

Owatonna Planning Commission Agenda

Tuesday, April 9, 2024

5:30 p.m.

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

1. Planning Commission Agenda - April 9, 2024

Documents:

[04-09-24 PC AGENDA.PDF](#)

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

3. Approve Minutes Of The March 12, 2024 Meeting

Documents:

[03-12-2024 PC MINUTES.PDF](#)

4. Public Hearings

4.A. None

5. Downtown Parking Committee Requests

5.A. None

6. 2050 Comprehensive Plan

7. Other Business

7.A. Final Plat Of Marthaler Addition

Documents:

[MARTHALER ADDITION FP STAFF REPORT.PDF](#)

7.B. Updates On Previous Items

7.C. March Building Reports

Documents:

[MARCH BUILDING REPORTS.PDF](#)

8. Next Meeting - April 23, 2034

9. Adjourn

# Owatonna Planning Commission Agenda

Tuesday, April 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 March 12, 2024 meeting

2. Public Hearings

A. None

3. Downtown Parking Committee Requests

A. None

4. 2050 Comprehensive Plan

A. None

5. Other Business

A. Final Plat of Marthaler Addition

B. Updates on Previous Items

C. March Building Reports

6. Next Meeting – April 23, 2024

7. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR MARCH 12, 2024

The Owatonna Planning Commission met in regular session at 5:30 p.m. 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, Nick Peake, and Dave Effertz. Commissioners Mark Meier and Mark Wilson were absent. Community Development Manager Greg Kruschke, Planning Specialist Ashley Zidon, and Administrative Technician Kristen Kopp were also present.

A motion was made by Effertz and seconded by Springer-Gasner to approve the minutes of the regular meeting of February 13, 2024. All Commissioners voting Aye, the motion carried.

Preliminary Plat of Marthaler Addition, which is a 4.26± acre tract of land to be zoned B-2, Community Business District, requested by Jayme Baker, Marthaler Automotive, on behalf of John Ihlenfeld and located at 2500 State Avenue NW, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:37 pm. John Schulte of Jones, Haugh, and Smith was present representing applicant and owner. He said he was able to answer questions. Jayme Baker was also present. Effertz asked if there is just one access to the property. Kruschke said that is correct. Public hearing closed at 5:38 pm. Eickhoff asked if the access was so far to the south because of the roundabout. Kruschke said that is correct; they worked with Steele County to design this area. Eickhoff said he thinks this is a great use for the property. A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of the preliminary plat of Marthaler Addition with the following conditions:

- 1) Final plat approval shall not occur until the annexation has been finalized.
- 2) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 3) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 4) The developers shall enter into a development agreement with the City prior to recording of the final plat.
- 5) MN Plumbing code requires an open trench for sanitary sewer that is installed within private property. The noted trenchless method is not permitted within private property.
- 6) Fire hydrants shall be installed every 400' along State Avenue NW.
- 7) All plantings shall occur on the private property, outside of any drainage or utility easements.
- 8) A utility easement will need to be recorded with the final plat for the sanitary sewer main at a width determined by the City Engineer.
- 9) All comments of the City Engineer's memo shall be met.
- 10) The driveway easement be recorded with the Final Plat.

All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke said they're still working on property acquisition on the Vine Street parking lot. Parking Hour designation will be discussed when the plans are finalized.

Stantec will be here at the next meeting to go over the updates to the Comprehensive Plan. There will be an open house on the Comprehensive Plan on Thursday, May 16 from 4 to 7 p.m. in the Morehouse Room at OPU.

Community Development Manager Kruschke provided updates on previous items. He said that all of the items on the last meeting were approved by Council.

Community Development Manager Kruschke provided the February Building Reports. We're a little bit behind 2023 as far as valuation goes, but permit numbers are higher this year. We have some big permits yet to issue, so we should catch up.

A motion was made by Effertz to adjourn was seconded by Peake at 5:45 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

---

Greg Kruschke  
Community Development Manager

April 5, 2024

**To:** Planning Commission  
**From:** Community Development Department  
**RE:** Final Plat of Marthaler Addition.

**Background**

Jayne Baker, Marthaler Automotive on behalf of John Ihlenfeld and the Ihlenfeld Family Partnership, a request for final plat of Marthaler Addition, a one lot commercial lot for the purposes of constructing an automotive dealership and ancillary uses. The property owner has requested annexation of this parcel and is progressing through that process.

All utilities for the project are available. Sanitary Sewer will need to be extended south along the east side of State Avenue. Due to the depth of the Sanitary main an additional written easement will be required at the width required by the City Engineer. A service line will then be bored under State Avenue to service the property. Water is existing along the east side of State Avenue. Although the water main exists, there are no hydrants between 26<sup>th</sup> Street and the Dog Park, which is roughly 1600' of distance. Hydrants are required at every 400'. Two hydrants will need to be installed along State Avenue to meet spacing. A development agreement will be required for the public improvements required for this development.

Access for the property is proposed to come from a shared access drive to be constructed just to the south of the platted property. A shared driveway easement will need to be provided along with the final plat for recording. This agreement shall address the access, maintenance, as well as any triggers and cost sharing for the privately shared driveway.

**Application Review:**

<b>Applicant/Owner:</b>	John Ihlenfeld
<b>Location of Property:</b>	2500 State Avenue NW
<b>Existing Zoning:</b>	Zoned B-2, Community Business District
<b>Existing Land Use:</b>	The land is currently vacant ag land.
<b>Report Attachments:</b>	<ol style="list-style-type: none"><li>1. Location Maps</li><li>2. Preliminary Plat</li><li>3. Landscape Plan</li><li>4. Application Letter</li><li>5. City Engineer's Memo</li></ol>

**Proposed Development:**

<b>Size of Subdivision:</b>	4.26± acres
<b>Number of Lots:</b>	One commercial lot
<b>Lot Configuration:</b>	The lot is generally pentangular in shape.
<b>Street Pattern:</b>	The street pattern will not change from what exists today.
<b>Services:</b>	Sanitary Sewer will be extended south along the east side of State Avenue. Water is existing along the east side of State Avenue.
<b>Timing/Financing of Development:</b>	The applicant is hoping to record the final plat soon and start construction this spring.
<b>Outstanding Assessments:</b>	None
<b>Floodplain:</b>	None
<b>Wetlands:</b>	None
<b>Storm Water Drainage:</b>	The applicant is proposing to construct a pond on the north side of the property.
<b>Easements:</b>	The applicant is proposing to dedicate a 10' utility easement along the entire perimeter of the plat. A shared driveway easement will be needed for the access point on the southeast side of the property.
<b>County/MNDOT Review:</b>	Notices have been sent to both. The County has preliminarily agreed to the access point. MNDOT has not commented as of the time of this report.

**Staff Review:**

Staff recommends approval of the final plat of Marthaler Addition with the following conditions:

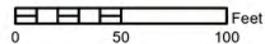
- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The developers shall enter into a development agreement with the City prior to recording of the final plat.
- 4) MN Plumbing code requires an open trench for sanitary sewer that is installed within private property. The noted trenchless method is not permitted within private property.
- 5) Fire hydrants shall be installed every 400' along State Avenue NW.
- 6) All plantings shall occur on the private property, outside of any drainage or utility easements
- 7) A utility easement will need to be recorded with the final plat for the sanitary sewer main at a width determined by the City Engineer.
- 8) All comments of the City Engineer's memo shall be met.
- 9) The shared driveway easement shall be recorded with the final plat.
- 10) A revised preliminary plat drawing shall be submitted to the City prior to recording of the final plat addressing the items in the City Engineer's memo.



Annexation Site  
City of Owatonna



- Site
- Plat
- Parcels
- PLSS Section



February 22, 2024

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.

# MARTHALER ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the Barbara M. Kramer Family Limited Liability Limited Partnership, a Minnesota limited partnership, as to an undivided 1/2 interest; and Mark A. Ihlenfeld and Donna L. Ihlenfeld, as tenants in common and not as joint tenants, as to an undivided 1/4 interest; and John A. Ihlenfeld and Kathleen M. Ihlenfeld as tenants in common and not as joint tenants, as to an undivided 1/4 interest; owners of the following described property:

All that part of the NW1/4 NW1/4 Section 4-T107N-R20W, Steele County, Minnesota; described as follows:  
Commencing at the northwest corner of the NW1/4 of said Section 4; thence North 89°39'45" East a distance of 1137.30 feet on an assumed bearing on the north line of said NW1/4, to the northeast corner of Parcel 33 of MnDot Right-of-Way Plat No. 74-23, as recorded in the office of the Steele County Recorder being the point of beginning;  
thence southeasterly a distance of 104.75 feet, on said easterly line of said Parcel 33, on a nontangential curve, concave to the west and a central angle of 02°42'27", having a radius of 2216.83 feet, a chord bearing of South 17°38'49" East, and a chord length of 104.74 feet, to a corner of said Parcel 33 which is the point of beginning;  
thence South 89°39'45" West a distance of 266.66 feet, on the south line of said Parcel 33, to a corner of said right-of-way plat;  
thence South 32°49'11" West a distance of 371.18 feet, on a southeasterly line of said right-of-way plat;  
thence South 57°10'48" East a distance of 265.01 feet;  
thence North 89°39'45" East a distance of 400.24 feet, on a line parallel with the north line of said NW1/4 to the east line of the NW1/4 of said NW1/4;  
thence North 00°39'23" West a distance of 555.69 feet, on the east line of said NW1/4 NW1/4 to the north line of said NW1/4;  
thence South 89°39'46" West a distance of 180.49 feet, to the point of beginning.

Has caused the same to be surveyed and platted as MARTHALER ADDITION and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created herewith, as shown on this plat.

In witness whereof said Barbara M. Kramer Family Limited Liability Limited Partnership, a Minnesota Limited Liability Limited Partnership, has caused these presents to be signed by its proper partner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barbara M. Kramer Family Limited Liability Limited Partnership, a Minnesota Limited Liability Limited Partnership  
\_\_\_\_\_  
Barbara M. Kramer, General Partner  
STATE OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Barbara M. Kramer, General Partner of the Barbara M. Kramer Family Limited Liability Limited Partnership, a Minnesota Limited Liability Limited Partnership.

Notary Name: \_\_\_\_\_, Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

In witness whereof said Mark A. Ihlenfeld and Donna L. Ihlenfeld, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark A. Ihlenfeld \_\_\_\_\_ Donna L. Ihlenfeld \_\_\_\_\_  
STATE OF MINNESOTA

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mark A. Ihlenfeld and Donna L. Ihlenfeld.

John Henry Schulte, Notary Public, State of Minnesota  
My Commission Expires January 31, 2026

In witness whereof said John A. Ihlenfeld and Kathleen M. Ihlenfeld, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

John A. Ihlenfeld \_\_\_\_\_ Kathleen M. Ihlenfeld \_\_\_\_\_  
STATE OF MINNESOTA

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by John A. Ihlenfeld and Kathleen M. Ihlenfeld.

John Henry Schulte, Notary Public, State of Minnesota  
My Commission Expires January 31, 2026

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Scott A. Tuchenhagen, County Surveyor  
Steele County, Minnesota  
No delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jennifer Mueller, Property Tax and Elections Director  
Steele County, Minnesota

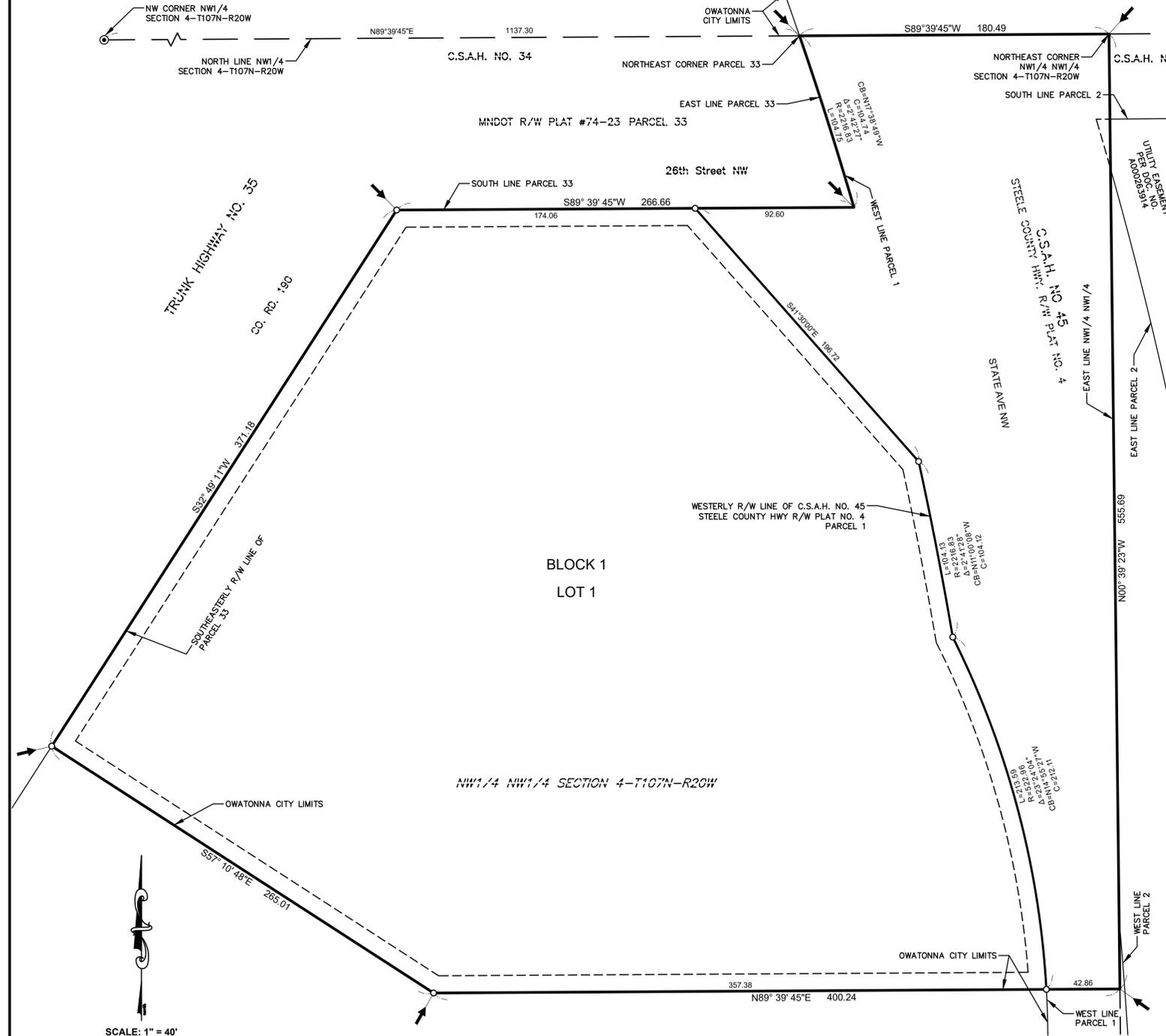
I hereby certify that taxes payable for the year 20\_\_\_\_ on the land hereinbefore described have been paid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Candi Lemarr, Finance Director  
Steele County, Minnesota

Filed in the Office of the County Recorder this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ O'clock \_\_\_\_\_ M., in Book \_\_\_\_\_ of Plats,  
Page \_\_\_\_\_, as Document Number \_\_\_\_\_

Rick G. Kvien, County Recorder  
Steele County, Minnesota

**JONES HAUGH & SMITH, INC.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS

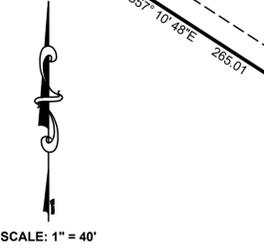


NW CORNER NW1/4 SECTION 4-T107N-R20W  
N89°39'45"E 1137.30  
NORTH LINE NW1/4 SECTION 4-T107N-R20W  
C.S.A.H. NO. 34

TRUNK HIGHWAY NO. 35  
CC. RD. 190

S32°49'11"W 371.18  
SOUTHEASTERLY R/W LINE OF PARCEL 33

OWATONNA CITY LIMITS

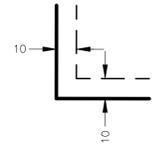


### BASIS OF BEARING SYSTEM

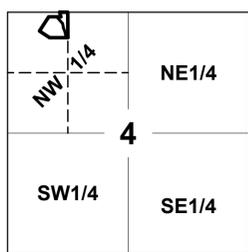
All bearings are based on the north line of the NW1/4 of Section 4-T107N-R20W bearing North 89°39'45" East

### LEGEND

- = Steele County Monument-Found
  - = 5/8" X 16 inch iron monument (capped LS 52646)-Placed
  - = Iron monument - Found
  - ← = Addition Corner
- Drainage and utility easements are shown thus unless otherwise noted:



### VICINITY MAP



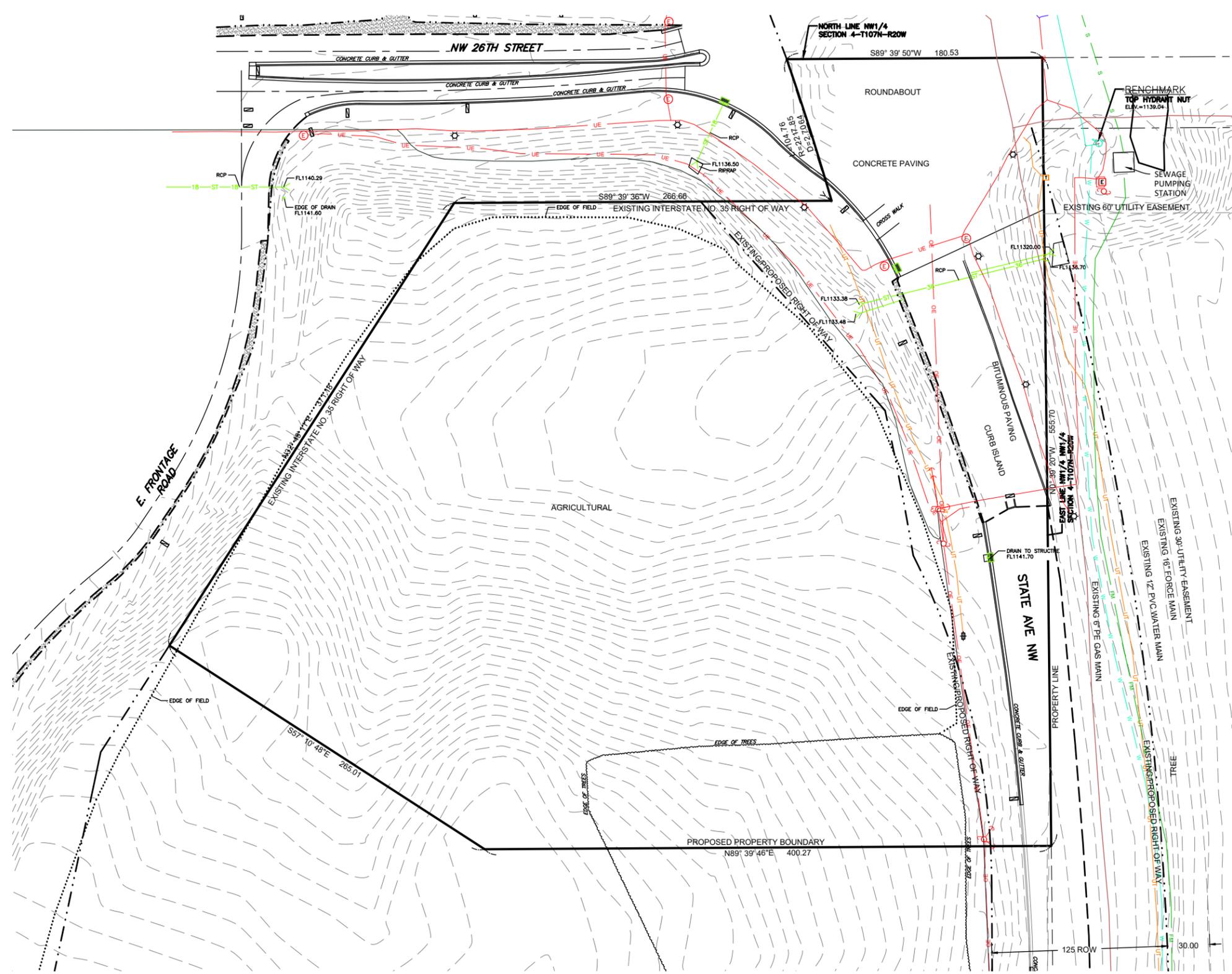
I, Scott A. Tuchenhagen, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a true and correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Scott A. Tuchenhagen, Licensed Land Surveyor  
Minnesota License No. 52646

STATE OF MINNESOTA  
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Scott A. Tuchenhagen, a licensed land surveyor.

John Henry Schulte, Notary Public, State of Minnesota  
My Commission Expires January 31, 2026



**LEGEND**

- 848 — = EXISTING ELEVATION CONTOUR LINE
- = Catch Basin
- E = Electric
- ⊕ = Fire hydrant
- G = Gas Main
- ⊖ = Guy Anchor
- ⊙ = Light Pole
- OH = Overhead
- ⊕ = Power Pole
- RCP = Reinforced Concrete Pipe
- ⊞ = Telephone Pedestal
- T = Telephone
- W = Water Main

**OWNER INFORMATION**

IHLENFELD/KRAMER FAMILY LIMITED PARTNERSHIP  
 C/O JOHN IHLENFELD  
 1230 NW 12TH AVE  
 OWATONNA, MN 55060  
 507-456-4471  
 JOHNIHL2@GMAIL.COM

**APPLICANT INFORMATION**

YELLOW COMPANY, LLC.  
 C/O JAYME BAKER  
 625 S LAKESHORE DR STE A-130  
 GLENWOOD, MN 56334  
 320-766-7555  
 JBAKER@MARTHALER.COM



DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

The subsurface utility information in this plan is Utility Quality Level D. This Utility Quality Level was determined according to the guidelines of CII/ASCE 38-02, entitled "Standard Guidelines for the collection and depiction of existing subsurface utility data." Gas, Electric, and Watermain Utilities operated by Owatonna Public Utilities or Austin Public Utilities shown are from maps received from those Agencies, and not field data.

REV.	BY	DATE	REVISION DESCRIPTION



415 West North Street Owatonna, MN 56057-4598

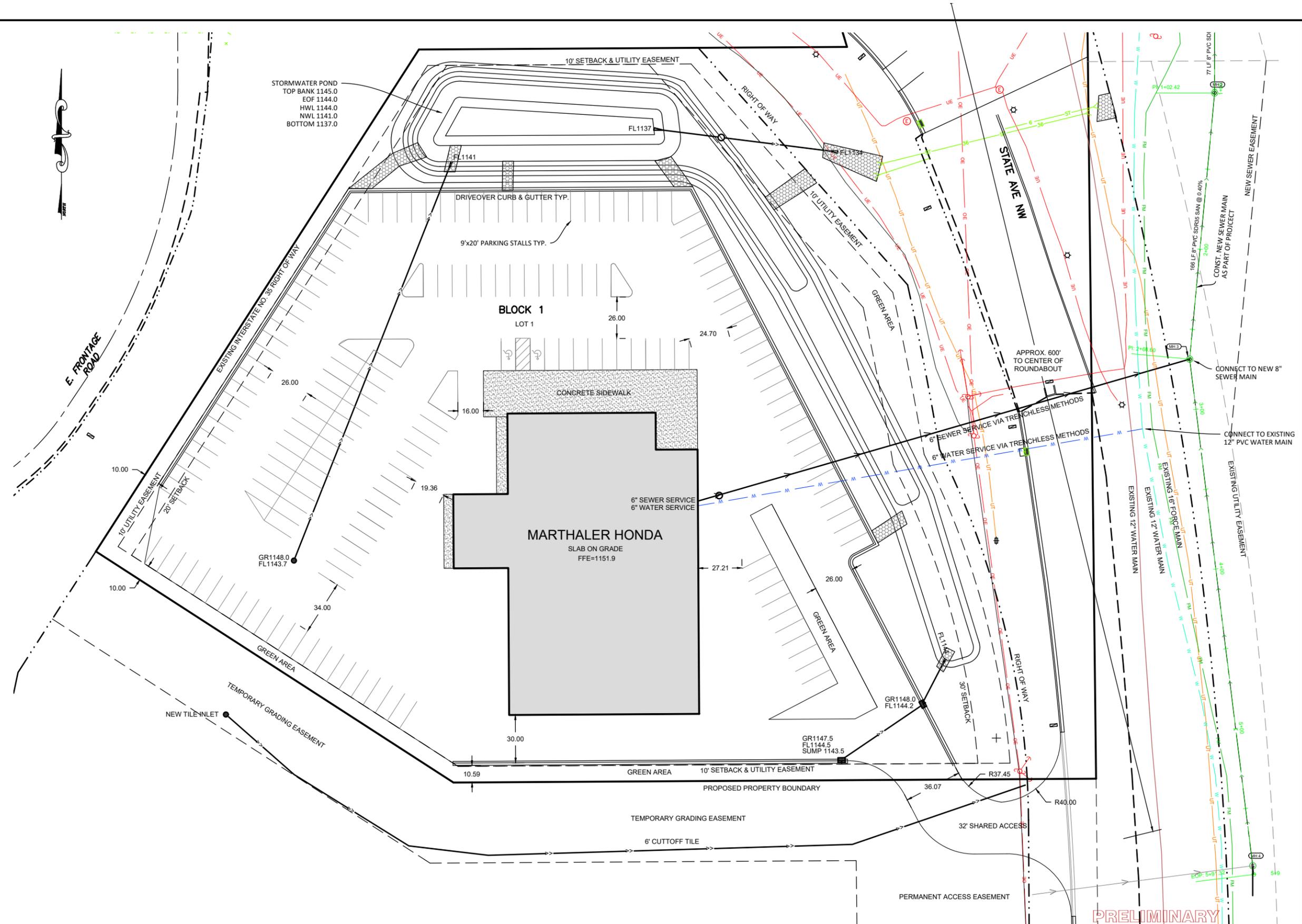
DESIGNED: JHS  
 DRAWN: JHS  
 CHECKED: BU  
 Date: 2/9/24  
 DWG: 23-1099

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 John H. Schulte V  
 License No. 44639 Date: 2/9/24

**MARTHALER ADDITION**  
**PRELIMINARY PLAT**  
**PART OF NW1/4 SECTION 4-T107N-R20W**  
**EXISTING CONDITIONS**

SHEET 1 OF 4

PRELIMINARY



**PROPOSED ZONING**

ZONE: B-2 COMMERCIAL BUSINESS  
 SETBACKS:  
 FRONT: 30'  
 REAR: 20'  
 SIDE: 10'



DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION

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

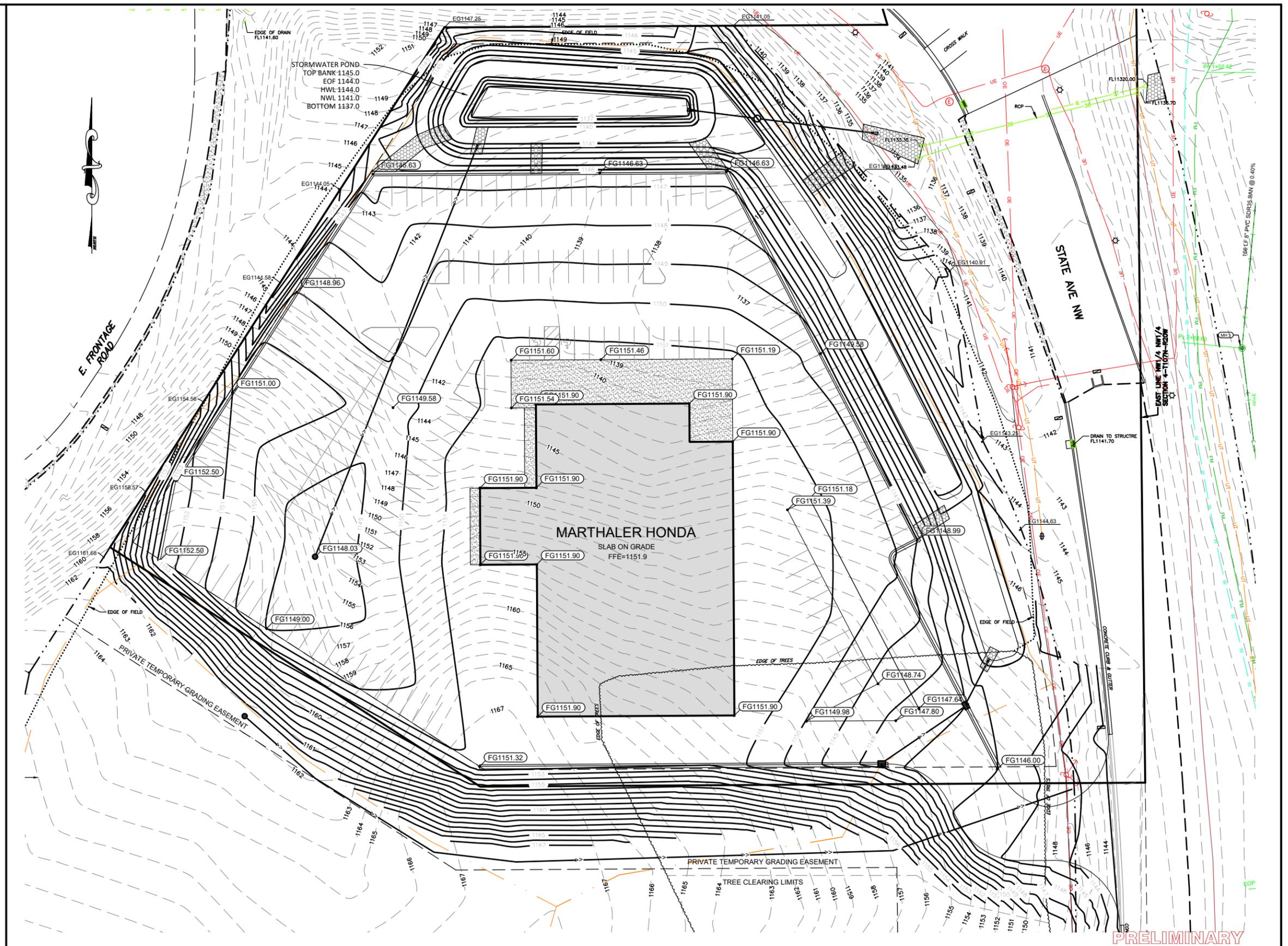
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 John H. Schulte V  
 License No. 44639 Date: 2/9/24

**MARTHALER ADDITION**  
 PRELIMINARY PLAT  
 PART OF NW1/4 SECTION 4-T107N-R20W  
 SITE PLAN / UTILITY PLAN

SHEET 2 OF 4

PRELIMINARY



**LEGEND**

- 848 — EXISTING ELEVATION CONTOUR LINE
- 848 — PROPOSED ELEVATION CONTOUR LINE
- FGXXXX.X FINISH GRADE ELEVATION
- EGXXXX.X EXISTING GRADE ELEVATION
- GLXXXX.X GUTTER LINE ELEVATION
- TCXXXX.X TOP OF CURB ELEVATION
- GRXXXX.X GRATE ELEVATION
- HP HIGH POINT
- LP LOW POINT

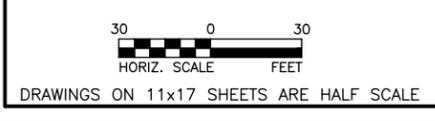
**GENERAL STORMWATER NOTES:**

SITE AREA: 4.25 AC  
 DISTURBED AREA: 4.97 AC  
 EXISTING IMPERVIOUS SURFACE: 0.00 AC  
 PROPOSED IMPERVIOUS SURFACE: 2.96 AC  
 FUTURE IMPERVIOUS SURFACE: 0.00 AC

REQUIRED WQV: 10751 CF  
 PROVIDED WQV: 13023 CF

PEAK STORMWATER FLOWS LEAVING SITE (CFS):

	2-YEAR	10-YEAR	100-YEAR
EXISTING	9.60	16.21	29.74
DESIGN	2.48	4.83	12.78



REV.	BY	DATE	REVISION DESCRIPTION

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

DESIGNED: JHS  
 DRAWN: JHS  
 CHECKED: BU  
 Date: 1/5/24  
 DWG: 23-1099

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

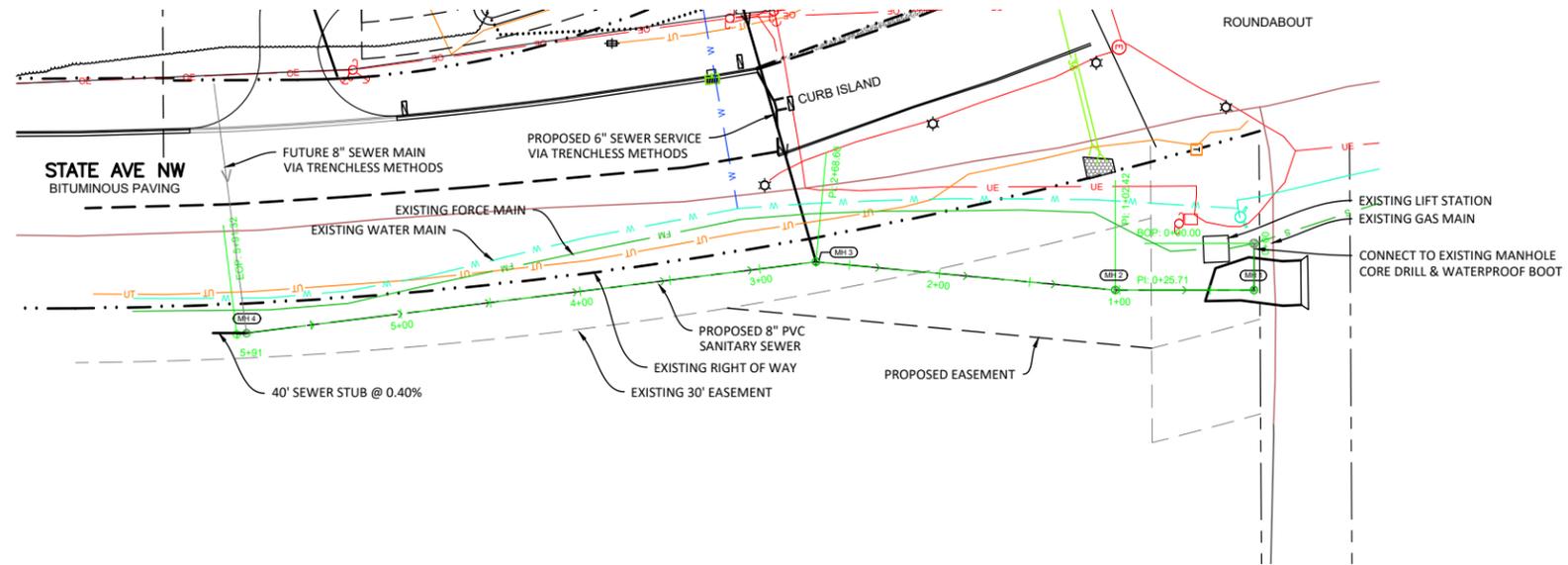
John H. Schulte V  
 License No. 44639 Date: 1/5/24

**MARTHALER ADDITION**  
 PRELIMINARY PLAT  
 PART OF NW1/4 SECTION 4-T107N-R20W  
 GRADING PLAN

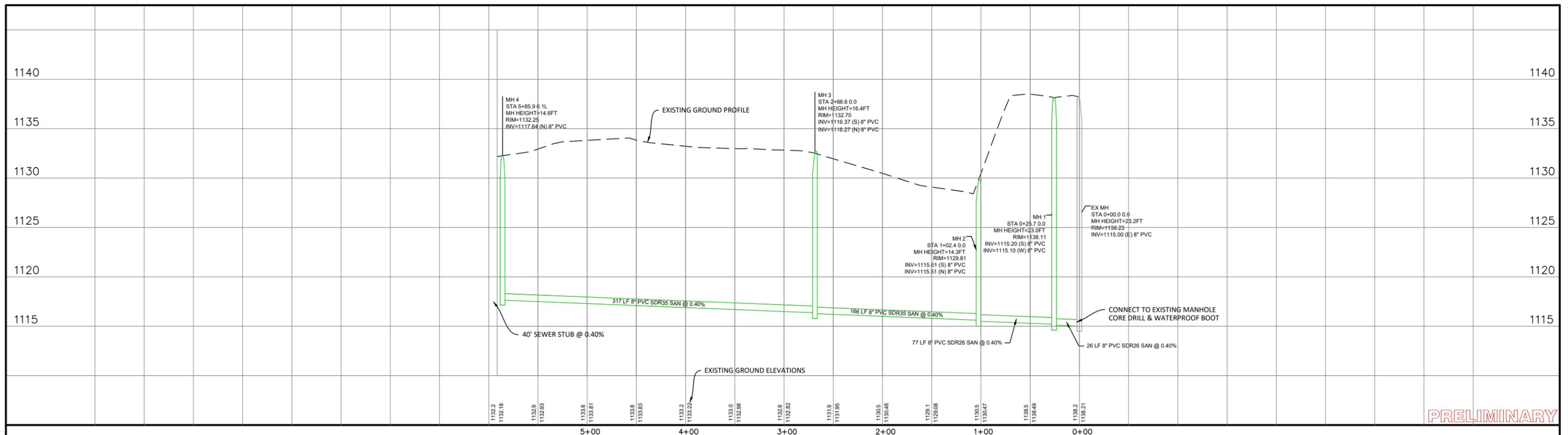
SHEET 3 OF 4

PRELIMINARY

# SANITARY SEWER MAIN EXTENSION



## PROPOSED CONSTRUCTION



PRELIMINARY



REV.	BY	DATE	REVISION DESCRIPTION



DESIGNED: JHS  
 DRAWN: JHS  
 CHECKED: SAT  
 DATE: 2/20/24  
 FILE NO: 23-1099

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

John H. Schulte V  
 License No. 44639 Date: 2/20/24

MARTHALER ADDITION  
 PRELIMINARY PLAT  
 PART OF NW1/4 SECTION 4-T107N-R20W  
 SEWER MAIN EXTENSION

SHEET 4 OF 4



Date: 03/08/2024

Project: Marthaler Addition

Preliminary Plat Application #: PP-24-1

Staff Review Comments:

### Engineering

1. Right of Way Permits from Steele County shall be acquired for all work within County Right of Way.
2. Construction of City infrastructure shall be inspected by the City or approved third party consultant.
3. Development Agreement will be required for public sewer main construction.
4. Shoring shall be required for excavation near CSAH 34 (26<sup>th</sup> St NW) and existing lift station. Shoring plan shall be prepared and signed by a licensed Professional Engineer in the State on Minnesota.
5. Additional Drainage and Utility Easement will be required east of the proposed sewer main due to depth. An additional 10' easement (40' total) shall be dedicated to the public.
6. Driveway to the lift station shall be replaced in kind.
7. Gas main is labeled incorrectly on Sheet 2.
8. Label all proposed permanent public easements "Drainage and Utility Easement".
9. Local emergency overflows shall be a maximum of 1.00' and shall be a minimum of 1.00' below FFE or low opening elevation of all structures.

### Stormwater

10. All development is subject the following provisions:
  - a. City of Owatonna Stormwater Management Code 52.00.
  - b. City of Owatonna Grading Permit and associated design requirements.
  - c. Minnesota Pollution Control Agency (MPCA) NPDES/SDS MS4 Permit MNR040000 post construction stormwater management criteria.
  - d. MPCA NPDES/SDS Construction Stormwater General Permit MNR100001.
11. Detailed Stormwater Management Report including all supporting hydrologic and hydraulic calculations.
12. Stormwater BMPs shall be designed to meet all applicable requirements for development:
  - a. Attenuation of peak discharge rates for (Atlas 14) 2-yr, 10-yr, and 100-yr 24-hr rain events.
  - b. Onsite treatment of required water quality volume calculated as an instantaneous volume of 1" times the new impervious surface. Volume reduction practices shall first be explored. Feasibility documentation shall be included with the Geotechnical Report and soil borings in practice location.
13. Emergency overflow elevations, locations, and routing for the development shall be shown in the preliminary plat.
14. Long-Term Operations and Maintenance Plan will be required for all permanent stormwater facilities.

15. Recorded Stormwater Facility Maintenance Agreement and easement is required for all permanent stormwater facilities.
16. All grading permit termination requirements for construction shall be met including:
  - a. Final topographic survey and As-built.
  - b. Engineer's Certificate of Storm System Compliance.
  - c. SWPPP Self-inspection records.
  - d. Project completion photographs.



Sean Murphy, PE  
Director of Public Works and City Engineer

## Owatonna Building Inspection Department Comparison Report- Construction to Date 2023/2024

Construction Report for Permits Issued through March, 2024						
TYPE OF WORK	2023 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2024 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	0	0	0	3	940,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	5	16,600.00		5	8,250.00	
COMMERCIAL AND INDUSTRIAL PERMITS	15	5,561,730.00		75	10,847,903.00	
RESIDENTIAL ADD. & ALT.	66	494,614.00		289	2,612,593.78	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	0	0	0	0	0	0
DEMOLITION PERMITS	0	0		0	0	
<b>TOTAL PERMITS ISSUED</b>	<b>86</b>	<b>6,072,944</b>	<b>0</b>	<b>372</b>	<b>14,408,747</b>	<b>0</b>

COMPARISON REPORT OF BUILDING DONE IN CITY OF OWATONNA IN YEARS 2023 AND 2024														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 '23	0	0	5	16,600	8	443,880	7	5,117,850	66	494,614	0	0	0	86	6,072,944
Jan '24	0	0	2	6,500	33	7,806,205		** see below	95	763,150	0	0	0	130	8,575,855
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
Feb '24	2	700,000	4	7,500	52	8,218,972.00			198	1,725,152.62	0	0	0	256	10,651,624.62
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
Mar '24	3	940,000	5	8,250	75	10,847,903			289	\$ 2,612,593.78				372	\$ 14,408,746.78
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
Apr '24															
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
May '24															
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
Jun '24															
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
Jul '24															
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
Aug '24															
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
Sep '24															
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
Oct '24															
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
Nov '24															
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
Dec '24															

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