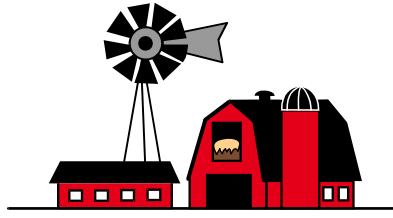


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW
Room 10
Oronoco, MN 55902
PH: (507) 529-0774
FX: (507) 281-6821



Ethan Kaske, Administrator
Janelle Finck, Administrator
ethan@tcpamn.org
janelle@tcpamn.org

-- TCPA --

Date: 04/09/2026

To: Oronoco Township Planning Commission
Oronoco Township Board
William Tointon, WSE-Massey

RE: Preliminary and Final Plat Review, Section 26 & 35, Oronoco Township

Public Hearing:

The Oronoco Township Planning Commission will hold a public hearing at the Oronoco Town Hall, 115 2nd St NW, Oronoco, MN 55960, on Monday, April 20th, 2026 after 6:00 p.m.

The hearing will be to consider a preliminary plat of approximately 9.74 +/- acres located primarily in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26 and a small portion of Section 35 of Oronoco Township. The plat proposes to replat Outlot B of River Ridge First Subdivision, together with adjacent unplatted land, and part of Providentia Outlot A into one buildable lot (Lot 1, Block 1) and Outlot A.

Owner/Applicant: River Ridge Properties, LLC / WSE Engineering (William Tointon)

Current Zoning: R-1 for the previously platted parcels, and A-3 for the unplatted land

Parcel # 842634057846 – R-1

Parcel # 843521084293 – R-1

Parcel # 842634057824 – A-3 (Unplatted)

Reviewers List:

Olmsted County Planning
Olmsted County Public Works
GGG - Septic Inspector
Olmsted County Health Department
Peoples Cooperative Services

MN Department of Natural Resources
Olmsted County Soil and Water
MN Pollution Control Agency
Pine Island Fire Department
Olmsted County GIS

Enclosures:

1. Applicant's Submittal Packet
2. Property Exhibits

Background:

River Ridge First Subdivision was platted and recorded in 1999, covering portions of Section 26, Township 108 North, Range 14 West. The subdivision created multiple numbered lots along with Outlot A and Outlot B.

The overall River Ridge development was approved under two General Development Plans (GDPs) by Olmsted County. GDP #98-2 governed Phase I development in Section 26, including the area now occupied by River Ridge First Subdivision. A second GDP (Resolution #99-62, approved April 27, 1999) governed the Phase II–IV development in Section 27.

The applicant, River Ridge Properties, LLC, has submitted a preliminary plat for River Ridge Fifth Subdivision. The plat proposes to replat Outlot B of River Ridge First Subdivision, together with adjacent unplatted land, into one buildable lot (Lot 1, Block 1) and Outlot A.

Preliminary Plat Requirements – *Staff review in italics***ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS**

Section 4.0. PRELIMINARY PLAT. The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality with black waterproof ink or pencil at a scale not greater than one-hundred (100) feet equals one (1) inch. Legible reproductions of said drawing may be submitted to the Oronoco Planning Advisory Commission for purposes of receiving conditional approval.

Section 4.2. GENERAL INFORMATION. The information to be included on the preliminary plats is as follows:

Section 4.2 Preliminary Plat Requirements:

1. Date, scale, north point. – *Met*
2. Proposed subdivision name and all intended street names. - *Met*
The proposed subdivision name, River Ridge Fifth Subdivision, is clearly shown. Existing or adjacent street names such as Frederichs Drive NW are shown; there appear to be no new public streets being created as part of this subdivision. The undeveloped public right-of-way that serves as access to the proposed lot is un-named.
3. Name of the subdivider and surveyor or engineer preparing plat. – *Partially Met*
The Engineering firm, WSE Massey is labeled on the plat, however, the name of the subdivider/owner is not. This may need to be adjusted.
4. Location of the plat by quarter-quarter section, section, town and range. - *Met*
5. Topographic map of the area showing two foot contours and delineating areas with the following changes in slope: minimum contours of two feet as follows: seven (7) percent or less; eight (8) to fifteen (15) percent; sixteen (16) to twenty-five (25) percent; greater than twenty-five percent. - *Met*

6. Location and names of adjacent subdivisions and the owners of adjoining parcels of un-subdivided land.
- *Met*

7. Zoning classification of land to be subdivided and all adjacent lands. – *Partially Met*
The plat shows the zoning information for surrounding parcels, however appears to be missing the zoning classification for the land to be platted.

8. Location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-way, parks, water courses, drainage ditches, permanent building and structures and such other data as may be required by the Commission within the area to be subdivided and within three-hundred (300) feet of the exterior boundaries of the area being subdivided. – *Partially Met*
This appear to be met, however, the township engineer will need to comment on if the mapped easements are enough. The preliminary plat does not include property 300 feet beyond the boundaries. The Commission may want to request an additional exhibit showing the neighboring properties.

9. Water elevations of adjoining lakes, rivers, and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.- *Not shown / Possibly Not Applicable.*
There are no water elevations identified on the plat. There is a river near by, but it does not border the proposed subdivision.

10. Meander line established at an elevation four feet above the recorded high water elevation when bordering a lake, river, or stream – *Not Shown / Not Applicable*

As stated above the subdivision does not border a river.

11. The layout and width of all proposed new streets and the right-of-way, private roads, storm drainage and easements, whether public or private, for public and private utilities. - *Met*

The plat appears to satisfy this requirement in part. A previously dedicated but undeveloped public right-of-way is shown, and utility easements, the township engineer may require additional information after review.

12. Length and bearing of the exterior boundaries of the land being subdivided. - *Met*

13. Approximate dimensions of all lots - *Met*

14. Approximate radii of all curves and lengths of all tangents. - *Met*

15. Approximate location and area of all property to be dedicated for public use or reserved by deed covenant, with statement of conditions. – *Partially Met.*
The plat identifies a previously Dedicated Public Right of Way, however the right of way is undeveloped and staff did not received a statement of conditions.

16. Approximate location of well site if community water supply is being proposed - *Not Shown / Not Applicable Unless Community Water Is Proposed*
17. Percolation test results, minimum of two per lot, together with soil borings every acre indicating depth to water table and rock formations - *Not Met*
Percolation test data, soil borings, or rock formation data was not submitted with the plat. The Commission may want to require this.
18. Soil analysis obtainable from the USDA Soil Conservation Service, when requested — *Not Shown on Plat/maybe not applicable*

No USDA soil analysis was identified on the face of the plat. If requested by the Planning Commission or reviewing agencies, it should be submitted separately.
19. Engineering feasibility report for community sewage disposal system and water distribution system, where such facilities are to be incorporated in the final plat — *Not Shown on Plat / Not Applicable*
No community sewage disposal or water distribution systems are proposed. If that changes, this information should be provided separately.

Variances

No variances are requested with this preliminary plat.

Outstanding Issues

Staff has identified the following issues the planning commission may want to address prior to approval

1. Constancy with the General Development Plan

Outlot B of River Ridge First Subdivision was identified as open space on GDP #98-2, as documented in the 2008 staff report for the River Ridge Fourth Special District application. Staff was unable to locate the original GDP #98-2 resolution or map for inclusion in this packet. The Planning Commission should determine whether the proposed replat of Outlot B into a buildable lot is consistent with the approved GDP for the area.

2. Applicant Business Standing – River Ridge Properties, LLC

Information received by staff indicates that River Ridge Properties, LLC may be administratively terminated with the Minnesota Secretary of State. Under Minnesota Statutes Chapter 322C, a terminated LLC lack legal authority to convey property or execute the owner's dedication on a plat. This is something the Planning Commission may want to take into consideration and potentially require documentation that the LLC is in good standing.

3. Delinquent Property Taxes

According to Olmsted County Property Records the property taxes on Outlot B of River Ridge First Subdivision (Parcel ID:842634057846) are shown as delinquent. A plat cannot be recorded with delinquent taxes on any parcel included within its boundaries. The Planning Commission may want to require the applicant to provide confirmation from the Olmsted County Assessor that all taxes on the

subject parcel are paid prior to final plat approval.

4. Zoning Inconsistency – Portion of Outlot A Zoned A-3

A portion of the land proposed to become Outlot A of River Ridge 5th Subdivision is currently zoned A-3 Agricultural Protection District. While the remainder of the plated area is zoned R-1 (Low Density Residential). A preliminary plat does not change the zoning of the platted parcels. Staff recommends the Planning Commission requiring the applicant to rezone so the new plat has a consistent zoning of R-1

5. Township Engineering Review

As of the date of this report, a township engineering review of the preliminary plat has not been completed. The Oronoco Township Subdivision Ordinance requires that the preliminary plat be reviewed by the Township Engineer prior to Planning Commission action. Engineering review is necessary to evaluate grading, drainage, stormwater management, road design as well as other elements to protect the township and its residents. The Planning Commission should not grant preliminary plat approval until a township engineering review has been completed and any required conditions have been identified. Staff recommends that the commission or township authorize an engineer to review the application as a condition of tabling.

6. Access and Road Improvement

The proposed Lot 1 is accessed via a dedicated public right-of-way that terminates at the lot without a planned turnaround. No road improvement plans, construction specifications, or turnaround design were submitted with the application. The Planning Commission may want to require the applicant to provide a road improvement plan demonstrating how the access road will be constructed, to what standard, and how vehicles will turn around without encroaching on adjacent private property.

Conclusion

The preliminary plat is considered substantially complete for purposes of accepting the application and holding a public hearing. However, staff has identified several outstanding issues that should be resolved before the Planning Commission takes action on the preliminary plat. Staff recommends that the Planning Commission table the River Ridge Fifth Subdivision preliminary plat and take the following actions:

Township Action:

- Authorize a township engineer to review the preliminary plat, including evaluation of grading, drainage, stormwater management, and road design.

Applicant Requirements:

1. Submit percolation test results and soil borings as required by Section 4.2(17) of the Subdivision Ordinance. This data was not submitted with the application and is a mandatory component of the preliminary plat.
2. Provide documentation that River Ridge Properties, LLC is in good standing with the Minnesota Secretary of State, or identify an entity with legal authority to execute the owner's dedication on the plat.
3. Provide confirmation from the Olmsted County Assessor that all property taxes on parcels included within the plat boundaries are paid and current.

4. Address the zoning inconsistency on the A-3 portion of the proposed plat area, either through a rezoning application or a determination by the commission that the plat can proceed with split zoning.
5. Development of access to the proposed parcels that meet township right-of-way development standards.

RIVER RIDGE FIFTH SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That RIVER RIDGE PROPERTIES, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Beginning at the southeast corner of the Southwest Quarter of said Section 26; thence North 00 degrees 21 minutes 15 seconds West, along the east line of said Southwest Quarter, 1116.13 feet to the southeast corner of Lot 2, Block 3, RIVER RIDGE FIRST SUBDIVISION; thence North 61 degrees 08 minutes 59 seconds West, along the southerly line of said Lot 2, a distance of 122.07 feet to the northeast corner of Lot 1 in said Block 3 (the next 4 courses are along the easterly lines of said RIVER RIDGE FIRST SUBDIVISION; thence South 22 degrees 08 minutes 39 seconds West, 378.18 feet; thence South 41 degrees 03 minutes 50 seconds East, 152.04 feet; thence South 48 degrees 56 minutes 10 seconds West, 66.00 feet to the northeast corner of Outlot 'B' of said RIVER RIDGE FIRST SUBDIVISION; thence South 03 degrees 45 minutes 15 seconds West, along the east line of said Outlot 'B'; 667.42 feet to the south line of said Southwest Quarter and the northwest corner of Outlot A, PROVIDENTIA HILLS; thence South 89 degrees 49 minutes 21 seconds East, along the south line of said Southwest Quarter, 250.00 feet to the point of beginning.

ALSO:

Outlot "B", RIVER RIDGE FIRST SUBDIVISION, Olmsted County, Minnesota.

ALSO:

Outlot A, PROVIDENTIA HILLS, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as RIVER RIDGE FIFTH SUBDIVISION and does hereby dedicate to the public for public use the utility easement as created by this plat.

In witness whereof, River Ridge Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: River Ridge Properties, LLC

Dan Fitzpatrick, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this _____ day of _____, 20____ by Dan Fitzpatrick, President of River Ridge Properties, LLC, a Minnesota limited liability company.

Notary Printed Name _____ Notary Public, Olmsted County, MN
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Reinhold W. Ziemann do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Reinhold W. Ziemann, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on this _____ day of _____, 20____ by Reinhold W. Ziemann.

Notary Printed Name _____ Notary Public, Olmsted County, MN
My Commission Expires _____

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20____ on the land herein described have been paid, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 20____ at _____ o'clock _____ M., and was duly recorded in the Olmsted County Records.

Director of Property Records & Licensing

Deputy

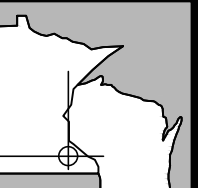
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Olmsted County Surveyor

PROJECT NUMBER: 4526\5089 COMPUTER FILE: 5089SF05.DWG

WSE MASSEY
ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING



RIVER RIDGE FIFTH SUBDIVISION

CAST IRON MONUMENT
NE COR. NW 1/4
SEC. 26-108-14

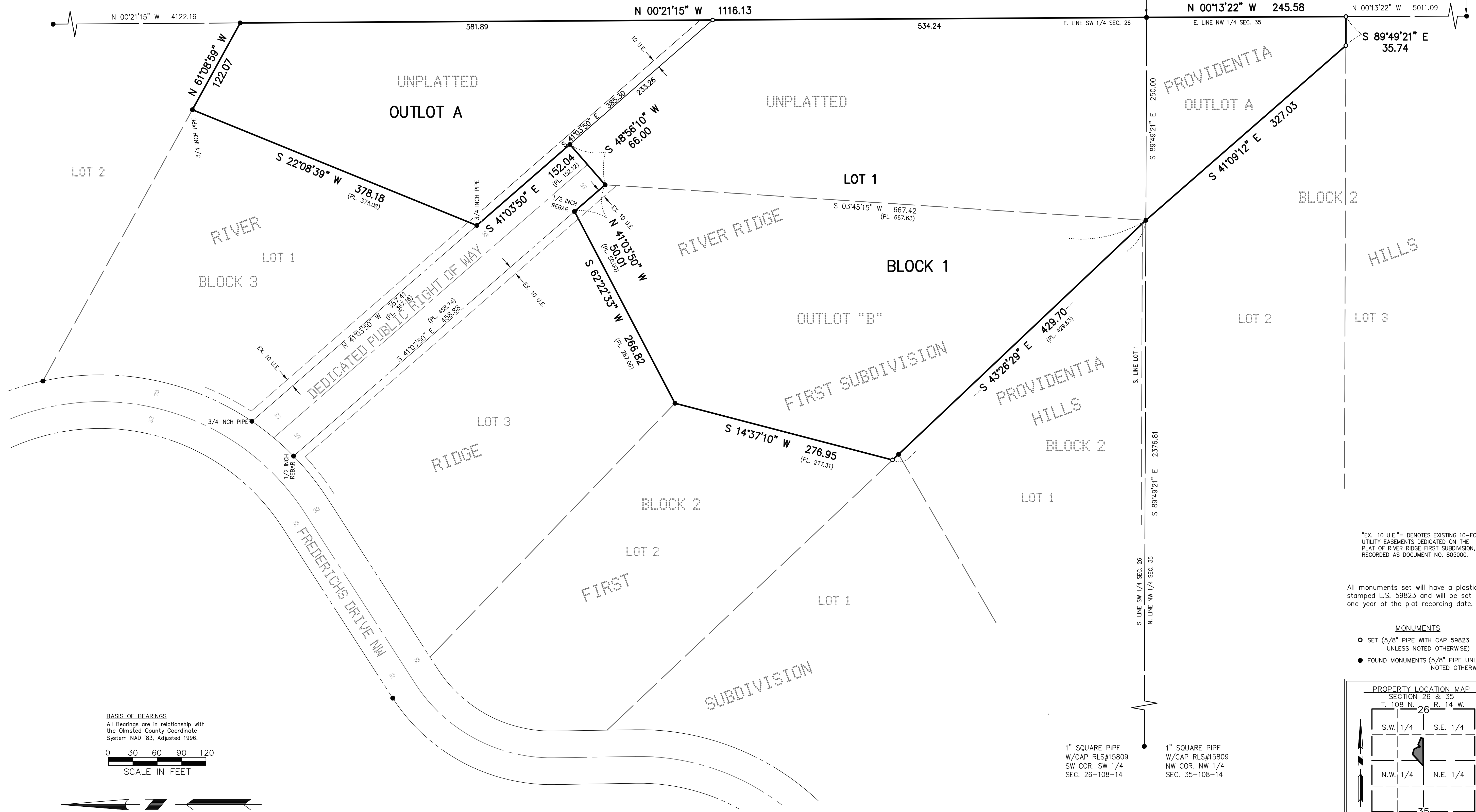
UNPLATTED

CAST IRON MONUMENT
SE COR. SW 1/4
SEC. 26-108-14

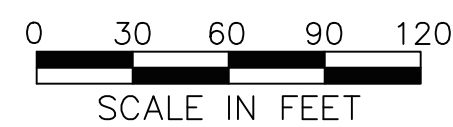
CAST IRON MONUMENT
NE COR. NW 1/4
SEC. 35-108-14

UNPLATTED

1" SQUARE PIPE
W/CAP RLS#15809
SW COR. NW 1/4
SEC. 35-108-14



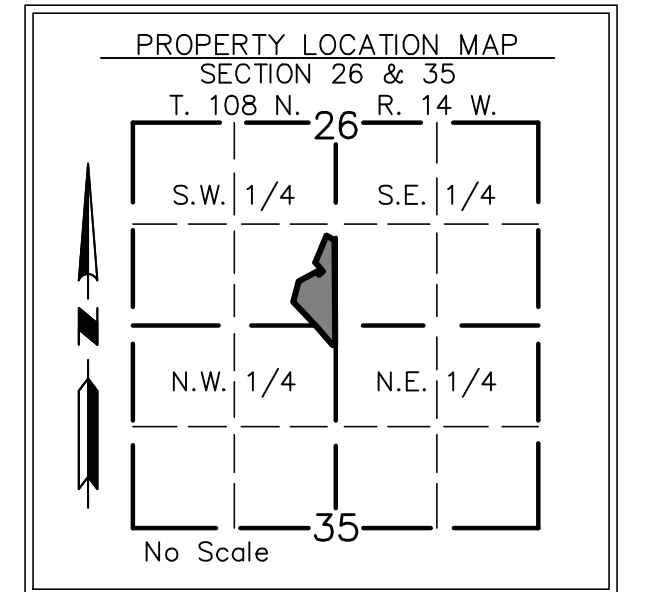
BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.



"EX. 10 U.E."= DENOTES EXISTING 10-FOOT UTILITY EASEMENTS DEDICATED ON THE PLAT OF RIVER RIDGE FIRST SUBDIVISION, RECORDED AS DOCUMENT NO. 805000.

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

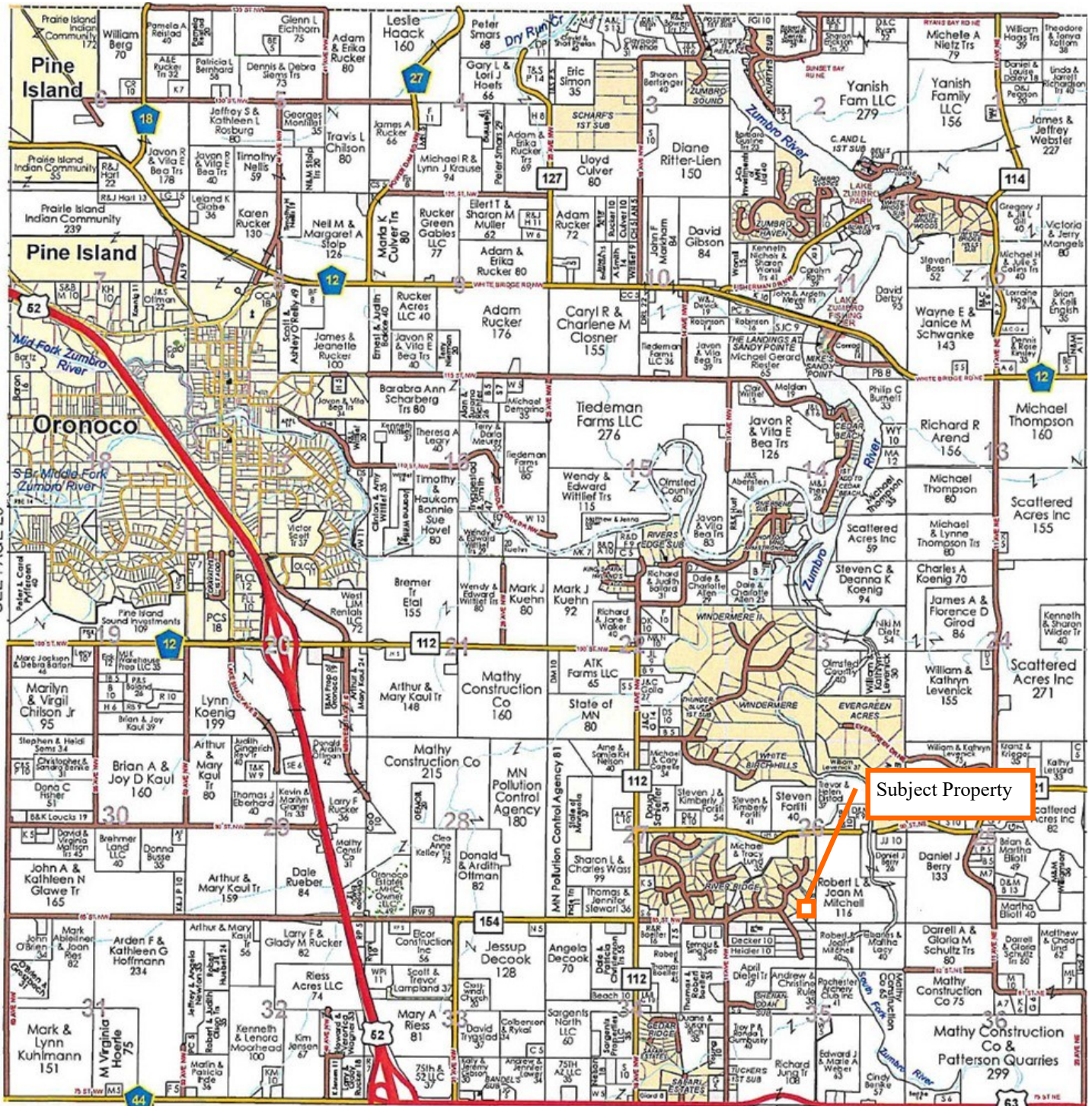
- MONUMENTS**
- SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
 - FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)



PROJECT NUMBER: 4526\5088 COMPUTER FILE: 5088SF05.DWG

WSE MASSEY
ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSEENGINEERING

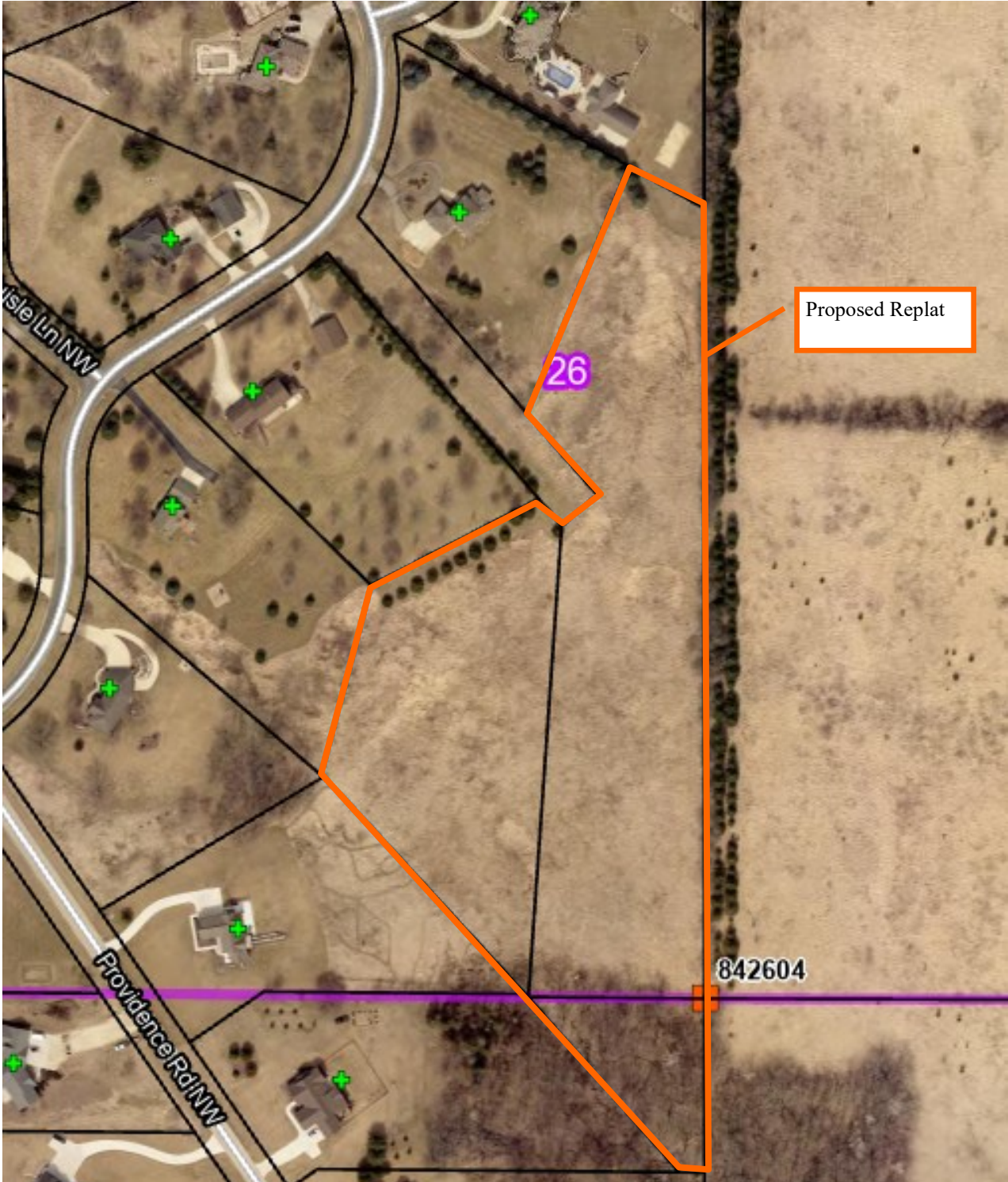
PLAT MAP



Subject Property

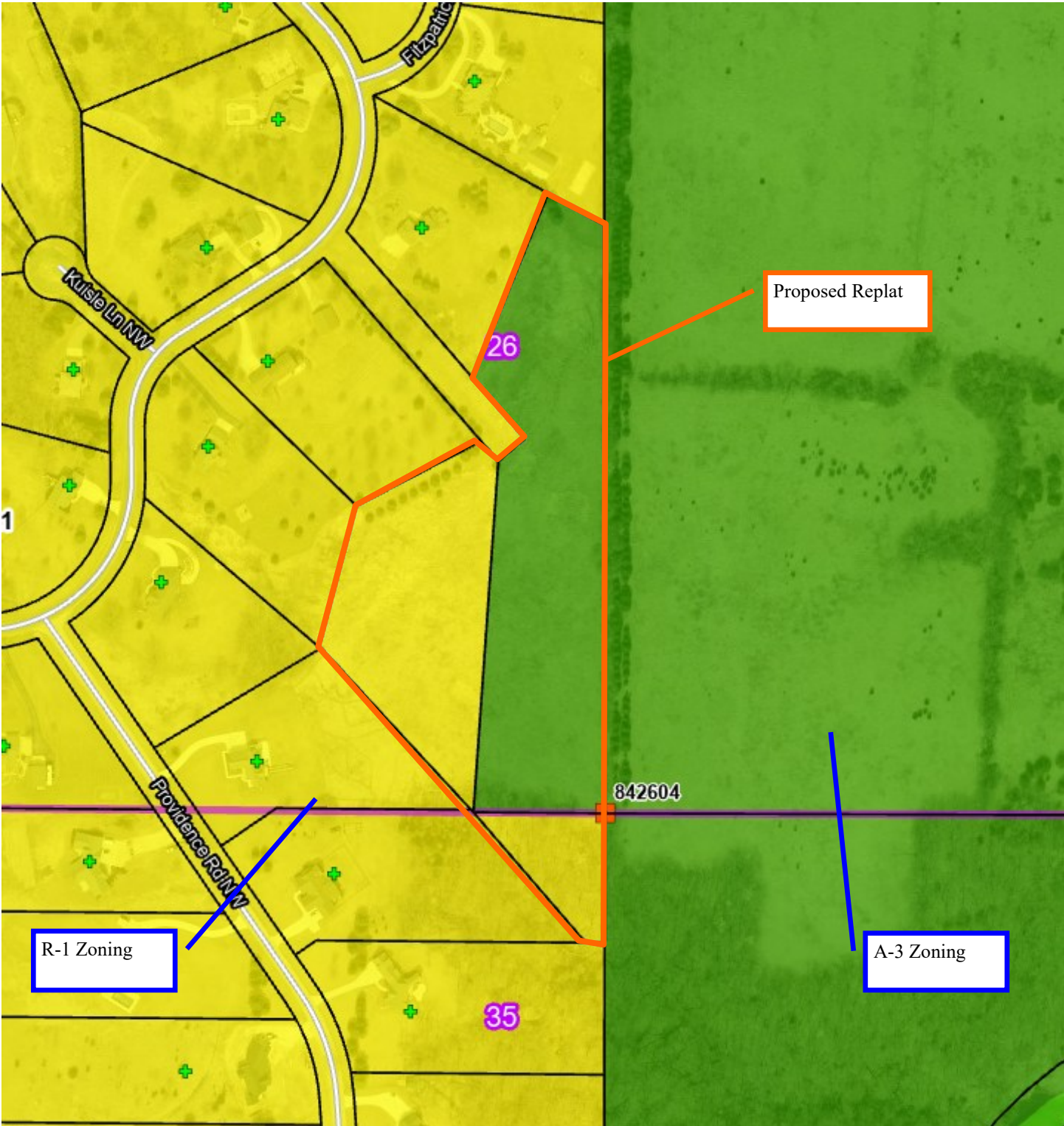
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AERIAL MAP



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ZONING MAP



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