

LIME TOWNSHIP PLANNING COMMISSION
Regular Meeting March 26, 2026 - 5:00 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.

CYL03-26

Request of Jim Hilgers, the property owner, for a preliminary plat to reclassify Outlot A to Lot 1 Block 1 of Eagle Bluff No.2. The subject property is described as Outlot A, Eagle Bluff, Lime Township, Blue Earth County (PID R400436178007).

The anticipated date of Lime Township Board action is April 14, 2026 at 7:30 p.m. at the Mankato Regional Airport.

5.

MISCELLANEOUS

6.

ADJOURNMENT

Lime Township Planning Commission

4. 1.

Meeting Date: 03/26/2026

Title

CYL03-26

Request of Jim Hilgers, the property owner, for a preliminary plat to reclassify Outlot A to Lot 1 Block 1 of Eagle Bluff No.2. The subject property is described as Outlot A, Eagle Bluff, Lime Township, Blue Earth County (PID R400436178007).

The anticipated date of Lime Township Board action is April 14, 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 preliminary plat to reclassify an Outlot to a lot 1 block 1.

Location

The subject property is described as Outlot A, Eagle Bluff, 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 and contains a wetland on the southwest corner of the lot.

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](#)

Review

This request, submitted by Jim Hilgers, seeks approval of a preliminary plat to reclassify an existing Outlot into Lot 1, Block 1 of Eagle Bluff No. 2. The property encompasses approximately 2.70 acres and is located primarily within Airport Flight Zone A, with a portion extending into Flight Zone B. In June 2025, the applicant applied for an administrative land split to combine a purchased 0.3-acre portion of an adjacent property with the existing parcel, thereby increasing the total lot size to 3.0 acres. This split was reviewed, approved, and signed by Township staff. As a condition of this preliminary plat, the applicant must record the approved administrative land split with the Blue Earth County Recorder's Office prior to submitting an application for the final plat.

The parcel is situated within the Agriculture Zoning District, which permits single-family, non-farm dwellings. The Lime Township Zoning Ordinance states: "The following uses shall be permitted within the A Agriculture District: Single family, non-farm dwellings" (Article 4, Section 2, Part B, Subpart 4). Accordingly, the anticipated future residential use of the parcel is consistent with the permitted uses in the Agriculture District.

However, the Agriculture District requires a minimum of one acre of buildable area for single-family dwellings. The applicant's lot includes approximately 0.49 acres of buildable area. In January 2026, the applicant submitted a variance request to reduce the required buildable area from 1.0 acre to 0.49 acre. This variance was approved with conditions at the March 2026 Lime Township Board meeting (Article 4, Section 2, Part F, Subpart 1). Prior to any construction of a single-family dwelling, the applicant must obtain a land development permit.

The applicant submitted documentation from J.R. Bruender Construction illustrating placement of a Subsurface Treatment System (SSTS) on the site. A recommended condition requires the applicant to coordinate with Blue Earth County to obtain approval for the septic system location. Coordination with the County will also be required for the placement of a well prior to submitting a final plat application.

The proposed lot configuration meets the minimum lot width and depth requirements 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, Section 2, Part F, Subpart 3). The site plan shows a minimum width of 350 feet and a minimum depth of 276.38 feet, demonstrating compliance with the ordinance.

Site access will remain unchanged, continuing from Cody Lane onto Lake View Road, as identified in the submitted plans. Any modifications to access will require additional review and approval by the Township Board and Blue Earth County.

Outlot A, located in the southwestern corner of the property, contains a wetland. No impacts to this wetland are proposed or authorized. A wetland delineation report prepared by Bolton & Menk confirms the presence of the wetland on Outlot A. The property owner must continue to comply with Lime Township zoning regulations, Blue Earth County requirements, and Minnesota Department of Natural Resources standards to ensure the protection and preservation of environmentally sensitive areas.

A completed Preliminary and Final Title Opinion letter, prepared by the developer's attorney, must be submitted as part of the final plat application.

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 the placement of a septic system and well.
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 aligns with the surrounding area, residential.
5. The proposal does not place the cost of improvement against those benefitting from their construction, since the request is to utilize the lot for residential use.
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 be similar to the surrounding area.
11. The applicant will prevent, where possible, excessive governmental operating and maintenance costs.

Recommendation

Staff recommends approval of the preliminary plat to reclassify Outlot A to Lot 1 Block 1 with the following conditions:

1. Prior to applying for a Final Plat the applicant shall record the approved administrative land split with Blue Earth County Records.
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 final plat.
4. Any changes to the access of the property are prohibited without further review and approval by the Town Board and Blue Earth County.
5. 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.
6. A completed preliminary and Final Title opinion letter, written by the developer's attorney, shall be submitted in the Final Plat application.

Attachments

General Location Map

Aerial Map

Site Plan

STSS

Wetland Delineation Report

General Location Map



Date: March 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: March 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.

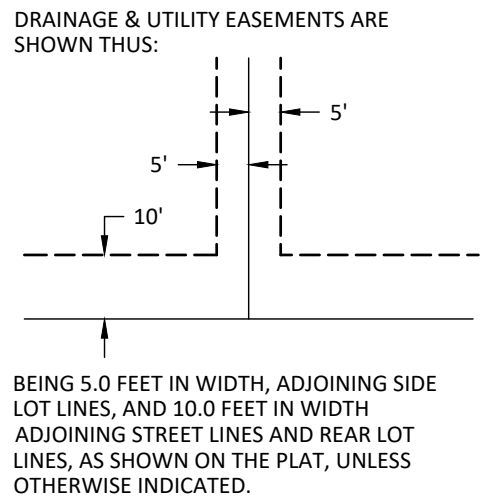


PARCEL ID
R40.04.36.178.007
PART OF R40.04.36.101.003
OWNER ADDRESS
EAGLE BLUFF PROPERTIES LLC
171 MIRANDA TRAIL
MADISON LAKE, MN 56063

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

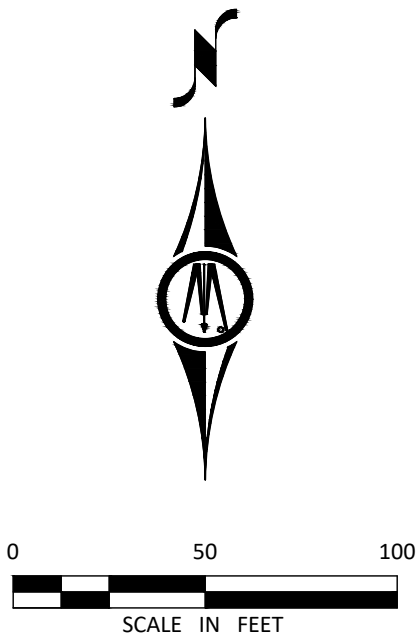
That part of Parcels H and H-1, according to Blue Earth County Highway Right of Way Plat No. 18, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the southeasterly corner of said Parcel H-1; thence North 00 degrees 00 minutes 33 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the easterly line of said Parcels H-1 and H, a distance of 241.28 feet to the northwesterly corner of Outlot A, Eagle Bluff, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 56 degrees 00 minutes 00 seconds West, a distance of 62.73 feet; thence South 00 degrees 00 minutes 33 seconds East, a distance of 276.38 feet to a point on the southerly line of said Parcel H-1; thence North 89 degrees 58 minutes 15 seconds East, along said southerly line, a distance of 52.00 feet to the point of beginning.



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND
- (89°45') DEED MEASUREMENT
- DRAINAGE

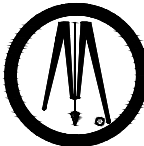


SURVEYOR'S CERTIFICATION

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 03/05/2026
Michael M. Eichers Date
License Number 46564

EAGLE BLUFF NO. 2

PRELIMINARY PLAT BLUE EARTH COUNTY, MINNESOTA		LOT 2 AND 3, BLOCK 1 & OUTLOT A, EAGLE BLUFF, BLUE EARTH COUNTY, MINNESOTA
	BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MN 56001 (507) 625-4171	
FOR: EAGLE BLUFF PROPERTIES LLC		

Blue Earth County SSTS Site Evaluation Form

Permit Number: PR20260077

Property Owner: EAGLE BLUFF PROPERTIES LLC

Design Contractor: J. R. Bruender Construction, Inc

Location Address:

Parcel ID Number: R40.04.36.178.007

Township: Lime

Section: 36

Soils

NRCS Map Unit Symbol: 94B Terril loam/Lesueur Loam

Parent Material: ~~CH~~ Outwash Lacustrine Alluvial Org Matter Bedrock

Landscape Position: Flat SU ~~SP~~ BS FS TS

Slope %: ~10%

Slope Shape:

Down Slope

Side Slope

C D V

CA V

Vegetation Type: grass

Depth to Limiting Layer: 31" Inches

Viewed By: Jesse + Steve Bruender

Date: 3-10-26

Time Spent: 1.5

Hours

Weather Conditions: Cloudy + Cool

Design Criteria:

New (☒) Replacement () Repair () NIPHT () New Proposed IPHT () Straight Pipe ()

Shoreland ()

Well Setback Distance Verified (☒)

Number of Bedrooms: 5

House Class: I

Water Using Appliances:

() Clothes Washer

() Dish Washer

() Garbage Disposal

() Sewage Ejector

() Whirlpool Bath

() Water Conditioning

() Furnace Humidifier

Design Flow: 750 gpd

System Type: I II III IV

Drainfield System: Mound w/12" sand

Pump (☒)

Filter ()

Answer **ONLY** if Soil Color goes from BLACK to GRAY:

Topsoil Indicators of Saturation: (Black) (Defined as a Chroma of < 3.5)

- T1. Is there wetland vegetation at the site of the boring(s)/pit?
T2. Is the site in a wet landscape position?
T3. Is there a peat, mucky, or organic texture to any part of the topsoil?
T4. Is any part of the topsoil colored as an N2.5 / O (pure black)?
T5. Are there redox features in the topsoil (within 12" of surface)?

YES
YES
YES
YES
YES

NO
NO
NO
NO
NO

YES to any = 0" (no system or experimental system)

*7080.1720 Subpart 5.D. (pg. 18)

Subsoil Indicators of Saturation: (Gray)

- S1. Does it have a depleted matrix (value ≥ 4 and chroma ≤ 2)?
S2. Does it have distinct gray or red redox features?
S3. Does it have a 5Y hue with chromas ≤ 3 and values ≥ 4 ?

YES
YES
YES

NO
NO
NO

YES to any = 12" ONLY!!

NRCS Hydric Soil Indicator A12. Thick Dark Surface

- < 12" top layer(s) must have values ≤ 3 & chromas ≤ 1
> 12" top layer(s) must have values ≤ 2.5 & chromas ≤ 1 . Any sandy layers must have at least 70% of the visible particles covered, coated, or masked with organic material.
> 12" - 18" depleted or gleyed matrix with chroma ≤ 2

Contractor Sign Off: I agree, as a certified individual, with the soils contained in this report and with the determination of the limiting layer for the defined area of the SSTS to be constructed.

Steve Bruender
Certified Individual

269
Cert #

Steve Bruender
Signature

3-10-26
Date

Jesse Anderson

974

3-10-26

Blue Earth County SSTS Site Evaluation Form - SOILS

SB#1 - Boring Pit Diameter:

Permit Number: PR20260077

Depth (in)	Texture	Matrix Color	Mottle Color	Structure			Comments
				Shape	Grade	Consistence	
0-7	CL	10 _{pr} 2/1	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	-
7-32	CL	10 _{pr} 4/4	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Some shale
32+	CL	10 _{pr} 4/4	10 _{pr} 4/2 Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Depletions
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	

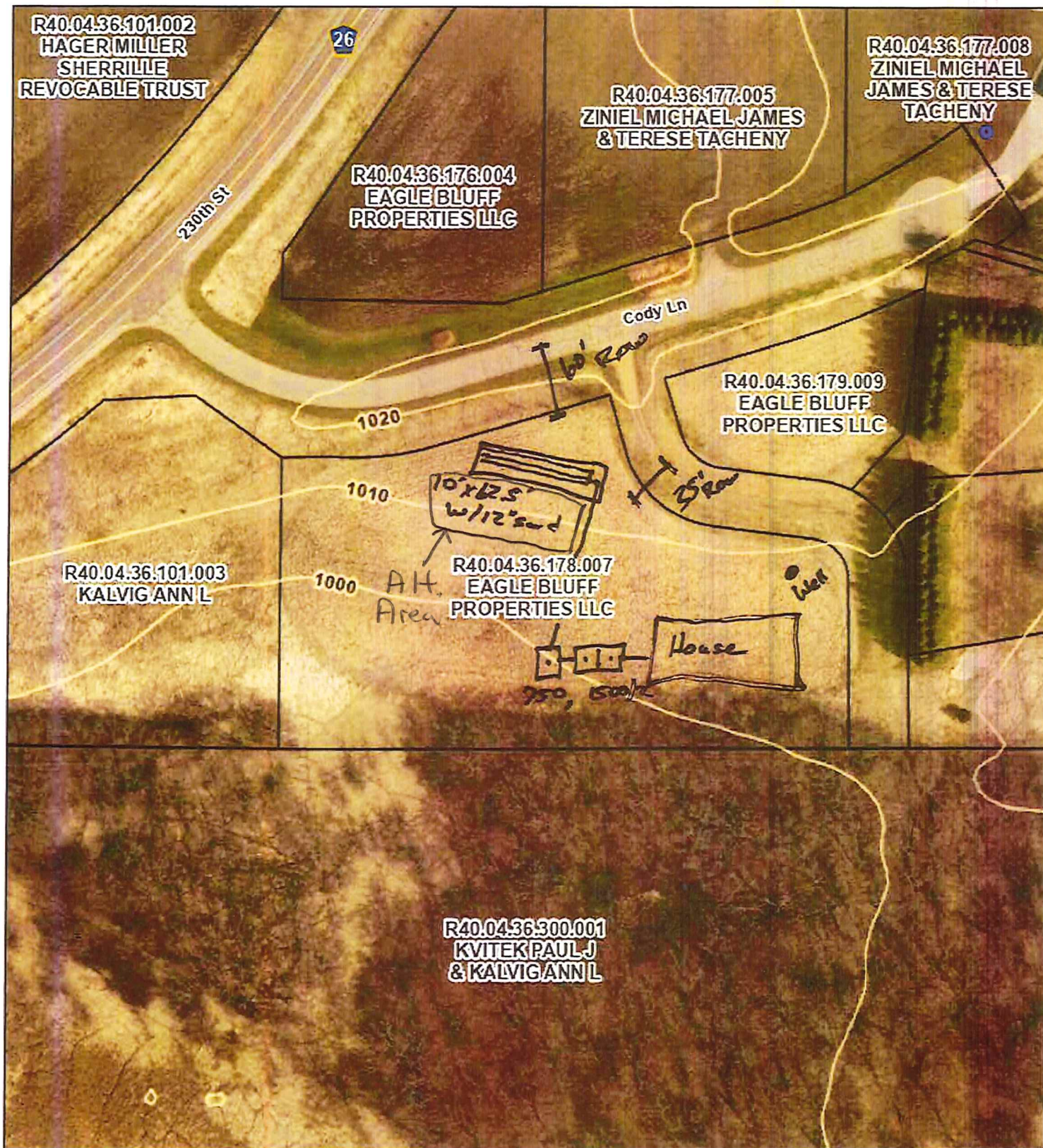
SB#2 - Boring Pit Diameter:

Depth (in)	Texture	Matrix Color	Mottle Color	Structure			Comments
				Shape	Grade	Consistence	
0-4	CL	10 _{pr} 2/1	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	-
4-31	CL	10 _{pr} 4/4	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Some shale
31+	CL	10 _{pr} 4/4	10 _{pr} 4/2 Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Depletions
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	

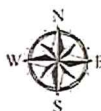
SB#3 - Boring Pit Diameter:

Depth (in)	Texture	Matrix Color	Mottle Color	Structure			Comments
				Shape	Grade	Consistence	
0-9	CL	10 _{pr} 2/1	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	-
9-32	CL	10 _{pr} 4/4	Y 1	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Some shale
32+	CL	10 _{pr} 4/4	10 _{pr} 4/2 Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	Depletions
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	
		Y /	Y / Y /	Gr Pr PI SGr Bk Ma	Weak Mod. Strong Loose	Loose Friable Firm	

Well & Septic Map

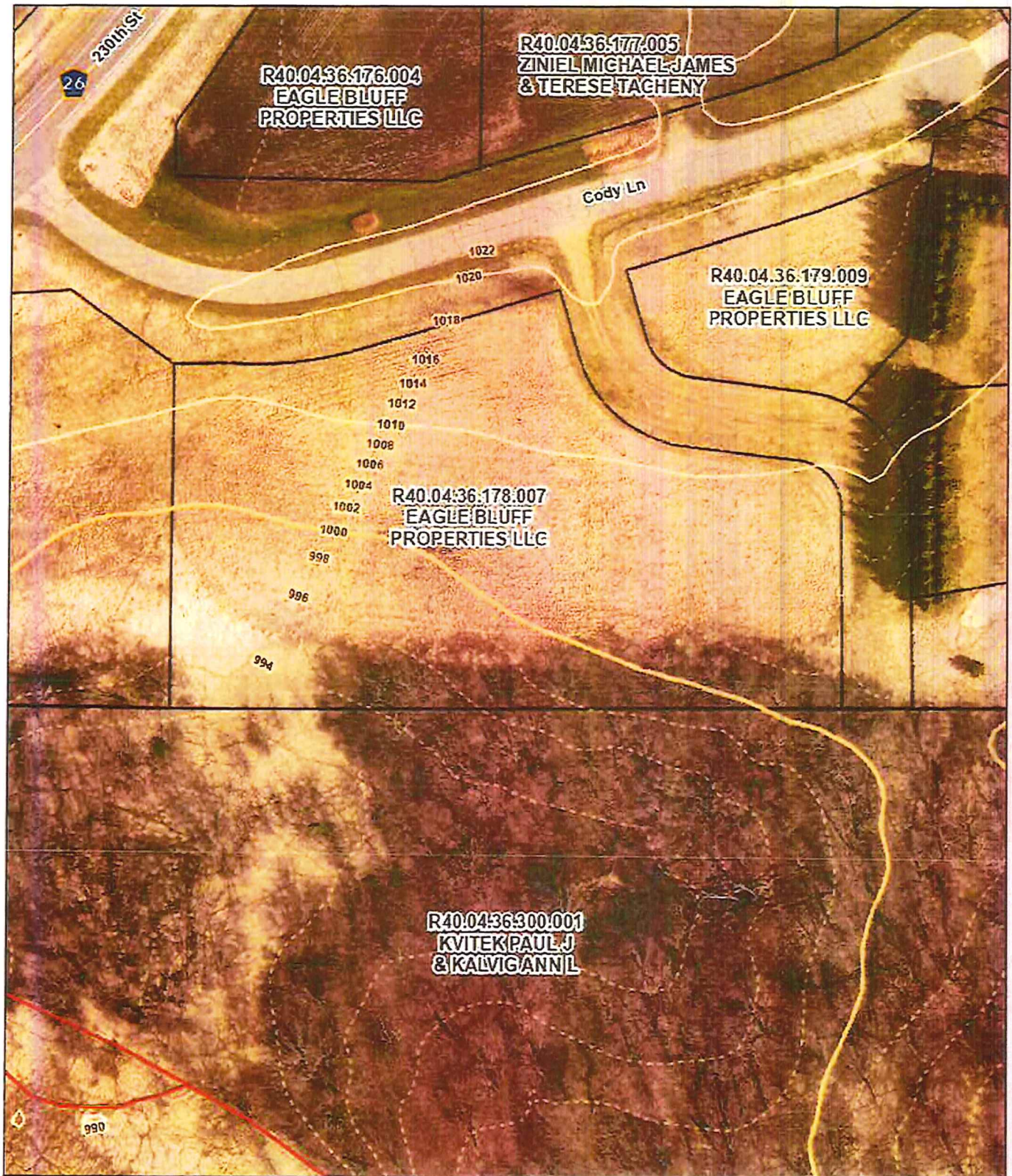


- Wells
- Parcels

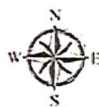


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Surface Water Resources Map

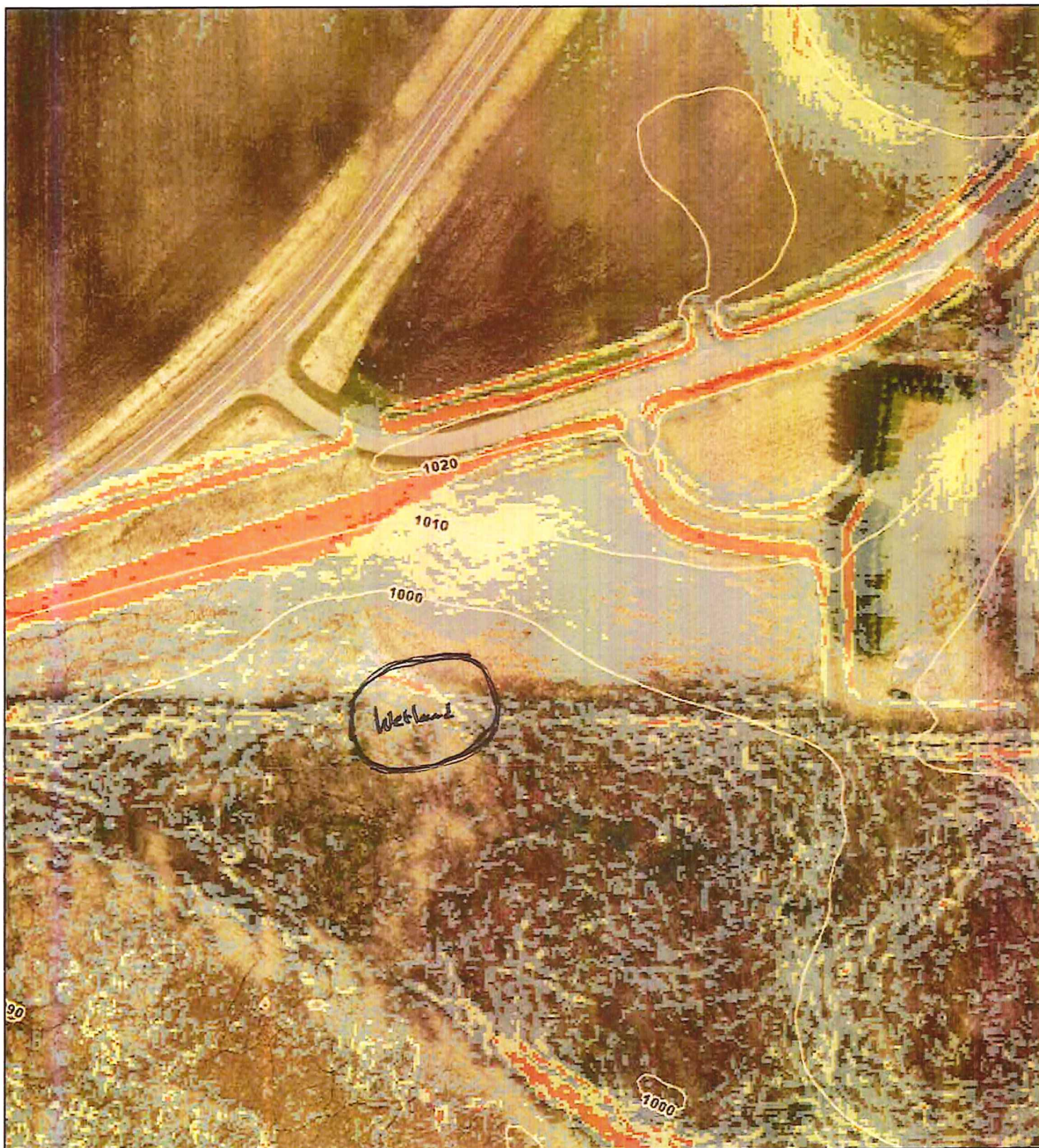


-  National Wetlands Inventory
-  Parcels



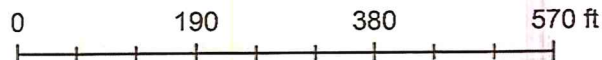
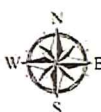
0 110 220 330 ft

Elevation Map

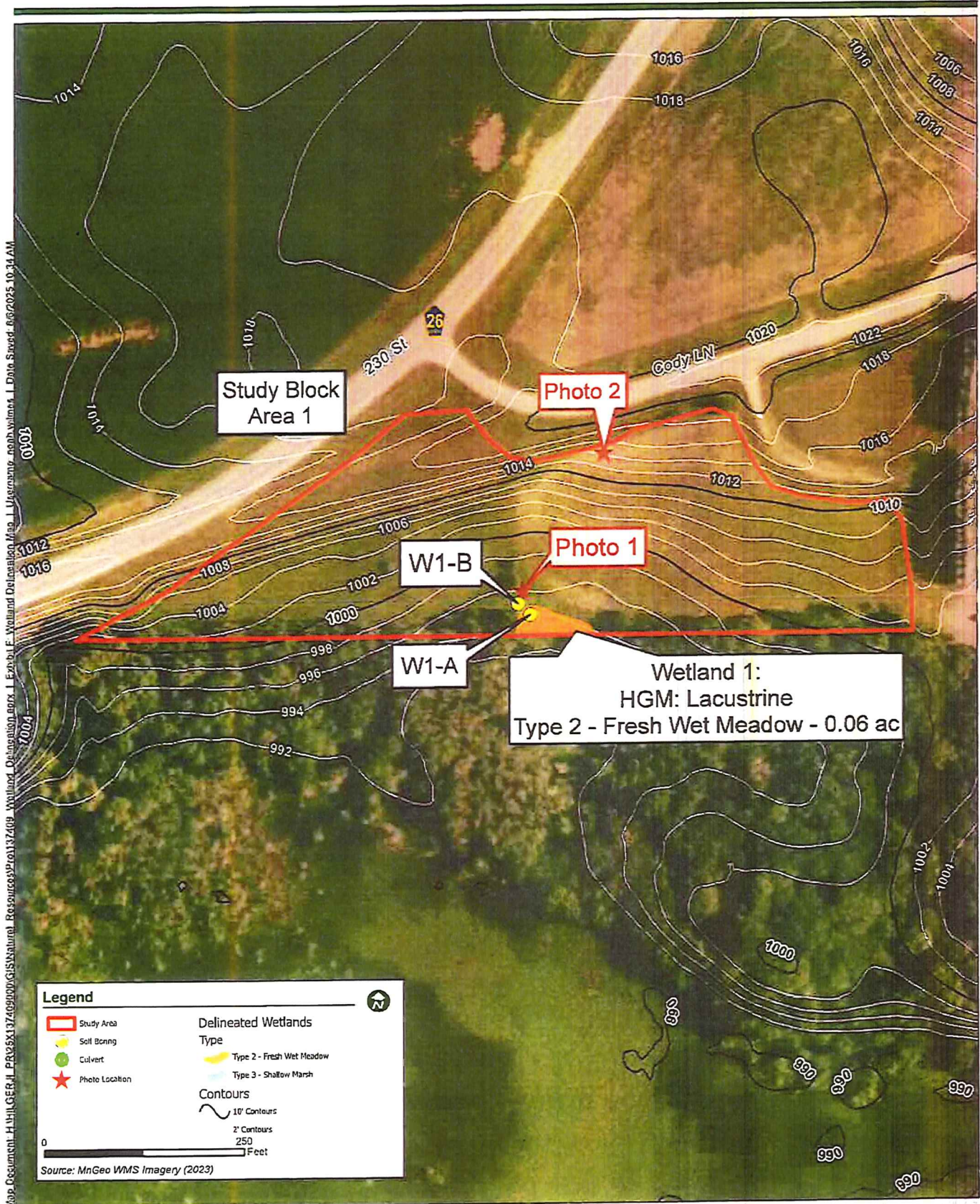


Percent Slope 2012

- 0 to 6 Percent
- 6 to 12 Percent
- 12 to 18 Percent
- 18 to 30 Percent
- 30 Percent or Greater



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Jesse Anderson

From: Potts, Victoria <vpotts@mankatomn.gov>
Sent: Tuesday, February 17, 2026 1:47 PM
To: Adam Steadland; Alyssa Core; Amir Fazlovic; Andrew Balgobin; Angela Nelson; Angela Piltaver; Anthony Dickmeyer; Barry Hager; Brett Paasch- MNDOT; Brian Oviatt; Chad Jabary; Chuck Mayers; Cory Hakla; Cory Johnson; Craig Austinson; D. Nicholson; Dane Lynch; Daniel Girolamo; David Lensing; David Pinney; Erynn Jenzen; George Leary; Greg Stevens; Heath Biegler; Jennifer Lemke; Jerad Bach; Jesse Anderson; Jesse Shetka; John Hutchins; Jonathan Graves; Justin Grev; Karl Nelson; Katie Wigen; Kris Dimercurio; Lacy Anderson; Lorin James; Mankato Free Press; Mark Fisichenich; Mark Manderfeld; Michael Dahle; Michael Stalberger; Nathan Holmes; Nicolle Kupser; Pat Johnson; Patrick Oberle; Paul Haugh; Paula M; Pete Preston; Randy Phillips; Rebecca Arndt - MN DOT; Robert Clements; Rod Nelson; Ryan Hiniker; Ryan Short; Ryan Thilges; Scott Roemhildt; Scott Thompson - DOT; Stephen Urban; Steve Schoeb; Steve Senger; Stuart Hiam; Susan Sargent; Tim B ; Tim Grant; Timothy Cariveau; Todd Kolander; Tricia Ries; William Johnson; John Considine; Anna.M.Thill@xcelenergy.com; Annah.anderson@centerpointenergy.com; Benjamin.jacobsen@centerpointenergy.com; Cynthia.pierce@oneok.com; development@pembina.com; gpalmer@greatermngas.com; James.H.Knoop@xcelenergy.com; Jerad Bach; jordan.yess@charter.com; Joseph.dallager@nngco.com; Kelly.dirksen@centerpointenergy.com; laurens@greatermngas.com; Lorin James; mbroadway@jagcom.net; rvesey@greatermankato.com; propertymanagement@t-mobile.com; PER Planning and Zoning; Pete Preston; Paula M; Kleist, Mitchell (Northern Natural Gas); Nathan Holmes; Nick.sorenson@consolidated.com; Nick.topper@zayo.com
Subject: (EXTERNAL)February Lime Township Planning Commission Item
Attachments: Hilgers Mailing Packet.pdf; Mailing packet- Burgess.pdf

CAUTION: This email originated from outside the BEC Network. Be aware that if the email contains links, use extreme caution before clicking. If the sender appears to be impersonating a coworker or department, report the email using the phishing alert button.

Good afternoon all,

Attached is the information pertaining to a Preliminary plat request for a reconfiguration of 4 parcels into one lot and for a variance request to decrease the required 1 acre buildable area to .49 acres within the Lime Township.

The items will be reviewed by the Lime Township's Planning Commission on February 24th, 2026 at 6:00pm and the Lime Township Board on March 17th, 2026 at 7:30pm at the Mankato Regional Airport, when a public hearing will be held for the items.

Please let me know if you have any questions or comments on the item.

Best,

Victoria Potts

MVCOG Program Administrator

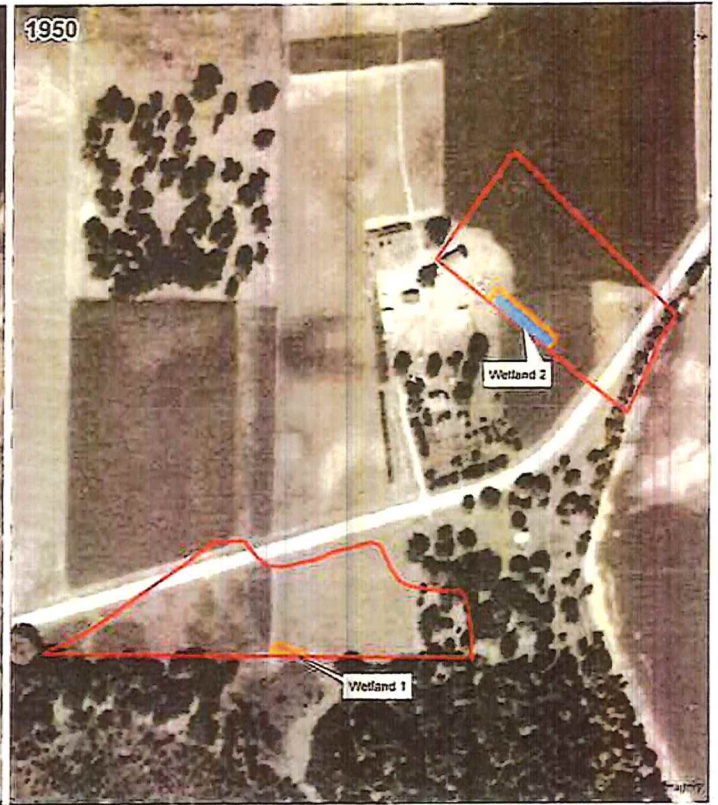
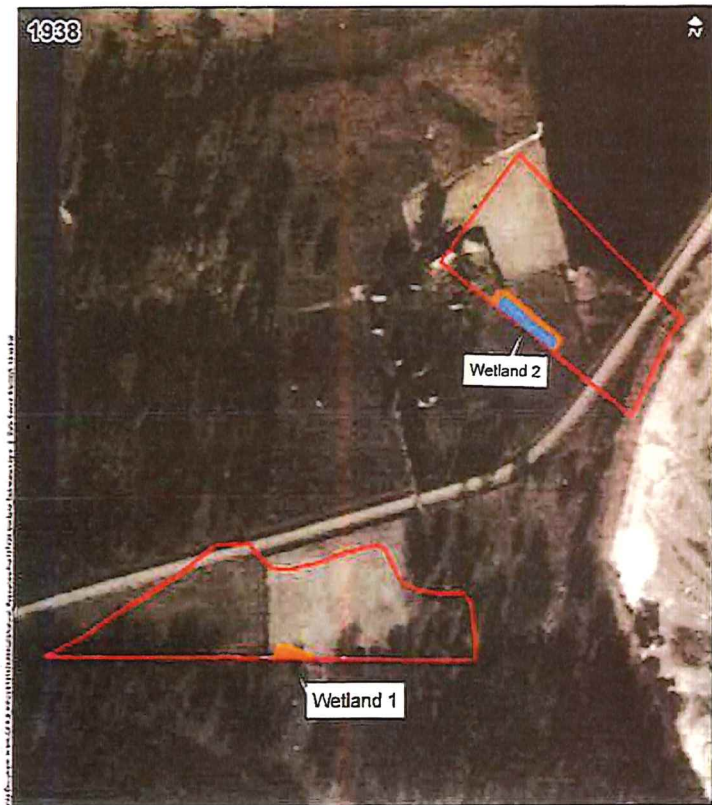
[City of Mankato](#)

Eagle Bluff

Lime Township, Blue Earth County, MN

Exhibit X-1: Historical Imagery 1938-1950

August 2025



Eagle Bluff

Wetland Delineation Report

Lime Township, Blue Earth County, Minnesota
Jim Hilgers
August 6, 2025



Real People. Real Solutions.

Prepared by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
BMI Project No. 25X.137409.000

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Antecedent Precipitation Conditions.....	2

Appendix

Appendix: Exhibits

I. Introduction

Jim Hilgers is proposing site improvements to his property located South of Highway 26 in Lime Township, Minnesota. This report details the findings of the field delineation completed on July 30th, 2025.

The project is found in Section 36, in Township 109 North of Range 26 West.

II. Wetland Delineation Methodology

The wetland boundaries were delineated and staked in the field in July 2025, using methods described in the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)”. Wetlands identified were classified using “Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)”, “Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)” and “Wetland Plants and Plant Communities of Minnesota and Wisconsin” (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

Hydrophytic Vegetation. A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant’s Wetland Indicator Status is determined using the 2016 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

Hydric Soils. A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

Wetland Hydrology. An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

III. Background Information

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

Exhibit A is a location map of the study area.

Exhibits B is an aerial photo with topographic information overlaid on it. This provides information regarding topography of the site, helping to identify areas that may have wetland characteristics.

Exhibit C is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

Exhibit D is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

Exhibit E is the Blue Earth County Soil Survey and is used to identify hydric soils that may lie within the study area.

Delineation Exhibits F and G were prepared from the information gathered at the site.

Exhibit F is the site map showing the delineated aquatic resources.

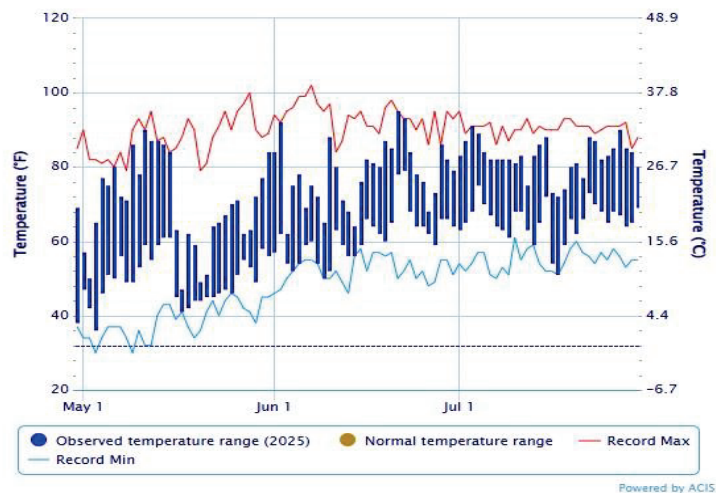
Exhibit G includes the wetland delineation data sheets.

IV. Climate Data

The table below shows the average temperature range for the three months before the field delineation, along with the daily maximums and minimums. While there were some notable cold periods in May. A majority of days in June and July exceeded the normal temperature range.

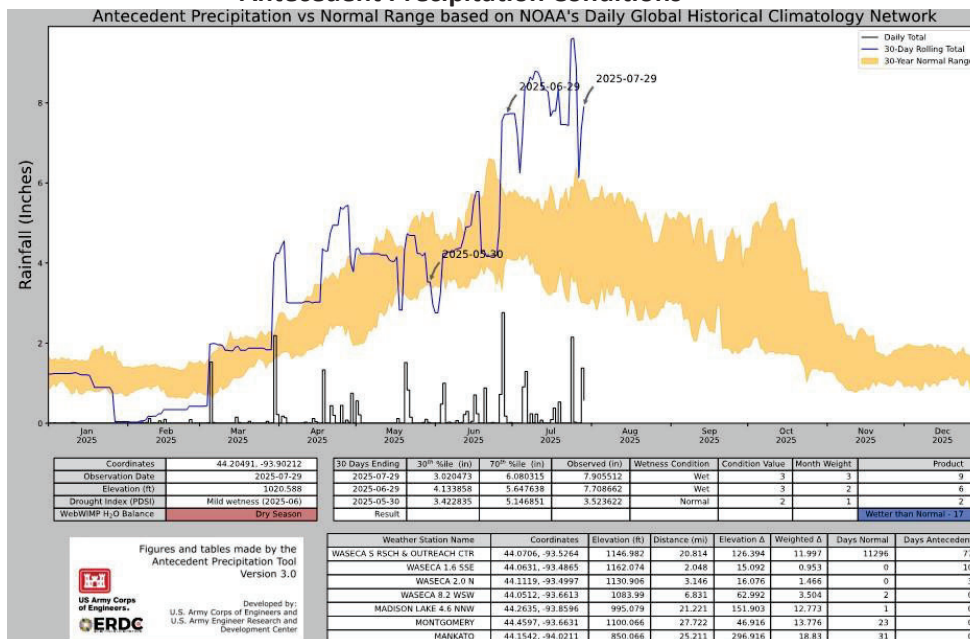
Temperature Range

Daily Temperature Data – MANKATO MUNICIPAL AP, MN



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was well above normal over the past three months, prior to the site visit.

Antecedent Precipitation Conditions



This climatic data was gathered using the National Weather Service (Climate (weather.gov)), Minnesota State Climatology Office, Nearest Station Precipitation Data Retrieval (High DENSITY radius retrieval 071210 (state.mn.us), and Precipitation Data Retrieved from a Gridded Database (Precipitation Data Retrieval (state.mn.us). As well as the ACIS NOAA Regional Climate Centers

Website (AgACIS (rcc-acis.org). The information was retrieved from the WETS station, Mankato.

V. Findings

On July 30, 2025, a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. Two wetlands were found to exist within the study area. The following describes the aquatic resources identified, together with a brief description of wetland types and observations made during the field investigation.

Wetland 1:

NWI Cowardin: None

PWI (Hydro) ID: None

HGM: Lacustrine

Field Observation Circular 39: Type 2

Field Observation Eggers and Reed:

Fresh Wet Meadow

Soil Mapping Unit(s): 94B-Terril loam, 238B-Kilkenny clay loam, 211-Lura silty clay

Wetland 1 is located along the Southern border of study area block 1. It lies just to the north of NWI POF1A.

The field investigation found that the site has met all three wetland indicators, and this wetland complex should be considered a combination of a HGM Classification Lacustrine, palustrine emergent nonpersistent seasonally saturated (PEM2B). Two sample points were taken to determine the wetland boundary. The wetland boundary was largely drawn based on the changes in topography.

At the W1-A wetland pit location, the plant community was dominated by Reed canary grass. The W1-B upland pit location was also Reed canary grass with some Stinging nettle. Both locations met hydrophytic vegetation.

Soils in the W1-A wetland pit location met the hydric soil indicator A12-Thick Dark Surface. Soils in the W1-B upland pit location met the hydric soil indicator A12-Thick Dark Surface. Depletion below 34 inches of both pits is assumed to be present.

The W1-A wetland location met the hydrology indicators A3-Saturation, D5-FAC-Neutral Test, and D2-Geomorphic Position. The W1-B upland pit location met D5-FAC-neutral Test. W1-B did not meet hydrology.



Photo 1: View of the W1-A & W1-B sample points looking into the wetland (West).



Photo 2: View of the Fresh Wet Meadow, facing West

Wetland 2:

NWI Cowardin: None

PWI (Hydro) ID: None

HGM: Depression

Field Observation Circular 39: Type 2&3

Field Observation Eggers and Reed: Fresh
Wet Meadow, Shallow Marsh

Soil Mapping Unit(s): 238B-Kilkenny clay
loam, 211-Lura silty clay, 239-Le Sueur
loam

Wetland 2 is located along the Western edge of study block 2. It is a constructed drainage pond that sits between two properties.

The field investigation found that the site has met all three wetland indicators, and this wetland complex should be considered a combination of a HGM Classification Depression, palustrine emergent nonpersistent seasonally saturated (PEM2B) and palustrine emergent persistent semi permanently flooded (PEM1F). Two sample points were taken to determine the wetland boundary. The wetland boundary was largely drawn based on the changes in topography and vegetation.

At the W2-A wetland pit location, the plant community was dominated by Narrow-leaf cattails and Spotted touch-me-not. W2-A met hydrophytic vegetation. The W2-B upland pit location was a mixture of Perennial sow thistle, Canadian thistle, Kentucky bluegrass, Timothy, and Smooth brome. W2-B did not meet hydrophytic vegetation.

Soils in the W2-A wetland pit location met the hydric soil indicator A12-Thick Dark Surface. Soil in the W2-B upland pit location did not meet the hydric soil indicators.

The W2-A wetland location met A2-High water Table and A3-Saturation, the secondary hydrology indicator D5- FAC-Neutral Test. The W2-B upland pit location did not meet hydrology.



Photo 3: View of the W2-A & W2-B sample points



Photo 3: View of the Wetland 2, facing North.

VI. Conclusion

The delineation was performed on July 30, 2025. The boundaries of the wetlands were staked in the field with three foot "Wetland Delineation" pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a Juniper Geode Data Collector and tied to the Blue Earth County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of two wetlands within the boundaries of the study area.

Wetland Summary		
Id #	Wetland Type ^	Size*
W1	Type 2	0.06 ac
W2	Type 2, 3	0.44 ac
Total:		0.5 ac

**size measured within study area*

^wetland type within study area

Sincerely,

Bolton & Menk, Inc.



Cortiney Galuska

Certified Wetland Delineator (Wetland Delineator In-Training), No. 5499

Appendix: Exhibits



Map Document: H:\Hill GER\JL PR25\137409000\GIS\Natural Resources\Proj137409 Wetland Delineation.aprx | Exhibit F: Wetland Delineation Map | Username: noah.wilmes | Date Saved: 8/6/2025 9:20 AM



Map Document: H:\HILGER\J\PR25X137409000\GIS\Natural Resources\Exhibit B: Wetland Delineation Map | Date Saved: 8/6/2025 9:20 AM | Username: noah.willmes





Map Document: H:\HILGER\JL\PR25X137409000\GIS\Natural Resources\Pro\137409_Wetland_Delineation.aprx | Exhibit C: Wetland Delineation Map | Username: noah.willmes | Date Saved: 8/6/2025 9:20 AM

Map Document: H:\HILGER\JL_PR25X137409000\GIS\Natural Resources\Pro\137409_Wetland_Delineation.aprx | Exhibit E: Wetland Delineation Map | Username: noah.willmes | Date Saved: 8/6/2025 9:20 AM



Name	Slope	Hydric Rating	Hydric Class
94B-Terril loam	2-6%	8	No
211-Lura silty clay	0-1%	100	Yes
238B-Kilkenny clay loam	2-6%	0	No
239-Le Sueur loam	1-3%	15	No

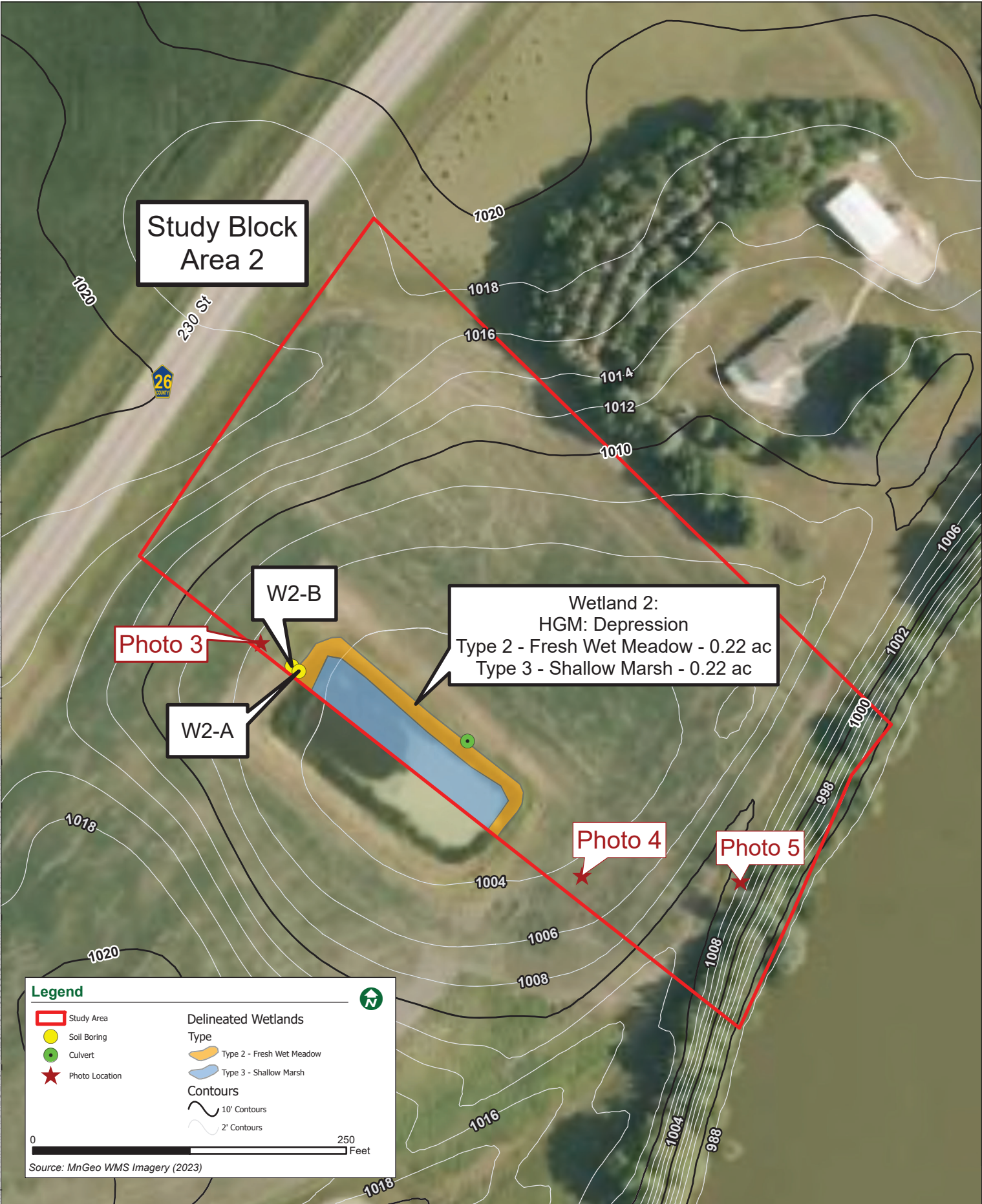


Map Document: H:\HILGER\JL PR25X137409000\GIS\Natural Resources\Pro\137409_Wetland_Delineation.aprx | Exhibit E: Wetland Delineation Map | Date Saved: 8/6/2025 9:20 AM | Username: noah.willmes

Map Document: H:\HILGER\J\PR25\137409000\GIS\Natural Resources\Pro\137409 Wetland Delineation.aprx | Exhibit F-1: Wetland Delineation Map | Date Saved: 8/6/2025 10:34 AM



Map Document: H:\HILGER\JL_P\25X137409000\GIS\Natural Resources\Pro\137409 Wetland Delineation.aprx | Exhibit F: Wetland Delineation Map | User: noah.wilmes | Date Saved: 8/6/2025 10:34 AM



U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W1-A
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 36 T109N R026W
Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): None
Slope (%): 0-2 Lat: 44.199171 Long: -93.907628 Datum: WGS84
Soil Map Unit Name: Muskego soils, 0 to 1 percent slopes NWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
---	--

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>) 1. <u>Fraxinus pennsylvanica</u> Absolute % Cover <u>20</u> Dominant Species? <u>Y</u> Indicator Status <u>FACW</u> 2. _____ 3. _____ 4. _____ 5. _____ <u>20.0</u> =Total Cover	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>) 1. <u>Phalaris arundinacea</u> Absolute % Cover <u>95</u> Dominant Species? <u>Y</u> Indicator Status <u>FACW</u> 2. <u>Urtica dioica</u> Absolute % Cover <u>5</u> Dominant Species? <u>N</u> Indicator Status <u>FACW</u> 3. _____ 4. _____ 5. _____ <u>100.0</u> =Total Cover		Prevalence Index worksheet: <table><tr><td>Total % Cover of:</td><td>Multiply by:</td></tr><tr><td>OBL species <u>0</u></td><td>x 1 = <u>0</u></td></tr><tr><td>FACW species <u>120</u></td><td>x 2 = <u>240</u></td></tr><tr><td>FAC species <u>0</u></td><td>x 3 = <u>0</u></td></tr><tr><td>FACU species <u>0</u></td><td>x 4 = <u>0</u></td></tr><tr><td>UPL species <u>0</u></td><td>x 5 = <u>0</u></td></tr><tr><td>Column Totals: <u>120</u> (A)</td><td><u>240.00</u> (B)</td></tr><tr><td colspan="2">Prevalence Index = B/A = <u>2.0</u></td></tr></table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>120</u>	x 2 = <u>240</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>120</u> (A)	<u>240.00</u> (B)	Prevalence Index = B/A = <u>2.0</u>	
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Herb Stratum (Plot size: <u>5' radius</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>0</u> =Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>) 1. _____ 2. _____ <u>0</u> =Total Cover	Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																	

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W1-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-34	10YR	2/1	100				SIL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Iron-Manganese Masses (F12)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21) Very
☐ Black Histic (A3)	☐ Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Stratified Layers (A5)	
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☒ Thick Dark Surface (A12)	
☐ Iron Monosulfide (A18)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
Remarks: Assuming depletion below	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): 24 Saturation Present? Yes ☒ No ☐ Depth (inches): 3 (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W1-B
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 36 T109N R026W
Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): None
Slope (%): 3-7 Lat: 44.203461 Long: -93.903768 Datum: WGS84
Soil Map Unit Name: Lura silty clay, 0 to 1 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>✓</u> No <u> </u> Hydric Soil Present? Yes <u>✓</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>✓</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>✓</u>
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Remarks:

VEGETATION – Use scientific names of plants.

<table><tr><td><u>Tree Stratum</u> (Plot size: <u>30' radius</u>)</td><td>Absolute % Cover</td><td>Dominant Species?</td><td>Indicator Status</td></tr><tr><td>1. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>3. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>4. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>5. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>0</u></td><td>=Total Cover</td><td></td></tr><tr><td><u>Sapling/Shrub Stratum</u> (Plot size: <u>15' radius</u>)</td><td></td><td></td><td></td></tr><tr><td>1. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>3. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>4. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>5. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>0</u></td><td>=Total Cover</td><td></td></tr><tr><td><u>Herb Stratum</u> (Plot size: <u>5' radius</u>)</td><td></td><td></td><td></td></tr><tr><td>1. <u>Phalaris arundinacea</u></td><td><u>100</u></td><td><u>Y</u></td><td><u>FACW</u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>3. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>4. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>5. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>6. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>7. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>8. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>9. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>10. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>100.0</u></td><td>=Total Cover</td><td></td></tr><tr><td><u>Woody Vine Stratum</u> (Plot size: <u>30' radius</u>)</td><td></td><td></td><td></td></tr><tr><td>1. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>0</u></td><td>=Total Cover</td><td></td></tr></table>	<u>Tree Stratum</u> (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	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Hydrophytic Vegetation Present? Yes <u>✓</u> No <u> </u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>100</u>	x 2 = <u>200</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>200.00</u> (B)	Prevalence Index = B/A = <u>2.0</u>	
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<u>Herb Stratum</u> (Plot size: <u>5' radius</u>)																																																																																																																																									
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>																																																																																																																																						
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<u>Woody Vine Stratum</u> (Plot size: <u>30' radius</u>)																																																																																																																																									
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OBL species <u>0</u>	x 1 = <u>0</u>																																																																																																																																								
FACW species <u>100</u>	x 2 = <u>200</u>																																																																																																																																								
FAC species <u>0</u>	x 3 = <u>0</u>																																																																																																																																								
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UPL species <u>0</u>	x 5 = <u>0</u>																																																																																																																																								
Column Totals: <u>100</u> (A)	<u>200.00</u> (B)																																																																																																																																								
Prevalence Index = B/A = <u>2.0</u>																																																																																																																																									

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W1-B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth	Matrix		Redox Features				Texture	Remarks
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR	2/2	100				SIL	
14-34	10YR	2/1	100				SICL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Iron-Manganese Masses (F12)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21) Very
☐ Black Histic (A3)	☐ Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Stratified Layers (A5)	
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☒ Thick Dark Surface (A12)	
☐ Iron Monosulfide (A18)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: _____	Yes ☒ No ☐
Depth (inches): _____	

Remarks:
Went down 34" assumed depleted matrix below

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations:				Wetland Hydrology Present? Yes ☐ No ☒
Surface Water Present?	Yes ☐ No ☒	Depth (inches):		
Water Table Present?	Yes ☐ No ☒	Depth (inches):		
Saturation Present?	Yes ☒ No ☐	Depth (inches):	34	

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W2-A
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 36 T109N R026W
Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): None
Slope (%): 0-2 Lat: 44.205060 Long: -93.901272 Datum: WGS84
Soil Map Unit Name: Le Sueur loam, 1 to 3 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 0 =Total Cover	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 0 =Total Cover	Prevalence Index worksheet: <table><tr><td>Total % Cover of:</td><td>Multiply by:</td></tr><tr><td>OBL species <u>90</u></td><td>x 1 = <u>90</u></td></tr><tr><td>FACW species <u>30</u></td><td>x 2 = <u>60</u></td></tr><tr><td>FAC species <u>0</u></td><td>x 3 = <u>0</u></td></tr><tr><td>FACU species <u>3</u></td><td>x 4 = <u>12</u></td></tr><tr><td>UPL species <u>0</u></td><td>x 5 = <u>0</u></td></tr><tr><td>Column Totals: <u>123</u> (A)</td><td><u>162.00</u> (B)</td></tr><tr><td colspan="2">Prevalence Index = B/A = <u>1.32</u></td></tr></table>	Total % Cover of:	Multiply by:	OBL species <u>90</u>	x 1 = <u>90</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>3</u>	x 4 = <u>12</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>123</u> (A)	<u>162.00</u> (B)	Prevalence Index = B/A = <u>1.32</u>	
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Column Totals: <u>123</u> (A)	<u>162.00</u> (B)																
Prevalence Index = B/A = <u>1.32</u>																	
Herb Stratum (Plot size: <u>5' radius</u>) 1. <u>Typha angustifolia</u> <u>90</u> <u>Y</u> <u>OBL</u> 2. <u>Impatiens capensis</u> <u>30</u> <u>Y</u> <u>FACW</u> 3. <u>Sonchus arvensis</u> <u>3</u> <u>N</u> <u>FACU</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>123.0</u> =Total Cover	Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Woody Vine Stratum (Plot size: <u>30' radius</u>) 1. _____ 2. _____ 0 =Total Cover	Hydrophytic Vegetation Present? Yes ☒ No ☐																
Remarks: (Include photo numbers here or on a separate sheet.)																	

SOIL

Sampling Point: W2-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth	Matrix			Redox Features						
(inches)	Color (moist)		%	Color (moist)		%	Type ¹	Loc ²	Texture	Remarks
0-28	10YR	2/1	100						SICL	
28-35	10YR	4/1	70	7.5YR	5/8	30	D	M	SCL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Iron-Manganese Masses (F12)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Red Parent Material (F21) Very	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Shallow Dark Surface (F22)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Other (Explain in Remarks)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)		
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☒ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Iron Monosulfide (A18)	☐ Depleted Dark Surface (F7)		
☐ Sandy Mucky Mineral (S1)	☐ Redox Depressions (F8)		
☐ 5 cm Mucky Peat or Peat (S3)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: _____	Yes ☒ No ☐
Depth (inches): _____	

Remarks:
Depletion at 30 inches

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
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☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations:				Wetland Hydrology Present? Yes ☒ No ☐
Surface Water Present?	Yes ☐ No ☒	Depth (inches):		
Water Table Present?	Yes ☒ No ☐	Depth (inches):	14	
Saturation Present?	Yes ☒ No ☐	Depth (inches):	8	

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Eagle Bluff City/County: Blue Earth County Sampling Date: 2025-07-30
Applicant/Owner: Jim Hilger State: Minnesota Sampling Point: W2-B
Investigator(s): Noah Wilmes, Cortiney Galuska Section, Township, Range: sec 25 T109N R026W
Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): None
Slope (%): 3-7 Lat: 44.213906 Long: -93.898614 Datum: WGS84
Soil Map Unit Name: Hamel loam, 0 to 2 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes No ✓ (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>✓</u> Hydric Soil Present? Yes <u> </u> No <u>✓</u> Wetland Hydrology Present? Yes <u> </u> No <u>✓</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>✓</u>
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Remarks:

VEGETATION – Use scientific names of plants.

<table><tr><td><u>Tree Stratum</u> (Plot size: <u>30' radius</u>)</td><td>Absolute % Cover</td><td>Dominant Species?</td><td>Indicator Status</td></tr><tr><td>1. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>3. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>4. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>5. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>0</u></td><td colspan="2">=Total Cover</td></tr></table> <table><tr><td><u>Sapling/Shrub Stratum</u> (Plot size: <u>15' radius</u>)</td><td>Absolute % Cover</td><td>Dominant Species?</td><td>Indicator Status</td></tr><tr><td>1. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>3. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>4. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>5. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>0</u></td><td colspan="2">=Total Cover</td></tr></table> <table><tr><td><u>Herb Stratum</u> (Plot size: <u>5' radius</u>)</td><td>Absolute % Cover</td><td>Dominant Species?</td><td>Indicator Status</td></tr><tr><td>1. <u>Sonchus arvensis</u></td><td><u>65</u></td><td><u>Y</u></td><td><u>FACU</u></td></tr><tr><td>2. <u>Cirsium arvense</u></td><td><u>45</u></td><td><u>Y</u></td><td><u>FACU</u></td></tr><tr><td>3. <u>Poa pratensis</u></td><td><u>20</u></td><td><u>N</u></td><td><u>FAC</u></td></tr><tr><td>4. <u>Phleum pratense</u></td><td><u>15</u></td><td><u>N</u></td><td><u>FACU</u></td></tr><tr><td>5. <u>Bromus inermis</u></td><td><u>10</u></td><td><u>N</u></td><td><u>FACU</u></td></tr><tr><td>6. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>7. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>8. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>9. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>10. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>155.0</u></td><td colspan="2">=Total Cover</td></tr></table> <table><tr><td><u>Woody Vine Stratum</u> (Plot size: <u>30' radius</u>)</td><td>Absolute % Cover</td><td>Dominant Species?</td><td>Indicator Status</td></tr><tr><td>1. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td>2. <u> </u></td><td><u> </u></td><td><u> </u></td><td><u> </u></td></tr><tr><td></td><td><u>0</u></td><td colspan="2">=Total Cover</td></tr></table>	<u>Tree Stratum</u> (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	5. <u> </u>	<u> </u>	<u> </u>	<u> </u>		<u>0</u>	=Total Cover		<u>Sapling/Shrub Stratum</u> (Plot size: <u>15' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	5. <u> </u>	<u> </u>	<u> </u>	<u> </u>		<u>0</u>	=Total Cover		<u>Herb Stratum</u> (Plot size: <u>5' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	1. <u>Sonchus arvensis</u>	<u>65</u>	<u>Y</u>	<u>FACU</u>	2. <u>Cirsium arvense</u>	<u>45</u>	<u>Y</u>	<u>FACU</u>	3. <u>Poa pratensis</u>	<u>20</u>	<u>N</u>	<u>FAC</u>	4. <u>Phleum pratense</u>	<u>15</u>	<u>N</u>	<u>FACU</u>	5. <u>Bromus inermis</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	10. <u> </u>	<u> </u>	<u> </u>	<u> </u>		<u>155.0</u>	=Total Cover		<u>Woody Vine Stratum</u> (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	2. <u> </u>	<u> </u>	<u> </u>	<u> </u>		<u>0</u>	=Total Cover		Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B) Prevalence Index worksheet: <table><tr><td>Total % Cover of:</td><td>Multiply by:</td></tr><tr><td>OBL species <u>0</u></td><td>x 1 = <u>0</u></td></tr><tr><td>FACW species <u>0</u></td><td>x 2 = <u>0</u></td></tr><tr><td>FAC species <u>20</u></td><td>x 3 = <u>60</u></td></tr><tr><td>FACU species <u>135</u></td><td>x 4 = <u>540</u></td></tr><tr><td>UPL species <u>0</u></td><td>x 5 = <u>0</u></td></tr><tr><td>Column Totals: <u>155</u> (A)</td><td><u>600.00</u> (B)</td></tr><tr><td colspan="2">Prevalence Index = B/A = <u>3.87</u></td></tr></table> Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0¹ <u> </u> 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes <u> </u> No <u>✓</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>135</u>	x 4 = <u>540</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>155</u> (A)	<u>600.00</u> (B)	Prevalence Index = B/A = <u>3.87</u>	
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Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W2-B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth	Matrix		Redox Features				Texture	Remarks
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-36	10YR	2/1	100				SICL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Iron-Manganese Masses (F12)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21) Very
☐ Black Histic (A3)	☐ Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Stratified Layers (A5)	
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Iron Monosulfide (A18)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: _____ Depth (inches): _____	Yes _____ No ☒

Remarks:
Soils most likely disturbed during the construction of retention pond. Soils show upland characteristics below 34". Soils were dryer and more compacted.

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations:				Wetland Hydrology Present? Yes _____ No ☒
Surface Water Present?	Yes _____ No ☒	Depth (inches): _____		
Water Table Present?	Yes _____ No ☒	Depth (inches): _____		
Saturation Present?	Yes ☒ No _____	Depth (inches): 24		
(includes capillary fringe)				

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: