



PLANNING COMMISSION MEETING

Tuesday, June 24, 2025 at 5:30 PM

Council Chambers, City Hall at 540 West Hills Circle

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

1. Planning Commission Agenda

1.a. June 24, 2025 Planning Commission Agenda

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

3. Approval of Last Meeting Minutes

3.a. May 27, 2025 PC Minutes

4. Public Hearings

4.a. None

5. Downtown Parking Committee Requests

5.a. None

6. Other Business

6.a. Mineral Springs Estates Final Plat

6.b. Updates on Previous Items

7. Next Meeting - July 8, 2025

8. Adjournment

Owatonna Planning Commission Agenda

Tuesday, June 24, 2025

5:30 PM

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

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

1. Approve minutes of the May 27, 2025 meeting

2. Public Hearings

None

3. Downtown Parking Committee Requests

None

4. Other Business

A. Final Plat of Mineral Springs Estates

B. Updates on Previous Items

5. Next Meeting – July 8, 2025

6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR MAY 27, 2025

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Crandall Center – Chambers with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Kelly Rooks, John Eickhoff, Nick Peake, and Dave Effertz. Commissioners Rachel Springer-Gasner and Mark Wilson were absent. Community Development Manager Greg Kruschke and Senior Administrative Technician Kristen Kopp were also present.

A motion was made by Eickhoff and seconded by Effertz to approve the minutes of the regular meeting of May 13, 2025. All Commissioners voting Aye, the motion carried.

Variance VAR-20, which is a request by Bob Seykora on behalf of DWTJC Properties, LLC for two variances related to hard surfacing and curbing with a 0' setback for the property located at 1164 Frontage Road West, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:35 pm. Jay Clark, property owner, said this property and lots were put into play in 1980 and that's how long he's owned it. It's hard-surfaced all along the lot. He said it was a valuable parking area, but when Walmart went in, they closed the entrance and they lost their gas customers and ultimately the truck stop failed, so the property was repurposed. Dean's Towing has been in that location forever and the Lion's Den was a new tenant about 18 years ago. The only reason he came in was that Jones, Haugh & Smith said it was common sense to put the curb on the property line. A fence sits on the property line and has been there since 1982. He said he is grandfathered in on that lot and he's not making any improvements that are going to require him to put grass in a parking lot. Next to him is a whole hedge of trees and garbage that the neighbors own. There are no buildings or roads close to that property line. John at Jones, Haugh & Smith said it would be nice to put the curb about two feet off the property line, just to not let the water run next door. It's all woods next door and then grass from the old motel. He said that the planned addition will be cold storage, just to put things the need for the towing business, like brake drums and brake parts, out of the facility where vehicles are repaired. Morton Buildings is putting up the addition. He can withdraw the application and doesn't need to do anything. He just went for this because the engineer recommended it and it made good sense to him. He doesn't usually come in for a variance unless there is common sense involved. He said he believes the engineer is right. There are other options; he could put riprap there. He said there are not two variances—there is not a driveway and it won't be used for parking. He said he only wants the curb to get a little closer to the fence. He would probably be three feet off the property line and he's allowed to put it at five feet. He is not taking the fence down—it will stay. He said that is the decision the Planning Commissioners have to make—common sense or the Zoning regulations. Public hearing closed at 5:41 pm. Eickhoff said that if it's going to be three feet, why not five? Clark said that they want to make sure it can accommodate heavy rainfalls. Eickhoff asked if there was a reason it has to be paved. Clark said no, but concrete doesn't erode. He's sure it will wash down and wants to stay off the neighbor's property with their water. It won't be a 0' setback, he's asking for two more feet, or however much Bob Seykora with Rocon needs to form up the curb. Eickhoff asked if the current lot is gravel. Clark said that the middle is hard-surfaced with concrete. He said that when he bought the property Happy Chef, Phillips gas station, and the motel was all that was on that corner. He purchased the gas station and a lot owned by the Jefferson Bus Company. Eickhoff said that he appreciates the history of it—it's good to know. Effertz asked Clark if he had met with Greg. He said yes, he met with Greg and Troy. He said he can cut back on the amount of concrete, but he would prefer to put the amount he wants to put in. He will replace some of the blacktop with concrete, which is the best thing to do. The trucks tear asphalt up. Eickhoff asked if there was fencing all the way around the property. Clark said there is fencing around the back side of the lot—it is secure storage and camera monitored. It's a chain link fence with screening so you can't see through. They would like to put barbed wire up to keep people out, but they have to rely on cameras and

police since the City won't allow barbed wire. It is well lit. Rooks asked what happens to the water when you get a hard rain. Clark said the whole lot slopes from the south to the north, west, and east. Peake said if you're not going to be driving or walking on the area, what's the difference between rock. Clark said nothing, but he can't guarantee that it won't go onto the neighbor's property without the curbing. He said he still needs something in case they get a torrential downpour. He owns the next two lots. It's the only place in town that you can park trucks and they have a contract with Schneider for the whole side of that lot. He said sometimes common sense has to prevail and he is a pretty common sense person. Rooks asked about the two properties to the east—he's not worried about the water running through because he owns it. Clark said DWTJC has right of refusal on that lot. That partnership will buy out his interest. Rooks asked if they let it go through, what happens to the water. Clark said it soaks in before it gets to the Frontage Road. If it does get to the Frontage Road, there is curb and gutter. Eickhoff said he'd like to see him work with the City to come up with a solution that will meet code. Clark said the only reason he's here is that the engineer at Jones, Haugh & Smith suggested it. Eickhoff asked if this request will go to City Council no matter what the Planning Commission's decision is. Kruschke said it will go to City Council next week with the Planning Commission's formal recommendation. Kruschke stated at this point, we have a difference of opinion. He said we are listening to the City Engineer. When additions go up, code does require that properties come into conformance and that is where the second recommendation comes in. Effertz stated that you can see that the Commission is struggling with this request as City Staff does not recommend denial of the request without having a good reason. Clark stated he will just withdraw the application. Rooks clarified options if the applicant were to withdraw.

Jay Clark withdrew the application VAR-20.

Kruschke said that they are planning to pave the Vine Street parking lot this year.

Community Development Manager Greg Kruschke gave an update on previous items. The Preliminary Plat for Mineral Springs Estates, the Preliminary and Final Plat of KEG, and the final plat of Renneberg Hardwoods were approved by City Council.

There are no requests for the June 10 meeting, so that will be canceled.

By the June 27 meeting we will know who the consultant will be for the Zoning and Subdivision Ordinance update.

A motion was made by Eickhoff and seconded by Peake to adjourn the meeting at 6:02 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

June 20, 2025

To: Planning Commission
From: Community Development Department
RE: Final Plat of Mineral Springs Estates

Background

Stephen Wheeler, Prairie LaSalle Partners, and Chad Lange, Festal Farms are requesting final plat approval of Mineral Springs Estates, a 36 lot and 13 outlot residential development of 82.72 acres east of River Springs Waterpark. The property is being replatted into a master planned neighborhood with a multitude of housing types. The Developer is moving forward with this project again and making the first addition a little larger than what was approved in 2023 by extending this construction phase to the east boundary.

The applicant is planning to construct 7th Avenue NE to extend into the property. Dakota Lane NE, the east / west street will be constructed to an extension of Hemlock Ave NE. Mass grading will occur for all of Phase 1. The Developer has indicated that all construction traffic will be using Outlot E for the grading and infrastructure construction. A 20' temporary access road will be constructed to accommodate this traffic.

Outlots E, G, & H make up what will be called Stoneridge Lane NE. The City views this street as a local collector as well as a key utility corridor. The Sanitary Sewer Study shows a 24" trunk sanitary sewer main is proposed in this right of way. This trunk main is needed to service the land to the east. This main needs to be constructed through this development and will be a requirement of future phases within the development agreement.

The City adopted the PUD for the Mineral Springs Estates development in 2023 with an amendment approved in the fall of 2023. The proposed plat conforms to the adopted PUD.

As part of the PUD and this development the developer is proposing public sidewalks on both sides of all streets within this phase. The sidewalks will not extend to the south on 7th Ave and Hemlock Ave as there are none existing within that development. All streets have been narrowed down to 36' wide streets face to face of the curb. These are 4' narrower than the sections of 7th and Hemlock that they will be tying into.

Application Review:

Applicant/Owner:	Prairie LaSalle Partners / Chad Lange, Festal Farms
Location of Property:	East of St Paul Road and north of Lee Street
Existing Zoning:	PUD, Planned Unit Development
Existing Land Use:	The land is currently vacant.

Report Attachments:

1. Location Maps
2. Preliminary Plat
3. Final Plat
4. Construction Access Drawing
5. Application Narrative

Proposed Development:**Size of Subdivision:**

82.72± acres

Number of Lots:

36 new lots and 13 Outlots

Lot Configuration:

The lots are generally rectangular in shape. The outlots are irregularly shaped to match future development areas or rights of way.

Street Pattern:

7th Avenue NE will be extended to service this subdivision. A new public street will be constructed east and west. A private driveway will be constructed for access to the units in Blocks 3 & 4. Temporary turn arounds will need to be constructed on all streets that are dead ends temporarily.

Services:

Services are available in 7th Avenue NE and will be extended north to service this phase.

Timing/Financing of Development:

The applicant is hoping to record the final plat soon and start construction this summer on phase 1.

Outstanding Assessments:

None.

Floodplain:

None.

Wetlands:

The property has numerous wetlands. The approved delineation and replacement plan will need to be adhered to. The developer is proposing to provide a minimum of a 20' setback from all wetlands.

Storm Water Drainage:

The applicant is proposing to construct stormwater facilities on site to meet the ordinance.

Easements:

The plat proposes perimeter lot easements throughout the development.

County/MNDOT Review:

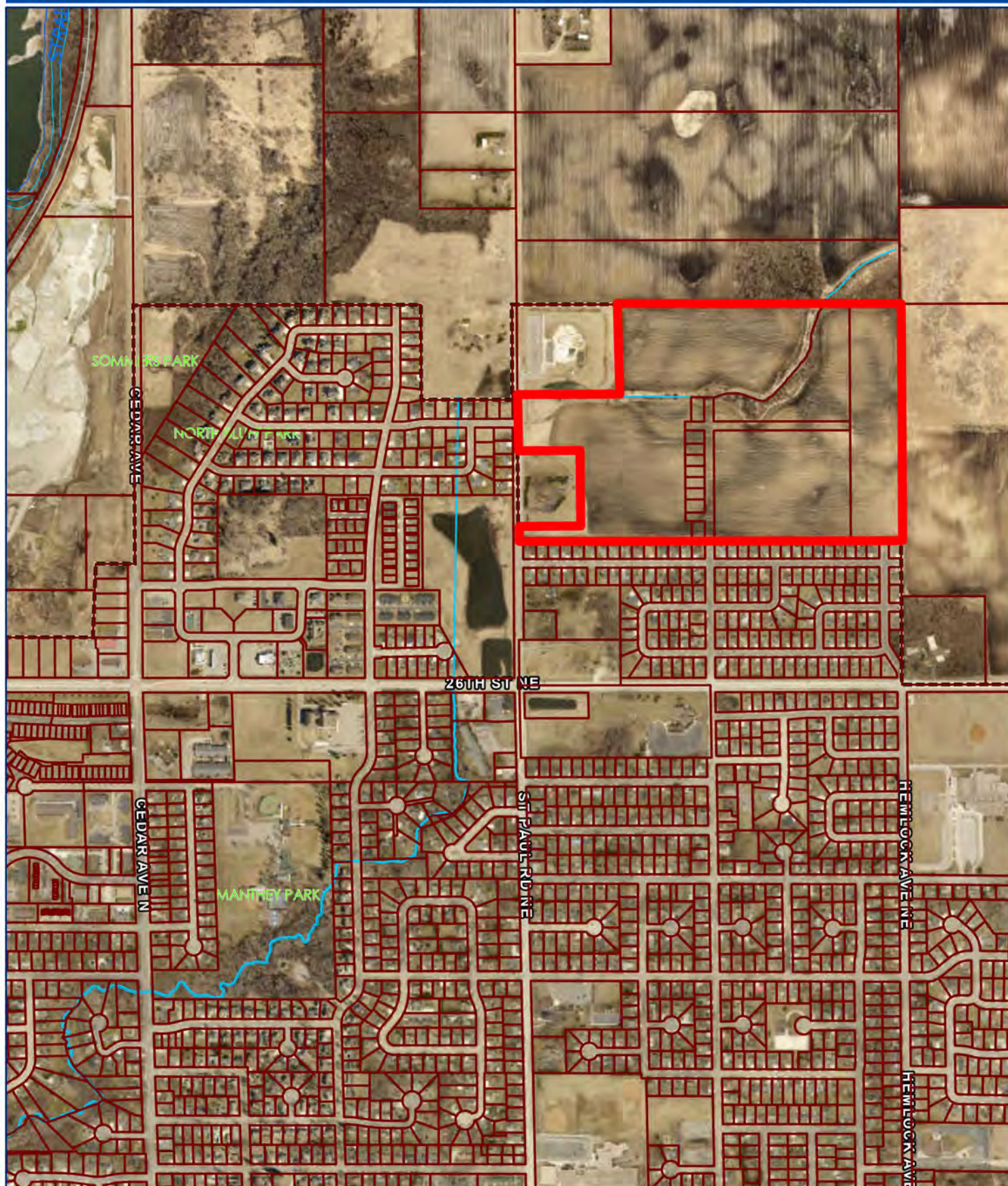
This plat is not adjacent to a state or county ROW.

Staff Review:

Staff recommends approval of the final plat of Mineral Springs Estates with the following conditions:

- 1) The final plat shall be recorded within 60 days of the date of approval of the final plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The conditions of the PUD shall be adhered to at all times.
- 4) A development agreement shall be recorded along with the final plat.
- 5) The plans shall adhere to the approved wetland delineation and replacement plan as determined by the Soil & Water Conservation District.
- 6) Temporary turn arounds are required to be constructed at all dead-end streets that do not connect immediately as required per fire code.
- 7) All conditions included in the City Engineer's memo dated 5/8/2025 shall be met.

Mineral Springs Estates City of Owatonna



Site

April 24, 2023



1:15,000

1 in = 1,250 ft

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

MINERAL SPRINGS ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Festal Farms Company, a Minnesota Corporation, owner of the following described property:

That of part of GOOD SAMARITAN ADDITION according to the recorded plat thereof on file in the Steele County, Minnesota, Recorder's Office, and part of the Southeast Quarter (SE1/4) of Section 34, Township 108, Range 20, Steele County, Minnesota, described as follows: Beginning at the northeast corner of said SE1/4; thence South 00 degrees 07 minutes 54 seconds East, bearing based on the Steel County Coordinate Database NAD83, 1614.62 feet to the northeast corner of WILLOWBROOK ADDITION NO. 3, according to the plat on file in said Recorder's Office; thence North 89 degrees 54 minutes 06 seconds West 2633.75 feet along the north line of said WILLOWBROOK ADDITION NO. 3 and along the north line of WILLOWBROOK ADDITION NO. 2 according to the plat on file in said Recorder's Office, to its intersection with the west line of said SE1/4; thence North 00 degrees 10 minutes 39 seconds West 101.50 feet along said west line of the SE1/4; thence North 89 degrees 49 minutes 21 seconds East 423.00 feet; thence North 00 degrees 10 minutes 39 seconds West 514.89 feet, parallel with said west line of the SE1/4; thence South 89 degrees 49 minutes 21 seconds West 423.00 feet to said west line of the SE1/4; thence North 00 degrees 10 minutes 39 seconds West 378.15 feet along said west line of the SE1/4 to the southwest corner of the tract described in Document No. 361141 on file in said Recorder's Office; thence easterly 695 feet, more or less, along the centerline of a drainage ditch to the southeast corner of said tract described in Document No. 361141; thence North 00 degrees 10 minutes 39 seconds West 631 feet, more or less, along the east line of said tract described in Document No. 361141 to its intersection with the north line of said SE1/4; thence South 89 degrees 54 minutes 13 seconds East 1940.04 feet to the point of beginning. Subject to easements, reservations, or restrictions of record, if any.

Have caused the same to be surveyed and platted as MINERAL SPRINGS ESTATES and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said Festal Farms Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____

day of _____, 20____.

Signed: Festal Farms Company

Chadwick S. Lange, President

State of _____

County of _____

This instrument was acknowledged before me on _____ by Chadwick S. Lange, President of Festal Farms Company, a Minnesota Corporation.

Notary Public

My Commission Expires: _____

Chadwick S. Lange, Trustee

Karen Lange, Trustee

State of _____

County of _____

This instrument was acknowledged before me on _____ by Chadwick S. Lange and Karen Lange, Trustees of Festal Farms Company, a Minnesota corporation.

Notary Public

My Commission Expires: _____

I, Tyler J. Pogreba, do 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 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 correctly 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____.

Tyler J. Pogreba, Licensed Land Surveyor
Minnesota License Number 60122

State of Minnesota

County of _____

This instrument was acknowledged before me on _____ by Tyler J. Pogreba.

Notary Public,

My Commission Expires _____

This plat of THE MINERAL SPRINGS ESTATES was approved and accepted by the City Council of the City of Owatonna, Minnesota on this _____ day of

_____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

Kris M. Busse, City Administrator

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 the taxes due and payable for the year 2023 on the land described herein are paid.

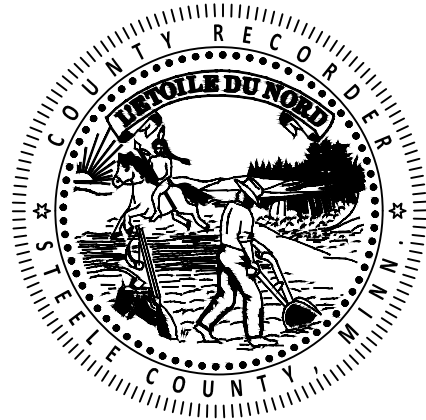
_____, Steele County, Minnesota

Filed in the office of the County Recorder, this _____ day of _____, 20____.

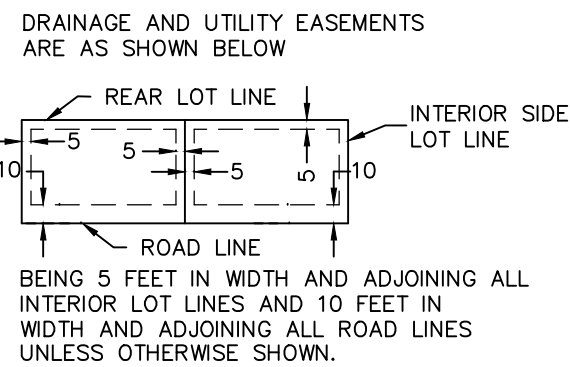
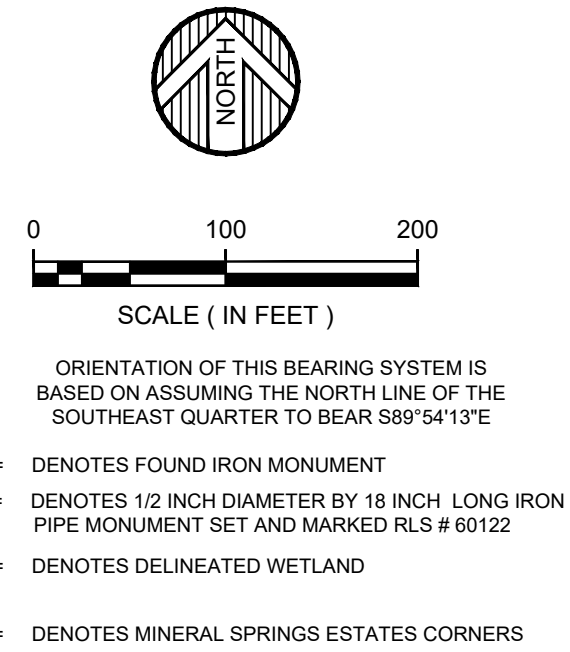
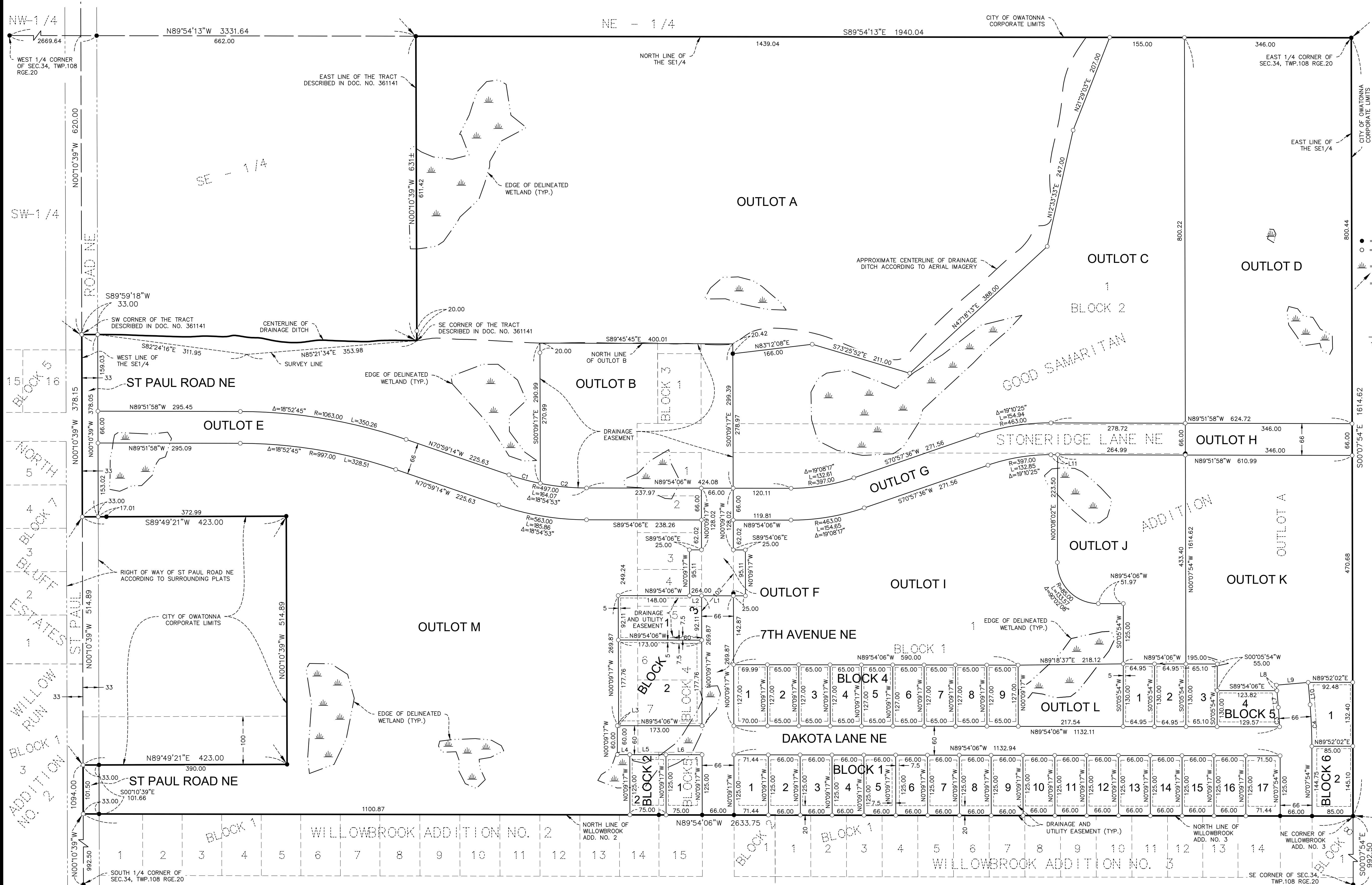
at _____ o'clock _____ M. in Book _____ of Plats, Page _____ as Document

Number _____.

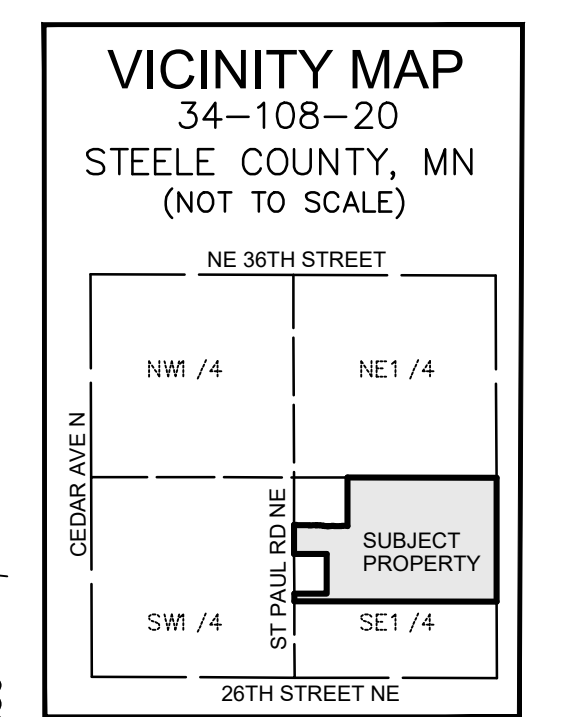
Rick G. Kvien, County Recorder, Steele County, Minnesota

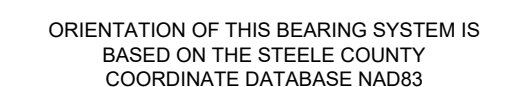


MINERAL SPRINGS ESTATES



LINE AND CURVE TABLE	
L1 = N89°54'06"W	66.00
L2 = N89°54'06"W	25.00
L3 = N89°54'06"W	2.59
L4 = N89°54'06"W	25.59
L5 = N89°54'06"W	75.00
L6 = N89°54'06"W	75.00
L7 = N04°55'31"W	34.85
L8 = N04°55'31"W	11.39
L9 = N85°04'29"E	66.00
L10 = N04°55'31"W	46.24
L11 = N89°51'58"W	14.04
C1 = R 497.00 L 67.39 Δ 07°46'07" CHB S74°52'17"E CH 67.34	
C2 = R 497.00 L 96.68 Δ 11°08'46" CHB S84°19'43"E CH 96.53	
C3 = R 967.00 L 40.37 Δ 02°23'32" CHB N03°43'45"W CH 40.37	
C4 = R 1033.00 L 86.43 Δ 04°47'37" CHB N02°31'43"W CH 86.40	

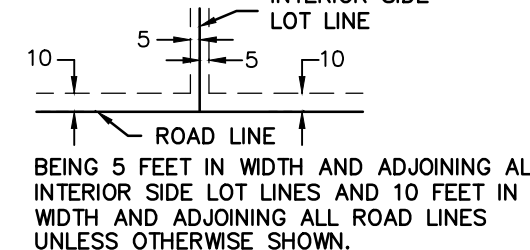




ELEVATIONS BASED ON NAVD88 VERTICAL DATUM

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- = DENOTES FOUND IRON MONUMENT
- = DENOTES SHRUB
- = DENOTES CONIFEROUS TREE
- = DENOTES DECIDUOUS TREE
- = DENOTES TELEPHONE PEDESTAL
- = DENOTES WATER HYDRANT
- = DENOTES CHAINLINK FENCE
- = DENOTES EDGE OF WOODS LINE
- = DENOTES PROPOSED UNDERGROUND STORM LINE
- = DENOTES PROPOSED UNDERGROUND SANITARY LINE

DRAINAGE AND UTILITY EASEMENTS ARE
AS SHOWN BELOW INTERIOR SIDE



DESCRIPTION: ALL OF BLOCKS 1-5, AND OUTLOT A,
GOOD SAMARITAN ADDITION
AND
PART OF THE SOUTHEAST QUARTER
ALL IN SEC. 34, T.108, R.20
STEELE COUNTY, MINNESOTA

PROPOSED DESCRIPTION:	LOTS 1 - 17, BLOCK 1, LOT 1 AND LOT 2, BLOCK 2, LOT 1 AND LOT 2, BLOCK 3, LOT 1 - 9, BLOCK 4, LOT 1 - 4, BLOCK 5, LOT 1 AND LOT 2, BLOCK 6 OUTLOT A - OUTLOT L, MINERAL SPRINGS ESTATES
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OWNER	MINERAL SPRINGS ESTATES, LLC
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ADDRESS: 3611 85TH STREET NW
ORONO, MN 55960

SURVEYOR: WIDSETH
7804 INDUSTRIAL PARK RD
BAXTER, MN.

AREA: 82.72 ACRES, MORE OR LESS

DATE: APRIL 21, 2023

PARCEL NUMBERS FOR THE
SUBJECT PROPERTY ARE:

17-039-2100, 17-606-0201, 17-606-0001, 17-606-0101
17-606-0301, 17-606-0401, 17-606-0402, 17-606-0403
17-606-0404, 17-606-0405, 17-606-0406, 17-606-0407,
17-606-0501

THERE ARE NO ADDRESSES LISTED FOR THE
SUBJECT PROPERTIES.

ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER MAP NUMBER 27147C0152C EFFECTIVE DATE 12-02-2011 THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

ACCORDING TO THE STEELE COUNTY ON-LINE
PARCEL MAPPING APPLICATION, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE PUD
PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

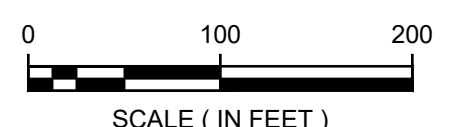
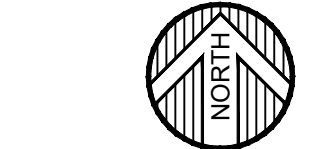
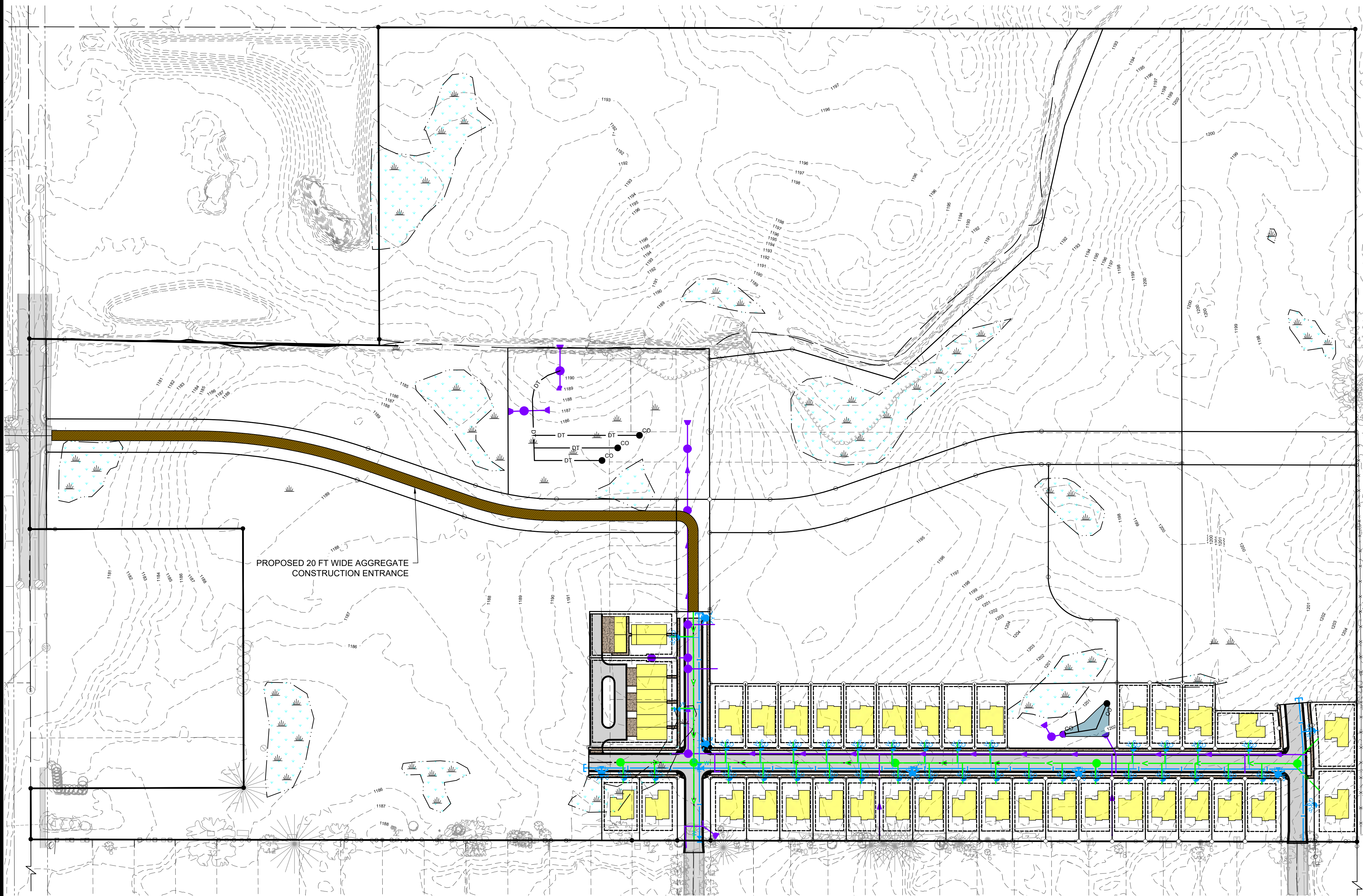
WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

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.

CRAIG N BRITTON DATE: 4/21/2023 LIC. NO. 44228

PROPOSED 20 FT WIDE AGGREGATE CONSTRUCTION ENTRANCE EXHIBIT

MINERAL SPRINGS ESTATES



- ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE STEELE COUNTY
COORDINATE DATABASE NAD83
- ELEVATIONS BASED ON NAVD88 VERTICAL DATUM
- = DENOTES FOUND IRON MONUMENT
 - = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON
PIPE MONUMENT SET AND MARKED RLS # 41643
 - ⬤ = DENOTES FOUND IRON MONUMENT
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 - ⊗ = DENOTES CONIFEROUS TREE
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 - ⊞ = DENOTES TELEPHONE PEDESTAL
 - ⊛ = DENOTES WATER HYDRANT
 - = DENOTES CHAINLINK FENCE
 - ~~~~~ = DENOTES EDGE OF WOODS LINE
 - - - - - = DENOTES PROPOSED UNDERGROUND STORM LINE
 - = DENOTES PROPOSED UNDERGROUND SANITARY LINE

4/25/2025

To: Greg Kruschke, Community Development Manager, and the City of Owatonna

RE: Mineral Springs Estates Residential Development Narrative

Rochester

3777 40th Avenue NW
Suite 200
Rochester MN 55901

507.292.8743
Rochester@Widseth.com
Widseth.com

Dear Mr. Kruschke and members of the City Council,

The proposed preliminary plat is an amendment to the previous Mineral Springs Estates submittal in August of 2023. The revision involves the addition of 15 single family detached dwellings on Dakota Lane NE and the extension of Dakota Lane NE east to Hemlock Avenue NE. With the proposed revision, we are proposing 36 single-family residential lots and 2 multi-family residential parcels. Some of the wetlands will be removed as part of the natural progression of development, and some will remain and become natural areas to be enjoyed for active recreation activities like walking, biking, running, etc.

PROPOSED FEATURES LEGEND

	DENOTES PROPOSED SINGLE-FAMILY DETACHED (R2)
	DENOTES PROPOSED SINGLE-FAMILY ATTACHED (R3)
	DENOTES PROPOSED TOWNHOUSES (R3)
	DENOTES PROPOSED 6 UNIT MULTI-FAMILY (R6)
	DENOTES PROPOSED OPEN SPACE
	DENOTES EXISTING WETLANDS
	DENOTES PROPOSED STORMWATER PONDS

PUD Zoning Summary

Single-family Detached Lot Size:

Width: 65 ft minimum
Depth: 120' (+/-)
Lot Area: 7,800 sq ft minimum

Single-family Attached Lot Size:

Width: 80 ft minimum per pair
Depth: 120' (+/-)
Lot Area: 5,000 sq ft minimum

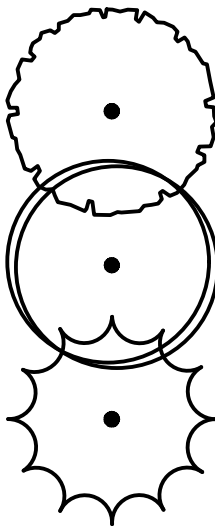
Minimum Lot Area Per Unit:

Townhouse: 4,000 sq ft
6-Unit Multi-family: 1,700 sq ft

Minimum Off-street Parking :

Two Stalls per unit

CONCEPT PLANT SCHEDULE



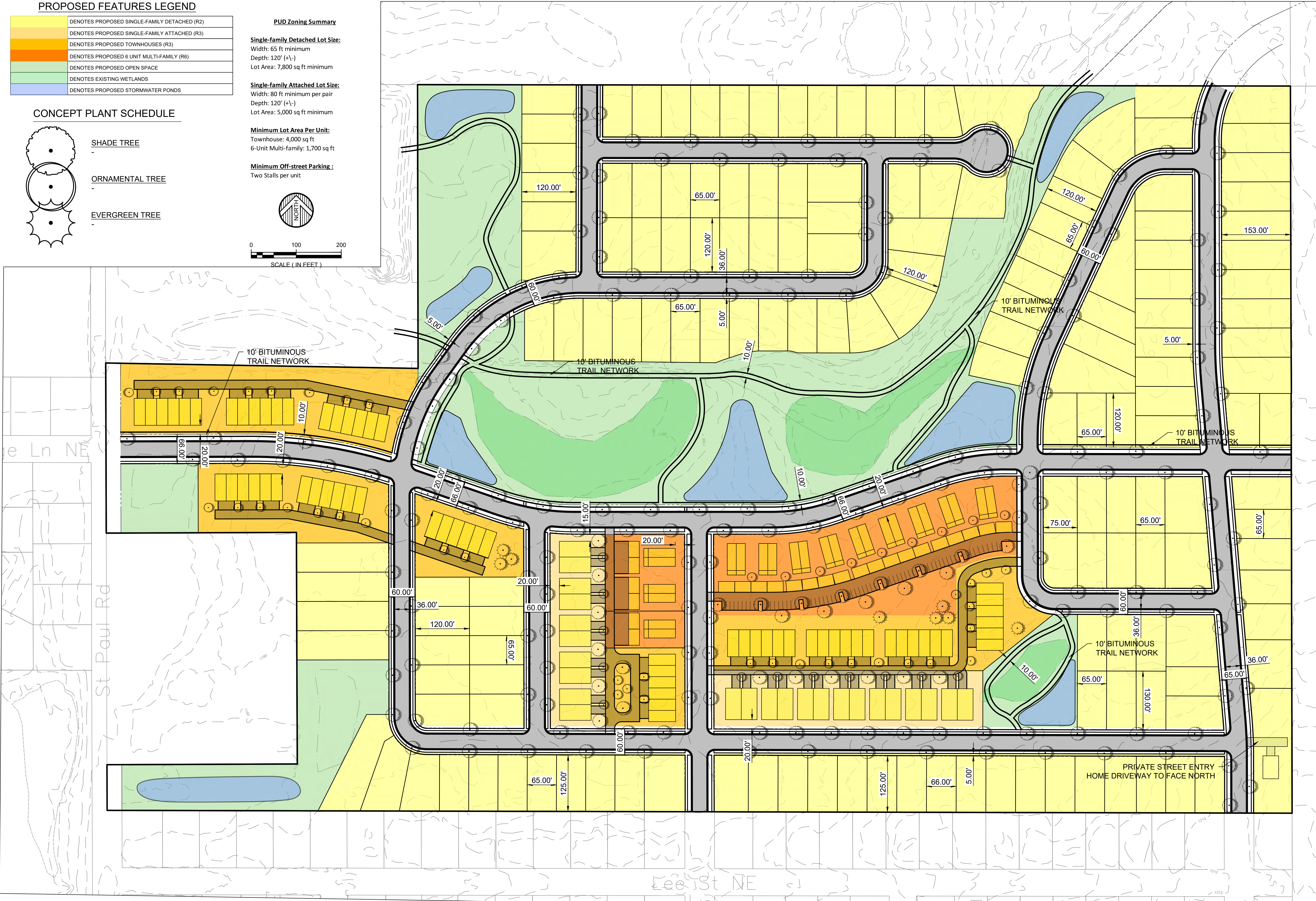
SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE



0 100 200
SCALE (IN FEET)



MINERAL SPRINGS ESTATES

MINERAL SPRINGS ESTATES, LLC

OWATONNA, MINNESOTA

DATE: APRIL 2023

SCALE: AS SHOWN

DRAWN BY: RSH

CHECKED BY: CNB

JOB NUMBER: 2022-11572

BY:

REVISIONS DESCRIPTION

DATE

REVIEW

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

MINERAL SPRINGS ESTATES

MINERAL SPRINGS ESTATES, LLC

OWATONNA, MINNESOTA

PUD SITE PLAN

SHEET NO.

1

SHEET OF

HEREBY CERTIFY THAT THIS IS AN SPECIFICATION REPORT

PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION

AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER

THE LAWS OF THE STATE OF MINNESOTA

DATE: 4/21/2023 LIC. NO. 44228

J:\HAS Capital Advisors LLC\44915\2022-11572\CADD\Civil\C-SP-2022-11572-PUD.dwg Plotted by:Ben Stevens 4/21/2023 5:40:34 PM © 2023 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

Page 14 of 15



STEELE COUNTY
Soil and Water Conservation District

235 Cedardale Drive SE
Owatonna MN 55060
507-451-6730 Ext. 3
www.steeleswcd.org

5/13/25

To Whom it May Concern:

I have reviewed the plats for the Keg Addition and Mineral Springs Estates.

The Mineral Springs Estates was reviewed by matching the plat with the approved replacement plan from 10/2023. This plat cannot be approved with the information provided. The plat provided for review extended farther to the east than what was provided to the LGU and reviewed by the Technical Evaluation Panel (TEP) in the replacement plan application. Compare the city plat with pages 12 and 13 on the attached Joint Application for Wetland Replacement, especially the east end point of the development.

In the approved replacement plan, wetland 6 was impacted and accounted for. The plat in the 10/2023 decision stopped just to the west of wetland 7. The current plat received from the city while still avoiding wetland 7, may impact wetland 8. The TEP was not able to determine if wetland 8 would be impacted from the materials provided. If the development was overlayed on the approved wetland delineation map, page 11, it would be helpful and the TEP will review the plat again.

The TEP asked for this material, but it was not received as of the writing.

The Keg Addition was reviewed using satellite imagery, the National Wetland Inventory, and a site visit. No evidence of a WCA regulated wetland was found on site.

Regards,

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