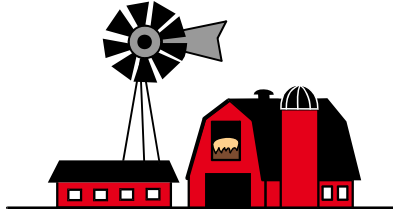


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774



- TCPA -

Ethan Kaske - Administrator
Janelle Finck - Administrator

ethan@tcpamn.org
janelle@tcpamn.org

Date: 05/04/2026

To: Oronoco Town Board
Mark Kuehn

Re: Metes and Bounds Subdivision - Section 21

Permit: OTMB-26-02

Meeting: Agenda item Monday, May 11th, 2026, after 5:30 pm
Oronoco Town Hall
115 2nd St NW, Oronoco, MN 55960

Applicant: Mark Kuehn, 10426 28th Avenue NW, Oronoco, MN 55960

Owner: Bremer Trust, 400 2nd Street S, Saint Cloud, MN 56301

Request: The applicant is seeking to split off 2+ acres from the original 155 +/- acre parcel to create a Non-Farm lot.

Location: Parcel # 842123079446
3501 100th Street NW, Oronoco, MN
The proposed parcel is 0.3 miles east of the intersection of Minnesota Ave S and located on the north side of the road at the existing outbuilding.

Zoning: A-2; (Agricultural Protection District)

Attachments:

1. Application Form
2. Property Exhibits

Applicable Sections of the Oronoco Township Zoning Ordinance:

Section 1.26 BUILDABLE LOTS:

A lot that meets the Board of Health regulations and fulfills the criteria specified in one of the following subsections (A) or (B) is a buildable lot. All other lots, including illegally created lots, shall not be considered buildable lots and no building shall be constructed or placed upon such lots.

- A . Buildable Lots for Uses Other than Dwellings: (These other uses would include agricultural uses such as barns and other agricultural buildings but would not include a dwelling.)

Lots of record or newly created lots that meet the lot area, lot width and access requirements of this ordinance. Any newly created lot which does not meet the standards for non-farm dwellings in the zoning district where such lot is located, or the standards for farmstead dwellings, shall be designated as an (N.B.) NonBuildable Lot for Dwelling Purposes on the Official Zoning Map.

Non-conforming lots of record, providing that such lot has recorded access to a public road and the proposed building complies with the regulations in Section 1.28 (B).

Buildable Lots for a Dwelling Are:

1. A lot that qualifies as a farm.
2. Lots created after the effective date of this ordinance which meet the lot area, lot width, access requirements and either the standards for non-farm lots or dwellings in the zoning district where such lot is located or the standards for farmstead dwellings.
3. Lots of record, providing that such a lot has recorded access to a public road and the proposed building complies with the regulation of Section 1.28 (B).
4. If in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the zoning district lot area, width, or access standards of the zoning district where located, the lots must not be considered as separate parcel of land for purposes of development. The lots must be combined with one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area, width, or access standards to the extent possible.
5. A lot must comply with all standards of the floodplain provisions of the zoning and subdivision ordinances.

Non-farm Lots in Agricultural Districts:

This section of the ordinance applies only to the A-1, A-2, A-3, and A-4 districts of the zoning ordinance. A lot, as defined in the ordinance, recorded on a single deed is deemed to be a single lot for zoning purposes. If a lot on a single deed is divided by a public right-of-way, thereby creating one or more non-farm sized tracts of land, the property owner must submit an application for a Metes and Bounds subdivision to create a buildable lot for a dwelling. The metes and bounds subdivision must be approved using the provisions 1) Standards for a Non-farm Dwelling under the applicable zoning district, 2) the requirements of Section 1.26 B, and 3) the applicable zoning district General Regulations.

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 nonfarm 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".

A. Permitted Uses:

1. Uses permitted in Section 5.00 (A) Permitted Uses, of 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 Lots or Dwellings:

Non farm lots or dwellings shall be permitted only when they comply with all of the following standards:

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.
3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.
4. No non farm dwelling 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.

Findings of Fact:

An analysis of the four criteria for establishing a Non-Farm parcel is as follows;

(Staff comments are in italics)

1. No more than one non farm lot per quarter-quarter section. Should a quarter-quarter section contain a buildable non farm lot, no additional dwelling shall be permitted.

There are no other Non-Farm parcels/lots in the subject quarter-quarter section. This criterion is met. The existing dwelling (3501 100th St NW) will remain on a 153 +/- acre farm sized parcel.

2. Any non farm lot shall contain at least one (1) acre of non prime agricultural soils with a crop equivalent rating of 55 or less. When a dwelling, which is not a mobile home, existed in its present location prior to April 16, 1983, this standard shall not apply.

The proposed 2+-acre Non-Farm parcel contains at least one acre of non-prime agricultural soils. Staff will not accept a Certificate of Survey that does not meet this requirement. Per the attached soils overlay this criterion is met.

3. No non farm dwelling shall be permitted in areas identified as wetlands or flood plain.

There are not areas of identified wetlands or flood plain on the proposed parcel. This criterion is met.

4. No non farm dwelling 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.

Olmsted County GIS maps indicate the presence of a feedlot on the property to the south. However, TCPA has confirmed with Olmsted County Feedlot Technician Martin Larsen that the feedlot is retired and not active. This criterion is met.

Analysis and Conclusion:

Analysis:

Zoning: *The request is consistent with the requirements of the A-2 Zoning District and complies with the Standards for Non-Farm Lots or Dwellings.*

Access: *Access to the proposed 2+-acre parcel is from an existing approach on 100th Street NW that serves the existing dwelling on the original 155+ acre parcel and the proposed 2+-acre parcel. The Certificate of Survey makes provisions for a “66’ wide Access & Utility Easement” located over portions of the existing drive that will serve as joint access for both the proposed and original parcels.*

The applicant will need to contact Olmsted County Public Works and work with them as necessary in regard to access to 100th Street NW.

Conclusion:

Staff recommends approval of the proposed parcel subdivision for a Non-Farm lot/dwelling based on the following conditions:

- 1. The applicant provides a survey of the proposed 2+-acre parcel subdivision that meets the Oronoco Township ordinance with regard to lot width, size, access, and soils.*
- 2. The applicant works with Olmsted County Public Works as necessary in regard to access to 100th Street NW.*
- 3. All provisions of the Oronoco Township Zoning Ordinance shall be met.*

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

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

4111 11th Avenue SW Room 10
Rochester, MN 55902

-- **TCPA** --

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

TOWNSHIP Oronoco

DATE March 4, 2026

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:

*see attached Certificate of Survey

Plat # _____

Parcel # 842123079446

Reason for subdividing land:

create parcel for existing building

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

Property Owner Mark Kuehn

Applicant Same as owner

Address 10426 28th Ave NW
Oronoco MN 55960
City State Zip code

Address _____
City State Zip code

Telephone 507-~~858~~-251-5738

Telephone _____

Signature [Signature]

Signature _____

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.

<p>_____ Signature of Applicant</p> <p>Mark Kuehn Print Name</p> <p>10426 28th Ave NW Address</p> <p>Olmsted MN 55960 City State Zip</p> <p>507-8518 251-5738 Phone</p>	<p>_____ Signature of Applicant</p> <p>_____ Print Name</p> <p>_____ Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p>
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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
--------------------------------------	---------------

- E. This subdivision has met the requirements of the Township Subdivision Ordinance and has been approved by the Township on (Date)_____

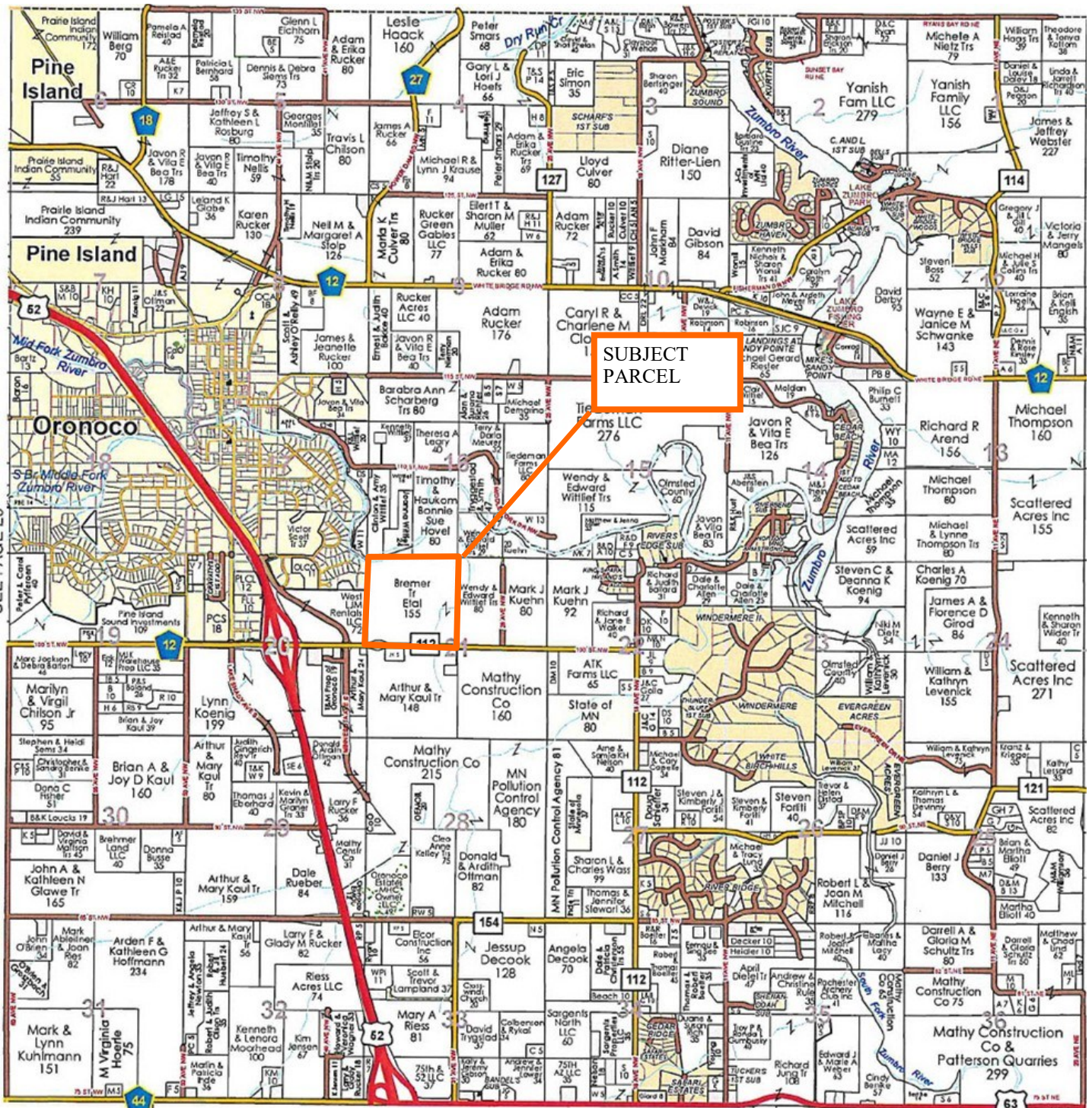
_____ Zoning Administrator	_____ Date
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- F. The GIS impact Fee has been paid for this Metes and Bounds application. **The GIS Fee is \$38.00 per new parcel with a minimum fee of \$76.00 per application.**

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

PLAT MAP

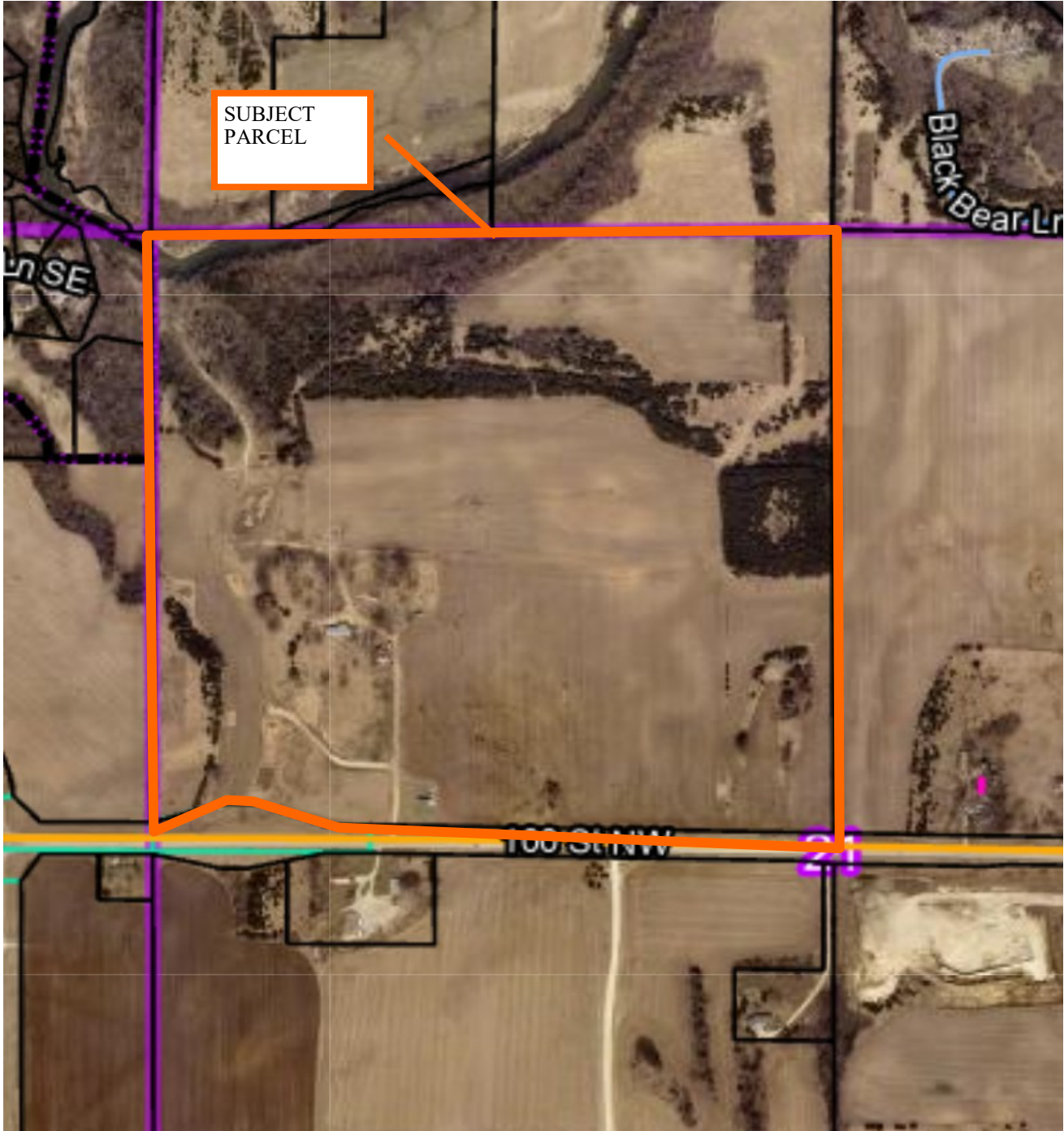


**SUBJECT
PARCEL**

LEGAL DESCRIPTION
 Section 21—Township 108 N—Range 14W
 The NW 1/4 less that portion of the SW 1/4 NW 1/4
 shown on Minnesota DOT ROW Plat # 55-89
 155.81 Acres

TCPA
 4111 11th Avenue SW
 Rochester, MN 55902
www.tcpann.org
 507-529-0774

AERIAL MAP



LEGAL DESCRIPTION
Section 21—Township 108 N—Range 14W
The NW 1/4 less that portion of the SW 1/4 NW 1/4
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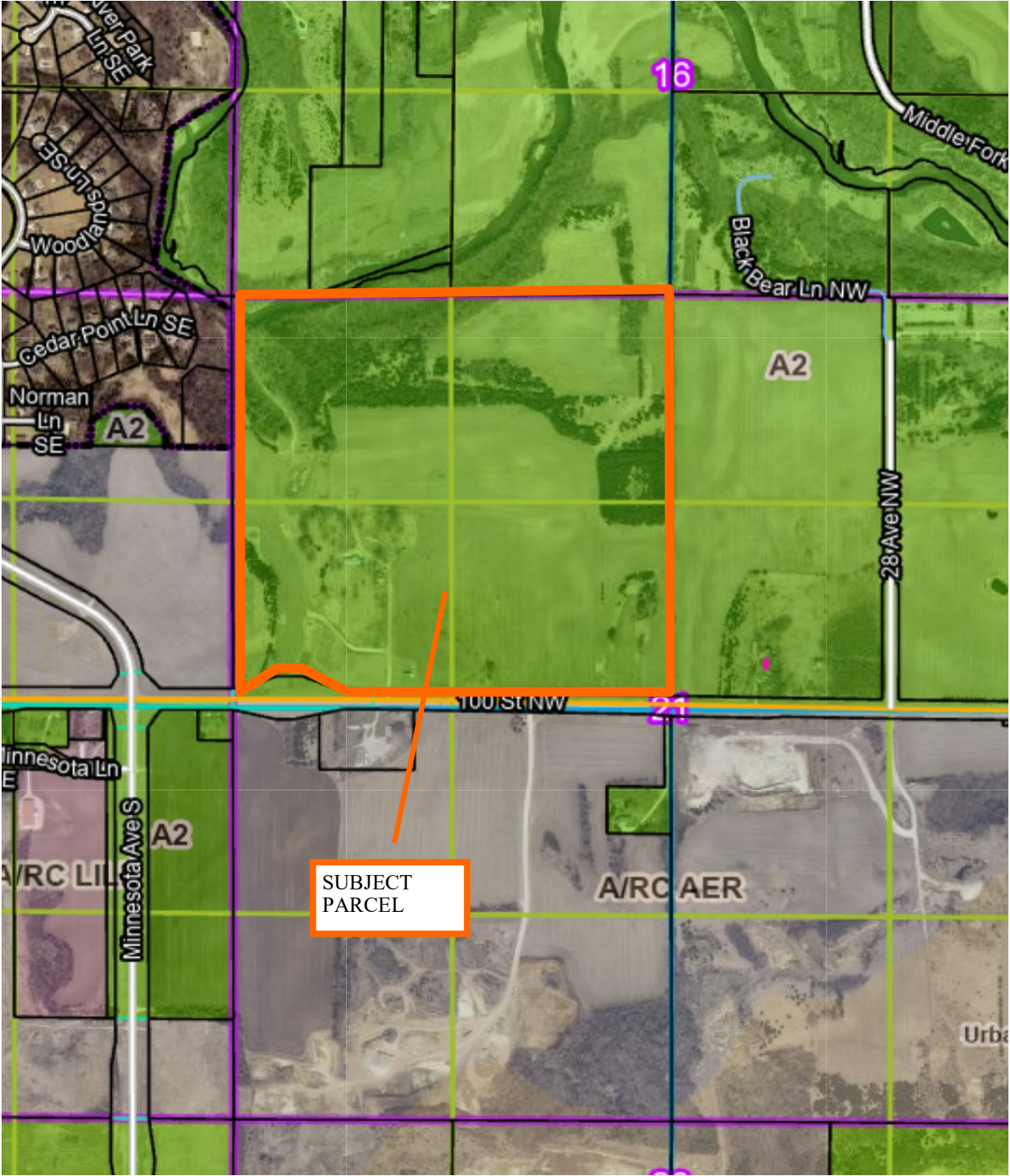
AERIAL DETAIL MAP



LEGAL DESCRIPTION
Section 21—Township 108 N—Range 14W
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ZONING MAP



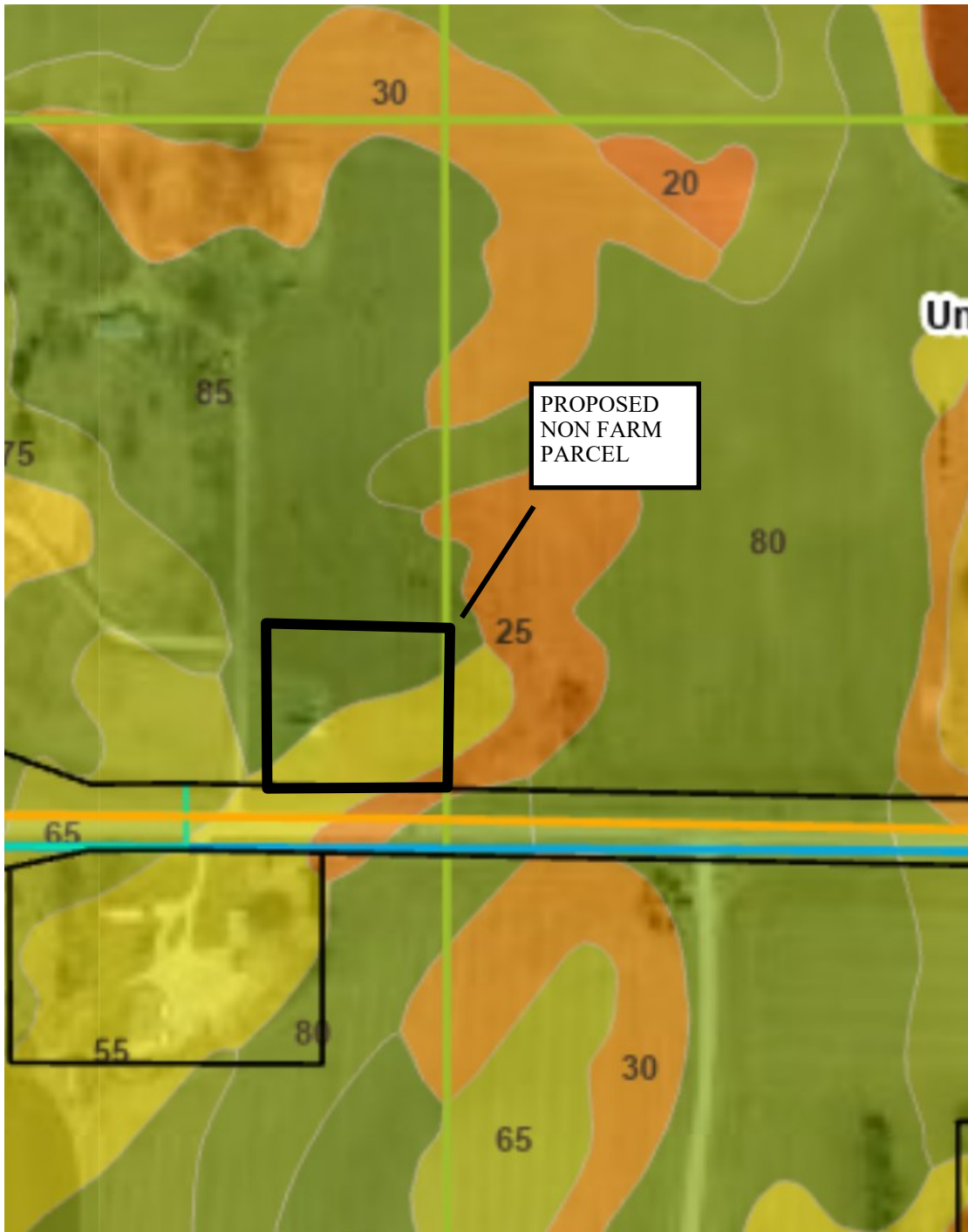
SUBJECT
PARCEL

LEGAL DESCRIPTION

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507-529-0774

SOILS MAP



LEGAL DESCRIPTION

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shown on Minnesota DOT ROW Plat # 55-89
155.81 Acres

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774

Janelle Finck

From: Janelle Finck
Sent: Wednesday, April 1, 2026 12:23 PM
To: Janelle Finck
Subject: Kuehn - M&B Feedlot Status (OT)

From: Martin Larsen <martin.larsen@olmstedcounty.gov>
Sent: Tuesday, March 17, 2026 8:25 AM
To: Ethan Kaske <Ethan@tcpamn.org>
Cc: Janelle Finck <janelle@tcpamn.org>
Subject: RE: Is this still an existing feedlot

Sorry for the delay. That one is definitely retired. Thanks!

From: Ethan Kaske <Ethan@tcpamn.org>
Sent: Monday, March 16, 2026 2:43 PM
To: Martin Larsen <martin.larsen@olmstedcounty.gov>
Cc: Janelle Finck <janelle@tcpamn.org>
Subject: RE: Is this still an existing feedlot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Martin,

Sorry to bother you, but I have an application that is going to the township soon for approval, and we need to know if the feedlot criteria will be an issue or not.

Thanks,

Ethan Kaske
Zoning Administrator
Township Cooperative Planning Association
e: Ethan@tcpamn.org
p: 507-529-0774

From: Ethan Kaske
Sent: Thursday, March 12, 2026 11:09 AM
To: 'Martin Larsen' <martin.larsen@olmstedcounty.gov>
Cc: Janelle Finck <janelle@tcpamn.org>
Subject: RE: Is this still an existing feedlot

Hi Martin,

Following up on this.

Thanks,

Ethan Kaske
Zoning Administrator
Township Cooperative Planning Association
e: Ethan@tcpamn.org
p: 507-529-0774

From: Ethan Kaske
Sent: Wednesday, March 4, 2026 1:05 PM
To: Martin Larsen <martin.larsen@olmstedcounty.gov>
Cc: Janelle Finck <janelle@tcpamn.org>
Subject: Is this still an existing feedlot

Hi Martin,

We have an application for a non-farm lot split, but it will fall within the buffer zone for the feedlot on parcel # 842132082455

From the aerial images, it looks like the feedlot might no longer be active. Do you know the status of the feedlot?

Thanks,

Ethan Kaske
Zoning Administrator
Township Cooperative Planning Association
e: Ethan@tcpamn.org
p: 507-529-0774