



Olmsted County Planning Department

December 12, 2022

Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Metes and Bounds #OR2022-003MB by Beth Hodgman on behalf of Gladys Rucker. The request is to split 2.00 acres from part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29 to join with the adjacent property owner to the south.

Location: The property is located in the SE $\frac{1}{4}$, of the NE $\frac{1}{4}$ in Section 29, Oronoco Township. It is adjacent (east) of Highway 52 and lies West of Minnesota Ave and the Oronoco Wastewater Treatment Plant.

Zoning: A-2 Agricultural Protection District

ACTION ITEMS

The request is to split 2.00 acres from part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29 to join with the adjacent property owner to the south.

BACKGROUND INFORMATION

Background:

Ms. Hodyman is representing Gladys Rucker. The request is to gift 2 acres to Steven Rucker. The 2 acres has accessory buildings located on it. Mr. Rucker owns the two parcels south of the proposed 2 acre parcel. The proposed 2 acres is on land with an 85 Crop Equivalency Rating (CER) so it does not qualify as a non-farm parcel. The land must be combine with the property to the south. Furthermore, Mr. Rucker's existing parcel are less than the 2 acre minimum lot size, so all 3 parcels should be combined into 1 legal tax parcel upon recording of the property.

The remnant 34.13 acre parcel will be a buildable non-farm parcel. Mr. Rucker's dwelling is located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ so the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ is available for a non-farm dwelling. The site meets the below requirements for Non-farm Lots.

- 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 nonprime 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 nonfarm lot.

The applicant requests the following:

The applicant is requesting to split 2.00 acres from part of the SE ¼ of the NE ¼ of Section 29 to combine with the adjacent property to the south.

ANALYSIS AND FINDINGS

Referral Comments

As of writing the staff report there has been no referral comments received.

Staff Recommendation

Planning Staff recommends approval of the metes and bounds split 2.00 acres from part of the SE ¼ of the NE ¼ of Section 29 with the condition that all three of Mr. Rucker's parcels be combined when obtaining the new parcel.

ATTACHMENTS

1. Aerial Map
2. Applicant Submittals

COUNTY OF OLMSTED, MINNESOTA

LETTER OF TOWNBOARD ACTION

DATE: _____

TO: County of Olmsted
Rochester – Olmsted Planning Department
2122 Campus Dr. SE, Suite 100
Rochester, Minnesota 55904

RE: Report of Action by the Townboard of _____ Township on the
Application by _____ (Applicant),
Located in the _____ Quarter of Section _____.

TYPE OF APPLICATION: _____

The Townboard of _____ Township met on _____ (date) and
considered the application of _____ (applicant)
on the above referred property.

The Townboard has reviewed this application and makes the following comments:

Sincerely,

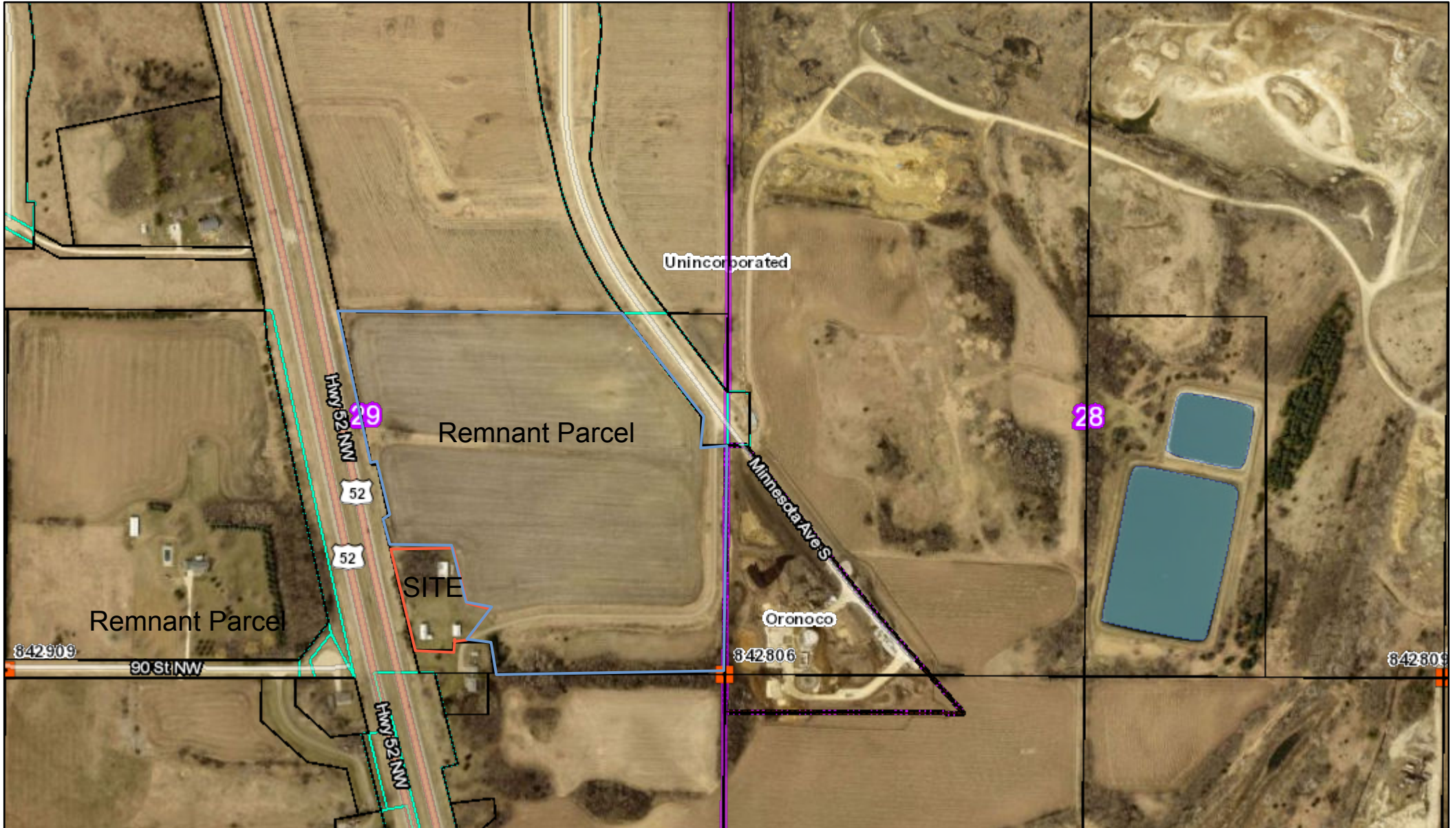
Clerk of _____ Township (Signature Required)

Townboard Members (Signature Required)

DISTRIBUTION:

Planning Department: (white copy)
Townboard (canary copy)
Applicant (pink copy)

Aerial Map



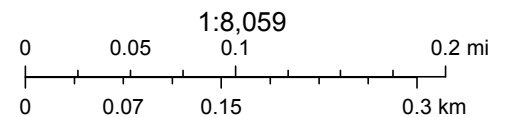
12/6/2022, 3:39:08 PM

Centerlines

— <all other values>

— City Street

— County Road



Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

Web AppBuilder for ArcGIS

Olmsted County, MN is not responsible for errors or omissions contained herein. If errors or discrepancies are found, please contact Olmsted County Planning Dept. at 507-328-7100.

CERTIFICATE OF SURVEY

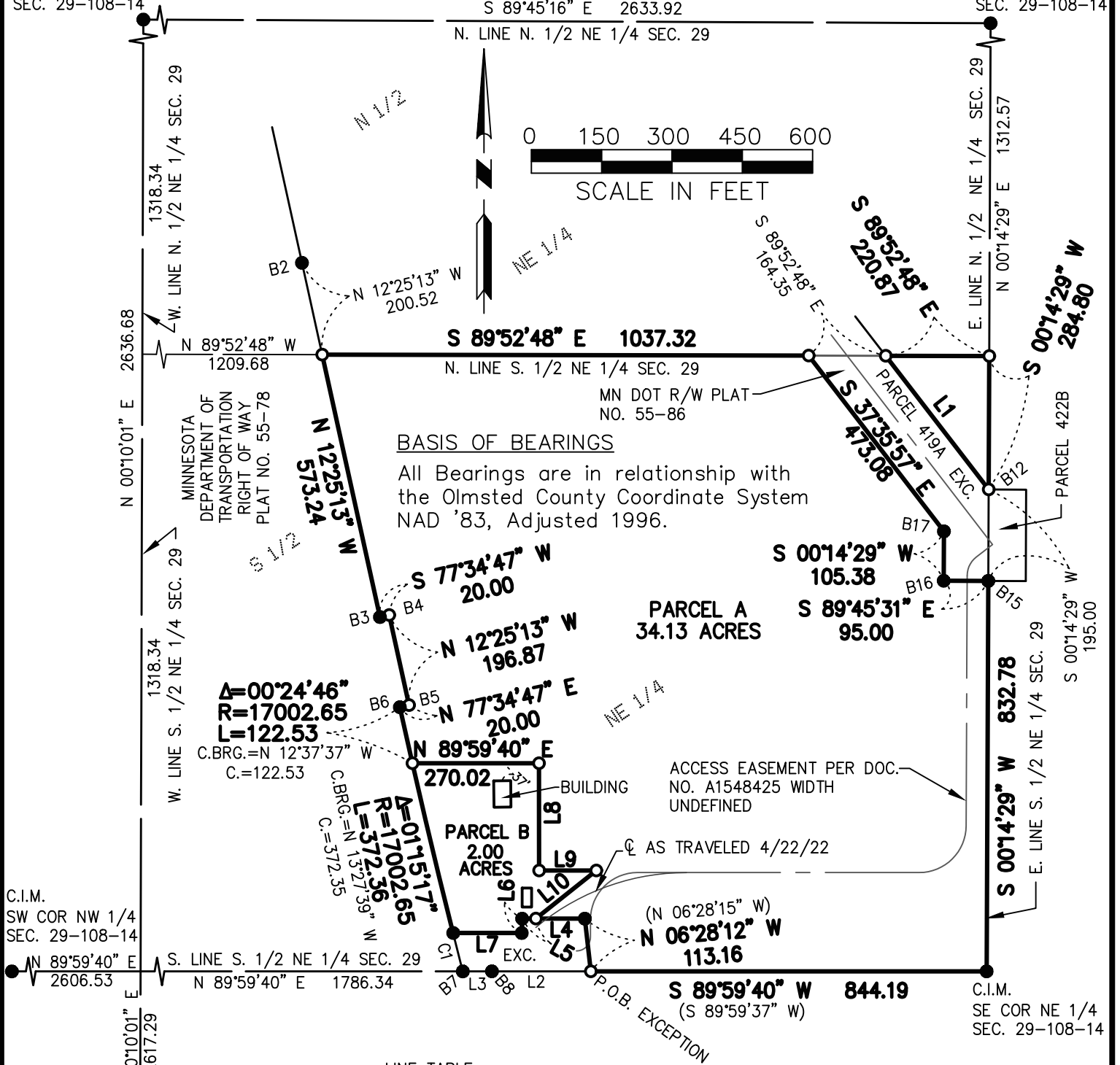
PART OF S 1/2, NE 1/4

SECTION 29, T 108 N, R 14 W

OLMSTED COUNTY, MINNESOTA

TELSPAR W/CIC
NW COR NE 1/4
SEC. 29-108-14

TELSPAR W/CIC
NE COR NE 1/4
SEC. 29-108-14



LINE TABLE	
L1 = N 37°35'57" W	360.04
L2 = N 89°59'40" E	210.83 (N 89°59'37" E)
L3 = N 89°59'40" E	62.12 (N 89°59'37" E)
L4 = S 89°59'40" W	104.58 (S 89°59'37" W)
L5 = S 89°59'40" W	28.99 (S 89°59'37" W)
L6 = S 01°29'33" W	30.57 (S 01°29'30" W)
L7 = S 89°59'40" W	146.60 (S 89°59'37" W)
L8 = S 00°00'20" E	229.00
L9 = N 89°59'40" W	122.00
L10 = S 51°30'10" W	164.80

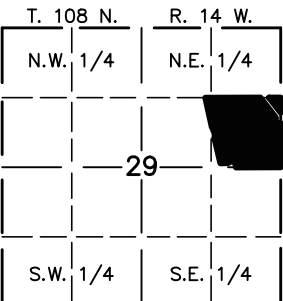
CURVE TABLE	
C1 = Δ=00°17'05"	R=17002.65 L=84.47
C.BRG. = S 14°13'50" E (S 14°13'53" E)	
C. = 84.47	

() = RECORDED AS
EXC. = EXCEPTION
B12 = MINNESOTA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY CORNER

C.I.M.
SW COR NW 1/4
SEC. 29-108-14

TELSPAR W/CIC
SW COR SE 1/4
SEC. 29-108-14

PROPERTY LOCATION MAP



WSE MASSEY

ENGINEERING & LAND SURVEYING

P.O. BOX 100, KASSON, MN 55944

PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

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.

RWZ

Reinhold W. Zieman

Date 11/17/2022

LIC. NO.: 59823

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:

BETH HODGMAN
WEST CONCORD, MN

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

DATE: 11/17/2022

DWG NO. 3765SC04 JOB NO. 3765

DRAWN BY: R.R.S. SHEET 1 OF 2

CERTIFICATE OF SURVEY

PART OF SE 1/4, NE 1/4

SECTION 29, T 108 N, R 14 W

OLMSTED COUNTY, MINNESOTA

PARCEL A

That part of the South Half of the Northeast Quarter of Section 29, Township 108 North, Range 14 West, Olmsted County, Minnesota lying easterly of Trunk Highway No. 52.

EXCEPT

Parcel 419A as depicted on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-86, Olmsted County, Minnesota.

ALSO EXCEPT

That part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 29, thence South 89 degrees 59 minutes 37 seconds West, assumed bearing, along the south line of said Northeast Quarter, 844.19 feet for the point of beginning; thence North 06 degrees 28 minutes 15 seconds West, 113.16 feet; thence South 89 degrees 59 minutes 37 seconds West, 133.57 feet; thence South 01 degree 29 minutes 30 seconds West, 30.57 feet; thence South 89 degrees 59 minutes 37 seconds West, 146.60 feet to the east right-of-way line of Trunk Highway No. 52, as defined on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-78; thence southeasterly 84.47 feet along said east right-of-way line and along a nontangential curve, concave to the east, radius of 17,002.65 feet, central angle of 00 degrees 17 minutes 05 seconds and the chord of said curve bears South 14 degrees 13 minutes 53 seconds East, 84.47 feet to the south line of said Northeast Quarter; thence North 89 degrees 59 minutes 37 seconds East, not tangent to said curve and along said south line, 272.95 feet to the point of beginning.

ALSO EXCEPT

That part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 29, thence South 89 degrees 59 minutes 40 seconds West (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 844.19 feet; thence North 06 degrees 28 minutes 12 seconds West, 113.16 feet; thence South 89 degrees 59 minutes 40 seconds West, 104.58 feet to the POINT OF BEGINNING; thence South 89 degrees 59 minutes 40 seconds West, 28.99 feet; thence South 01 degree 29 minutes 33 seconds West, 30.57 feet; thence South 89 degrees 59 minutes 40 seconds West, 146.60 feet to the east right-of-way line of Trunk Highway No. 52, as defined on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-78; thence northwesterly 372.36 feet along said east right-of-way line and along a non-tangential curve, concave to the east, radius of 17,002.65 feet, central angle of 01 degrees 15 minutes 17 seconds and the chord of said curve bears North 13 degrees 27 minutes 39 seconds West, 372.35 feet; thence North 89 degrees 59 minutes 40 seconds East, 270.02 feet; thence South 00 degrees 00 minutes 20 seconds East, 229.00 feet; thence North 89 degrees 59 minutes 40 seconds East, 122.00 feet; thence South 51 degrees 30 minutes 10 seconds West, 164.80 feet to the POINT OF BEGINNING.

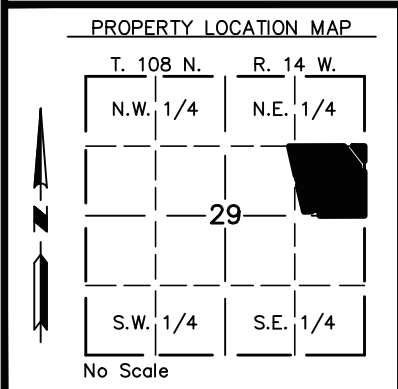
Said parcel contains 34.13 acres, more or less.
Said parcel is subject to any easements or encumbrances of record.


PARCEL B

That part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 29, thence South 89 degrees 59 minutes 40 seconds West (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 844.19 feet; thence North 06 degrees 28 minutes 12 seconds West, 113.16 feet; thence South 89 degrees 59 minutes 40 seconds West, 104.58 feet to the POINT OF BEGINNING; thence South 89 degrees 59 minutes 40 seconds West, 28.99 feet; thence South 01 degree 29 minutes 33 seconds West, 30.57 feet; thence South 89 degrees 59 minutes 40 seconds West, 146.60 feet to the east right-of-way line of Trunk Highway No. 52, as defined on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-78; thence northwesterly 372.36 feet along said east right-of-way line and along a non-tangential curve, concave to the east, radius of 17,002.65 feet, central angle of 01 degrees 15 minutes 17 seconds and the chord of said curve bears North 13 degrees 27 minutes 39 seconds West, 372.35 feet; thence North 89 degrees 59 minutes 40 seconds East, 270.02 feet; thence South 00 degrees 00 minutes 20 seconds East, 229.00 feet; thence North 89 degrees 59 minutes 40 seconds East, 122.00 feet; thence South 51 degrees 30 minutes 10 seconds West, 164.80 feet to the POINT OF BEGINNING.

Said parcel contains 2.00 acres, more or less.
Said parcel is subject to any easements or encumbrances of record.





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

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.

Date _____

LIC. NO.: 59823

Reinhold W. Zieman

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

BETH HODGMAN
WEST CONCORD, MN

MONUMENTS

- FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: _____ 11/17/2022

DWG NO. 3765SC04 JOB NO. 3765

DRAWN BY: R.R.S. SHEET 2 OF 2