

Owatonna Planning Commission Agenda

Tuesday, January 9, 2024

5:30 pm

*\*\*Charles S. Crandall Center at West Hills\*\**

1. Planning Commission Agenda - January 9, 2024

Documents:

[01-09-24 PC AGENDA.PDF](#)

2. Roll Call: Meier, Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

3. Approve Minutes Of The December 12, 2023 Meeting

Documents:

[12-12-2023 PC MINUTES.PDF](#)

4. Public Hearings

4.A. Application VAR-15

Documents:

[STAFF REPORT - VAR-15.PDF](#)

5. Downtown Parking Committee Requests

5.A. None

6. 2050 Comprehensive Plan

6.A. Draft Vision & Goals

Documents:

[OWATONNA 2050 DRAFT VISION-GOALS 12-15-23.PDF](#)

7. Other Business

7.A. Updates On Previous Items

7.B. 2023 Building Reports

Documents:

[2023 BUILDING REPORTS.PDF](#)

8. Next Meeting - February 13, 2024

9. Adjourn



# Owatonna Planning Commission Agenda

Tuesday, January 9, 2024

**5:30 PM**

**\*\*Charles S. Crandall Center at West Hills\*\***

**Roll Call:** Meier, Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

1. Approve minutes of the December 12, 2023 meeting
2. Public Hearings
  - A) Application No. VAR-15, by Joel Stauffer, on behalf of NewLife Community Church of Owatonna, INC., a request for a wall sign variance of 95 square feet in surface area where 32 square feet in surface area is the maximum square footage for a wall sign in Residential Districts for the property located at 160 28<sup>th</sup> Street NE.
3. Downtown Parking Committee Requests
  - A. None
4. 2050 Comprehensive Plan
  - A. Draft Vision & Goals
5. Other Business
  - A. Updates on Previous Items
  - B. 2023 Building Reports
6. Next Meeting – February 13, 2024
7. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR DECEMBER 12, 2023

The Owatonna Planning Commission met in regular session at 5:30 pm in the Charles S. Crandall Center – Chambers at City Hall with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, Mark Wilson, Nick Peake, and David Effertz. Commissioner Mark Meier was absent. Community Development Manager Greg Kruschke, Planning Specialist Sydnee Stroeing, and Administrative Technician Kristen Kopp were also present.

A motion was made by Wilson and seconded by Springer-Gasner to approve the minutes of the regular meeting of November 14, 2023. All Commissioners voting Aye, the motion carried.

VAR-11, which is a request by Josh Jenke for a lot size variance on a 5,544 square foot lot where 13,000 square feet is required for a minimum lot size for a three-unit, multiple-family dwelling in the R-6, High Density Residential District for the property located at 406 Elm Avenue South has been resolved due to a variance previously granted in 1952 for the same request. Public hearing opened at 5:31 pm. No comments were made regarding this request. Public hearing closed at 5:32 pm.

VAR-13, which is a request by Michael Spitzack for a lot size variance on an 8,712 square foot lot where 10,000 square feet is required for a minimum lot size for a two-family dwelling in the R-6, High Density Residential District for the property located at 139 Rice Street West was presented by Planning Specialist Sydnee Stroeing. (Refer to report on file.) Public hearing opened at 5:33 pm. Applicant and owner, Michael Spitzack, said this has been rented out as long as he's owned it since 2019. He's pretty sure the previous owners were renting it out. They've had no issues with tenants or received any complaints. Public hearing closed at 5:34 pm. Eickhoff said we seem to get a lot of these requests. He asked if there is any fine or penalty for all the extra work. Kruschke said if they end up having to send out enforcement letters they do, otherwise it's just the application fees. The Fire Department has some on their side. A motion was made by Eickhoff and seconded by Effertz to recommend City Council approval of this Variance request with the following provisions:

- 1) The units shall be registered with the Rental Registration program.
- 2) The property shall not contain more than two units at any one time.
- 3) All units shall be inspected and approved within the Rental Registration process. If any repairs are needed, they shall be completed to be in full compliance with the Rental Registration License.

All Commissioners voting Aye, the motion carried.

VAR-14, which is a request by Brycen Gregor, on behalf of Anna Lee, for a lot size variance on an 8,712 square foot lot where 10,000 square feet is required for a minimum lot size for a two-family dwelling in the R-6, High Density Residential District for the property located at 322 Elm Avenue South was presented by Planning Specialist Sydnee Stroeing. (Refer to report on file.) Public hearing opened at 5:41 pm. No comments were made regarding this request. Public hearing closed at 5:42 pm. Effertz asked if the lot size was common as both requests were the same size. Stroeing said that it's a fairly common size in that part of town. Kruschke said they have met with Brycen Gregor and Anna Lee last Friday. They had questioned if they could have three units and we informed them that it would be a completely separate request as this had already been noticed for two units. He said they let them know these are the requirements and if they weren't in favor of the conditions, they would recommend against this request. Wilson asked if a fence would require a building permit. Stroeing said a Zoning Permit is required if the fence is in an easement. There is no easement on this property, so no permit would be required. Wilson asked if they would need to

add curb and gutter to the parking on the front. Kruschke said that is actually the back, off the alley. The picture is a little disproportionate. The 45 gate off the alley doesn't work, so they need to do some work in the backyard. They have more room than the drawing shows. (Brycen Gregor and Anna Lee arrived at 5:44 pm.) Effertz asked if Ms. Lee is a new owner to the property. Anna Lee said she has owned this property for a while. Effertz said they've noticed some complaints on the refuse and asked if she's done anything to combat that. Ms. Lee said that was the last renter and they have cleaned it since. Peake said he thinks two units in this type of residence makes sense, and as long as the provisions are met, he doesn't see a problem with it. A motion was made by Eickhoff and seconded by Peake to recommend City Council approval of this Variance request with the following provisions:

- 1) The units shall be registered with the Rental Registration program.
- 2) The property shall not contain more than 2 units at any one time.
- 3) All units shall be inspected and approved within the Rental Registration process. If any repairs are needed, they shall be completed to be in full compliance with the Rental Registration License.
- 4) A code analysis prepared by a MN Licensed Architect shall be submitted to the Building Inspections Department to determine approval of increased occupancy. In the case that alterations are required to increase the occupancy to two units, building permits shall be applied for and approved of prior to alterations.
- 5) An approved parking plan that meets all applicable City Code requirements shall be submitted prior to installation of parking stalls.
- 6) The gate entrance for rear yard parking shall be moved to be located off the alley and a minimum of 20 feet from the east property line.
- 7) The parking stalls shall be installed prior to the occupancy of a second unit.
- 8) Debris and refuse shall be removed from the property or stored properly. The property shall be maintained in an adequate manner.
- 9) All the above requirements shall be met before occupancy of a second unit is granted.

Commissioners voting Aye: Springer-Gasner, Rooks, Eickhoff, Peake, Effertz. Commissioners voting No: Wilson. 5-1, the motion carried.

Kruschke said that things are starting to come together for the Vine Street Parking Lot downtown and they will likely have more information at their January meeting. They've taken down that Monson building and it will be temporarily signed for now. Eickhoff asked how many stalls that would create. Kruschke said he believed an extra 30-40 in the lot with additional on the street. He said there will be more greenery, more lighting, and a trail on Vine Street. The parking will mostly face north/south rather than east/west. They're planning to go out to bid in February.

Community Development Manager Kruschke provided updates on previous items. He said City Council has approved everything. Mineral Springs Estates is still kind of on hold and looking at coming back with a development agreement for spring construction. It hasn't been recorded yet.

Community Development Manager Kruschke provided the November building reports. We're roughly \$100,000,000 and they're at about 27 single family homes. It will be a record year. Climate by Design and KAMP will be in their buildings by the time we meet next and Home 2 Suites is coming together quickly too.

DRAFT COPY

Community Development Manager Kruschke said that a sign variance for NewLife Church will be on the January meeting, as well as another item or two.

Community Development Manager Kruschke thanked Planning Specialist Sydnee Stroeing for all she has done and said she is unfortunately leaving us at the end of this month as she took a job in another community. He congratulated her on her new job and thanked her for her work while she was here.

A motion was made by Effertz to adjourn was seconded by Springer-Gasner at 5:51 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

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Greg Kruschke  
Community Development Manager

January 9, 2024

**To:** Planning Commission

**From:** Community Development Department

**RE:** Application No. VAR-15, by Joel Stauffer, on behalf of NewLife Community Church of Owatonna, INC., a request for a wall sign variance of 95 square feet in surface area where 32 square feet in surface area is the maximum square footage for a wall sign in Residential Districts.

**Application Review:**

**Applicant:** Joel Stauffer

**Owner:** NewLife Community Church of Owatonna, INC.

**Location of Property:** 160 28<sup>th</sup> Street Northeast

**Zoning Map:** R-1, Single-Family Residential District

**Zoning Ordinance:** Section 153.25 (A) (2) lists the requirements for wall signage within Residential Districts.

**Report Attachments:**

1. Location Map
2. Aerial Photo
3. Site Plan
4. Application Letter
5. Proposed Signage
6. Other Materials

**Proposed Development:**

- ◆ Application No. VAR-15 by Joel Stauffer, on behalf of NewLife Community Church of Owatonna, INC., a request for a wall sign variance of 95 square feet in surface area where 32 square feet in surface area is the maximum square footage for a wall sign in Residential Districts.
- ◆ The property is zoned R-1, Single-Family Residential District which regulates and limits the dimensions of wall signs as follows:
  - ❖ Each property shall be limited to 32 square feet of total sign area, except property abutting two or more public rights-of-way shall be allowed an additional 32 square feet per right-of-way.
  - ❖ Such sign shall not extend beyond the top of parapet wall.
- ◆ NewLife Community Church is located in a Residential District and abuts a Business District to the south of the property. The front façade of the building faces a B-2, Community Business District to the south.
- ◆ The property is 9.98 acres with the principal building located on the west side of the parcel. The principal building is setback approximately 258' from the front property line along 28<sup>th</sup> Street NE. The property abuts one right-of-way.

- ◆ The applicant's proposed wall signage is larger than the maximum wall signage requirement in a Residential District. The applicant is requesting a variance for an increase in permitted wall signage in order to increase visibility of the signage from the roadway, and to be more in line with wall signage that is permitted in the B-2, Community Business District, the zoning district to the south of the property.
- ◆ The applicant does not intend on installing a free-standing sign, only wall signage is proposed.
- ◆ State Statute requires that the applicant show a practical difficulty in order to be granted a variance. You also need to show that the variance requested is the minimum amount necessary to accomplish what is needed.
- ◆ A variance must stand on its own merits and may not be compared to other situations in which variances were granted.
- ◆ According to the ordinance, the Planning Commission shall make findings of fact base on the following.
  - ❖ That particular physical surroundings, shape, or topographical conditions of the specified parcel of land involved.
  - ❖ That the condition involved is unique to the particular parcel of land involved.
  - ❖ That the alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the parcel.
  - ❖ That the granting of the variation will not be detrimental to the public welfare or injurious to other land or improvements to the neighborhood.
  - ❖ That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or interfere with the function of the Police and Fire Departments of the City.

**Staff Review:**

Based on the information provided, staff is recommending approval Application No. VAR-15 with the following conditions.

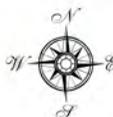
- 1) Any additional signs on the property will be required to submit a sign permit.

160 28th St NE  
City of Owatonna



December 18, 2023

Site 



1:9,000

1 in = 750 ft

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

160 28th St NE  
City of Owatonna



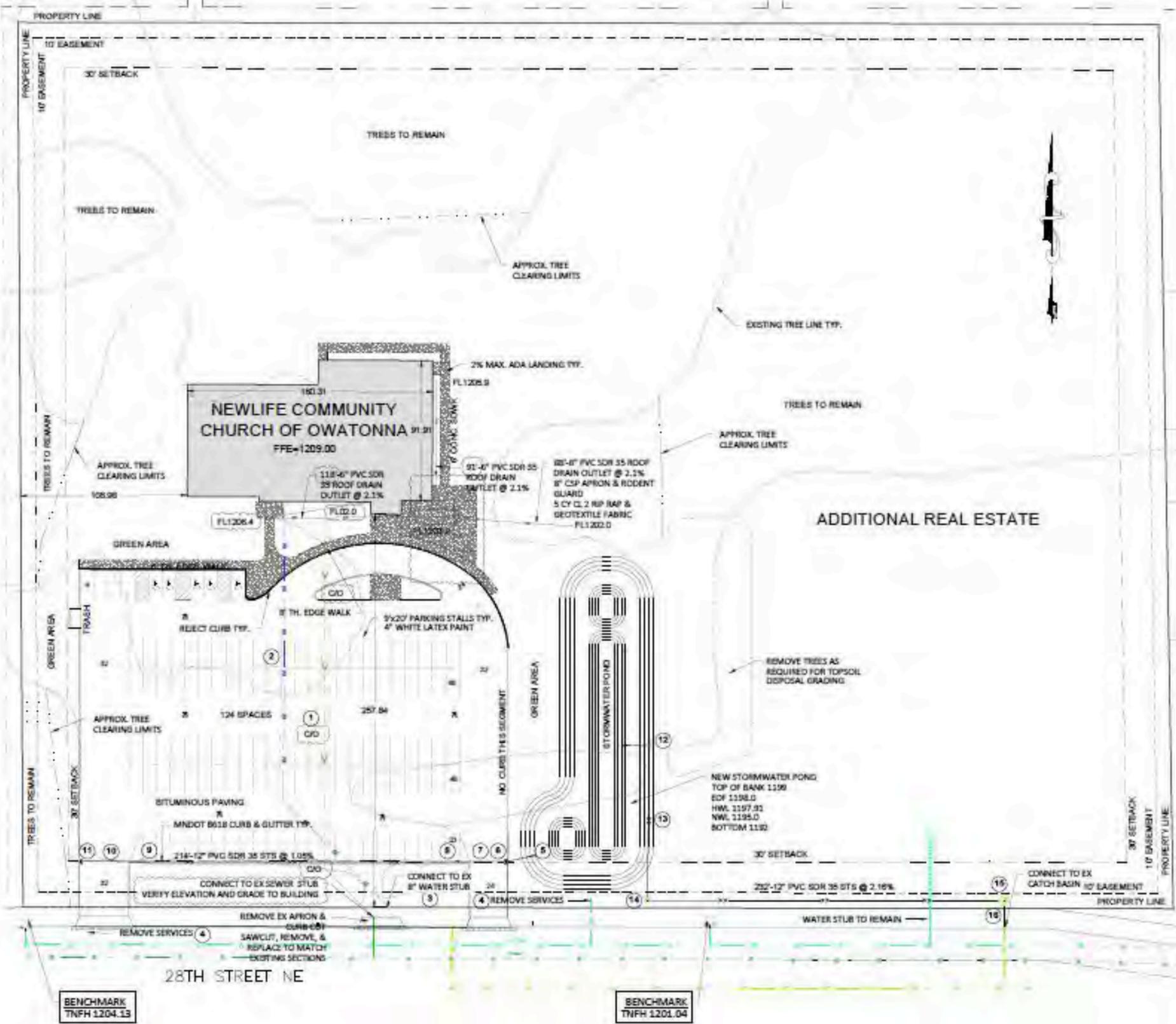
December 18, 2023

Site 



1:2,400  
1 in = 200 ft

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.



**LEGEND**

- 1 20\"/>
- 2 6\"/>
- 3 MONUMENT SIGN 18\"/>
- 4 REMOVE (IN-USE) SEWER AND WATER SERVICES AS SHOWN. REMOVE EX APRON & CURB. SAWCUT, REMOVE, & REPLACE TO MATCH EXISTING SECTIONS.
- 5 14\"/>
- 6 12\"/>
- 7 12\"/>
- 8 12\"/>
- 9 12\"/>
- 10 12\"/>
- 11 12\"/>
- 12 POND OUTLET STRUCTURE
- 13 100\"/>
- 14 12\"/>
- 15 12\"/>
- 16 18\"/>



NO.	DATE	BY	CHKD.
1	4/8/20	JMS	JMS
2	4/8/20	JMS	JMS

**JONES HAUGH SMITH**  
 Engineers & Surveyors  
 415 West North Street Owatonna, MN 56045-4598

DATE: 4/8/20  
 DRAWN: JMS  
 CHECKED: JMS  
 TITLE: 2020 CONSTRUCTION  
 SHEET: 11 OF 11

**NEWLIFE COMMUNITY CHURCH OF OWATONNA**  
 LOT 1, BLOCK 1, NEWLIFE ADDITION  
 2020 CONSTRUCTION  
 SITE PLAN

**A. CONTACT INFORMATION:**

NewLife Community Church of Owatonna Contact:

**Pastor Joel Stauffer**

135 West Main Street

Owatonna, MN 55060

[joel.stauffer@newlife.community](mailto:joel.stauffer@newlife.community)

507-320-3141

Vanman Architects and Builders Contact:

**Angie Knodel, AIA**

9600 54<sup>th</sup> Ave N, Suite 180

Plymouth, MN 55442

[angie@vanmanab.com](mailto:angie@vanmanab.com)

763-541-9552

**B. NARRATIVE:**

NewLife Community Church of Owatonna was founded in 2011 in Owatonna as a Christian Church that teaches from the Bible with a mission to lead people to become fully devoted followers of Christ. The first public gatherings began in January, 2012 at Owatonna High School. As this local church grew, the need for a larger auditorium became evident. In early 2019, NewLife Community Church of Owatonna moved to Wilson Elementary School to temporarily allow more space for the growing number of weekend attenders. NewLife Community Church of Owatonna plans to construct an approximately 20,000 sf facility that would include a lobby space as you enter the building, a 450 seat worship auditorium, classrooms for kids ministry, administrative offices, as well as toilets, storage and utility spaces, in order to accommodate the growing church and to plan for future growth.

The building would be used primarily on Sunday Mornings, from 7am, when the volunteers arrive, to 1pm, when the volunteers leave. The building would also be used on Wednesday nights, during youth services, from 5 pm to 9 pm. Other uses and special events will happen occasionally throughout the year. Regular daytime office hours would be kept during the week.







## IMAGINE OWATONNA 2050 COMPREHENSIVE PLAN

### Vision 2050:

Owatonna – where the extra mile takes you – is strategically located at the crossroads of I-35 and US 14, where there are housing opportunities for all. Residents and businesses thrive, with easy access to work, shopping, high quality education, and recreation. We are better together – we are welcoming and diverse with a quality of life unparalleled in Southern Minnesota.

### Guiding Values

- Owatonna strives to be a community with opportunity for all to live happy, healthy, successful lives.
- Owatonna is both traditional and progressive, keeping its historic strengths and embracing new opportunities.
- Our city is innovative and supportive of its residents and businesses, helping all to succeed in Owatonna.
- Owatonna residents are determined and passionate about the city as a place to live, work and play.

### Land Use – Draft Goals

- 1) Explore developing a regional destination community center to include an indoor swimming pool, indoor and outdoor recreation facilities, meeting rooms, city services, and other integrated uses.
- 2) Improve housing opportunities and neighborhoods in Owatonna.
  - a. Provide areas for a mix of housing densities and types throughout the City.
  - b. Identify and zone new neighborhoods and neighborhood nodes on the east side of the City to include commercial and high density housing to serve as focal points for new development.
  - c. Encourage mixed use development near the new Owatonna Senior High School in southeast Owatonna to include commercial and high density residential uses.
  - d. Continue to explore growth opportunities outside current city limits to expand housing and commercial opportunities.
- 3) Support Owatonna's economic development through land use plans and policies.
  - a. Continue to invest in and support downtown Owatonna as the economic and social center of the City – a destination to live, work, and play.
  - b. Explore mixed use development near the Straight River as an amenity and resource.
  - c. Continue to build on Owatonna's historic buildings and character in land use and development decisions.
  - d. Explore adding residential, mixed use, and open space areas to the industrial park area along with improved connections to the rest of Owatonna.

### Transportation/Mobility – Draft Goals

- 1) Improve transportation connections within Owatonna.
  - a. Explore a new east-west vehicle and bicycle/pedestrian connections including a new river crossing to connect the east and west sides of the City.
  - b. Explore a new north-south vehicle and multi-modal connection on the east side
  - c. Include traffic calming on roadway segments and intersections where pedestrians are present.
  - d. Continue to prioritize road maintenance throughout the City.

- 2) Improve multimodal transportation options in Owatonna.
  - a. Explore expanded transit within the City to provide increased access for workers and shoppers.
  - b. Explore expanded transit options between Owatonna and nearby cities.
  - c. Provide bike lanes and sidewalks on key roadways.

### **Parks and Trails – Draft Goals**

- 1) Improve park, trail and recreation programming in Owatonna.
  - a. Follow the recommendations of the Owatonna *Parks and Trails Master Plan* and regularly update the Plan to address changing needs in the City.
  - b. Provide adequate park and trail facilities to all of Owatonna, including active park space within one half mile of all residents wherever possible, and sidewalk or trail links between Owatonna neighborhoods and key destinations and services.
  - c. Continue seeking regional park status for the combined properties of Kaplan's Woods, Lake Kohlmier and a portion of the Straight River public land as a regional park.
  - d. Continue to make all City park and recreation facilities accessible to all ages and abilities.
  - e. Continue to work cooperatively on park and recreation programs and facilities with Owatonna Public Schools.
  - f. Continue using a master planning process to best determine correct use of park space, trail connections, amenities and to ensure accessibility standards are met before park facilities are constructed.
  - g. Integrate park and recreation facilities into a planned community center.
  - h. Explore a park land dedication ordinance.
- 2) Improve connections within the park and trail system in Owatonna.
  - a. Explore new east-west trail connections between Downtown, across the Straight River, across I-35, and the industrial park.
  - b. Continue focusing on trail development, trail safety, and maintenance of existing trails on the community.

- c. Continue to pursue including Owatonna's trail system in the regional trail system defined by the Greater Minnesota Regional Parks and Trails Commission (GMRPTC), providing both north-south and east-west trail connections to regional destinations.
- d. Continue to establish relationships with Steele County and neighboring communities (Clinton Falls, Medford, Claremont) to partner on regional trail opportunities in order to best secure future grant funding of these amenities.
- e. Continue to pursue funding and implementation of the Safe Routes to School program in Owatonna.

### Housing – Draft Goals

- 1) Provide an appropriate mix of housing types in Owatonna.
  - a. Explore programs and opportunities to develop a range of affordable housing in Owatonna.
  - b. Explore programs and opportunities to develop senior housing in Owatonna, both independent and assisted living.
  - c. Develop policies and programs to ensure that the City's existing housing stock is safe, attractive, and well-maintained.
  - d. Maintain and enhance policies and programs to license and regulate rental housing in the City.
  - e. Encourage and support sustainable and climate resilient design in new and existing housing.
  - f. Update the City's housing market study regularly to understand the evolving housing needs in Owatonna.
- 2) Guide residential land use in appropriate locations in the City.
  - a. Encourage new housing development in and near downtown Owatonna.
  - b. Encourage a mix of housing opportunities in southeast Owatonna near the new high school.
  - c. Support multi-family residential in areas with proximity to major thoroughfares, commercial areas, open space or other amenities, or in areas that are an extension of existing multi-family use.
  - d. Require street and sidewalk/trail connections among all new and existing housing developments wherever possible.
  - e. Support annexation of land when there is less than a five-year supply of lots based on recent land consumption or if there are other benefits to the City for annexation.

### **Economic Development – Draft Goals**

- 1) Continue to support and expand the work force in Owatonna.
  - a. Continue to work with the Owatonna Chamber of Commerce and other business interests to attract and retain businesses in Owatonna.
  - b. Work with Owatonna Public Schools, Riverland Community College, and other educational organizations to develop educational programs that will meet Owatonna's workforce needs.
  - c. Work to identify and implement activities, services, and community features that will attract and retain young people in Owatonna.
  - d. Continue to identify and develop amenities and services that will attract and retain employees and businesses in Owatonna.
- 2) Continue to support business development in Owatonna.
  - a. Explore improvements to the existing business incubator program such as hiring a full time staff person and expanding services provided.
  - b. Work to reduce any actual or perceived regulatory barriers to development in Owatonna.
  - c. Continue to build and invest in the vibrancy of Downtown Owatonna.
  - d. Explore opportunities to expand transit within Owatonna and to surrounding communities to provide increased access for workers.

### **City Services/Leadership – Draft Goals**

- 1) Continue to develop City leadership at all levels.
  - a. Commit to transparency and inclusion in all City decisions and actions.
  - b. Embrace diversity as a strength and work to ensure city leadership is representative of this diversity.
- 2) Continue to provide City services at the highest level.
  - a. Plan for efficient and effective growth of City infrastructure and services.
  - b. Maximize efforts to incorporate energy savings, renewable energy, resilience, and sustainable practices in all areas of City services.
  - c. Continue to be fiscally responsible through careful stewardship of City resources and staff.
  - d. Create a communications hub of events and resources for new and existing residents.



## Sustainability – Draft Goals

- 1) Continue sustainability efforts for activities and environments in Owatonna.
  - a. Continue efforts to plant, preserve and manage trees within the City including Tree City USA, Shade Tree Committee, Emerald Ash Borer management.
  - b. Continue efforts to ensure clean water including partnership with the Straight River Cleanup – Clean Rivers Partners (CRP) and through the City's Clean H2Owatonna program.
  - c. Continue public works objectives to provide and operate a Municipal Separate Storm Sewer System (MS4), provide and properly manage a yard waste compost site, protect the environment through administration of programs and permits, maintain a healthy and diverse urban forest.
  - d. Continue to embrace the city's status as a Pollinator Friendly City and explore ways to include native plantings in parks and new developments.
- 2) Continue efforts to be sustainable in City regulations.
  - a. Explore participation in the GreenStep Cities program to encourage city-led sustainability actions.
  - b. Explore the adoption of a shoreland ordinance to establish shoreline buffers, address erosion issues along the city's waterways and protect waterways from pollution.
  - c. Continue 2022-2024 strategic plan goals for flood mitigation and emergency management.

## Utilities – Draft Goals

- 1) Work with Owatonna Public Utilities to maintain the existing water supply system and plan for expansion of this system as the city plans for growth.
- 2) Continue to plan for expansion of the wastewater system as the city plans for growth and implement actions from the 2023 Wastewater Collection System Study or subsequent updates to this plan.
- 3) Continue to enforce the city's Stormwater Ordinance and MS4 permitting through the MPCA. Continue the city's Clean H2Owatonna stormwater management program.
- 4)

COMPARISON REPORT OF BUILDING DONE IN CITY OF OWATONNA IN YEARS 2022 AND 2023														Ken Beck, Building Official	
Month	DWELLINGS		ACCESSORY		COMMERCIAL		INDUSTRIAL		ADD. & ALT.		DUPLEX/APTS		DEMO	TOTAL	VALUE
	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	NO.	VALUE
Jan '22	0	0	4	7,640	14	104,970	11	3,775,051	68	419,719	0	0	0	97	4,307,380
Jan '23	0	0	5	16,600	8	443,880	7	5,117,850	66	494,614	0	0	0	86	6,072,944
Feb '22	0	0	12	22,742	24	1,753,403	16	4,817,476	139	855,061	0	0	0	191	7,448,682
Feb '23	0	0	8	24,850	22	1,113,838.30	11	25,861,730.75	136	834,982.70	0	0	0	177	27,835,401.75
Mar '22	5	1,901,925	33	67,493	35	2,161,547	26	5,560,379	284	1,747,846	0	0	1	384	11,439,190
Mar '23	1	200,000	17	44,100	42	2,497,648	20	26,251,710	243	\$ 7,323,261.26	0	0	0	323	\$ 36,316,719.26
Apr '22	5	1,901,925	51	96,566	58	2,827,402	30	5,592,069	411	2,785,871	0	0.00	0.00	555	13,203,833
Apr '23	4	1,968,586	26	96,900	74	31,047,283	**see below		329	8,699,343.89	0	0	1	434	41,812,112.89
May '22	6	2,141,925	62	112,316	75	5,328,038	36	6,191,103	585	4,336,520	0	0	0	764	18,162,974
May '23	4	1,968,586	37	132,400	94	36,206,219.51	**see below		463	11,204,959.76			1	599	49,512,165.27
Jun '22	8	3,061,925	76	155,666	107	6,779,903	40	7,384,127	738	6,392,230	0	0	3	970	23,826,923
Jun '23	4	1,968,586	52	189,068.67	113	45,164,773.51	**see below		594	12,314,075.39	0	0	8	771	59,636,503.57
Jul '22	10	3,631,925	94	282,866	130	8,869,882	48	8,653,897	870	7,489,327	2	10,500,000	3	1,155	39,427,897
Jul '23	5	2,168,586	69	242,168.67	132	46,905,945.51			714	13,185,484.99	2	400,000	8	930	62,902,185.17
Aug '22	11	4,031,925	101	303,866	160	10,139,786	56	8,902,182	986	8,302,718	3	17,000,000	3	1,320	48,680,477
Aug '23	6	2,568,586	75	257,168.67	162	51,045,367.26			847	14,208,880.97	4	12,400,000	9	1,103	80,480,004
Sep '22	12	4,531,000	126	332,386	184	11,910,289	67	19,440,272	1,104	10,577,868	4	24,500,000	3	1,500	71,291,815
Sep '23	9	3,587,126	83	333,668.67	197	64,081,192.67			990	15,576,116.82	4	12,400,000	9	1,292	95,978,104.16
Oct '22	16	6,306,000	142	368,736	197	13,206,075	72	19,560,069	1,223	11,308,018	4	24,500,000	3	1,657	75,248,898
Oct '23	16	6,739,916	94	382,984.89	217	66,611,382.67			1,153	17,005,042.02	4	12,400,000	10	1,494	103,139,325.55
Nov '22	16	6,306,000	152	380,936	209	17,318,397	79	19,922,914	1,320	13,572,135	4	24,500,000	3	1,783	82,000,382
Nov '23	21	8,119,916	101	424,984.89	235	69,172,169.67			1,281	17,958,715.07	4	12,400,000	13	1,655	108,075,785.63
Dec '22	16	6,306,000	164	405,736	211	17,445,397	87	20,108,379	1,398	14,120,570	4	24,500,000	3	1,883	82,886,082
Dec '23	21	8,119,916	106	430,584.89	252	71,144,770.64			1,365	18,435,507.88	4	12,400,000	13	1,761	110,530,779.41

\*\*Starting April 2023, Commerical and Industrial are combined

**Owatonna Building Inspection Department Comparison Report- Construction to Date 2022/2023**

Construction Report for Permits Issued through November, 2023						
TYPE OF WORK	2022 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2023 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	16	6,306,000	0	21	8,119,916	0
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	164	405,736		106	430,584.89	
COMMERCIAL AND INDUSTRIAL PERMITS	298	37,553,776		252	71,144,770.64	
RESIDENTIAL ADD. & ALT.	1,398	14,120,570		1365	18,435,507.88	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	4	24,500,000	0	4	12,400,000	0
DEMOLITION PERMITS	3			13	0	
<b>TOTAL PERMITS ISSUED</b>	<b>1,883</b>	<b>82,886,082</b>	<b>0</b>	<b>1,761</b>	<b>110,530,779</b>	<b>0</b>

Large Permits in December:

Steele County Humane Society – \$1,500,000  
(1855 State Avenue NW)