



## Olmsted County Planning Department

October 10, 2022

### Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Township Metes and Bounds #OR2022-002MB by Brad Jech on behalf of Clair Wittlief Estate to split the tillable land from the existing non-farm dwelling parcel.

Location: The property is located at 996 115<sup>th</sup> St, within the NW ¼ of the NW ¼ of Section 14 in Oronoco Township

Zoning: A-2 Agricultural Protection District

### ACTION ITEMS

The request is to subdivide a non-farm parcel, not creating any new dwelling locations.

### BACKGROUND INFORMATION

#### Background:

The property is located in Section 14 of Oronoco Township. It is zoned A-2 Agricultural Protection District. It has the underlying land use designation of Resource protection. The request is to allow the tillable land to be split from the non-farm dwelling and will either go to the adjacent property owner, or be marked non-buildable on the survey. The remnant parcel with the dwelling will be 9.8 acres.

No new building sites are being proposed with the request, therefore it is not necessary to review the standards for a buildable parcel in the A-2 district.

#### Referral Comments

At the time of writing this report no referral comments have been received.

The applicant requests the following:

The applicant is requesting approval of a metes and bounds to allow to split the tillable land from the non-farm dwelling parcel.

## **ANALYSIS AND FINDINGS**

### **Referral Comments**

As of writing the staff report there has been no referral comments received. There are no new access points on the county road proposed.

### **Staff Recommendation**

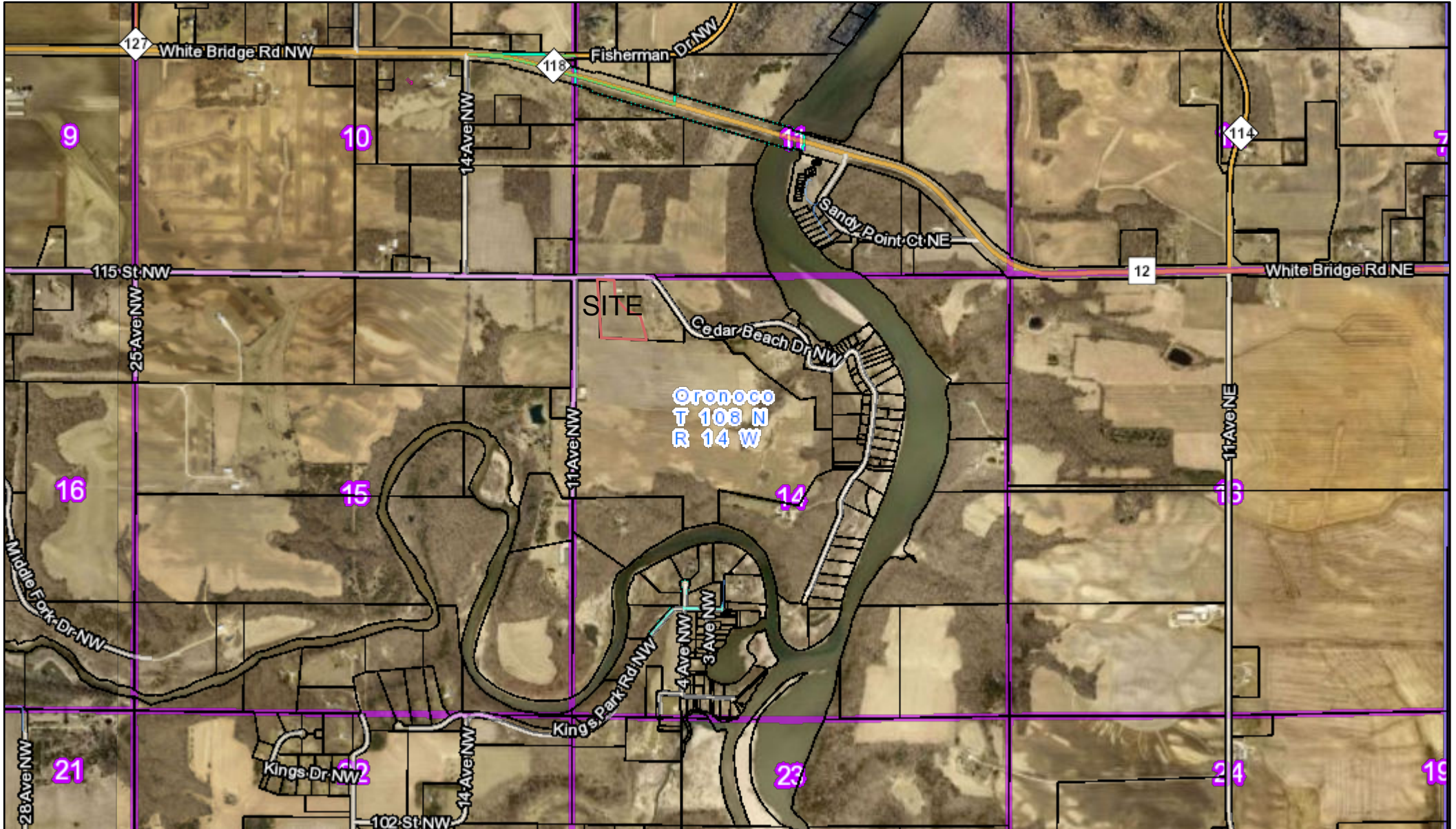
Planning Staff recommends approval of the metes and bounds to split 5.30 acres of tillable land from the existing 15.10 acre non-farm parcel with the following conditions:

1. The tillable land parcel must be marked non-buildable on the survey and deed; or
2. A lot combination form must be submitted with the deed so that the land is combined with the adjacent parcel.

## **ATTACHMENTS**

1. Site Location Map
2. Applicant Submittal
3. Letter of Town Board Action

# Site Location Map



10/5/2022, 11:43:33 AM

Centerlines

— <all other values>

— City Street

— County Road

1:26,437

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

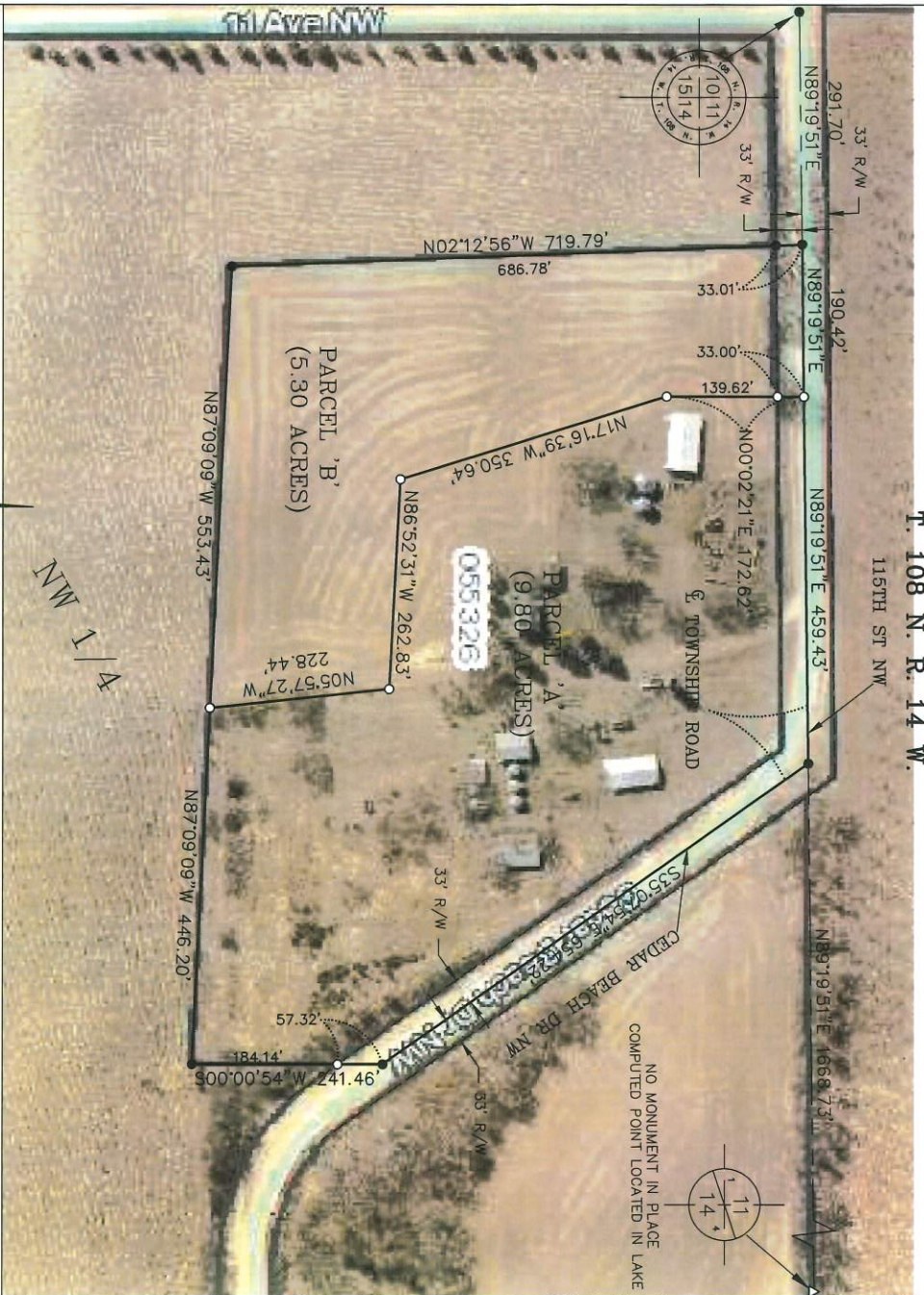
Web AppBuilder for ArcGIS

Olmsted County, MN is not responsible for errors or omissions contained herein. If errors or discrepancies are found, please contact Olmsted County Planning Dept. at 507-328-7100.



# CERTIFICATE OF SURVEY

SECTION 14  
T. 108 N. R. 14 W.



## LAND DESCRIPTIONS:

### PARCEL 'A'

That part of the Northwest Quarter of Section 14, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:  
Commencing at the northwest corner of said Northwest Quarter; thence on an assumed bearing of North 89°19'51" East, along the north line of said Northwest Quarter, 482.12 feet to the point of beginning; thence continuing North 89°19'51" East, along said north line, 459.43 feet; thence South 35°07'54" East, along the centerline of the township road, 654.22 feet; thence South 00°00'54" West 241.46 feet; thence North 87°09'09" West 446.20 feet; thence North 05°57'27" West 228.44 feet; thence North 86°52'31" West 262.83 feet; thence North 17°16'39" West 350.64 feet; thence North 00°02'21" East 172.62 feet to the point of beginning.  
The above described parcel contains 9.80 acres, more or less, and is subject to any easements, covenants, and restrictions of record.

### PARCEL 'B'

That part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:  
Commencing at the northwest corner of said Northwest Quarter; thence easterly on an assumed azimuth from north of 89 degrees 16 minutes 34 seconds along the north line of said Northwest Quarter 291.70 feet to the point of beginning; thence continue easterly 89 degrees 16 minutes and 34 seconds azimuth along said north line 649.85 feet; thence southeasterly 144 degrees 48 minutes 49 seconds azimuth along the center line of the Township Road 654.22 feet; thence southerly 179 degrees 57 minutes 37 seconds azimuth 241.46 feet; thence westerly 272 degrees 47 minutes 34 seconds azimuth 999.63 feet; thence northerly 357 degrees 43 minutes 47 seconds azimuth 719.79 feet to the point of beginning.

### EXCEPT:

That part of the Northwest Quarter of Section 14, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

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- △ COMPUTED POINT
- IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENT

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Geoffrey G. Griffin  
DATE 9-23-2022 REG. NO. 21940

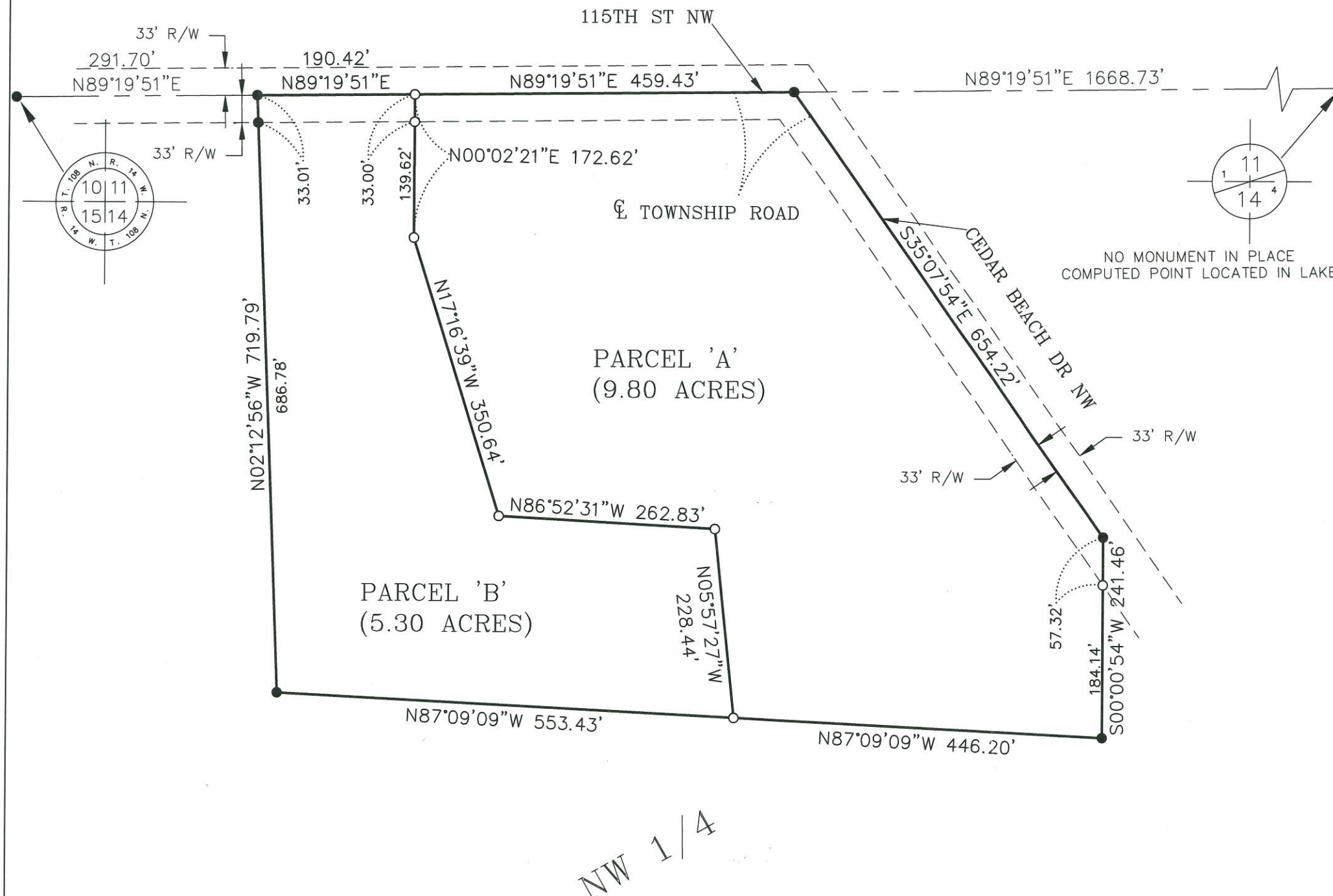
**G-Cubed** ENGINEERING SURVEYING PLANNING  
14070 HWY 52 S.E. Chatfield, MN 55923  
Ph. 507/867/1666 Fax. 507/867/1665 www.86610

DATE OF SURVEY: 9-23-2022  
Prepared For: CLAIR WITLIEF  
996 115 ST NW  
ORONOCO, MN 55960  
SHEET 1 OF 1 FILE NO: 22-328



# CERTIFICATE OF SURVEY

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T. 108 N. R. 14 W.



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Geoffrey G Griffin

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**G<sup>3</sup>**

## G-Cubed

14070 Hwy 52 S.E.  
Chatfield, MN 55923

**ENGINEERING SURVEYING PLANNING**

Ph. 507-867-1666  
Fax 507-867-1665  
www.ggg.to

DATE OF SURVEY: 9-23-2022	
Prepared For: CLAIR WITTLIEF	
996 115 ST NW	
ORONOCO, MN 55960	
SHEET 1 OF 1	FILE NO: 22-328

**COUNTY OF OLMSTED, MINNESOTA**

**LETTER OF TOWNBOARD ACTION**

DATE: \_\_\_\_\_

TO: County of Olmsted  
Rochester – Olmsted Planning Department  
2122 Campus Dr. SE, Suite 100  
Rochester, Minnesota 55904

RE: Report of Action by the Townboard of \_\_\_\_\_ Township on the  
Application by \_\_\_\_\_ (Applicant),  
Located in the \_\_\_\_\_ Quarter of Section \_\_\_\_\_.

TYPE OF APPLICATON: \_\_\_\_\_

The Townboard of \_\_\_\_\_ Township met on \_\_\_\_\_ (date) and  
considered the application of \_\_\_\_\_ (applicant)  
on the above referred property.

The Townboard has reviewed this application and makes the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

\_\_\_\_\_  
Clerk of \_\_\_\_\_ Township (Signature Required)

Townboard Members (Signature Required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISTRIBUTION:**

Planning Department: (white copy)  
Townboard (canary copy)  
Applicant (pink copy)