October 13, 2026

Jody Schroeder
Township Clerk
Oronoco Township
clerk@oronocomnts.com

Greetings,

Olmsted County received an application for a Land Use Plan map amendment for property located in Oronoco Township, currently designated Resource Protection on the County's Land Use Map.

Application Number: O2025-002LUPA
Parcel IDs: 84.35.23.055079 and 84.35.21.084737
Applicant: Jon Dietel
Location: Property identified by the parcel numbers above in Oronoco Township. The Southwest Quarter of the Northwest Quarter of Section 35, Township 108 North, Range 14 West, Olmsted County, Minnesota described as follows:

> Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence northerly on an assumed azimuth from north of 00 degrees 00 minutes 00 seconds along the west line of said Northwest Quarter 313.00 feet to the intersection with the westerly extension of the northerly line of Shenandoah Lane N.W. and the point of beginning; thence easterly 90 degrees 00 minutes 00 seconds azimuth along said westerly extension and along said northerly line 402.26 feet; thence easterly 159.46 feet along a tangential curve southerly, having a radius of 433.00 feet and a central angle of 21 degrees 06 minutes 01 seconds; thence easterly 111 degrees 06 minutes 01 seconds azimuth along said northerly line 101.00 feet; thence easterly 135.15 feet along said northerly line on a tangential curve concave northerly, having a radius of 367.00 feet and a central angle of 21 degrees 06 minutes 01 seconds; thence easterly 90 degrees 00 minutes 00 seconds azimuth along said northerly line 75.50 feet to the southwest corner of Lot 1, Block 1, Shenandoah Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence northerly 00 degrees 00 minutes 00 seconds azimuth along the westerly line of said Lot 1, Block 1, a distance of 400.00 feet to the north line of said Block 1; thence easterly 90 degrees 00 minutes 00 seconds azimuth along said north line 451.09 feet to the easterly line of said Southwest Quarter of the Northwest Quarter; thence northerly 00 degrees

10 minutes 58 seconds azimuth along said easterly line 693.58 feet to the northeast corner of said Southwest Quarter of the Northwest Quarter; thence westerly 270 degrees 19 minutes 55 seconds azimuth along the northerly line of said Southwest Quarter of the Northwest Quarter 1313.32 feet to the northwest corner of said Southwest Quarter of the Northwest Quarter; thence southerly 180 degrees 00 minutes 00 seconds azimuth along the westerly line of said Southwest Quarter of the Northwest Quarter 1011.19 feet to the point of beginning.

Said tract contains 27.67 acres more or less. Said tract subject to a township road right-of-way easement over the westerly 33.00 feet.

The South Ten (10) acres, more or less, of the NW ¼ of the NW ¼, Section 35, Township 108, Range 14, Olmstead County, Minnesota. The South Ten (10) acres, more or less, of the NE ¼ of the NW ¼, Section 35, Township 108, Range 14, Olmsted County, Minnesota.

Request: Amend the land use designation from Resource Protection (RP) to Suburban Development (SD) to allow low-density single-family residential development.

Process: The township shall have 60 days or two regular meetings, whichever is more, from the date of notification to provide a resolution of support or objection to the proposed Land Use Plan map amendment. The county may grant an extension of up to 30 days for the township to finalize its resolution if extenuating circumstances occur. The county shall have 60 days following a response from the township to evaluate the application and bring forward a recommendation to the Planning Advisory Commission and Board of Commissioners.

If no resolution is provided within the allowed period, the township will be deemed to have forfeited its opportunity to comment on the amendment.

The township shall provide reasonable findings supporting its recommendation, including specific environmental, financial, or infrastructure impacts of the proposed amendment. Please refer to the *Required Analysis and Findings* section of the attached County LUPA Policy for additional guidance. A link to the application materials is provided in the accompanying email.

Please submit your resolution by: December 15, at 5:00 p.m.

Please contact us at planningweb@olmstedcounty.gov with any questions.

Thank you,
Olmsted County Planning Team

Attachments:

1. County LUPA Policy
2. Applicant's LUPA Materials

3. Location Map

LUPA Map Amendment Process

Amended by Olmsted County Board of Commissioners 12/17/24.

General Land Use Plan, Chapter 11.6 Map Amendments by Private Party

Process (NEW):

When initiated by a private party, the Land Use Plan map amendment process requires the submittal of a completed application that provides basic information about the site, the proposed change to the Plan map, and a processing fee.

When the county receives an application for a Land Use Plan map amendment, the county shall notify any applicable township or city (if amending an Urban Service Area) within two business days. The township and city shall have 60 days or two regular meetings, whichever is more, from the date of the notification to provide a resolution of support or objection to the proposed Land Use Plan map amendment. The county may grant an extension up to 30 days for the town ship or city to finalize the resolution, if extenuating circumstances occur. The county shall have 60 days following a response from the township and city, to evaluate the application and bring forward a recommendation to the Planning Advisory Commission and Board of Commissioners.

If no resolution is provided by the applicable city/township within the allowed time period, the city/township will be deemed to have forfeited its opportunity to comment on the amendment.

In responding to a Land Use Plan map amendment, the city and/or township shall provide reasonable findings in support of its recommendation including specific environmental, financial, or infrastructure impacts of the proposed amendment.

Required Analysis and Findings:

1. Was a mistake made in the data used or in the application of the data at the time the GLUP was adopted?

2. Have conditions of land use, land subdivision, ownership, or growth of the community changed the character of the site and surrounding area? Have they resulted in an unanticipated shortage of land available for the proposed use?

3. Is the proposed amendment consistent with the policies of the GLUP (recognizing that those values must be addressed and balanced in land use decisions)? Specifically, how does the proposed amendment address the key community values and planning principles listed in Chapter 7? Does it meet the policies and locational criteria of the requested land use designation?

   Please provide analysis based on the following GLUP chapters and pages:
   - Chapter 7 (All Requests)
   - Chapter 8, pgs 8.6 – 8.9 (if requesting a Resource Protection land use)
   - Chapter 9, pgs 9.2 – 9.8 (if requesting a Suburban Development land use)
   - Chapter 10, pgs 10.2 – 10.12 (if requesting an Urban Service Area land use)

4. Have policies related to the proposal changed since the GLUP was last updated?

5. Is the land under consideration as suited or better suited for the proposed use than other lands now designated for the proposed use? (This analysis will be based in part on the Comprehensive Land Use Evaluation System model and the Natural Heritage Information System.)

6. Is there an alternative to the proposed change that better meets the intent of the GLUP? (a different use designation or a smaller land area?)

7. For expansion of the Suburban Development Area: how does the proposed amendment impact the amount of land needed to accommodate suburban development by 2045?

8. Will the proposed land use result in a level of traffic generation that is higher than that associated with residential uses or in a significant change in the amount or type of traffic? How do these impacts relate to road capacity, travel conflicts, and safety?

9. **(NEW 2024)** For proposed modifications to the Urban Service Area the following information should be included:
   a. What is the timeframe to provide municipal services for the area? What infrastructure investments have already been completed to serve the area with municipal infrastructure and/or what municipal infrastructure investments are currently planned?

b. How does the proposed amendment impact the ability of a municipality to effectively manage growth and provide municipal services in the future?
c. How does the proposed amendment impact surrounding properties?
d. Does the proposed amendment create future limitations for potential development?
e. Are there specific environmental characteristics of the site that impact the ability to provide municipal services or require enhanced environmental protection?
f. Why is the area suitable or not suitable for urban development?

HEIDLER, GRETCHEN Y.
8316 11 AVE NW

ZONED A3
LAND USE: RESOURCE PROTECTION

ALLEN TRUST, STEVEN
8321 PROVIDENCE RD NW

ZONED R1
LAND USE: SUBURBAN DEVELOPMENT

GLORVIGEN, ERIN
8332 PROVIDENCE RD NW

MEADOW LANE N.W.

PROVIDENCE LN N.W.

PROVIDENCE ROAD N.W.

PROVIDENTIA HILLS BLOCK 1

PROVIDENTIA HILLS 2 BLOCK 5

UNPLATTED

LOT #1
3.50
ACRES

LOT #2
2.53
ACRES

LOT #3
2.29
ACRES

LOT #4
2.01
ACRES

LOT #5
2.67
ACRES

LOT #6
2.17
ACRES

LOT #7
2.00
ACRES

LOT #8
2.39
ACRES

LOT #9
2.00
ACRES

LOT #10
2.10
ACRES

OUTLOT A
8.06
ACRES

LOT #11
3.04
ACRES

LOT #12
3.19
ACRES

LOT #13
2.89
ACRES

LOT #14
2.42
ACRES

ZONED A3
MITCHELL, ROBERT L
PID#84.35.12.040115

ZONED A3
LAND USE: RESOURCE PROTECTION

POTENTIAL EASEMENTS
(TRAIL NETWORK ACCESS)

ROCHESTER ARCHERY CLUB INC
697 75 ST NW, ROCHESTER

11TH AVENUE N.W.

LAND USE:
SUBURBAN DEVELOPMENT

JAYREY LLC
PID# 84.34.14.084947

ZONED R1

ZONED A3

ZONED A3
LAND USE: POTENTIAL SUBURBAN

ZONED A3
LAND USE: RESOURCE PROTECTION

RULE, ANDREW
700 SHENANDOAH LN NW

SHENANDOAH SUBDIVISION
BLOCK 1

SOLBRIG TRUSTEE, HAROLD R.
781 SHENANDOAH LN NW

TOWERS, CHRISTOPHER
743 SHENANDOAH LN NW

SULLIVAN, RYAN P
715 SHENANDOAH LN NW

HORGEN, BENJAMIN P.
687 SHENANDOAH LN NW

ZONED A3
LAND USE: SUBURBAN DEVELOPMENT

SHENANDOAH LANE N.W.

SANBORN, ROBERT E.
8002 11 AVE NW

ZONED A3
UNPLATTED

RULE, ANDREW
700 SHENANDOAH LN NW

34-35

CENTER SECTION 35 T.111 N. R.14 W.

NW 1/4

NE 1/4

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 IN = 100 FT

LEGEND

- SHARED WELL / WATER SHUTOFF
- WATER DISTRIBUTION LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- EASEMENT LINE
- TRAIL NETWORK
- BUILDING
- ISTS AREAS (P) P –> PRIMARY SYSTEM (S) S –> SECONDARY SYSTEM
- AREAS >18% SLOPE
- NWI MAPPED WETLANDS
- FLOODPLAIN SOILS (FREQUENT)
- FLOODPLAIN

G3 G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

OLMSTED COUNTY
ORONOCO TOWNSHIP

PID#84.35.23.055079 & PID#84.35.21.084737
CONCEPT PLAN

G-Cubed
ENGINEERING
SURVEYING
PLANNING

October 2, 2026

Olmsted County Planning Department
Attn: Ali Bosco, AICP
2122 Campus Drive SE, Suite 100
Rochester, MN 55904

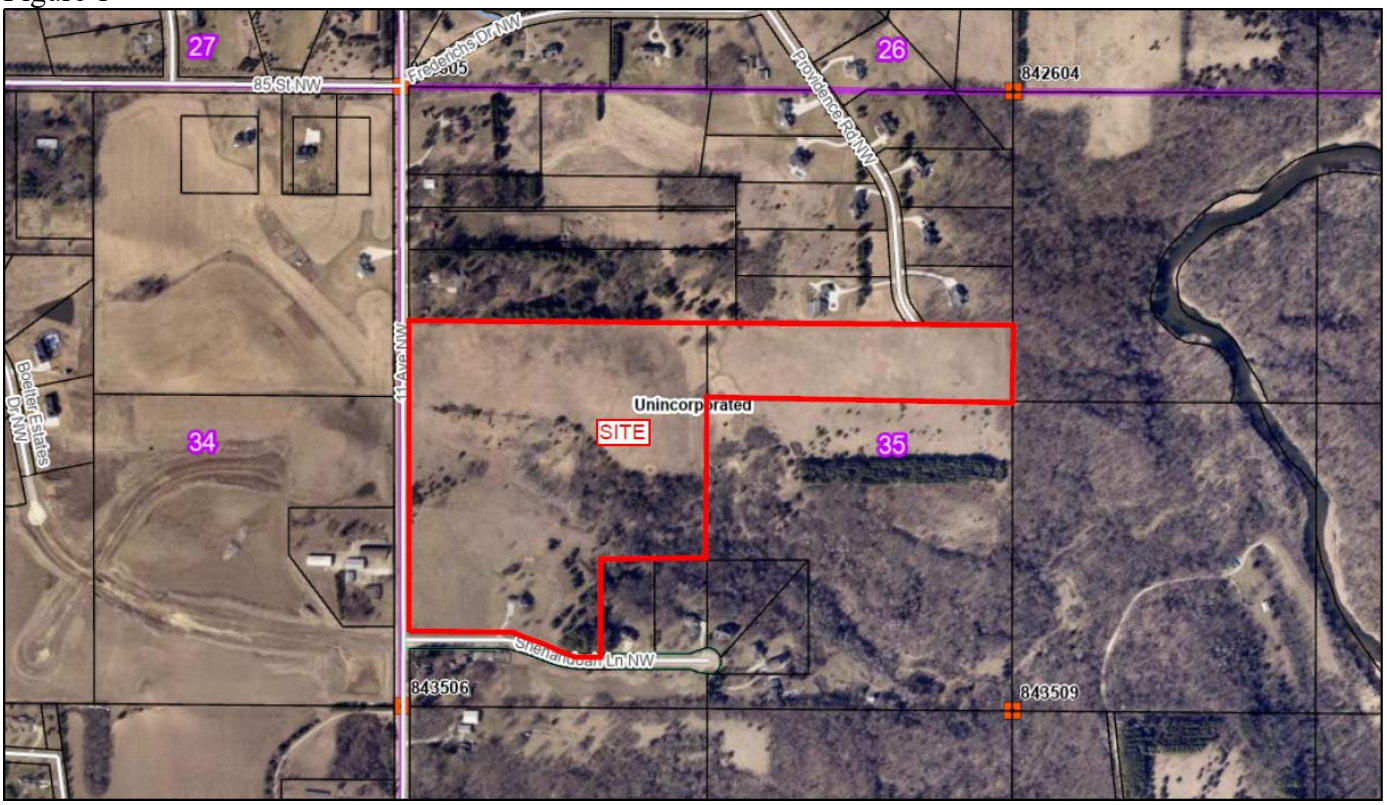
Land Use Plan Amendment (LUPA) Request – Section 35 - Oronoco Township

Dear Ali,

On behalf of John & April Dietel, owner of PID#84.35.21.084737 and the 977 Shenandoah Ln NW property, we are submitting a LUPA request from Resource Protection to Suburban Development to support the development of the tracts into a multi-lot single family residential subdivision. A Concept Plan has been drafted and is included as part of the application which depicts the proposed street and lot layout, septic support areas, community water distribution, hatched slope intervals and existing nearby homes, driveways and roads. Full buildout of the subdivision will create fourteen (14) single-family residential lots (13 for-sale lots, as one lot covers Dietel's existing residence) and one (1) outlot, with minimum lot size of 2.00 acres, meeting the R-1 low density residential district regulations.

Property and Area Characteristics

Figure 1

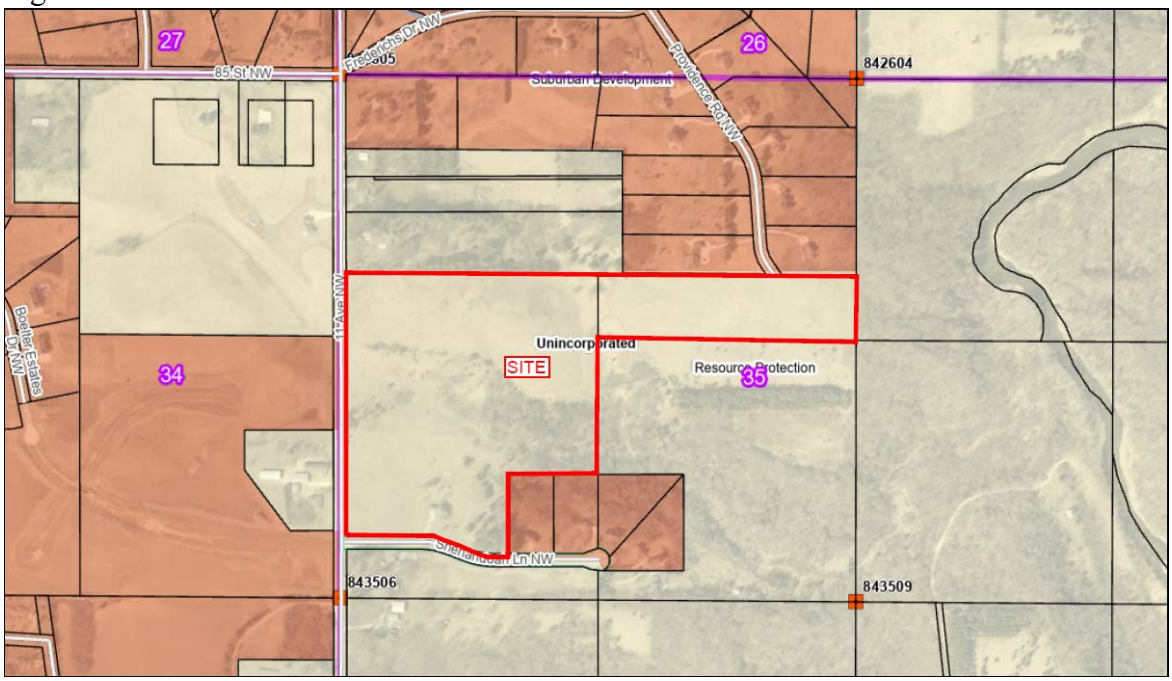


14070 Highway 52 Southeast, Chatfield, Minnesota 55923
Phone 507-867-1666 ♦ Fax 507-867-1665 ♦ www.ggg.to

Land Use

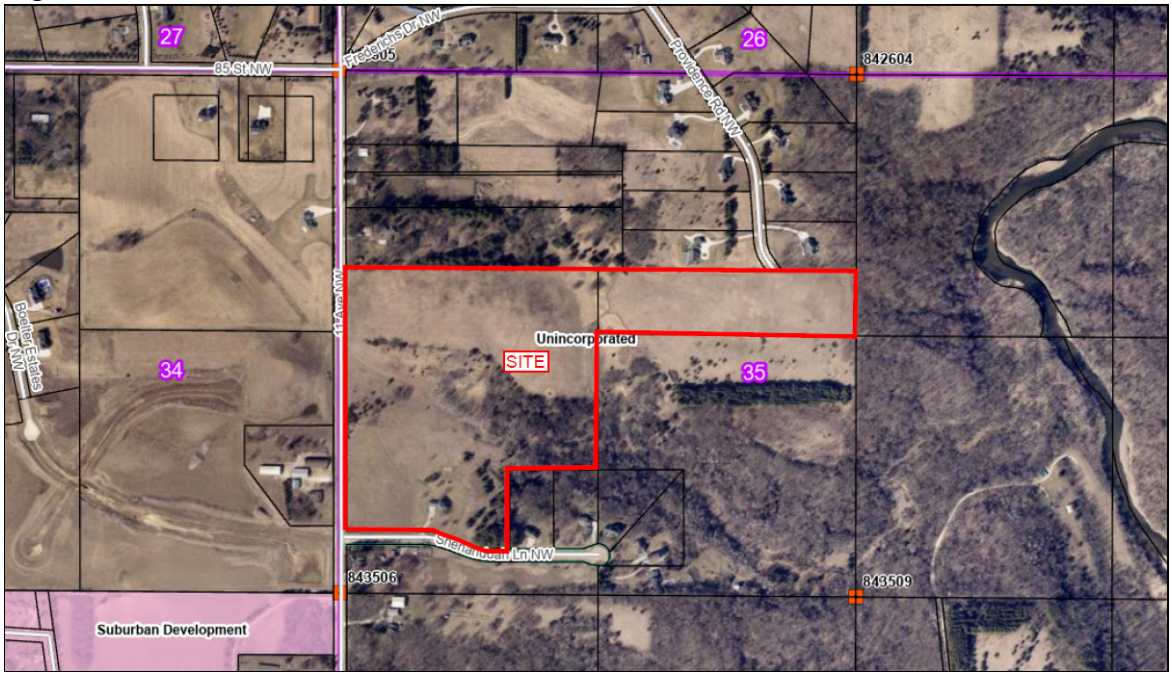
The property is currently designated as Resource Protection in the Olmsted County Land Use Plan. Figure 2 below shows the County's land use designation on the property and the proximity to Suburban Development.

Figure 2



The City of Rochester's P2S Growth Management Map does not extend into the property. Figure 3 below shows the City's land use designation.

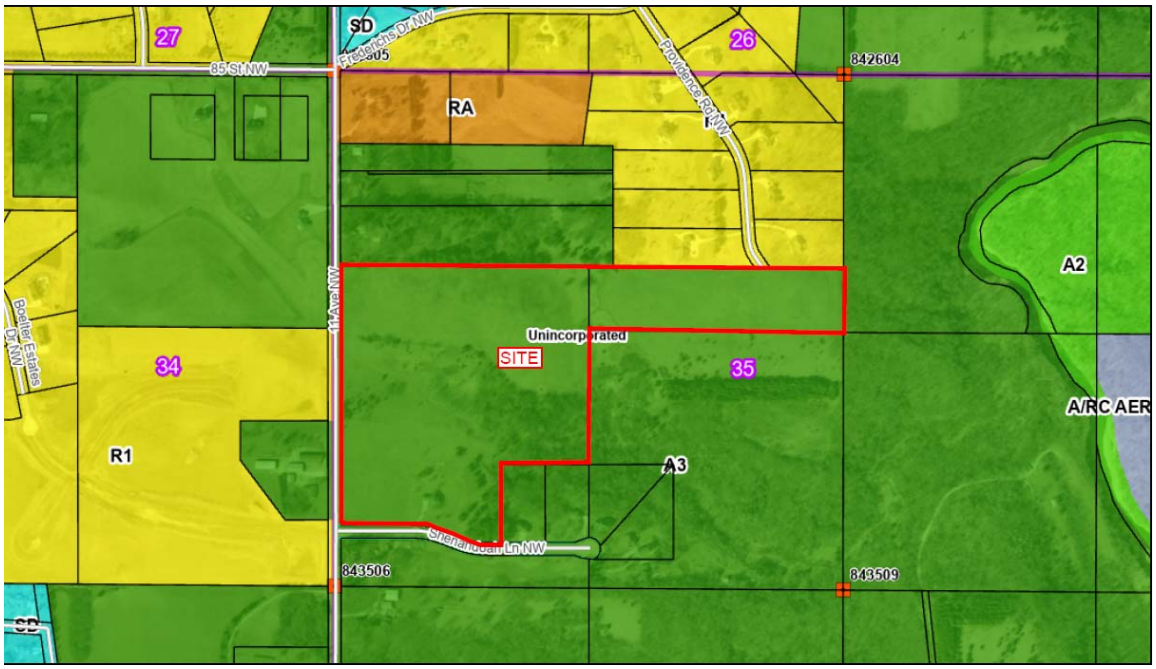
Figure 3



Zoning

The property is currently zoned A-3. The property is bound by R-1 and A-3 zoned lands. Figure 4 below shows the zoning of the site and surrounding area.

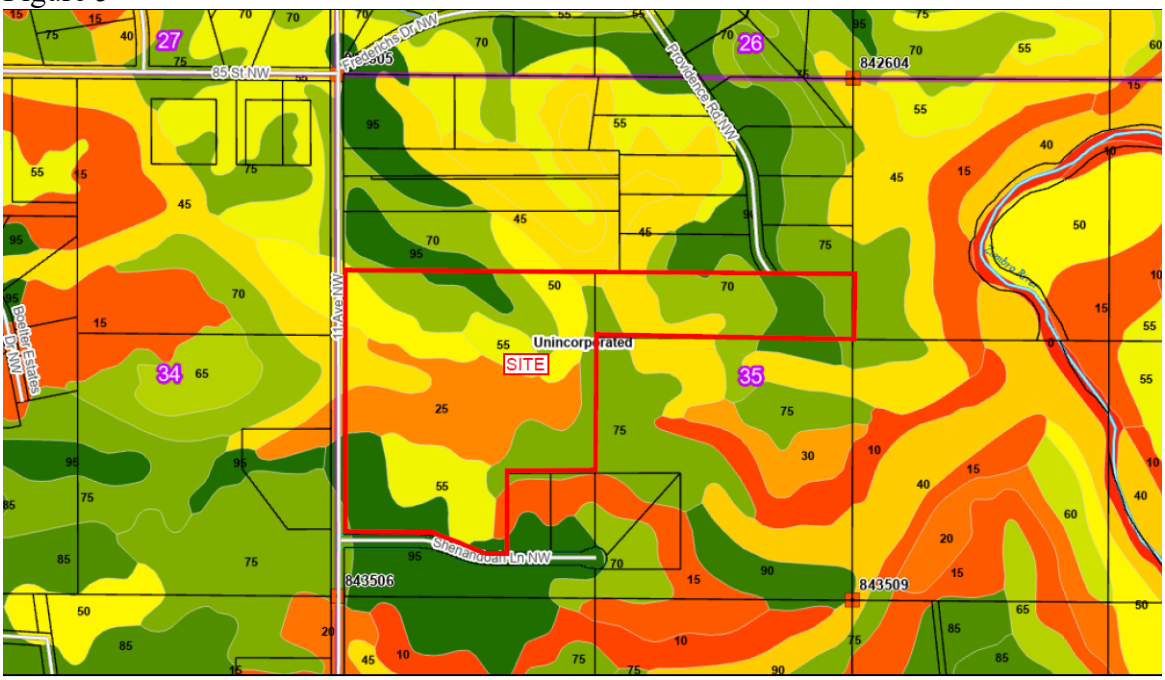
Figure 4



Soils

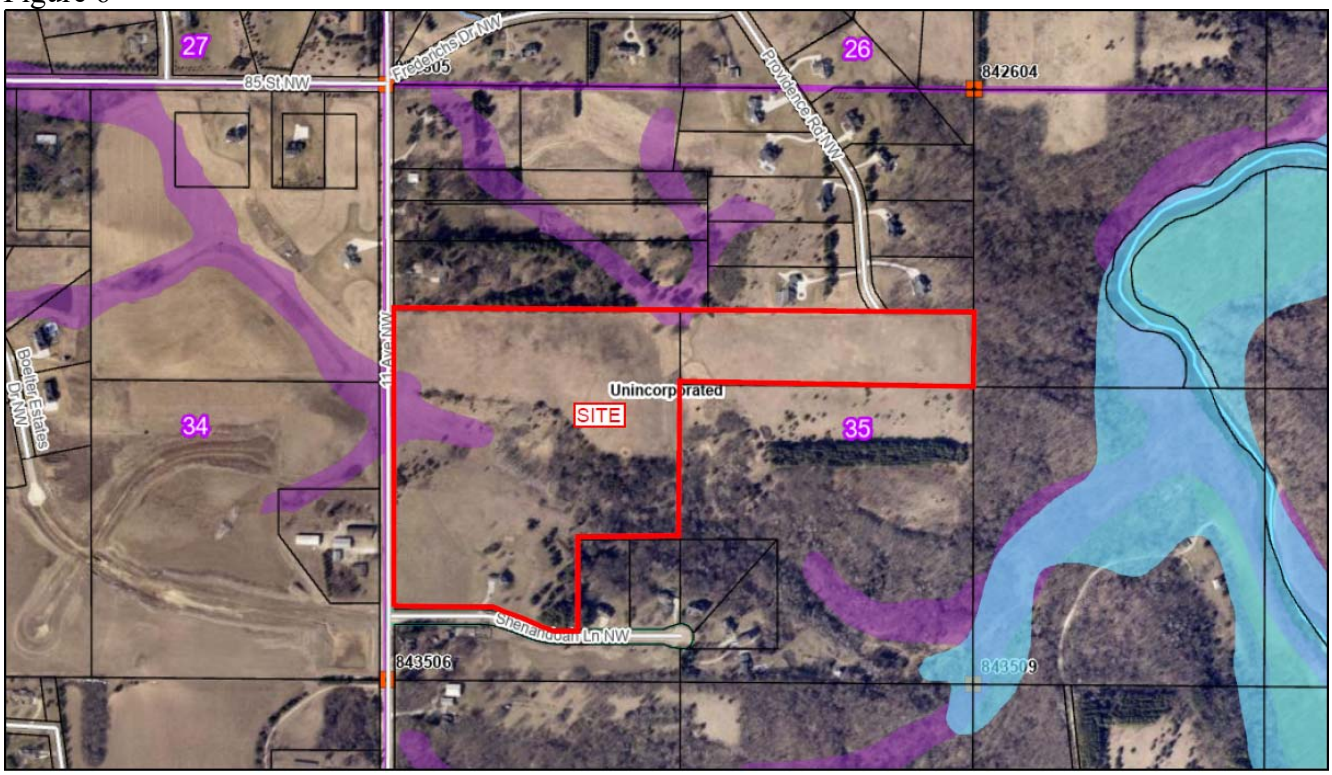
The property does not contain hydric soils per USDA Web Soil Survey. Approximately 26 of the 47.67 acres (55%) of the site contains non-prime agricultural land (land with a crop equivalency rating 55 or less). Figure 5 below shows the crop equivalency rating (CER) of the site and surrounding area.

Figure 5



Floodplain
There is no FEMA mapped floodplain on the site, however there are floodplain soils that are located on the westernmost and northernmost edges of the property (refer to Figure 6). The floodplain soils generally follow natural drainage ways on the property. The roadways shown on the concept plan do not cross the mapped floodplain soils.

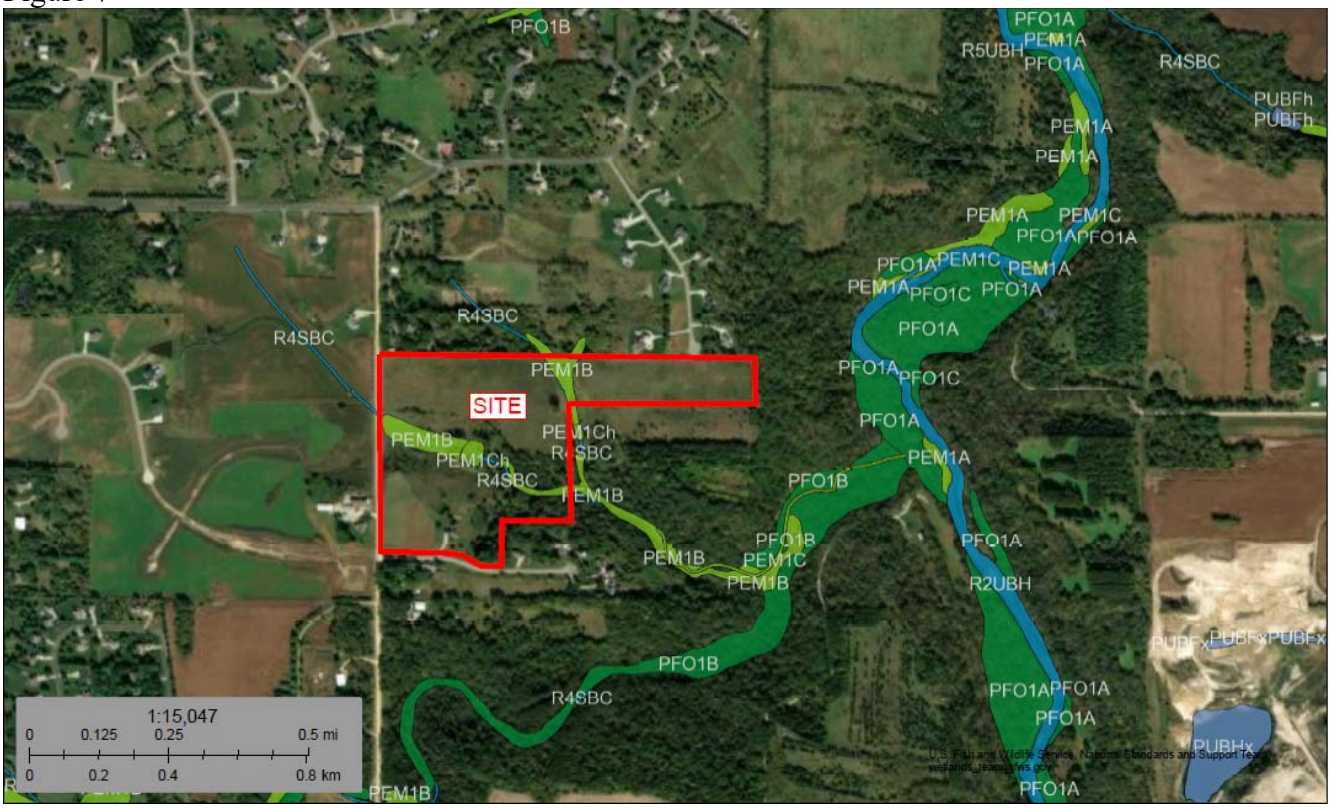
Figure 6



Shoreland
The Zumbro River is approximately 0.1 mile east of PID#84.35.21.084737. The far eastern edge of this parcel falls within the Oronoco Township 1,000-foot River Corridor Setback. The subject property is not Shoreland per Olmsted County definition (300 feet from a river or stream or the landward extent of a floodplain designated by ordinance on such a river or stream, whichever is greater).

Wetlands
The US Fish & Wildlife Service National Wetlands Inventory Mapper depicts wetlands within the drainage channels on the property, refer to Figure 7. The proposed roadways and future homes, drives, septics are situated outside of these mapped areas. Prior to platting, our environmental specialists will conduct a field assessment and wetland delineation and mark any wetland boundaries accordingly.

Figure 7



Geology
The first encountered bedrock layer according to the USGS Geological Atlas is the Shakopee Formation. The Shakopee Formation is mostly fine-grained dolostone mixed with sand, thin bands of chert, and shale. The thickness generally ranges from 80 to 150 feet thick in the region.

Decorah Edge
There is no Decorah Edge on the site or nearby properties.

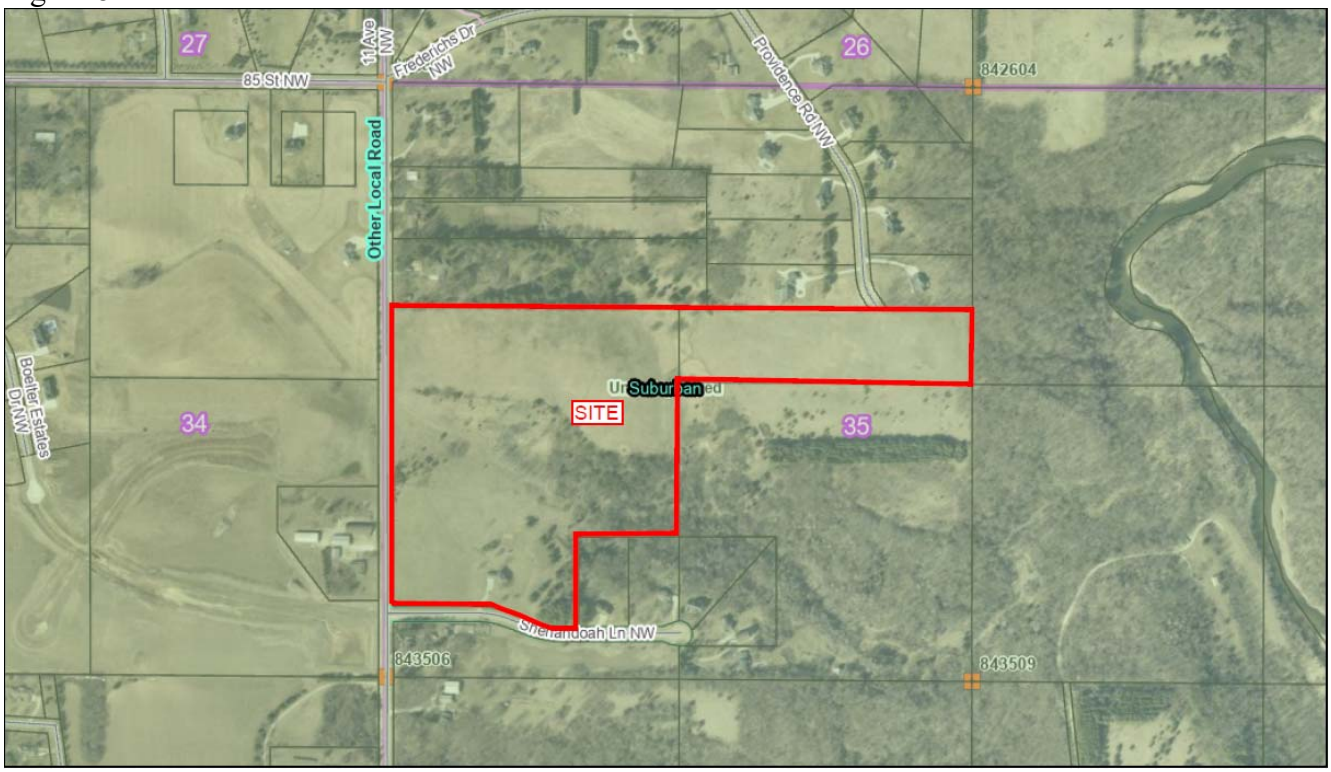
Transportation

Site Access
Development of the property can be characterized as three separate 'subdivisions', with development of PID#84.35.21.084737 being an extension of Providence Road NW and the Providentia Subdivision, development of the 977 Shenandoah property south of the east-west drainage swale being an extension of the Shenandoah Subdivision, and development of the 977 Shenandoah property north of the east-west drainage swale being its own subdivision.

Providence Road NW will be extended to serve the NE subdivision, a new public roadway will be constructed off of 11th Ave NW (township roadway) to serve the NW subdivision, and the existing Shenandoah Ln NW will serve the SW subdivision.

Figure 8 below depicts the ROCOG functional designations and land use context overlay.

Figure 8



Accessibility
A new local public roadway tie-in to a current local roadway and extension of an existing local roadway meets the County's GLUP standard of limiting locations at which vehicles can enter or exit major roadways.

Mobility
As part of the 2022 update to the GLUP, an analysis was completed to identify the "travelsheds" that provide the primary traffic service to different areas in Olmsted County. This property appears to fall within the CR 112 and TH52N travelsheds.

Safety
Local township roadways serve the property. There are no higher classification roadways that abut the site that access is proposed off of, which maximizes safety.

Investment Level
The 13 for-sale lots that will be introduced with development will generate approximately 130 trips/day (basis of 10 trips/dwelling). The minimal traffic generation will not require any investment to local township or county infrastructure.

Hazards
There appear to be no transportation hazards on the property.

Locational Criteria

Proximity & Access
The property is located just 0.5 mile east of CR 112 which is designated as a Major Arterial (M). No investment should be necessary in township or county infrastructure to accommodate the marginal trips generated by the development.

Unsuitability for Resource Uses
The property has not been used for row crop production for more than a quarter century. The topography, drainageways / wetlands, and crop equivalency rating predominately being under 55 across the site impedes the resource use potential. Lands to the west are zoned R-1, prepped for future phases of the Boelter Estates Subdivision, lands to the north are platted as Providentia Hills Subdivision, and lands to the southeast are platted as Shenandoah Subdivision. The site and surrounding area are not characterized by large farm tracts.

Development Limitations
There are no environmental limitations on the site where the proposed roadways, homes, drives and septics are located.

Orderly Development
The property is contiguous to suburban development land uses on the north, west and southeast sides. A Land Use Plan Amendment from Resource Protection to Suburban Development and development of this property is 'infill' development.

Environmental Sensitivity
The site has limited environmental sensitivity. The floodplain soils and wetlands that are mapped in the drainage ways indicate the highest sensitivity.

Land Use Compatibility
The property is adjacent to other residential development and a LUPA to Suburban Development will 'fill-in' the gap that currently exists between Suburban Development lands contiguous to the north, west and southeast.

Non-Farm Development
There is non-farm development contiguous to the site in the Boelter Estates Subdivision to the west, Providentia Subdivision to the north, and Shenandoah Subdivision to the southeast. Development of the site will not be on an island or in the middle of non-farm development area.

Proximity to Airports
This property is not within the Airport Zoning District. This property is over fourteen (14) miles as the crow flies from the Rochester International Airport.

Town Board Recommendation
Included in this submittal is the Oronoco Town Board's executed Letter of Town Board Action.

Findings

1. Was a mistake made in the data used or in the application of the data at the time the GLUP was adopted?

   ☒ No mistakes were made in the data at the time the GLUP was adopted in August 2022 as it relates to this project.

2. Have conditions of land use, land subdivision, ownership, or growth in the community changed the character of the site and surrounding area? Have they resulted in an unanticipated shortage of land available for the proposed use?

   ☒ This area is characterized by low density residential development with the Boelter Estates Subdivision contiguous west, Providentia Subdivision contiguous north, and the Shenandoah Subdivision contiguous southeast of the site.
   ☒ There is strong and ongoing demand for housing in and surrounding the City of Rochester. The Olmsted County Comprehensive Housing Study projects a need for roughly 18,000 new housing units through 2035 to keep up with growth.

3. Is the proposed amendment consistent with the policies of the GLUP (recognizing that those values must be addressed and balanced in land use decisions)? Specifically, how does the proposed amendment address the key community values and planning principles listed in Chapter 7? Does it meet the policies and locational criteria of the requested land use designation?

   ☒ The proposed amendment appears to meet locational criterion as stated above. Chapter 7 of the General Land Use Plan contains values, principles and policies of the County. The proposed development is consistent with these goals and principles.

4. Have policies related to the proposal changed since the GLUP was last updated?

   ☒ No policies related to the proposal changed since the GLUP was last updated in August 2022.

5. Is the land under consideration as suited or better suited for the proposed use than other lands now designated for the proposed use?

   ☒ The property is similar in landform (topography), soils, environmental and locational characteristics as the contiguous subdivisions mentioned in item 2. above. There is a larger area of NWI mapped wetlands through the drainageways on the subject property which would lend itself to a higher CLUES score for development and not resource use in comparison to other lands now designated for the proposed use.

6. Is there an alternative to the proposed change that better meets the intent of the GLUP? (a different use designation or smaller land area, for example)

   ☒ There are no alternatives to allow a multi-lot subdivision on the property other than re-designating the property to Suburban Development and subsequent General

Development Plan, Zoning District Amendment, Preliminary Plat and Final Platting of the property.

7. For expansions of the Suburban Development Area: how does the proposed amendment impact the amount of land needed to accommodate suburban development by 2045?

   ☒ The projected acreage of Suburban Development land to be added by 2045 is 2,900 acres. Each year the amount of land use change to Suburban Development should not exceed 200 acres. This application is for 47.67 acres. Olmsted County Planning staff should review the total acreage added to Suburban Development in 2026 to verify the 47.67 acres proposed does not bring the total to over 200 acres.

8. Will the proposed land use result in a level of traffic generation that is higher than that associated with residential uses or in a significant change in the amount of type of traffic? How do these impacts relate to road capacity, travel conflicts, and safety?

   ☒ The proposal is for a fourteen (14) lot residential subdivision (thirteen (13) for-sale lots), as one of the lots will cover Dietel's existing residence, which will generate approximately 130 trips/day. Traffic generation and type (excepting construction activity) is consistent with residential uses. The existing township and county infrastructure can safely accommodate the marginal trips generated by this development.

Enclosed is the requisite information for your review.

- ✓ Completed Olmsted County Land Development Application Form
- ✓ Legal descriptions in word format
- ✓ Project Concept Plan / LUPA Site Plan
- ✓ Completed Oronoco Township Letter of Town Board Action

If you have any questions or need any additional information for processing this request, please feel free to call or email.

Sincerely,

Jason Kappers, PE

COUNTY OF OLMSTED, MINNESOTA

LETTER OF TOWNBOARD ACTION

DATE: SEPTEMBER 14, 2026

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 ORONOCO Township on the
Application by JOHN DIETEL (Applicant),
Located in the NW 1/4 Quarter of Section 35.

TYPE OF APPLICATON: DEVELOPMENT PROPOSAL (LUPA)

The Townboard of ORONOCO Township met on SEPTEMBER 14 (date) and considered the application of JOHN DIETEL (applicant) on the above referred property.

The Townboard has reviewed this application and makes the following comments:
Oronoco Township supports the land-use designation change because the development is consistent with the surrounding pattern. We will deal with the engineering, septic, drainage, roads, and grading and preliminary and final plat when those applications come before us.

Sincerely,

Clerk of ORONOCO Township (Signature Required)

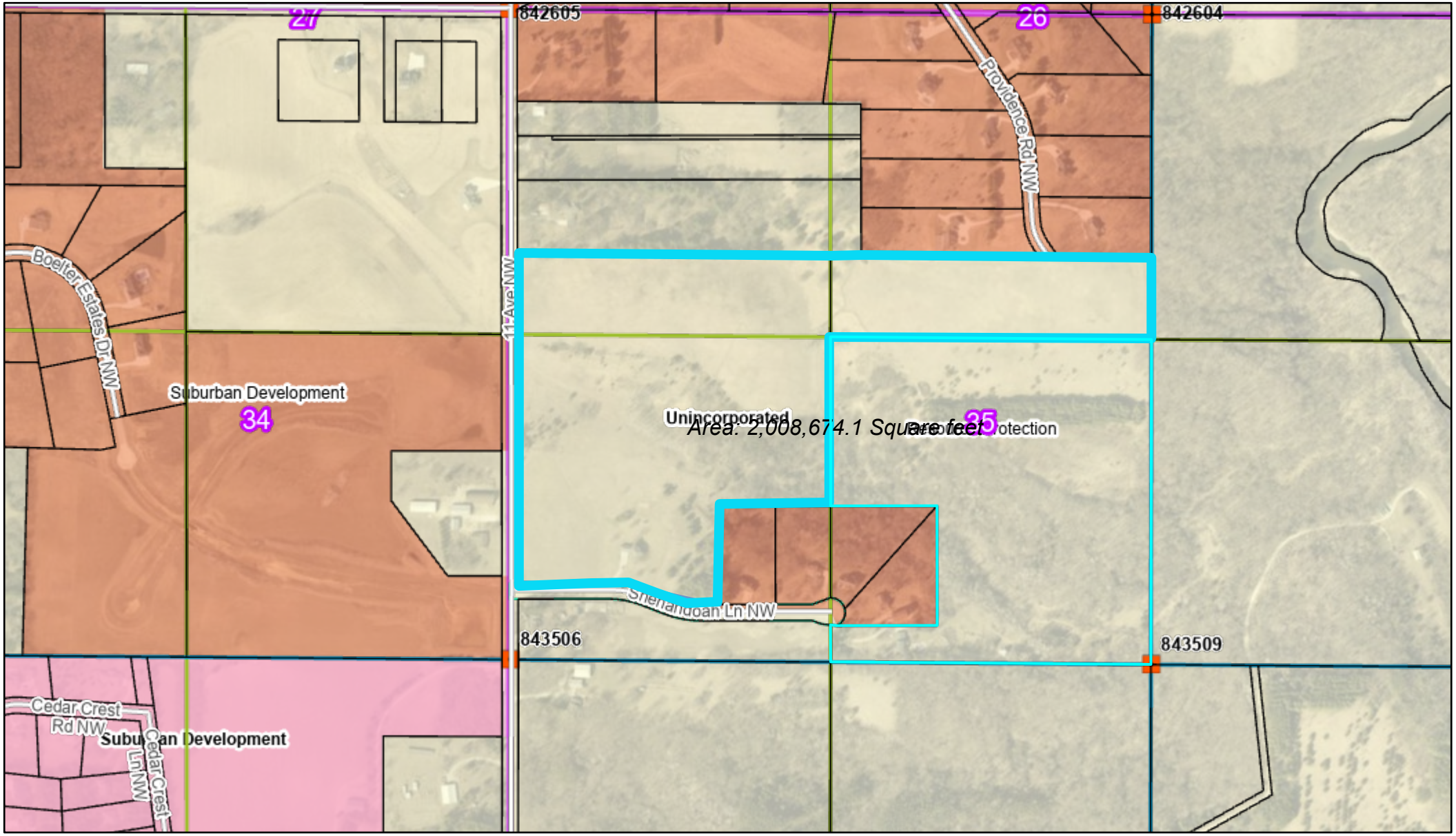
Townboard Members (Signature Required)

Tammy Thiel

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

Form #: 1920-53

GIS Web Map



10/12/2026, 3:35:46 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Centerlines
- Township Road

Parcels - Composite
- Land Parcel
- Private Road Parcel
- ROW Fee Parcel

PLSS - GPS
- QQSECLIN
- QSECLIN
- SECLIN
- Twp Sections - GPS
- Townships- GPS
- Public Land Corners

City Limits
- City Limits

Olmsted Land Use Plan
- Suburban Development
- Resource Protection

Olmsted County, MN, Public Works Department., Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Olmsted County Public Works Surveying and GIS, Olmsted County,

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.