



Olmsted County Planning Department

May 3, 2021

Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff

Request: OR2021-002MB by Mathy Construction Company. The request is for a metes and bounds subdivision to create a 10 acre non-farm parcel to be annexed into the City of Oronoco for a Regional Wastewater Treatment Facility in Section 28 T108 R 14W.

Location: The property is located in the NW ¼ of the SW ¼ of Section 28, T108N R14W. South of Minnesota Ave S and east of Highway 52 NW.

Zoning: A-2 Agricultural Protection District

ACTION ITEMS

The request is to create a 10 acres non-farm parcel to be annexed into the City of Oronoco for a Regional Wastewater Treatment Facility.	Approve the creation of a 10 acres non-farm parcel to be annexed into the City of Oronoco for a Regional Wastewater Treatment Facility as shown on the attached survey.
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BACKGROUND INFORMATION

Background:

The parcel in question is at the end of Minnesota Ave S. It is currently owned by Mathy Construction. The City of Oronoco is acquiring the property with the intention to annex it into the city for the future Regional Wastewater Treatment Facility. The parcel meets all requirements for a non-farm parcel, but once it is annexed into the City of Oronoco those standards will not apply.

ANALYSIS AND FINDINGS

Township Board Action

The Olmsted County Subdivision Ordinance gives the Townboard the opportunity to review any Metes and Bounds subdivision in which a lot less than forty (40) acres is created. The Townboard has thirty-five (35) days from the receipt of this letter to comment on the proposed subdivision. Enclosed with this report to the Townboard Clerk is a "Townboard Action Form" on which you may record your response.

Referral Comments

Referrals comments have not been received for the request.

Staff Recommendation

The proposed metes and bounds is in compliance with the requirements of the Olmsted County and Oronoco Township zoning ordinance requirements. Planning staff recommend the approval of the creation of the 10 acre non-farm parcel according to the survey included in the staff report.

ATTACHMENTS

1. Site Location Map
2. Applicant Survey
3. Letter of Town Board Action

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPRODUCTION OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY STANTEC OR OTHERWISE.

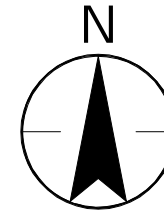
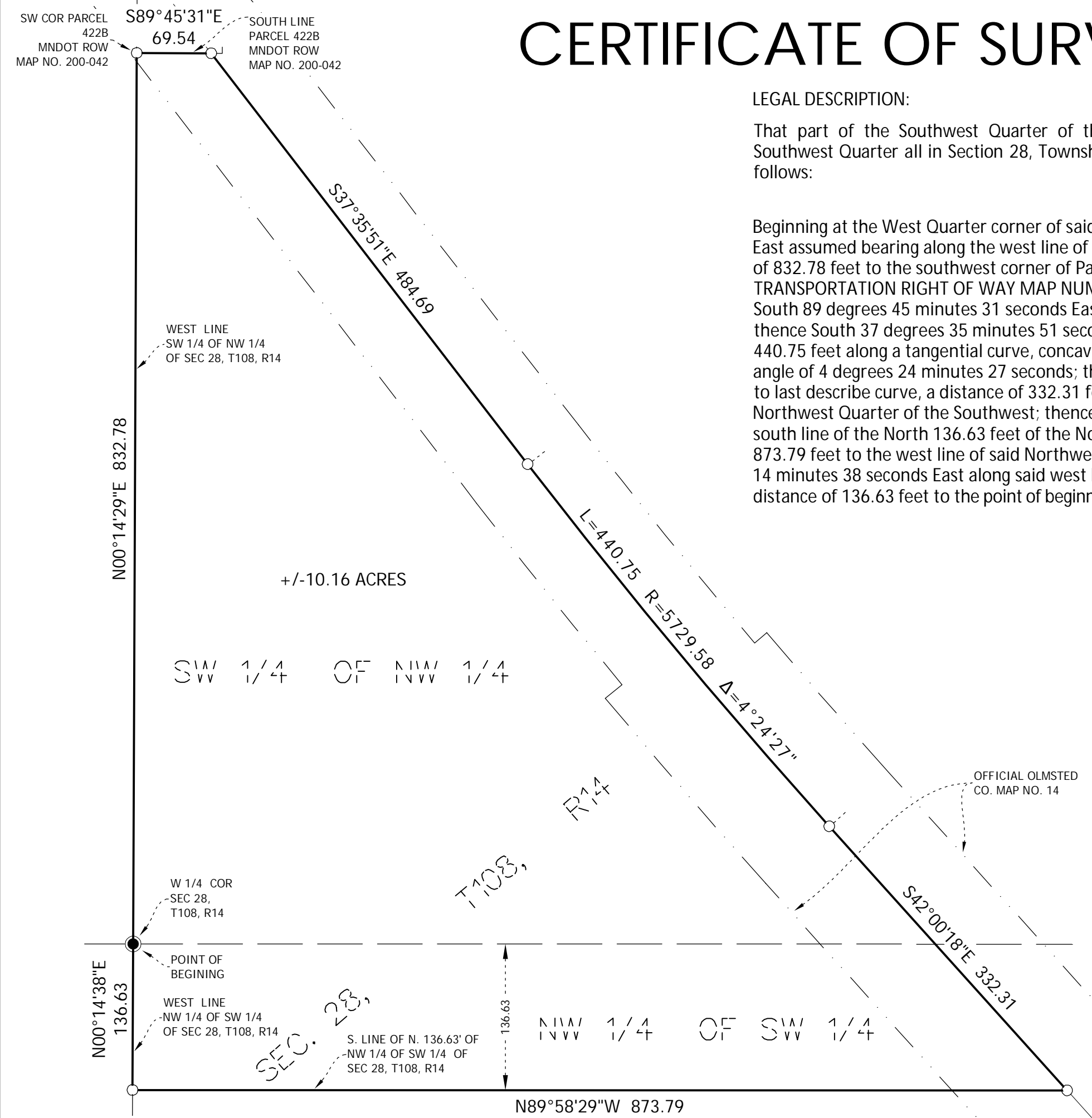
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 User: LHB
 Date: 1/27/2021 7:51:01 AM
 Path: \\server\193804021\193804021.dwg
 Title: 193804021V101

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter all in Section 28, Township 108, Range 14, Olmsted County, Minnesota, described as follows:

Beginning at the West Quarter corner of said Section 28; thence North 00 degrees 14 minutes 29 seconds East assumed bearing along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 832.78 feet to the southwest corner of Parcel 422B of STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NUMBER 200-042, according to the recorded plat thereof; thence South 89 degrees 45 minutes 31 seconds East along said south line of Parcel 422B, a distance of 69.54 feet; thence South 37 degrees 35 minutes 51 seconds East, a distance of 484.69 feet; thence southeasterly 440.75 feet along a tangential curve, concave to the northeast having a radius of 5729.58 feet and central angle of 4 degrees 24 minutes 27 seconds; thence South 42 degrees 00 minutes 18 seconds East tangent to last describe curve, a distance of 332.31 feet to the south line of the North 136.63 feet of said Northwest Quarter of the Southwest; thence North 89 degrees 58 minutes 29 seconds West along said south line of the North 136.63 feet of the Northwest Quarter of the Southwest Quarter, a distance of 873.79 feet to the west line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 14 minutes 38 seconds East along said west line of the Northwest Quarter of the Southwest Quarter, a distance of 136.63 feet to the point of beginning.



- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 23682
- ⦿ DENOTES OLMSTED COUNTY MONUMENT

I hereby certify that this CERTIFICATE OF SURVEY was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Linda H. Brown
 Linda H. Brown,
 Professional Land Surveyor
 Minnesota License Number 23682
 January 27, 2021



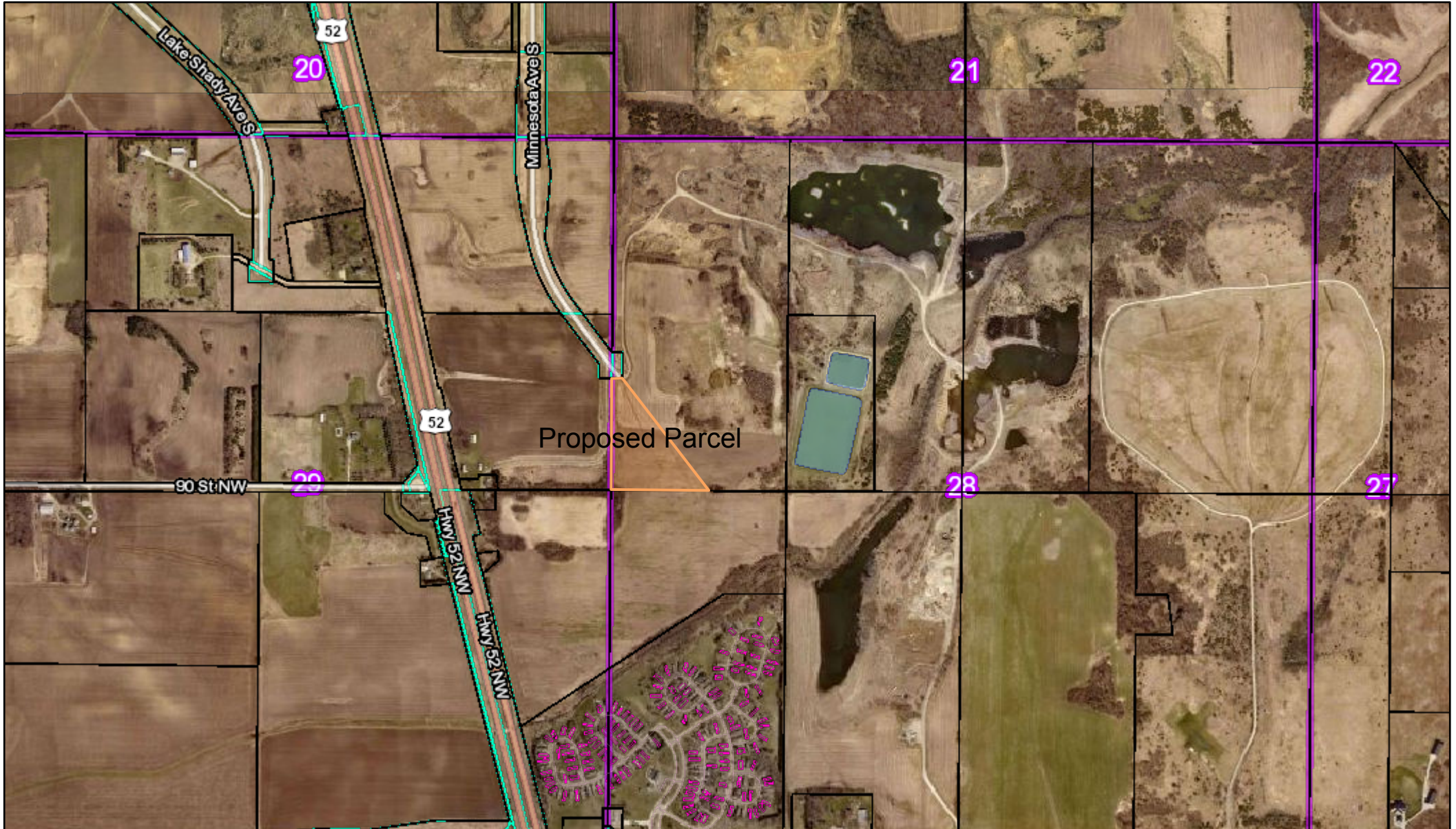
St. Cloud Office
 3717 23rd Street South
 Saint Cloud, MN 56301
 Phone: 320-251-4553
 Website: www.stantec.com

SURVEY BY:	TNA
DRAWN BY:	MRM
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	LHB
DATE:	01-27-21

ORONOCO, MINNESOTA
 ORONOCO WASTEWATER TREATMENT FACILITY

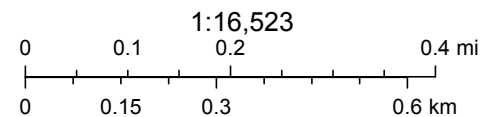
193804021V101 PROJECT NUMBER
1 OF 1
SHEET NUMBER
1

Site Location Map



4/30/2021, 11:27:45 AM

- Centerlines
- <all other values>
- City Street
- County Road
- County State Aid Highway
- Driveway With No Public Access
- Interstate



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 contributors, and the GIS User Community, Olmsted County, MN GIS Division, Olmsted County, MN

Web AppBuilder for ArcGIS

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

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 APPLICATON: _____

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)