

# ST. JAMES PLANNING COMMISSION

**TO:** Planning Commission Members  
**FROM:** Amanda Knoll, City Manager  
**DATE:** October 26, 2026  
**RE:** Lot Combination – Esmeralda A. Orozco Marroquin

## **Applicant**

ESMERALDA A. OROZCO MARROQUIN  
ADDRESS – 1110 2<sup>ND</sup> AVENUE SOUTH

## **Parcels**

- 20.179.0380 – 1110 2<sup>nd</sup> Avenue South
- 20.179.0390 – 1112 2<sup>nd</sup> Avenue South

## **Request**

The applicant is requesting approval to combine two adjoining residential parcels into one parcel. Both properties are under the same ownership, and the proposed combination is intended to consolidate the properties for tax purposes.

The applicant submitted a Lot Combination application dated October 23, 2026. The application identifies both parcel numbers and requests that they be combined into one lot.

## **Location**

The properties are located at 1110 and 1112 2nd Avenue South, within the Low-Density Residential District (R-1).

According to Watonwan County property records, the parcels are identified as follows:

### **Parcel 20.179.0380 – 1110 2nd Avenue South**

- Existing residential property containing a single-family dwelling and accessory structures.
- Approximate parcel area: 21,651 square feet.
- Property classification: Residential, single-unit homestead.

### **Parcel 20.179.0390 – 1112 2nd Avenue South**

- Adjacent unimproved residential property.
- Approximate parcel area: 4,352 square feet.
- Property classification: Unimproved residential land.

The combined parcels would contain approximately 26,003 square feet, based on the county property records.

## **Existing Land Use**

The properties are currently used for residential purposes. The proposed lot combination does not involve a change in zoning classification or a proposed change in land use.

The request does not include construction, relocation of structures, or other physical improvements to the properties.

### City Code

#### **§ 156.004(A)(1) – General Provisions: Consideration of Separate Parcels of Land**

The City Code addresses contiguous platted lots under single ownership when an individual lot does not meet the minimum zoning requirements.

Under this provision, individual substandard lots cannot be considered separate parcels for purposes of sale or development and must be combined with adjoining lots under the same ownership to establish parcels meeting applicable zoning requirements.

This provision establishes the City's treatment of adjoining lots for zoning purposes. It does not independently establish the procedure for combining county tax parcel identification numbers.

#### **Chapter 156 – Zoning**

The properties are located within the R-1 residential zoning district. The proposed combination does not change the zoning designation or authorize additional development.

Any future construction, property division, or change in land use would remain subject to the applicable zoning requirements.

#### **Chapter 157 – Lot Division**

Chapter 157 establishes requirements relating to lot divisions and property boundary adjustments.

The applicant is requesting consolidation rather than division of the existing parcels. No new parcel is proposed to be created through a division, and the request does not seek approval of a new development.

### Minnesota Statutes

#### **Minn. Stat. § 272.46, Subdivision 2 – Auditor to Combine Legal Descriptions**

Minnesota law provides that, upon written application, the county auditor shall combine the legal descriptions of contiguous parcels held under common ownership for property-tax purposes, subject to statutory exceptions.

A combination completed under this provision is for property-tax purposes only and does not independently amend recorded plats, eliminate legal lot lines, or grant development rights.

### Recommendations

Based on the submitted application and Watonwan County property information:

1. Both parcels are identified as being under the ownership of Esmeralda Marroquin.
2. Both properties are located within the R-1 residential zoning district.
3. The request is to combine two existing parcels rather than divide property or establish an additional building site.
4. No change in land use, zoning classification, or construction is proposed.
5. The applicant's stated purpose is to consolidate the properties into one parcel for tax purposes.

Staff recommends that the Planning Commission review the application and consider recommending approval of the requested lot combination to the City Council, **subject to the following conditions:**

1. Confirmation that both parcels are contiguous and under common ownership.
2. Verification that the proposed combination does not create a zoning violation or adversely affect any existing easement, access, or other applicable property restrictions.

3. The applicant shall coordinate with the Watonwan County Auditor to complete the required tax parcel combination process.
4. The combination shall be for property-tax administration purposes only and shall not constitute approval of a replat, vacation of a property line, or future development.
5. Any subsequent property division, construction, or land-use changes shall comply with applicable City ordinances.

**Exhibits**

Exhibit A – Lot Combination Application, dated October 23, 2026

Exhibit B – Watonwan County Property Information, Parcel 20.179.0380

Exhibit C – Watonwan County Property Information, Parcel 20.179.0390



## CITY OF ST. JAMES PLANNING COMMISSION REQUEST

|                                                     |                                     |
|-----------------------------------------------------|-------------------------------------|
| Application for: _____ Variance                     | \$175.00 plus 3.00 per notice       |
| _____ Rezoning                                      | \$175.00 plus 3.00 per notice       |
| _____ Ordinance Change                              | \$175.00 plus 3.00 per notice       |
| _____ Special Use Permit                            | \$175.00 plus 3.00 per notice       |
| _____ Annexation Petition                           | \$5.00/acre (min \$150 – max \$600) |
| _____ Lot Division/Property Split                   | \$175.00 plus 3.00 per notice       |
| <input checked="" type="checkbox"/> Lot Combination | \$0.00                              |
| _____ Plat Subdivision – Prelim                     | \$75 plus 3.00 per notice           |
| _____ Plat Subdivision – Final                      | \$75 plus 3.00 per notice           |
| _____ Vacation initiated<br>by citizen petitioner   | \$175.00 plus 3.00 per notice       |
| _____ Notification billing                          | \$3.00 for each required notice     |

**Applicant:**

Name: Esmeralda A. Orozco Marroquin  
Mailing Address: 1110 2nd Ave S. Saint James MN  
Phone Number: 507 370 0246  
Email: esmeraldamazariegos@yahoo.com

**Property Address** (if different from Applicant's address):

**Parcel ID(s):** please both parcels 20.179.0390 & 20.179.0380

**Description of area affected:** hard surfaced streets in front of both parcels

**Present Zone** R-1

Present Set-back N/A

Present Use Residential

Proposed Zone (if different) N/A

Proposed Set-back (if different) N/A

Proposed Use (if different) \_\_\_\_\_

Request

combine both parcels into one lot

☐ Attached drawing of request

The above information and attached drawing of request are true and correct to the best of my knowledge.

10-23-26

Date

Emmunda Orzco

Signature of Person Filing Application

HEARING: The Commission will not render a decision unless applicant or a designated representative is present at the hearing. Commission meetings are scheduled on the last Monday of each month. A completed application must be submitted by the second Tuesday of each month to be considered at that month's meeting.

DRAWING: A drawing of the affected area must be attached showing present lot lines and existing buildings and the requested change. Applications will not be accepted without all information. The Zoning Administrator will notify the applicant within 10 business days if the application is incomplete.

FEE: SEE ABOVE. The fee for request is due at the time of this application submittal. The notice fee will be due on or before the public hearing. If the notice fee is not submitted, the public hearing will be cancelled at the applicants cost.

# Watonwan County, MN

## Summary

Parcel ID 201790380  
 Property Address 1110 SECOND AVE S  
 ST JAMES MN 56081  
 Sec/Twp/Rng N/A  
 Brief Tax Description BERTHOLET SUBD/GOVT LOT 12-13 99.5' X 217.6' IN LOTS 5,6  
 (Note: Not to be used on legal documents)  
 Deeded Acres 0.00  
 Class 201 - (HSTD) 1A/1B/4BB RESIDENTIAL SINGLE UNIT  
 District (2001) CITY OF ST JAMES-0840  
 School District 0840

[View Map](#)



## Owners

Primary Owner  
[ESMERALDA MARROQUIN](#)  
 1110 SECOND AVE S  
 SAINT JAMES MN 56081

## Land

| Seq   | Code                | CER | Dim 1 | Dim 2 | Dim 3 | Units      | UT |
|-------|---------------------|-----|-------|-------|-------|------------|----|
| 1     | ST JAMES RES-TIER 1 | 0   | 0     | 0     | 0     | 7,500.000  | S  |
| 2     | ST JAMES RES-TIER 2 | 0   | 0     | 0     | 0     | 7,500.000  | S  |
| 3     | ST JAMES RES-REMAIN | 0   | 0     | 0     | 0     | 6,651.000  | S  |
| Total |                     |     |       |       |       | 21,651.000 |    |

## Buildings

Building 1  
 Year Built 1900  
 Architecture RANCH  
 Above Grade Living Area 0  
 Construction Quality D 5 FAIR  
 Foundation Type CEMENT BLOC  
 Frame Type WOOD FRAME  
 Exterior Walls VINYL SIDE;  
 Roof Structure GABLE/HIP  
 Roof Cover STEEL  
 Interior Walls PLY PANL;  
 Floor Cover CARPET;SHT VINYL  
 Heat FORCED AIR  
 Air Conditioning CENTRAL  
 Bedrooms 2  
 Bathrooms 1  
 Stories 1

## Extra Features

| Code   | Description       | Dimensions | Units |
|--------|-------------------|------------|-------|
| OLDSHD | MISC. SHED        | 32 x 12    | 384   |
| OLDSHD | MISC. SHED        | 12 x 18    | 216   |
| OLDSHD | MISC. SHED        | 10 x 12    | 120   |
| OLDSHD | MISC. SHED        | 12 x 14    | 168   |
| GARUNF | GARAGE UNFINISHED | 28 x 26    | 728   |
| 009100 | PATIO             | 0 x 0      | 238   |
| 100000 | DRIVEWAY          | 0 x 0      | 1     |
| GARUNF | GARAGE UNFINISHED | 30 x 12    | 360   |

## Sales

| Multi Parcel | Instr Type | Qualified Sale | Sale Date | Buyer               | Seller            | Sale Price | Adjusted Sale Price | eCRV                    |
|--------------|------------|----------------|-----------|---------------------|-------------------|------------|---------------------|-------------------------|
| Y            | WD         | Q              | 9/13/2024 | ESMERALDA MARROQUIN | JOSEPH A KIZER    | \$128,750  | \$128,750           | <a href="#">1693844</a> |
| Y            | WD         | Q              | 6/14/2022 | JOSEPH A KIZER      | TABITHA J GARLOFF | \$85,000   | \$85,000            | <a href="#">1435833</a> |
| Y            | WD         | U              | 5/3/2022  | TABITHA J GARLOFF   | PAMELA L NELSON   | \$15,000   | \$15,000            | <a href="#">1408632</a> |

There are other parcels involved in one or more of the above sales:

## Valuation

|                             | 2026 Assessment | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value  | \$60,700        | \$63,900        | \$62,800        | \$46,500        | \$40,900        |
| + Estimated Land Value      | \$14,400        | \$13,800        | \$13,200        | \$13,200        | \$13,700        |
| + Estimated Machinery Value | \$0             | \$0             | \$0             | \$0             | \$0             |
| = Estimated Market Value    | \$75,100        | \$77,700        | \$76,000        | \$59,700        | \$54,600        |

## Taxation

|                        | 2026 Payable | 2025 Payable | 2024 Payable | 2023 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$77,700     | \$76,000     | \$59,700     | \$54,600     |
| - Excluded Value       | \$0          | \$0          | \$0          | \$0          |
| - Homestead Exclusion  | (\$31,080)   | (\$30,400)   | (\$23,880)   | (\$23,080)   |
| = Taxable Market Value | \$46,620     | \$45,600     | \$35,820     | \$31,520     |
| Net Taxes Due          | \$742.00     | \$648.00     | \$339.00     | \$319.00     |
| + Special Assessments  | \$38.00      | \$38.00      | \$35.00      | \$35.00      |
| = Total Taxes Due      | \$780.00     | \$686.00     | \$374.00     | \$354.00     |

## Taxes Paid

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|-------------|
| 155675    |           | 10/12/2026         | \$0.00        | \$0.00     | (\$390.00)  |
| 146294    |           | 4/10/2026          | \$0.00        | \$0.00     | (\$390.00)  |
| 142795    |           | 10/23/2025         | \$0.00        | \$6.86     | (\$349.86)  |
| 139272    |           | 6/26/2025          | \$0.00        | \$13.72    | (\$356.72)  |
| 113303    |           | 4/12/2024          | \$0.00        | \$0.00     | (\$374.00)  |
| 99114     |           | 4/19/2023          | \$0.00        | \$0.00     | (\$354.00)  |
| 92164     |           | 8/11/2022          | \$0.00        | \$0.00     | (\$203.00)  |
| 91648     |           | 5/18/2022          | \$0.00        | \$0.00     | (\$203.00)  |
| 71244     | 237823    | 4/16/2021          | \$0.00        | \$0.00     | (\$408.00)  |

## Tax Payments

If not making a current tax payment, please contact 507-375-1210 prior to making payment. Penalties are not displaying on delinquent parcels.

Pay taxes online

To make payments for [multiple tax years](#) please contact the Treasurer's office at (507) 375-1210 prior to making payment.

## Tax Statements

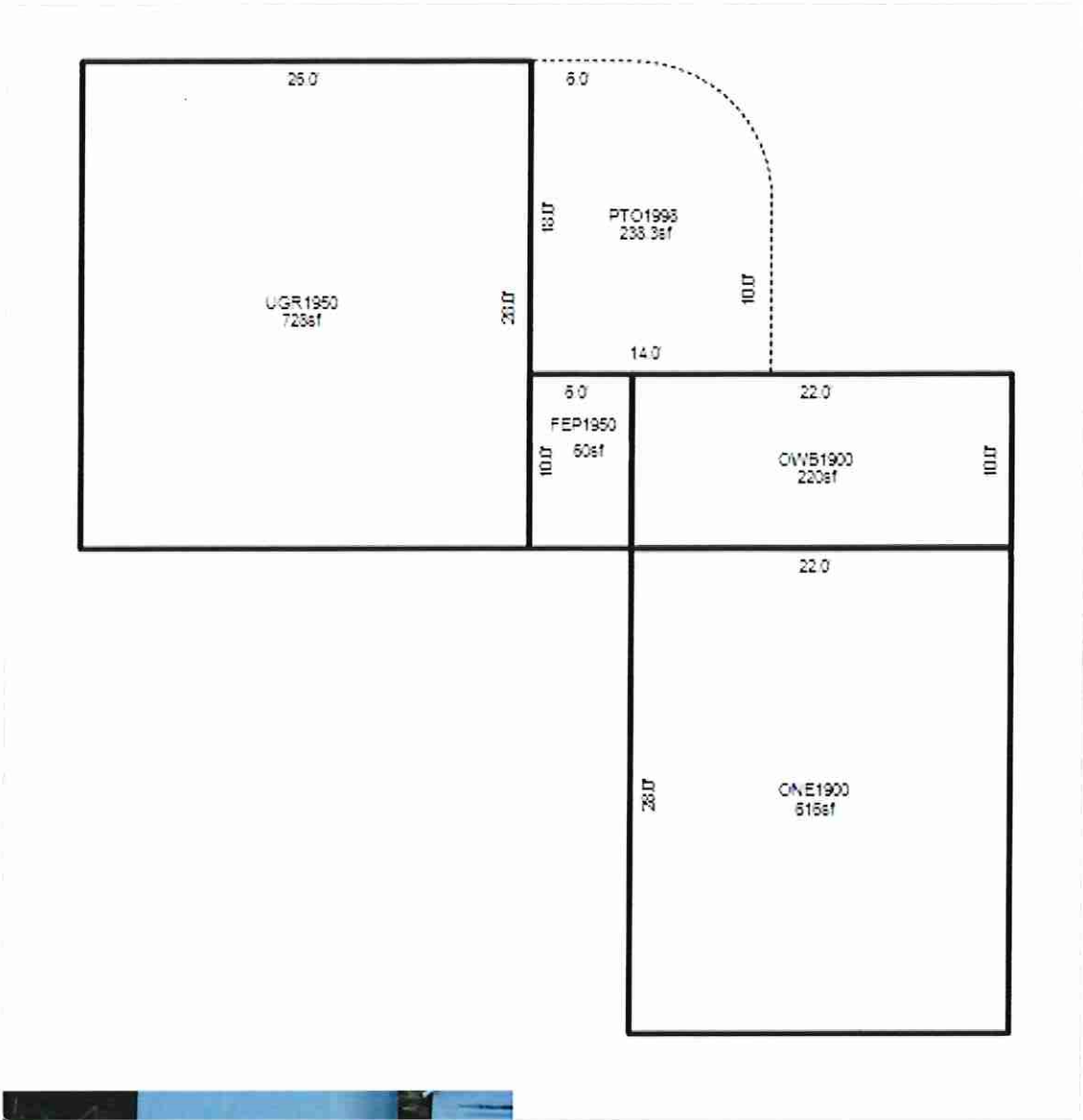
[2016 \(PDF\)](#)  
[2017 \(PDF\)](#)  
[2018 \(PDF\)](#)  
[2019 \(PDF\)](#)  
[2020 \(PDF\)](#)  
[2021 \(PDF\)](#)  
[2022 \(PDF\)](#)  
[2023 \(PDF\)](#)  
[2024 \(PDF\)](#)  
[2025 \(PDF\)](#)  
[2026 \(PDF\)](#)

## Valuation Notices

[2025 \(PDF\)](#)  
[2026 \(PDF\)](#)

## Photos

## Sketches



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Watonwan County, MN

Summary

Parcel ID201790390

Property Address1112 SECOND AVE S  
ST JAMES MN 56081

Sec/Twp/RngN/A

Brief Tax DescriptionBERTHOLET SUBD/GOVT LOT 12-13 PT OF LOTS 5,6  
*(Note: Not to be used on legal documents)*

Deeded Acres0.00

Class206 - (NON-HSTD) 4B4 UNIMPROVED RESIDENTIAL LAND

District(2001) CITY OF ST JAMES-0840

School District0840

[View Map](#)



Owners

Primary Owner

[ESMERALDA MARROQUIN](#)

1110 SECOND AVE S

SAINT JAMES MN 56081

Land

| Seq   | Code                | CER | Dim 1 | Dim 2 | Dim 3 | Units     | UT |
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There are other parcels involved in one or more of the above sales:

Valuation

|                             | 2026 Assessment | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value  | \$0             | \$0             | \$0             | \$0             | \$0             |
| + Estimated Land Value      | \$1,900         | \$1,800         | \$1,800         | \$1,800         | \$3,100         |
| + Estimated Machinery Value | \$0             | \$0             | \$0             | \$0             | \$0             |
| = Estimated Market Value    | \$1,900         | \$1,800         | \$1,800         | \$1,800         | \$3,100         |

Taxation

|                        | 2026 Payable | 2025 Payable | 2024 Payable | 2023 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$1,800      | \$1,800      | \$1,800      | \$3,100      |
| - Excluded Value       | \$0          | \$0          | \$0          | \$0          |
| - Homestead Exclusion  | \$0          | \$0          | \$0          | \$0          |
| = Taxable Market Value | \$1,800      | \$1,800      | \$1,800      | \$3,100      |
| Net Taxes Due          | \$32.00      | \$30.00      | \$30.00      | \$50.00      |
| + Special Assessments  | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| = Total Taxes Due      | \$32.00      | \$30.00      | \$30.00      | \$50.00      |

**Taxes Paid**

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|-------------|
| 146295    |           | 4/10/2026          | \$0.00        | \$0.00     | (\$32.00)   |
| 139271    |           | 6/26/2025          | \$0.00        | \$1.20     | (\$31.20)   |
| 113302    |           | 4/12/2024          | \$0.00        | \$0.00     | (\$30.00)   |
| 99113     |           | 4/19/2023          | \$0.00        | \$0.00     | (\$50.00)   |
| 91863     |           | 6/24/2022          | \$0.00        | \$0.96     | (\$24.96)   |
| 71245     | 237824    | 4/16/2021          | \$0.00        | \$0.00     | (\$24.00)   |

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**Tax Statements**

[2016 \(PDF\)](#)  
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[2024 \(PDF\)](#)  
[2025 \(PDF\)](#)  
[2026 \(PDF\)](#)

**Valuation Notices**

[2025 \(PDF\)](#)  
[2026 \(PDF\)](#)

**Photos**

No data available for the following modules: Buildings, Extra Features, Taxes Unpaid, Sketches.

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