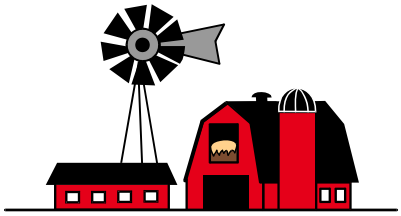
TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

PH: (507) 529-0774
FX: (507) 281-6821



Ethan Kaske, Administrator
Janelle Finck, Administrator

ethan@tcpamn.org
janelle@tcpamn.org

Date: 10/08/2026

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

RE: Section 26 - Oronoco Township – Rezone – OTRZ-26-01

Meeting: The Oronoco Township Planning Commission will hold a regularly scheduled meeting at the Oronoco Town Hall, 115 2nd St NW, Oronoco, MN 55960, on Monday, October 19th, 2026, after 6:00 p.m., regarding:

Request: An application to rezone a 5.53-acre unplatted parcel from A-3, Agricultural District to R-1, Low Density Residential District so that the entire River Ridge Fifth Subdivision is zoned R-1, as required by Condition 25 of Planning Commission Resolution No. 2026-01 (Preliminary Plat).

Legal: Parcel #: 842634057824

Applicant: William Tointon, WSE Massey – 717 3rd Ave SE, Suite 101, Rochester, MN 55904

Owner: River Ridge Properties LLC - Dan Fitzpatrick

Enclosures:

1. Applicant submission package
2. Property Exhibits

Reviewers: Olmsted County Planning
Olmsted County Public Works
Olmsted GIS
GGG Engineering
Olmsted County Assessor
People's Cooperative Services
Olmsted County Soil and Water

Background:
The subject property is an uplatted, vacant 5.53-acre strip of land in the Southwest section 26 of Oronoco Township. It lies east or River Ridge First Subdivision and north of Providentia Hills, both of which are zoned R-1, and west of unplatted farmland zoned A-3. Access to the parcel is from a platted but undeveloped public right-of-way dedicated in River Ridge First Subdivision, which connects to Fredrichs Drive NW.

The property is one of three parcels that make up the proposed River Ridge Fifth Subdivision. The other two parcels, Outlot B of River Ridge First Subdivision and Outlot A of Providentia Hills, are already zoned R-1.

On August 12, 2026, the Planning Commission adopted Resolution No. 2026-01 approving the Preliminary Plat for one single-family lot and one outlot, subject to 28 conditions. Finding 9 of that resolution states that the A-3 portions of the plat should be rezoned to R-1 so that the entire plat is zoned R-1 at the time of Final Plat approval, and Condition 25 requires the rezoning before the Final Plat is recorded. This application is the applicant's response to that condition.

Oronoco Township Zoning Ordinance:
Section 5.04 A-3 AGRICULTURAL 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".

Section 6.02 R-1 LOW DENSITY RESIDENTIAL DISTRICT:

> The purpose of this district is to provide a limited amount of low density residential development in those areas described as "Suburban Subdivision Area" within the Comprehensive Plan that have suitable soils for long-term private sewage systems and those areas classified Low Density Residential within the Urban Service Area served by Public or other centralized sewage collection and treatment system.

A. Permitted Uses:

1. One single-family detached dwelling per lot.
2. Home occupation as regulated in Section 10.02.
3. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

C. General District Regulations – 2. Lot Area Regulations:

a) There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.

Staff Analysis Zone Change:

Findings:
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 Oronoco Township General Land Use Plan;

   The area is located within the "Suburban Development" area of the Land Use Plan, and bordered by other R-1 zoned properties. Rezoning to a residential development district would be consistent with the General Land Use Plan. Staff finds this criterion to be met.

2. The amendment is in the public interest;

   The rezoning removes split zoning from a single lot, so the lot is administered under one set of standards. It allows a plat the Planning Commission has already conditionally approved to proceed, and it results in one dwelling with the adjacent open space protected by future recorded deed restrictions. Staff finds this criterion to be met.

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

   The property adjoins developed R-1 subdivisions on its west and south sides. A public right-of-way is already dedicated to the site. The lot will be served by a private well and septic system, so no public sewer or water extension is needed. Staff finds this criterion to be met.

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

   The uses permitted in the R-1 district are the same as those on the adjoining River Ridge First and Providentia Hills lots. One additional dwelling does not introduce a new type of land-use conflict. Staff finds this criterion to be met.

5. The proposal does not result in spot zoning;

   The parcel is contiguous to existing R-1 zoning on its west and south sides. The rezoning extends the existing R-1 boundary east to the quarter-section line to match the plat. It does not single out an isolated parcel for a use that is inconsistent with its surroundings. Staff finds this criterion to be met.

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

   General Development Plan #98-2 governs the River Ridge development. In Resolution No. 2026-01 (Finding 8), the Planning Commission found that the River Ridge Fifth Preliminary Plat is consistent

with the General Development Plan, provided that the deed restriction is recorded. Rezoning approval does not change the open space designation on Outlot B. Staff believes this criterion is met, subject to the recording requirements in Conditions 20 through 22 of Resolution No. 2026-01.

Staff Recommendation:

Staff has reviewed this request in accordance with the applicable standards and provisions included in this report and recommends that the Planning Commission recommend approval of the requested rezoning of Parcel # 842634057824 from A-3 to R-1 to the Oronoco Town Board.

ZONE CHANGE EXHIBIT A3 TO R1

PART OF THE SW 1/4
SEC. 26, T 108 N, R 14 W
OLMSTED COUNTY, MINNESOTA

DESCRIPTION

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.

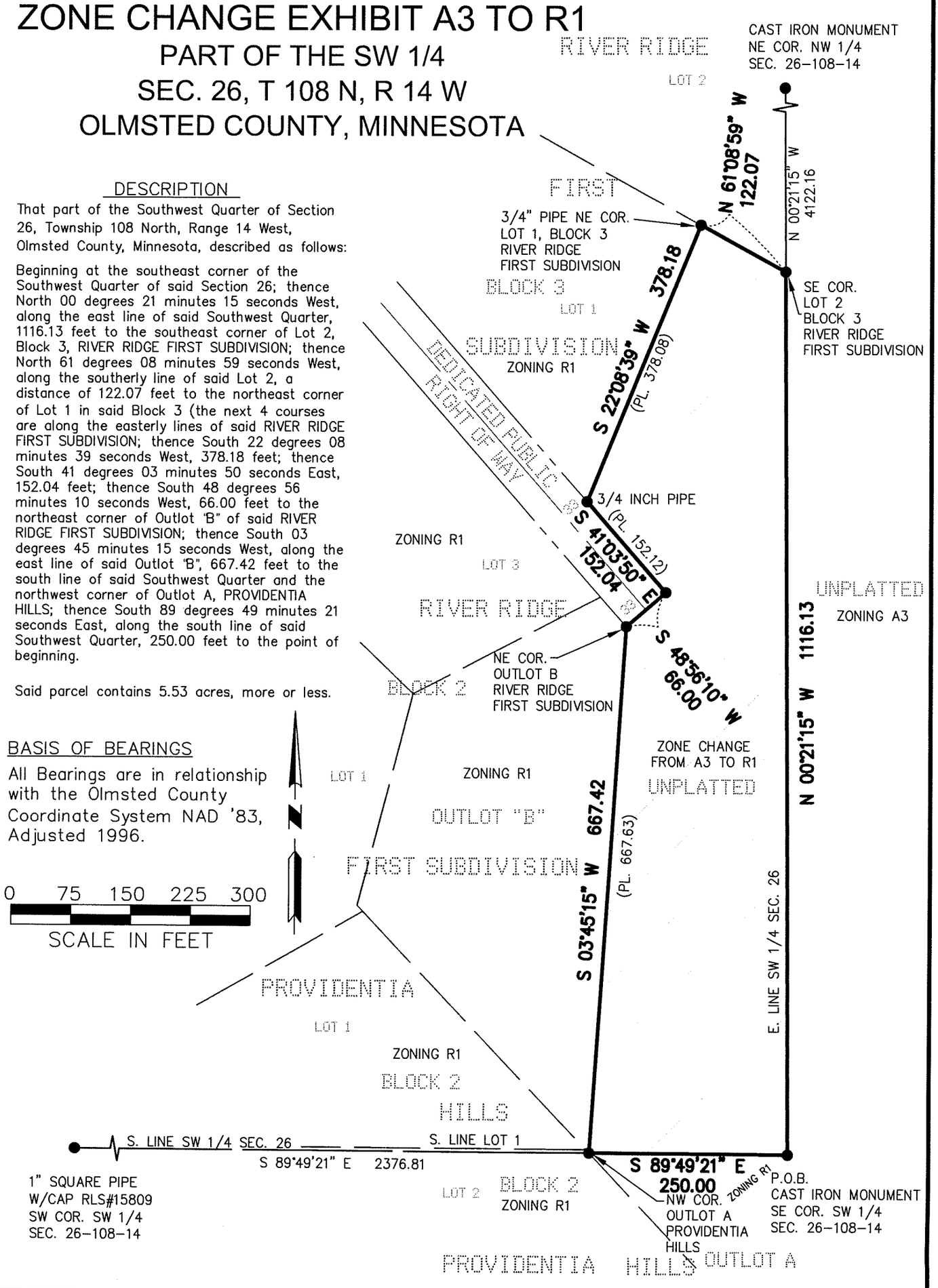
Said parcel contains 5.53 acres, more or less.

BASIS OF BEARINGS

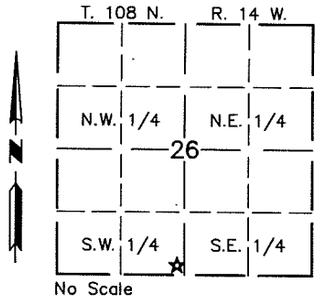
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 75 150 225 300

SCALE IN FEET



PROPERTY LOCATION MAP



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

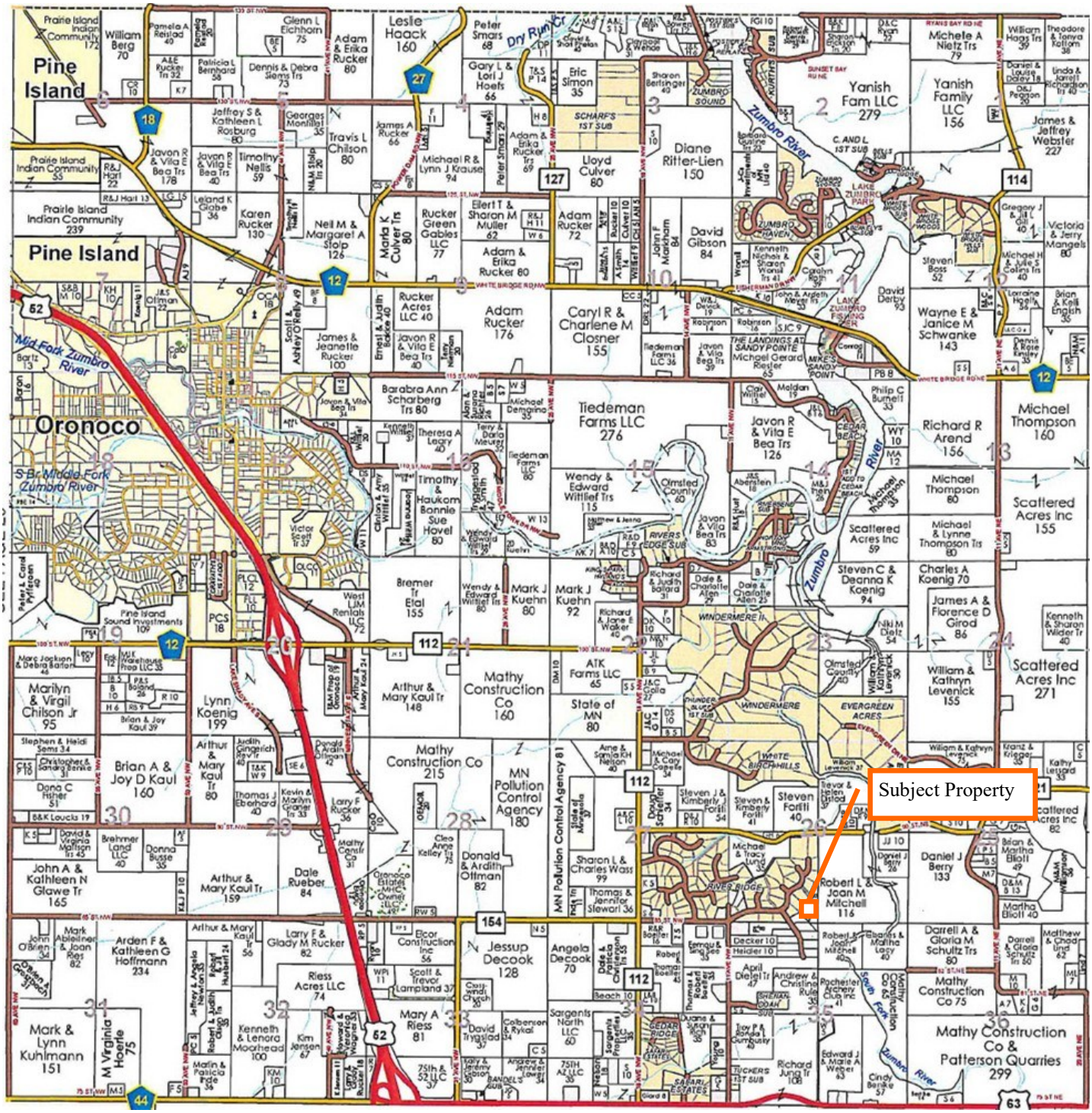
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
RIVER RIDGE PROPERTIES, LLC
ROCHESTER, MN

MONUMENTS
● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
o SET (5/8" PIPE UNLESS NOTED OTHERWISE)

ZONE CHANGE EXHIBIT A3 TO R1

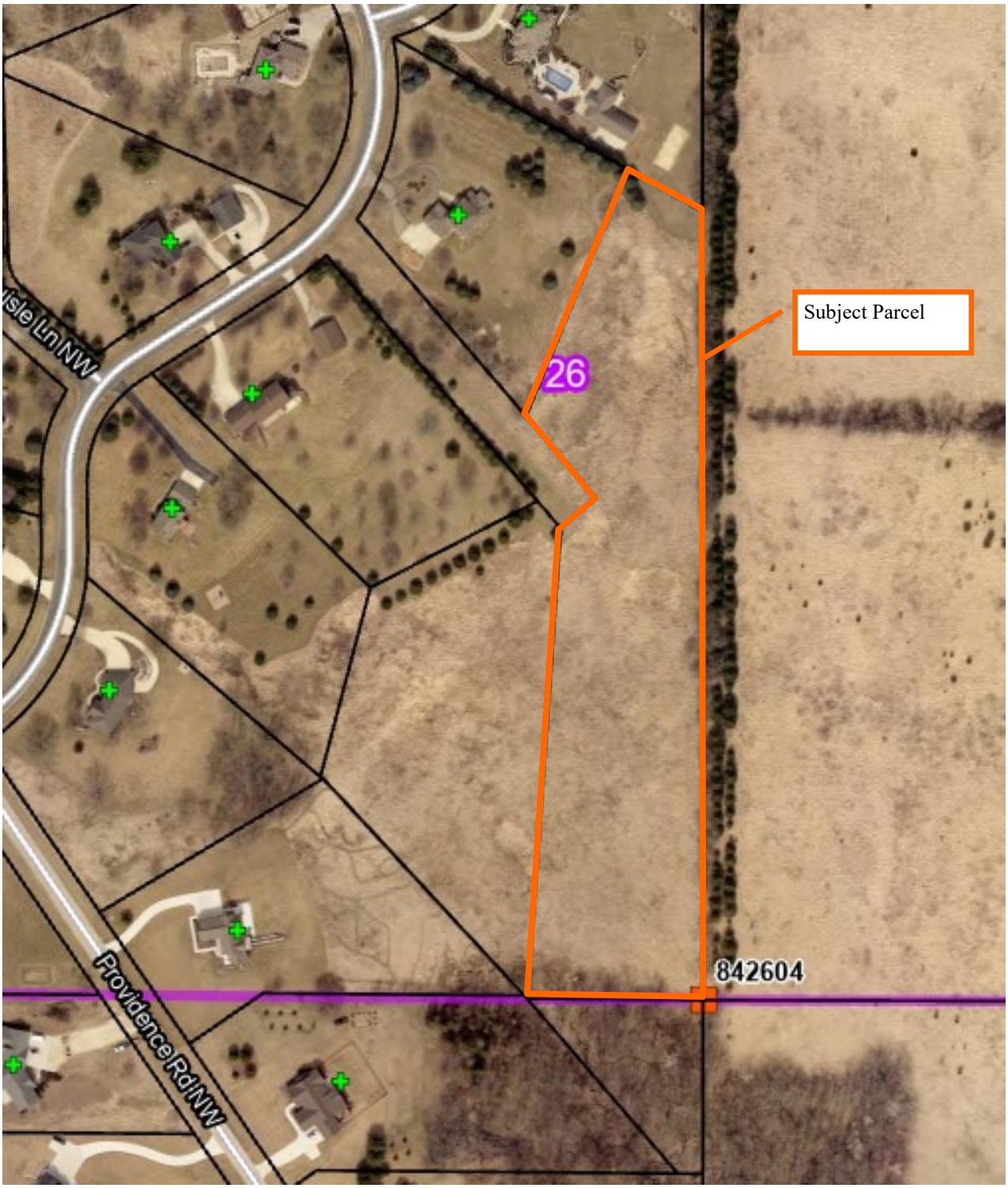
DATE: 8/26/2026
DWG NO. 5089SE02 JOB NO. 5089
DRAWN BY: G.D.Z. SHEET 1 OF 1

PLAT MAP



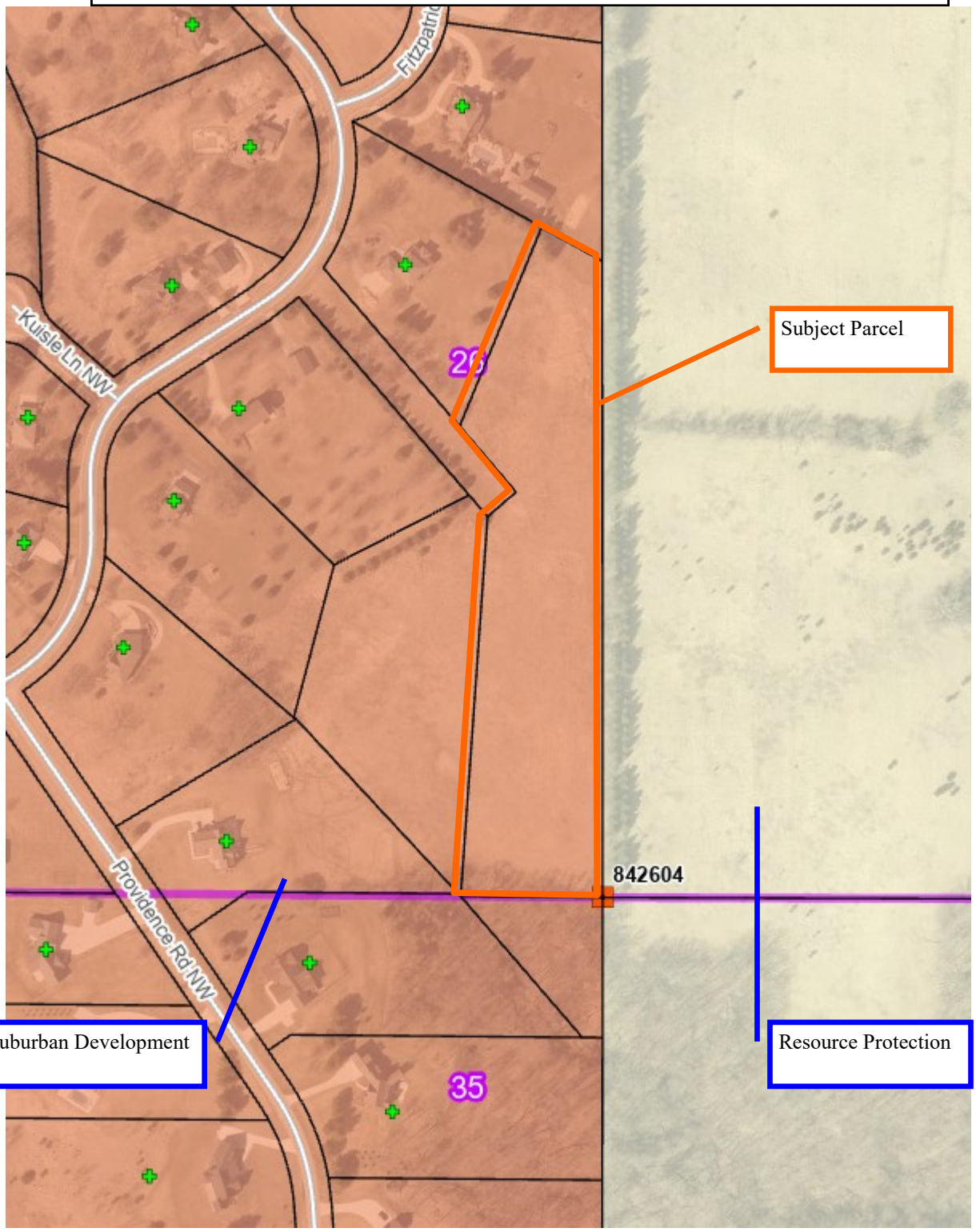
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AERIAL MAP



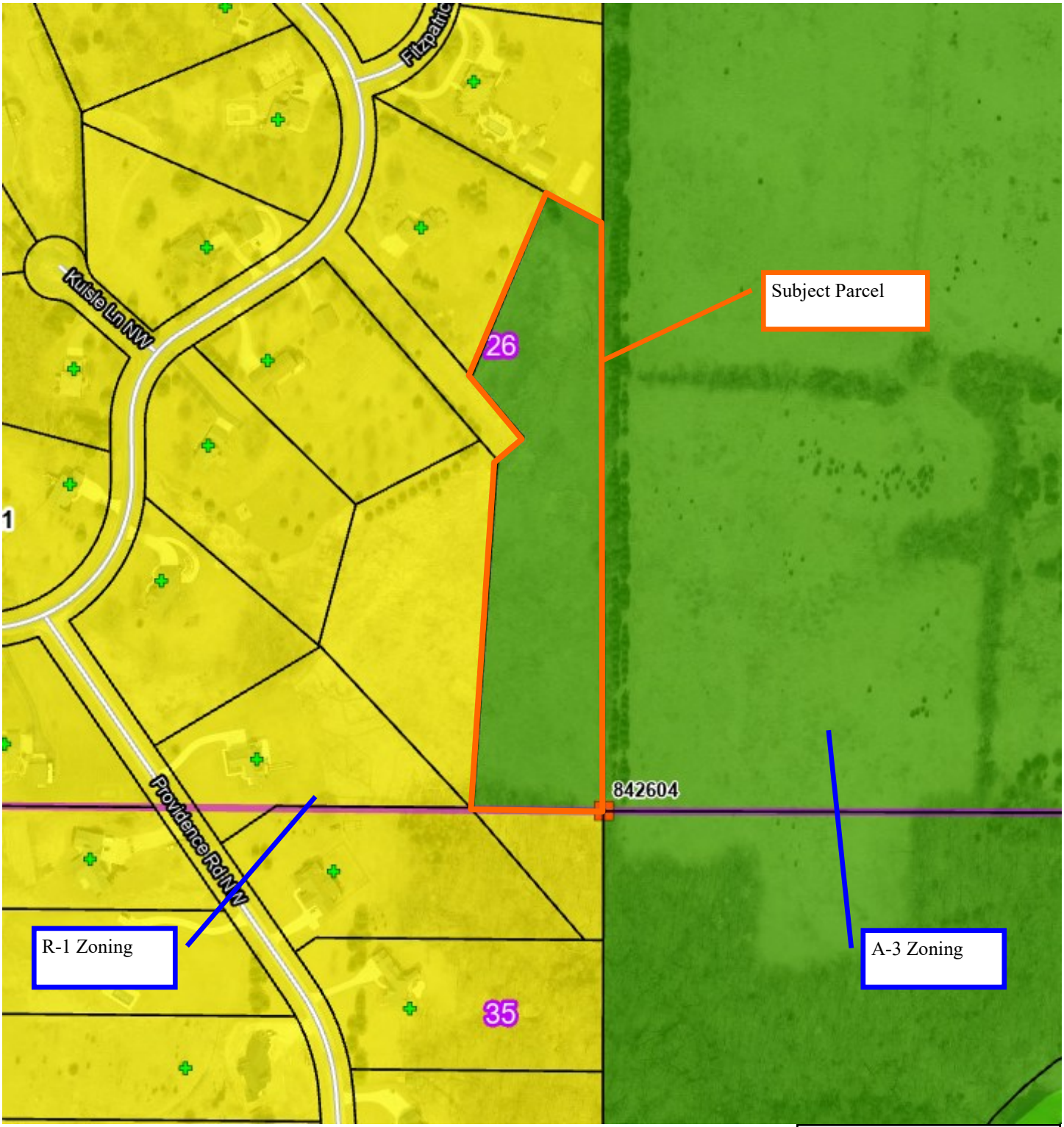
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LAND USE PLAN MAP



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ZONING MAP



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