

March 8, 2024

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

**Background**

Jayne Baker, Marthaler Automotive on behalf of John Ihlenfeld and the Ihlenfeld Family Partnership, a request for preliminary 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>	To be 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 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.

# Annexation Site City of Owatonna



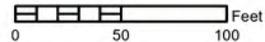
**February 22, 2024**

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.

Annexation Site  
City of Owatonna

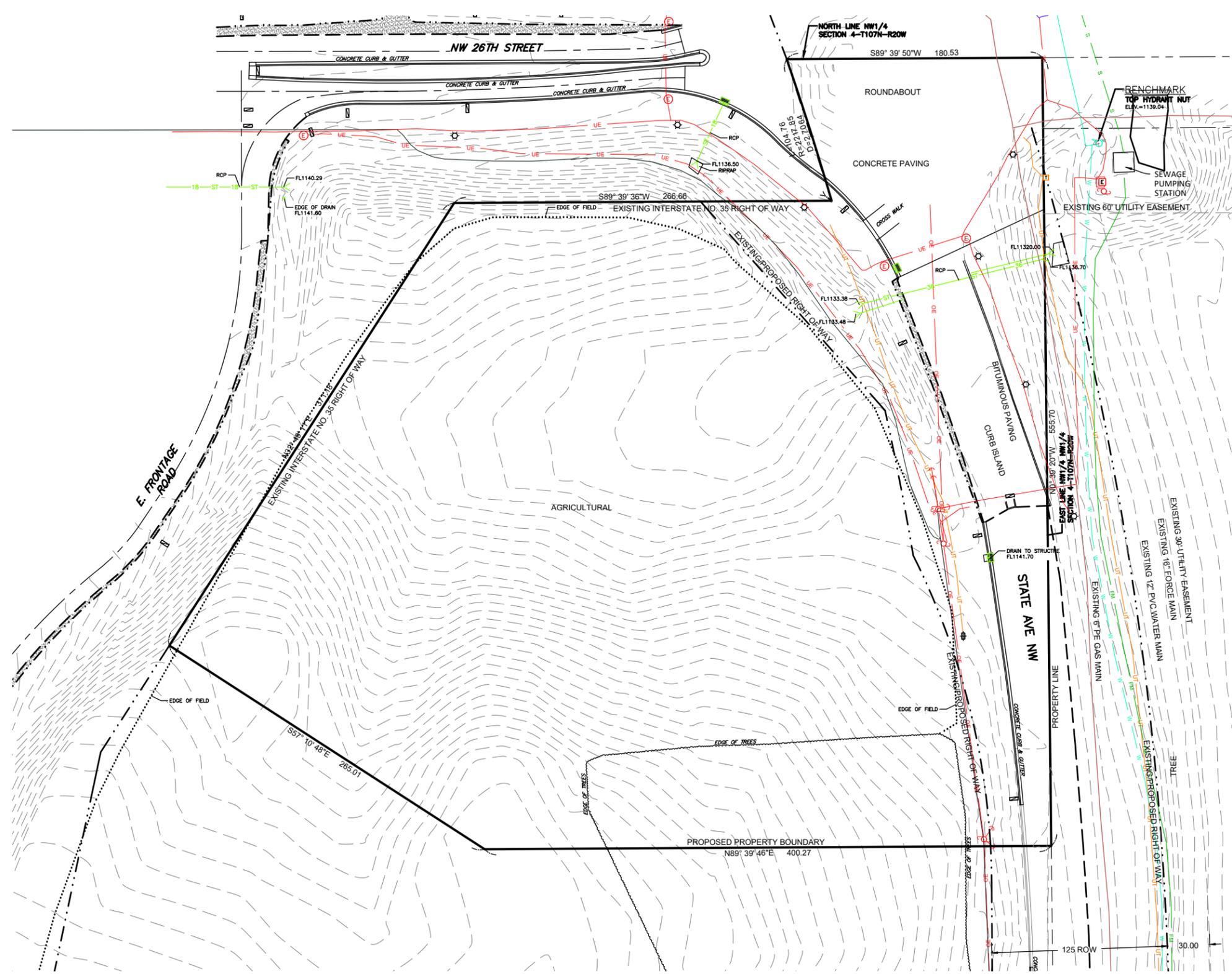


- Site
- Plat
- Parcels
- PLSS Section



February 22, 2024

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**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


**JONES HAUGH SMITH**  
 Engineers + Surveyors  
 415 West North Street Owatonna, MN 56001-4598

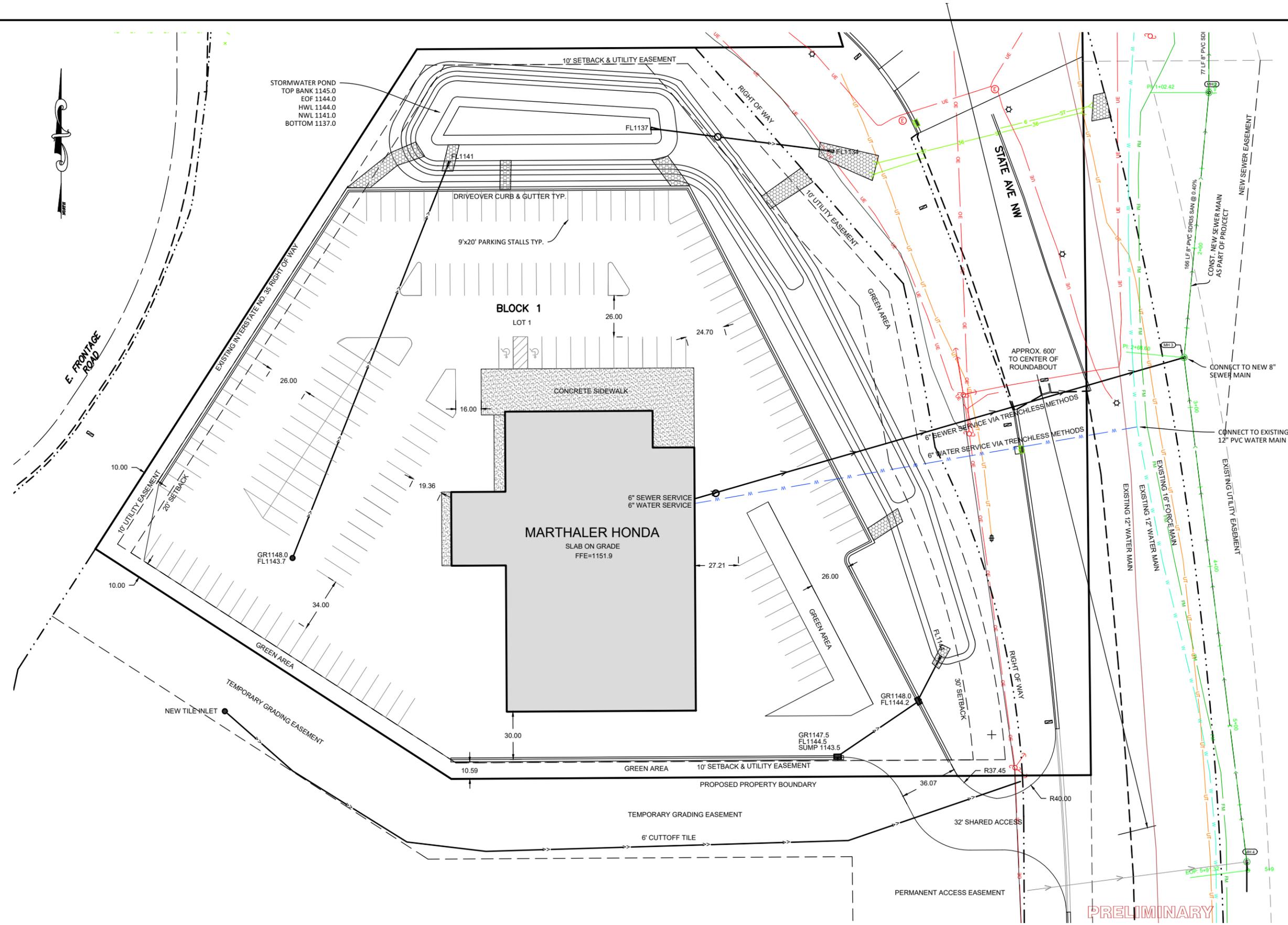
DESIGNED: JHS  
 DRAWN: JHS  
 CHECKED: BU  
 Date: 2/9/24  
 DWG: 23-1099

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

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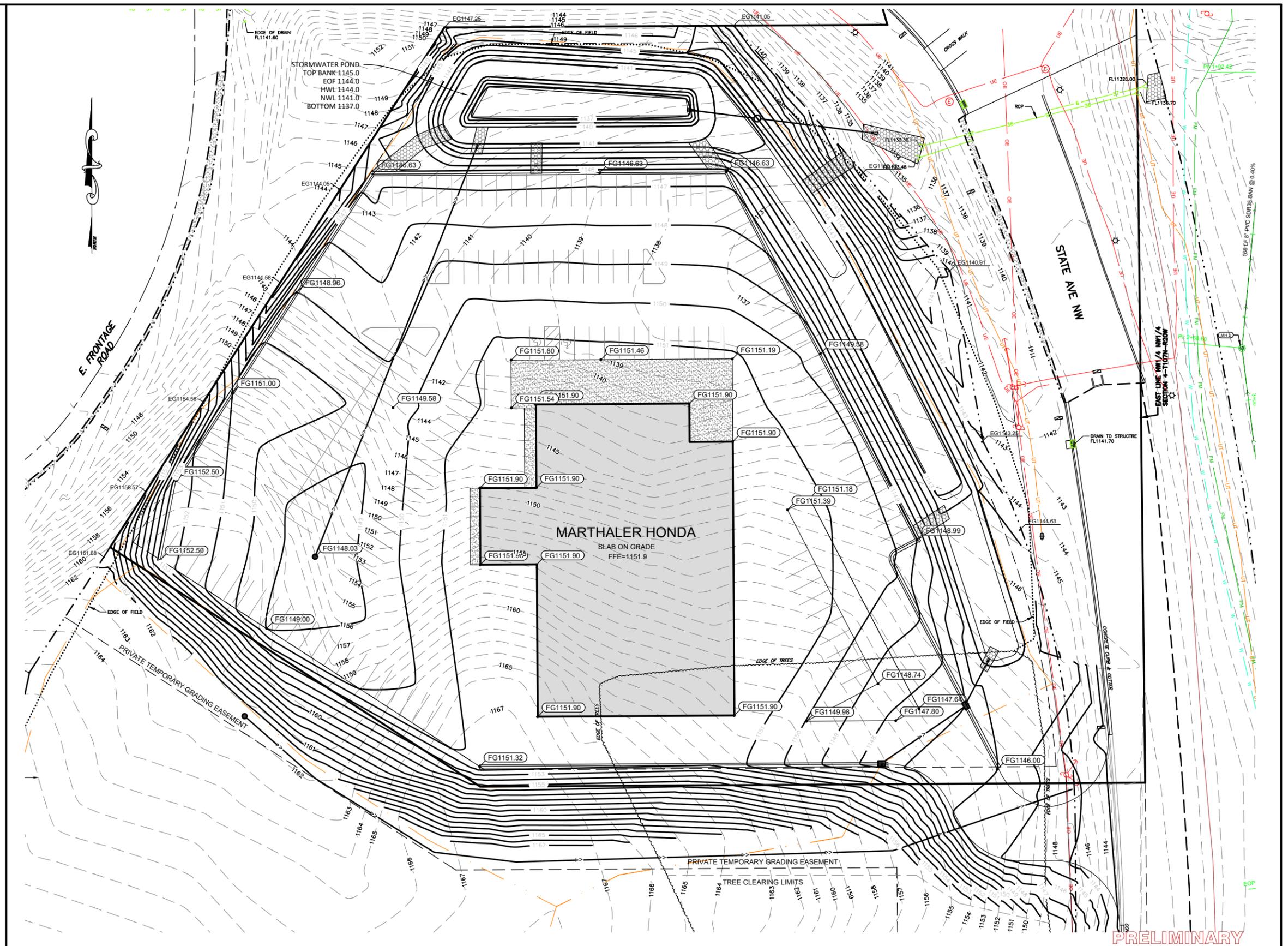
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**MARTHALER ADDITION**  
 PRELIMINARY PLAT  
 PART OF NW1/4 SECTION 4-T107N-R20W  
 SITE PLAN / UTILITY PLAN

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

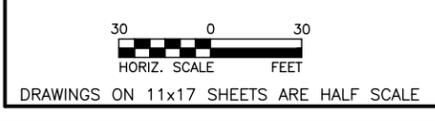
**GENERAL STORMWATER NOTES:**

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



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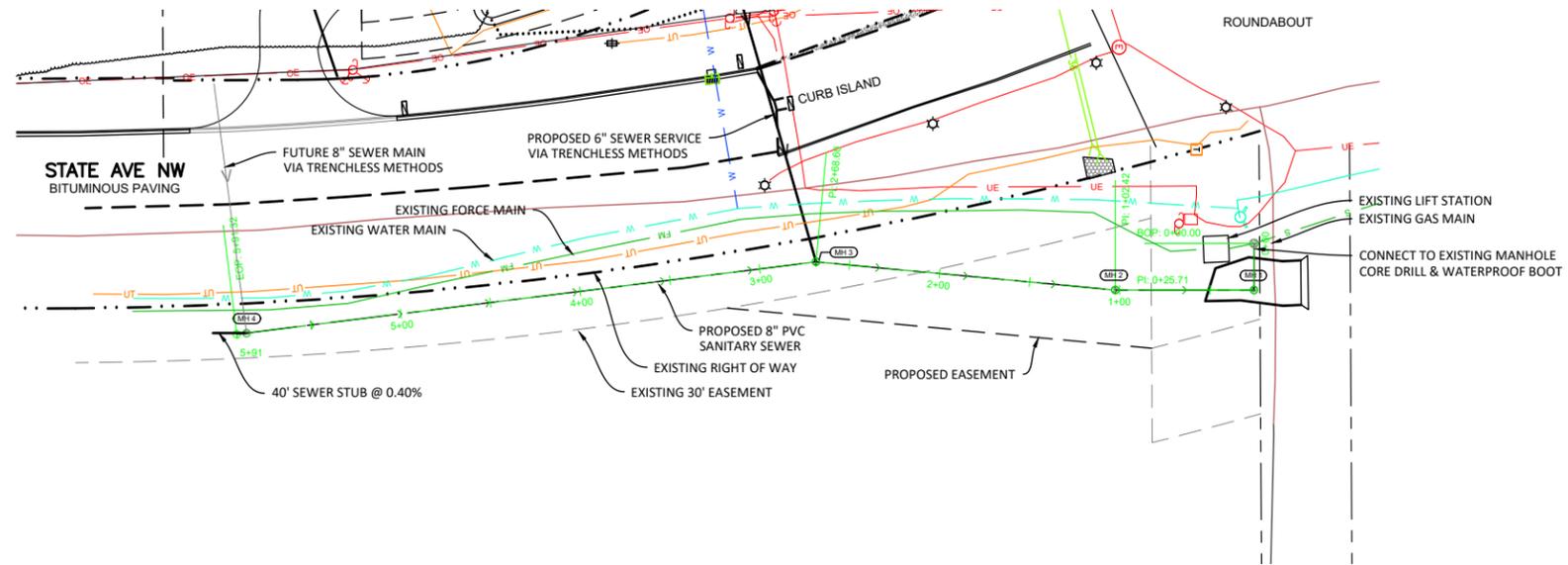
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**MARTHALER ADDITION**  
 PRELIMINARY PLAT  
 PART OF NW1/4 SECTION 4-T107N-R20W  
 GRADING PLAN

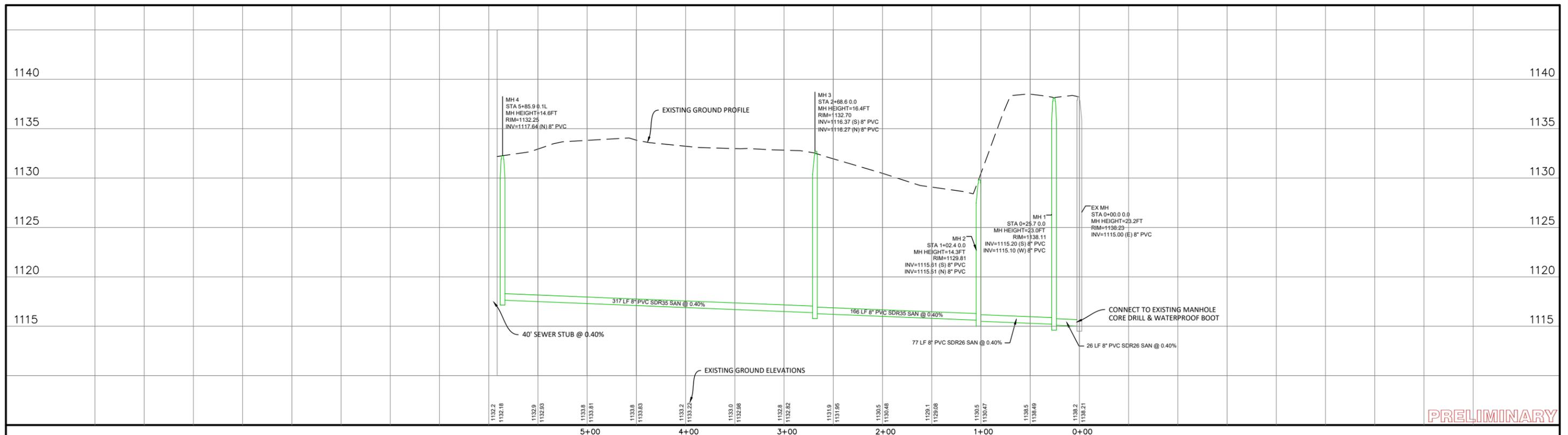
SHEET  
 3  
 OF  
 4

PRELIMINARY

# SANITARY SEWER MAIN EXTENSION



## PROPOSED CONSTRUCTION



PRELIMINARY



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DESIGNED: JHS  
 DRAWN: JHS  
 CHECKED: SAT  
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 FILE NO: 23-1099

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

SHEET  
 4  
 OF  
 4

Label	Name	Scientific Name	Qty	Size	Root Type	mature size in feet
GC	Gladiator Crabapple	<i>Malus adstringtonii</i> 'Durple'	3	1.5"	BB	H:20 W:9
TB	Mugo Tannenbaum	<i>Pinus Mugo</i> 'Tannenbaum'	9	3'	Cont	H:10-15 W:6
SP	Swiss Stone	<i>Pinus cembra</i> 'Klein'	9	6'	BB	H:12' W:6'
SGM	Regal Prince	<i>Quercus wareii</i> 'Lang'	9	2"	BB	H:40-60 W:20-25
FM	Firefall Maple	<i>Acer Freemanii</i> 'AFF1'	3	2"	BB	H:40-60 W:30-40
ISL	Armstrong Maple	<i>Acer rubrum</i> 'Armstrong'	6	2"	BB	H:45 W:15
SJ	Spartan Juniper	<i>Juniperus chinensis</i> 'Spartan'	6	#15	cont	H:15 W:3-5
SH	Skyline Honeylocust	<i>Gleditsia triacanthos</i> var <i>inermis</i> 'skycole'	2"	BB	H:50 W:30-35	
	Stormwater Seed Mix	33-261				
	Low Maintenance Turf	25-131				
	General Road mix	25-141				
	Landscape Area	1.5 in River Rock w/ Landscape fabric				
B	Boulder gracial		15	Each		

**Planting Notes**  
 Contractor shall locate and verify locations of all utilities within and near planting areas  
 All areas between grass and landscape rock to have commercial grade vinyl edging with 4 stakes per 20 feet  
 All landscape areas around buildings to be mulched with 1.5" River Rock Mulch 3" deep  
 Landscape areas around patio and buffer to be mulched with shredded hardwood natural mulch 3-4" deep  
 All plantings and turf to be irrigated. Contractor to submit design up  
 Trees to be staked and wood mulched.  
 Blanket on slopes of pond, Swales, and all 4:1 or greater slopes

**LEGEND**

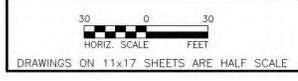
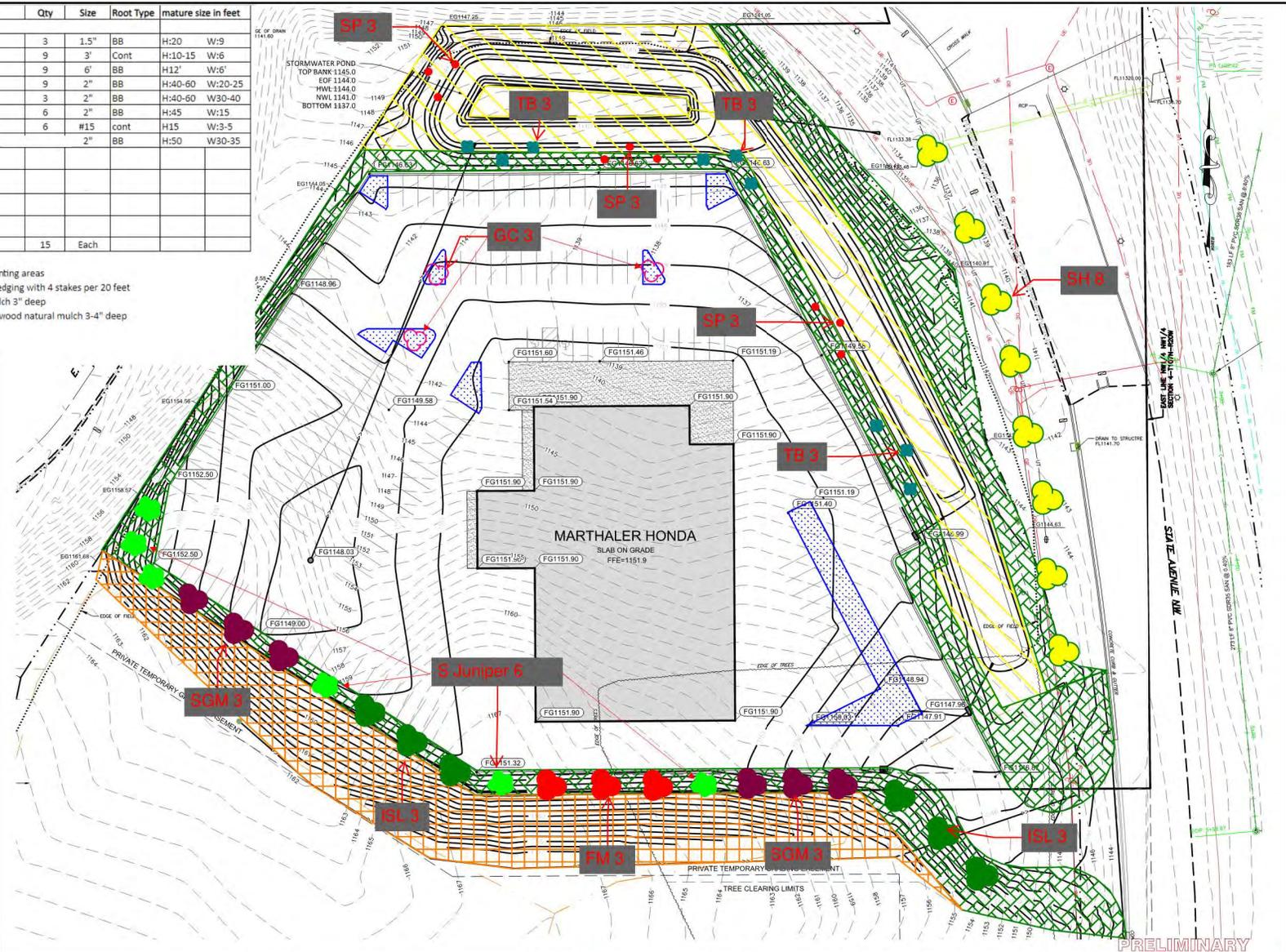
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 10-YEAR 18.21 33.74 60.74  
 100-YEAR 24.78 46.78 84.78



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

SHEET 11 OF 14



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