



PLANNING COMMISSION MEETING
Tuesday, December 9, 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. Agenda

2. Roll Call

3. Approval of Last Meeting Minutes

3.a. Approve Minutes of the November 12, 2025 Meeting

4. Public Hearings

4.a. A Petition by Redline Development, the City of Owatonna, to vacate a portion of Walnut Avenue, a portion of an Alley, and a Portion of Vine Street W.

4.b. A Petition by Redline Development, the City of Owatonna, to vacate a portion of a blanket Sanitary Sewer Easement.

4.c. Stamo Addition Preliminary & Final Plat

4.d. Variance VAR-22

5. Downtown Parking Committee Requests

5.a. None

6. Other Business

6.a. Zoning & Subdivision Ordinance Process

6.b. 2026 Meeting Calendar

6.c. Building Permit Updates

6.d. Updates on Previous Items

7. Next Meeting - January 13, 2026

8. Adjournment

Owatonna Planning Commission Agenda

Tuesday, December 9, 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 November 12, 2025 meeting
2. Public Hearings
 - A) A Petition by Redline Development, the City of Owatonna, to vacate a portion of Walnut Avenue, a portion of an Alley, and a Portion of Vine Street W.
 - B) A Petition by Redline Development, the City of Owatonna, to vacate a portion of a blanket Sanitary Sewer Easement.
 - C) Stamo Addition Preliminary & Final Plat
 - D) Application VAR-22, a request by John Schulte, Jones, Haugh, and Smith on behalf of Stadheim Properties and Redline Development Group, a request for a parking variance to allow 93 off street parking stalls where 118 off-site parking stalls are required for the property to be addressed 120 Oak Avenue N.
3. Downtown Parking Committee Requests

None
4. Other Business
 - A. Zoning & Subdivision Ordinance Process
 - B. 2026 Meeting Calendar
 - C. Building Permit Updates
 - D. Updates on Previous Items
5. Next Meeting – January 13, 2026
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR NOVEMBER 12, 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 Rachel Spring-Gasner, Kelly Rooks, John Eickhoff, Mark Wilson, Nick Peake, Dave Effertz, and Jim Joachim. Community Development Manager Greg Kruschke, Planning Specialist Emma Bransford, and Senior Administrative Technician Kristen Kopp were also present.

A motion was made by Joachim and seconded by Wilson to approve the minutes of regular meeting of August 26, 2025. All Commissioners voting Aye, the motion carried.

Chairperson Kelly Rooks announced she would abstain from the following request due to a conflict of interest and passed the gavel to Vice Chairperson Nick Peake. Preliminary and Final Plat of Rooks Addition, which is a 1.5± acre tract of land zoned R-1 Single Family Residential, owned by Donald and Kelly Rooks, and located at 1790 3rd Avenue NW was presented by Planning Specialist Emma Bransford. (Refer to report on file.) Public hearing opened at 5:33 pm. No comments were made regarding this request. Public hearing closed at 5:34 pm. A motion was made by Effertz and seconded by Springer-Gasner to recommend City Council approval of the preliminary and final plat of Rooks 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.
- 3) The owner shall enter into a Service Disconnection Agreement regarding any unused services.
- 4) The owner's mortgage lender must provide consent to plat.

All Commissioners voting Aye, the motion carried with Commissioner Rooks abstaining.

Community Development Manager Greg Kruschke gave an update on the Zoning and Subdivision Ordinance Process. Moira Hauenstein from Bolton and Menk gave an update, including a summary of the feedback from Workshop #1, an overview of the survey results, progress so far, and the next steps. There were 404 responses to the public survey, and Hauenstein said that this was a statistically valid response. She highlighted questions where there was an overwhelming consensus, including topics about Attached Dwelling Units, Garden Structures, curb cut width, shipping containers, home-based businesses, landscaping requirements in commercial and industrial districts, development and impact fees, mixed-use development support, downtown mixed uses, and neighborhood mixed uses. There were some items where there was a lack of consensus, including lot sizes in residential districts, accessory buildings and structures size and location, sidewalks, and street width. Hauenstein said they will be launching INPUTiD soon, which is a little more gamified and she said they hope to engage the under 19 group. She said they're hoping this starts a conversation. She gave an update on progress so far and a summary of internal meetings. She said they will be at the Planning Commission meeting on December 9. They will be meeting with three focus groups earlier that day. She said that they will need the Commissioners' help in reaching these groups. She said they are ahead of schedule on the substantial content of the code. This will continue through next summer. The Commissioners discussed potential focus group targets and the Residential Study Area. Kruschke said this INPUTiD will be launched in the next day or two.

Community Development Manager Greg Kruschke presented the monthly Building Permit updates. We are at 12 new homes with some ready to be issued. We are \$27 Million behind 2024.

Community Development Manager Greg Kruschke gave an update on previous items. Culligan Addition was approved and recorded.

He said that all of the Ascend 2 approvals will be on the December 9 agenda and Bolton & Menk will be here in person to go over updates on the Zoning Ordinance.

A motion was made by Joachim and seconded by Peake to adjourn the meeting at 6:09 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

December 4, 2025

To: Planning Commission

From: Community Development Department

RE: Request to vacate a portion of Walnut Avenue, Vine Street W, and a Public Alley

Application Review:

Applicant: John Schulte, Jones, Haugh, and Smith on behalf of Stadheim Properties of Owatonna and Redline Development

Location of Property: 120 Oak Avenue N

Legal Description: See Attached Surveys

Report Attachments:

1. Location Map
2. Vacation Sketches & Descriptions

Proposed Development:

- ◆ Petition by Redline Development, the City of Owatonna, to vacate a portion of Walnut Avenue, a portion of an Alley, and a Portion of Vine Street W in order to redevelop this area and reconstruct a new street to be named Ringhofer Lane NW.
- ◆ The developer is proposing to construct a new building to be named Ascend South. Along with this Ringhofer Lane NW will be dedicated and constructed with parking along both sides of the street.
- ◆ The applicant has been working on the plans and approvals for this project. As part of this they are also requesting vacation of a portion of a utility easement as well as preliminary plat approval of Redline Addition.
- ◆ New easements as well as the right of way will be dedicated with the plat of STAMO Addition.

Walnut Avenue:

- ◆ This public street and right of way will be vacated and rededicated within the plat of STAMO Addition.
- ◆ The new ROW will be 80' wide.
- ◆ All utilities will be accommodated within the new ROW.

Vine Street W:

- ◆ The ROW of Vine Street currently extends all the way to the river.
- ◆ The portion not dedicated will be vacated with this plat.
- ◆ The area that is needed for the Vine Street W intersection with Ringhofer Lane NW will be dedicated within the STAMO Addition plat.
- ◆ The remainder will be placed in an outlot owned by the City.

Public Alleyway:

- ◆ A public alley was dedicated within Riverside Parking Lot Addition extending all the way to the river.
- ◆ The alley is not needed from the intersection of Ringhofer Lane NW west to the River.
- ◆ A portion of the vacated alley will be dedicated as Ringhofer Lane NW with the plat of Stamo Addition.

Staff Recommendation:

Staff recommends approval of this vacation of a , to vacate a portion of Walnut Avenue, a portion of an Alley, and a Portion of Vine Street W as described above with the following conditions:

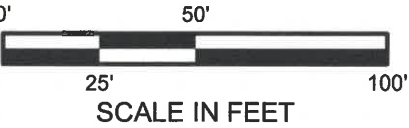
- 1) Vacation is contingent upon approval and recording of STAMO Addition.

ALLEY VACATION

IN PART OF RIVERSIDE PARKING LOT ADDITION & ABBOTT'S ADDITION,
CITY OF OWATONNA, STEELE COUNTY, MINNESOTA

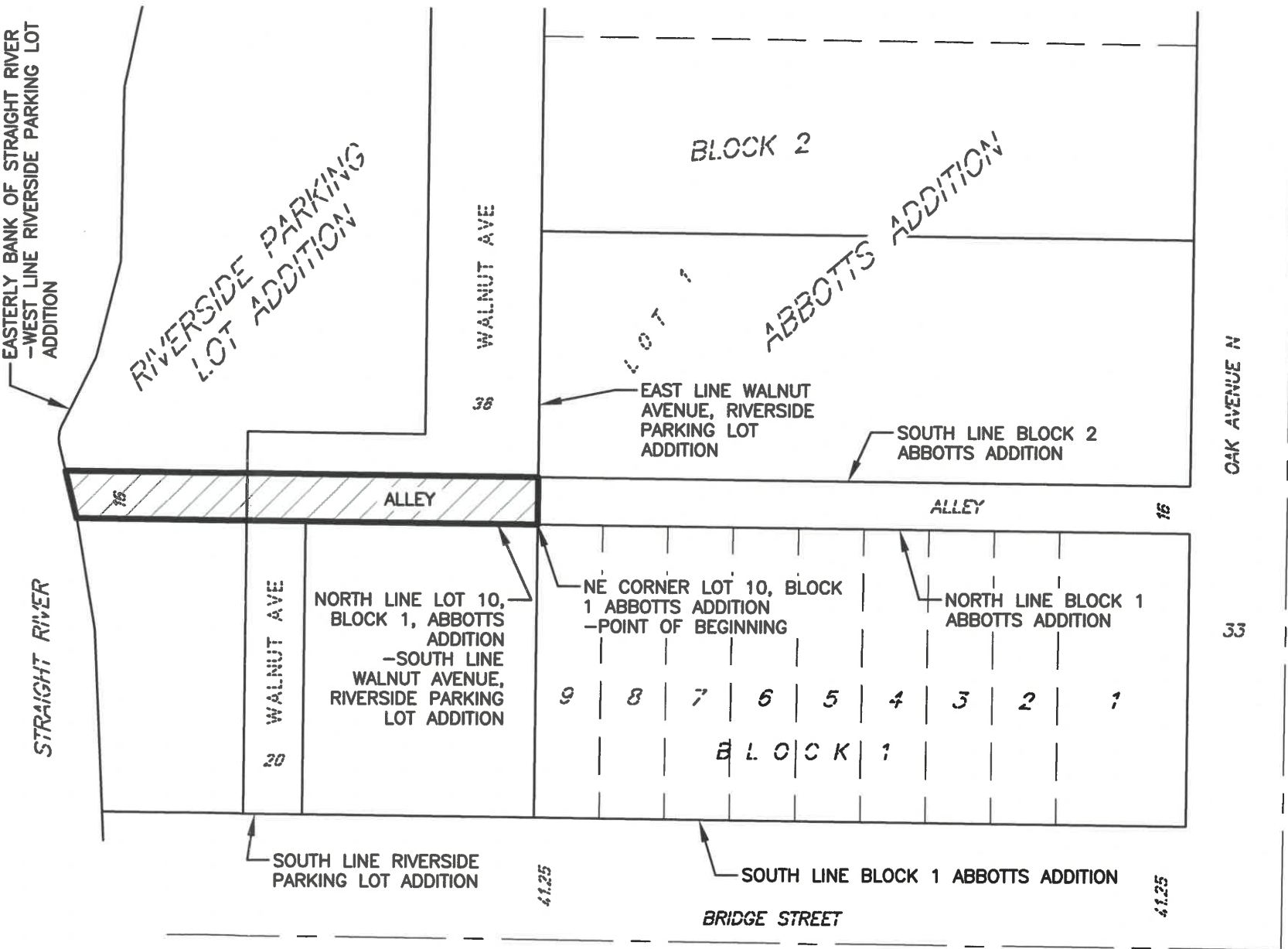


SCALE: 1" = 50'



PREPARED VACATION DESCRIPTION

All that part of the alley as dedicated in Abbotts Addition to Owatonna, West of the east line of RIVERSIDE PARKING LOT ADDITION, as the same are platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota.



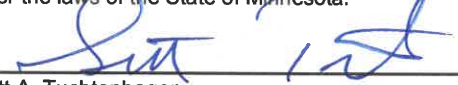
FOR: ASCEND SOUTH

Date: 10/21/2025
Revised date: -
Drawn by: DNA
Survey: SAT
Coord-System: MNDOT CO. NAD83 1996
Page 1 of 1
Job No: 24-1011 CERT-B.DWG
File No./Deed

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I hereby certify that this survey, 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
L.S. No. 52646
Date: 11/19/25

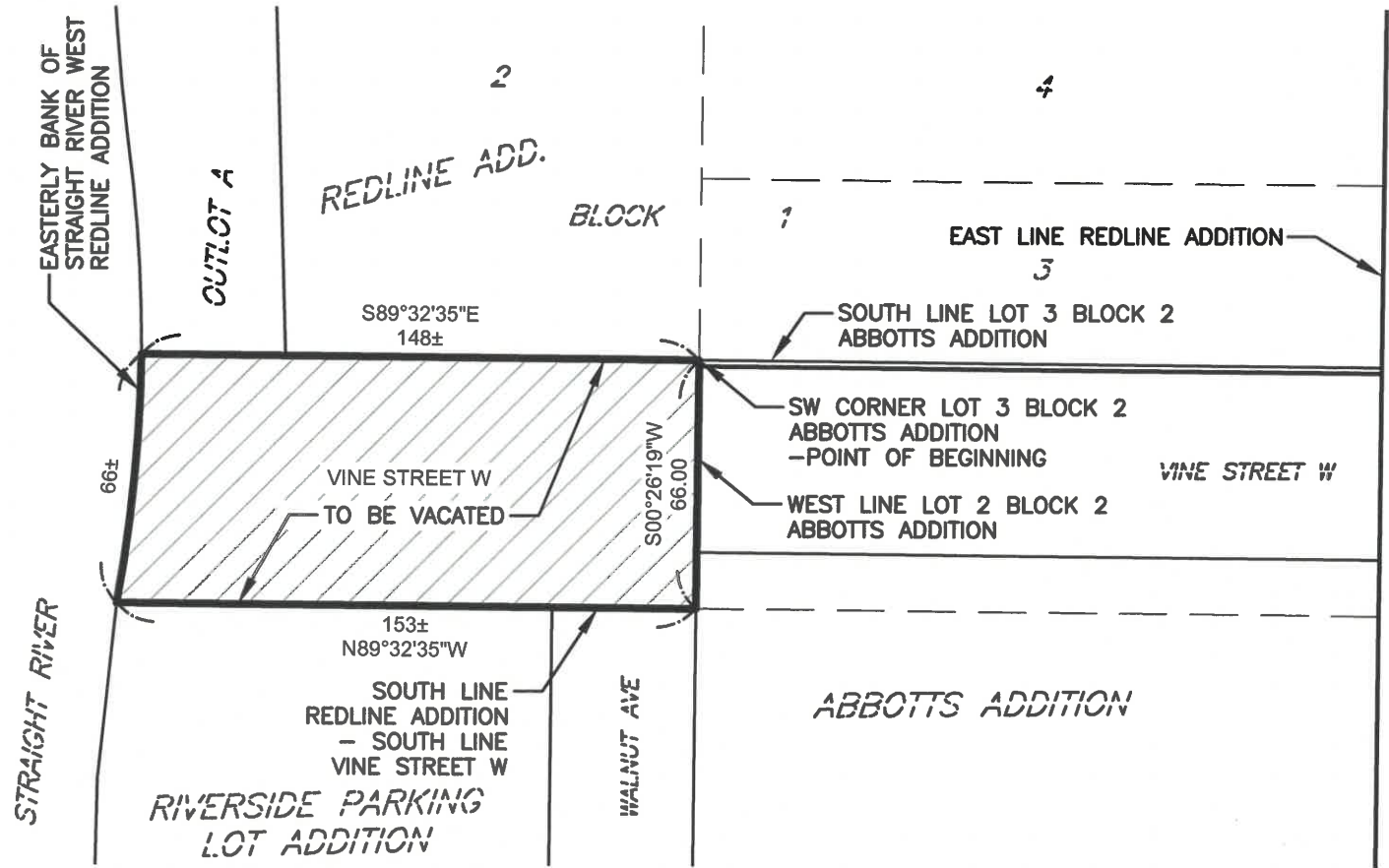
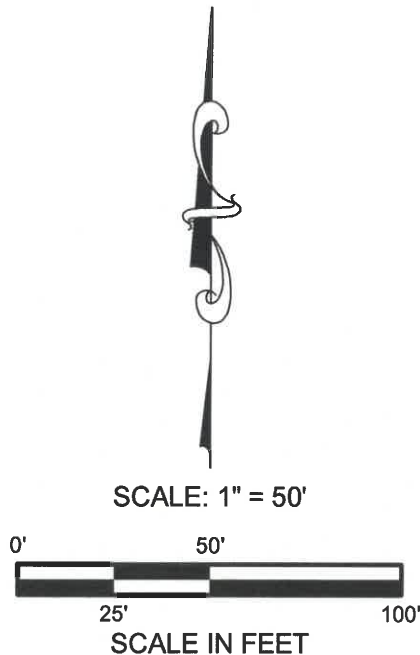


**JONES
HAUGH
SMITH**
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876

415 West North Street
Owatonna, MN 55060
507-451-4598

STREET VACATION
IN PART OF REDLINE ADDITION, CITY OF OWATONNA
STEELE COUNTY, MINNESOTA



PREPARED LEGAL DESCRIPTION

All that part of Vine Street W as dedicated in REDLINE ADDITION, as the same is platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota.

FOR: ASCEND SOUTH

Date: 11/6/2025
Revised date: -
Drawn by: DNA
Survey: SAT
Coord-System: MNDOT CO. NAD83 1996
Page 1 of 1
Job No: 24-1011 CERT-C.DWG
File No./Deed

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Scott A. Tuchtenhagen
L.S. No. 52646

Date



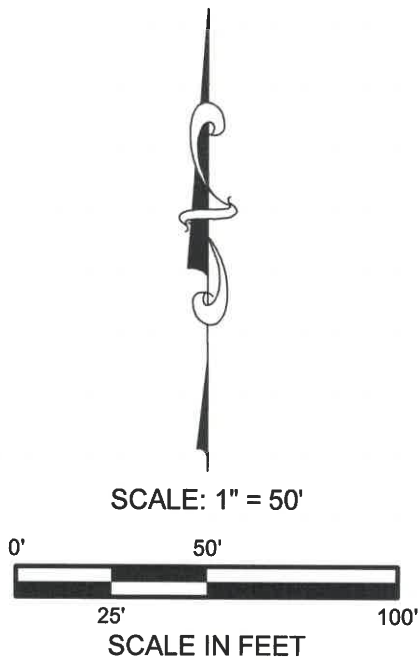
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415 West North Street
Owatonna, MN 55060
507-451-4598

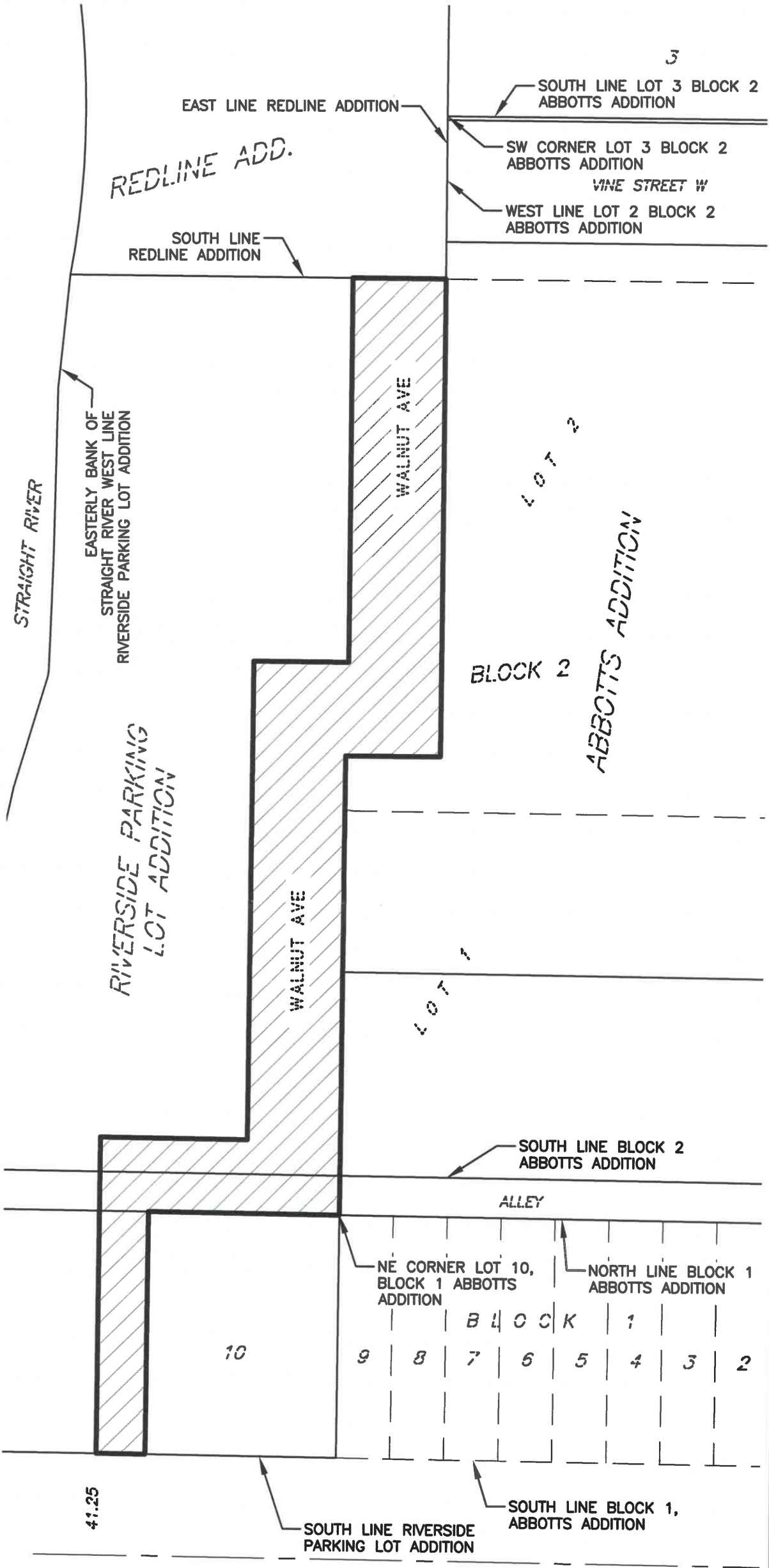
STREET VACATION

IN PART OF RIVERSIDE PARKING LOT ADDITION, CITY OF OWATONNA
STEELE COUNTY, MINNESOTA



PREPARED VACATION DESCRIPTION

All that part of Walnut Avenue as dedicated in RIVERSDIE PARKING LOT ADDITION south of REDLINE ADDITION, as the same are platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota.



FOR: ASCEND SOUTH

Date: 10/21/2025
Revised date: -
Drawn by: DNA
Survey: SAT
Coord-System: MNDOT CO. NAD83 1996
Page 1 of 1
Job No: 24-1011 CERT-A.DWG
File No./Deed

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Scott A. Tuchtenhagen
L.S. No. 52646

Date

11/19/25



**JONES
HAUGH
SMITH**
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876

415 West North Street
Owatonna, MN 55060
507-451-4598

December 4, 2025

To: Planning Commission

From: Community Development Department

RE: Request to vacate a blanket sanitary sewer easement in the project area

Application Review:

Applicant: John Schulte, Jones, Haugh, and Smith on behalf of
Stadheim Properties of Owatonna and Redline
Development

Location of Property: 120 Oak Avenue N

Legal Description: See Attached Survey

Report Attachments: 1. Vacation Sketch & Description

Proposed Development:

- ◆ Petition by Redline Development, the City of Owatonna, to vacate a blanket sanitary sewer easement located on the property within Stamo Addition.
- ◆ There is no longer a need for this blanket easement as all of the sanitary sewer lines will be located within the Ringhofer Lane NW right of way.
- ◆ No changes are proposed to the sanitary sewer mains with this project. All will be located within public right of way.

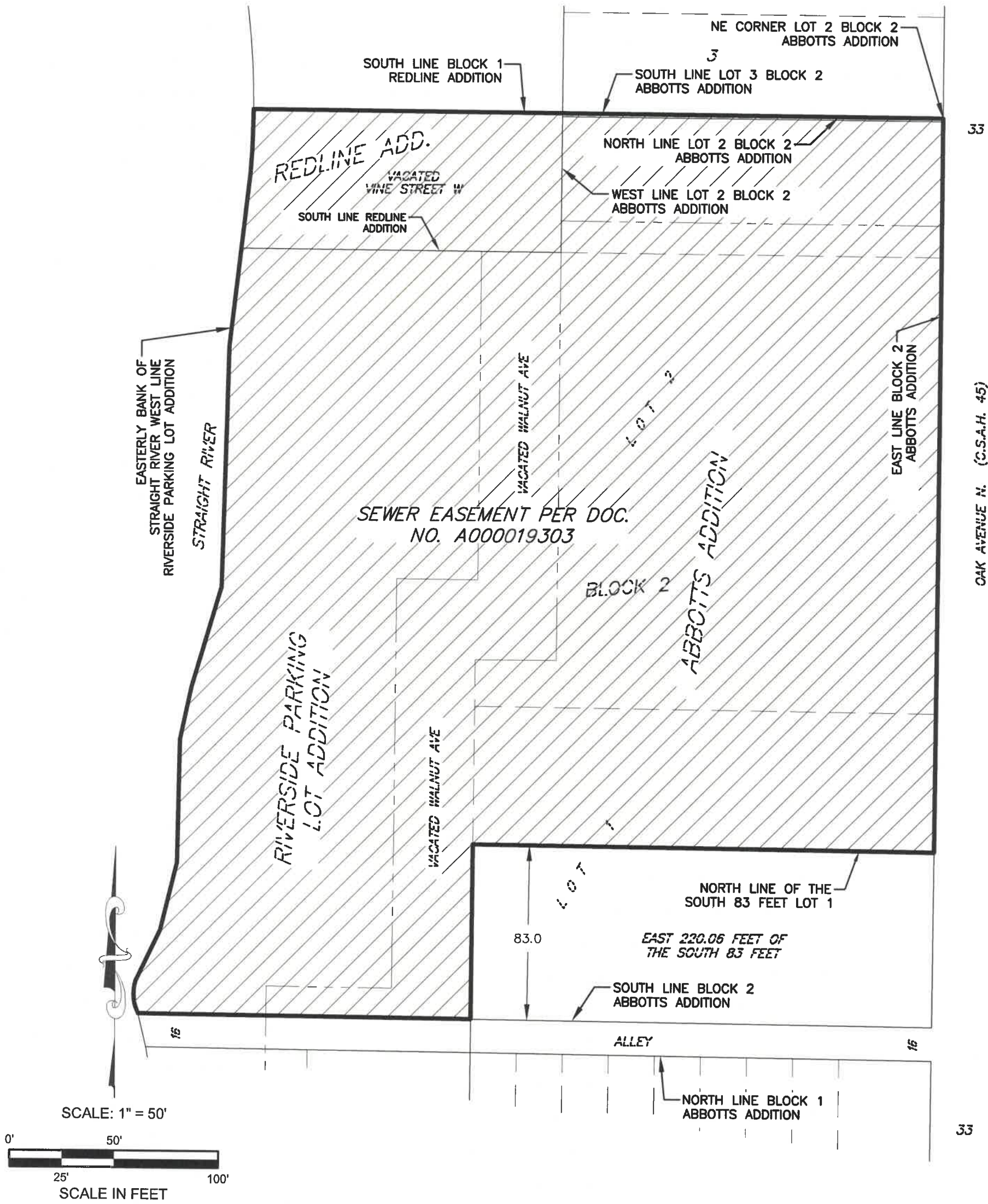
Staff Recommendation:

Staff recommends approval of this vacation of a blanket sanitary sewer easement in the project area as described above with the following conditions:

- 1) Vacation is contingent upon approval and recording of STAMO Addition.

EASEMENT VACATION

IN PART OF LOTS 1 AND 2, BLOCK 2, ABBOTTS ADDITION, CITY OF OWATONNA
STEELE COUNTY, MINNESOTA



PREPARED EASEMENT VACATION

All that part of Lots 1 and 2, Block 2, Abbots Addition, as the same is platted and recorded in the office of the County Recorder of Steele County, Minnesota; except the following:

the East 220.06 feet of the South 83 feet of Lot 1, Block 2, Abbots Addition to the City of Owatonna, Minnesota.

FOR: ASCEND SOUTH		I hereby certify that this survey, 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. <i>Scott A. Tuchtenhagen</i> 12/2/25 Scott A. Tuchtenhagen Date L.S. No. 52646 JONES HAUGH SMITH Engineers + Surveyors 515 South Washington Ave. Albert Lea, MN 56007 507-373-4876 415 West North Street Owatonna, MN 55060 507-451-4598
	Date: 11/20/2025 Revised date: 12/02/2025 Drawn by: DNA Survey: SAT Coord-System: MNDOT CO. NAD83 1996 Page 1 of 1 Job No: 24-1011 EASE-A.DWG File No./Deed	
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December 5, 2025

To: Planning Commission
From: Community Development Department
RE: Preliminary and Final Plat of STAMO Addition

Application Review:

Applicant: John Schulte V, Jones Haugh & Smith

Owner: Stadheim Properties and Redline Development Group

Location of Property: 120 Oak Avenue N

Existing Zoning: B-3, Central Business District

Existing Land Use: The land is currently a public parking lot and several vacant buildings.

Report Attachments:

1. Location Maps
2. Preliminary Plat
3. Final Plat
4. Firestone West Driveway Section
5. Application Letter
6. City Engineer Memo

Proposed Development:

Size of Subdivision: 3.43± acres

Number of Lots: Multiple commercial lots being platted into one

Lot Configuration: The lot is generally rectangular in shape.

Street Pattern: The street pattern will not change from what exists today although Ringhofer Lane NW will be realigned and reconstructed adding parking on both sides of the street.

Services: Services are existing. Any unused services will need to be removed.

Timing/Financing of Development: The applicant is hoping to record the final plat and begin the construction in the spring.

Outstanding Assessments: None

Floodplain:	On the west side of the property as shown on the plat. Both structures will be required to be constructed 1' above the regulatory flood protection elevation and will need to provide a FEMA Elevation Certificate.
Wetlands:	None.
Storm Water Drainage:	Two storm water systems are being proposed. One on the east side of the building and one on the west side of the building. Details will be covered in the grading permit and development agreement.
Easements:	Perimeter Easements have been provided as requested by the City and OPU.
County/MNDOT Review:	The property is adjacent to a county road. To date the County has not formally responded. Through the developer the County has stated that they will approve the proposed access point on Oak Avenue.

Background

A request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Redline Development and Stadheim Properties, for preliminary and final plat of STAMO Addition, a one lot and one outlot commercial plat. The developer is planning on redeveloping this property into a mixed use building containing approximately 23,000 square feet of commercial space, 57 apartment units and underground parking.

Realignment and reconstruction of Ringhofer Lane NW and Vine Street W will also occur as part of this project. Ringhofer Lane NW will be reconstructed and provide public parking on both sides of the street. Vine Street W will have the southern portion of the street reconstructed. The centerline will move north and a 10' wide trail will be constructed along the south side of the street. A small portion of trail will be added along the south end of Ringhofer Drive as well removing the trail from the street as it exists today.

Staff received a phone call from the property owner to the south. Throughout the discussion she had three main items of concern.

- How will customers at Firestone be able to get from the back customer parking to the front door with the public parking lot no longer being there?
- With the construction of the new street how will the grades transition to the west parking lot and will it cause vehicles to bottom out?
- How will cars be able to consistently be serviced at the shop during construction of the west street?

Staff has also been informed that there is a minor concern with naming the street Ringhofer Lane NW and concerned parties would like to see that name amended to TG Ringhofer Lane NW.

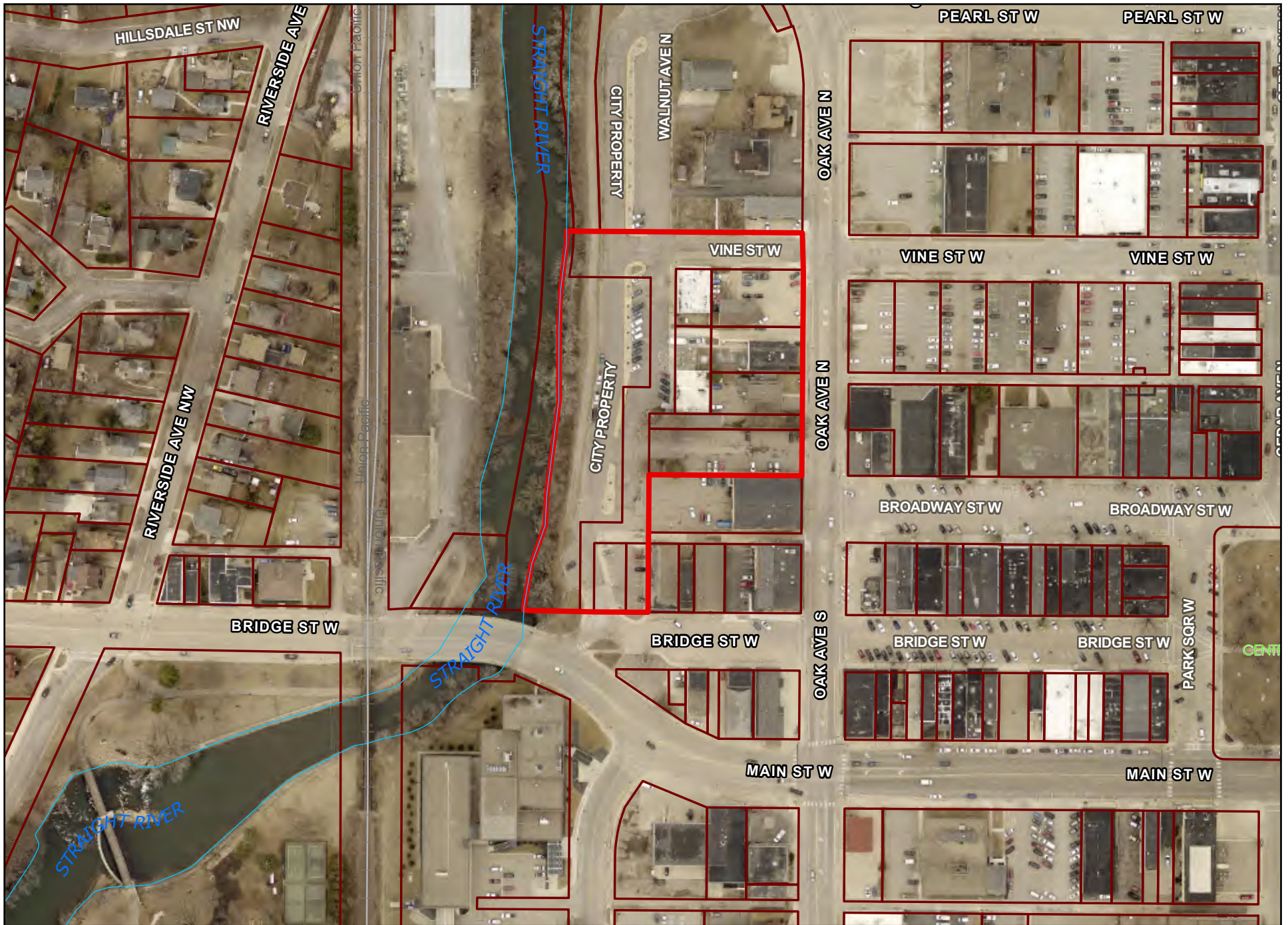
Staff Comments:

- OPU:
 - Electric, water and natural gas services are available per Owatonna Public Utilities standard terms, conditions and policies.
 - Applicant should work with OPU directly to understand requirements and expectations around service extensions and any existing facilities that will need to be removed for the project.
 - All existing water, electric and natural gas facilities that will remain, must either be in public ROW or a utilities easement. This includes Outlot A, which should have allowance for utilities in that area.
 - OPU will be converting all overhead electric facilities within the project area to underground. Applicant and their contractor should coordinate with OPU to ensure underground electric installation work is proficiently completed in support of the project.
 - OPU will be providing and installing the new street lighting facilities for the public ROW spaces (street, on-street parking, and sidewalks/trails). Contractor shall coordinate with OPU to ensure proficient public lighting installation in support of the project.
- Fire Dept:
 - There may be a need for an additional fire hydrant.
 - MN Fire Code 507.5.1.1 Hydrant for standpipe systems
 - Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections.
 - Staff is recommending a hydrant be installed in the vicinity of the SW corner of the building.

Staff Review:

Staff recommends approval of the preliminary and final plat of STAMO 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.
- 3) Steele County shall approve the access on Oak Avenue.
- 4) The plat is contingent upon VACA-25-1 and VACA-25-2 being approved.
- 5) A land development agreement shall be recorded with the final plat.
- 6) A FEMA Elevation certificate shall be provided for the building prior to a Certificate of Occupancy being issued.
- 7) Consent to plats shall be provided for all mortgages on the properties.
- 8) City property shall be deeded to Stadheim Properties prior to recording of the plat.
- 9) A fire hydrant in the vicinity of the SW corner of the building.
- 10) A conditions of the City Engineer's memo shall be met.



Ascend South
120 Oak Ave North

11-24-25



LEGEND

- | | | | |
|--|-----------------------------------|--|-----------------------|
| | = Existing Elevation Contour Line | | = Flag Pole |
| | = Water Main | | = Sign |
| | = Sanitary Sewer | | = Stop Sign |
| | = Storm Sewer | | = Handicap Sign |
| | = Gas Main | | = Electric Meter |
| | = Underground Telephone | | = Gas Meter |
| | = Overhead Telephone | | = Fiber-Optics Box |
| | = Fiber-Optics | | = Telephone Pedestal |
| | = Underground Electric | | = AC Unit |
| | = Overhead Electric | | = Refrigeration Unit |
| | = Underground TV | | = Television Pedestal |
| | = 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 |
- | | | | |
|--|-----------------------|--|-------------------|
| | = Gas Main Valve | | = Deciduous Tree |
| | = Fire hydrant | | = Coniferous Tree |
| | = Water Main Valve | | = Bush |
| | = Water Shutoff Valve | | |
| | = Curb Stop | | |
| | = Catch Basin | | |
| | = Manholes | | |

OWNER INFORMATION

REDLINE DEVELOPMENT
DARRIN STADHEIM
1330 STATE AVE NW
OWATONNA MN 55060
507-456-1471
stadheimproperties@hotmail.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'

PREPARED LEGAL DESCRIPTION

All that part of Lots 1-3 Block 2 and Lot 10 Block 1 Abbotts Addition to the to Owatonna, RIVERSIDE PARKING LOT ADDITION, OWATONNA, MINNESOTA, and REDLINE ADDITION as the same are platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota, described as follows:

Beginning at the southeast corner of the north 48 feet of Lot 3, Block 2, of said Abbotts Addition; thence South 00° 25' 57" West a distance of 348.14 feet on the east line of said Block 2 to the north line of the south 83 feet of Lot 1 said Block 2;

thence North 89° 28' 06" West a distance of 220.11 feet, on said north line to the east line of said RIVERSIDE PARKING LOT ADDITION;

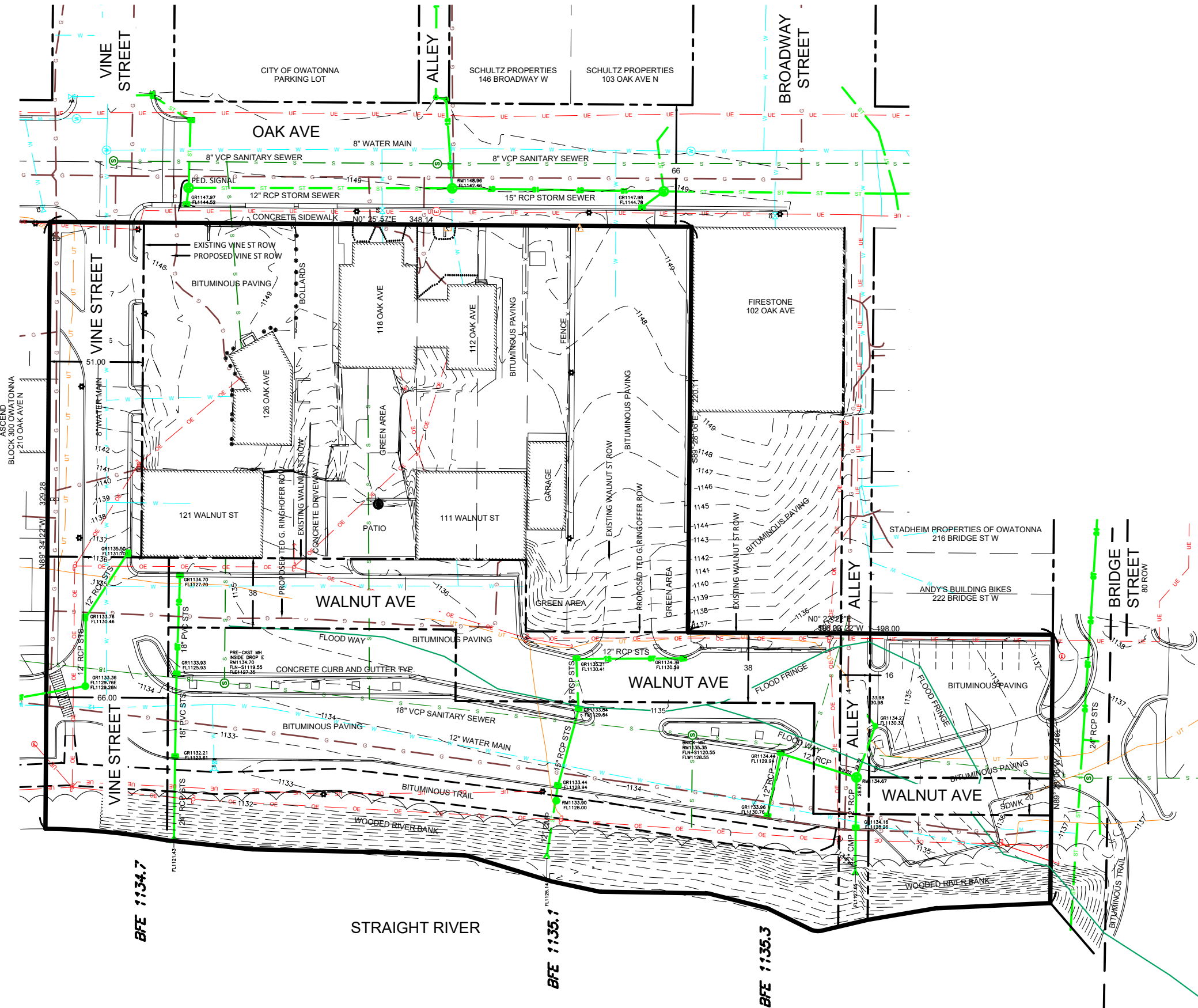
thence South 00° 22' 22" West a distance of 198.00 feet, on the east line of said RIVERSIDE PARKING LOT ADDITION and the east line of Lot 10 of said Block 2, to the south line of said Block 1, Abbotts Addition;

thence North 89° 28' 06" West a distance of 146 feet, more or less, to the west line of said RIVERSIDE PARKING LOT ADDITION;

thence northerly a distance of 554 feet, more or less on the west line of said RIVERSIDE PARKING LOT ADDITION, to a point 329.28 feet bearing North 89° 32' 35" West from the point of beginning on the south line of OUTLOT A, of said REDLINE ADDITION;

thence South 89° 32' 35" East a distance of 329.28 feet, on the south line of OUTLOT A and Block 1 of said REDLINE ADDITION, to the point of beginning.

PLATTED AREA: 3.43 ACRES



30 0 30
HORIZ. SCALE FEET
DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION

JONES HAUGH SMITH
Engineers + Surveyors
415 West North Street Owatonna, MN 507-451-4598

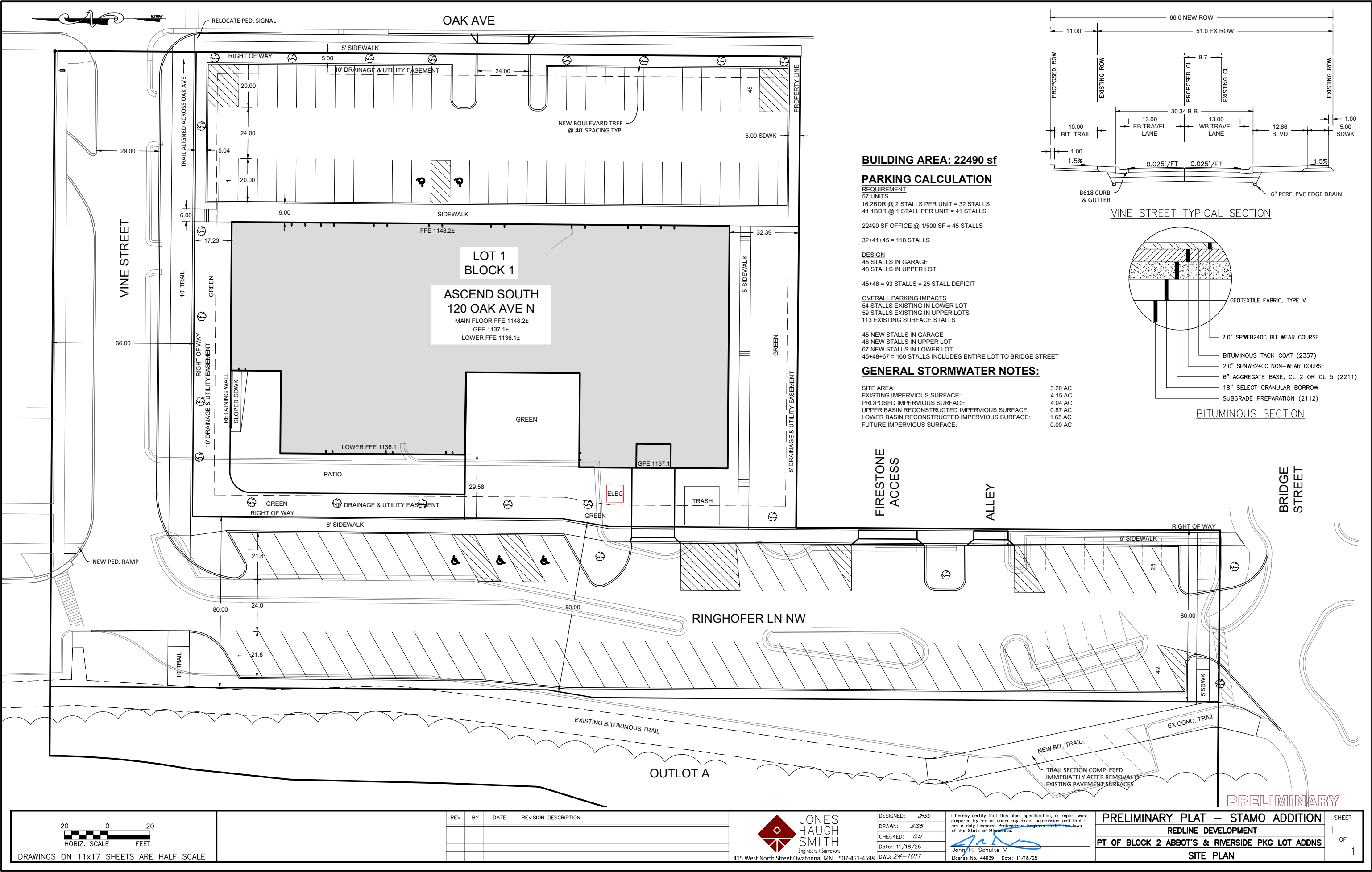
DESIGNED: JHS
DRAWN: JHS
CHECKED: BJW
Date: 11/18/25
DWG: 24-1011

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: 11/18/25

PRELIMINARY PLAT - STAMO ADDITION
REDLINE DEVELOPMENT
PT OF BLOCK 2 ABBOT'S & RIVERSIDE PKG LOT ADDNS
EXISTING CONDITIONS

SHEET
1
OF
1



BUILDING AREA: 22490 sf

PARKING CALCULATION

REQUIREMENT
57 UNITS
16 2BDR @ 2 STALLS PER UNIT = 32 STALLS
41 1BDR @ 1 STALL PER UNIT = 41 STALLS

22490 SF OFFICE @ 1/500 SF = 45 STALLS

32+41+45 = 118 STALLS

DESIGN
45 STALLS IN GARAGE
48 STALLS IN UPPER LOT

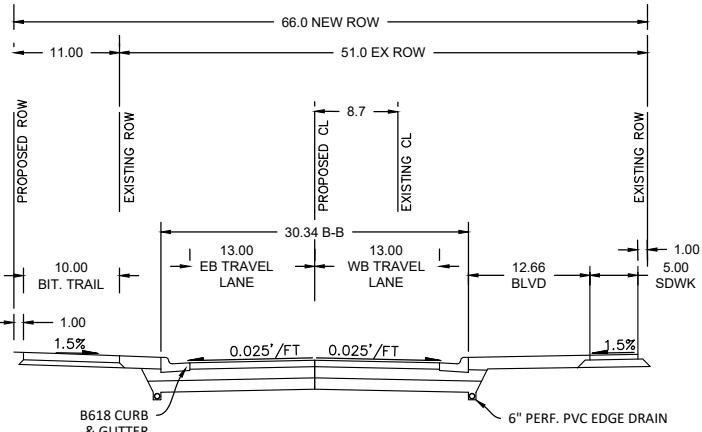
45+48 = 93 STALLS = 25 STALL DEFICIT

OVERALL PARKING IMPACTS
54 STALLS EXISTING IN LOWER LOT
59 STALLS EXISTING IN UPPER LOTS
113 EXISTING SURFACE STALLS

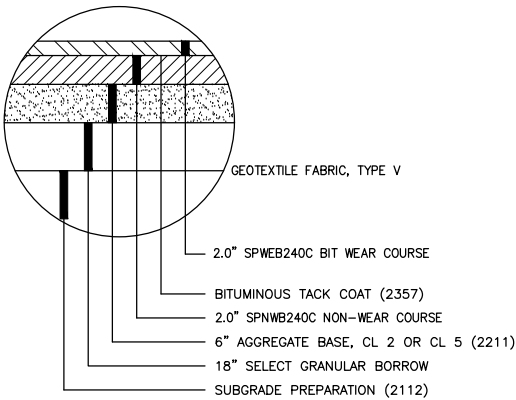
45 NEW STALLS IN GARAGE
48 NEW STALLS IN UPPER LOT
67 NEW STALLS IN LOWER LOT
45+48+67 = 160 STALLS INCLUDES ENTIRE LOT TO BRIDGE STREET

GENERAL STORMWATER NOTES:

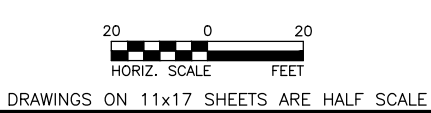
SITE AREA:	3.20 AC
EXISTING IMPERVIOUS SURFACE:	4.15 AC
PROPOSED IMPERVIOUS SURFACE:	4.04 AC
UPPER BASIN RECONSTRUCTED IMPERVIOUS SURFACE:	0.87 AC
LOWER BASIN RECONSTRUCTED IMPERVIOUS SURFACE:	1.65 AC
FUTURE IMPERVIOUS SURFACE:	0.00 AC



VINE STREET TYPICAL SECTION



BITUMINOUS SECTION

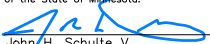


REV.	BY	DATE	REVISION DESCRIPTION



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

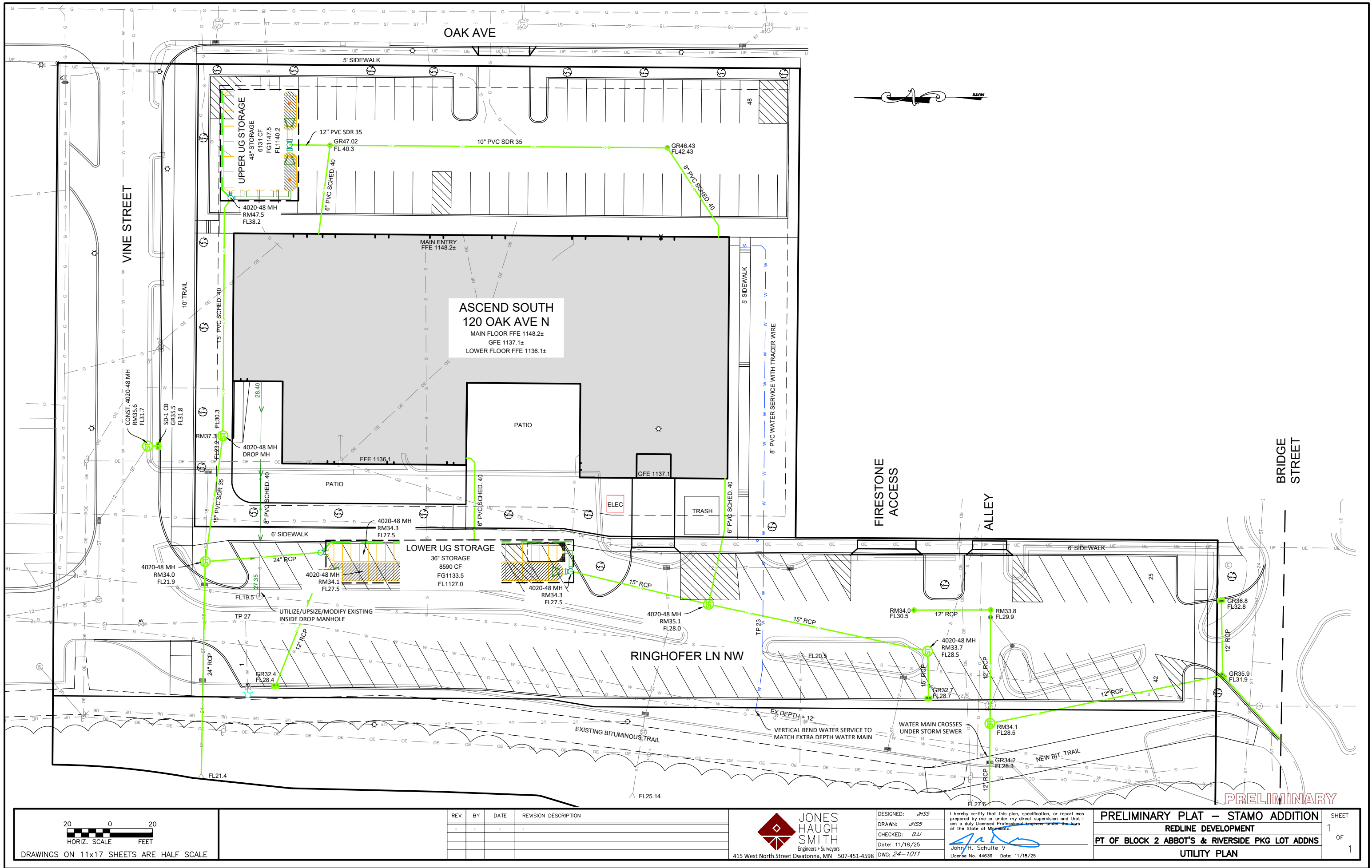
DESIGNED: JHS
DRAWN: JHS
CHECKED: BJ
Date: 11/18/25
DWG: 24-1011

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: 11/18/25

PRELIMINARY PLAT – STAMO ADDITION
REDLINE DEVELOPMENT
PT OF BLOCK 2 ABBOT’S & RIVERSIDE PKG LOT ADDNS
SITE PLAN

SHEET
1
OF
1

PRELIMINARY



REV.	BY	DATE	REVISION DESCRIPTION



**JONES
HAUGH
SMITH**
Engineers + Surveyors

415 West North Street Owatonna, MN 56045-4598

DESIGNED: JHS

DRAWN: JHS

CHECKED: BW

Date: 11/18/25

DWG: 24-1011

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John H. Schulte V
License No. 44639 Date: 11/18/25

PRELIMINARY PLAT – STAMO ADDITION

REDLINE DEVELOPMENT

PT OF BLOCK 2 ABBOT'S & RIVERSIDE PKG LOT ADDNS

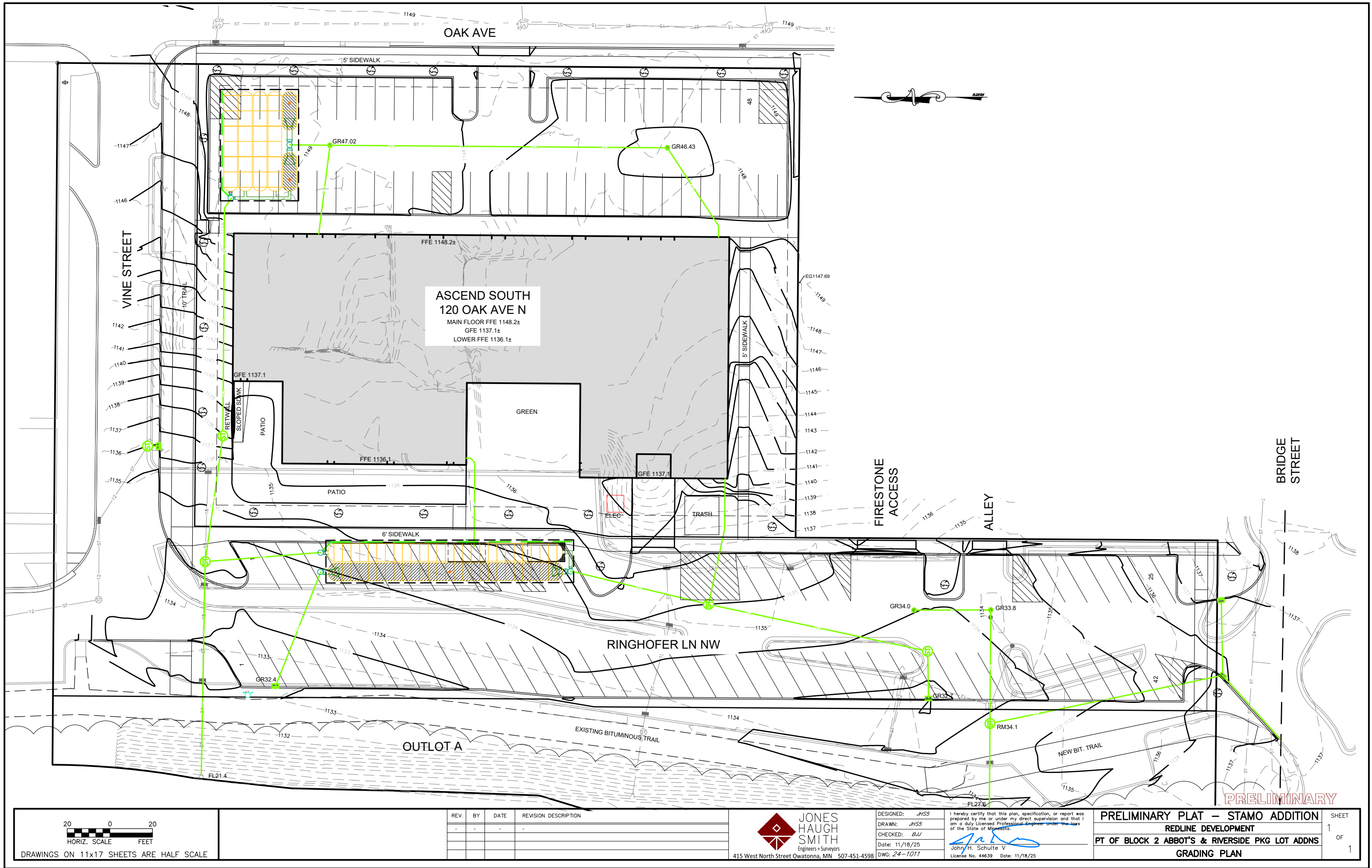
UTILITY PLAN

SHEET

1

OF

1



REV.	BY	DATE	REVISION DESCRIPTION

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

DESIGNED: JHS
DRAWN: JHS
CHECKED: BJW
Date: 11/18/25
DWG: 24-1011

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John H. Schulte V
License No. 44639 Date: 11/18/25

PRELIMINARY PLAT - STAMO ADDITION REDLINE DEVELOPMENT PT OF BLOCK 2 ABBOT'S & RIVERSIDE PKG LOT ADDNS GRADING PLAN	SHEET 1 OF 1
---	-----------------------

OFFICIAL PLAT

STAMO ADDITION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Redline Development Group LLC, a Minnesota Limited Liability Company, owner of the following described property:

All that part of Lots 1-3 Block 2 and Lot 10 Block 1 Abbotts Addition to Owatonna, RIVERSIDE PARKING LOT ADDITION, OWATONNA, MINNESOTA, and REDLINE ADDITION as the same are platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota, described as follows:

Beginning at the southeast corner of the North 48 feet of Lot 3, Block 2, of said Abbotts Addition; thence South 00° 25' 57" West a distance of 348.14 feet on the east line of said Block 2 to the north line of the South 83 feet of Lot 1 said Block 2;

thence North 89° 28' 06" West a distance of 220.11 feet, on said north line to the east line of said RIVERSIDE PARKING LOT ADDITION;

thence South 00° 22' 22" West a distance of 198.00 feet, on the east line of said RIVERSIDE PARKING LOT ADDITION and the east line of Lot 10 of said Block 2, to the south line of said Block 1, Abbotts Addition;

thence North 89° 28' 06" West a distance of 146 feet, more or less, to the west line of said RIVERSIDE PARKING LOT ADDITION;

thence northerly a distance of 554 feet, more or less on the west line of said RIVERSIDE PARKING LOT ADDITION, to a point 329.28 feet bearing North 89°32'35" West from the point of beginning on the south line of OUTLOT A, of said REDLINE ADDITION;

thence South 89°32'35" East a distance of 329.28 feet, on the south line of OUTLOT A and Block 1 of said REDLINE ADDITION, to the point of beginning.

Has caused the same to be surveyed and platted as STAMO ADDITION, and does hereby dedicate to the public for public use the public ways and easements as created herewith, as shown on this plat.

In witness whereof said Redline Development Group LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this

_____ day of _____, 2025.

Redline Development Group LLC, a Minnesota Limited Liability Company

Darrin Stadheim, Chief Manager

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of

_____, 2025 by Darrin Stadheim, Chief Manager of Redline Development Group LLC, a Minnesota Limited Liability Company.

John Henry Schulte, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

In witness whereof said City of Owatonna, Minnesota, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer this

_____ day of _____, 20_____.

Jenna Tuma, City Administrator

Matt Jessop, Mayor

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of

_____, 20_____ by Jenna Tuma, City Administrator, City of Owatonna, Minnesota, a Municipal Corporation.

Kristen A. Kopp, Notary Public, State of Minnesota
My Commission Expires January 31, 2029

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of

_____, 20_____ by Matt Jessop, Mayor, City of Owatonna, Minnesota, a Municipal Corporation.

Kristen A. Kopp, Notary Public, State of Minnesota
My Commission Expires January 31, 2029

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 _____, 2025.

Scott A. Tuchtenhagen, Licensed Land Surveyor
Minnesota License No. 52646

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of

_____, 2025 by Scott A. Tuchtenhagen, a licensed land surveyor.

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 _____, 2025.

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_____.

Steele County, Minnesota

Filed in the Office of the County Recorder this _____ day

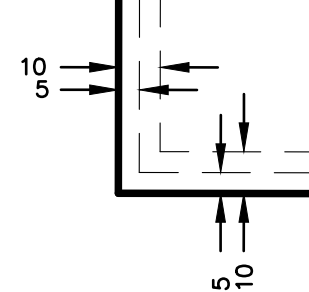
of _____, 2025, at _____ O'clock _____ M., in Book _____ of Plats,

Page _____, as Document Number _____.

Rick G. Kvien, County Recorder
Steele County, Minnesota

LEGEND

Drainage and Utility easements are shown thus unless otherwise noted:



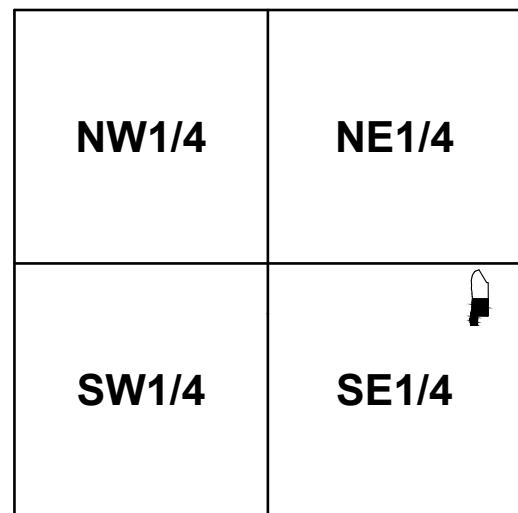
○ = 5/8 inch x 16 inch iron monument (capped LS 52646)-Placed
● = Iron monument - Found
➔ = Addition Corner

SCALE: 1" = 40'



VICINITY MAP

SECTION 9-T107N-R20W

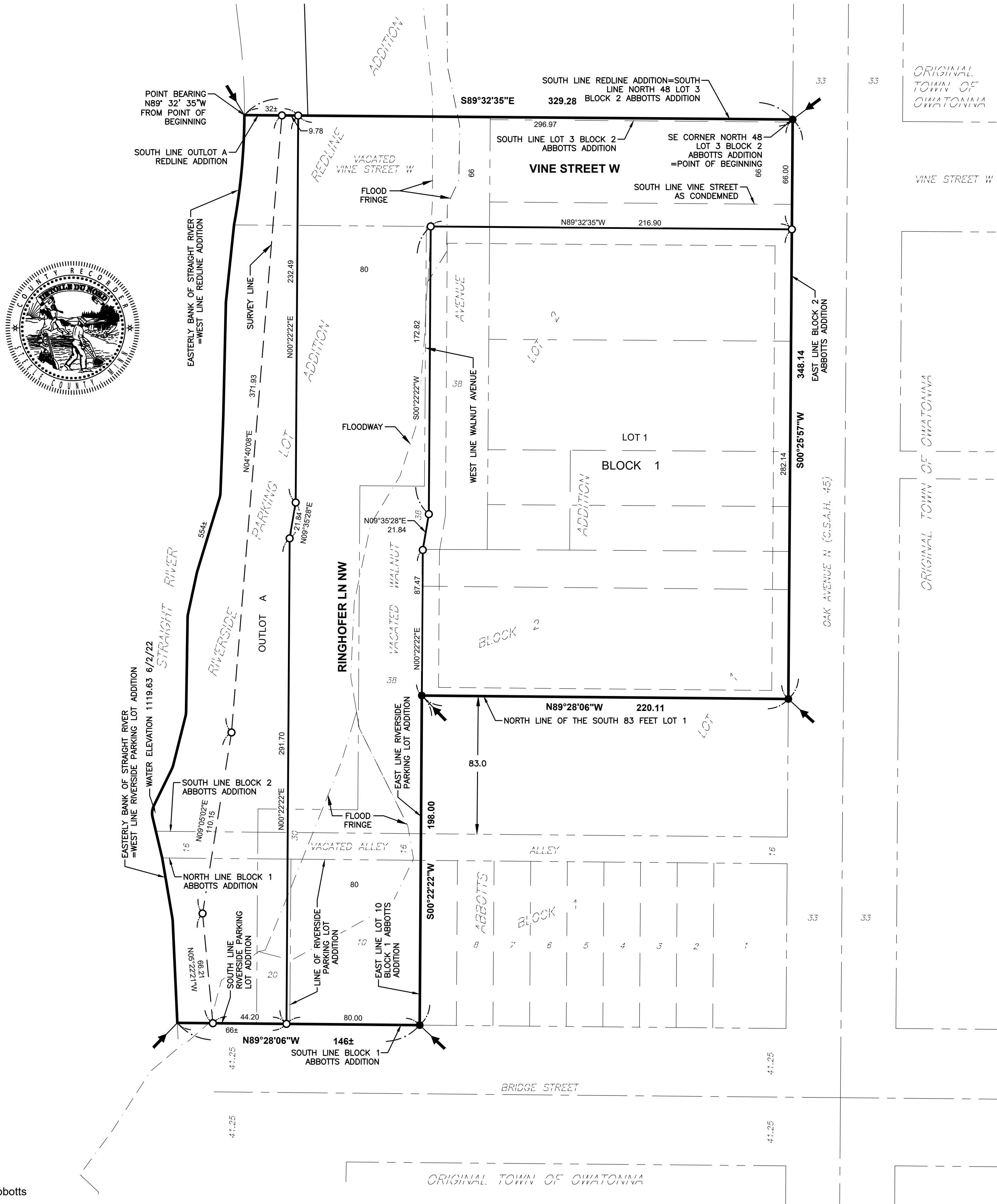


BASIS OF BEARING SYSTEM

All bearings are based on the east line Block 2, Abbotts Addition being South 00° 25' 57" West

BENCHMARK:

TNFH located at the northeast corner of Oak Avenue and Vine Street.
Elevation = xxxx

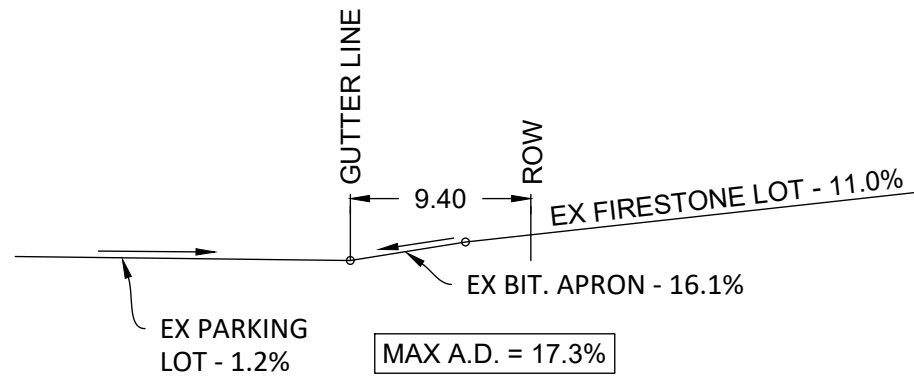


NOTES:

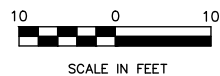
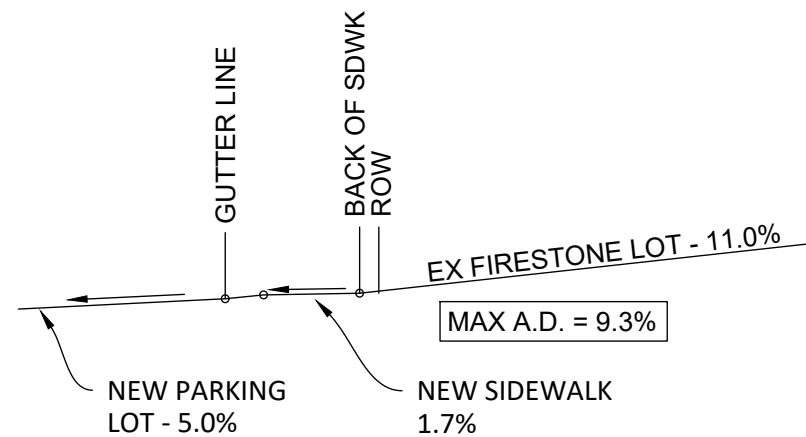
- The location of the Flood Fringe was determined from lines provided by Steele County as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Study effective December 2, 2011. Reference Panel No. 27147C0153C. Building permitted in accordance with special requirements set forth by the City of Owatonna.

JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

EXISTING CONDITIONS



PROPOSED CONSTRUCTION



415 West North Street Owatonna, MN 56001-4598

DESIGNED: JHS
DRAWN: JHS
CHECKED: JHS
DATE: 12/2/25
FILE NO: 24-1011

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
John H. Schulte V
License No. 44639 Dated: 12/2/25

ASCEND SOUTH
120 OAK AVE S
LOT 1 BLOCK 1 STAMO ADDITION
FIRESTONE WEST DRIVEWAY SECTION

SHEET
1
OF
1



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

Stamo Addition / Ascend South

Prepared by: John H. Schulte V, PE

November 18, 2025

Ascend South proposes to reconstruct an area consisting of five underutilized mixed-use buildings in the heart of Owatonna. The goal of revitalizing the riverfront has proceeded to Ascend South following the recent success of Ascend North. The redevelopment of this area includes the purchase of an underutilized, unmaintained city parking lot to facilitate highest and best use of the block as well as adding parking along Oak Avenue for the main level tenants. The plan also eliminates multiple access points to Oak Avenue to ease traffic conflicts.

Ascend South will be an extension of sister development Ascend North (north of Vine St) consisting of five total floors. The lower level will include 42 lower-level interior parking stalls with 3000 SF of retail space on Ringhofer Ln NW street level. The main floor off Oak Avenue will consist of approximately 17,000 sf of leasable office retail space. Floors 2-5 will be 57 residential apartments in mix of 1 bedroom, 2 bedroom, and 16 Studio apartments. While styled similarly to Ascend North, this project will create even more green space on the exterior for a welcoming feel on all sides.

As arranged with the City of Owatonna, the project provides additional parking to be created through the realignment of existing Walnut Avenue from Vine Street to Bridge Avenue. The new street will be named Ringhofer Lane NW, in honor of the former City father, and will replace the street name lost during Ascend North. This improvement will increase parking availability to Ascend North and Ascend South while creating more fluid drive access for all buildings along the river and Oak Ave, increase greenspace, improve city snow removal processes while installing much needed sidewalks.

The project will also complete the Vine Street shared user trail from the Riverfront trail to Oak Avenue, providing a non-motorized connection between the Straight River and downtown.



Public Works Department

Date: 12/05/2025
Project: STAMO Addition
Final Plat Application #: FP-25-6 and Associated P&Z Applications

Staff Review Comments:

VAR-22

No Comments

VACA-25-1

Vacations are conditioned upon recording of STAMO Addition Plat.

VACA-25-2

Vacations are conditioned upon recording of STAMO Addition Plat.

FP-25-6 & PP-25-6

Engineering

1. Review the driveway approaches onto Ringhofer Lane NW. Aprons should not be within the sidewalk. The sidewalk should be continuous and meet ADA requirements throughout the path of travel.
2. Show drinking fountain that is being re-installed at the west end of Vine Street on the Utility Plan.
3. Sanitary manhole that connects the 18" from the south and the service line from the building, shall be an outside drop manhole. Inside drops are not allowed. Manhole shall be replaced.
4. Label all proposed contours on the grading plan sheets.
5. Plan, profile and typical section is required for Ringhofer Lane NW.
6. Verify that all ADA Pedestrian Ramps are meeting ADA compliance. The ramp at the NE Corner of the lot (at the intersection of Oak & Vine) appears to be out of compliance based on the current design slopes shown.
7. Provide critical spot elevations and slopes for all sidewalk to verify ADA compliance.
8. Typical Section for the Proposed Vine Street Section is shown backwards based on the plan stationing. Please correct.
9. Proposed construction profile needs to show the vertical geometry so that the design can be verified and documented correctly.
10. All sanitary sewer and storm sewer installation needs to meet current CEAM Specifications.
11. All watermain installation needs to meet current OPU Specifications.

Stormwater

12. 6" PVC drain pipe on the west side of the proposed building is currently shown as connecting into the side of the proposed underground storage system. This pipe needs to be rerouted and connect into the inlet/isolator row of the system.

PUBLIC WORKS DEPARTMENT

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

13. Storm MH-16 needs to have a sump and SAFL Baffle (or equivalent) for stormwater treatment.
14. Provide the Emergency Overflow Elevation for the parking lot. Based on the current plans, it appears to be 1148.10 which is only 0.1' below the FFE and does not meet current requirements. Please verify.
15. Existing and Proposed Watershed Map HydroCAD nodes do not align with the model. Review and update. Further review will be performed upon resubmittal.
16. 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 design requirements.
17. 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.
18. All future construction shall provide critical elevations including:
 - a. Emergency overflow elevations, locations, directions, and routing.
 - a. 100-yr HWL for all low areas and areas of ponding water.
 - b. Elevations of nearby structure low openings.
 - c. Spot/control elevations and slope percent for all swales, ditches, and drainage paths.
19. All comments, including future comments from subsequent submittals shall be satisfied prior to Engineering signing off on Final Plat.

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



Sean Murphy, PE
Director of Public Works and City Engineer

December 5, 2025

To: Planning Commission

From: Greg Kruschke, Community Development Manager

RE: Application VAR-22, a request by John Schulte, Jones, Haugh, and Smith on behalf of Stadheim Properties and Redline Development Group, a request for a parking variance to allow 93 off street parking stalls where 118 off-site parking stalls are required.

Application Review:

Applicant	John Schulte, Jones, Haugh, and Smith
Owner	Stadheim Properties and Redline Development Group
Location of Property	120 Oak Avenue N
Zoning Map	B-3, Central Business District
Zoning Ordinance	Ordinance 157.053 states lists the number of stalls required
Report Attachment	Location map Site plan Project Narrative

Request:

- A request for a parking variance to allow 93 off street parking stalls where 118 off-site parking stalls are required.
- Public parking will be increased by 47 parking stalls

Proposed Development

- The proposed Ascend South building will contain approximately 3000 square feet of retail space, 19,000 square feet of office space as well as 57 residential units of which 16 units are 2 bedroom units and the remainder are 1 bed and studio units.
- The retail and office space requires one off street stall for every 500 square feet of floor area. These uses require 45 off street parking stalls.
- Code requires one off street stall for a one bedroom or studio unit and two stalls for a two bedroom or greater unit. The residential units require a total of 73 stalls.
- In total 118 stalls are required for this building.
- The applicant is proposing 45 stalls within the underground parking of the building. The upper lot will contain 48 stalls. The property is providing 95 stalls of private parking which is a 25 stall deficit from what is required.
- As part of the project the applicant will be reconstructing Ringhofer Lane NW and public parking will be constructed on both sides of the street. A total of 67 stalls will be constructed along the street.

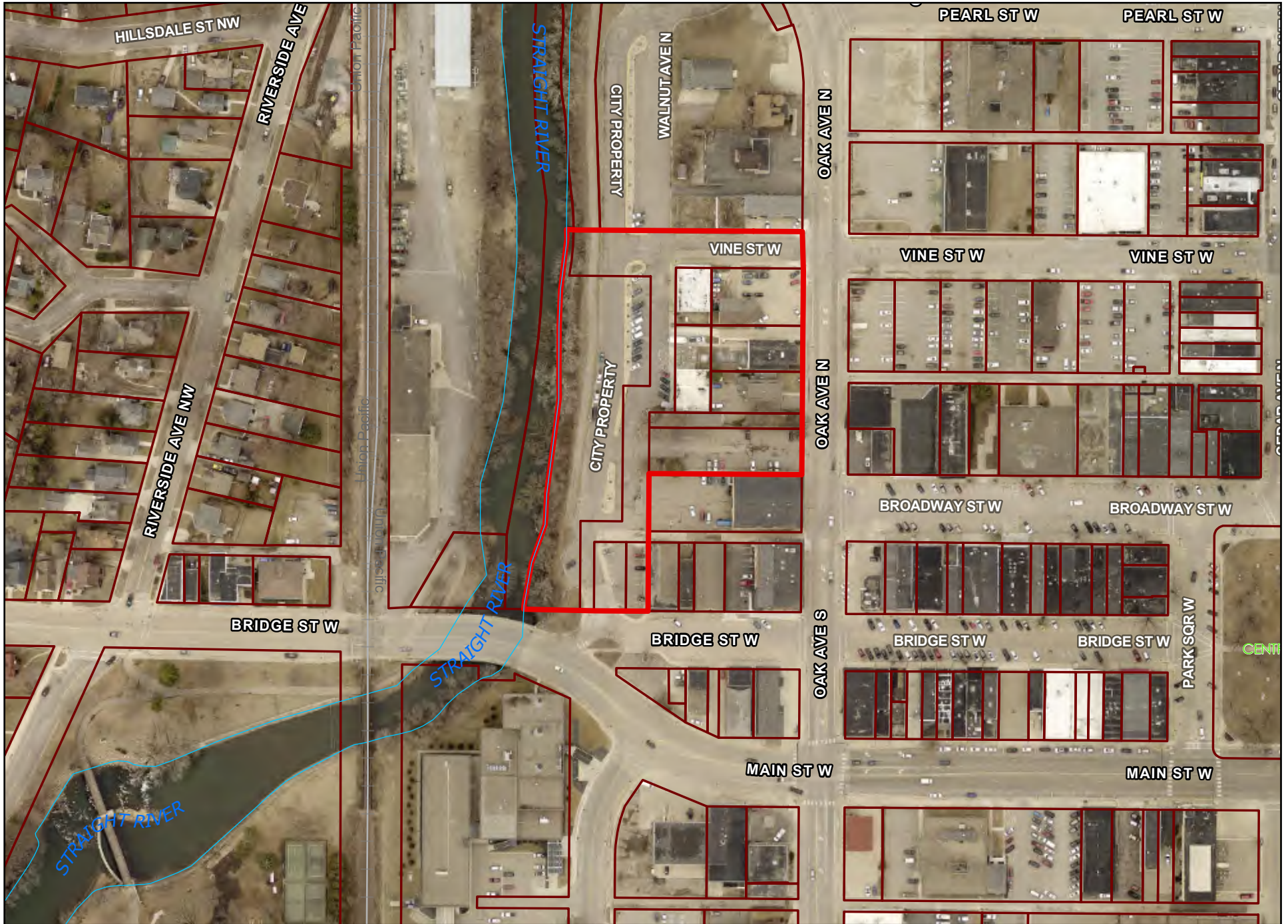
- This area as a whole is seeing an increase in parking stalls from 113 to 160 stalls total between the public and private stalls.

FINDINGS OF FACT

1. The property is zoned B-3, Central Business District.
2. The variance application was published and notice was provided to 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 December 9, 2025.
4. The variance is in harmony with the general purposes and intent of the Ordinance.
5. The request is in general alignment with the Comprehensive Plan
6. The circumstances of the property are not entirely caused by the landowner.
7. The practical difficulty presented is not created by the property owner.
8. The variance will not alter the essential character of the neighborhood.

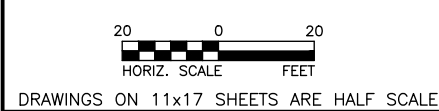
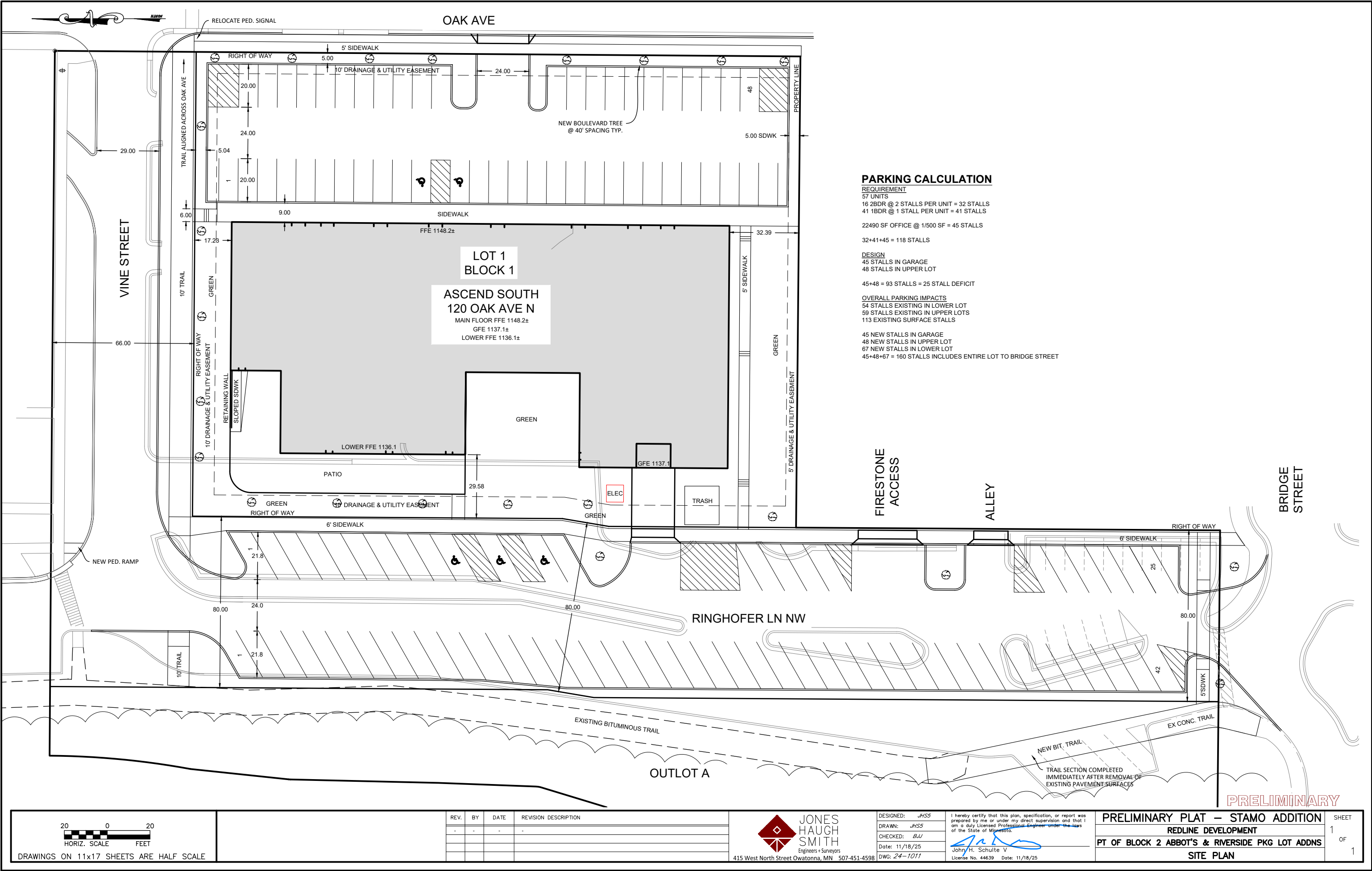
Staff Recommendation

Based on the findings above and the criteria for the granting of the variance, staff recommends approval of the variance request to allow 93 off street parking stalls where 118 off-site parking stalls are required.



Ascend South
120 Oak Ave North

11-24-25



REV.	BY	DATE	REVISION DESCRIPTION



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

DESIGNED: JHS
DRAWN: JHS
CHECKED: BJ
Date: 11/18/25
DWG: 24-1011

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John H. Schulte V
License No. 44639 Date: 11/18/25

PRELIMINARY PLAT – STAMO ADDITION
REDLINE DEVELOPMENT
PT OF BLOCK 2 ABBOT'S & RIVERSIDE PKG LOT ADDNS
SITE PLAN

SHEET
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OF
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Project Narrative

Stamo Addition / Ascend South

Prepared by: John H. Schulte V, PE

November 18, 2025

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The project will also complete the Vine Street shared user trail from the Riverfront trail to Oak Avenue, providing a non-motorized connection between the Straight River and downtown.



December 5, 2025

Dear Planning Commissioners,

As we prepare for the Zoning Update Workshop next Tuesday, Dec 9th we want to share some materials ahead of time.

The attached drafts are a work in progress and intended to show the tracked changes to inspire discussion- It is not polished or complete.

We would appreciate you reviewing the attachments in preparation for the workshop:

- 1) Memo and Tables of Uses
- 2) Definitions- in-progress

Agenda for workshop:

1. Welcome & Update
2. Zoning Map Overview, Lot Size Visuals and Mapping Activity
3. Table of Uses Review & Activity
4. Wrap up next steps

Also, if you have time, please take the interactive survey and share it with your network:
[inputID](#)

Thank you.

MEMORANDUM

Date: December 3, 2025

To: Greg Kruschke, AICP, Community Development Manager, City of Owatonna
Emma Bransford, Planning Specialist, City of Owatonna

From: Mojra Hauenstein, Bolton & Menk, Senior Planner and Planning Project Manager
Robin Kaufman, Bolton & Menk, Senior Planner

Subject: Work in Progress – First Draft of Proposed *Land Use Tables* for Owatonna Unified Development Code

We have started revising the *Land Use Tables* to create a more user-friendly format that not only updates uses to relevant ones, but also shows them across districts and makes it easier to see where each use is allowed and what type of permit is required. This is an early working draft and is not complete—it is intended to showcase proposed changes with redlines and comments to inspire discussion at the workshop. Please review and be prepared to share feedback at our upcoming workshop on Tuesday, December 9, 2025.

Key Points

1. Table Format: Created new tables to more easily compare use designations across districts.
 - a. Owatonna's current zoning code has a separate use table for residential, business, and industrial districts.
 - b. Below, we have created separate tables for different use types, but show all districts in every table so a viewer can quickly see every district in which a use is permitted.
2. Residential Districts Consolidated: The residential districts have been consolidated as follows:

New District	Housing Types Allowed	Density / Purpose	Relationship to Former Code
R-1	Single-family detached	Low density	(formerly R-1)
R-2	Single-family attached, up to 4 units	Moderate density	(formerly R-2, R-3)
R-3	Multi-family up to 12 units (≤12 units)	Medium density	(formerly R-4, R-5)
R-4	Multi-family apartments (unlimited units)	High density	(formerly R-6)

3. Removed Districts: Uses from districts that were removed reallocated to other districts according to preliminary instructions from Greg:
 - a. I-P: Uses that were only in I-P have been redistributed into other Industrial districts.
 - b. R-B: Uses from R-B were used to populate the new Neighborhood Mixed Use district
 - c. B-1: Uses from B-1 were used to populate the new Downtown Mixed Use district
4. Added New Districts: We began permitted and conditional uses in the new mixed use districts.
 - a. Neighborhood Mixed Use District (N MU): Intended to serve the mixed use nodes identified in the Comprehensive Plan
 - b. Downtown Mixed Use District (DT MU): Intended to serve the Downtown area
5. Suggested changes to uses: We have begun making suggested changes to uses themselves.
 - a. New uses or new designations have been added in red.
 - b. If we suggested a change to a use, the new designation is in red and the old designation is in red with a strikethrough (ex. P ~~E~~)
 - c. Uses that are shown in blue if they are in the existing code but we are suggesting combining multiple uses into a more concise category or changing the wording of the use.

Definitions for each use in the table are listed in a separate document. In that document, existing definitions are listed in black. Newly proposed definitions or suggested additions are in red. Suggested deletions are in black with a strikethrough.

AGRICULTURAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
AGRICULTURAL PRODUCTION												
Agriculture uses	P	P	P	P					P			
Cannabis cultivation							P	P				
Greenhouse (commercial)					C	C	P	P	P			
Nurseries and tree farms							P	P	P			
AGRICULTURAL ACCESSORY USES & STRUCTURES												
Living quarters of persons employed on the premises									P			
Storage of vehicles, equipment and machinery which are incidental to a primary A-O use									P			

COMMERCIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
CARE SERVICES												
Adult day-care	C	C	C	C	C	C					C	C
Family day care	P	P	P	P								
Group family day care or day care center serving up to 12 persons	P	P	P	P	P	P						
Group family day care serving up to 14 persons or day care center serving 13 to 16 persons		C	C	C	C	C						
Day care center serving more than 16 persons					C	C						
Detoxification facility					C	C						
HEALTH & WELLNESS												
Fitness center			C	C	P	P					P	P
Hospital					C	C					C	C
RECREATION												
Campground									C			
Charitable gambling					I	I					I	I
Commercial riding stables							C		C			
Community centers					P	P					P	P
Convention centers					C	C					C	C
Indoor recreation					P	P					P	P
Outdoor recreation			C	C	P	P			C		P	P
RETAIL & SERVICES												
Shopping center or retail sales establishment under 30,000 square feet					P	P					P	P

COMMERCIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
Shopping center or retail sales establishment 30,000 square feet or greater					C	C					C	C
Animal shelters							C	P				
Dog boarding, 4-10 animals		C	C	C								
Dog boarding or kennels, more than 10 animals		C	C	C	C	C	C		C			
Special events (temporary)	I	I	I	I	I	I			I		I	I
Cannabis events (temporary)					I	I	I	I	I			
Cannabis retail business					P	P						
Cannabis wholesale							P	P				
Tobacco sales					I	I						I
Waste collection	I	I	I	I	I	I	I	I	I	I	I	I
Mini-storage facilities					C	C	P	P				
Open sales lot					C							C
Personal services					P	P						P
Contractors					P	P	P	P	P		P	P
Business incubator					P	P	P	P				
Offices					P	P	P	P			P	P
Broadcasting studio					P	P	P	P				
AUTO-ORIENTED RETAIL & SERVICES												
Automobile detailing					P	P						
Automobile repair (major)					C	C	P	P			C	
Automobile repair (minor)					P	P					C	
Automobile dealerships					P	P						
Car wash					C	C						
Commercial fueling station							C	C				
Gas stations (principal or incidental)					C	C	C				C	C
Drive-through establishment					C	C					C	C
FOOD & BEVERAGE, NOT ALCOHOL-RELATED												
Bakery					P	P					P	P
Convenience food establishment					P	P					P	P
Convenience stores					P	P						P
Food vending vehicle					P	P					P	P
Grocery store					P	P						
ALCOHOL-RELATED FOOD & BEVERAGE												
Liquor store					C	C					C	C
Craft beverage sales, pub, taproom					C	C	P	P			C	C
Clubs and lodges					P	P						C
Restaurants, taverns					P	P					C	C

COMMERCIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
TRANSPORTATION												
Heliport					C		C	C				
Airport							P					
Parking ramp						C						C
Parking garages					P	P						C
Off-site parking facilities for adjacent commercial or multi-family residential				C	C						C	
Taxi or bus terminal					P	P	P	P				
Taxi services					I	I	I	I				
MIXED USE												
Mixed-use building					PG	PG					P	P
PUD												
Commercial PUD (refer to § 157.052)					C	C						C
COMMERCIAL ACCESSORY USES & STRUCTURES												
Garage					P	P	P	P			P	P
Home occupations	P	P	P	P	P	P			P			
Open sales lot					C		C	C				C
Communications infrastructure							P	P				
Food vending vehicle					P		P	P				
Storage sheds	P	P	P	P	P	P	P	P	P			
Off-street loading			P	P	P	P	P	P			P	P
Off-street parking					P	P	P	P				P

INDUSTRIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
LIGHT INDUSTRIAL												
Craft beverage production (breweries, distilleries, bottling)					C	C	P	P			C	C
Bottling establishments							P	P				
Cannabis manufacturer							P	P				
Hemp manufacturer							P	P				
Small-scale logistics & delivery hubs							P	P				
Artisan & custom fabrication (optical, jewelry, crafts)					C	C						C
Engraving, printing, and publishing							P					
Light Fabrication							P	P				
Industrial service business							C	C				
Controlled heat process facilities								C				
Laboratories							P	P				

INDUSTRIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
Machine shops							P	P				
Stationery, bookbinding and other types of manufacturing of paper and related products, but not processing of raw materials for paper production							P	P				
HEAVY INDUSTRIAL												
Chemical Manufacturing (including acids, fertilizers, and industrial chemicals)								C				
Metal fabrication & welding services							C P	P				P
Large-scale laundry & textile care facilities							C P	P				P
Animal processing & meat packing facilities								C				
Waste incineration & reduction facilities								C				
Recycling, waste/garbage disposal & materials recovery facilities					C		C P	P				
Signage & display fabrication							C P	P				P
Building materials & industrial product manufacturing (cement, concrete, glass, ceramics, rubber, plastics, coatings)							C	P				
Cosmetics, pharmaceutical & food product manufacturing							C P	P				
Grain milling & distillation facilities								C				
Bulk chemical & fuel storage facilities (>12,000 gallons)							C	C				
Explosives & hazardous material manufacturing/storage								C				
LOGISTICS, STORAGE & WHOLESALE												
Junk yard								C				
Open and outdoor storage							C	C				
Warehousing, logistics & distribution facilities							P	P				
Wholesale showrooms & office support							P	P				
Cannabis wholesale							P	P				
Bus, railroad, motor freight or trucking maintenance garage							P	P				
ENERGY PRODUCTION												
Solar energy production system	C	C	C	C	C	C	P	P	P	C	C	C
Wind energy production system	C	C	C	C	C	C	C	C	C	C	C	C
INDUSTRIAL ACCESSORY USES & STRUCTURES												
Accessory buildings and structures							P	P				
Above Ground Tanks: Crude oil, gasoline or other liquid storage tanks incidental to the principal use and ≤6,000 gallons per tank or							P	P				

INDUSTRIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
≤18,000 gallons aggregate for Class I liquids (or 10,000/30,000 for Class II)												
Utilities and accessory equipment	C	C	C	C	P	P	P	P	P	C	C	C
Communications Infrastructure (antennas, fiber hubs, wireless equipment)							P	P				
Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P
EV charging stations	P	P	P	P	P	P	P	P	P	P	P	P

PUBLIC/CIVIC USES	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
GOVERNMENT FACILITIES												
Essential services	P	P	P	P	P	P	P	P	P	P	P	P
Government and public utility offices, buildings and structures	C	C	C	C	P	P	P	P	C		C	P
HEALTH & WELLNESS												
Emergency response service					C	C					C	
EDUCATION												
Post secondary schools and vocational or career training facilities					C	C	P				C	C
Public or private schools	C	C	C	C	C	C					C	C
RECREATION												
Public parks	P	P	P	P	P	P	P	P	P	P	P	P
Wildlife refuge									P			
Community center, public indoor recreation	C	C	C	C	C	C					C	C
RELIGIOUS FACILITIES												
Places of worship	C	C	C	C	C	C					C	C
CEMETERIES & BURIAL												
Cemetery	C	C	C	C	C				P		C	
Funeral home					C	C					C	
TRANSPORTATION												
Taxi or bus terminal					P	P	P	P				
Railroad, motor freight or trucking terminals							P	P				
Taxi services					I	I	I	I				
PUBLIC/CIVIC ACCESSORY USES AND STRUCTURES												
Shelters, gazebos, shade structures	C	C										
Public off-street parking	C	C	P	P	P	P	P	P		P	P	P
Public Restrooms					P	P				P	P	P

RESIDENTIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
PRIMARY RESIDENCES												
Single-family detached dwelling	P	P	P	P							P	
Single-family attached dwelling		P	P	P							P	
Multi-family dwelling, 2-4 units		P	P	P							P	P
Multi-family dwelling, 5-12 units			P	P	P	P					P	
Multi-family dwelling, over 12 units				P	P	P					P	P
Conversion of single-family dwelling to no more than 4 unit multi-family dwelling		C	P	P							P	
Manufactured home park			P									
GROUP & ASSISTED LIVING												
Group housing and nursing homes (service more than 16)				C							C	
Residential facilities (services 1-6)	P	P	P	P							P	
Residential facilities (services 7-16)			C	C	C	C					C	
Senior housing, 12 units or fewer			P	P	P	P					C	C
Senior housing, over 12 units				P	P	P					C	C
SHORT-TERM HOUSING												
Bed and breakfast establishments-not to exceed 6 guests and 3 guest rooms	C	C	P	P								
Bed and breakfast establishments-not to exceed 10 guests and 5 guest rooms			P	P								
Boarding house (no more than 10 persons)			P	P							P	
Motels and hotels					PG	P					P	P
Short-term rental	P	P	P	P	P	P			P	P	P	P
PUD												
Residential PUD	C	C	C	C						P	C	C
TRANSPORTATION												
Parking ramp for adjacent multi-family residential						C						
Off-site parking facilities for adjacent commercial or multi-family residential				C	C						C	
RESIDENTIAL ACCESSORY USES & STRUCTURES												
Accessory dwelling unit (ADU)	P	P	P	P					P	P		
Accessory structures: Pergola, trellis, patios, fences	P	P	P	P	P	P	P	P	P	P	P	P
Boarding or renting of rooms	P	P	P	P	P	P			P	P	P	P
Home occupations	P	P	P	P	P	P			P		P	P
Greenhouse (non-commercial)	P	P	P	P							P	
Non-commercial recreation facilities associated with residence	P	P	P	P							P	
Swimming pools operated for exclusive use by residents and their guests	P	P	P	P						P	P	P

RESIDENTIAL USE	DISTRICT											
	R-1	R-2	R-3	R-4	B-2	B-3	I-1	I-2	A-O	PUD	MU-N	MU-D
Private garages, carports and off-street parking associated with residential uses	P	P	P	P	P	P			P	P	P	P
Storage of recreational vehicles and equipment	P	P	P	P					P	P		
Storage sheds	P	P	P	P	P	P	P	P	P	P	P	P
Weather shelter	P	P	P C	P C						P	P	P

ABOVE GROUND TANKS. *To be defined.*

ACCESSORY DWELLING UNIT. A subordinate dwelling unit incorporated within a single-family structure. Accessory units may not be subdivided or otherwise segregated in ownership from the primary residence structure. Detached **ACCESSORY DWELLING UNITS** are not permitted.

ACCESSORY STRUCTURE. Anything which is built, constructed, erected or joined together in some definite manner excluding buildings, which is subordinate to and located on the same lot as the principal use.

ADULT DAY CARE. A service that provides adult day care for functionally impaired adults during part of the day (less than 24 hours a day). No overnight accommodations are provided and adults are delivered and removed daily.

ADULT DAY CARE. As regulated by [Minnesota State Statutes Chapter 245A](#), a program operating less than 24 hours per day that provides functionally impaired adults with an individualized and coordinated set of services including health services, social services, and nutritional services that are directed at maintaining or improving the participants' capabilities for self-care. Adult day care, adult day services, and family adult day services do not include programs where adults gather or congregate primarily for purposes of socialization, education, supervision, caregiver respite, religious expression, exercise, or nutritious meals.

AGRICULTURE USES. Those uses commonly associated with the growing of produce on farms. These include: field crop farming, pasture for hay, fruit growing; tree, plant, shrub or flower nursery without building; truck gardening; roadside stand for sale in season of products grown on premises; and livestock raising and feeding, but not including fur farms, commercial animal feed lots and kennels. Uses are subject to state pollution control standards.

AIRPORT. Facilities for the takeoff and landing of aircraft, including runways, aircraft storage buildings, air traffic control facilities, informational facilities and devices, terminal buildings, passenger and cargo facilities, and airport auxiliary facilities.

ANIMAL PROCESSING & MEAT PACKING FACILITIES. *To be defined.*

ANIMAL SHELTER. An establishment supported by charitable contributions that provides a temporary home for dogs, cats, and other domesticated animals that are offered for adoption. ~~The shelter shall not house more than 50 dogs at one time and shall not exceed a total of 100 animals at once. Such facility must be located a minimum of 1,000 feet from a~~

~~residentially zoned property. All outdoor exercise runs are permitted provided they are enclosed on all sides by a sight obscuring fence or wall at least six feet in height.~~

ARTISAN FABRICATION. *To be defined.*

ASSISTED LIVING FACILITY. A facility that provides sleeping accommodations and assisted living services to one or more adults, as regulated under [Minnesota Statutes Chapter 144G](#).

AUTOMOBILE DEALERSHIP. A business establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles or other similar motorized transportation vehicles.

AUTOMOBILE DETAILING. Automobile-related services such as applying paint protectors, interior and exterior cleaning and polishing, and installation of after-market accessories. Does not include automobile repair.

AUTOMOBILE REPAIR-MAJOR. General repair, rebuilding or reconditioning engines, motor vehicles or trailers, collision service, including body, frame or fender straightening or repair, overall painting or paint job; vehicle steam cleaning.

AUTOMOBILE REPAIR-MINOR. Minor repairs, incidental body and fender work, painting and upholstering, replacement of parts and motor services to passenger automobiles and trucks not exceeding 9,000 pounds gross weight, but not including any operation specified under “automobile repair-major.”

BAKERY. A place dedicated to the on-site preparation and retail sale of baked goods.

BED AND BREAKFAST. Lodging establishments providing short term guest accommodations within the primary residence of the applicant. Such facility must be licensed by the State Department of Health. The commercial serving of food shall be limited to breakfasts served to overnight guests only. In addition to meeting the parking requirement for a residence, one additional hard-surfaced, off-street parking space per guest room shall be provided in the rear yard adequately screened from adjacent residences. Conditional uses issued for **BED AND BREAKFAST ESTABLISHMENTS** shall be issued specifically to the applicant and are not transferable with the property. Initial approval shall be provisional, subject to a one-year review in accordance with the rules and procedures of § 157.101 of this chapter. At such time, the conditional use may be issued; issued subject to additional conditions or not issued if evidence is presented that such use presents a negative impact on the surrounding neighborhood.

BOARDING HOUSE. A building other than a hotel where, for compensation by rearrangement for definite periods, meals or lodging and meals are provided to three or

more persons, not of the principal family therein, pursuant to previous arrangements and not to anyone who may apply, but not including a building providing these services for more than ten persons.

BOTTLING ESTABLISHMENT. *To be defined.*

BREWER. A person who manufactures malt liquor for sale.

BREWERY. A facility that manufactures malt liquor for sale.

CRAFT BEVERAGE PRODUCTION. A facility licensed under Minnesota Statutes Chapter 340A for the small-scale production of alcoholic beverages, such as a distillery, brewery, or cidery. May include on-site tasting rooms, retail sales, and tours.

CRAFT BEVERAGE SALES. *To be defined.*

BREW PUB. A brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in Minn. Stat. § 340A.24, Subd. 2.

BREWER TAPROOM. A facility on the premises of or adjacent to the premises owned by a brewer, licensed under Minn. Stat. § 340A.301, Subd. 6(c), (i) or (j), intended for the on-sale consumption and limited off sale of beer produced on site by the brewer as authorized by Minn. Stat. § 340A.26.

BROADCASTING STUDIO. Commercial and public communication uses including radio and television broadcasting and receiving stations and studios, or studios for the audio or video recording or filming of musical performances, radio, or television programs or motion pictures. This term does not include a transmission tower.

BUILDING MATERIALS & INDUSTRIAL PRODUCT MANUFACTURING. *To be defined.*

BUSINESS INCUBATOR. A shared-tenant facility that is designed to nurture small, startup commercial and/or light industrial businesses. Such facilities can be operated on a profit or not for profit basis and typically provide tenants with below market rental rates, negotiable lease/space arrangements and other services to assist new businesses through start up operations.

BULK CHEMICAL & FUEL STORAGE FACILITIES. *To be defined.*

CAMPGROUND. An area used for temporary accommodation of tents, recreational motor vehicles, or park trailers. Does not include a manufactured home or manufactured housing community.

CANNABIS CULTIVATION. A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the Office of Cannabis Management, pursuant to MN State Statute 342.01.

CANNABIS MANUFACTURER. As described in MN State Statute 342.31.

CANNABIS RETAIL BUSINESSES. A retail location and the retail location(s) of mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and lower-potency hemp edible retailers.

CANNABIS RETAILER. Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.

CANNABIS WHOLESALE. As described in MN State Statute 342.33.

TEMPORARY CANNABIS EVENT. An event lasting no more than four days at which cannabis products, cannabis flower, lower-potency hemp edibles, and hemp-derived consumer products may be sold and consumed and for which the organizer has a cannabis event organizer license issued by the Office of Cannabis Management.

CARPORT. A canopy constructed of metal or other materials supported by posts either ornamental or solid and completely open on three sides.

CAR WASH. *To be defined.*

CEMETERY. A parcel or tract of land used or intended to be used for the burial of the dead including columbariums, crematories, and mausoleums.

CHARITABLE GAMBLING. *To be defined.*

CHEMICAL MANUFACTURING. *To be defined.*

CLUB or LODGE. A non-profit association of persons who are bonafide members paying annual dues, use of premises being restricted to members and their guests. It shall be permissible to serve food and meals on such premises; providing, adequate dining room

space and kitchen facilities are available. Serving of alcoholic beverages to members and their guests shall be allowed; providing, such serving is secondary and incidental to the operation of the dining room for the purpose of serving food and meals and providing further that such serving of alcoholic beverages is in compliance with the applicable federal, state and municipal laws.

COMMERCIAL FUELING STATION. A principal or accessory business that provides only self-service fueling for automobiles and trucks through a pre-arranged agreement such as a numbered credit account. There shall be no other retail sales associated with the business, except by vending machine. There shall also be no fueling attendants on duty or any such facilities that will encourage overnight or extended parking.

COMMUNICATIONS INFRASTRUCTURE. A structure designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or other services. Also includes fiber hubs and wireless equipment.

COMMUNITY CENTER. A public facility used as a place of meeting, recreation, or social activity generally open to the public and designed to accommodate and serve significant segments of the community.

CONTRACTOR. An individual who specializes in building construction, repairs, and improvements. This definition includes but is not limited to heating, air conditioning, painting, electrical, plumbing, and roofing services.

CONTROLLED HEAT PROCESS FACILITIES. Kilns or other heat processes fired by means other than electricity.

CONVENIENCE FOOD ESTABLISHMENT. An establishment contained in a building which serves food in or on disposable or edible containers in individual servings for consumption on or off the premises. Includes, but is not limited to, coffee shops, delicatessens, doughnut shops, and ice cream parlors.

CONVENIENCE STORE. A small retail establishment offering a limited line of groceries and household items.

CONVENTION CENTER. A commercial facility used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions.

COSMETICS, PHARMACEUTICAL & FOOD PRODUCT MANUFACTURING. *To be defined.*

CUSTOM FABRICATION. *To be defined.*

DAY-CARE HOME. ~~Restricted to a family dwelling in which foster care, supervision and training for children of school or pre-school age out of their own home is provided during part of the day (less than 24 hours) with no overnight accommodations or facilities and children are delivered and removed daily. The number to be cared for in one day-care home shall not exceed 12, not including the family's own children, and all licenses shall be obtained.~~

DAY-CARE CENTER (GROUP). ~~A service provided to the public, which children of school or pre-school age are cared for during established business hours. No overnight accommodations are provided and children are delivered and removed daily. At least 50 square feet of fenced play area per pupil shall be provided.~~

DAY CARE. "Day care" means the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

DAY CARE CENTER. A facility in which a child care program is operated, licensed under [Minnesota Rules, Chapter 9503](#).

FAMILY DAY CARE. Day care for no more than ten children at one time of which no more than six are under school age, licensed under [Minnesota Rules, Chapter 9502](#). The licensed capacity must include all children of any caregiver when the children are present in the residence.

GROUP FAMILY DAY CARE. Day care for no more than 14 children at any one time, licensed under [Minnesota Rules, Chapter 9502](#). The total number of children includes all children of any caregiver when the children are present in the residence.

DETOXIFICATION FACILITY (SUB ACUTE). A short-term health care and evaluation center designed for the safe, supervised withdrawal from alcohol and drugs, the evaluation of the patient's involvement and possible dependency on chemical substances and to refer patient to appropriate programs.

DOG KENNEL. Any place where five dogs or more over six months of age are commercially boarded, bred and/or offered for sale, excluding a veterinary clinic.

DOG BOARDING. A facility providing temporary housing for another person's domestic dogs overnight.

DRIVE-IN RESTAURANT. A building and adjoining parking area used for the purpose of furnishing food, soft drinks, ice cream, and similar confections to the public normally for consumption outside the confines of the principal permitted building, or in vehicles parked upon the premises, regardless of whether or not, in addition thereto, seats or other

accommodations are provided inside for the patrons. Services are effected principally while patrons remain in their vehicles.

DRIVE-THROUGH IN ESTABLISHMENT. An establishment which accommodates the patron's automobile from which the occupants may receive a service or in which products purchased from the establishment may be consumed.

DUPLEX. A dwelling on a single lot having two units attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.

DWELLING. A building or portion thereof, designated exclusively for residential occupancy, including one-family, two-family and multiple-family dwellings, but not including hotels, motels and boarding houses.

DWELLING, MANUFACTURED (MOBILE) HOMES. A detached residential structure transportable in one or more sections which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that, the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the State of Minnesota and complies with the standards established under Minn. Stat. Ch. 327, § 327.31, as it may be amended from time to time.

DWELLING, MULTI-FAMILY. A building designed with three or more dwelling units exclusively for occupancy by three or more families living independently of each other, but sharing hallways and main entrances and exits.

DWELLING, SINGLE-FAMILY ATTACHED. Two single-family dwellings with a zero lot line on one side sharing a common wall, with the common wall and all jointly owned or jointly utilized facilities including, but not limited to, decks, utility lines and driveways being governed under a declaration of covenants and restrictions approved by the city, and filed with the County Recorder.

DWELLING, SINGLE-FAMILY DETACHED. A detached dwelling unit designed exclusively for occupancy by one family.

DWELLING, TWO-FAMILY. A dwelling designated exclusively for occupancy by two families living independently of each other.

ESSENTIAL SERVICES. Overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems operated by

public utilities, municipal or other governmental agencies or under franchise from government.

EMERGENCY RESPONSE SERVICE. A facility for the dispatch, storage, and maintenance of emergency vehicles, including but not limited to ambulances and fire trucks.

EV CHARGING STATIONS. A facility that allows electric vehicles to connect to an external power source in order to charge the vehicle battery.

EXPLOSIVES & HAZARDOUS MATERIAL MANUFACTURING AND STORAGE. *To be defined.*

FITNESS CENTER. A facility that provides equipment or space for the purpose of physical exercise, including gyms and indoor swimming pools.

FOOD VENDING VEHICLE. Every motor vehicle in which foods of any kind are carried for the purposes of selling, at retail sale, on the city streets or other public right-of-way.

FUNERAL HOME. An establishment engaged in undertaking services such as preparing the dead for burial, display of the deceased, arranging and managing funerals, and associated rituals connected with burial or cremation. Also includes mortuaries.

GARAGE-PRIVATE. An accessory building or accessory portion of the principal building which is intended for and used to store the private passenger vehicles of the family or families resident upon the premises, and in which no business or industry is carried on.

GARAGE-PUBLIC. A building or portion of a building, except any herein defined as a private garage or as a repair garage, used for the storage of motor vehicles or where any such vehicles are kept for remuneration or hire, and in which any sale of gasoline, oil and accessories is only incidental to the principal use.

GAS STATION. An area used for the storage, dispensing and/or retail sale of automobile fuels, oils, and accessories.

GRAIN MILLING & DISTILLING FACILITIES. *To be defined.*

GREENHOUSE. A climate-controlled building used for the growing of plants, which may be grown for personal use or sold.

GROCERY STORE. A retail establishment where most of the floor area is devoted to the sale of food products for home preparation and consumption. Typically also offers other home care and personal care products. May host other uses such as a bakery, deli, or restaurant within the establishment.

HEAVY MANUFACTURING. The processing or fabrication of products with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process.

HELIPORT. A helicopter landing area and base of operations including such facilities as maintenance and overhaul, fueling, service, storage, tie-down areas, hangars, passenger and cargo facilities, and other necessary buildings and open spaces.

HEMP MANUFACTURING. As described in MN State Statute 342.45.

HOME OCCUPATIONS. Any gainful occupation engaged in by the occupants of a dwelling at or from the dwelling. Such activity shall be clearly incidental and secondary to the residential use of the premises. ~~Permissible HOME OCCUPATIONS shall not include the conducting of a retail business other than by mail, manufacturing business or a repair shop of any kind on the premises, except television, shoe and small appliance repair, and no stock in trade shall be kept or sold, except that which is clearly accessory to the principal use.~~ Permissible **HOME OCCUPATIONS** shall not include the conducting of a manufacturing business or a repair shop of any kind, or retail business other than by mail. No stock in trade shall be kept or sold, except that which is clearly accessory to the principal use. No other than persons residing on the premises shall be employed and no mechanical equipment shall be employed that is not customarily found in the home and no more than one room may be devoted to home occupation use. Such **HOME OCCUPATION** shall not require internal or external alterations to involve construction features not customarily found in dwellings. The entrance to the space devoted to such occupations shall be within the dwelling. There shall be no exterior display, no exterior signs, except as allowed in the sign regulations for the zoning district in which such home occupation is located. There shall be no exterior storage of equipment or materials used in the home occupations. No **HOME OCCUPATION** shall be permitted which results in or generates more traffic than one car for off-street parking at any one given point in time. Permissible **HOME OCCUPATIONS** include, but are not limited to, the following: beauty shops; art studio, dressmaking; special offices of a clergy member, lawyer, architect, engineer, accountant or real estate agent or appraiser, when located in a dwelling unit occupied by the same; and teaching, with musical, dancing, and other instruction limited to one pupil at a time.

HOTEL. Any building or portion thereof occupied as the more or less temporary abiding place of individuals and containing six or more guest rooms, used, designated or intended to be used, let or hired out to be occupied, or which are occupied by six or more individuals for compensation, whether the compensation be paid directly or indirectly.

HOSPITAL. An institution providing health services and medical or surgical care, primarily for inpatients, to individuals suffering from illness, disease, injury, deformity, or other abnormal physical or mental conditions. Includes as an integral part of the institution related facilities such as laboratories, outpatient facilities, or training facilities.

INDOOR RECREATION. A facility that provides completely enclosed space dedicated to leisure activities, including dance halls, roller rinks, arcades, theaters, bowling alleys, golf simulators, indoor mini golf, axe throwing, and similar facilities.

INDUSTRIAL SERVICE BUSINESS. Certain business establishments where providing a service or services to industrial concerns or their employees accounts for a significant portion of the total operation. Such business must not in any way restrict or negatively impact on the conduct of existing or potential industrial operations. In addition to the standards for granting conditional use permits in § 157.099 of this chapter, review of each proposed use under this section shall include the assessment of potential impact on industrial operations including, but not limited to, environmental permitting or licensing and the generation of additional traffic into the industrial area; and that the proposed use does legitimately provide a service or services to industrial firms or their employees at such a significant portion of total operation as to justify the location of the business in an industrial district as a matter of convenience and efficient provision of services to industrial clientele and their employees. Denial of the application for conditional use for **INDUSTRIAL SERVICE BUSINESS** may be based entirely on the applicant's failure to reasonably satisfy the Planning Commission and City Council as to these standards.

JUNK YARD. *To be defined.*

LABORATORY. A facility for scientific analysis of natural resources, medical resources, and manufactured materials. This category includes but is not limited to environmental laboratories, medical or veterinary laboratories, forensic laboratories, and research laboratories.

LARGE-SCALE LAUNDRY & TEXTILE CARE FACILITIES. *To be defined.*

LIGHT MANUFACTURING. The processing or fabrication of certain materials or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.

LIGHT FABRICATION. Foundry casting, lightweight, non-ferrous metals, or electric foundry not causing noxious fumes or odors.

LIQUOR STORE. A business engaged in the sale of alcoholic beverages for off-premises consumption.

MACHINE SHOP. *To be defined.*

MAINTENANCE GARAGE. *To be defined.*

MOBILE MANUFACTURED HOME PARK, DEPENDENT. An approved mobile manufactured park which has underground utility service to each site and also restroom and washing facilities as specified by the state.

MOBILE MANUFACTURED HOME PARK, INDEPENDENT. An approved mobile manufactured home park which has underground utility service to each site and only permits independent mobile manufactured homes.

METAL FABRICATION & WELDING SERVICES. *To be defined.*

MIXED-USE BUILDING. A single building or parcel which contains a combination of different types of uses that are permitted within the zoning district.

MOTEL/MOTOR HOTEL. A building or group of detached, semi-detached or attached buildings containing guest rooms or units, each of which has a separate entrance directly from the outside of the building, or corridor, which garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of transient guests traveling by automobile.

NURSERY. An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building.

NURSING HOME (REST HOME). A building having accommodations where care is provided for two or more invalids, infirmed, aged convalescent or physically disabled persons that are not of the immediate family; but not including hospitals, clinics, sanitariums or similar institutions.

NURSING HOME. A facility or that part of a facility which provides nursing care to five or more persons, as regulated under [Minnesota Statute Chapter 144A](#).

OFF-STREET PARKING. Space dedicated to the temporary storage of operable motor vehicles in locations other than public streets. Includes parking lots, garages, private driveways.

OFFICE. A room, set of rooms, or building used as a place where a commercial or professional service is performed or consultation given. An office may include space dedicated to a doctor, dentist, lawyer, real estate agent, insurance agent, accountant, or similar type of professional.

OPEN SALES LOT. Any open land used or occupied for the purpose of buying, selling and/or renting merchandise and for the storing of same prior to sale.

OPEN AND OUTDOOR STORAGE. *To be defined.*

OUTDOOR RECREATION. An outdoor facility that provides space dedicated to leisure activities, including golf or mini golf courses, clubhouses, country clubs, swimming pools, playgrounds, athletic fields, fairgrounds, and similar facilities.

PARK. A large area of land dedicated to public recreational use, which may be kept in its natural state or contain facilities that support recreation.

PARKING RAMP. An accessory structure designed and used for the storage of motor vehicles at, below and/or above grade.

PARKING GARAGE. *To be defined.*

PERSONAL SERVICES. Establishments primarily engaged in providing individual services generally related to personal needs, such as a salon, spa, or barber shop.

PLACE OF WORSHIP. A building and uses, where persons regularly assemble for religious worship and which building, and uses, is maintained and controlled by a religious body organized to sustain public worship.

PLANNED UNIT DEVELOPMENT. A tract of land developed as a unit rather than as individual development wherein buildings may be located in relationship to each other rather than to lot lines or zoning district boundaries. The **PLANNED UNIT DEVELOPMENT** must be developed in compliance with § 157.052 of this chapter.

POST-SECONDARY SCHOOL. An institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges or vocational schools that grant certificates of completion in business or technical fields.

PUBLIC UTILITIES. Any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations to the public, electricity, gas, steam, communication, telegraph, transportation, or water.

RECYCLING, WASTE/GARBAGE DISPOSAL & MATERIALS RECOVERY FACILITIES. *To be defined.*

RECYCLING CENTER. A facility that is not a junkyard, in which recoverable resources such as newspapers, cardboard, glassware and metal cans are collected, separated, and processed prior to shipment to others who will use those materials to manufacture new

products. "Processing" is defined as the preparation of material for efficient shipment by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding and cleaning. The facility must meet State Pollution Control Agency requirements for recycling facilities. ~~In B-2 Districts, outbound truck shipments may be limited to an average of two per day and there shall be no shredding, compacting, baling or other processing of ferrous metals other than food and beverage containers. Under all circumstances, precautions shall be taken to ensure the containment of recyclable resources while at the center.~~

REPAIR SHOP. An establishment primarily engaged in the provision of repair services to individuals and households, but excluding automotive repair. Typical uses include small appliance, shoe, watch or jewelry, bicycle, or musical instrument repair.

RESIDENTIAL FACILITY. Any facility, public or private, which for gain or otherwise regularly provides one or more persons with a 24-hour per day substitute for care, food, lodging, training, education, supervision, habilitation, rehabilitation and treatment they need, but which for any reason cannot be furnished in the person's own home. ~~Institutions under the control of the Commissioner of Public Welfare, foster homes, residential treatment centers, maternity shelters, group homes, residential programs or schools for handicapped children, such facility shall be at least 1,320 feet from an existing residential facility.~~

RESTAURANT. An establishment which serves food in or on non-disposable dishes to be consumed primarily while seated at tables or booths within the building.

RESTRICTED MANUFACTURING. ~~Business engaged in the manufacture from predominantly previously prepared materials, of finished products or parts, including fabrication, assembly, packaging and internal storage. Such proposed use shall be found to be compatible with surrounding land uses and specifically shall be reviewed for impacts related to sound, vibration, odor, fumes, truck traffic and chemical and manufacturing processes that could potentially pose a health hazard or nuisance to the surrounding neighborhood. Such an operation shall be limited to a building square footage of 15,000 square feet and a minimum lot size of 40,000 square feet. Outside storage shall be prohibited. Denial of the application for conditional use may be based entirely on the applicant's failure to reasonably satisfy the Planning Commission and City Council as to compatibility and appropriateness of the business at the proposed location.~~

RETAIL SALES ESTABLISHMENT. A commercial enterprise dedicated to selling commodities or goods directly to the consumer.

RIDING STABLES. An establishment where horses are boarded and cared for; such facilities may include instructional horse riding courses.

SCHOOL. A public school including elementary, middle, and secondary school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.

SIGNAGE & DISPLAY FABRICATION. *To be defined.*

SENIOR CITIZEN HOUSING. Multiple dwelling building with open occupancy generally limited to persons over 60 years of age. Not more than 10% of those living in **SENIOR CITIZEN HOUSING** can be under 60. Elevator service must be provided to each floor. Useable open space which at the minimum is equal to 20% of the gross lot area is required. Such housing should be readily accessible to shopping and medical facilities or arrangements for adequate transportation to and from such facilities should be available to the residents.

SHOPPING CENTER. A grouping of retail business and service uses on a single site with common parking facilities.

SHORT-TERM RENTAL (STR). A dwelling unit or portion thereof rented to transient guests for a period of less than 30 consecutive days. STRs may include entire homes, accessory dwelling units, or individual rooms. STRs are subject to local licensing, inspection, and occupancy regulations, and must comply with applicable provisions of Minnesota Statutes Chapter 504B regarding landlord-tenant responsibilities.

SMALL-SCALE LOGISTICS & DELIVERY HUBS. *To be defined.*

SOLAR ENERGY PRODUCTION SYSTEM. A facility or installation such as a solar collector or concentrating array which is designed and intended to produce energy from sunlight for off-site use. Does not include distribution or transmission lines.

SOLAR ENERGY SYSTEM, ROOF-MOUNTED. A solar array fixed to a building's roof intended to use sunlight to generate electricity for on-site use.

SPECIAL EVENT. A temporary use on private property that extends beyond the normal uses and standards allowed by the zoning ordinance of the city, which are intended to or likely to attract substantial crowds. Special events include circuses, fairs, carnivals, festivals, and other similar events.

STORAGE FACILITIES, MINI. A commercial service that provides individual storage units for rent or lease to the general public. Also known as self-storage.

STORAGE SHED. An accessory structure enclosed with enclosed walls and a roof that is used solely for the storage of inanimate objects.

SWIMMING POOL. Any structure, chamber, or tank containing an artificial body of water designed primarily for swimming, diving, relaxation, or recreational use including special purpose pools and wading pools.

TAVERN. *To be defined.*

TAXI SERVICES. *To be defined.*

TERMINAL. A facility dedicated to the loading, unloading, and temporary storage of freight; or the loading and unloading of passengers.

TREE FARM. Any parcel of land used to raise or harvest trees for wood products such as lumber, posts and poles, fuel wood, and Christmas trees where forest products are sold on-site or transported to market.

TOBACCO SALES. A retailer whose business involves the sale of tobacco products or related goods.

TOWNHOUSES. Structures housing three or more dwelling units of not more than two stories each and contiguous to each other only by the sharing of one common wall, such structures to be of the town or row house type as contrasted to multiple-dwelling apartment structures. No single structure shall contain in excess of eight dwelling units and each dwelling unit shall have separate and individual front and rear entrances.

WAREHOUSING, LOGISTICS, & DISTRIBUTION FACILITIES. *To be defined.*

WASTE COLLECTION. The transfer of solid waste from the point of use to treatment or landfill.

WASTE INCINERATION & REDUCTION FACILITIES. *To be defined.*

WEATHER SHELTER. A building designed to provide protection from adverse conditions, such as storms, floods, extreme temperatures, or tornadoes.

WHOLESALE SHOWROOMS & OFFICE SUPPORT. *To be defined.*

WILDLIFE REFUGE. A designated area that is closed to hunting and trapping wild animals, except for specific permitted activities.

WIND ENERGY PRODUCTION SYSTEM. A facility or installation such as a wind turbine which is designed and intended to produce energy from the wind for off-site use. Does not include distribution or transmission lines.

2026 Meeting Calendar

<u>Application Deadline</u>	<u>Planning Commission Meeting</u>	<u>City Council Meeting</u>
December 19	January 13	January 20
January 23	February 10	February 17
February 20	March 10	March 17
March 6	March 24	April 7
March 27	April 14	April 21
April 10	April 28	May 5
April 24	May 12	May 19
May 8	May 26	June 2
May 22	June 9	June 16
June 5	June 23	July 7
June 26	July 14	July 21
July 10	July 28	August 5
July 24	August 11#	August 18
August 7	August 25	September 1
August 21	September 8	September 15
September 4	September 22	October 6
September 25	October 13	October 20
October 9	October 27	November 4
October 23	November 10	November 17
November 20	December 8	December 15

Meeting will move to Monday or Wednesday

Meeting will move to Monday or Wednesday

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	10	3,298,000	86	404,032.00	166	41,045,386.00	1075	11,186,236.26			5	1,342	\$55,933,654.26		
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	11	3,623,000	102	464,032.00	189	41,567,217.38	1290	13,253,047.25			7	1,599	58,907,296.63		
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	12	4,173,000	118	550,508.77	219	42,658,452.42	1,473	15,124,203.49			9	1,831	62,506,164.68		
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	14	4,613,000	124	561,008.77	230	43,761,000.42	1,615	16,723,718.50			10	1,993	65,658,727.69		
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 November, 2025

TYPE OF WORK	2024 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	9	3,325,000		14	4,613,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	111	734,836.55		124	561,008.77	
COMMERCIAL AND INDUSTRIAL PERMITS	275	71,587,459.47		230	43,761,000.42	
RESIDENTIAL ADD. & ALT.	1344	12,774,301.43		1615	16,723,718.50	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	4	980,000	0	0	0	0
DEMOLITION PERMITS	10	0		10	0	
TOTAL PERMITS ISSUED	1,753	89,401,597	0	1,993	65,658,728	0