

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 26th 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:

Applicant/Owner:	John Ihlenfeld
Location of Property:	2500 State Avenue NW
Existing Zoning:	Zoned B-2, Community Business District
Existing Land Use:	The land is currently vacant ag land.
Report Attachments:	<ol style="list-style-type: none">1. Location Maps2. Preliminary Plat3. Landscape Plan4. Application Letter5. City Engineer's Memo

Proposed Development:

Size of Subdivision:	4.26± acres
Number of Lots:	One commercial lot
Lot Configuration:	The lot is generally pentangular in shape.
Street Pattern:	The street pattern will not change from what exists today.
Services:	Sanitary Sewer will be extended south along the east side of State Avenue. Water is existing along the east side of State Avenue.
Timing/Financing of Development:	The applicant is hoping to record the final plat soon and start construction this spring.
Outstanding Assessments:	None
Floodplain:	None
Wetlands:	None
Storm Water Drainage:	The applicant is proposing to construct a pond on the north side of the property.
Easements:	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.
County/MNDOT Review:	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



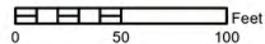
February 22, 2024

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

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. Tuchtenhagen, 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

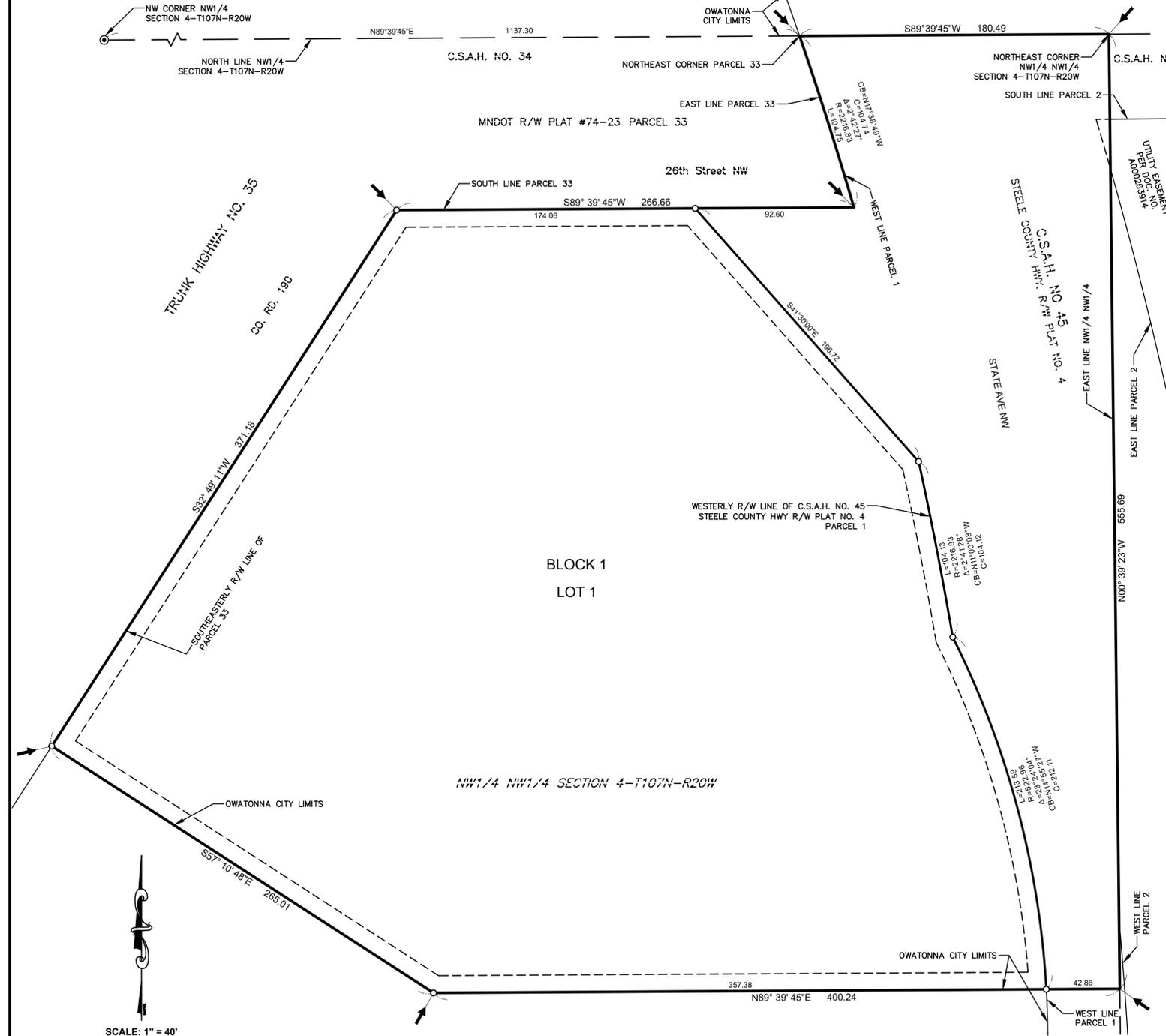
I hereby certify that taxes payable for the year 20____ on the land hereinbefore described have been paid this _____ day of _____, 20____.

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
S57°10'48"E 265.01

NW1/4 NW1/4 SECTION 4-T107N-R20W

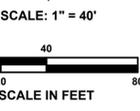
WESTERLY R/W LINE OF C.S.A.H. NO. 45 STEELE COUNTY HWY R/W PLAT NO. 4 PARCEL 1

STATE AVE NW
C.S.A.H. NO. 45 STEELE COUNTY HWY R/W PLAT NO. 4
EAST LINE NW1/4 NW1/4

L=104.75
R=2216.83
C=02°42'27"
CB=17°38'49"W
C=104.74

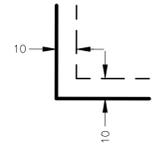
L=266.66
R=2216.83
C=02°42'27"
CB=17°38'49"W
C=104.74

N89°39'45"E 400.24

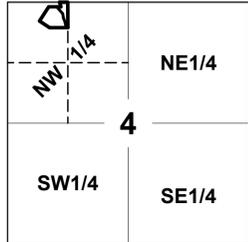


BASIS OF BEARING SYSTEM
All bearings are based on the north line of the NW1/4 of Section 4-T107N-R20W bearing North 89°39'45" East

- 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
SECTION 4-107-20



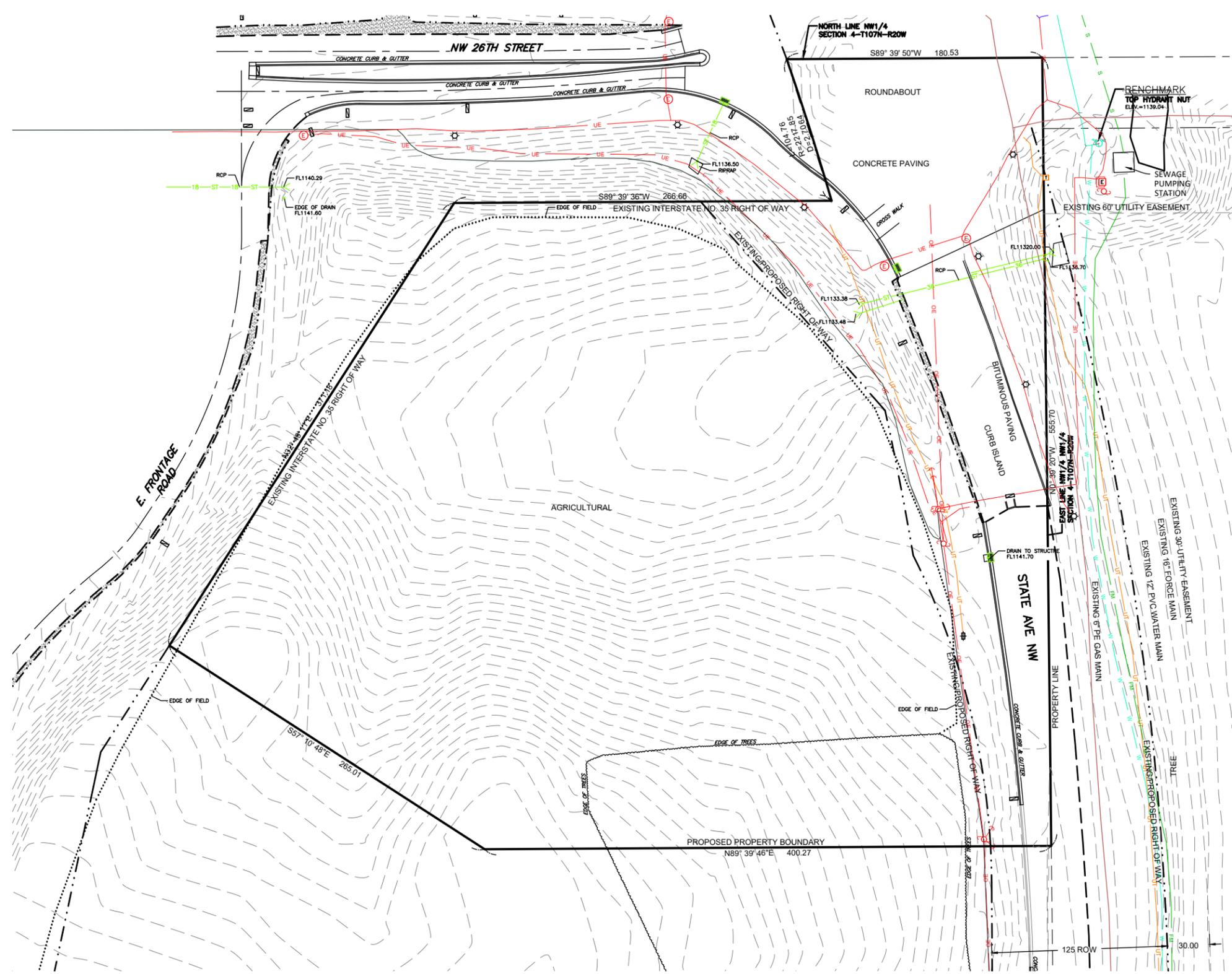
I, Scott A. Tuchtenhagen, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a true and correct representation of the boundary survey; that all mathematical data and labels are correctly 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. Tuchtenhagen, Licensed Land Surveyor
Minnesota License No. 52646

STATE OF MINNESOTA
This instrument was acknowledged before me this _____ day of _____, 20____ by Scott A. Tuchtenhagen, 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

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

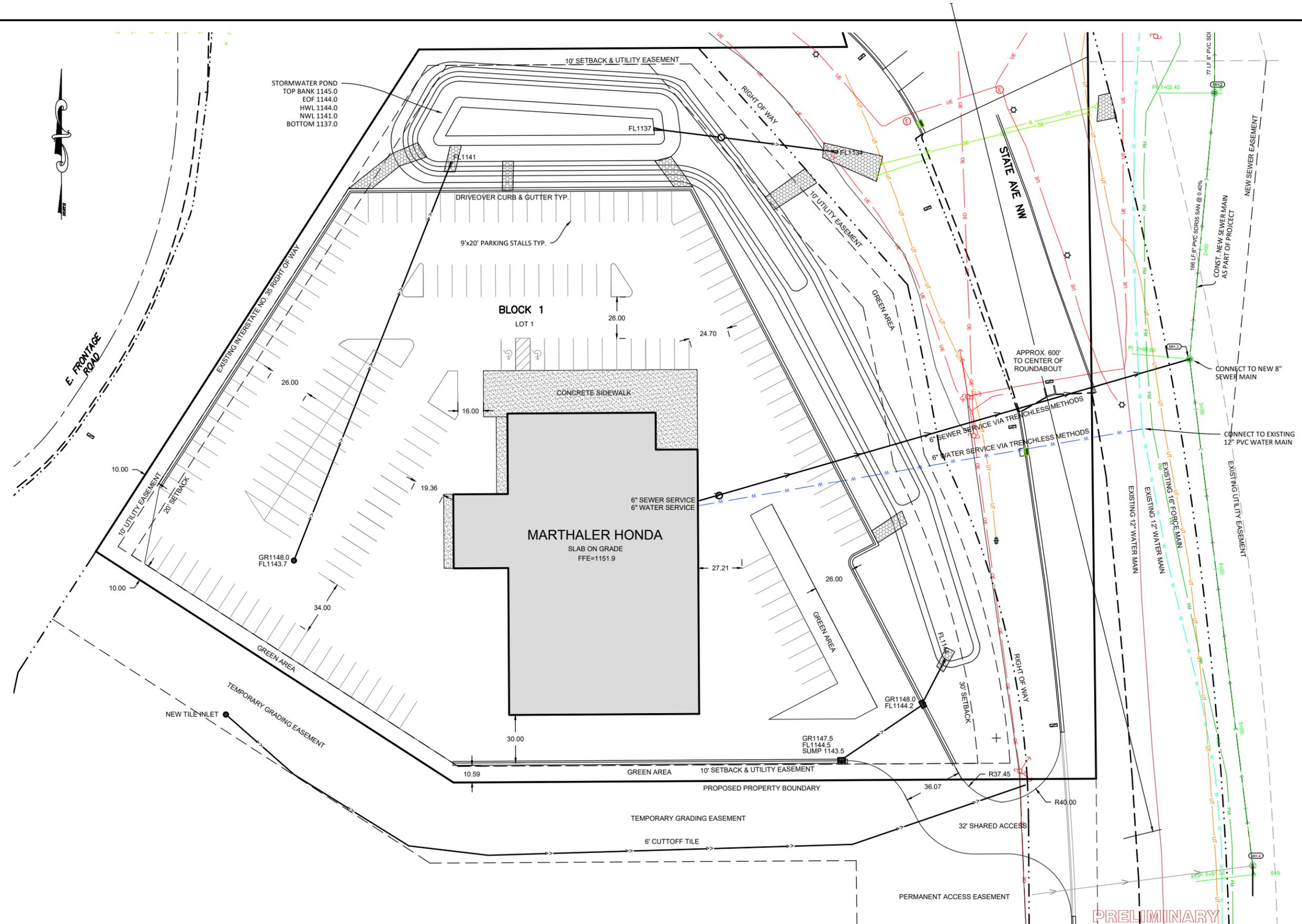
DESIGNED: JHS
 DRAWN: JHS
 CHECKED: BU
 Date: 2/9/24
 DWG: 23-1099

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

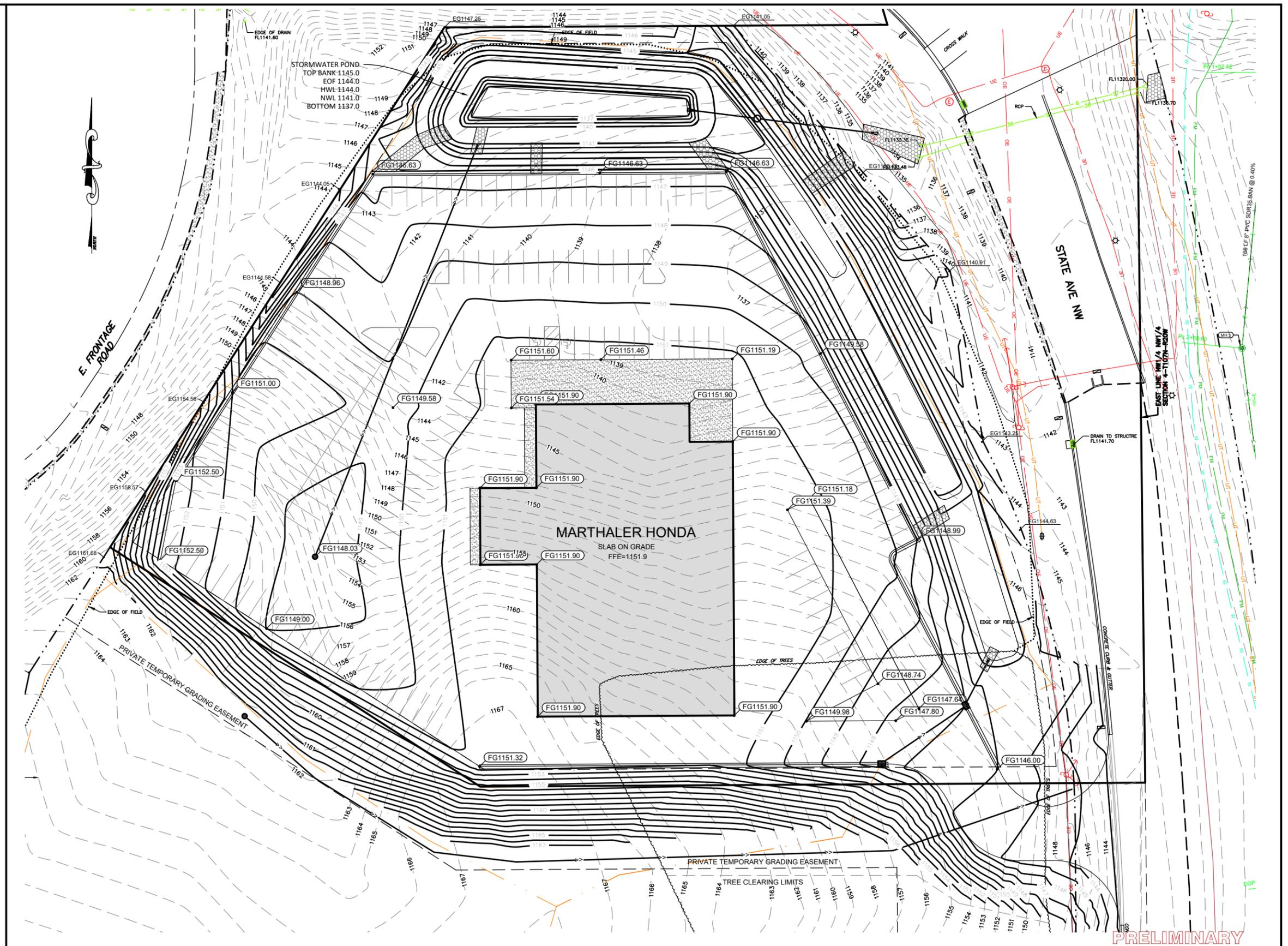
DESIGNED: JHS
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 John H. Schulte V
 License No. 44639 Date: 2/9/24

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

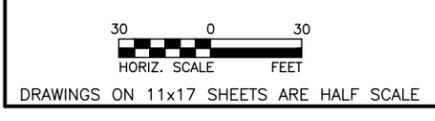
GENERAL STORMWATER NOTES:

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 56057-4514-4598

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.

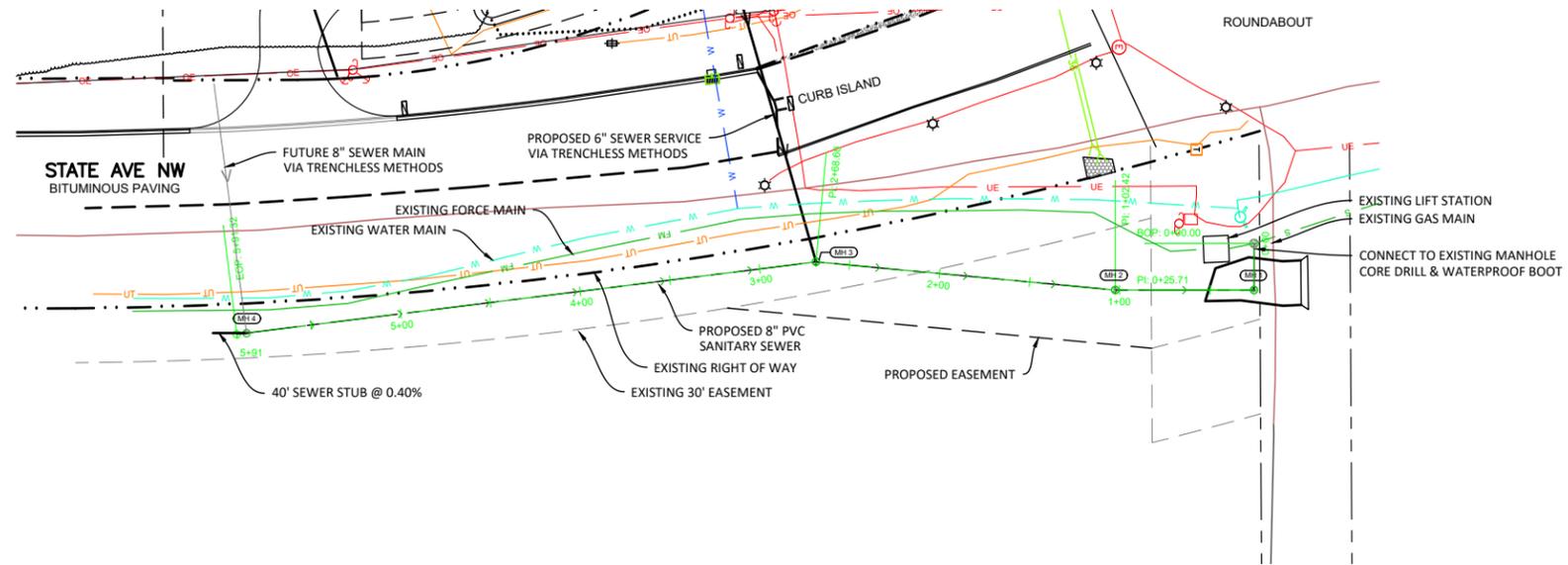
John H. Schulte V
 License No. 44639 Date: 1/5/24

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

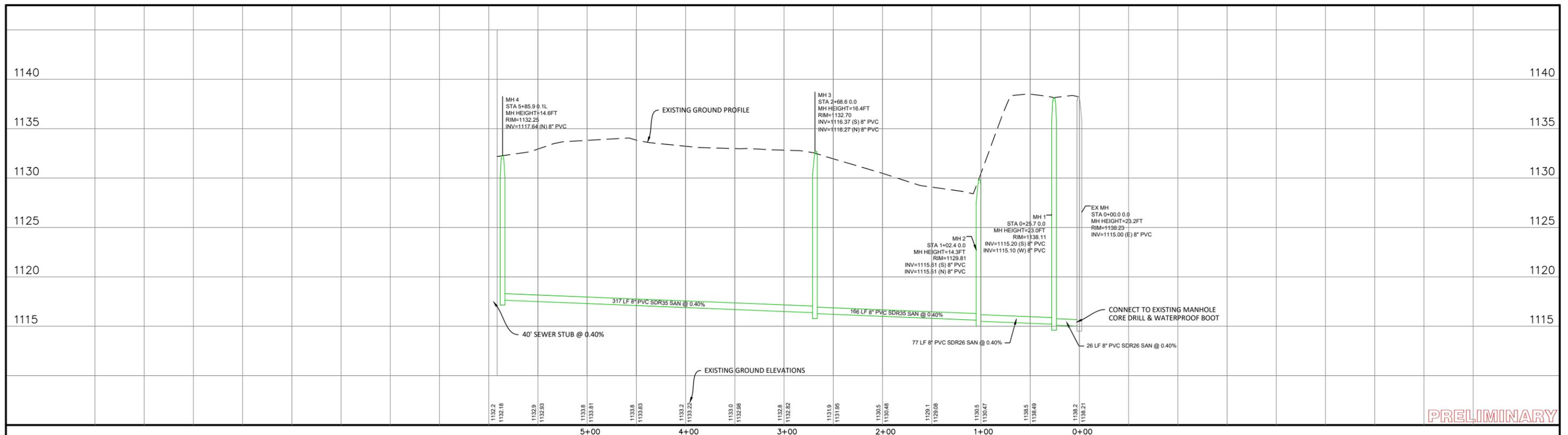
SHEET 3 OF 4

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 (26th 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