:
(Per City of Mankato staff)
ZONED: Agricultural

BEARING NOTE:
Orientation of this bearing system is based upon the plat of Eagle Bluff.

BENCHMARK:
MNDOT Monument - Jamestown SW
Elevation - 1034.64 (NAVD88)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0110F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

LEGEND

- Bituminous Surface

Concrete Surface

Existing Building

Gravel Surface

Controlled Access Line

Storm Sewer Line

Landscaping Edge

Building Canopy Or Deck Line

Water's Edge

Treeline

Fence

Field Edge

Iron Monument Found
RLS 46564 unless otherwise noted

Air Conditioner

Gas Meter

Transformer

Utility Marker

Utility Pedestal

Utility Vault

Yard Hydrant

Well

Cleanout

Drop Intake

Flared End Section/Apron

Roof Drain

Downspout

Mailbox

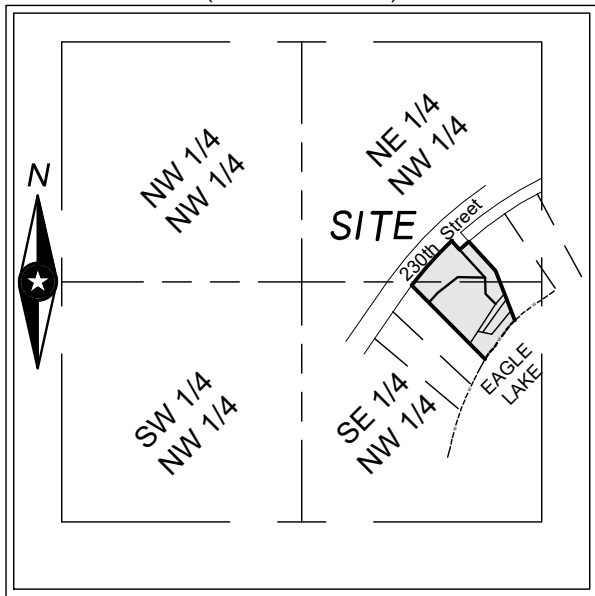
Post

Sign

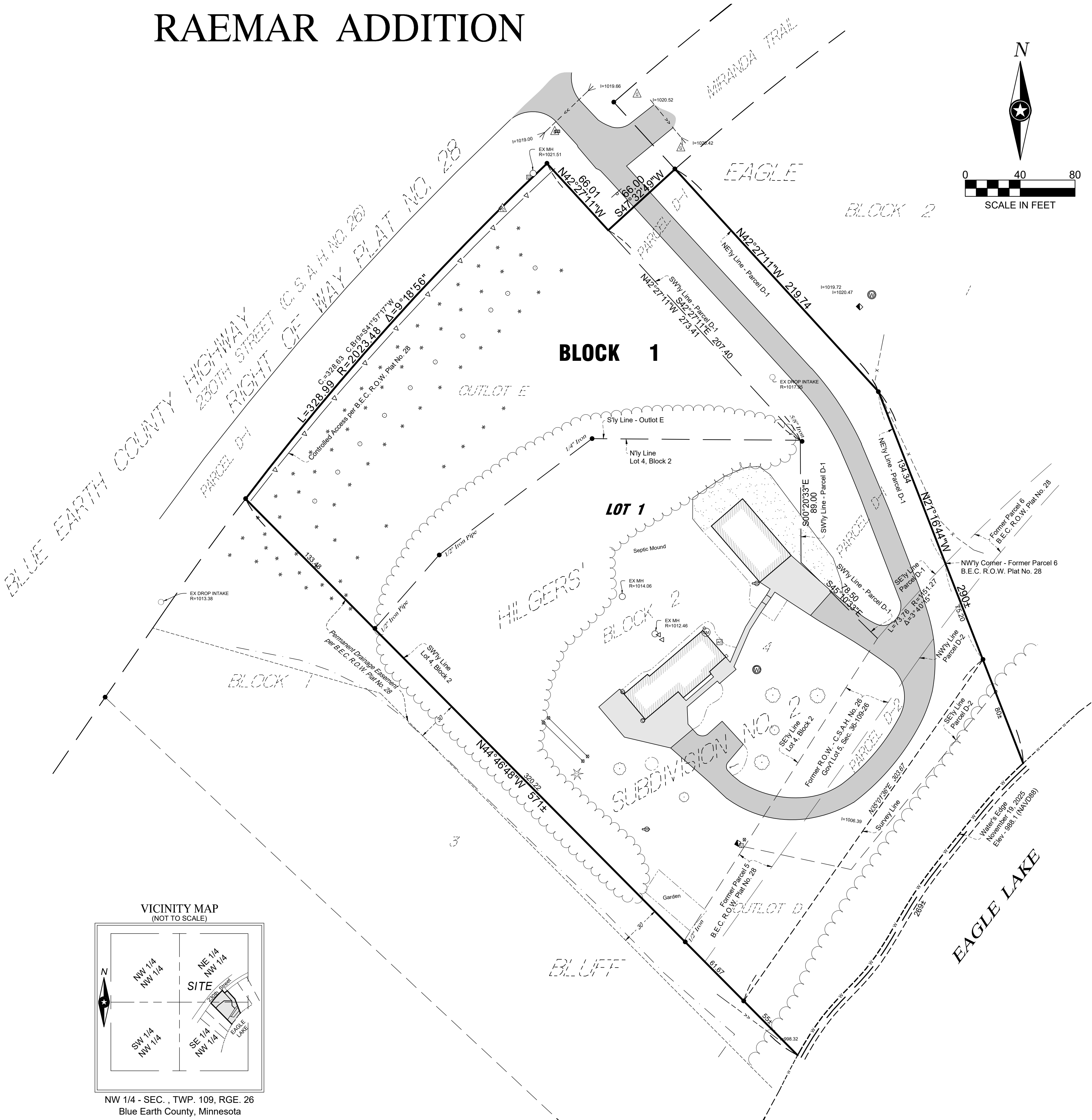
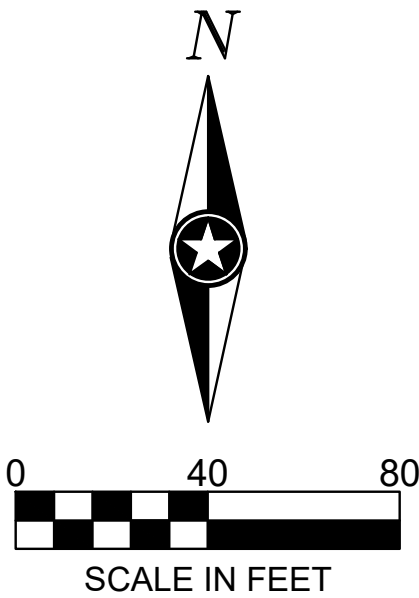
Coniferous Tree

Deciduous Tree

VICINITY MAP
(NOT TO SCALE)



NW 1/4 - SEC. , TWP. 109, RGE. 26
Blue Earth County, Minnesota



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF
Ryan E. Kotthoff
DATE 1/13/26 LIC. NO. 61565

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PROJECT

59618 230TH ST.
MADISON LAKE

BLUE EARTH COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33616
FILE NAME	33616 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	1/13/26
CLIENT PROJECT NO.	-

TITLE
**PRELIMINARY
PLAT**

SHEET
1 OF 1

RAEMAR ADDITION

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59618 230th Street
Madison Lake, MN

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
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(507)-387-6651

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(Per City of Mankato staff)
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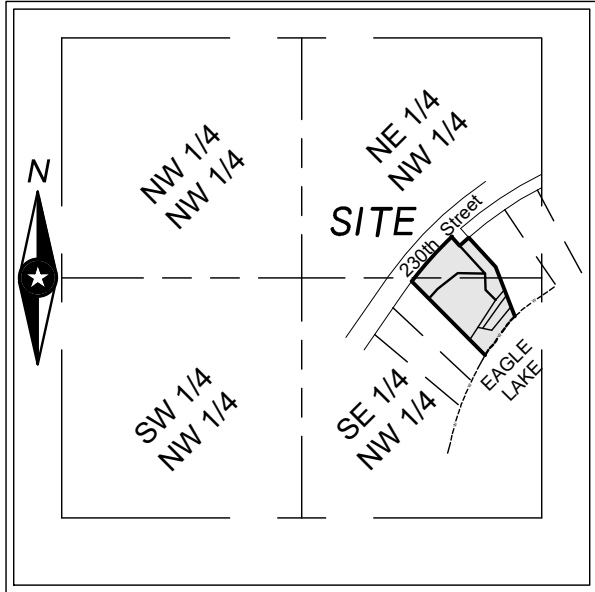
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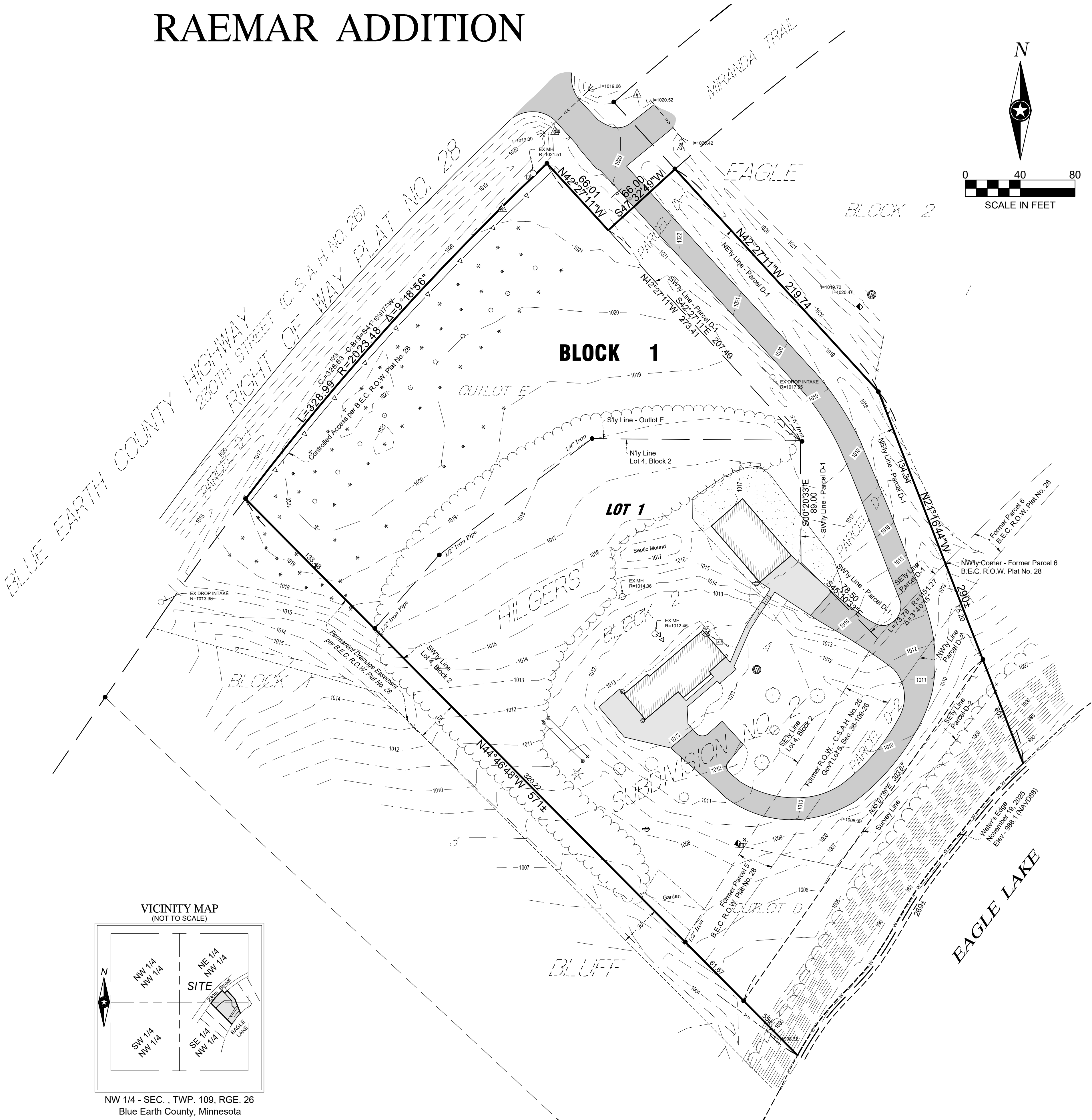
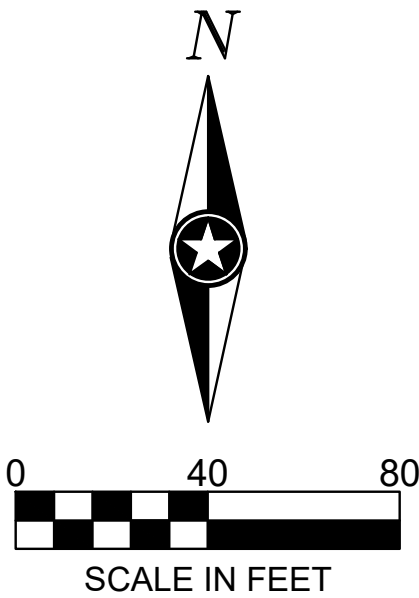
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MADISON LAKE

BLUE EARTH COUNTY MINNESOTA

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ORIGINAL ISSUE DATE	1/13/26
CLIENT PROJECT NO.	-

TITLE
**PRELIMINARY
PLAT**

SHEET
1 OF 1

From: Nick McCabe <Nick.McCabe@ISGInc.com>

Sent: Wednesday, January 7, 2026 3:26 PM

To: Kent Hays <Kent.Hays@ISGInc.com>

Subject: RE: 59618 230TH ST Madison Lake

Kent,

There does not appear to be any wetlands on the property currently, nor were there any indications of wetlands prior to the road realignment. I'm 99% sure there are no wetlands on those parcels based on a desktop review of historic aerials, the National Wetland Inventory, soil survey maps and LiDAR elevation data that are publicly available. Let me know if you have any questions or need anything else. Thanks

Nick McCabe

Senior Environmental Scientist

Employee Owner

P 507.387.6651

C 507.330.4786

E Nick.McCabe@ISGInc.com

W ISGInc.com

From: Kent Hays <Kent.Hays@ISGInc.com>

Sent: Wednesday, January 7, 2026 2:09 PM

To: Nick McCabe <Nick.McCabe@ISGInc.com>

Subject: 59618 230TH ST Madison Lake

Hey Nick, we are platting the 4 parcels outlined in orange on the 1st attachment into 1 lot. The parcels are also outlined on both sheets of the 2nd attachment

The City is helping with the review for Lime Twp and is asking if there are any wetlands on the property.

Is there a way you can look at historical photos to see if there might be anything on the property?

The plat of Eagle Bluff was done 10 years ago so you would think that they would have had to take a look for wetlands when they platted it and it is not showing anything.

Let me know if you have any questions or would like to talk through things.

Thanks,

Kent

PREMIER

TITLE SERVICES, LLC

PRELIMINARY TITLE OPINION

November 4, 2025

Mark Burgess
Rachel Burgess
56918 230th Street
Madison Lake, MN 56063

RE: Combination of parcels R40.04.36177004; R40.04.36.177.011; R40.04.36.177.007;
R40.04.36.177.012
Our File No.: P.253308

Dear Mark and Rachel:

We have examined the title to the following described real property situated in the Township of Lime, County of Blue Earth and State of Minnesota, to-wit:

See attached legal description.

We have not been provided with an abstract of title to the property; therefore, on October 29, 2025 (with records posted through October 24, 2025), we examined the records in the office of the Blue Earth County Recorder. Our search and the official records upon which it is based are assumed to be a complete and accurate index to all instruments of record affecting the title to the above-described real property.

According to our search of the records as aforesaid, the title in and to the above-described real property is in the names of **MARK J. BURGESS and RACHEL E. BURGESS, as Joint Tenants**, and title thereto is good, valid and marketable, and subject to no liens or encumbrances, excepting only as follows:

1. The rights of any persons in possession of the real property.

2. Any public or private easements perfected by adverse usage on, under, or over the real property.
3. Zoning ordinances and building restrictions of the governmental subdivision in which the real property is located.
4. Unrecorded liens, if any, for labor and materials furnished for improvements to the real property within the last one hundred twenty days.
5. The location of any boundary lines and rights of adjoining property owners which could only be disclosed by an accurate survey of the real property.
6. Any special assessments for improvements made to the real property, the amount of which has not yet been determined by the governing municipal body nor has been certified to the county auditor.
7. The possible rights of owners of any personal property or fixtures which may be located on the above-described real property and which were placed there pursuant to conditional sales contracts or financing statements.
8. Utility Easements or Claims of Utility Easements, whether Recorded or Unrecorded.
9. Subject to the rights of tenants under unrecorded leases, and of other occupants, and property owned by such tenants and/or occupants.
10. Easements and setbacks dedicated to the public as shown on the recorded plats of Hilgers' Subdivision No. 2, Eagle Bluff and Blue Earth County Highway Right of Way Plat No. 28.
11. Parcel R40.04.36.177.004: Taxes for the year 2025 in the sum of \$3,146.00, inclusive of a solid waste fee of \$20.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.

Parcel R40.04.36.177.011: Taxes for the year 2025 in the sum of \$94.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.

Parcel R40.04.36.177.007: Taxes for the year 2025 in the sum of \$74.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.

Parcel R40.04.36.177.012: Taxes for the year 2025 in the sum of \$32.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.
12. Easement to Northern States Power Co., dated October 19, 1953, recorded September 4, 1954 in Book 9 of Bonds, page 131. Affects the Northeast Quarter of the Northwest Quarter of Section 36, Township 109 North, Range 26 West. See attached copy.

13. Resolution Vacating County Road recorded May 7, 2015 as Document No. 541CR068. See attached copy.
14. Permanent Easement to the County of Blue Earth, recorded August 3, 2012 as Document No. 519CR609. Runs along the westerly side of the subject property. See attached copy.
15. Covenants of Restriction dated June 6, 1980, recorded June 6, 1980 in Book 258 of Blue Earth County Records, page 24. Affects Hilgers' Subdivision No. 2.
16. Easement to Mid-Communications dated May 21, 1993, recorded June 11, 1993 as Document No. 335CR765. See attached copy.
17. Resolution Vacating Loretta Court and all of the Easements across said Block 2, Hilgers' Subdivision and North Road and East Court and all 10 foot Wide Utility Easements across Hilgers' Subdivision No. 2, recorded September 29, 2016 as Document No. 552CR043. See attached copy.
18. Mortgage executed by Mark J. Burgess and Rachel E. Burgess, husband and wife to Affinity Plus Federal Credit Union dated January 19, 2018, recorded January 26, 2018 as Document No. 562CR198 in the original principal amount of \$89,000.00.
19. Transfer on Death Deed executed by Mark J. Burgess and Rachel E. Burgess, married to each other, (grantor owners) to Matthew J. Burgess, dated April 8, 2024, recorded April 9, 2024 as Document No. 611CR309. Will only transfer upon the death of the last Grantor owner to pass.

This Opinion is based entirely upon our search of the records in the office of Blue Earth County through the posted date of October 24, 2025.

Sincerely,

PREMIER TITLE SERVICES, LLC


Stacey R. Edwards Jones
Stacey@premiertitlemn.com

SEJ/ccb

Legal Description

Lot Four (4), Block Two (2), Hilgers' Subdivision No. 2, according to the plat thereof on file and of record in the office of the County Recorder in and for Blue Earth County, Minnesota.

PID: R40.04.36.177.004

All of Parcel D-2 and that part of Parcel D-1, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northwesterly corner of Parcel 6 of said Blue Earth County Highway Right of Way Plat No. 28; thence North 21 degrees 16 minutes 44 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the northeasterly line of said Parcel D-1, a distance of 134.34 feet; thence North 42 degrees 27 minutes 11 seconds West, along said northeasterly line, 219.74 feet; thence South 47 degrees 32 minutes 49 seconds West, 66.00 feet to a point on the southwesterly line of said Parcel D-1; thence South 42 degrees 27 minutes 11 seconds East, along said southwesterly line, 207.40 feet; thence South 00 degrees 20 minutes 33 seconds East, along said southwesterly line, 89.00 feet; thence South 45 degrees 10 minutes 33 seconds East, along said southwesterly line, 78.50 feet to a point on a circular curve which center of radius bears South 49 degrees 36 minutes 32 seconds East; thence northeasterly, along the southeasterly line of said Parcel D-1, along a 1151.27 radius curve, central angle = 03 degrees 40 minutes 15 seconds, an arc distance 73.76 feet to the point of beginning.

AND

All of the formerly occupied right of way of 230 Street (C.S.A.H. No. 26) lying over and across that part of Government Lot 5 in Section 36, Township 109 North Range 26 West, Blue Earth County, Minnesota, which lies northwesterly of the northwesterly line of Parcel D-2, southwesterly of Parcel 6 and northeasterly of Parcel 5, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder.

PID: R40.04.36.177.007

Outlot D and Outlot E. Eagle Bluff, Blue Earth County, Minnesota.

PID: R40.04.36.177.011 and R40.04.36.177.012

Meeting Date: 02/24/2026

Title

CYL02-26

Request of Jim Hilgers for a variance to decrease the required buildable area of 1.0 acres to 0.49 acres. The subject property is described as Lot 1, Block 1, Eagle Bluff No.2, Lime Township, Blue Earth County (PID R400436178007).

The anticipated date of Lime Township Board action is March 17, 2026 at 7:30 p.m. at the Mankato Regional Airport.

Applicant

The applicant Jim Hilgers is the applicant and property owner.

Request

Request of Jim Hilgers for a variance to decrease the required buildable area of 1.0 acre to 0.49 acres.

Location

The subject property is described as Lot 1, Block 1, Eagle Bluff No.2, Lime Township, Blue Earth County (PID R400436178007).

Existing Land Use

The land consists of a parcels located East of Eagle Lake and was previously used for agriculture purposes.

Zoning

The property is located in Lime Township and is zoned Agriculture.

Environmentally Sensitive Areas

The property is located in the Shoreland District.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

The Mankato Regional Airport Zoning Ordinance can be found at this link: [Mankato Regional Airport Zoning Ordinance](#)

The Lime Township Comprehensive Plan can be found at this link: [Lime Township Comprehensive Plan](#)

Review

Request of Jim Hilgers for a variance to decrease the required buildable area of 1.0 acre to 0.49 acres. The property consists of 2.70-acre lot that is primarily located in Flight zone A and partially located in flight zone B. As seen in the site plan, the northeastern portion of the parcel is located in flight zone A, which is the most restrictive since “no structure or tree shall be constructed, altered, maintained, or allowed to grown in any air space zoned...A” (Mankato Regional Airport Zoning Ordinance, Section IV: Air Space Obstruction Zoning, Part B Height Restrictions). The buildable area left on the parcel located in flight zone B is described as 0.49 acres, and the applicant is requesting to utilize the space for the purpose of constructing a residential dwelling.

The land is located in the agriculture zoning district, which allows for a single family, non- farm dwelling. However, a lot requirement within the Agriculture zoning district, requires “for single-family dwellings conforming to the dwelling density regulations... the lot is not less than one (1) acre and conforms to all other provisions”, so the applicant is requesting for a 0.49 instead of the 1 acre requirement (Article 4 Zoning Map and Districts, Section 2 Agriculture District, Part F Lot Requirements, subpart 1).

Access to the site will remain the same from Cody Lane onto Lake View Road, as seen in the site plan. Any changes to accessing the site is prohibited and will require further review and approval by the Township Board and Blue Earth County.

In order to grant a variance, the Board shall make affirmative findings in five categories. Those categories are: the conformance to code Article 3 General Administration, Section 6 Variances, Part D Standards for granting a variance in Lime Township Zoning Ordinance, the use of property is in a reasonable manner, the circumstances are unique to the property that is not caused by the property owner, the request does not alter the essential character or the zoning district, and that the use is in harmony with Lime Township Ordinances and Comprehensive Plan.

The proposed variance does conform to the standards for granting a variance found in Article 3 General Administration, Section 6 Variances, Part D Standards for granting a variance in Lime Township Zoning Ordinance. Given that the surrounding area is a housing subdivision, the proposed use is in harmony with the general purposes and intent of the ordinance. The proposed use is consistent with the comprehensive plan since the request would “allow for the construction of residential use on [an] existing lot of record and in locations that are not prime farmland” (Lime Township Comprehensive Plan, Guiding Principles, Part 8). The applicant and owner recognize that there are practical difficulties with the parcel is primarily located in flight zone A.

The property owner proposes to use the property in a reasonable manner, described as a residential dwelling that is a permitted use within the Agriculture zoning district. A condition has been included herein that the applicant will need to obtain a land development permit prior to the commencement of construction of the house. An additional condition the applicant will need to complete prior to the application of the land development permit is an approval from Blue Earth County on septic and well placement.

There are unique circumstances to the property that are not caused by the property owner given that the site is primarily located in flight zone A. The applicant is requesting to utilize the area of the parcel zoned in flight zone B to conform with the requirements of the Mankato Regional Airport Zoning Ordinance.

The request does not alter the essential character of the Lime Township and the Agriculture district, since the surrounding area is a subdivision intended for residential dwellings.

Findings

Staff respectfully submits the following findings:

1. The proposed variance conforms to the standards for granting a variance found in Article 3 General Administration, Section 6 Variances, Part D Lime Township Zoning Ordinance. Given that the use conforms with the zoning district and with the comprehensive plan.
2. The proposed variance is consistent with the comprehensive plan, as amended from time to time.
3. The applicant or owner establishes that there are practical difficulties in complying with this ordinance, since the parcel is located in both flights’ zones A and B. If approved, the applicant will remain compliant with flight zone B regulations.

4. The property owner will use the property in a reasonable manner permitted by the Lime Township Zoning Ordinance, since single family dwellings are permitted uses within the Agriculture zoning district.
5. The plight of the property owner is due to circumstances unique to the property and was not created by any persons presently or formerly having an interest in the parcel of land.
6. The request does not alter the essential character of the locality within the Agriculture zoning district.

Recommendation

Staff recommends approval of the variance to reduce the required lot size of 1 acre to 0.49 acre with the following conditions:

1. Any changes to the access of the property are prohibited without further review and approval by the Town Board and Blue Earth County.
2. A land development permit shall be obtained prior to the commencement of construction for the single-family dwelling.
3. The applicant shall seek written approval from Blue Earth County on the septic and well placement prior to applying for a land development permit.

Attachments

General Location Map

Aerial Map

Site Plan

Site Plan- Aerial View



This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation. Thomas Olson - February 2026

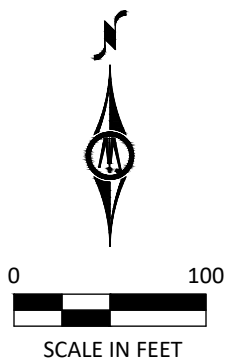
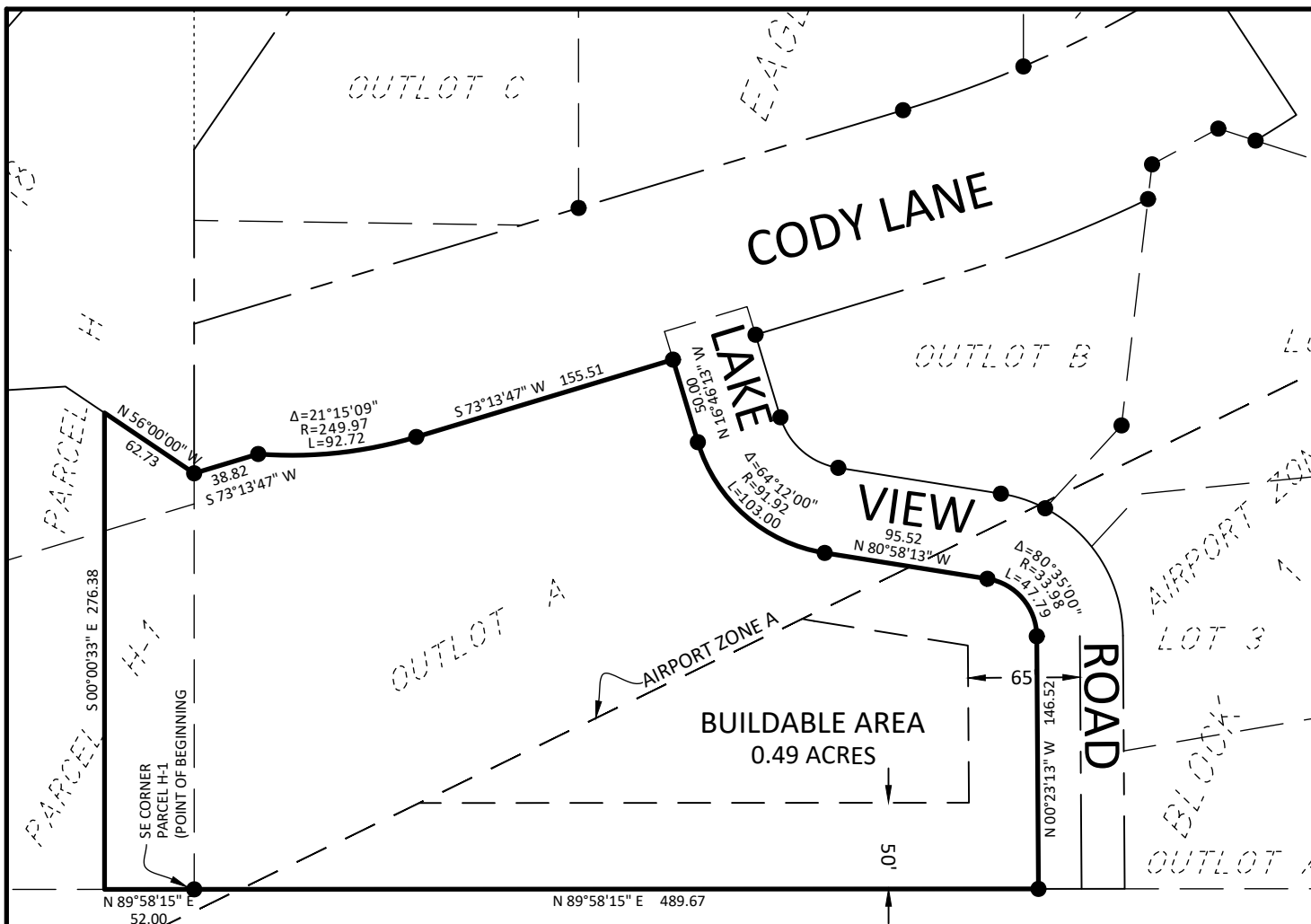


General Location Map - February 2026





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SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
License Number 46564

02/20/2026
Date

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VARIANCE EXHIBIT BLUE EARTH COUNTY, MINNESOTA

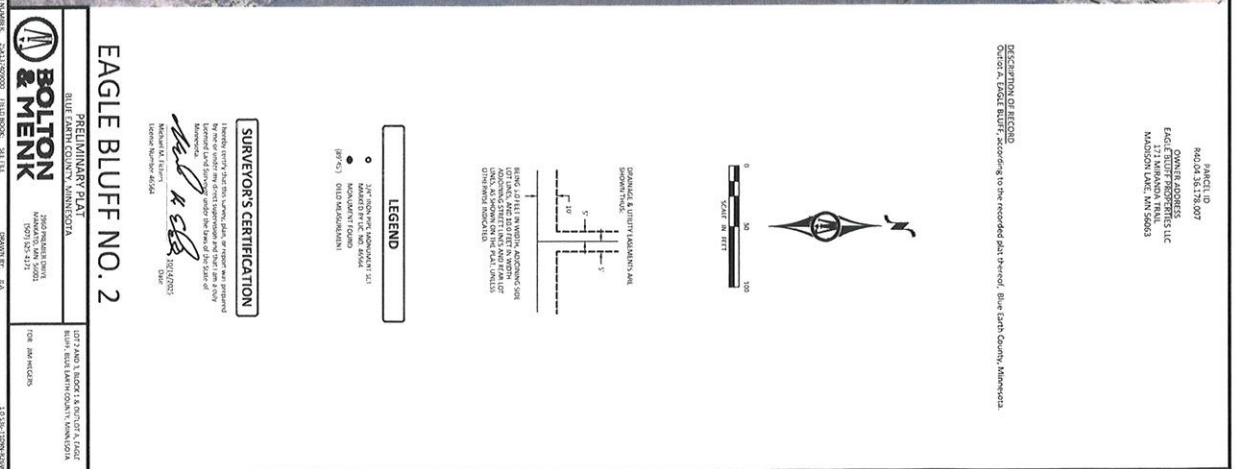


**BOLTON
& MENK**

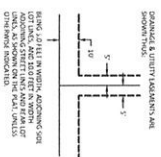
1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

THAT PART OF LOTS 2 & 3, BLOCK 1, EAGLE BLUFF, BLUE
EARTH COUNTY, MINNESOTA

FOR: JIM HILGERS



DESCRIPTION OF RECORD
Outlet A, EAGLE BLUFF, according to the recorded plat thereof, Blue Earth County, Minnesota



LEGEND

- 3/8" MON PURE MONG
MARKED BY UIC NO. 1
- MONUMENT FOUND
COLD MOUNTAIN, TENN.

(30° 45')

SURVEYOR'S CERTIFICATION

I hereby certify that this return, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Williams
Michael M. Williams
License Number 46544

10/14/2023
Date

EAGLE BLUFF NO. 2

 BOLTON & MENK 2960 PRELUDES DRIVE MINNETONKA, MN 55301 (952) 535-5172	PRELIMINARY PLAT BLUE EARTH COUNTY, MINNESOTA	1073 AND A, BLOCK 1, & OUTLOT A, EIGHT BLUE, BLUE EARTH COUNTY, MINNESOTA
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