



PLANNING COMMISSION MEETING

Tuesday, August 26, 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. Planning Commission Agenda

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

3. Approval of Last Meeting Minutes

3.a. Planning Commission Minutes - July 22, 2025

4. Public Hearings

4.a. CUP-22 by John Schulte of Jones Haugh & Smith and Robert Seykora of Rocon Inc. on behalf of Larry Schultz of LSO Farms for a Conditional Use Permit to construct an accessory warehouse building on the subject property located at 3510 Park Drive NW

4.b. Culligan Addition Preliminary & Final Plat

5. Downtown Parking Committee Requests

5.a. None

6. Other Business

6.a. Zoning & Subdivision Ordinance Process Update

6.b. Updates on Previous Items

7. Next Meeting - September 9, 2025

8. Adjournment

Owatonna Planning Commission Agenda

Tuesday, August 26, 2025

5:30 PM

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

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

1. Approve minutes of the July 22, 2025 meeting
2. Public Hearings
 - A) CUP-22 by John Schulte of Jones Haugh & Smith and Robert Seykora of Rocon Inc. on behalf of Larry Schultz of LSO Farms requests for a conditional use permit to construct an accessory warehouse building on the subject property located at 3510 Park Drive NW.
 - B) Culligan Addition Preliminary & Final Plat
3. Downtown Parking Committee Requests

None
4. Other Business
 - A. Zoning & Subdivision Ordinance Process Update
 - B. Updates on Previous Items
5. Next Meeting – September 9, 2025
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR JULY 22, 2025

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

A motion was made by Wilson and seconded by Joachim to approve the minutes of regular meeting of July 8, 2025. All Commissioners voting Aye, the motion carried.

CUP-21, a request by Brent Kaslow of Capital General Contracting, Chris Behne of Prime Garage Door & More, and B3 Contracting LLC for a conditional use permit to construct a Mini Storage Facility on the subject property located at 1980 Austin Road SE, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) The public hearing opened at 5:34 pm. Brent Kaslow was present and said he is happy to answer any questions and is looking forward to working with everyone. The public hearing closed at 5:35 pm. Eickhoff asked for clarification regarding commercial use. Bransford asked if he was referring to commercial motor vehicle storage. It is something that would be allowed if all applicable building requirements are in place. Kaslow said that is not the intention of the request. A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of CUP-21, a request to construct a Mini Storage on the subject property located at 1980 Austin Road SE with the following conditions:

- 1) Photometrics plan to be submitted and approved prior to the issuance of a building permit.
- 2) Individual storage units shall be under 5,000 square feet in floor area.
- 3) The sole permitted use of all units shall be storage. No commercial business operations shall be permitted.
- 4) All signs shall obtain the necessary permits and comply with B-2 zoning standards.
- 5) All items in the City Engineer's Memo dated July 11, 2025, must be adhered to.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on the Zoning and Subdivision Ordinance Process. He said that there is a one-page handout from the consultant in the Commissioners' packet. There will be a work session / kick-off meeting on September 9 at 6:00 pm. That is a regular meeting night and that meeting is scheduled from 6:00 to 7:00 pm. The website is live as of this morning.

Community Development Manager Greg Kruschke gave an update on previous items. He said the car wash was approved by the City Council, and they are still negotiating the development agreement with Mineral Springs Estates. That will hopefully be going to City Council the first meeting in August.

He said that November 11 is Veterans Day, so the meeting is moved to Wednesday, November 12.

A motion was made by Joachim and seconded by Eickhoff to adjourn the meeting at 5:39 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

August 20, 2025

To: Planning Commission

From: Community Development Department

RE: CUP-22 by John Schulte of Jones Haugh & Smith and Robert Seykora of Rocon Inc. on behalf of Larry Schultz of LSO Farms, requests for a conditional use permit to construct an accessory warehouse building on the subject property.

Application Review

Applicant/Owner: John Schulte of Jones Haugh & Smith and Robert Seykora of Rocon Inc. on behalf of Larry Schultz of LSO Farms

Location of Property: 3510 Park Drive NW

Zoning Map: I-2, Heavy Industrial District

Zoning Ordinance: Section 157.040 states that accessory buildings exceeding 1,000 square feet or more than 50% of the principal floor area require a Conditional Use Permit

Report Attachments: Location Map
Site Plan
ADA Plan
Building Plans
Project Narrative
City Engineer's Memo

Proposed Development

- CUP-22 by John Schulte of Jones Haugh & Smith and Robert Seykora of Rocon Inc. on behalf of Larry Schultz of LSO Farms, requests for a conditional use permit to construct an accessory warehouse on the subject property. The accessory warehouse requires a Conditional Use Permit in accordance with Accessory Buildings and Structures regulations.
- The subject property is approximately 3 acres in size and is currently occupied by Larry Schultz Organic Farm.
- The accessory warehouse is proposed to be 11,520 square feet and will be used for cold storage.
- Together, the primary structure and proposed accessory building comprise 18% of the lot area, meeting the maximum building coverage requirement of 50%.

- The accessory warehouse is proposed with steel siding and roofing, designed to be compatible with the surrounding area.
- The warehouse will have three exterior overhead doors.
- The proposed warehouse meets all required side and rear yard setbacks.
- An additional access is proposed along the southern property line, connecting and expanding the existing parking lot and loading area.
- Three additional parking spaces will be added, bringing the total to 18 stalls, including 2 ADA-compliant stalls, meeting the minimum code requirement of 18 parking stalls.
- An ADA-compliant walkway is proposed to connect the primary building to the proposed accessory warehouse.
- A proposed stormwater filtration basin will be located on the southwest corner of the property.
- The applicant does not propose any additional signage at this time.

FINDINGS OF FACT

1. The property is zoned I-2, Heavy Industrial District
2. Notice was provided to all property owners within 350 feet of the subject property and published in the Owatonna Peoples Press.
3. A public hearing was held at the Planning Commission on August 26, 2025.
4. The request is not detrimental to or will endanger the public health, safety, morals, comfort, or general welfare of the public.
5. The request is compatible with the surrounding area.
6. The proposed use will not result in increased traffic.
7. The request will not require public services out of the ordinary.

Public Comment

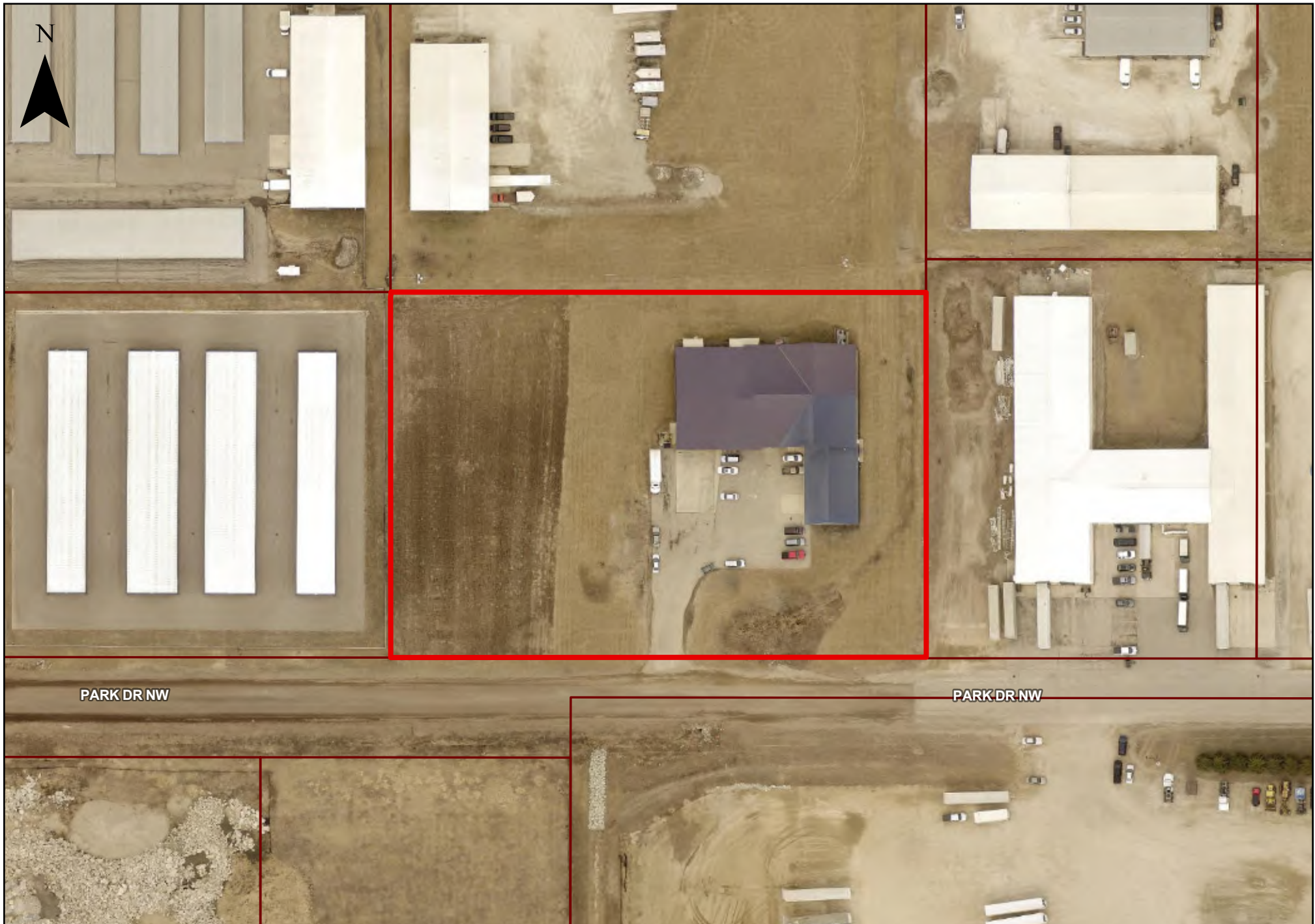
At the time of this report, staff has not received any public comments.

Staff Recommendation

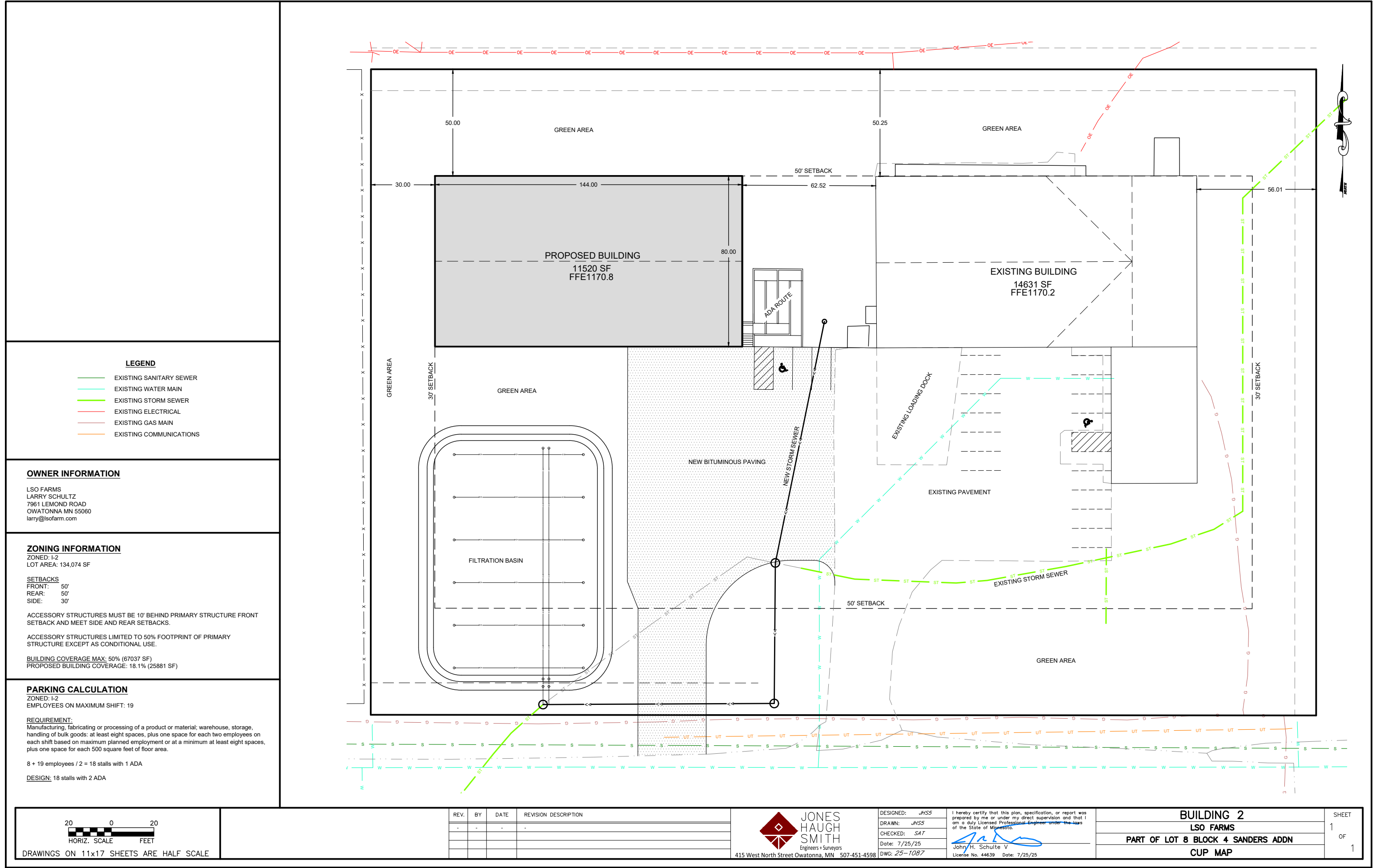
Staff recommends approval of CUP-22, a request to construct an accessory warehouse building on the subject property located at 3510 Park Drive NW on the following conditions:

1. The accessory warehouse shall be used solely for purposes as allowed in accordance with applicable zoning and building code regulations.
2. Photometrics plans to be submitted and approved prior to the issuance of a building permit.
3. Landscaping plan to be submitted and approved prior to the issuance of a building permit including two trees along Park Drive to meet code requirements.

4. All items in the City Engineer's Memo dated August 21, 2025 must be adhered to.



CUP-22 Accessory Building
3510 Park Drive NW



LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING ELECTRICAL
- EXISTING GAS MAIN
- EXISTING COMMUNICATIONS

OWNER INFORMATION

LSO FARMS
LARRY SCHULTZ
7961 LEMOND ROAD
OWATONNA MN 55060
larry@lsfarm.com

ZONING INFORMATION

ZONED: I-2
LOT AREA: 134,074 SF

SETBACKS

FRONT: 50'
REAR: 50'
SIDE: 30'

ACCESSORY STRUCTURES MUST BE 10' BEHIND PRIMARY STRUCTURE FRONT SETBACK AND MEET SIDE AND REAR SETBACKS.

ACCESSORY STRUCTURES LIMITED TO 50% FOOTPRINT OF PRIMARY STRUCTURE EXCEPT AS CONDITIONAL USE.

BUILDING COVERAGE MAX: 50% (67037 SF)
PROPOSED BUILDING COVERAGE: 18.1% (25881 SF)

PARKING CALCULATION

ZONED: I-2
EMPLOYEES ON MAXIMUM SHIFT: 19

REQUIREMENT:
Manufacturing, fabricating or processing of a product or material; warehouse, storage, handling of bulk goods: at least eight spaces, plus one space for each two employees on each shift based on maximum planned employment or at a minimum at least eight spaces, plus one space for each 500 square feet of floor area.

8 + 19 employees / 2 = 18 stalls with 1 ADA

DESIGN: 18 stalls with 2 ADA

REV.	BY	DATE	REVISION DESCRIPTION
1	JHS	7/25/25	DESIGNED
2	JHS	7/25/25	DRAWN
3	JHS	7/25/25	CHECKED
4	JHS	7/25/25	DATE
5	JHS	7/25/25	DWG



415 West North Street Owatonna, MN 56001-4598

DESIGNED: JHS
DRAWN: JHS
CHECKED: SAT
Date: 7/25/25
DWG: 25-1087

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: 7/25/25

BUILDING 2

LSO FARMS

PART OF LOT 8 BLOCK 4 SANDERS ADDN

CUP MAP

SHEET
1
OF
1

20 0 20
HORIZ. SCALE FEET

DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

- * TDC PRINTS ARE PREPARED TO BE PLOTTED ONTO 24"x36" SHEETS
- * PRINTER TO ACTUAL SIZE AND/OR 100% SCALE IS REQUIRED
- * PRINTING "FIT TO PAGE" WILL CAUSE PRINTS TO BE OUT OF SCALE
- * TDC IS NOT RESPONSIBLE FOR PRINTS NOT TO SCALE

SCHULTZ BUILDING

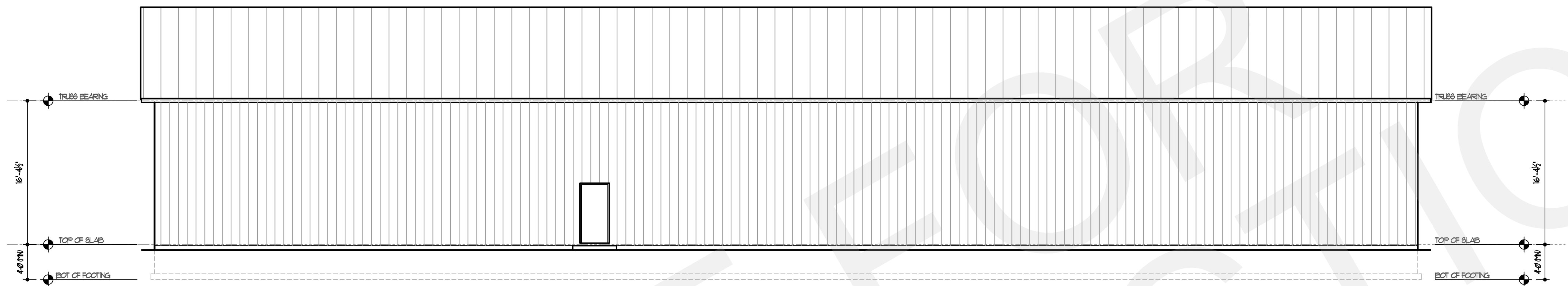
OWATONNA, MN



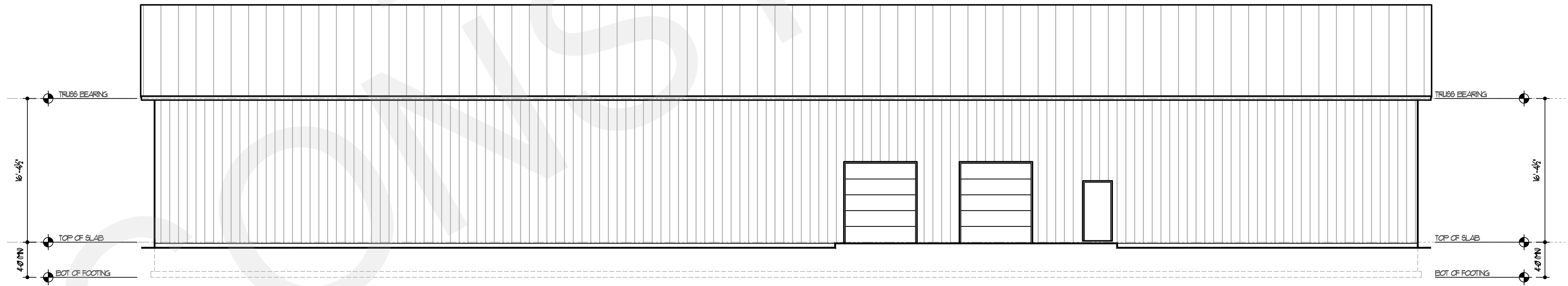
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WHATSOEVER WITHOUT THE
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THE DESIGN CONNECTION AND
BUILDER

A GUIDE FOR BUILDERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. THE DESIGN CONTRACT WILL REVEAL THE RISKS TO CORRECT ERRORS OR OMISSIONS FOR ANY ERRORS, OMISSIONS, OR VIOLATIONS OF ANY APPLICABLE RESPONSIBILITY FOR THE GENERAL CONTRACTOR AND/OR OTHER CONSTRUCTION TRADES. SPECIFICATIONS, STRUCTURAL, AND/OR SAFETY REQUIREMENTS WILL ASSURE THE RESPONSIBILITY FOR DIMENSIONS AND DETAILS. INCLUDING THE STRUCTURE IS DESIGNED FOR "N+1" LOAD. LOCAL AGENCIES, CONTRACTOR IS RESPONSIBLE FOR ALL BORING, BRACING AND/OR TEMPORARY RAILING AS REQUIRED UNTIL COMPLETION OF THE PROJECT.

DESIGN REVIEW
NOT FOR
CONSTRUCTION



2 REAR ELEVATION
SCALE: 1/8"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

QUICK REFERENCE KEY			
WINDOW TYPE/STYLE:		GENERIC	
FOUNDATION HGT:		FROST FOOTING	
MAIN LEVEL WALL HGT:		16'-4 1/2" WOOD STUDS	
MAIN LEVEL FLOOR SYSTEM:		SLAB ON GRADE	
FOUNDATION SQ FT:	INT SF	EXT SF	VOLUME
MAIN LEVEL SQ FT:	11223 SF	11520 SF	VOL

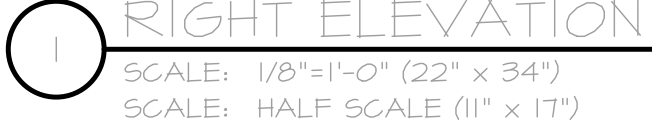
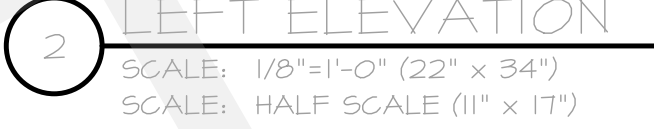
SCHULTZ BUILDING
SCHULTZ ORGANIC FARMS
3510 PARK DR
OWATONNA
MINNESOTA
RAYMOND YODER

PROJECT #:	25299
DRAWN BY:	ACL
CHECKED BY:	RCJ
PRELIM DATE:	AUGUST 05, 2025
PRICING SET DATE:	.
FINAL SET DATE:	.
REVISION:	.
PRINTED:	Aug 05, 2025

FRONT & REAR
EXTERIOR ELEVATIONS

A1.1

- * TDC PRINTS ARE PREPARED TO BE PLOTTED ONTO 24"x36" SHEETS
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MAIN LEVEL FLOOR SYSTEM:		SLAB ON GRADE	
FOUNDATION SQ FT:	INT SF	EXT SF	VOLUME
MAIN LEVEL SQ FT:	11223 SF	11520 SF	VOL



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DESIGN REVIEW
NOT FOR
CONSTRUCTION

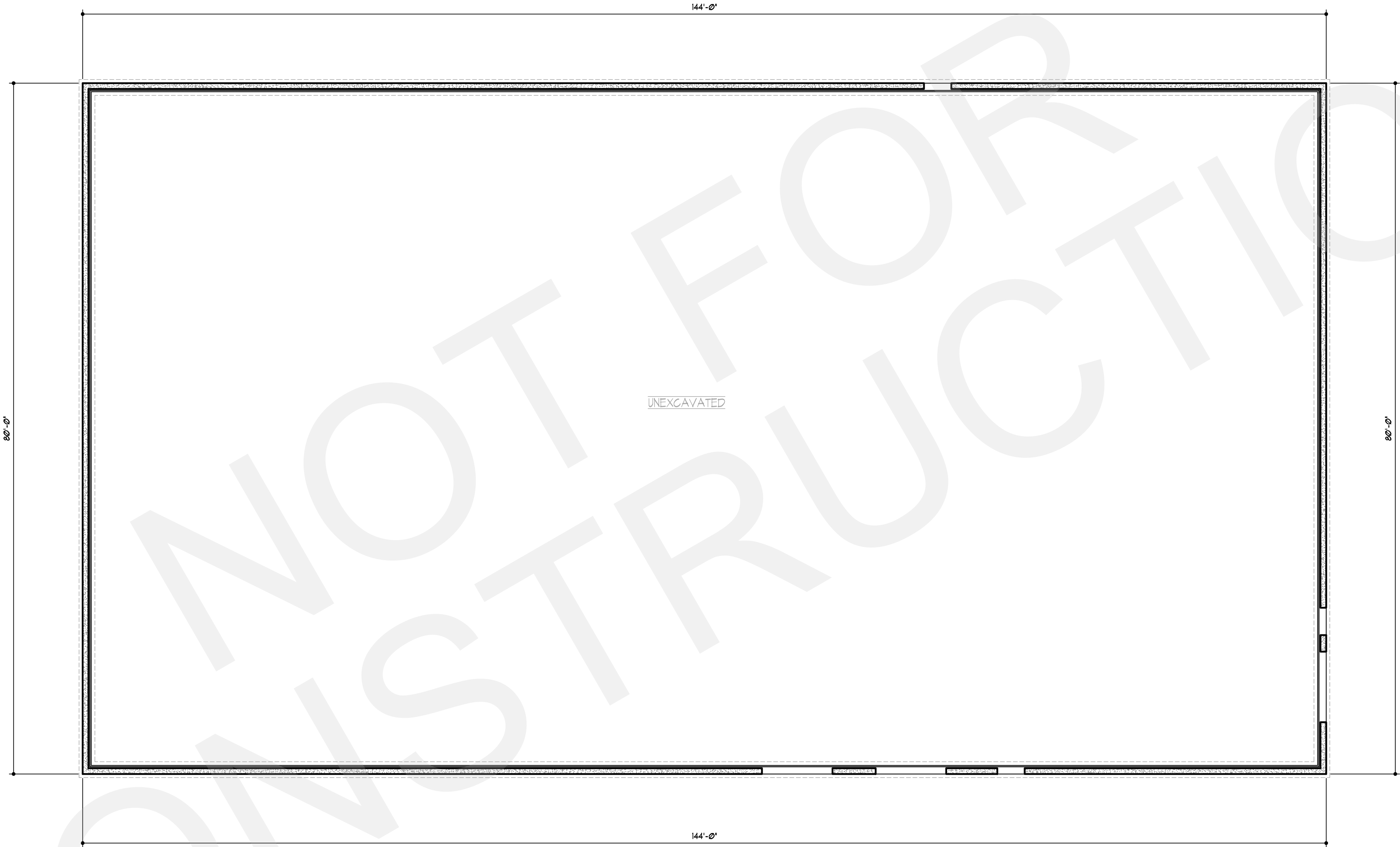
SCHULTZ BUILDING
SCHULTZ ORGANIC FARMS
3510 PARK DR
OWATONNA
MINNESOTA
RAYMOND YODER

PROJECT #:	25299
DRAWN BY:	ACL
CHECKED BY:	RCJ
PRELIM DATE:	AUGUST 05, 2025
PRICING SET DATE:	.
FINAL SET DATE:	.
REVISION:	.
PRINTED:	Aug 05, 2025

RIGHT & LEFT
EXTERIOR ELEVATIONS

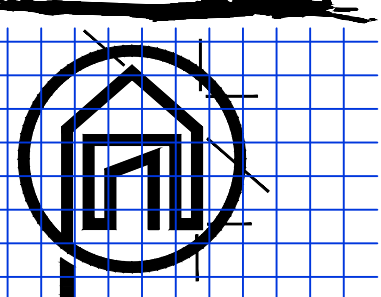
A1.2

PRINTING INSTRUCTION :
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1 FOUNDATION PLAN
SCALE: 1/8"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

QUICK REFERENCE KEY			
WINDOW TYPE/STYLE:	GENERIC		
FOUNDATION HGT:	FROST FOOTING		
MAIN LEVEL WALL HGT:	16'-4 1/2" WOOD STUDS		
MAIN LEVEL FLOOR SYSTEM:	SLAB ON GRADE		
	INT. SF	EXT. SF	VOLUME
FOUNDATION SQ. FT:	11520 SF		
MAIN LEVEL SQ. FT:	11223 SF	11520 SF	VOL.



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DESIGN REVIEW
NOT FOR
CONSTRUCTION

SCHULTZ BUILDING
SCHULTZ ORGANIC FARMS
3510 PARK DR
OWATONNA
RAYMOND YODER

MINNESOTA

PROJECT #:	25299
DRAWN BY:	ACT
CHECKED BY:	RCJ
PRELIM DATE:	AUGUST 05, 2025
PRICING SET DATE:	
FINAL SET DATE:	
REVISION:	
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FOUNDATION
PLAN

A2.0

- * TDC PRINTS ARE PREPARED TO BE PLOTTED ONTO 24"x36" SHEETS
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[illegible]

DESIGN REVIEW
NOT FOR
CONSTRUCTION

MINNESOTA

PROJECT #:	25299
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CHECKED BY:	RCJ
PRELIM DATE:	AUGUST 05, 2025
PRICING SET DATE:	.
FINAL SET DATE:	.
REVISION:	.
PRINTED:	Aug 05, 2025

MAIN LEVEL
FLOOR PLAN

A3.1

QUICK REFERENCE KEY			
WINDOW TYPE/STYLE:	GENERIC		
FOUNDATION HGT:	FROST FOOTING		
MAIN LEVEL WALL HGT:	16'-4 1/2" WOOD STUDS		
MAIN LEVEL FLOOR SYSTEM:	SLAB ON GRADE		
	INT. SF	EXT. SF	VOLUME
FOUNDATION SQ FT:		11520 SF	
MAIN LEVEL SQ FT:	11223 SF	11520 SF	VOL



PRINCIPALS

Steven J. Thompson, P.L.S.
Brian J. Johnson, P.E.
Steven J. Penkava, P.E.
John H. Schulte V, P.E.
Scott A. Tuchtenhagen, P.L.S.

Established 1945

Project Narrative

LSO Farms

Lot 8 Block 4 Sanders Addition

Prepared by: John H. Schulte V, PE

July 25, 2025

Larry Schultz of LSO Farms intends to construct a warehouse building on his site at 3510 Park Drive in support of his growing business. The warehouse and associated expanded truck maneuvering and parking area would join the current paved areas. A new filtration basin would be constructed to address increased runoff from new hard surfaces on the site.

Said warehouse will be an accessory structure over 50% of the size of the primary building on the site. City code requires a Conditional Use Permit for these cases, hence this request.



Date: 2025-08-21

Project: Larry Schultz Organic Farms

Address: 3510 Park Dr NW

Conditional Use Permit: CUP-22

Applicant: John Schulte (Jones, Haugh, Smith, Inc.)

Staff Review Comments:

1. All construction activity shall be consistent with the most current Stormwater Management Code 52.00, design standards, and guidance documents, at the time of permitting.
2. All new development and redevelopment standards (reconstruction) related to post construction stormwater management shall be reviewed and approved prior to any issuance of a Grading Permit, Building Permit, Certificate of Occupancy, and/or permit termination as applicable.
3. City Grading Permit coverage is required.
4. A detailed Stormwater Management Report including existing and proposed drainage maps, calculations, and supporting documentation.
5. The Stormwater Management Report shall describe:
 - a. Downstream impacts to discharge rates/volumes, ponding HWL's, and low openings of nearby structures.
 - b. Downstream impacts to water quality.
 - c. Impacts to the capacity of the adjacent stormwater basin.
 - d. Ability for the site's stormwater infrastructure to convey a 10-yr 24-hr storm event.
 - e. Ability for the site to safely route the 100-yr 24-hr storm event.
 - f. Changes to the emergency overflow and emergency overland elevations as well as the projects impact to adjacent properties' low openings.
6. All typical grading permit termination requirements shall be met including:
 - a. Submission of SWPPP Self-inspection records and project completion photographs.
 - b. Final topographic survey, As-built, and updated Record Drawing will be required.
 - i. As-built shall be submitted as .pdf and GIS compatible format (CAD or shapefile is acceptable).
 - c. Engineer's Certificate of Stormwater Compliance.
7. All permanent stormwater facilities will require a Stormwater Facility Maintenance Agreement with the City. This agreement shall be recorded with Steele County Recorder's Office.
8. All permanent stormwater facilities require a Long-term Operations and Maintenance Plan that includes an inspection schedule and description of the funding mechanism.

Should you have any questions, please call 507.444.4350.

Thank You

A handwritten signature in blue ink, appearing to read 'S. Murphy', is positioned above the printed name.

Sean Murphy
Director of Public Works and City Engineer

August 22, 2025

To: Planning Commission
From: Community Development Department
RE: Preliminary and Final Culligan Addition

Application Review:

Applicant: John Schulte V, Jones Haugh & Smith
Owner: Culligan Ultrapure
Location of Property: 110 Fremont Street W
Existing Zoning: B-3, Central Business District
Existing Land Use: The land is currently office and warehouse space.
Report Attachments:

1. Location Maps
2. Preliminary Plat
3. Final Plat
4. Application Letter

Proposed Development:

Size of Subdivision: 1.08± acres
Number of Lots: Multiple commercial lots being platted into one
Lot Configuration: The lot is irregular in shape.
Street Pattern: The street pattern will not change from what exists today.
Services: Services are existing.
Timing/Financing of Development: The applicant is hoping to record the final plat and begin the construction in the fall.
Outstanding Assessments: None
Floodplain: None
Wetlands: None
Storm Water Drainage: No changes proposed.

Easements: Perimeter Easements have been provided as requested by the City and OPU.

County/MNDOT Review: The property is not adjacent to a state or county road.

Background

John Schulte V, Jones, Haugh, and Smith, on behalf of Culligan Ultrapure Real Estate Inc., a request for preliminary and final plat of Culligan Addition, a 1.08± acre tract of commercial land. The applicant is requesting the plan in order to combine all of their lots from multiple plats into one platted lot in order to construct an accessory building for storage.

Staff Review:

Staff recommends approval of the preliminary and final plat of Culligan Addition with the following conditions:

- 1) The final plat shall be recorded within 60 days of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.

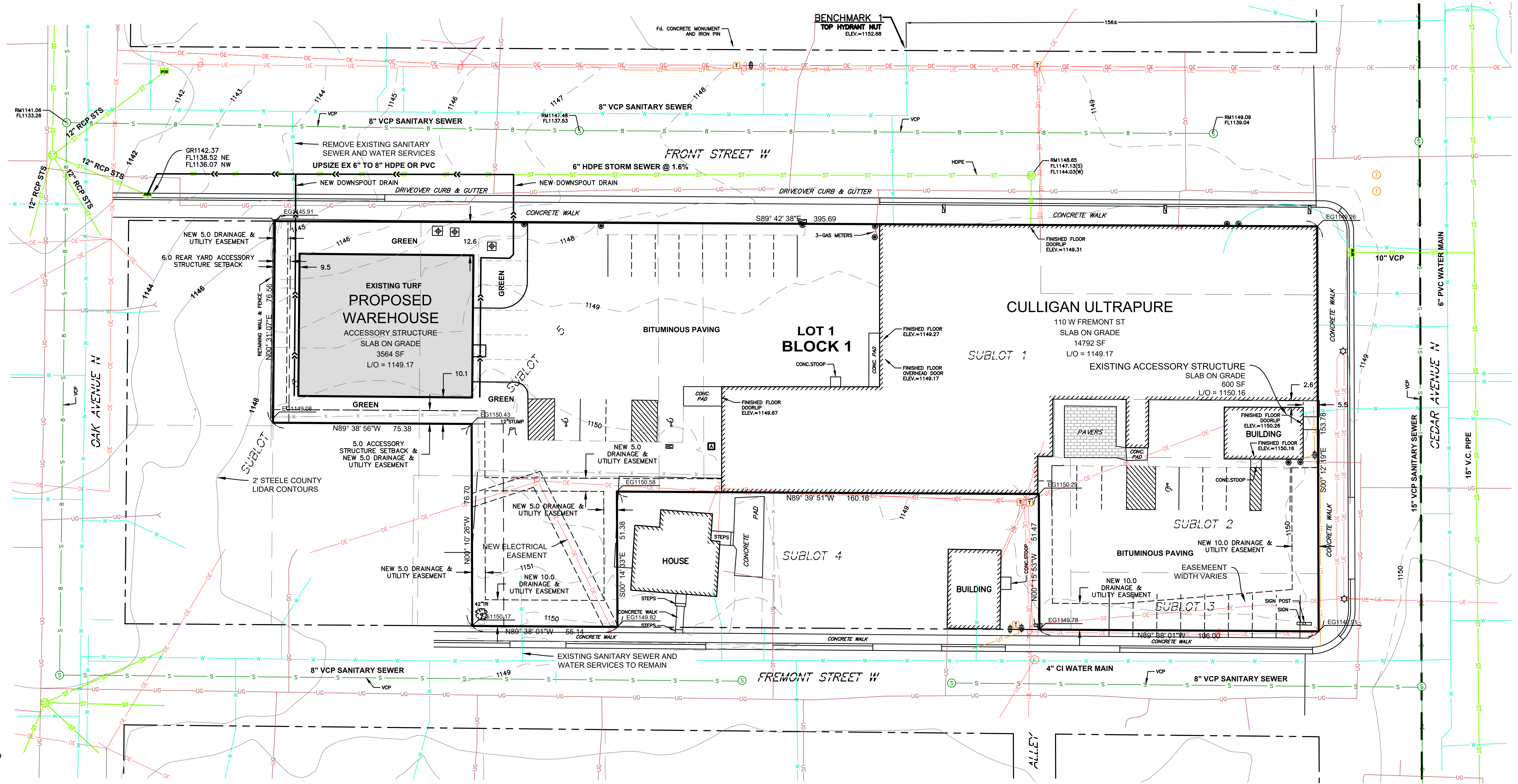


Culligan Addition
110 Fremont Street W

1:2,151

Date: 8/12/2025
Page 20 of 28

PRELIMINARY PLAT - CULLIGAN ADDITION



OWNER INFORMATION

CULLIGAN ULTRAPURE REAL ESTATE
MIKE RITTER
110 FREMONT ST W
OWATONNA MN 55060
507-456-1814
MIKE.RITTER@CULLIGANULTRAPURE.COM

LAND SURVEYOR

JONES HAUGH, & SMITH, INC.
SCOTT A. TUCHTENHAGEN
415 WEST NORTH STREET
OWATONNA, MN 55060
507-451-4598
SCOTT@JHSENG.COM

ZONING

EXISTING ZONE: B-3 CENTRAL BUSINESS DISTRICT
PROPOSED ZONE: B-3 CENTRAL BUSINESS DISTRICT

SETBACKS:
FRONT: 0'
REAR: 12'
SIDE: 10'
RESIDENTIAL SIDE YARD: 10'
ACCESSORY STRUCTURE SETBACKS ARE HALVED

EXISTING LEGAL DESCRIPTION

LENGTHY-SEE SEPARATE ATTACHMENT

PLATTED AREA: 1.08 ACRES

PARKING CALCULATION

MIXED OFFICE AND WAREHOUSE SPACE - 12360 SF

REQUIREMENT: 1 SPACE PER 500 SF = 12360 / 500 = 25 SPACES WITH 1 ADA

DESIGN: 28 SPACES WITH 3 ADA

GENERAL STORMWATER NOTES:

SITE AREA: 1.08 AC
EXISTING IMPERVIOUS SURFACE: 39201 SF (0.90AC)
(INCLUDES WAREHOUSE AREA AS FORMER RESIDENTIAL)
PROPOSED IMPERVIOUS SURFACE: 38344 SF (0.88 AC)
FUTURE IMPERVIOUS SURFACE: 0.0 AC

UTILITIES NOTE:

WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES SHOWN PER OPV
DIGITAL RECORDS

BUILDING AREAS

MAIN FACILITY 15820 SF
EXISTING ACCESSORY BUILDING: 600 SF
PROPOSED WAREHOUSE: 3564 SF

- 848 = Existing Elevation Contour Line
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- OT = Overhead Telephone
- FO = Fiber-Optics
- UE = Underground Electric
- OE = Overhead Electric
- UTV = Underground TV
- X = Chain Link Fence
- / = Woven Wire Fence
- UTV = Gate Post
- = Bollards
- ⊙ = Soil Boring
- ⊕ = Monitoring Well
- ⊖ = Hand Hole
- = Roof Drain

LEGEND

- Flag Pole
- Sign
- Stop Sign
- Handicap Sign
- Electric Meter
- Gas Meter
- Fiber-Optics Box
- Telephone Pedestal
- AC Unit
- Refrigeration Unit
- Television Pedestal
- Water Meter
- Light Pole
- Flood Lights
- Power Pole
- Guy Anchor
- Electric Marker
- Gas Marker
- Fiber Optics Marker

- Gas Main Valve
- Fire Hydrant
- Water Main Valve
- Water Shutoff Valve
- Curb Stop
- Catch Basin
- Manholes
- Deciduous Tree
- Coniferous Tree
- Bush

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

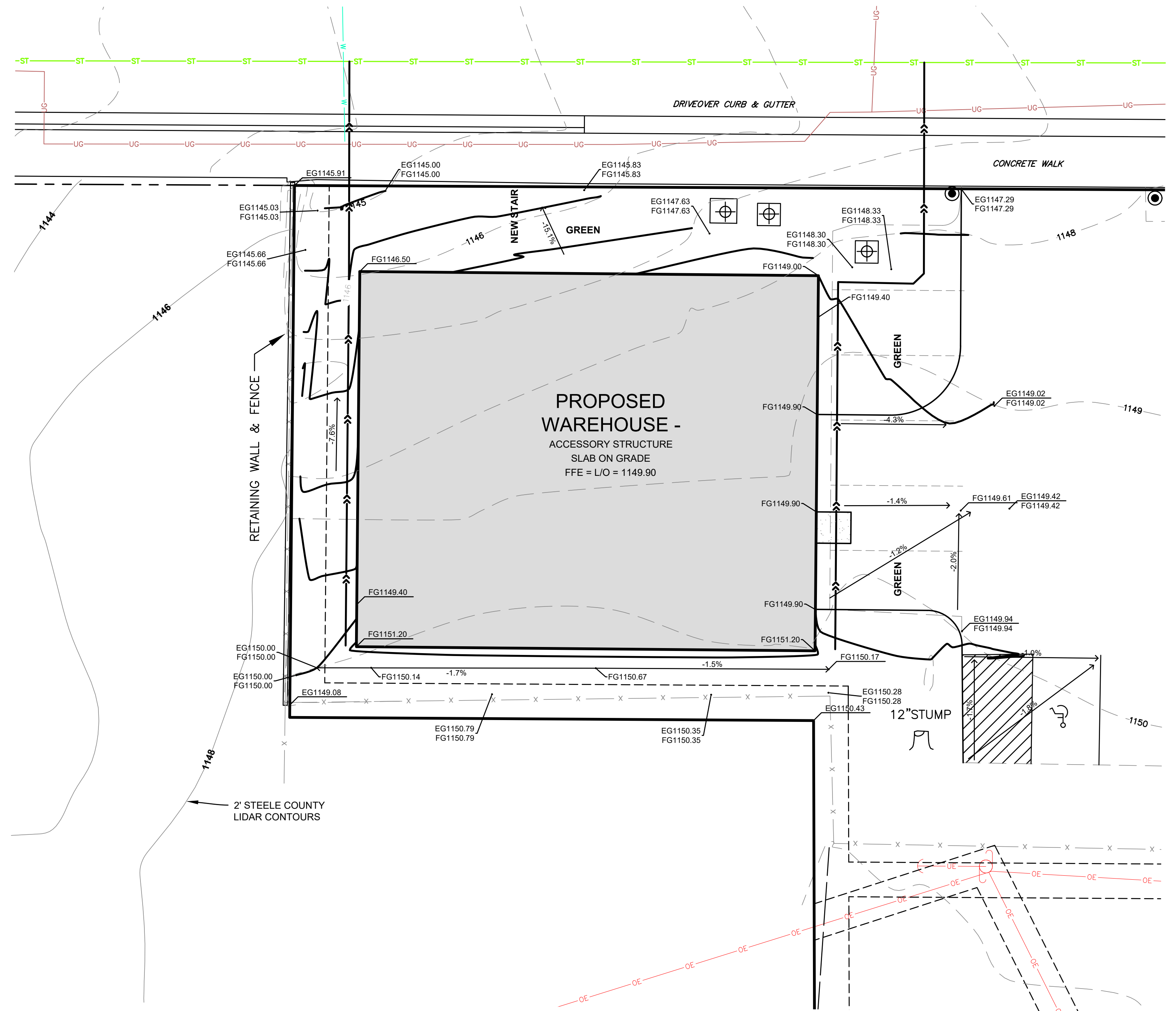
Scott A. Tuchtenhagen, License No. 52646 Date: 7/25/25

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: 7/25/25

PRELIMINARY PLAT - CULLIGAN ADDITION

GRADING PLAN



LEGEND

	= Existing Elevation Contour Line		= Flag Pole		= Gas Main Valve
	= Water Main		= Sign		= Fire Hydrant
	= Sanitary Sewer		= Stop Sign		= Water Main Valve
	= Storm Sewer		= Handicap Sign		= Water Shutoff Valve
	= Gas Main		= Electric Meter		= Curb Stop
	= Underground Telephone		= Gas Meter		= Catch Basin
	= Overhead Telephone		= Fiber-Optics Box		= Manholes
	= Fiber-Optics		= Telephone Pedestal		
	= Underground Electric		= AC Unit		= Deciduous Tree
	= Underground Electric		= Refrigeration Unit		= Coniferous Tree
	= Underground TV		= Television Pedestal		= Bush
	= Chain Link Fence		= Water Meter		
	= Woven Wire Fence		= Light Pole		
	= Gate Post		= Flood Lights		
	= Bollards		= Power Pole		
	= Soil Boring		= Guy Anchor		
	= Monitoring Well		= Electric Marker		
	= Hand Hole		= Gas Marker		
	= Roof Drain		= Fiber Optics Marker		

UTILITIES NOTE:

WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES
SHOWN PER OPU DIGITAL RECORDS

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: 7/25/25

OFFICIAL PLAT

CULLIGAN ADDITION

MAGNAMARA ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: Culligan Ultrapure Real Estate, Inc., a corporation under the law of the state of Delaware, owner of the following described property:

Sublots 2 and 3 in Lot 6 in the Southeast Quarter of the Northeast Quarter.

AND

Beginning at the northwest corner of said Sublot 2, thence running South along the west line of said Sublots 2 and 3 to the southwest corner of said Sublot 3; thence West 12 feet to the southeast corner of Sublot 4; thence running North 66 feet along the east side of said Sublot 4 and to a point directly west of the northwest corner of said Sublot 2; thence East to said point of beginning.

All being in Lot 6 in the Southeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 20 West, Steele County, Minnesota.

AND

Sublot 1 of Lot 6, EXCEPT: The West 17 feet, ALSO EXCEPT: The South 22 feet of the East 100 feet, ALSO EXCEPT: The North 26 feet of the East 105 feet, all in the Southeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 20 West, Steele County, Minnesota.

AND

The South 22 feet in width of East 100 feet of Sublot 1 of Lot 6, in the Southeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 20 West, Steele County, Minnesota.

AND

The North 26 feet of the East 105 feet of Sublot 1 of Lot 6 in the Southeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 20 West, Steele County, Minnesota.

Being further described as: The property intended to be conveyed consists of a parcel or tract of land 105 by 26 feet beginning at the inside of the sidewalk intersection on Front Street and North Cedar Street in the City of Owatonna at the southwest corner of said Front Street and Cedar Street intersection, and running thence West 105 feet; thence South 26 feet; thence East 105 feet; thence North 26 feet to the place of beginning.

AND

The North 96 feet of Sublot 5 of Lot 6, EXCEPT the West 25 feet; and the West 17 feet of Sublot 1 of Lot 6, all in the Southeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 20 West, Steele County, Minnesota.

AND

All that part of Sublots 5 and 6 of Lot 6 in the Southeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 20 West, Steele County, Minnesota, described by: Commencing at the southeast corner of Sublot 3 in said Lot 6, thence South 89°35'33" West, assumed bearing, 321.01 feet along the south line of Sublot 3, 4 and 5 in said Lot 6; thence South 89°35'33" West, 76.31 feet along the south line of Sublot 5 and 6 in said Lot 6 to a point, last said point being North 89°35'35" East 55.50 feet from the southwest corner of said Sublot 6; thence North 00°19'31" West, 76.56 feet along a line parallel with the west line of said Sublot 6 to the true point of beginning; thence North 89°31'43" East, 75.32 feet; thence North 01°04'00" West, 76.64 feet to the north line of said Sublot 5; thence South 89°28'00" West, 74.33 feet along the north line of said Sublot 5 and 6; thence South 00°19'30" East, 76.56 feet to said true point of beginning.

has caused the same to be surveyed and platted as CULLIGAN ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created herewith, as shown on this plat. In witness whereof said Culligan Ultrapure Real Estate, Inc., a corporation under the laws of the state of Delaware, has caused these presents to be signed by its proper

officer this _____ day of _____, 20____.

Culligan Ultrapure Real Estate, Inc.

Mike Herman, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Mike Herman, President of Culligan Ultrapure Real Estate, Inc., a corporation under the laws of the state of Delaware.

_____(sign)

_____(print)

Public _____

My Commission Expires _____

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.

_____(sign)

_____(print)

Public _____

My Commission Expires _____

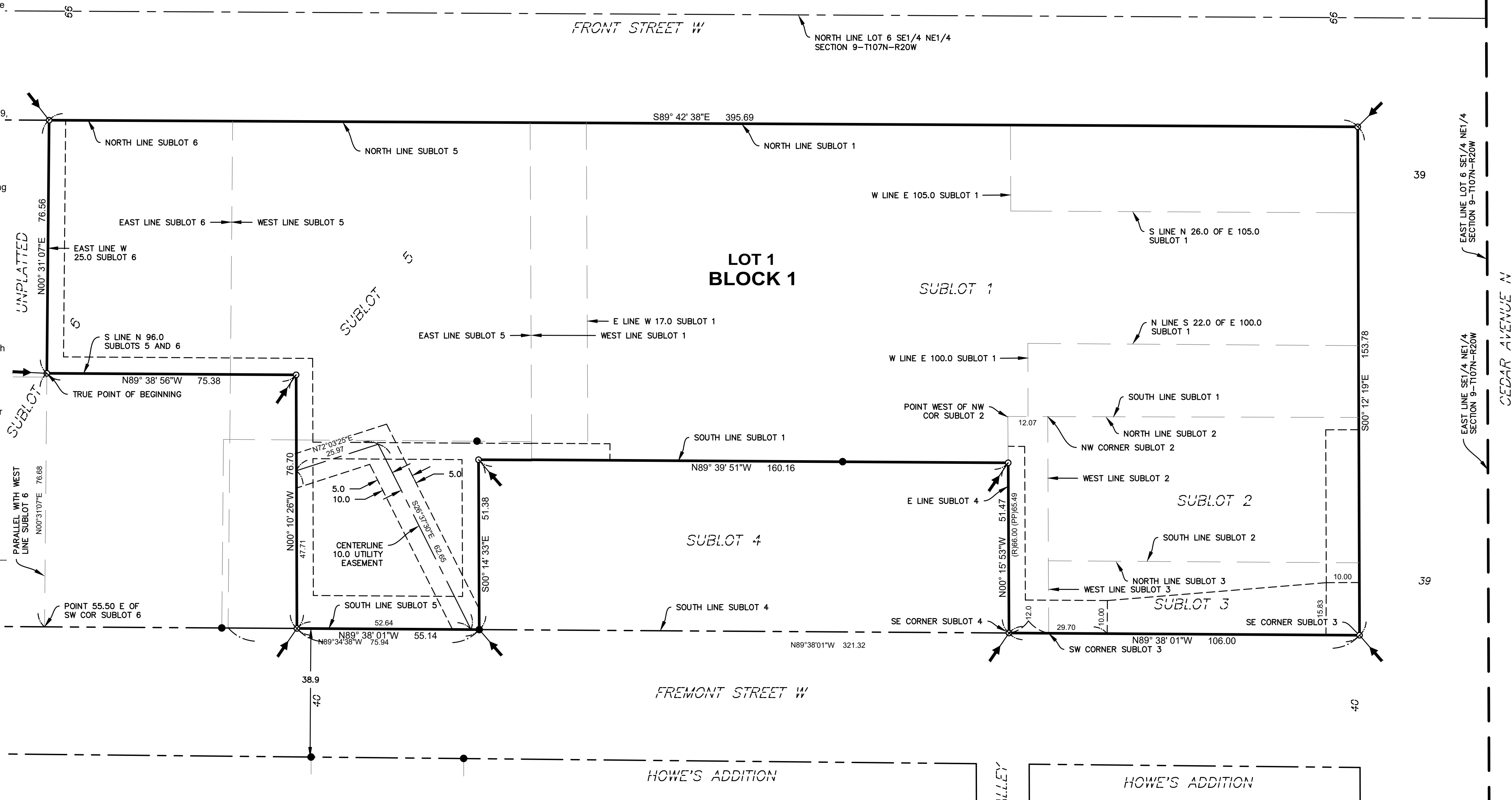
This plat of CULLIGAN ADDITION was approved and accepted by the City Council of the City of Owatonna, Minnesota at a regular meeting thereof held on the _____ day of _____,

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

Jenna Tuma, 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 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 _____, 20____, at _____ O'clock _____ M., in Book _____ of

Plats, Page _____, as Document Number _____

Rick G. Kvien, County Recorder
Steele County, Minnesota



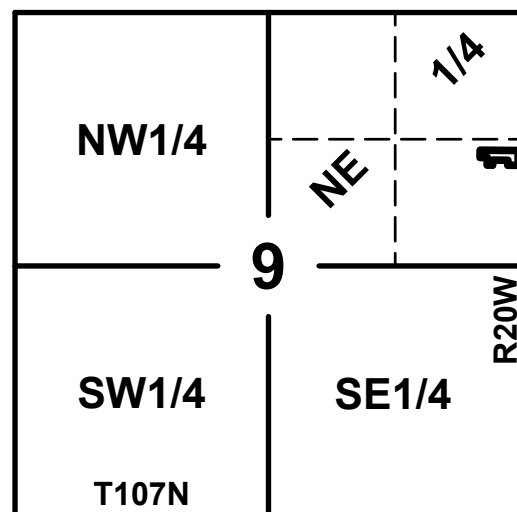
SCALE: 1" = 20'



BASIS OF BEARING SYSTEM

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

VICINITY MAP

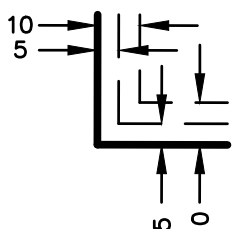


Scale: 1"=2000'

LEGEND

- = 5/8" X 16 inch iron monument (capped LS 52646)-Placed
- = Iron monument - Found
- D = Deed distance
- ← = Addition Corner

Perimeter Drainage and utility easements are shown thus unless otherwise noted:



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



PRINCIPALS

Steven J. Thompson, P.L.S.
Brian J. Johnson, P.E.
Steven J. Penkava, P.E.
John H. Schulte V, P.E.
Scott A. Tuchtenhagen, P.L.S.

Established 1945

Project Narrative

Culligan Addition

Part of Sublot 1, 2, 3, 5, 6, Lot 6, SE1/4 NE1/4 Section 9-T107N-R20W

Prepared by: John H. Schulte V, PE

July 22, 2025

Culligan Ultrapure Real Estate intends to construct a cold storage warehouse building on its property at 110 Fremont Street W, Owatonna. Because the owned property is several unplatted parcels and the proposed building is an accessory building, the property must be platted into one lot per City of Owatonna policies. The location of the proposed structure was formerly a residential use.

The proposed improvement is construction of a warehouse building on the site of the former residence. Excavation for the footings and for downspout drains will occur. Some hard surface removal of the Culligan parking lot will occur to match grades for the new building.



Public Works Department

Date: 2025-08-21
Project: Culligan Addition
Preliminary Plat Application #: PP-25-4

Staff Review Comments:

Engineering

1. All construction drawings, plans, reports, and documentation used to obtain the City Grading Permit shall be prepared in accordance with the most recent design standards, checklists, and guidance documents.
2. Provide proposed contours labels on the Grading Plan.

Stormwater

3. Proposed future project reduces overall impervious surface at the site and does not require additional permanent post- construction stormwater management at this time.
4. All new and fully reconstructed impervious surfaces at this property will be considered cumulative for the life of the property as it relates to post-construction stormwater management requirements.
5. All future development is subject to the items listed in this review document and the following provisions, as applicable:
 - a. City of Owatonna Stormwater Management Code 52.00.
 - b. City of Owatonna Grading Permit and associated commercial design requirements.
6. The mentioned Response Action Plan for potential soil contamination shall be provided as part of the grading permit application.
7. Clarification regarding the 6" storm sewer in Front St W and downspout connections shall be provided at time of permitting and construction. Only one connection to the Public Storm Sewer System will be allowed and will require a structure at the point of connection.

Please provide a written response to each review item in this document. Include the applicant's comments in distinct text color along with each comment provided by the City. All plan revisions shall be summarized, signed, and dated accordingly. When uploading new plans, the submission date shall be included in the title. It is the responsibility of your project team to

PUBLIC WORKS DEPARTMENT

540 WEST HILLS CIRCLE | OWATONNA, MN 55060-4701 | OWATONNA.GOV | 507.444.4350

review each City standard applicable to this project for inclusion and accuracy in submitted documents, plans, drawings, and application details.



Sean Murphy, PE
Public Works Director and City Engineer

COMPARISON REPORT OF BUILDING DONE IN CITY OF OWATONNA IN YEARS 2024 AND 2025												Ken Beck, Building Official			
	DWELLINGS		ACCESSORY		COMMERCIAL		ADD. & ALT.		DUPLEX/APTS		DEMO	TOTAL			
Month	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	NO.	VALUE		
Jan '24	0	0	2	6,500	33	7,806,205	95	763,150	0	0	0	130	8,575,855		
Jan '25	0	0	0	0	22	13,865,031	85	566,740	0	0	0	107	14,431,771		
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		
Feb '25	1	317,000	1	500	40	15,540,396.00	185	1,110,858.11				227	16,968,754.11		
Mar '24	3	940,000	5	8,250	75	10,847,903	289	\$ 2,612,593.78				372	\$ 14,408,746.78		
Mar '25	1	317,000	14	51,721	59	17,995,810	278	\$ 1,975,163.16			2	354	\$ 20,339,694.16		
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		
Apr '25	6	1,502,000	25	102,117	73	22,381,515	395	3,025,025.86	0	0	3	502	27,010,657.86		
May '24	3	940,000	38	235,738	125	46,373,553.00	586	5,141,328.01				752	52,690,619.00		
May '25	7	2,068,000	39	170,017	102	31,555,159.00	567	4,993,234.30			4	719	38,786,410.30		
Jun '24	3	940,000	52	338,988.00	141	48,105,001.10	730	6,515,257.09	2	400,000	2	930	56,299,246.19		
Jun '25	8	2,448,000	51	218,624.33	120	34,423,774.00	740	7,382,208.84			4	923	44,472,607.17		
Jul '24	5	2,040,000	67	387,488.00	180	53,277,518.10	888	7,891,334.33	4	980,000	5	1149	64,576,340.43		
Jul '25	10	3,298,000	70	340,568.33	141	37,792,700.00	923	9,366,792.64			4	1148	50,798,060.97		
Aug '24	6	2,290,000	82	479,826.00	210	57,328,157.10	1058	9,938,435.49	4	980,000	5	1,365	71,016,418.59		
Aug '25															
Sep '24	8	2,990,000	98	617,836.55	252	66,465,557.10	1187	11,171,273.45	4	980,000	6	1,555	82,224,667.10		
Sep '25															
Oct '24	9	3,325,000	111	734,836.55	275	71,587,459.47	1,344	12,774,301.43	4	980,000	10	1,753	89,401,597.45		
Oct '25															
Nov '24	10	3,675,000	117	763,486.55	297	73,111,653.47	1,441	13,487,903.07	4	980,000	10	1,879	92,018,043.09		
Nov '25															
Dec '24	10	3,675,000	121	791,519.55	309	74,198,304	1,542	14,427,159.25	4	980,000	11	1,997	94,071,983.27		
Dec '25															

**Starting April 2023, Commerical and Industrial are combined

Owatonna Building Inspection Department Comparison Report- Construction to Date 2024/2025

Construction Report for Permits Issued through July, 2025

TYPE OF WORK	2024 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	5	2,040,000		10	3,298,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	67	387,488.00		70	340,568.33	
COMMERCIAL AND INDUSTRIAL PR	180	53,277,518.10		141	37,792,700.00	
RESIDENTIAL ADD. & ALT.	888	7,891,334.33		923	9,366,792.64	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	4	980,000	0	0	0	0
DEMOLITION PERMITS	5	0		4	0	
TOTAL PERMITS ISSUED	1,149	64,576,340	0	1,148	50,798,061	0