



ENGINEERING
SURVEYING
PLANNING

August 25, 2026

Oronoco Township
Attn: Oronoco Town Board
115 2nd Street NW
Oronoco, MN 55960

TCPA – Cascade Township
Attn: Ethan Kaske, Zoning Administrator
4111 11th Avenue SW
Rochester, MN 55902

RE: Dietel Estates – Proposed Oronoco Township Suburban Development

To whom it may concern,

John Dietel, owner of PID#'s 84.35.23.055079 and 84.35.21.084737 located in the NW 1/4, Section 35, T108N, R14W in Oronoco Township, is wishing to develop the parcels into a total of 14 single-family residential lots and one outlot, of which one lot will envelope his current residence, as shown on the attached exhibit. Four (4) of the new lots will be served by the existing roadways in Shenandoah Lane NW and 11th Ave NW (including Dietel's existing residence), 6 lots served by Dietel Lane NW which will be a new connection off of 11th Ave NW, and 4 lots served by extension of Providence Road NW. The new roadways will be dedicated to the public, situated in standard 66-foot right-of-way. All lots will be served by individual septic treatment systems and shared wells. There is an existing private trail system that bisects the property which will be encompassed by the outlot with trail easements leading to the lots without direct frontage to said outlot, such that all lots have access to the trail system / open space.

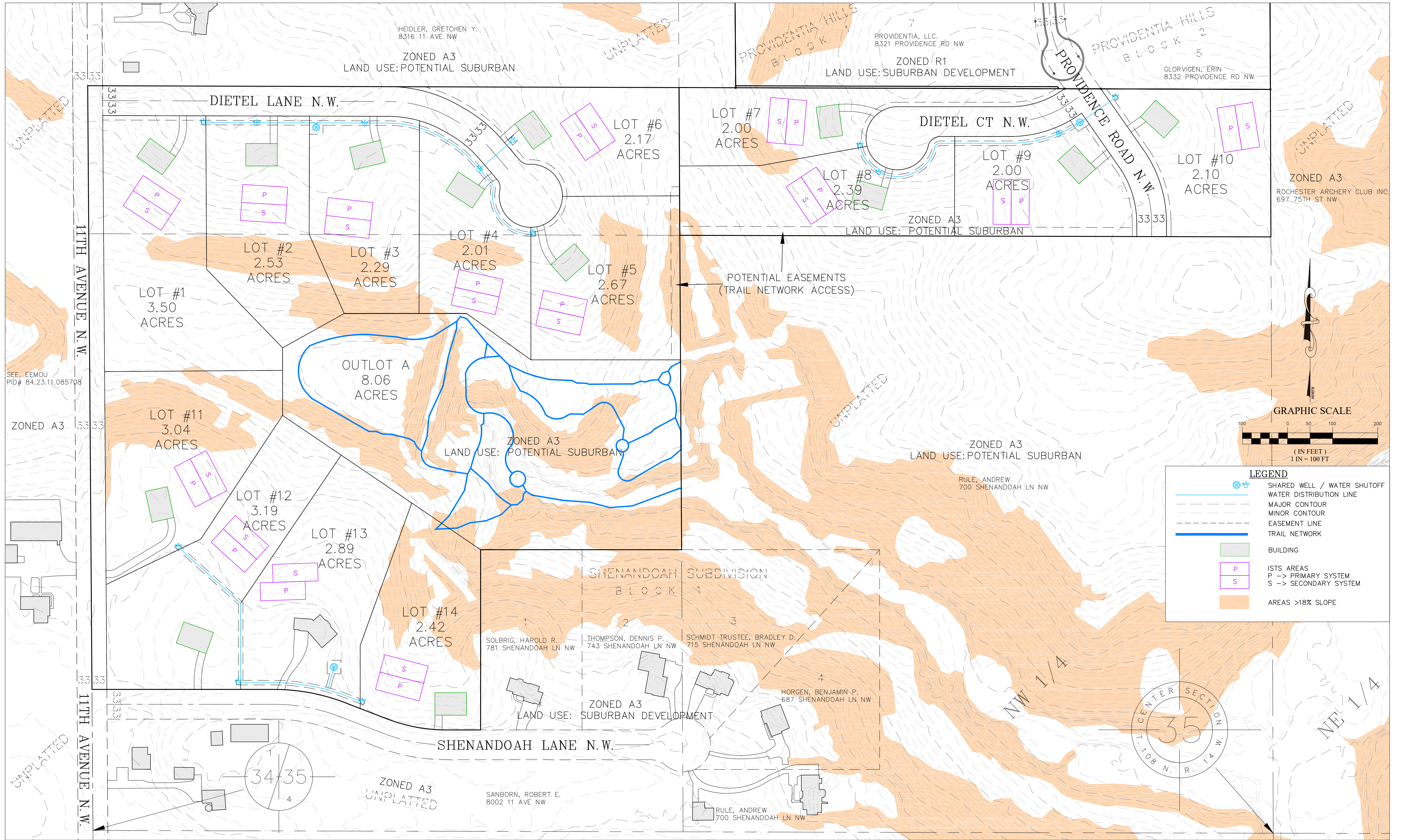
A predevelopment meeting was held in November 2025 with the Olmsted County Planning Department to discuss steps to get this project shovel-ready. The parcels are currently designated as Resource Protection in Olmsted County's Land Use Plan, which requires a Land Use Plan Amendment (LUPA) to Suburban Development to support a rezone from A-3 Agricultural District to R-1 Low Density Residential District and subsequent platting through the township. The Providentia Hills Subdivision lies contiguous north of PID#84.35.21.084737 and the Shenandoah Subdivision lies contiguous southeast of PID#84.35.23.055079 with lands west of 11 Ave NW designated as Suburban Development in the County's Land Use Plan. Providentia Hills and lands to the west of 11th Ave NW are zoned R-1, thus development of these parcels would not result in spot zoning and are considered infill development.

Olmsted County Planning requires the attached Town Board Action Form to be executed in order to process the LUPA. Upon execution of this form, we will work with Olmsted County to process the LUPA and then return to the Township to move forward on the rezone and platting processes.

Sincerely,

Jason Kappers, PE

Attachments: Dietel Estates R-1 Low Density Residential Layout Exhibit
Town Board Action Form



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)