

Owatonna Planning Commission Agenda

Tuesday, May 14, 2024

5:30 p.m.

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

1. Planning Commission Agenda - May 14, 2024

Documents:

[05-14-24 PC AGENDA.PDF](#)

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

3. Approve Minutes Of The April 23, 2024 Meeting

Documents:

[2024-04-23 PC MINUTES.PDF](#)

4. Public Hearings

4.A. Cashman Addition No. 3 Preliminary Plat

Documents:

[CASHMAN PRELIMINARY PLAT-STAFF REPORT-PC.PDF](#)

4.B. Application No. RZ-7, By City Of Owatonna, A Request For A Zone Change From R-1 Single Family Residential To R-6 High Density Residential For The Purpose Of Redevelopment To Be Addressed 285 22nd Street NW

Documents:

[RZ-7 CASHMAN ADDN NO 3 REZONING-STAFF REPORT-PC.PDF](#)

5. Downtown Parking Committee Requests

5.A. None

6. 2050 Comprehensive Plan

6.A. Updates

Documents:

[POSTER 04302024.PDF](#)

7. Other Business

7.A. Election Of Officers

7.B. Updates On Previous Items

7.C. April Building Reports

Documents:

[APRIL BUILDING REPORTS.PDF](#)

8. Next Meeting - May 28, 2024

9. Adjourn

Owatonna Planning Commission Agenda

Tuesday, May 14, 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 April 23, 2024 meeting
2. Public Hearings
 - A. Cashman Addition No. 3 Preliminary Plat
 - B. Application No. RZ-7, by City of Owatonna, a request for a zone change from R-1 Single Family Residential to R-6 High Density Residential for the purpose of redevelopment to be addressed 285 22nd St NW.
3. Downtown Parking Committee Requests
 - A. None
4. 2050 Comprehensive Plan
 - A. Updates
5. Other Business
 - A. Election of Officers
 - B. Updates on Previous Items
 - C. April Building Reports
6. Next Meeting – May 28, 2024
7. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR APRIL 23, 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, Mark Wilson, Nick Peake, and David Effertz. Commissioner Mark Meier was absent. Community Development Manager Greg Kruschke, Planning Specialist Ashley Zidon, and Administrative Technician Kristen Kopp were also present.

Kruschke said they've been working diligently drafting the Comprehensive Plan. He gave the example of Southpoint apartments, as that was controversial. The Land Use Plan was the backbone of approvals for that request. Kruschke introduced Phil Carlson and said he has prepared a presentation of the draft plan.

Phil Carlson of Stantec presented the review draft of the 2050 Comprehensive Plan. He reviewed the highlights of the plan. He said the plan is the high level guide with enough detail to tell the story. It gets filled in with the Zoning Ordinance and other plans. It's sort of a menu of ideas. He said they are now in the phase where they are preparing the plan elements and later this year will refine that with Planning Commission and City Council. The vision: (copy from PowerPoint) The values: One of the key elements is land use and housing. They are trying to introduce more places you can do that. There has been a focus on building apartments, but there is a missing middle—so a range of housing is important. Form-based zoning, what it looks like, the shape and size, is as important as the use. They want to recognize the different commercial categories in the city. Owatonna is a growing community. There is a robust and diverse economy. A good part of that is the downtown. Owatonna was centered on a downtown and is very lucky. A lot of cities are trying to create that. He highlighted the land use goals: explore developing a regional destination community center and improve housing opportunities and neighborhoods in Owatonna, supporting economic development. He spoke about the idea of mixed use. He explained Walk Score. They've identified four areas for possible mixed use development. Eickhoff asked how much would the town need to grow to handle these areas. Phil said that it's more than enough to handle the growth. Eickhoff asked how to prioritize it. Phil said there is the marketplace. If they're not on the map, developers and builders will have to figure out what to do. If you identify an area that has mixed use... With this in the plan and if the economy is still decent, you could expect one or two to start in the next few years. You're laying the framework. Kruschke said that it is meant to be aspirational, too. Carlson said this is a plan, not a project. Springer-Gasner asked if there were other model cities we could direct people to think about. Carlson said there are many. Once that comes to mind is Arbor Lakes in Maple Grove. Kruschke said what they heard in public engagement is that people want to walk. Carlson said the reason they show those circles is that people who walk, they have to make economic sense. There has to be a certain density within that area. It can be density in a way that the community approves of. He highlighted the node near the high school. Eickhoff asked how to address the intersection by the high school so that we're not dealing with accidents. Kruschke said they've been battling that speed limit with Mn/DOT and they say we need three to four years of traffic counts. The railroad could pose a significant problem there and we are trying to address it. Carlson said the fourth node is near the industrial park. Building on Westlake Meadows is an opportunity. These are conceptual, but if it's in the plan as something to work toward, you can start to see something. He talked about density. Medium density could be townhomes. He said they focused on the downtown. It is the center of the cultural and economic life. The plan will build on the plan from 2019. There are five areas that they want to focus on. The Bridge Street corridor. It is one of the main entry points to the city. He asked the Commissioners their thoughts. Eickhoff said that it was surprising this wasn't a current node. Kruschke said it's easy to put a plan together where there isn't development yet. These next four or five are into more redevelopment. For instance, Caribou wanted to come in a few years ago. They bought a house and we had to rezone it. The school district offices are moving in June. How do we look at

these things? The area in front of Target is identified as industrial. This is where we talk about what we want this to look like in 20 years. Peake said you have a big commercial area downtown connecting to this. He said connecting with more commercial makes sense to him. Springer-Gasner asked if they can combine industrial with commercial. Carlson said that is possible. Mixed use in a different direction. Kruschke said they need to talk about that school site. Bridge Street is the busiest street in the city. They should look at some more commercial in that area. Being a little visionary isn't always the easiest thing. Carlson said Focus Area B is along Hoffman Drive. Eickhoff said the trains should play a part in the plan. Carlson said Focus Area C is Cedar Avenue North. This is a transitional area and also fronts the river. Kruschke said the majority of this area is zoned heavy industrial. How do we transition this area into more usable areas while still recognizing our history and uses that will probably be there a while. There could be a new transitional zoning district for this area. Peake said there could be another commercial-industrial use here, too. Effertz said he likes that downtown is feeding into it. Kruschke said it is different, though. It doesn't have the downtown Main Street feel, but more of the old industrial feel. Carlson said Focus Area D is Cedar Avenue South across from Federated. Eickhoff said it strikes him as an area where mixed-use would make sense. Kruschke said it is unique. It is essentially Owatonna's entertainment district. There is a lot of activity throughout the year. Zidon said think about the experience as a pedestrian or cyclist... Would you enjoy this area now, versus what it could be? Eickhoff said it's right off Highway 14, too, and close to the high school. Carlson said the other area they want to highlight is the Pillsbury campus and the former high school. He asked what their thoughts would be? Effertz asked if this would be on the list for the new community center. Kruschke said that it will be talked about. One of the things is to have an institutional designation. Pillsbury has property. We have to do some sort of designation on this old high school site. They are open for suggestions. Wilson asked if they have a current plan. Kruschke said that the school district is putting the district offices in the old C building and using Ag building for district maintenance. Everything else is going green. The track and field are staying. Carlson said today it's zoned single family. He said there is a whole parks and trails chapter, which incorporates the recent Parks and Trails Plan. We heard that parks are very important and we want to continue that. Rooks asked if the Parks and Trails Plan talks about the old high school site. Carlson said that a few ideas have come out in the Parks plan. Healthy living is a trend that will continue. He talked about economic development. Young people are a key driver. Parks and trails, housing should all be a part of the business plan. He highlighted Sustainability and Resilience. The discussion comes back to the five focus areas.

Rooks said she likes the fact that they're making the former high school site green. It has the elements of what would make a good park, and maybe part could be mixed use. Kruschke said by planning this, it doesn't say that it can't change and the plan can't be fluid. The institutional might be a copout, but he said communitywide he doesn't know if the community is ready to make a decision. There is a lot of emotion still tied to this site. It would be easier to have a discussion a couple years down the road. By doing institutional, we're saying this is the school district site. Carlson said they can said this area warrants future study. Rooks agreed that there is still a lot of emotion tied to the site. Effertz said geographically it's a hard place. Kruschke said we don't know what the school district is willing to part with. It will take some time. Peake agreed that keeping it institutional says it's still public land.

Bridge Street. Rooks said she likes where you have the commercial corridor between the downtown to the interstate. That's what people see when they come to town and if we extend the commercial corridor east, we can get people downtown. Peake said not just commercial but mixed use. Peake said the north side of Bridge is commercial near the park. Zidon said it has a nice neighborhood feeling and feels different than closer to the interstate. Peake said on the north side there are also some historic houses. Rooks said that Bridge Street is what sold her on Owatonna when she came to interview. You still want to get that feel. Mixed use might be the happy medium. If we do mixed use through the district offices. On the north side,

expand that as a regular commercial area to state ave, or mixed use. From what he's hearing, State Avenue is a break point for that. Kruschke said a mixed use building with a salon and restaurants, an accountant. Kruschke asked what if the area in front of Target was all commercial. Commercial is Target, Walmart, Caribou, McDonalds, and industrial is warehouses, manufacturing, distribution... Springer-Gasner said she feels commercial will bring the most opportunities. Rooks said it started when Target and Fleet Farm in and we could continue it to 24th. Carlson said we wouldn't fill these up in 25 years, but we can't predict what's going to happen, but we're pointing in the direction we want to go. Kruschke said we do look at these land uses and we can plan into the future. It gives developers something.

Area B. Cemstone, Hoffman Drive. Kruschke said we do allow high density residential in a commercial area. Rooks said you have the grocery store and residential to the south. Peake said you have to think about the floodplain. Kruschke said the Cemstone piece isn't in the floodplain, just the area along Hoffman Drive. Rooks said she votes commercial with high density residential. Eickhoff said commercial makes more sense.

D. Commercial. Kruschke said. They could look at mixed use.

Kruschke asked for thoughts on the nodes and this concept.

Commissioners spoke about the node on the north side. Kruschke said they're shoing a neighborhood park and mixed use and .

There was some discussion on the node around the high school.

Carlson thanked the Commissioners for the comments they had. He said if you have other ideas, let us know. Get them to Greg and Ashley. As important—is there anything we've really messed up? We want to know about that, too. This will go to Council on May 7 and a community open house on May 16. Kruschke said to please note process wise, by statute the Planning Commission is required to hold a public hearing. At the end of the day, the Commission will have to recommend approval of this to City Council. It is a very formal process.

A motion was made by ... and seconded by .. to. approve the minutes of the regular meeting of April 9, 2024. All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke provided updates on previous items. City Council approved the plats of Marthaler Addition and are moving forward. The next meeting is May 14 and will have a number of public harings.

Community Development Manager Kruschke provided the March Building Reports. The valuation and total number of permits are ahead of 2023 so far.

A motion was made by ... to adjourn was seconded by Peake at 5:35 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

DRAFT COPY

Greg Kruschke
Community Development Manager

May 10, 2024

To: Planning Commission
From: Community Development Department
RE: Preliminary Plat Cashman Addition No. 3

Application Review

PIN: 17-004-1404
Now referred to as “subject property”

Address and Location 285 22nd St NW
22nd Street NW and 3rd Avenue NW to the west

Applicant: City of Owatonna
Now referred to as “applicant”

Owner: City of Owatonna

Existing Zoning: R-1 Single-Family Residential District; requested to be rezoned to R-6 High Density Residential

Existing Land Use: The property is currently vacant

Report Attachments: Preliminary plat
Location map
Project narrative
Notices
Zoning map
Future land use map

Background

The City of Owatonna is requesting approval of the preliminary plat of Cashman Addition No. 3, a single-lot residential plat. The applicant is proposing residential redevelopment of this parcel. The intent is for the applicant to solicit an RFP for redevelopment, welcoming a range of medium and high density residential proposals; those allowable uses under the R-6 zoning district.

Access to the parcel may be off 3rd Ave NW or 22nd St NW. The parcel is serviced through existing water, sewer, and storm sewer located in 3rd Avenue NW.

Proposed Development:

Size of Subdivision: 0.56± acres

Number of Lots: One lot subdivision

Lot Configuration: Generally rectangular in shape

Street Pattern:	No changes to existing streets
Services:	Storm, sewer, and water are located in 3 rd Ave NW. No utility stubs are present on the site, per preliminary plat
Timing of Development:	The applicant will record the plat after approval to develop the RFP
Outstanding Assessments:	None
Floodplain:	None
Wetlands:	The property does not have any wetlands
Storm Water Drainage:	There will be site alterations as part of the residential redevelopment. Will be reviewed specifically with a grading permit for any new construction.
Easements:	None proposed
County/MNDOT Review:	Not adjacent to a ROW

Context

The subject property is guided as low density residential on the future land use map. The parcel is currently vacant. The subject property is zoned R-1 Single Family Residential.

The subject property is situated next to R-6 high density residential (east and south) and mobile home (west). Directly to the north is an R-1 single family home.

A rezoning for R-6, High Density Residential is following the preliminary plat.

Comprehensive Plan Alignment

The preliminary plat is platting an existing lot within city limits for the purposes of redevelopment. This application aligns with the following 2006 Owatonna Development Plan Goals:

Primary land use objectives and principles

- Provide new high quality residential areas that are a prominent Owatonna characteristic.
- Assure that new growth is compatible with the existing development pattern and that development occurs in a fashion that best utilizes existing infrastructure and minimizes public costs.
- Discourage unnecessary urban sprawl into the rich agricultural areas surrounding the city and encourage the county and townships to maintain a policy of protecting agricultural uses and directing urban levels of development into cities where such growth can best be accommodated.

Residential growth areas

- **Policy** – The city will encourage developers of new subdivisions to provide some housing types that are suited to the needs of the city’s aging population.
- **Policy** – The city will support multi-family residential uses in areas where there is proximity to major thoroughfares, commercial areas, open space or other amenities, or in areas that are an extension of existing multi-family use.

Access and Streets

Site plan will be reviewed for compliance with zoning ordinance at the time of application.

Utilities

Storm, sewer, and water exist in 3rd Ave NW. No sanitary or water stubs are shown on existing GIS or preliminary plat. Developer will need to go into the street to tap water and sewer lines.

Natural Resource Inventory

No wetlands are on this parcel, confirmed by Steele County Soil and Water Conservation District.

Findings of Fact

1. The City of Owatonna initiated a preliminary plat and is referred to as “the applicant.”
2. That the surrounding properties are currently zoned and have the following land use:
 - a. *North*: Low density residential zoned R-1; separated by 22nd Street NW
 - b. *South*: High density residential zoned R-6
 - c. *East*: High density residential zoned R-6
 - d. *West*: Mobile home zoned MH, mobile home park; separated by 3rd Avenue NW
3. That the preliminary plat meets minimum lot sizes from in the City of Owatonna zoning code (157.028).
4. That the future zoning (R-6) is in general alignment of the comprehensive plan because the surrounding parcels (east, south, and west) are designated as Mobile Home and High Density Residential.
5. That the preliminary plat offers two potential access points to support a range of housing types.
6. That the property is adequately served by utilities, with storm, sewer, and water existing in 3rd Ave NW.

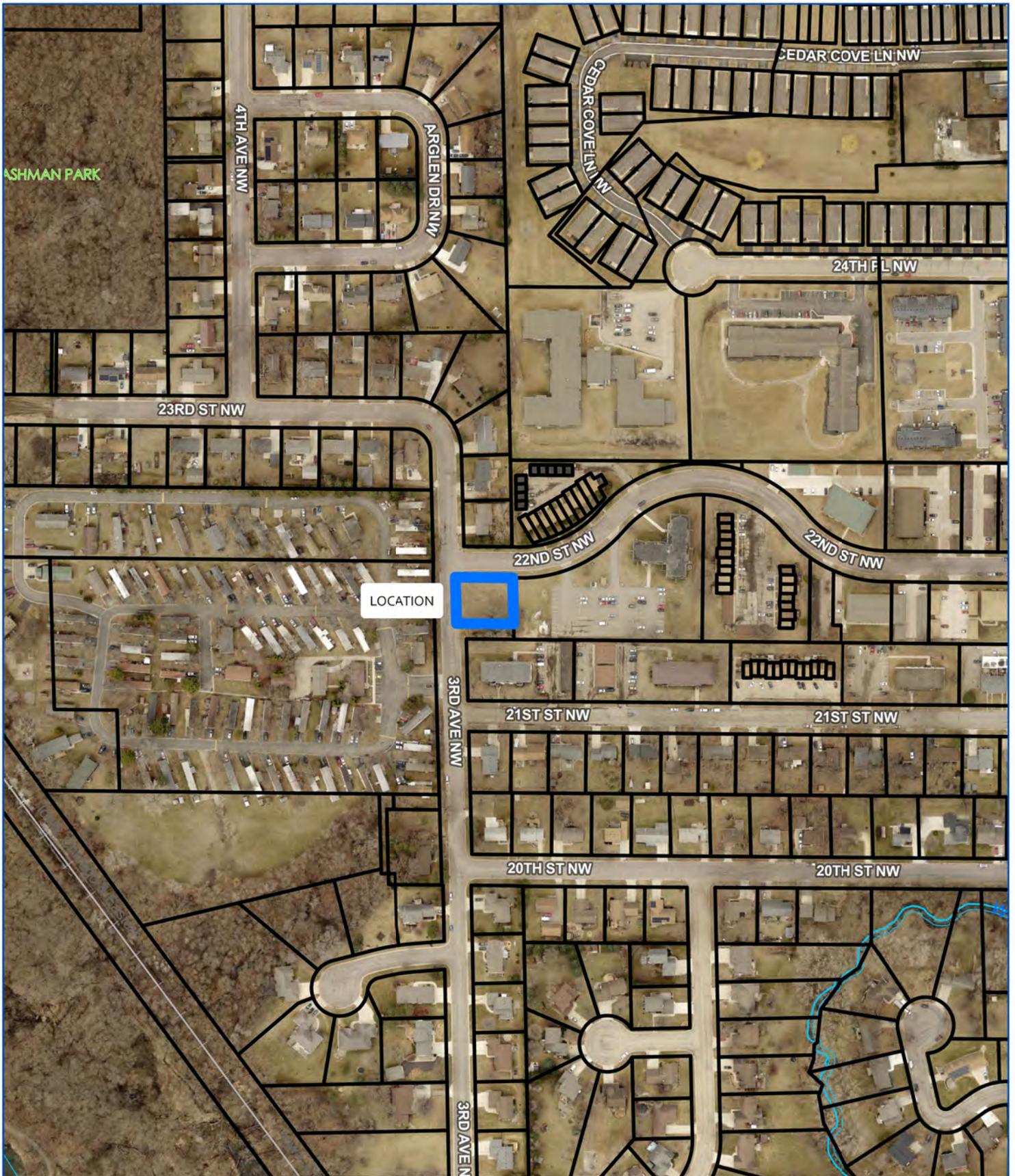
Recommendation

Staff recommends **approval** of the preliminary plat, Cashman Addition No. 3, based on findings of fact and the following condition:

1. Future development needs to comply with all state and local requirements and codes at the time of construction.

Location Map - 285 22nd Street NW
City of Owatonna

Exb A



Aerial Photo - 285 22nd Street NW
City of Owatonna

Exb B

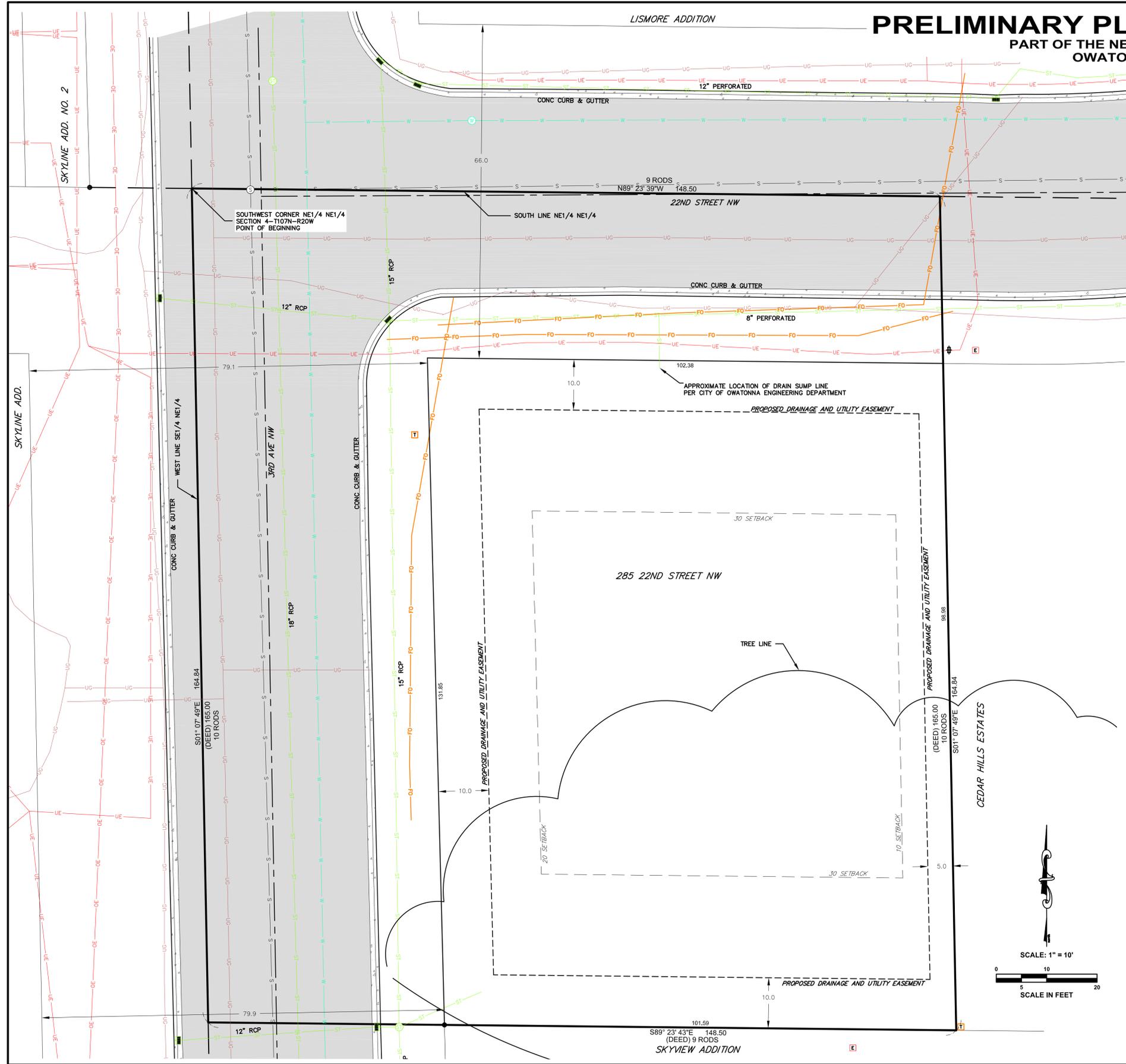


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April 30, 2024

PRELIMINARY PLAT CASHMAN ADDITION NO. 3

PART OF THE NE1/4 OF THE NE1/4 OF SECTION 4-T107N-R20W
OWATONNA, STEELE COUNTY, MINNESOTA



LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 4, Township 107 North, Range 20 West described as follows:
Beginning at the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 4, thence South 10 rods, thence East 9 rods, thence North 10 rods, thence West 9 rods to the point of beginning.

STREET ADDRESS
285 22ND STREET NW
OWATONNA, MN 55060

Zoned: R-1
Single Family Residential
Setbacks:
Front Yard = 30
Side Yard = 10
Rear Yard = 30

AREA
Gross 0.56 ACRES±
PROPOSED LOT AREA
0.31 ACRES±

OWNER
City of Owatonna

PHOTO FROM STEELE COUNTY GIS

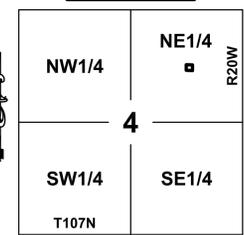


Some site improvements and topography may have been concealed by winter conditions at the time of survey.

LEGEND

- = 5/8 inch X 16 inch iron monument (capped RLS 52646)-Placed
- = Iron monument-Found
- W — = Water Main
- S — = Sanitary Sewer
- ST — = Storm Sewer
- G — = Gas Main
- FO — = Fiber-Optics
- UE — = Underground Electric
- OE — = Overhead Electric
- OH — = Hand Hole
- ⊕ = Electric Box
- ⊕ = Telephone Pedestal
- ⊕ = Catch Basin
- ⊕ = Manholes & Manhole
- 1272 = Elevation Contour Line
- ▒ = Concrete Surface
- ▒ = Bituminous Surface
- ▒ = Gravel Surface

VICINITY MAP

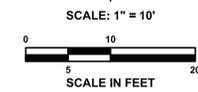


BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harm Adjustment Grid

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JONES, HAUGH & SMITH INC.
22-1200PP





April 4, 2024

Greg Kruschke
Community Development Manager
(507) 774-7317
Greg.Kruschke@owatonna.gov

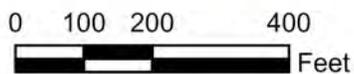
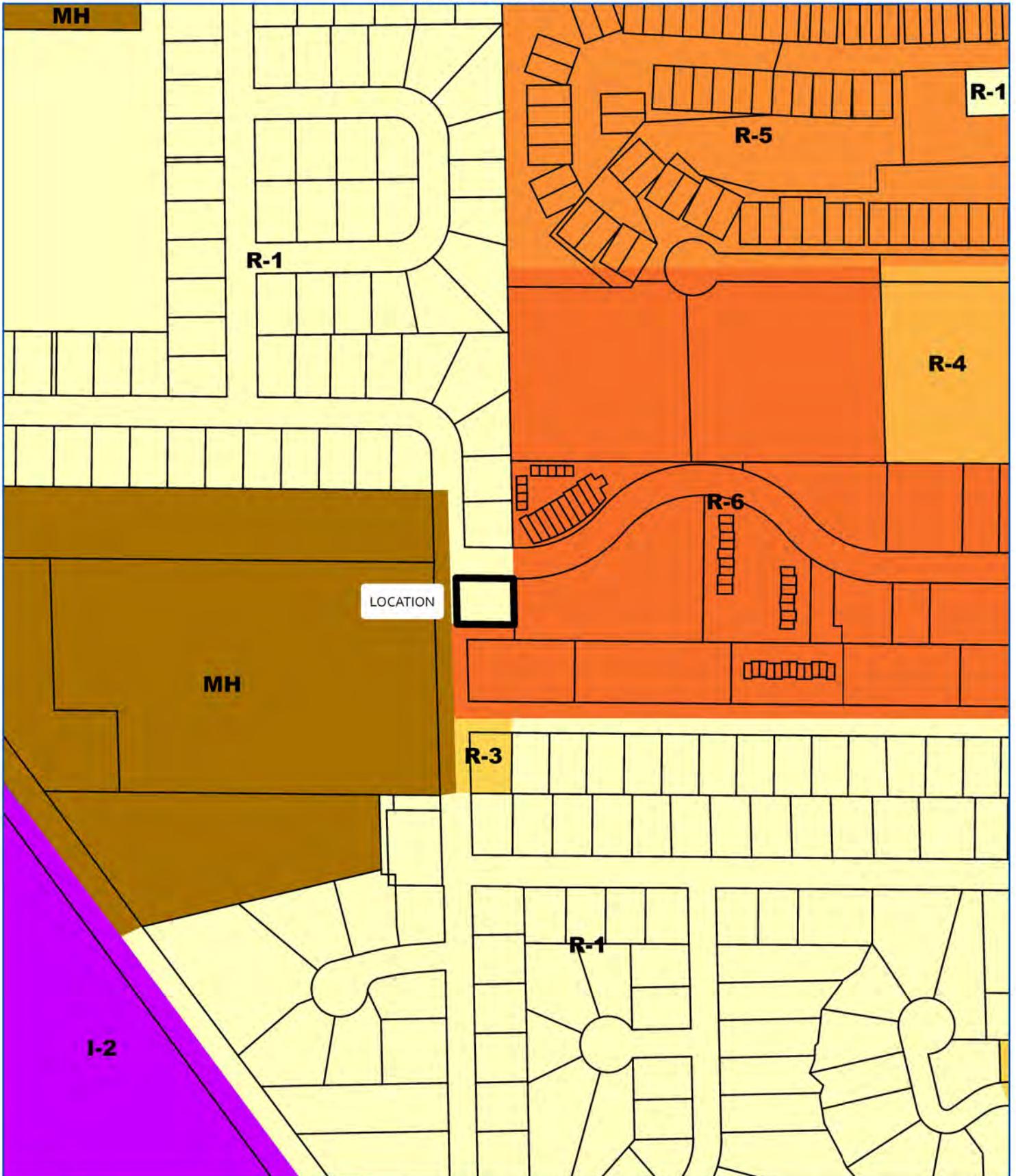
RE: Cashman Addition No. 3

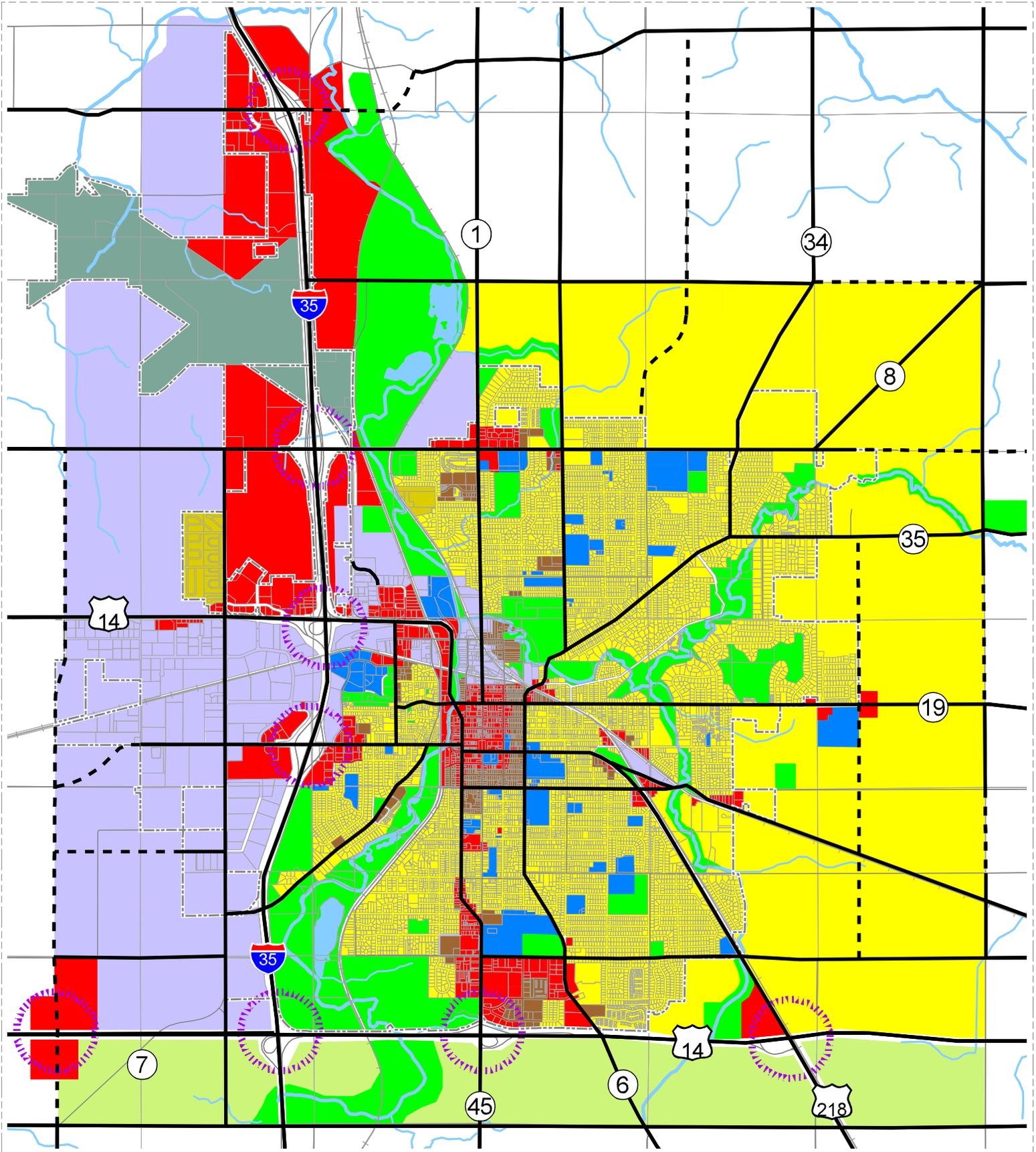
This request is a city initiated preliminary and final plat. The preliminary and final plat is for a single lot subdivision, located at the SE corner of 3rd Avenue SW and 22nd Street Northwest, parcel number 17-004-1404.

The purpose of the request is to address property boundary discrepancies and provide clarification through the platting process.

Zoning Map
285 22nd Street NW

Exb A





Development Plan

City of Owatonna, Minnesota

- | | |
|---------------------------------|----------------------|
| City Boundary | Commercial |
| Highway Intersections | Industrial |
| Major Transportation Corridors | Park/Open Space |
| Future Transportation Corridors | Public/Institutional |
| Railroad | Airport |
| Low Density Residential | Agricultural |
| High Density Residential | Open Water |
| Mobile Homes | |



May 10, 2024

To: Planning Commission
From: Community Development Department
RE: Application No. RZ-7, City of Owatonna, a request to rezone the subject property from R-1 Single Family Residential to R-6 High Density Residential District for the purposes of residential redevelopment for the subject property to be addressed 285 22nd St NW.

Application Review:

PIN: 17-004-1404
Now referred to as “subject property”

Applicant: City of Owatonna
Now referred to as “applicant”

Owner: City of Owatonna

Legal Description: To be platted as lot 1, block 1, Cashman Addn No. 3

Existing Zoning: R-1 Single-Family Residential District

Existing Land Use: The property is currently vacant

Adjacent Zoning & Land Uses: *North:* Low density residential zoned R-1; separated by 22nd Street NW
South: High density residential zoned R-6
East: High density residential zoned R-6
West: Mobile home zoned MH, mobile home park; separated by 3rd Avenue NW

Site Area: 0.56 acres

Location: 22nd Street NW and 3rd Avenue NW to the west

Report Attachments:

1. Application Materials
2. Location Maps (aerial and site)
3. Notices
4. Zoning map
5. Future land use map

Proposed Development

- Application No RZ-7, City of Owatonna, now referred to as “applicant”, requests to rezone the subject property from R-1 Single Family Residential to R-6 High Density Residential for the purposes of residential redevelopment.
- This is a City of Owatonna initiated rezoning request, to be platting as lot 1, block 1, Cashman Addition No. 3, to be addressed 285 22nd St NW.

- The purpose for the rezoning request is to facilitate residential redevelopment of this vacant parcel.
- The proposed multi-family project will need to go through all permit approvals prior to commencing construction.
- It is likely that a variance will be needed to facilitate the redevelopment of this parcel to meet setback requirements for certain housing types.
- The rezoning of this parcel would make the development in harmony and within community context of the existing block and adjacent properties (east, south, and west).

Alignment with the Comprehensive Plan

The 2006 Future Land Use Plan identifies this parcel as low density residential. The surrounding parcels within this block (east and south) are identified as high density residential on the future land use map.

An assumption for the low density residential classification may have been due to the vacant status of the parcel, when the surrounding future land uses are HDR. The future land use plan viewed this parcel on its own, as opposed to evaluating the larger neighborhood and development potential. Therefore, staff believe the proposal to be in general harmony with the future land use map.

Compatibility with Surrounding Land Uses

The parcel is currently vacated and situated next to high density residential parcels (east and south) and mobile home to the west. The single-family zoning and low-density land use future designation would impact the built form of and scale of the neighborhood if a single-family home was approved to be constructed.

The proposal to rezone to R-6 High Density Residential is in alignment with surrounding uses of adjacent properties. Staff believe the rezoning is compatible with the existing neighborhood.

R-6 High Density Residential District Regulations

The request meets minimum lot sizes and yard requirements for the R-6 zoning.

The rezoning, and correlating assigned zoning district, offers different residential development types. *157.020 residential district use chart* allows 3-4 unit multifamily, 5-12 unit multi-family, multi-family (over 12 units), townhouses, and two-family dwellings.

Findings of Fact

1. The City of Owatonna is the “applicant” and “owner” properly applied for the rezoning for the subject property.
2. That the requested rezoning designation for the subject property is R-6 High Density Residential.
3. The rezoning is compatible with the existing neighborhood because the surrounding parcels (east, south, and west) have existing land uses as higher density residential.
4. That the properties to the east and south have a future land use of high density residential. These properties are located within the same block.
5. The R-6 High Density Residential zoning district includes a range of medium and high density housing typologies such as two-family dwellings, townhomes, 3-4 unit, 5-12 unit, multifamily over 12 units.

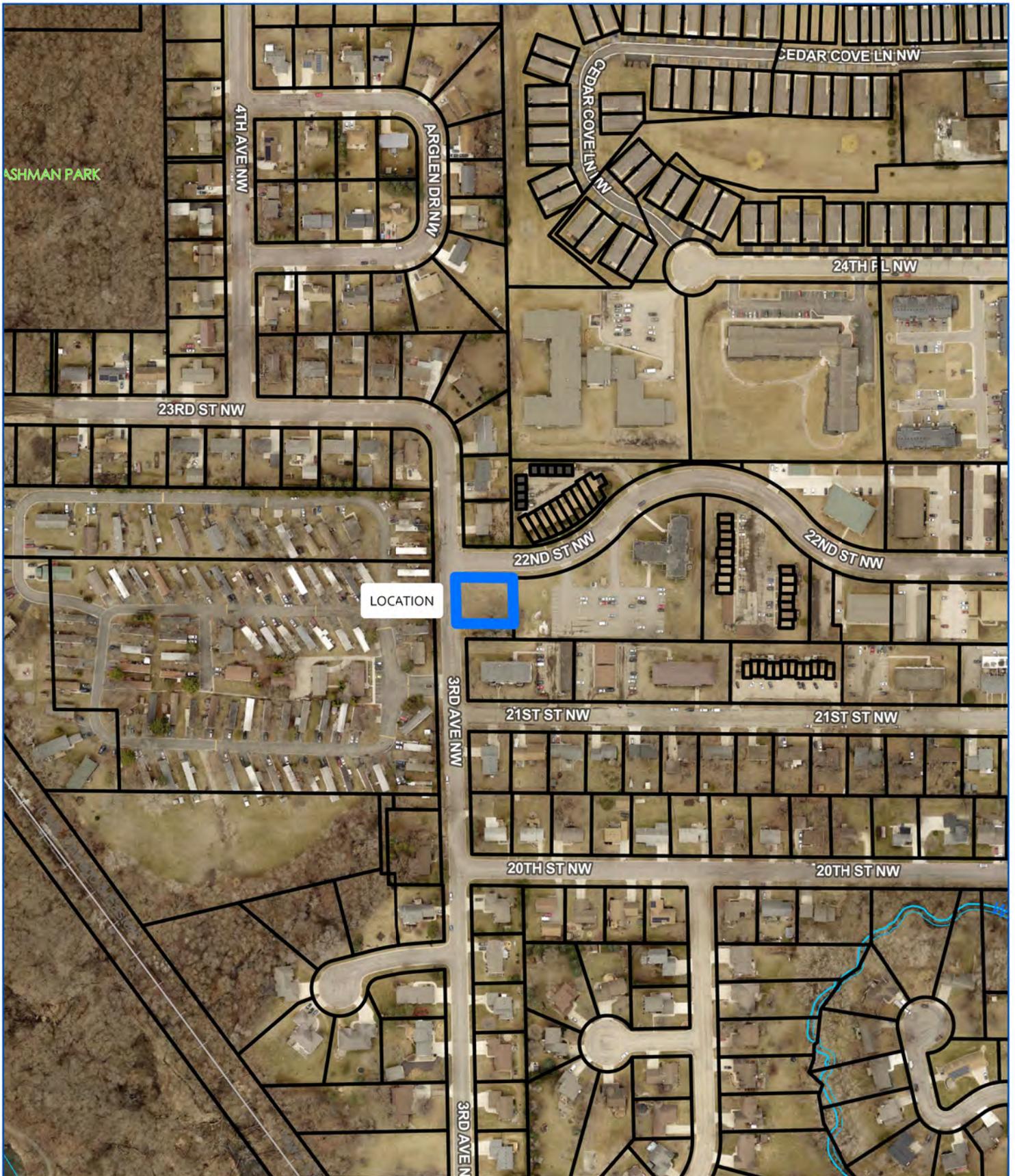
6. The purpose of the zoning establishment is to make this parcel in harmony with the surround parcels.

Recommendation

Staff recommends **approval** of the rezoning of Lot 1, Block 1, Cashman Addition No. 3, from R-1 Single Family Residential to R-6 High Density Residential based on findings of fact.

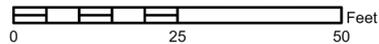
Location Map - 285 22nd Street NW
City of Owatonna

Exb A



Aerial Photo - 285 22nd Street NW
City of Owatonna

Exb B

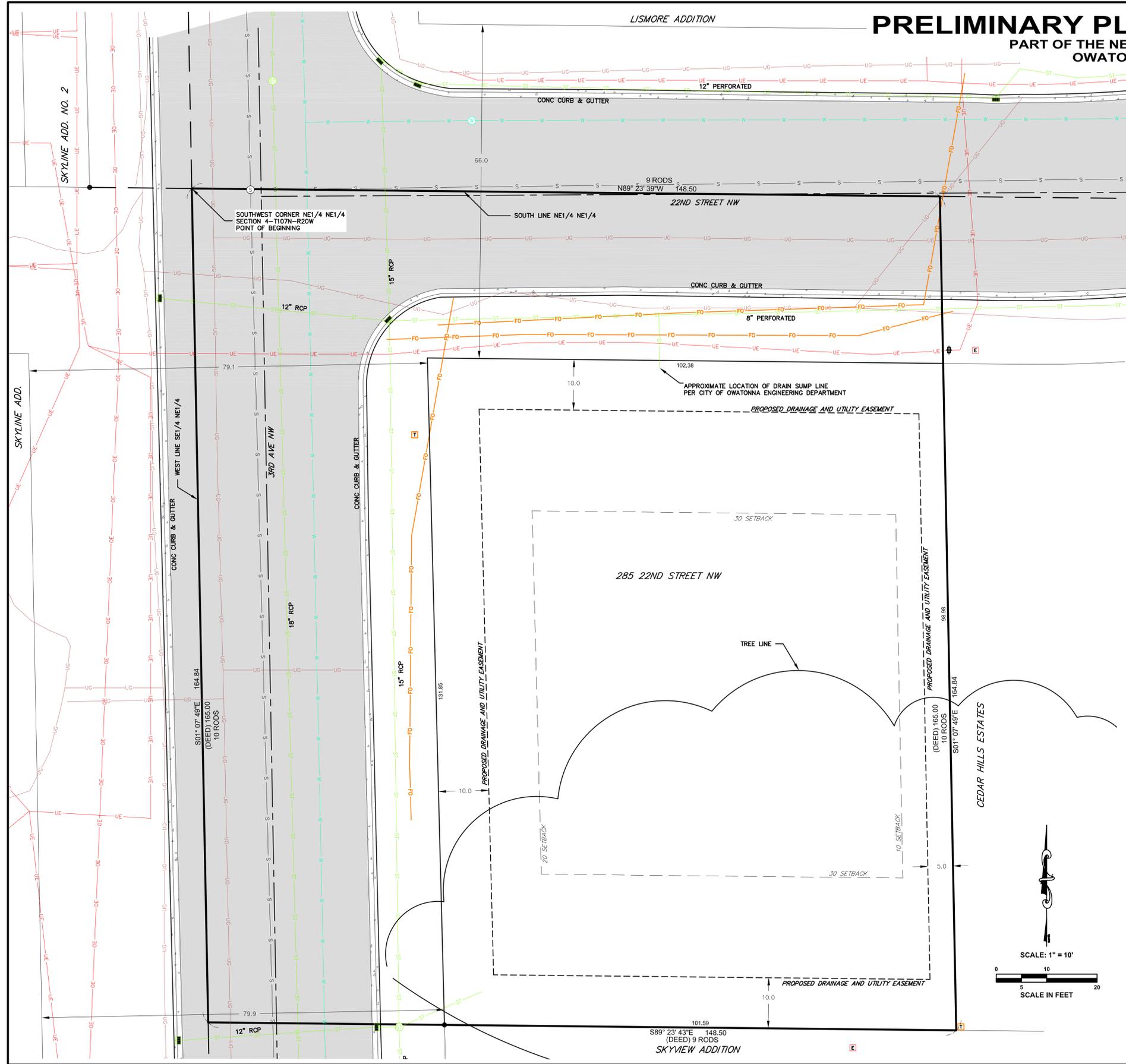


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OWATONNA, STEELE COUNTY, MINNESOTA



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STREET ADDRESS
285 22ND STREET NW
OWATONNA, MN 55060

Zoned: R-1
Single Family Residential
Setbacks:
Front Yard = 30
Side Yard = 10
Rear Yard = 30

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Gross 0.56 ACRES±
PROPOSED LOT AREA
0.31 ACRES±

OWNER
City of Owatonna

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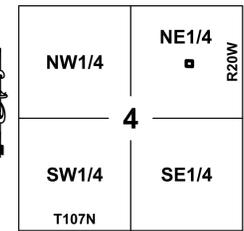


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LEGEND

- = 5/8 inch X 16 inch iron monument (capped RLS 52646)-Placed
- = Iron monument-Found
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- FO = Fiber-Optics
- UE = Underground Electric
- OE = Overhead Electric
- EH = Hand Hole
- EB = Electric Box
- TP = Telephone Pedestal
- CB = Catch Basin
- MSM = Manholes & Manhole
- EL = Elevation Contour Line
- CS = Concrete Surface
- BS = Bituminous Surface
- GS = Gravel Surface

VICINITY MAP

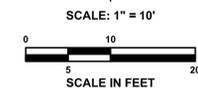


BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harm Adjustment Grid

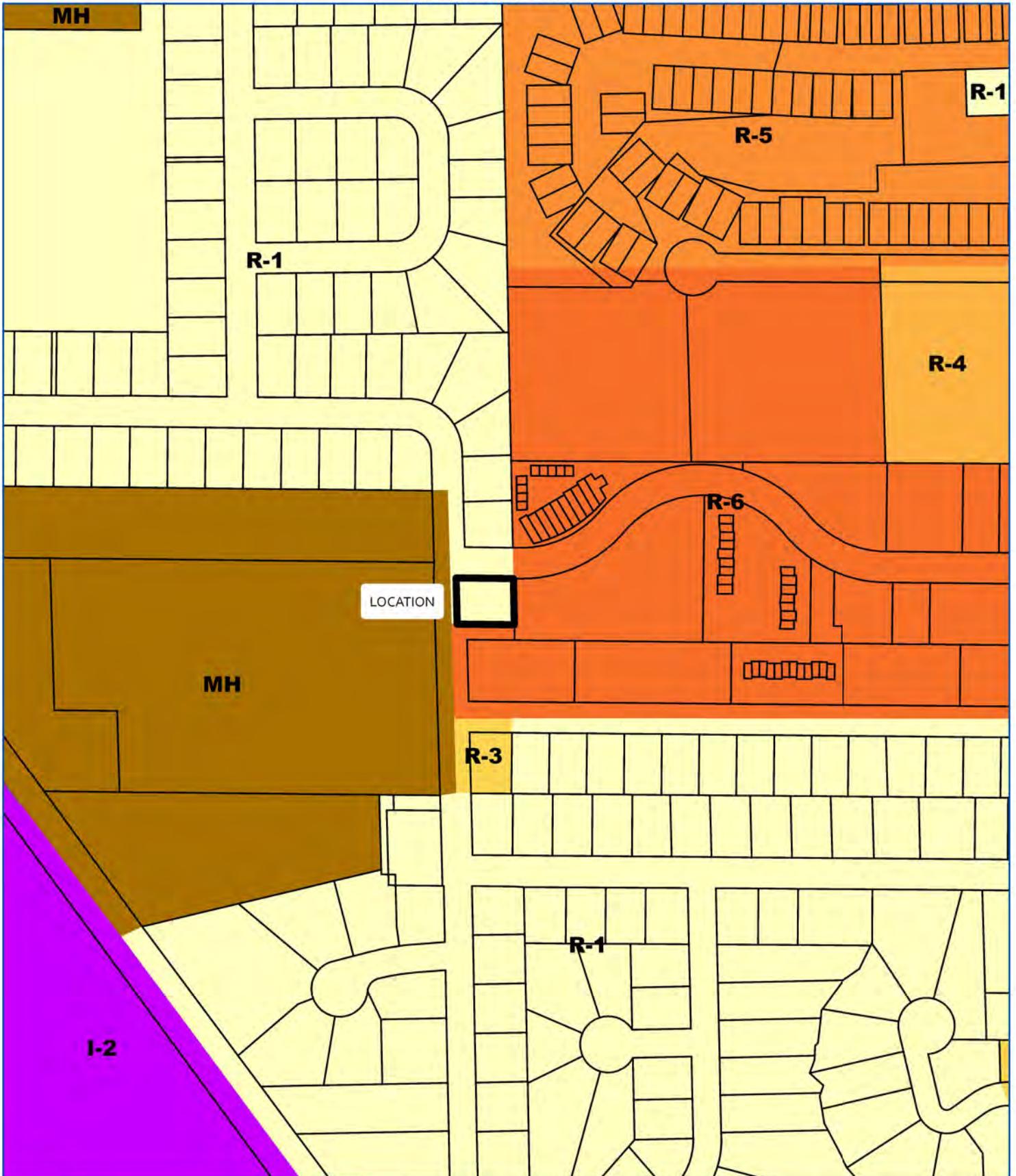
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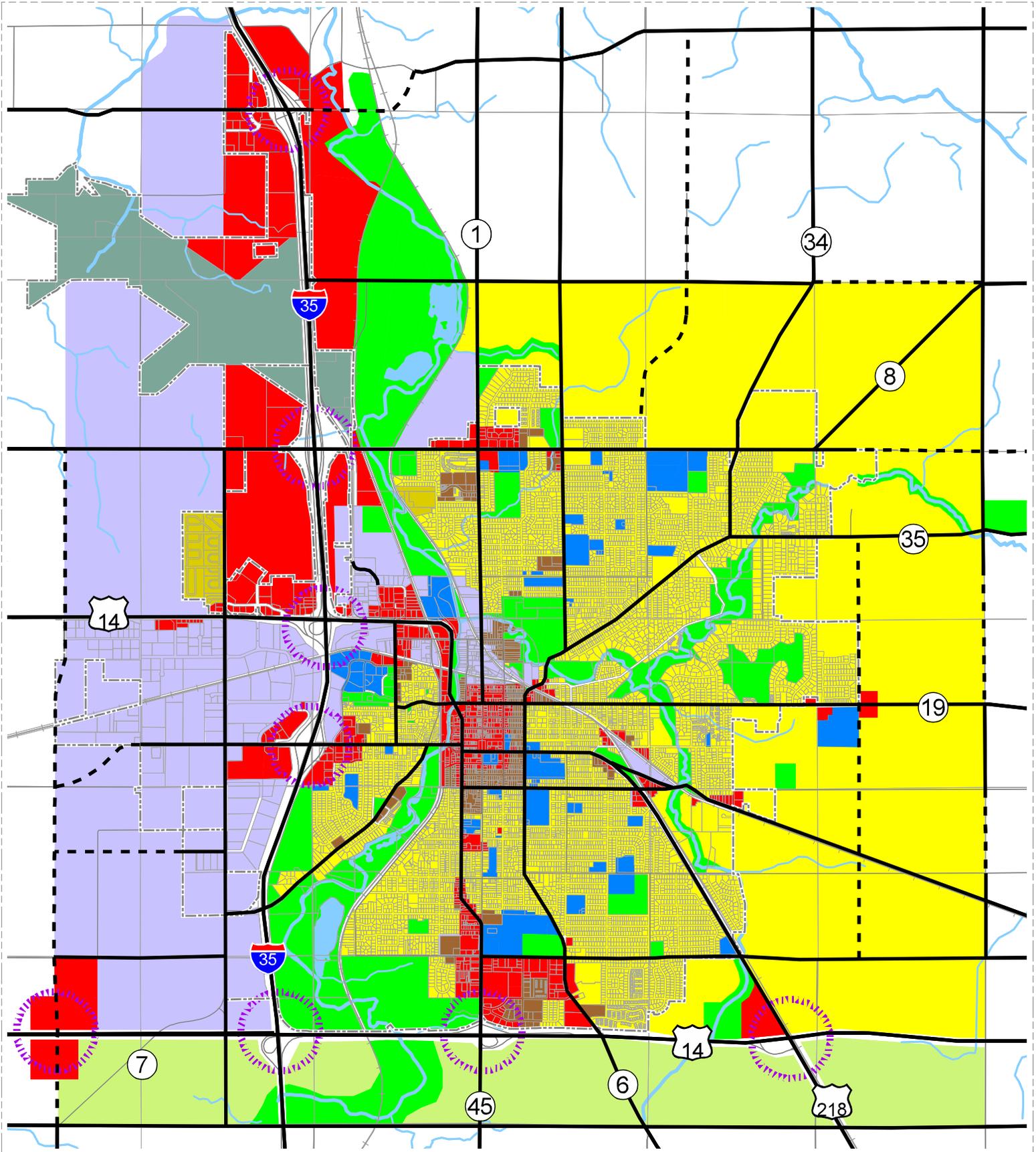
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Zoning Map
285 22nd Street NW

Exb A





Development Plan

City of Owatonna, Minnesota

- | | |
|---------------------------------|----------------------|
| City Boundary | Commercial |
| Highway Intersections | Industrial |
| Major Transportation Corridors | Park/Open Space |
| Future Transportation Corridors | Public/Institutional |
| Railroad | Airport |
| Low Density Residential | Agricultural |
| High Density Residential | Open Water |
| Mobile Homes | |



IMAGINE OWATONNA

2050 Comprehensive Plan



CITY OF
OWATONNA

The city is gathering input on a draft of its Comprehensive Plan - *Imagine Owatonna 2050!*

Based on visioning and engagement over the last year, the city has developed a vision and goals for the future and will share information on topics such as land use and development, parks and trails, transportation, housing, economic development, and the environment!

Join your neighbors for an open house or online to learn more information and provide your input.



OPEN HOUSE

Thursday, May 16

4:00pm - 7:00pm
presentations at 4:30 and 6:00

Owatonna Public Utilities
Morehouse Room
208 South Walnut Avenue



owatonna.gov/imagine2050

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	
	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	3	940,000	19	81,750	107	44,321,109			446	\$ 3,981,714.59	0	0	0	575	\$49,324,573.59
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

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

Construction Report for Permits Issued through April, 2024						
TYPE OF WORK	2023 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2024 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	4	1,968,586	0	3	940,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	26	96,900.00		19	81,750.00	
COMMERCIAL AND INDUSTRIAL PERMITS	74	31,047,283.00		107	44,321,109.00	
RESIDENTIAL ADD. & ALT.	329	8,699,343.89		446	3,981,714.59	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	0	0	0	0	0	0
DEMOLITION PERMITS	1	0		0	0	
TOTAL PERMITS ISSUED	434	41,812,113	0	575	49,324,574	0

Large Permits in April:

**Walmart Alterations – \$3,000,000
(1130 Frontage Road West)**

**Ascend – \$18,600,000
(210 Oak Avenue North)**