## Olmsted County Planning Department

October 29, 2026

Jason Halverson
jason@buildinrochester.com
Re: Floodplain Review O2026-022FP

Olmsted County has reviewed your Floodplain Permit (O2026-022FP) for parcel 84.02.23.086155 within Sunset Bay Ridge Subdivision in Oronoco Township (it has been determined that all requirements of the Olmsted County Floodplain and Shoreland Ordinance (Chapter 3750) have been met. Your permit for a single family home is **Approved.**

- **Floodplain:** The parcel is located within FIRM Map 27109C0075E. There is no identified FEMA designated floodplain on the parcel. The parcel is situated about 134.5 feet from Lake Zumbro. Per Minnesota Lake and Flood Elevation site the 100-year floodplain elevation for Lake Zumbro is 921.80. The proposed house is proposed to be located at an elevation at 934ft - 935ft.
- **Shoreland**- Since the parcel is situated about 134.5 feet northeast of Lake Zumbro, the parcel is within the shoreland area. Single residential homes are a permitted use within the Shoreland designated area of a Recreational Development lake. The residential structure must be located at least 100 feet from the Ordinary High-Water Lever (OHWL).
- **Flood Prone-** Per Olmsted County GIS Maps, flood prone soils are not located on the property.

**Referral Comments-**

- **Olmsted County Well and Septic:** There are no Wetland or Decorah Edge related concerns with this project. The house has encroached into the Septic area and is limiting the Septic to ~40ft width East to West 60ft less than laid out in the plat. A new septic layout will be required showing a new layout with a secondary area before any approvals. A well permit has been applied for, O26-0028WN
- **TCPA:** A Building Permit and Conditional Use Permit (RCO) are required from Oronoco Township.

**Next Step-**

- Obtain required building permit and conditional use permit (RCO) are required from Oronoco Township.
- A new septic layout will be required showing a new layout with a secondary area before any approvals.

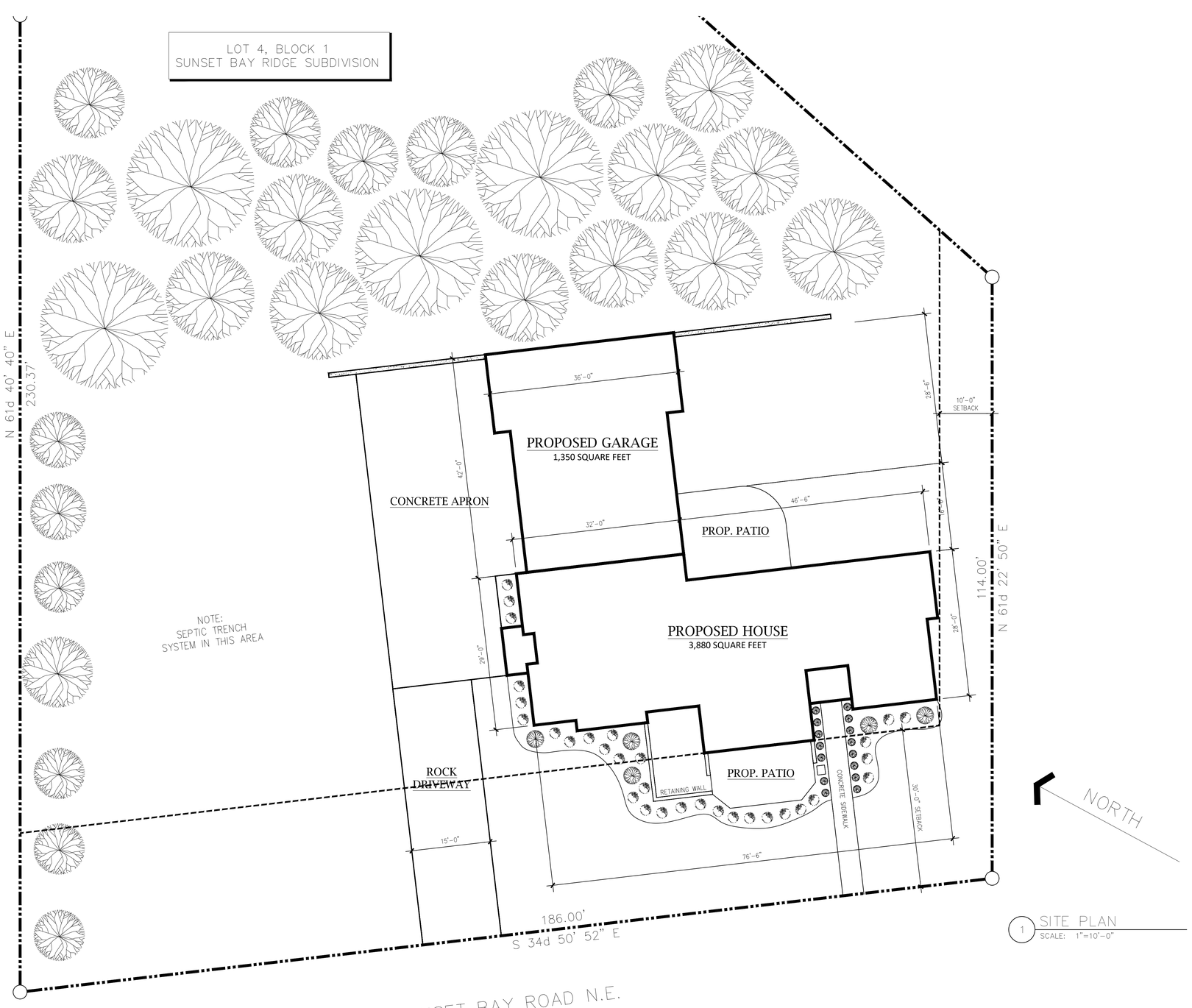
Thank you for your submittal and please let us know if you have any questions. I can be reached at alison.bosco@olmstedcounty.gov or 507-328-7104.

Sincerely,

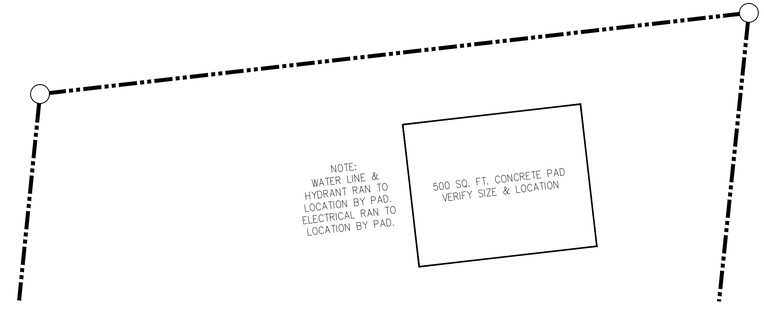
Alison Bosco

Alison Bosco
Senior Planner, AICP
Attachment: Approved Site Plans

CC. TCPA
Kolby Hoelzle kolbyjh@yahoo.com




1 SITE PLAN
SCALE: 1"=10'-0"




**APPROVED**
*By Alison Bosco at 12:39 pm, Oct 29, 2026*

HALVERSON HOMES

RESIDENTIAL DESIGN & PLANNING
979 SOUTHWELL ENCLAVE
BYRON, MN 55920
PHONE: (507) 208-8371

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# THE HOELZLE RESIDENCE
XXXX SUNSET BAY ROAD N.E.
LOT 4, BLOCK 1 SUNSET BAY RIDGE SUBDIVISION
ZUMBRO FALLS MINNESOTA
R. FLEMING CONSTRUCTION

| | |
|---|---|
| PROJECT: | 26009 |
| CHECKED BY: | JPH |
| DRAWN BY: | JPH |

SITE PLAN
S1