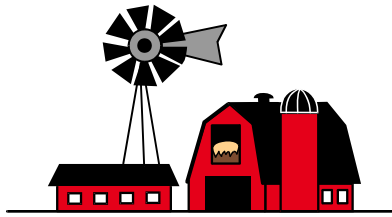


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW

Rochester, MN 55902

PH: (507) 529-0774



Jered Staton, Administrator
Ethan Kaske, Administrator

jered@tcpamn.org
ethan@tcpamn.org

Date: 7/29/2025

To: Sharon Wass
Oronoco Township Planning Commission
Outside Agency Review

Re: Rezone - Oronoco Township - Section 27

Public Hearing: The Oronoco Township Planning Commission will hold a public hearing at the Oronoco City Hall, 115 2nd St NW, Oronoco, MN, on Monday, August 18, 2025 after 6:00 p.m. regarding:

Request: An application to rezone approximately thirty five (35) acres in Section 27, Oronoco Township from (A-2); Agricultural Protection District to (A-3); Agricultural Protection District. The intent of the rezone is to permit one more buildable, non-farm parcel in the quarter-quarter section.

Owner: Sharon & Thomas Wass
Applicant: WSE Massey Engineering & Surveying, Ltd.

Location: E 1/2 of NW 1/4 section 27
Parcel ID: 842724053201

Current Zoning: A-2 (Agricultural Protection District)

Attachments:

1. Applicant's submittal packet
2. Aerial Exhibits

Reviewers List:

Olmsted County Planning
MPCA

Olmsted County Public Works

Background:

The area to be rezoned is 35 acres consisting of a single parcel owned by Sharon and Thomas Wass. The proposed zoning district will permit one more buildable, non-farm parcel in this quarter-quarter section. The owner's plan is to convey the property to a relative as a building site.

Oronoco Township Ordinance:

Current Zoning Districts

Section 5.02 A-2 AGRICULTURAL PROTECTION DISTRICT:

The purpose of this district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses. The A 2 District does provide a slightly higher density of non-farm dwellings than the A 1 District and is intended to apply to those areas within the comprehensive Plan's "Agricultural Protection Area" and "Agricultural Area" where major agricultural investments, large farms and feedlots are more scattered and greater numbers on non-farm uses or small parcels are present. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

Proposed Zoning District

Section 5.03 A-3 AGRICULTURAL PROTECTION DISTRICT:

The purpose of the A-3 District is to maintain and conserve agricultural investments and prime agricultural farmland, but to permit some non-farm development at a low density, not to exceed one dwelling unit per 10 acres. This district is intended to be limited to the Comprehensive Plan's "Agricultural Area" and the "Suburban Subdivision Area". The definition of a farm for this district is "a lot used for agricultural or horticultural uses and comprised of at least thirty-five (35) acres".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, A-1 Agricultural District. The definition of a farm for this district is "a lot used for agricultural or horticultural uses and (1) comprised of at least thirty-five (35) acres, or (2) comprised of at least an undivided quarter-quarter section, less no more than five acres, including the abutting public road right-of-way to the centerline. However, if the right of way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area."

C. Standards for Non-farm Dwellings: Non-farm dwellings shall be permitted only when they comply with all of the following standards:

1. No more than two (2) dwelling units per quarter-quarter section shall be permitted. Where two (2) dwelling units or buildable non-farm lots, or any combination thereof, exist within a quarter quarter section, no additional non-farm dwelling shall be permitted.
2. No dwelling unit shall be permitted in areas identified as wetlands or flood plain.
3. Any non-farm dwelling shall be located on at least one-half (1/2) acre of non prime agricultural soils with a crop equivalent rating of 55 or less, or in a wooded area. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

4. No non-farm dwelling in an A-3 district shall be located within one-fourth (1/4) mile of an animal feedlot or manure storage facility not located on the same non-farm lot.

Location and Surroundings:

The subject parcel is located in the NW ¼ of Section 27, west of County Road 112/18th Ave NW. The surrounding area has a mix of zoning districts consisting of Agricultural Protection Districts (A-2 & 3), Low Density Residential District (R-1), and Agricultural /Resource Commercial District.

Access:

Access will likely be achieved from 18th Ave NW/CR 112.

The applicant will need to apply for and receive a change in use permit from Olmsted County Public Works Department before any construction is permitted.

Staff Review and Analysis:

The site does not appear to contain any environmental factors that would prohibit the requested rezone and future construction of a single family residence.

North of the proposed rezone area is an existing feedlot, Olmsted County Feedlot ID 109461 with 25 animal units. Any future non-farm dwelling will need to be located at least ¼ mile away from the existing feedlot.

The area does contain enough non-prime soils to be considered for a non-farm parcel subdivision.

Findings of Fact:

Section 4.00.H: Amendment Findings (ordinance is in regular text, staff finding in italics)

1. The proposal is consistent with the policies of the General Land Use Plan;

Chapter 8 of the Olmsted County General Land Use Plan, adopted August 10, 2022, indicates that non-farm development within the resource protection area is permitted provided "...the impact on abutting uses, the need for public road area, and the impact on prime agricultural land can be reduced..." It is not anticipated that this request will have an impact on the surrounding properties, and there will be no need for new public roads. The property has not been farmed for several years, and the family has indicated they do not intend on farming the area in the future. Our office considers this request to be consistent with the area's land use plan.

The commission should consider all external agency comments when determining consistency with the General Land Use Plan.

2. The amendment is in the public interest;

This request is not considered to be detrimental to the public interest.

3. The proposed development is timely based on surrounding land uses, proximity to development and the availability and adequacy of infrastructure;

The proposed zoning appears to be compatible with the surrounding area. Directly to the East, A-3 & R-1 zoning districts are found.

TCPA staff has determined this proposal to be timely.

4. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood.

TCPA staff has determined this proposal to be consistent with the proposed district and neighborhood.

5. The proposal does not result in spot zoning;

The proposal does not result in spot zoning.

6. The proposal is consistent with a GDP for the area, if one exists.

No GDP exists for the area at this time.

Reviewer's Comments:

No comments from outside agencies have been received at the time of this writing. **Comments may be provided the night of the hearing.**

Staff Recommendation:

Staff encourages the planning commission to consider all external agency input before making their recommendation.

TCPA staff recommends approval.

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION -- REZONING APPLICATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

-- **TCPA** --

(507) 529-0774
Fax: (507) 281-6821

TOWNSHIP ORONOCO DATE 7/18/25

Property Address 18TH AVE NW
ROCHESTER MN 55901
City State Zipcode

Legal Property Description ATTACHED

Property Owner Sharon SHARRON WASS Telephone # _____
ROCHESTER MN 55901
City State Zipcode

Type of Request ☐ Conditional Use Permit ☒ Rezoning ☐ Review of Decision
☐ Other _____

Request Description REZONE FROM A-2 TO A-3 TO CREATE A BUILDING SITE.

Reason for Request TO SUBDIVIDE PARCEL INTO TWO TO CREATE A BUILDING SITE.

Existing Use of Property VACANT/WOODS

Present Zoning Classification A-2 Requested Zoning Classification A-3

Has a request for rezoning, variance, or conditional use on the property been previously sought?

☐ Yes ☒ No If Yes, when? _____

Signature of Applicant [Signature] Date 7/17/2025

Filing Fee \$ _____, made payable to TCPA

Reviewed by the Planning Commission on _____, to consider the above request.

☐ Approved ☐ Denied for the following reason(s) _____

Chairperson's Signature _____

Reviewed by the Town Board of _____ on _____, to consider the
recommendations of the Planning Commission on the above request. ☐ Approved ☐ Denied for the

following reason(s) _____

Board Chairperson _____ Town Clerk _____

Supervisor _____ Supervisor _____



18 July 2025

Oronoco Township Planning Advisory Commission

Mr. Jered Staton, PE

TCPA Zoning Administrator

Re: Wass Property 35 Acre Zone Change NW 1/4 Sec. 27 Oronoco Township

Dear Commission Members and Mr. Stanton,

On behalf of our client, the Wass Family, we are pleased to submit a request to change the zoning on the 35-acre Wass property located in the NW 1/4 of Section 27, Oronoco Township. The zone change from A-2 to A-3 will facilitate the transfer of 20 acres of land for their son, through a concurrent metes and bounds subdivision application, to build a new home. A 20-acre parcel will be created for the new building site. The residue 15 acres will remain in the Wass family and is considered unbuildable.

The following materials are being submitted for review and approval of the zone change request:

1. Signed Application and Fee
2. Zone change exhibit and legal description
3. Zone change narrative
4. Response to Section 4.00.H Amendment Findings

This application is being submitted for the August 18th Oronoco Township Planning Advisory Commission meeting. If there are any questions during the review of this application, please contact me at 507-259-6284.

Sincerely,

WSE Massey Engineering & Surveying

A handwritten signature in black ink, appearing to read 'Ryan Sfe'.

Ryan Schoenfelder, EIT/LSIT
Planning and Design

Rezoning Narrative

35-acre Wass Property in Section 27 Oronoco Township

18 July 2025

Application Request:

The Wass family owns approximately 100 acres along 18th Ave NW (Olmsted County 112) within Section 27 of Oronoco Township. The family has owned the property for over 20 years and wishes to sell a portion of the land to their son, Luke, to build a home for his family. A pre-application meeting was held with TCPA on May 13th to outline the property split process.

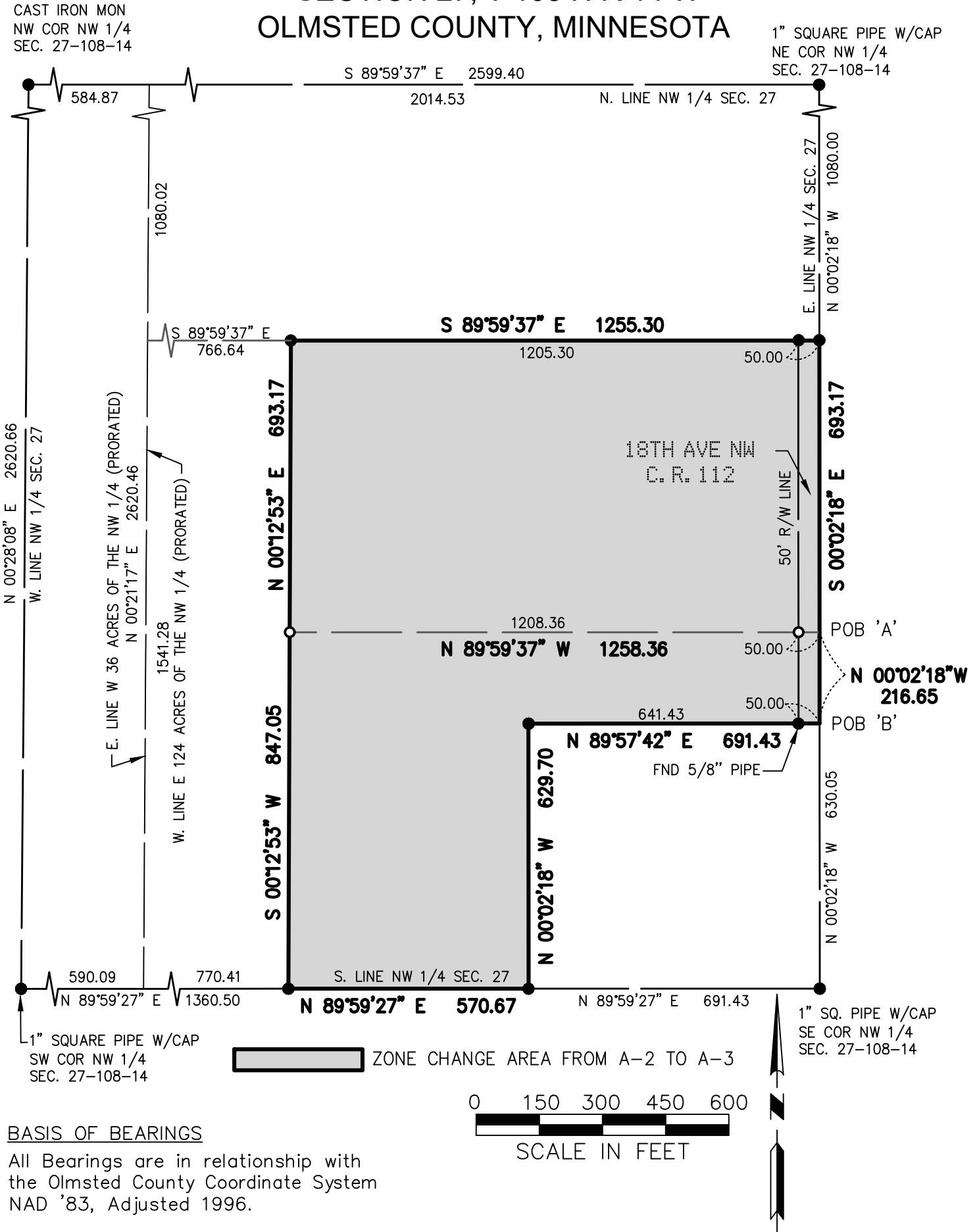
The Wass family land is not farmed and has not been for a long time. The land consists of trees and underbrush with areas of prairie like grasses. Adjacent property uses are a farm to the north, suburban development to the east, large lot homesteads to the south, and State of Minnesota owned land to the west.

The 35-acre property considered for rezoning currently permits 1 building site, however it is located on the far north side of parcel in the NE ¼ NW ¼. The applicant desires to build his home at a location with a viewshed more central to the property. To accomplish this rezoning is required to permit an additional non-farm parcel. The 35-acre parcel will be split into a 20-acre piece on the north for the building site and a 15-acre non-buildable site on the south. This will be completed with a metes and bounds subdivision application to the Township Board.

Access to the new property will be a driveway from Olmsted County 112. Preliminary discussions with Olmsted County public works reveal that access is acceptable. After approval of the zone change, and access permit application will be submitted for the new driveway.

A preliminary review of the soils indicates suitable soil for the subsurface sewage treatment system (SSTS).

ZONE CHANGE EXHIBIT
FROM A-2 TO A-3
PART OF THE NW 1/4
SECTION 27, T 108 N R 14 W
OLMSTED COUNTY, MINNESOTA



PROPERTY LOCATION MAP

T. 108 N. R. 14 W.

N.W. 1/4 N.E. 1/4

27

S.W. 1/4 S.E. 1/4

No Scale

WSE MASSEY

ENGINEERING & LAND SURVEYING LTD.

P.O. BOX 100, KASSON, MN 55944

PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:

SHARON & TOM WASS
ORONOCO, MN

MONUMENTS

- FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 7/18/2025

DWG NO. 4696SCO1 JOB NO. 4696

DRAWN BY: R.A.B. SHEET 1 OF 2

ZONE CHANGE EXHIBIT
FROM A-2 TO A-3

8

ZONE CHANGE EXHIBIT
FROM A-2 TO A-3
PART OF THE NW 1/4
SECTION 27, T 108 N R 14 W
OLMSTED COUNTY, MINNESOTA

ZONE CHANGE DESCRIPTION (FROM A-2 TO A-3

That part of the Northwest Quarter Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of the Northwest Quarter of said Section 27; thence North 00 degrees 02 minutes 18 seconds West (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, adjusted 1996), along the east line of said Northwest Quarter, 846.70 feet to the POINT OF BEGINNING; thence North 89 degrees 59 minutes 37 seconds West, 1258.36 feet; thence North 00 degrees 12 minutes 53 seconds East, 693.17 feet; thence North 89 degrees 59 minutes 37 seconds East, 1255.30 feet to the east line of said Northwest Quarter; thence South 00 degrees 02 minutes 18 seconds East, along said east line, 693.17 feet to the POINT OF BEGINNING.

TOGETHER WITH:

That part of the Northwest Quarter Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of the Northwest Quarter of said Section 27; thence North 00 degrees 02 minutes 18 seconds West (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, adjusted 1996), along the east line of said Northwest Quarter, 630.05 feet to a point that is 1989.82 feet south of the northeast corner of said Northwest Quarter and the POINT OF BEGINNING; thence continue North 00 degrees 02 minutes 18 seconds West, along said east line, 216.65 feet; thence North 89 degrees 59 minutes 37 seconds West, 1258.36 feet; thence South 00 degrees 12 minutes 53 seconds West, 847.05 feet to the south line of said Northwest Quarter; thence North 89 degrees 59 minutes 27 seconds East, along said south line, 570.67 feet to a point that is 691.43 feet west of the southeast corner of said Northwest Quarter; thence North 00 degrees 02 minutes 18 seconds West, parallel with said east line, 629.70 feet; thence North 89 degrees 57 minutes 42 seconds East, perpendicular to said east line, 691.43 feet to the POINT OF BEGINNING.

<p>PROPERTY LOCATION MAP</p>  <p>No Scale</p>	<p>WSE MASSEY <i>ENGINEERING & LAND SURVEYING</i> <small>LTD.</small> P.O. BOX 100, KASSON, MN 55944 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING</p>	<p>THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:</p> <p>SHARON & TOM WASS ORONOCO, MN</p>
<p>ZONE CHANGE EXHIBIT FROM A-2 TO A-3</p>		<p>MONUMENTS ● FOUND (1/2" REBAR UNLESS NOTED OTHERWISE) ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)</p> <p>DATE: 7/18/2025</p> <p>DWG NO. 4696SCO1 JOB NO. 4696</p> <p>DRAWN BY: R.A.B. SHEET 2 OF 2</p>

Amendment Findings

Zone Change from A-2 to A-3 on the 35-acre Wass Property in Section 27 Oronoco Township

18 July 2025

Section IV.4.00.H.1-6

1. The proposal is consistent with the policies of Oronoco Township General Land Use Plan;

The Olmsted County/Oronoco Township Land Use Plan identifies this property as Resource Protection. The A-3 zoning district is consistent with the Resource Protection land use. The purpose of the A-3 Agricultural District is to maintain and conserve farmland but allow for non-farm development. This property is not farmed and hasn't been for over 25 years. Only 1 non-farm dwelling is permitted on the 35-acre Wass Property.

2. the amendment is in the public interest;

The zone change to A-3 to allow for one additional building site does not remove valuable farmland from production. The additional building site will generate a small amount of traffic that directly accesses a County road. The current use of the property is vacant but contains mature trees and grasses.

3. the proposed development is timely based on surrounding land uses, proximity to development, and the availability and adequacy of infrastructure.

This property is immediately adjacent to the recently approved Suburban Development in Aspen Ridge and Arterial level roadways. Access to this property will be from County Road 112. The planned use of the property will not require public expenditures for infrastructure. There are suitable soils for the subsurface sewage treatment system (SSTS).

4. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent land uses and the neighborhood.

The proposed dwelling is compatible with the A-3 zoning district and the adjacent homesteads in the immediate vicinity. Lands to the west of this project is owned by the State of Minnesota and will remain vacant.



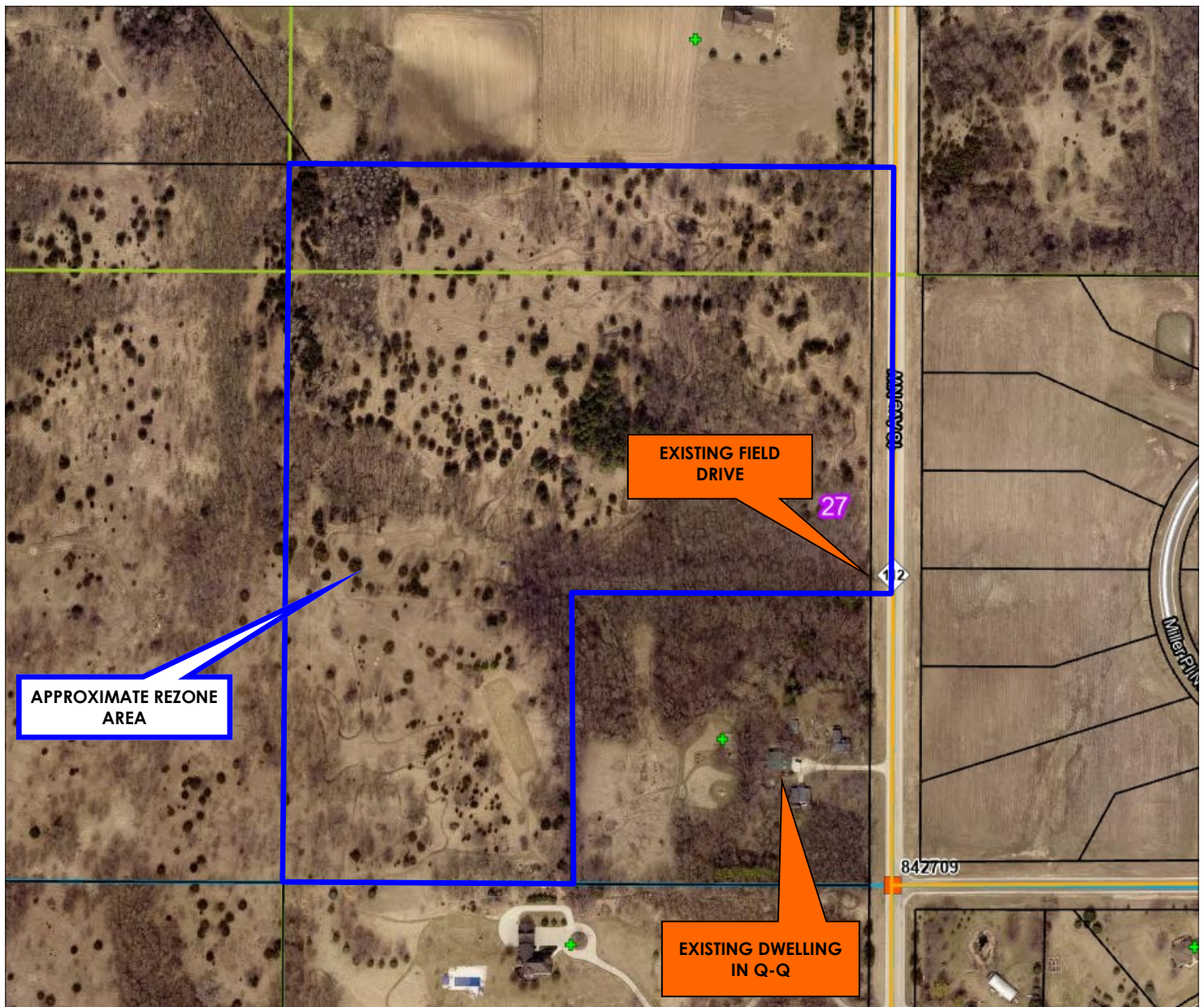
5. The proposal does not result in spot zoning.

The property lies adjacent to A-2 to the west/north/south, suburban development and A-3 land lies to the east of the property. The A-3 zoning district is compatible with these adjacent zoning districts.

6. The proposal is consistent with a General Development Plan for the area, if one exists.

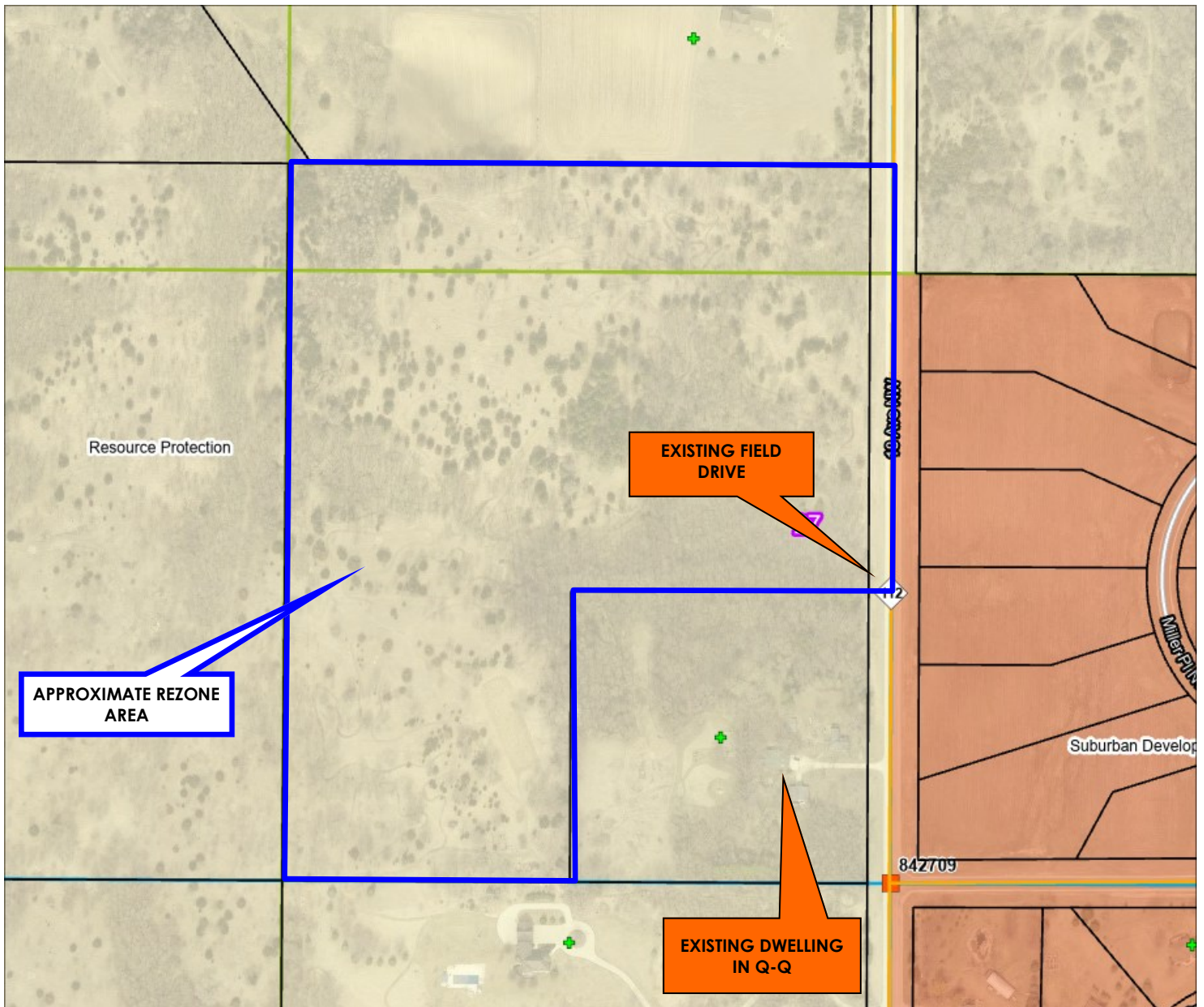
There is no known General Development Plan of the area. A General Development Plan should not be required due to IV.4.00.G.2.b and the minimal impact of this building site.

AERIAL MAP

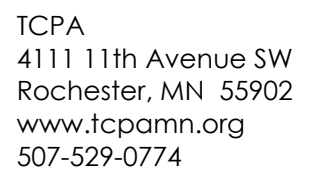


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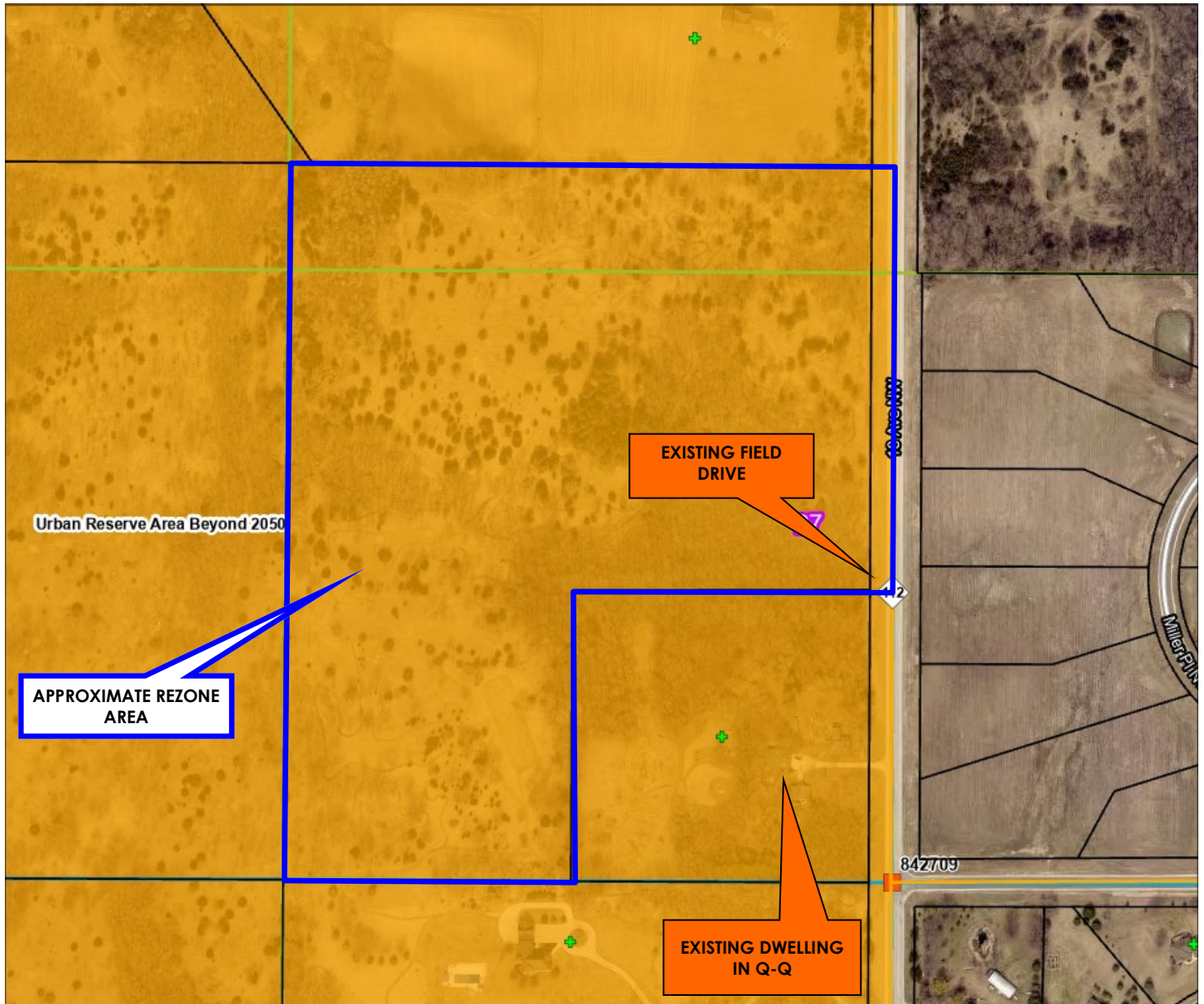
LAND USE MAP



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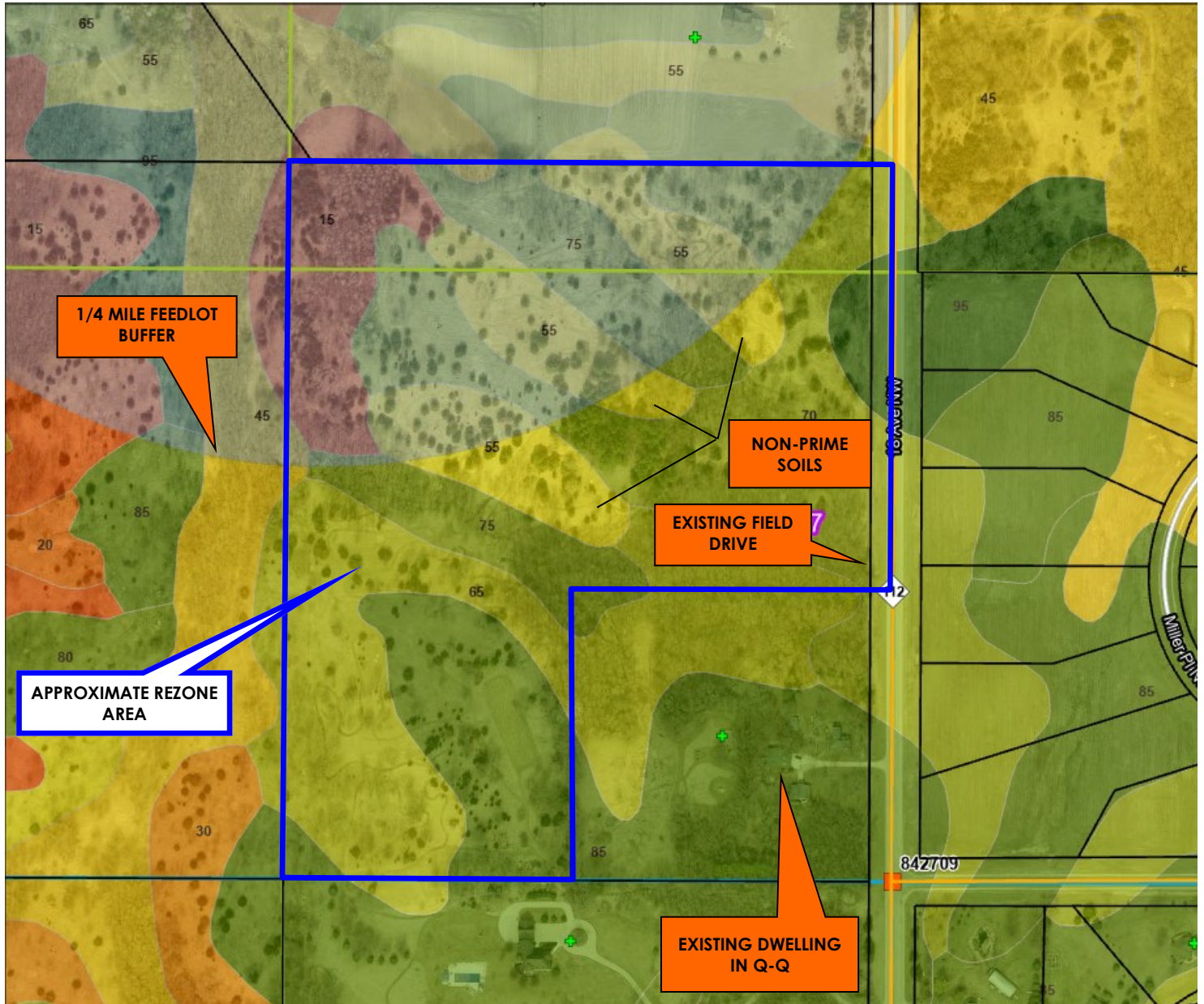


P2S MAP



TCPA
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ENVIRONMENTAL MAP



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