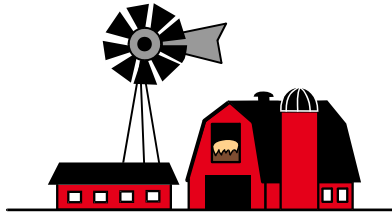


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

Phone: (507) 529-0774



Jered Staton, Administrator  
Ethan Kaske, Administrator

jered@tcpamn.org  
ethan@tcpamn.org

- TCPA -

Date: 8/26/25

To: Sharon & Thomas Wass  
Oronoco Township Board

Re: Metes and Bounds Subdivision - Section 27 – Oronoco Grove Township

Permit: OTMB-25-02

Meeting: The Oronoco Township Board will a regularly scheduled meeting at the Oronoco City Hall, 115 2nd St NW, Oronoco, MN, on Monday, September 8, 2025 after 5:30 p.m. regarding:

Request: Subdivide a 20 acre building site from the larger 35 acre parcel.

Owner: Sharon & Thomas Wass

Applicant: WSE Massey Engineering & Surveying, Ltd.

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

Zoning: A-2 (Agricultural Protection District)

Attachments: 1. Application  
2. Property Exhibits & Documents

## **Background:**

This subdivision proposal is accompanied by a request to rezone the area. The proposed rezone, if approved, would permit the requested subdivision.

Your planning commission held a public hearing on August 18, 2025, and recommended approval.

## **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.

### **Staff Review and Analysis:**

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

North of the parcel is an existing feedlot, Olmsted Couty Feedlot ID 109461 with 25 animal units. Since the feedlot contains less than 30 animal units, the ¼ mile setback does not apply.

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

Conclusion: Staff recommends approval of the proposed subdivision(s) based on the following conditions;

1. Approval contingent upon the owner/applicant receiving access approval from Olmsted County Public Works Department.



15 August 2025

Oronoco Township Board

Mr. Jered Staton, PE

TCPA Zoning Administrator

Re: Wass Property 35 Acre Metes and Bounds NW 1/4 Sec. 27 Oronoco Township

Dear Township Board and Mr. Stanton,

On behalf of our client, the Wass Family, we are pleased to submit a request to split the 35-acre Wass property located in the NW 1/4 of Section 27, Oronoco Township. The split will create a 20 acre building site for their son to build a new home. The residue 15 acres will remain in the Wass family and is considered unbuildable. This metes and bounds is concurrent with a rezoning petition from A-2 to A-3. An access permit for the new access has been submitted to Olmsted County and is under review.

The following materials are being submitted for review and approval of the metes and bounds request:

1. Cover Letter
2. Signed Application and Fee
3. Metes and Bounds Split Certificate and Legal

This application is being submitted for the September 8<sup>th</sup> Oronoco Township Board 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 S', written over a horizontal line.

Ryan Schoenfelder, EIT/LSIT  
Planning and Design

**TOWNSHIP COOPERATIVE PLANNING ASSOCIATION – ZONING APPROVAL OF METES & BOUNDS SUBDIVISION APPLICATION** Attachment 1

You can fill in the fields on this form on your computer or print the form and fill it in by hand.

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

**-- TCPA --**

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

TOWNSHIP Oronoco

DATE 8/15/2025

**INSTRUCTIONS:** complete this application form and return it to the Township Cooperative Planning Association with all required materials and the application fee. The Administrator will review the application for compliance with the Zoning Ordinance. If all requirement(s) of the Zoning Ordinance are met, the application will be forwarded to the Township Board of Supervisors for review at the monthly Town Board meeting. The applicant will be notified of the date and time of the meeting and should attend to answer any questions the Board may have.

After approval by the Town Board of Supervisors, an application will be submitted with the Certificate of Survey to the Olmsted County Planning Department and Public Works for their approval to complete the process. The Applicant will also be required to pay any fees associated with this process.

Legal Description of the property to be subdivided as it exists at the present time:

Attached. Part of the SE 1/4 Sec. 27.

Plat # NA

Parcel # 842724053201

Reason for subdividing land:

To create a new building site to facilitate the construction of a new home.

Please attach a site plan with accurate scaled drawing of the proposed subdivision!

Property Owner Sharon Wass

Applicant Luke Wass

Address 8931 18th Ave NW

Address 842724053201

Rochester MN 55901  
City State Zip code

Rochester MN 55901  
City State Zip code

Telephone \_\_\_\_\_

Telephone \_\_\_\_\_

Signed by:  
Signature Sharon Wass  
9F1F11E5F13B4F6...

DocuSigned by:  
Signature Luke Wass  
C37C4FF371D3484...

Return the completed application with accurate site plan identifying the property as it exists and proposed metes and bounds subdivision. Also include on the site plan any existing buildings, wells, septic systems, and other structures and their distances from the propose property line. A Certificate of Survey will be required after approval of the subdivision by the Town Board.

An application fee of \$816.00 is required to process the application. Please submit a check made payable to **TCPA** with this application. It will not be processed until the fee is submitted.

**TOWNSHIP COOPERATIVE PLANNING ASSOCIATION  
APPLICATION FOR FINAL APPROVAL OF A METES AND BOUNDS SUBDIVISION**

(I)(We) the undersigned owner(s) of all the property described in the attached legal description and supplementary materials, hereby request approval of the metes and bounds subdivision.

_____ Signature of Applicant	_____ Signature of Applicant
_____ Print Name	_____ Print Name
_____ Address	_____ Address
_____ City                      State                      Zip	_____ City                      State                      Zip
_____ Phone	_____ Phone

**INSTRUCTIONS:** It shall be the responsibility of the applicant to supply four original copies of a Certificate of Survey prepared by a registered land surveyor for each new parcel which is less than forty acres in size. Please complete the above portion of this form and return to Township Cooperative Planning Association with the four copies of the Survey. Township Cooperative Planning Association will route the Survey to each of the departments listed below for approval.

**The applicant must file a copy of the approved survey with the Olmsted County Recorder to make them official.**

**Required Approvals:**

- A. The attached Certificate of Survey is representative of the area previously reviewed by the Rochester/Olmsted County Environmental Specialist for private well water system. **The Environmental Fee is \$ 86.00 per application.**

_____ Environmental Specialist	_____ Date
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- B. Private sewage disposal systems must meet current setback distances from all property lines and not pose a threat to public health.

_____ Septic Official or Designee	_____ Date
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- C. The attached Certificate of Survey and supplementary materials have been filed with the office of the County Surveyor in accordance with state law. The survey has been reviewed and mathematically checked. No determination has been made to ascertain the date submitted has been correctly located on the ground. The information submitted is sufficient for this metes and bounds subdivision.

_____ Olmsted County Surveyor	_____ Date
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- D. The attached Certificate of Survey correctly reflects the required public road right-of-way and any environmental corridor easements as they pertain to this property. If any additional easement dedications are needed, they have been completed.

_____ Olmsted County Public Works	_____ Date
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- E. This subdivision has met the requirements of the Township Subdivision Ordinance and has been approved by the Township on (Date) \_\_\_\_\_

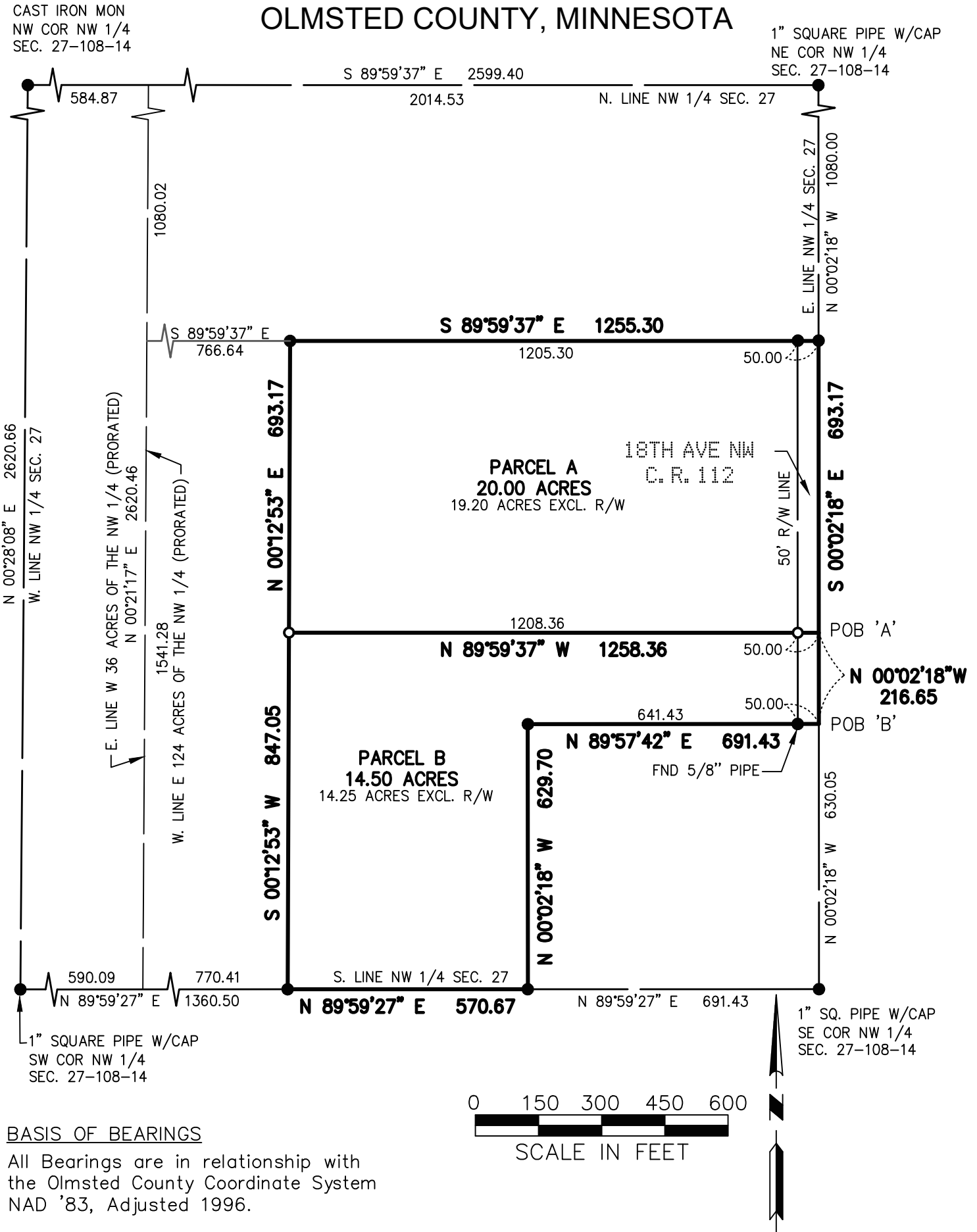
_____ Zoning Administrator	_____ Date
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- F. The GIS impact Fee has been paid for this Metes and Bounds application. **The GIS Fee is \$38.00 per new parcel with a minimum fee of \$76.00 per application.**

_____ Rochester-Olmsted County Planning Department	_____ Date
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1/1/2011

CERTIFICATE OF SURVEY  
PART OF THE NW 1/4  
SECTION 27, T 108 N R 14 W  
OLMSTED COUNTY, MINNESOTA



<p>PROPERTY LOCATION MAP</p> <p>T. 108 N. R. 14 W.</p> <p>N.W. 1/4 N.E. 1/4</p> <p>27</p> <p>S.W. 1/4 S.E. 1/4</p> <p>No Scale</p>	<p><b>WSE &amp; MASSEY</b></p> <p>ENGINEERING &amp; LAND SURVEYING LTD.</p> <p>P.O. BOX 100, KASSON, MN 55944</p> <p>PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING</p> <p>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.</p> <p><i>RwZ</i></p> <p>Date <u>7/17/2025</u></p> <p>LIC. NO.: <u>59823</u></p> <p>Reinhold W. Zieman 7</p>	<p>THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:</p> <p>SHARON &amp; TOM WASS</p> <p>ORONOCO, MN</p> <p>MONUMENTS</p> <ul style="list-style-type: none"><li>● FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)</li><li>○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)</li></ul> <p>DATE: <u>7/17/2025</u></p> <p>DWG NO. <u>4696SCO1</u> JOB NO. <u>4696</u></p> <p>DRAWN BY: <u>R.A.B.</u> SHEET 1 OF 2</p>
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CERTIFICATE OF SURVEY  
PART OF THE NW 1/4  
SECTION 27, T 108 N R 14 W  
OLMSTED COUNTY, MINNESOTA

PARCEL A

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.

Said parcel contains 20.00 acres, more or less including the County Road No. 112 right of way over the easterly boundary thereof.  
Said parcel is subject to the County Road No. 112 right of way over the easterly boundary thereof and is subject to any other easements or encumbrances of record.

PARCEL B

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

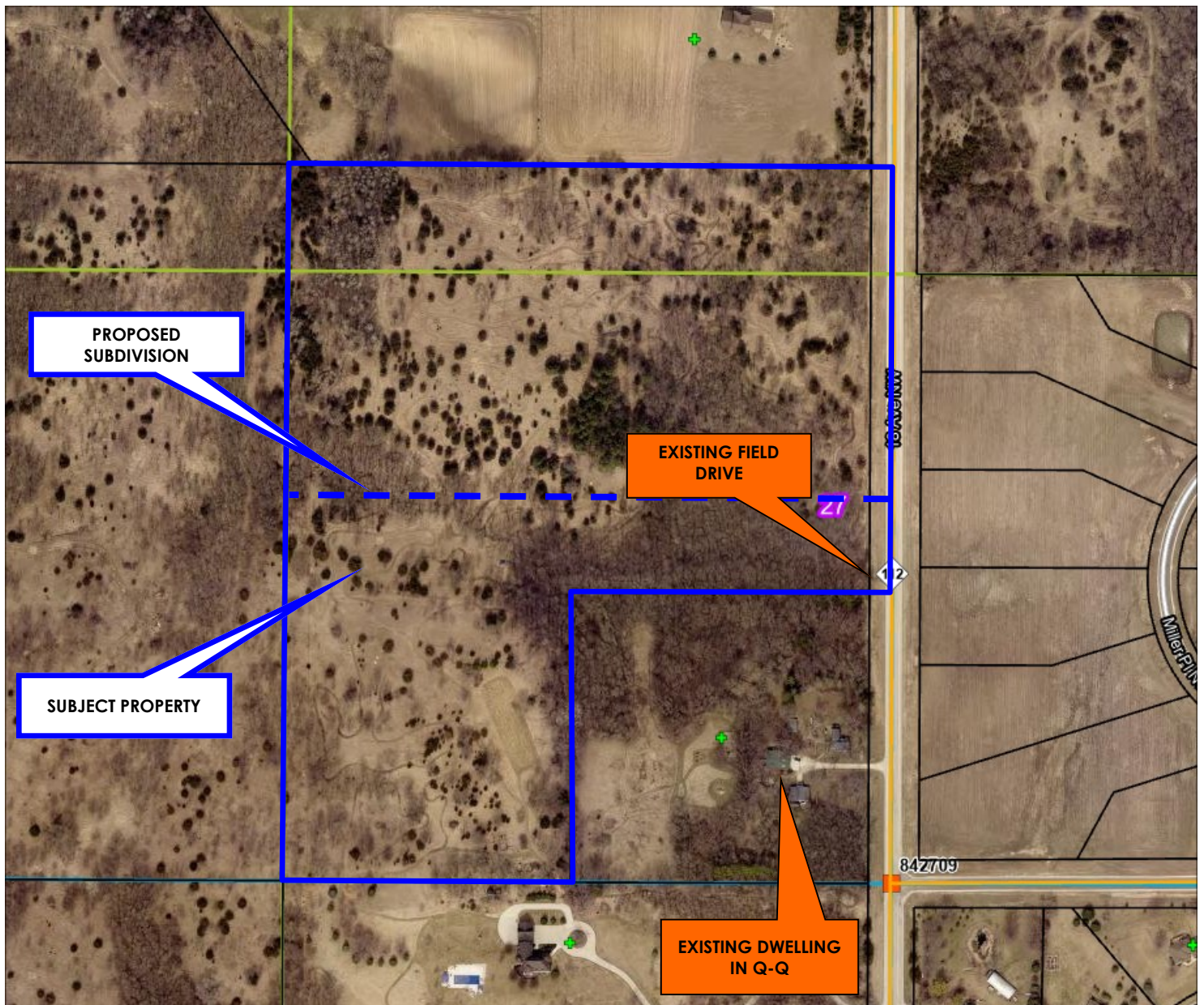
Commencing at the southeast corner of the Northwest Quarter of said Section 27; thence North 00 degrees 02 minutes 18 seconds West (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, adjusted 1996), along the east line of said Northwest Quarter, 630.05 feet to a 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.

Said parcel contains 14.50 acres, more or less including the County Road No. 112 right of way over the easterly boundary thereof.  
Said parcel is subject to the County Road No. 112 right of way over the easterly boundary thereof and is subject to any other easements or encumbrances of record.

<p>PROPERTY LOCATION MAP</p>	<p><b>WSE &amp; MASSEY</b> <b>ENGINEERING &amp; LAND SURVEYING</b> <small>LTD.</small> P.O. BOX 100, KASSON, MN 55944 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING</p> <p>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.</p> <p>Date <u>7/16/2025</u> LIC. NO.: <u>59823</u> <u>Reinhold W. Zieman</u> 8</p>	<p>THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF: SHARON &amp; TOM WASS ORONOCO, MN</p> <p>MONUMENTS ● FOUND (1/2" REBAR UNLESS NOTED OTHERWISE) ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)</p> <p>DATE: <u>7/17/2025</u> DWG NO. <u>4696SCO1</u> JOB NO. <u>4696</u> DRAWN BY: <u>R.A.B</u> SHEET 2 OF 2</p>
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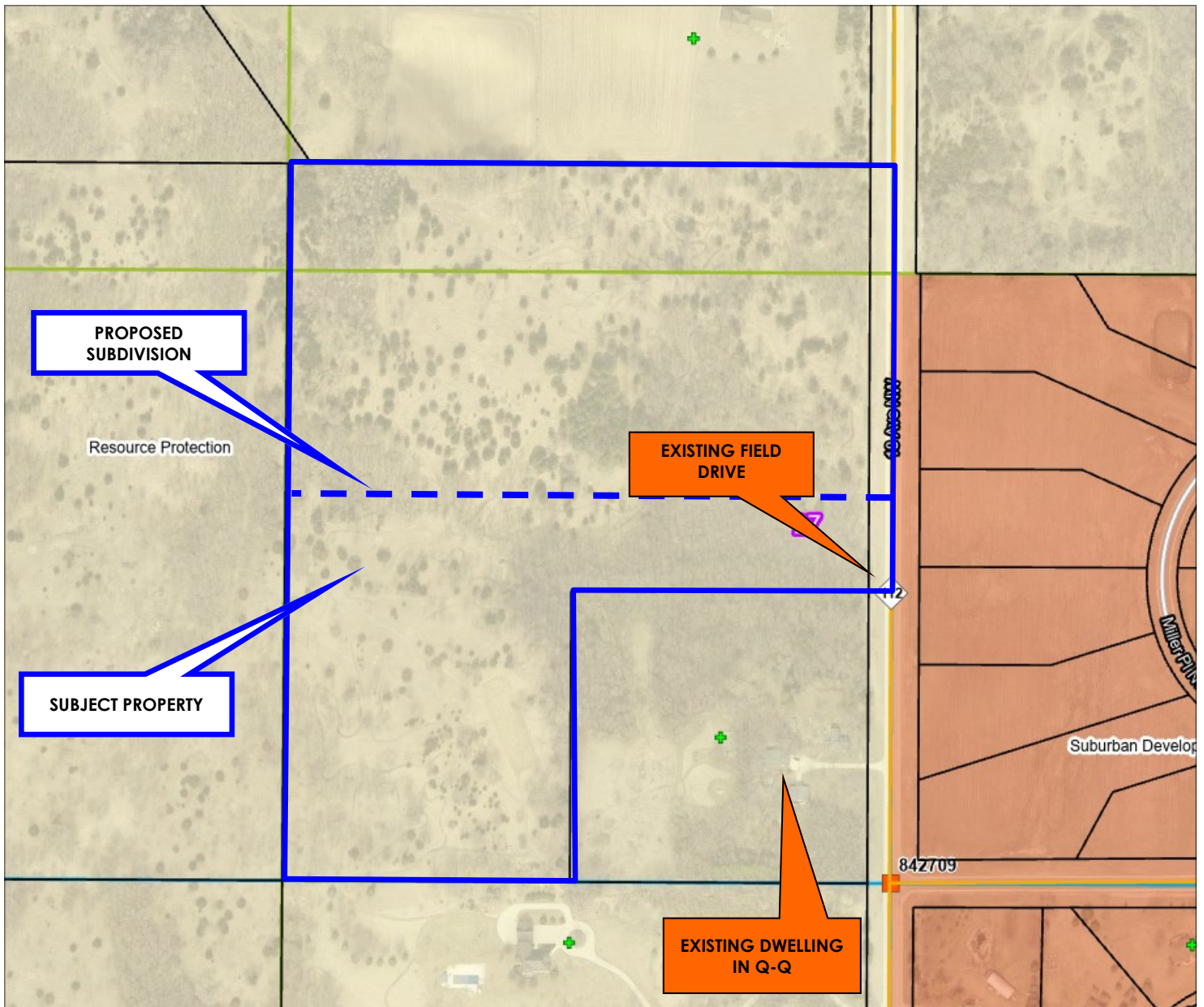


# AERIAL MAP



TCPA  
4111 11th Avenue SW  
Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
507-529-0774

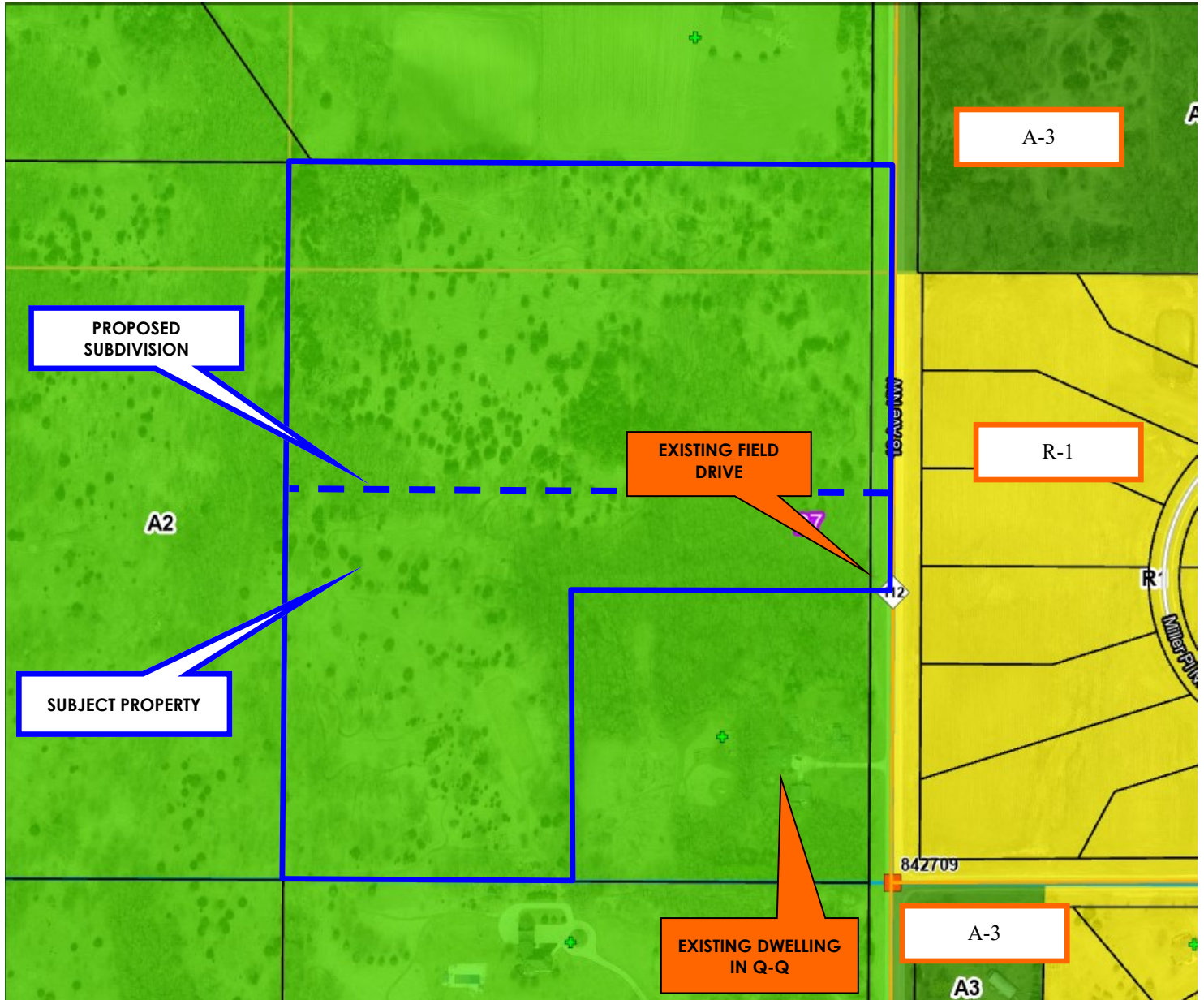
# LAND USE MAP



TCPA  
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[www.tcpamn.org](http://www.tcpamn.org)  
507-529-0774

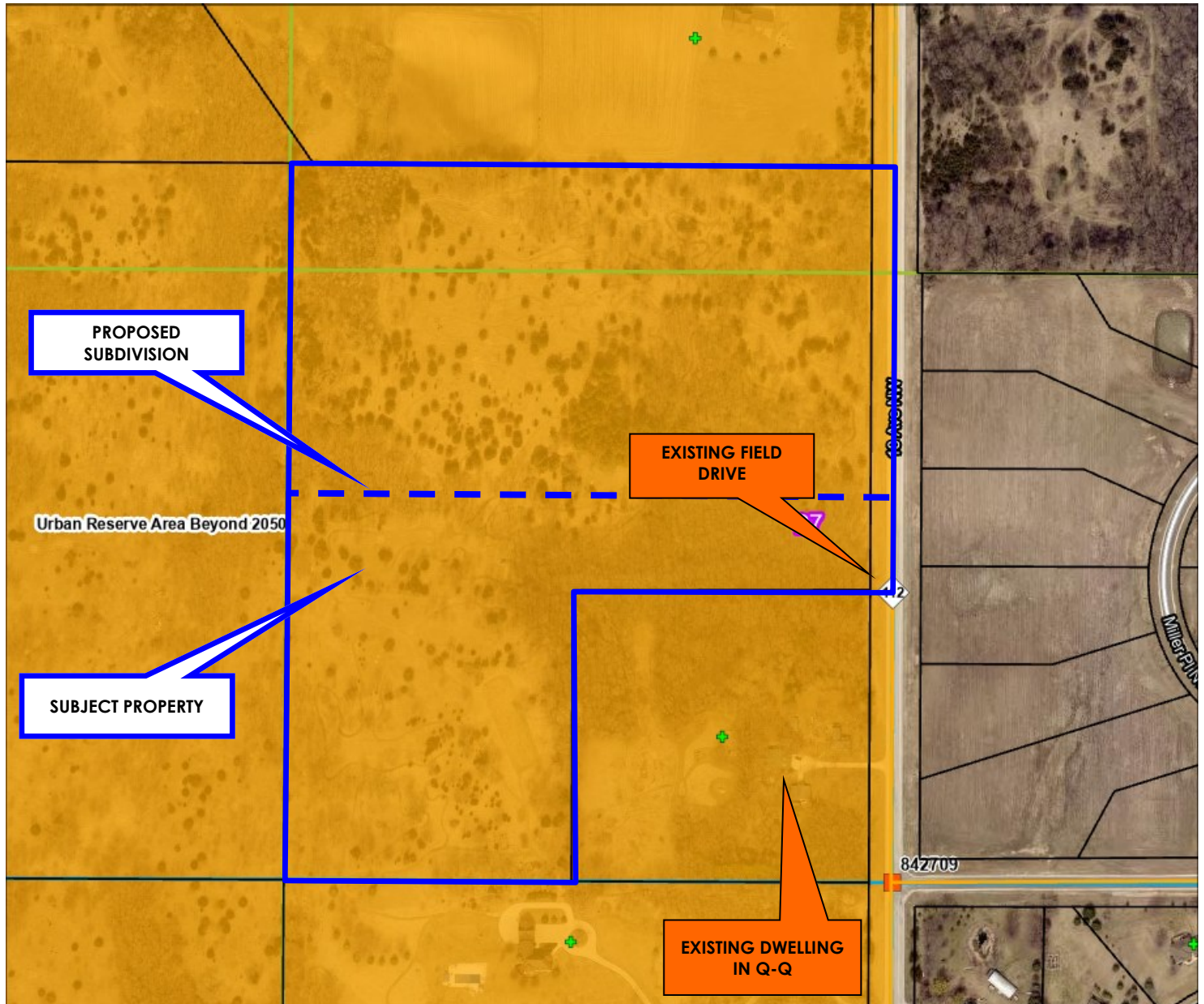


# ZONING MAP



TCPA  
 4111 11th Avenue SW  
 Rochester, MN 55902  
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 507-529-0774

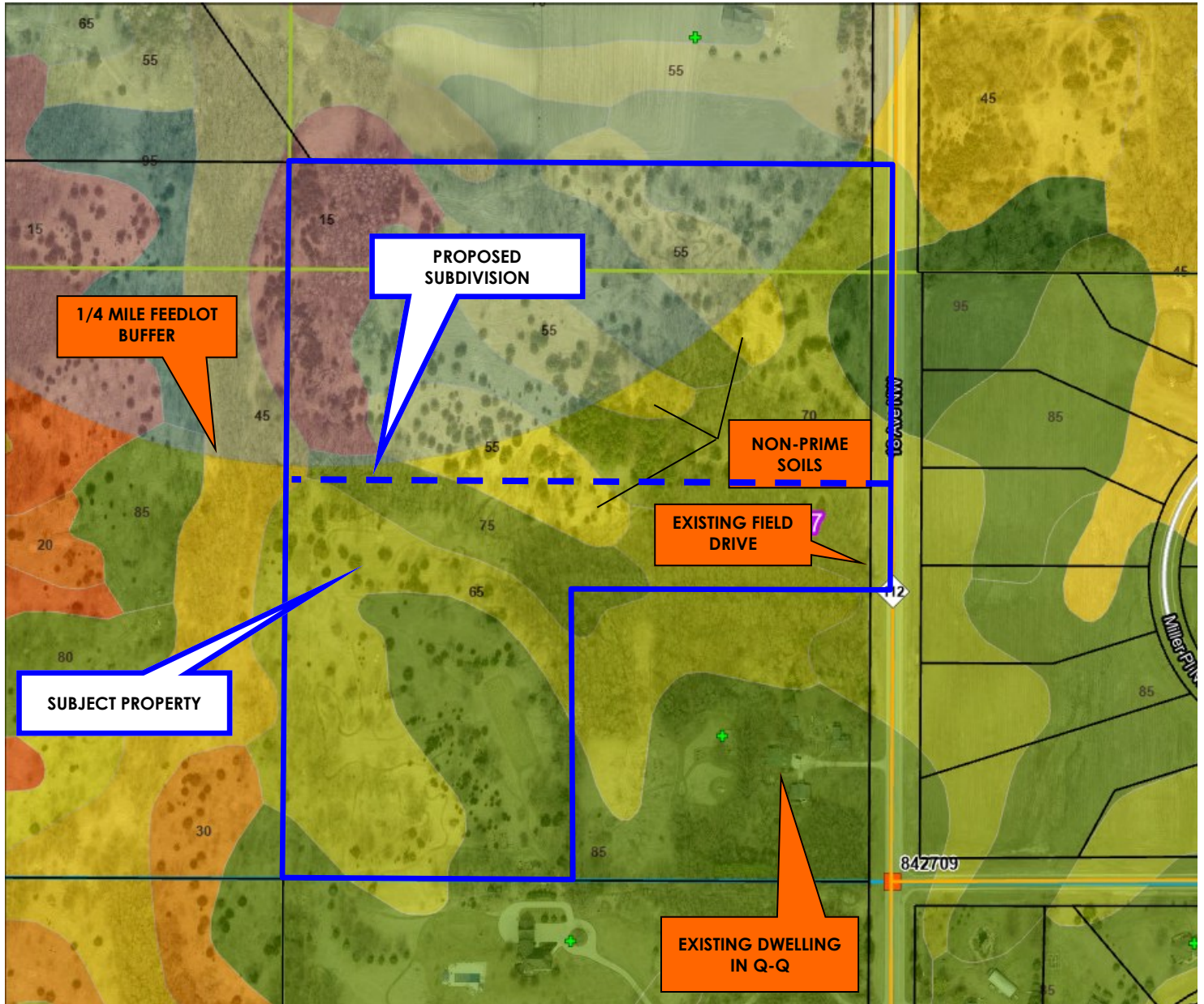
# P2S MAP



TCPA  
4111 11th Avenue SW  
Rochester, MN 55902  
[www.tcpamn.org](http://www.tcpamn.org)  
507-529-0774



# ENVIRONMENTAL MAP



TCPA  
 4111 11th Avenue SW  
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 507-529-0774