

Appendix A: Site Details, Maps, and Zoning Documentation

Supporting Materials for Request for Qualifications



Site Details

Property Description

SECT-20 TWP-108 RANGE-014
ORONOCO CROSSINGS
OUTLOT B 5.32 AC

Address and Parcel Information

Olmsted County Parcel ID: 842022079762
Approx 1240 Lake Shady Ave S
Oronoco, MN 55960

Site Dimensions and Area

Total Acreage: 5.32

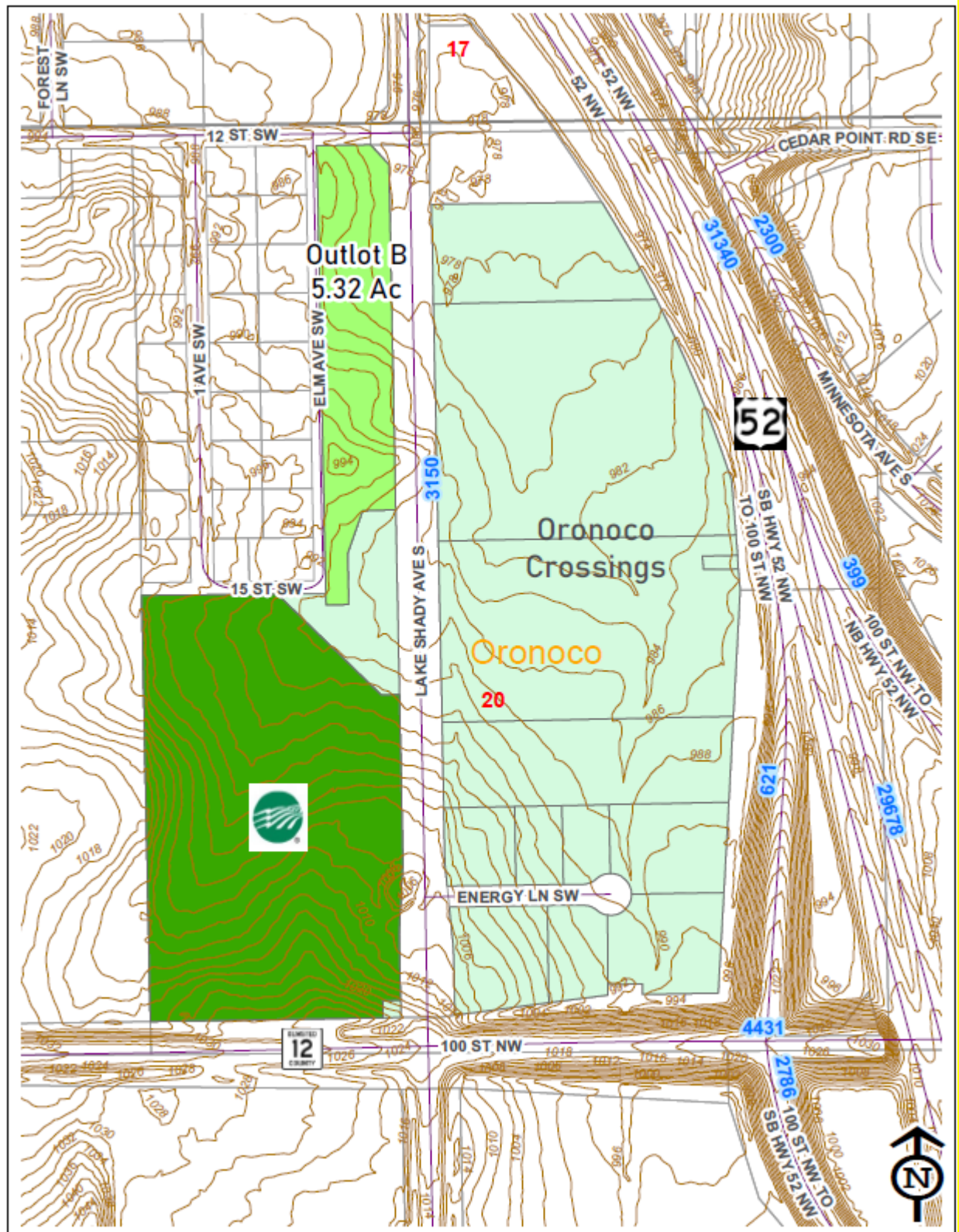
Primary Dimensions: Approximately 1000 ft x 200 ft

Additional Notes: Modifications of parcel boundaries may be available as part of incentives and in collaboration with development plans by the City of Oronoco.

Current Use and Ownership

This parcel is a former septic system leach field for the Oronoco Crossings Subdivision. In 2024, the subdivision was connected to the City of Oronoco wastewater treatment system, and the leech field was vacated and decommissioned, and has been approved as fully remediated by the Minnesota Pollution Control Agency. The property is currently owned by People's Cooperative Services (People's Energy Cooperative).

Topography and Environmental Features



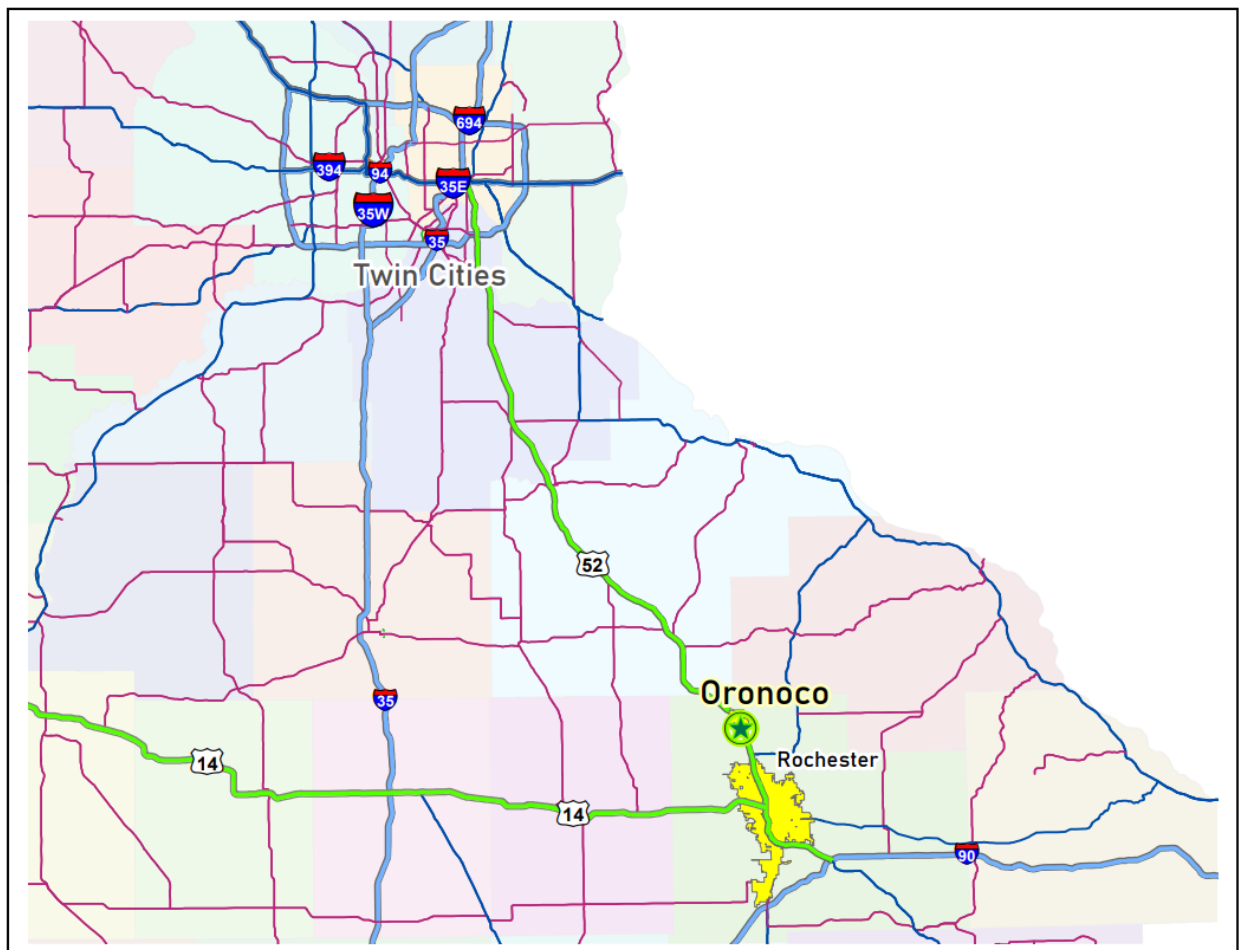
Access and Utilities Overview

Water and wastewater mains run along the east and north boundaries of the property, with significant capacity available on both. While no water/wastewater access currently exists, new connections are planned by the city which could be coordinated with this project to assist in controlling costs.

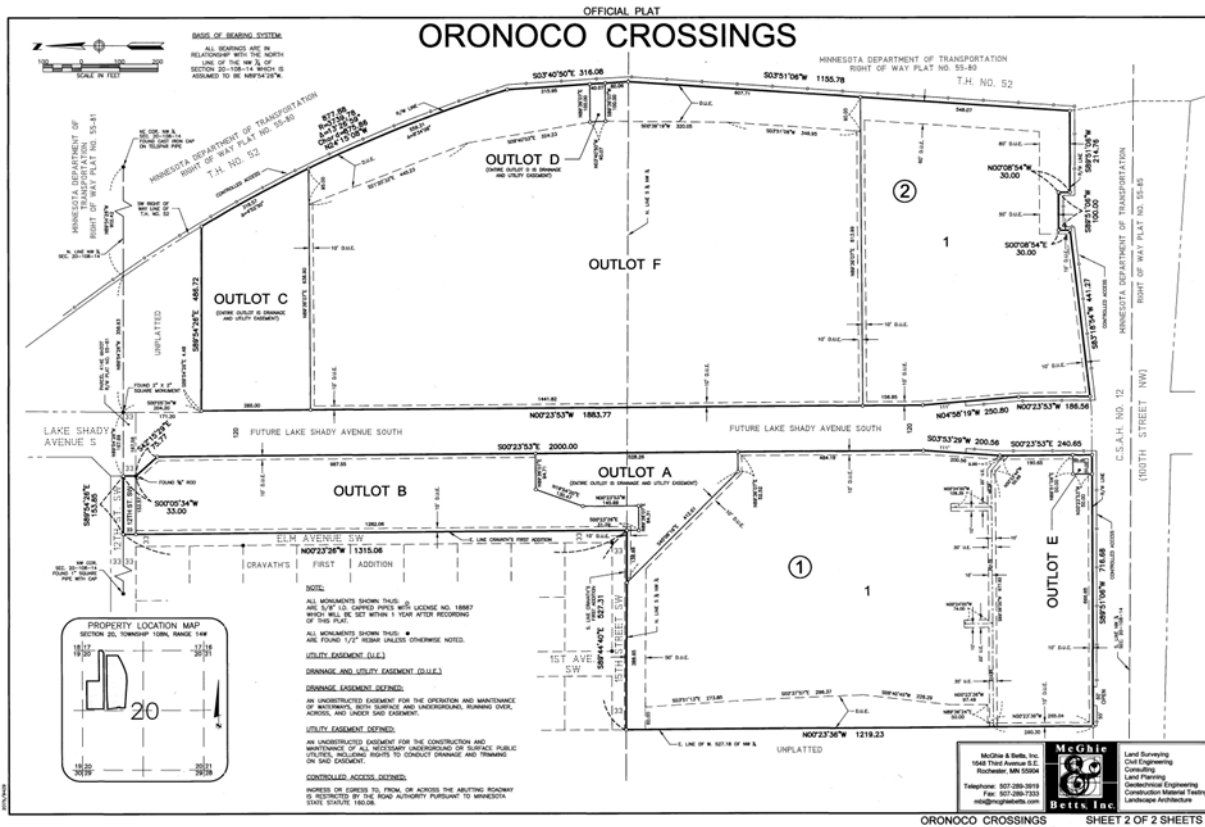
Three-phase underground electric lines also run along the edge of the property which will be available for connection, with sufficient capacity to support the intended development.

Maps

Location Map



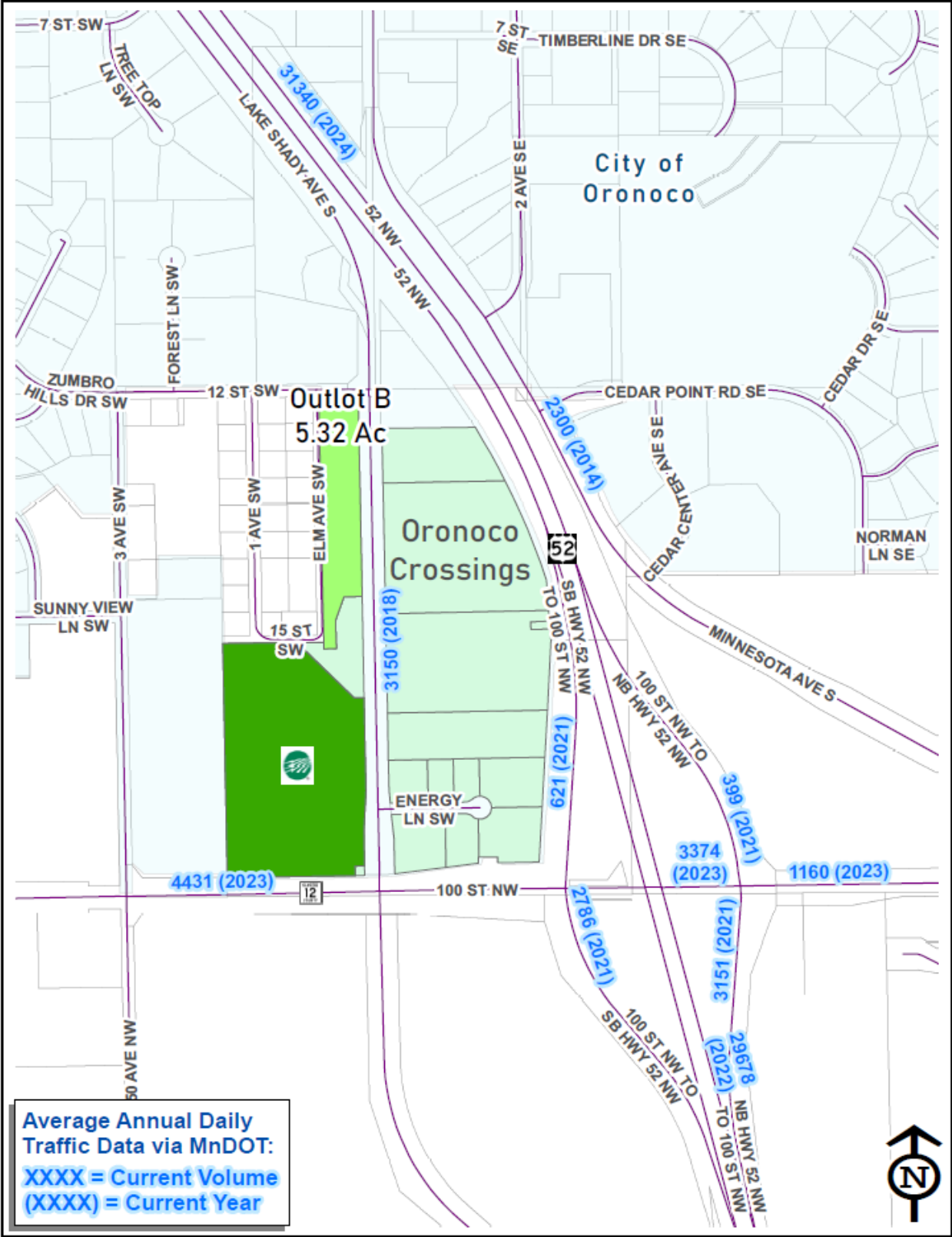
This project will utilize Outlot B of the Oronoco Crossings Subdivision:



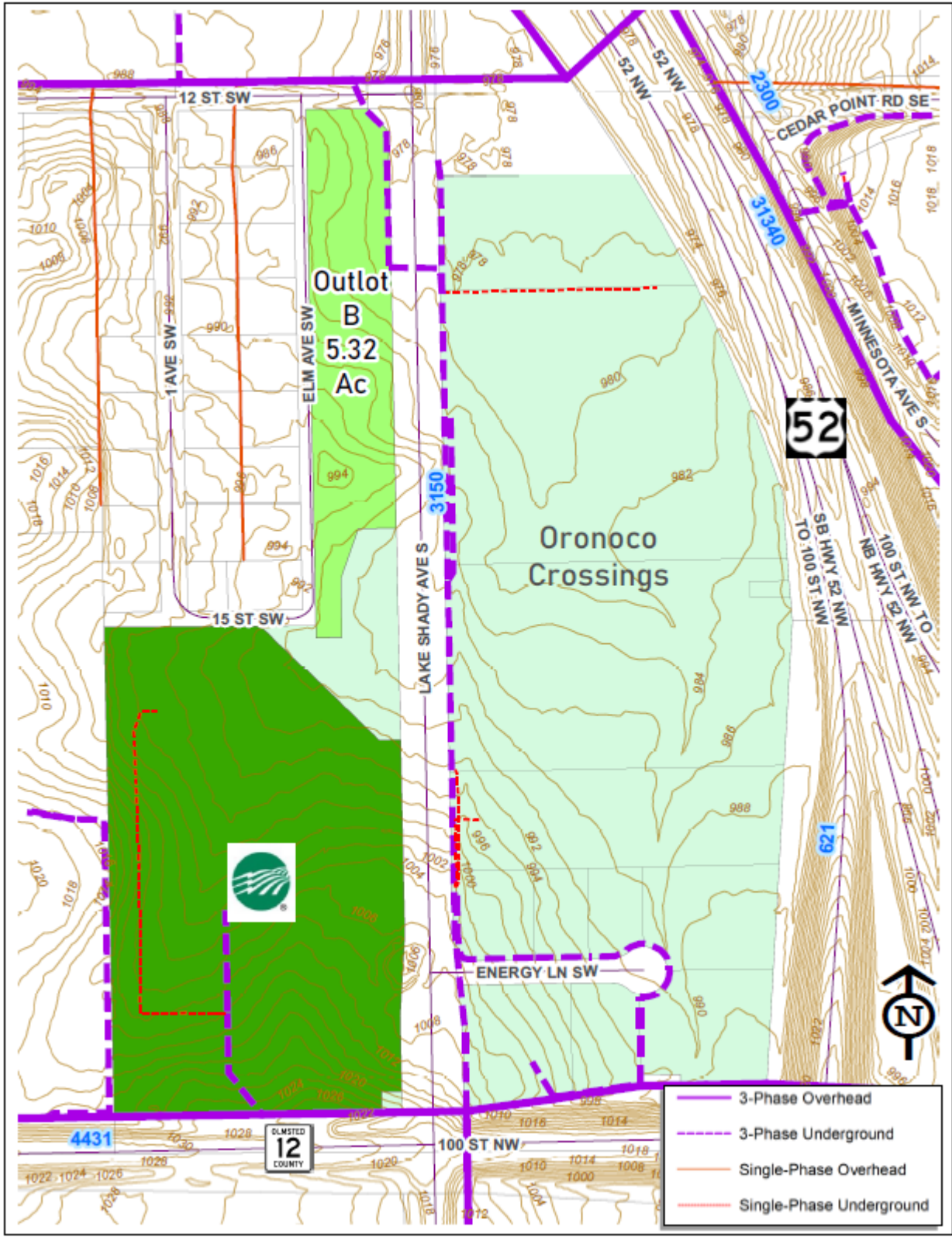
Vicinity Map

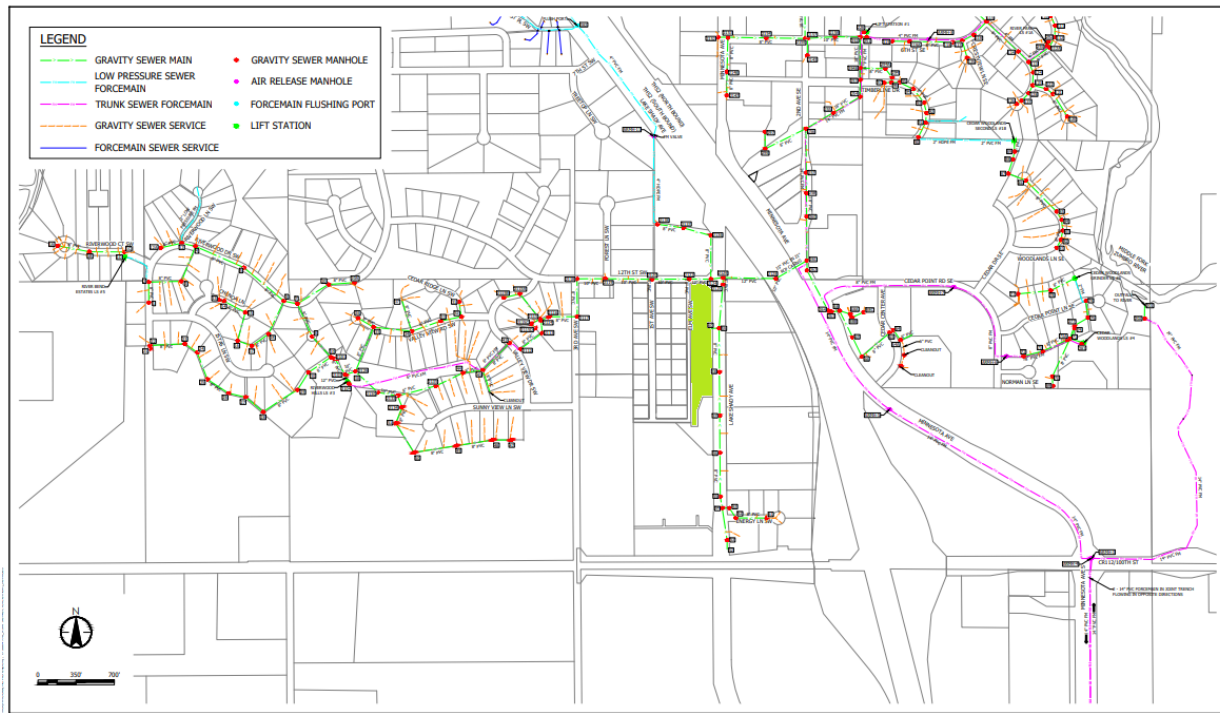


Access and Circulation Map



Utility and Infrastructure Maps



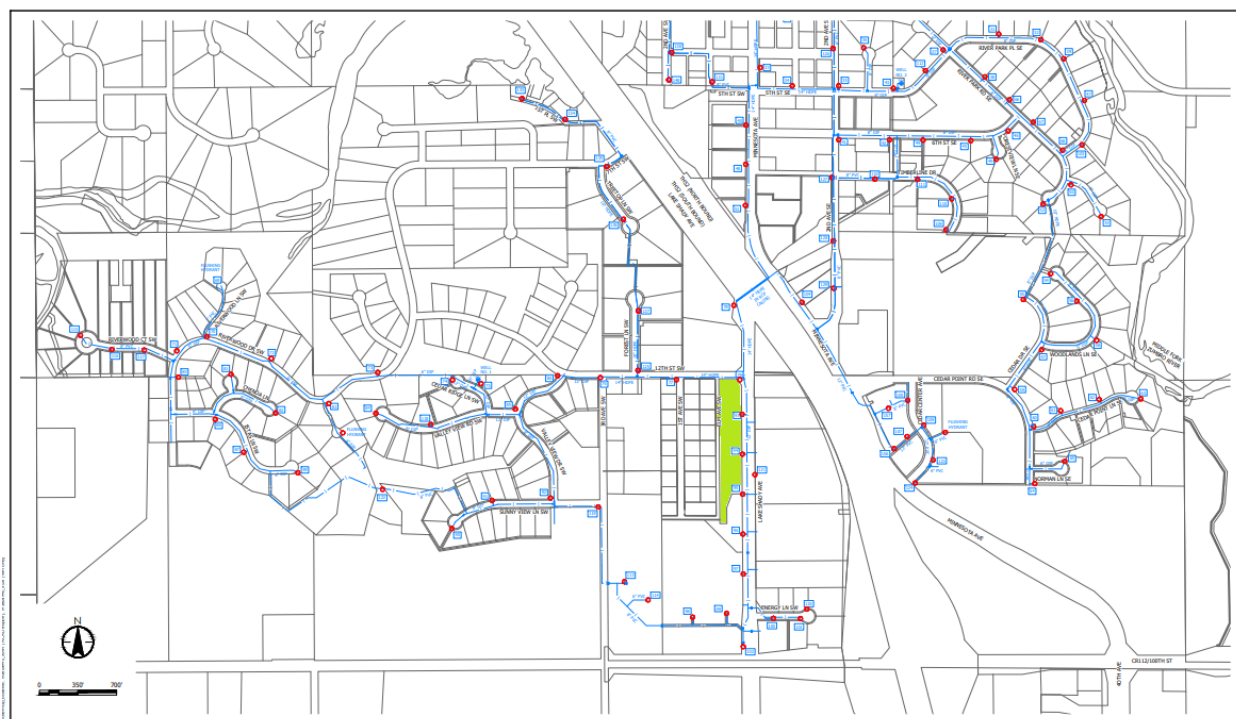


CITY OF ORONOCO, MINNESOTA
SANITARY SEWER BASEMAP

FIGURE 2 / 3



DATE: MAR 2025



CITY OF ORONOCO, MINNESOTA
WATERMAIN BASEMAP

FIGURE 1 / 2



DATE: OCT 2024

Environmental Constraints Map (if applicable)

A Phase 1 Environmental Audit was completed in October of 2010 and is available upon request. This audit does not include the recent septic use but does provide detailed historical information, as established by this summary:

1.1 Recognized Environmental Conditions:

At the time of our investigation the property was undeveloped agricultural land. We found no evidence of Recognized or Historic Recognized Environmental Conditions and we do not recommend any additional Phase II Environmental Site Assessment work to evaluate the existing environmental conditions of the site.

Additional environmental constraints are not anticipated, but may be revealed based on proposed development and review with the City of Oronoco.

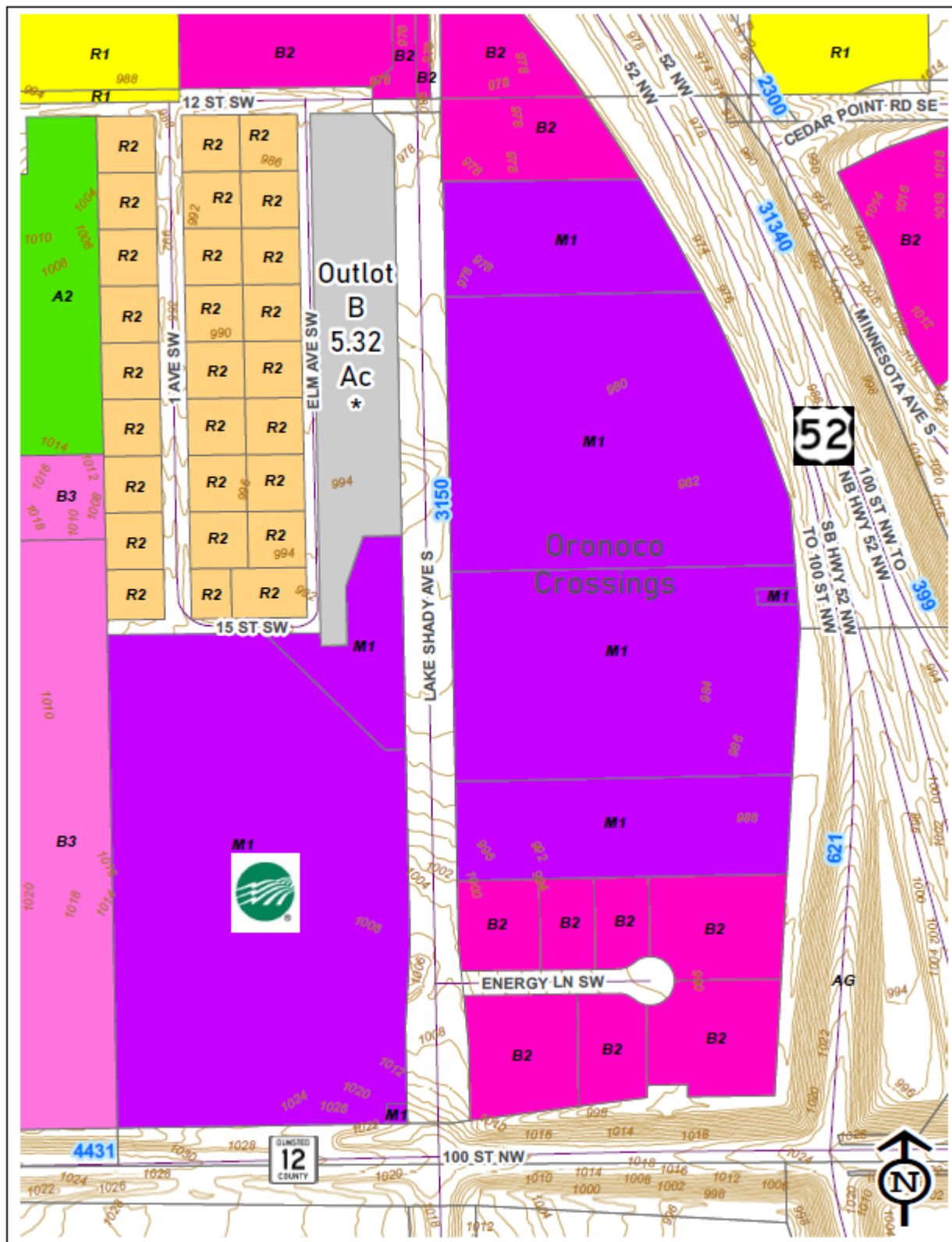
Zoning Documentation

Current Zoning Classification

The parcel is currently zoned M1, and an application for zoning to R-2 (Medium Density Residential) is in progress. The City of Oronoco is currently undergoing a re-writing of their zoning code and is aware of the general intended use of this parcel.

Zoning Map Extract

Current Map as of 8/11/2025 – Zoning in Oronoco is actively changing at the time of this writing with both a new zoning code and projects under development seeking new zoning classification.



Permitted Uses and Restrictions

The City of Oronoco Zoning Code can be found at www.oronoco.com

Recent Zoning Actions or Variances (if any)

No Actions have been taken on this property.

Summary of Development Standards (e.g., setbacks, height limits, parking)

Initial conversations indicate the city's willingness to work alongside People's Energy Cooperative and the developer to maximize space utilization. This site is noted for good drainage to adjacent stormwater ponds (due to use as leech field) and being within the city's wellhead management area, the site is preferred to have impervious surfaces rather than extensive drainage/green area.