



CITY COUNCIL MEETING

Tuesday, December 16, 2025 at 6:00 PM

**Council Chambers, Charles S. Crandall Center at City
Hall, 540 West Hills Circle.**

**Roll Call: Council Members Svenby, Voss, Dotson,
Burbank, Boeke, McCann, and Raney**

STUDY SESSION prior to Council Meeting - Agenda file was built after this Study Session to share the presentation received during this Study Session. The Planning Commission received this presentation during their meeting on December 9, 2025.

1. STUDY SESSION TOPICS/ ITEMS

1.1. STAMO Addition

2. COUNCIL COMMENTS AND GENERAL INFORMATION



Planning Commission

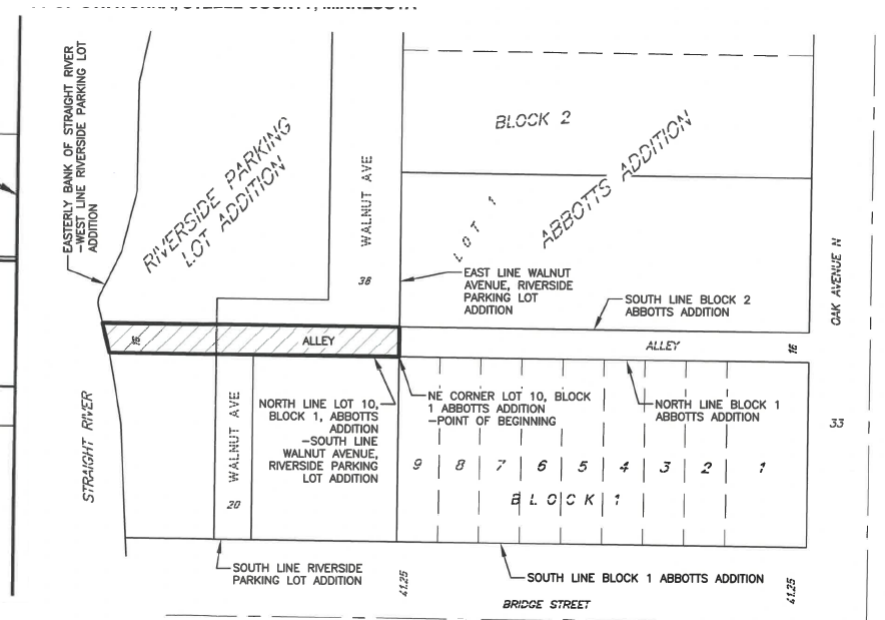
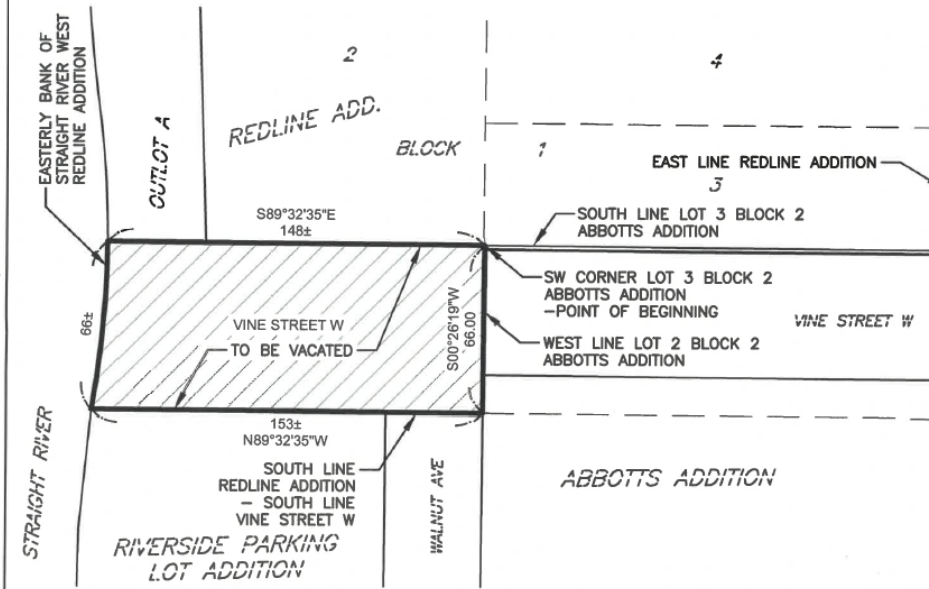
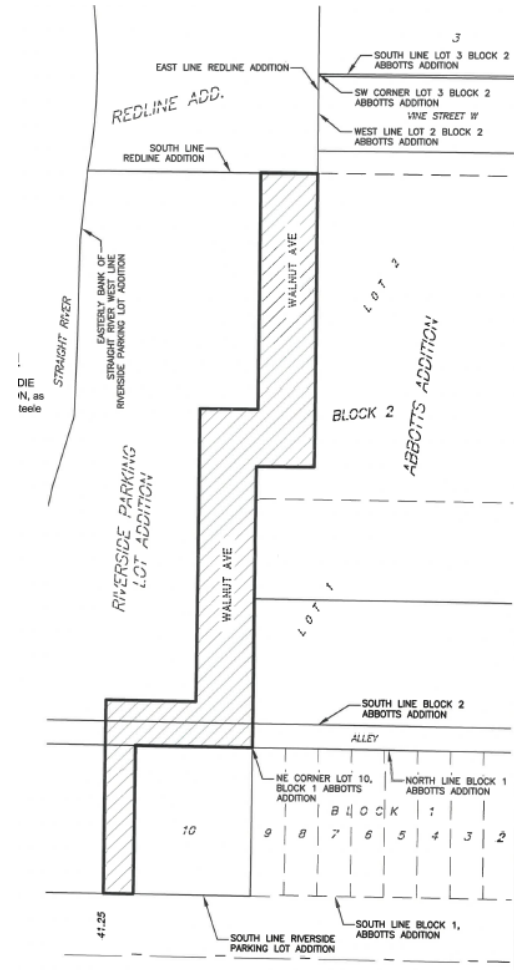
December 9, 2025

STAMO Addition Requests

- VACA-25-1 Request for Vacation of portions of Walnut Ave, Vine St, & Alley
- VACA-25-2 Request for Vacation of a portion of a blanket Sanitary Sewer Easement
- Preliminary & Final Plat of STAMO Addition
- VAR-22 Request for a Parking Variance for Ascend South

VACA-25-1

- VACA-25-1 Request for Vacation of portions of Walnut Ave, Vine St, & Alley

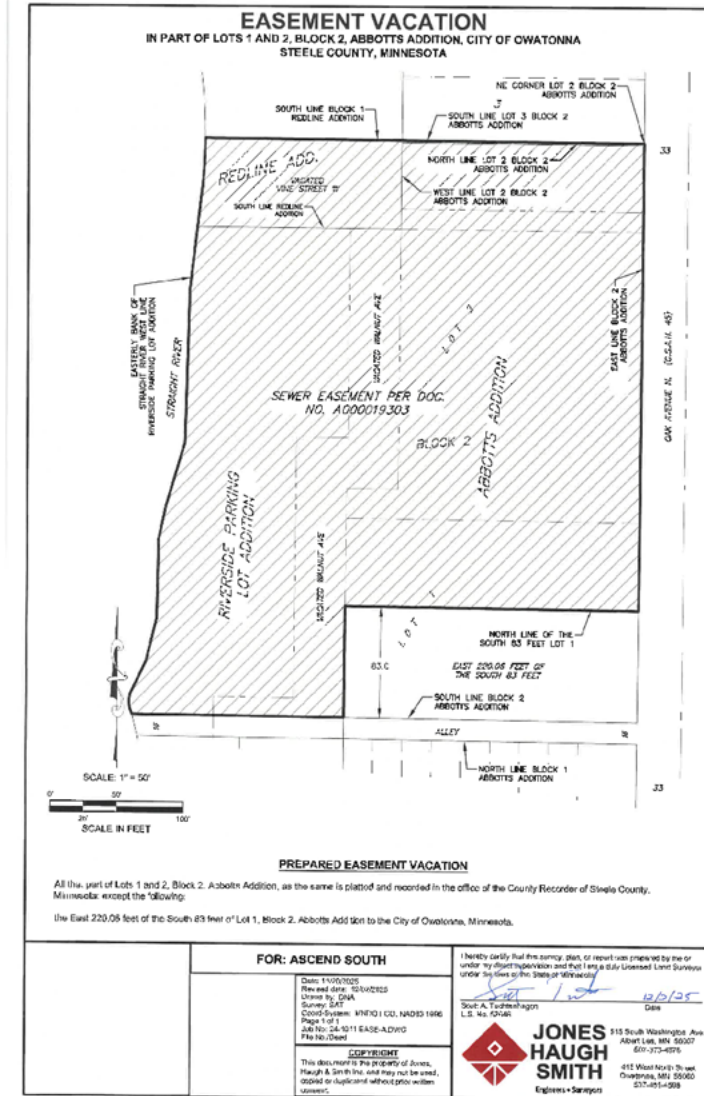


STAMO Addition Vacations



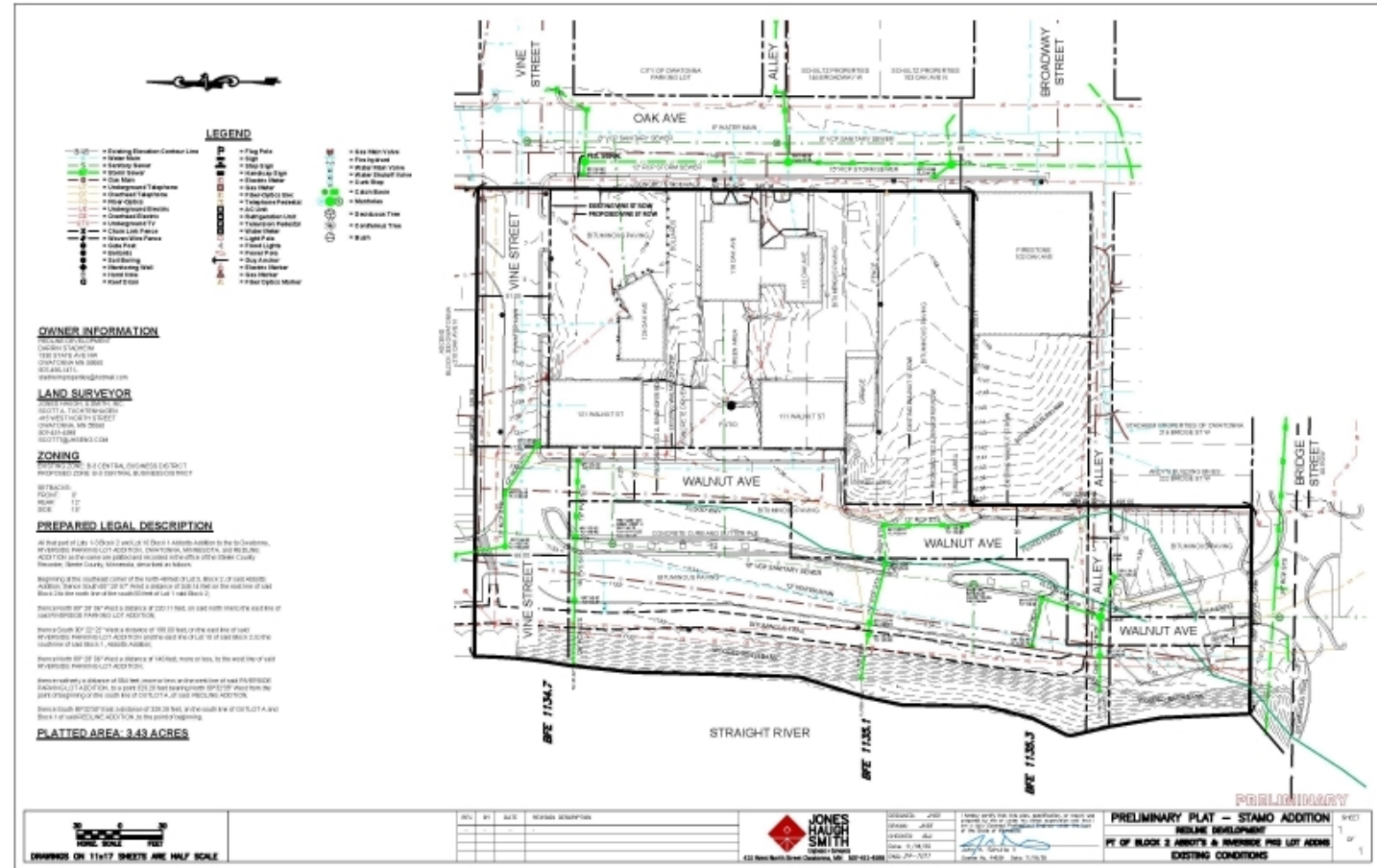
VACA-25-2

- VACA-25-2 Request for Vacation of a portion of a blanket Sanitary Sewer Easement



STAMO Addition Preliminary & Final Plat

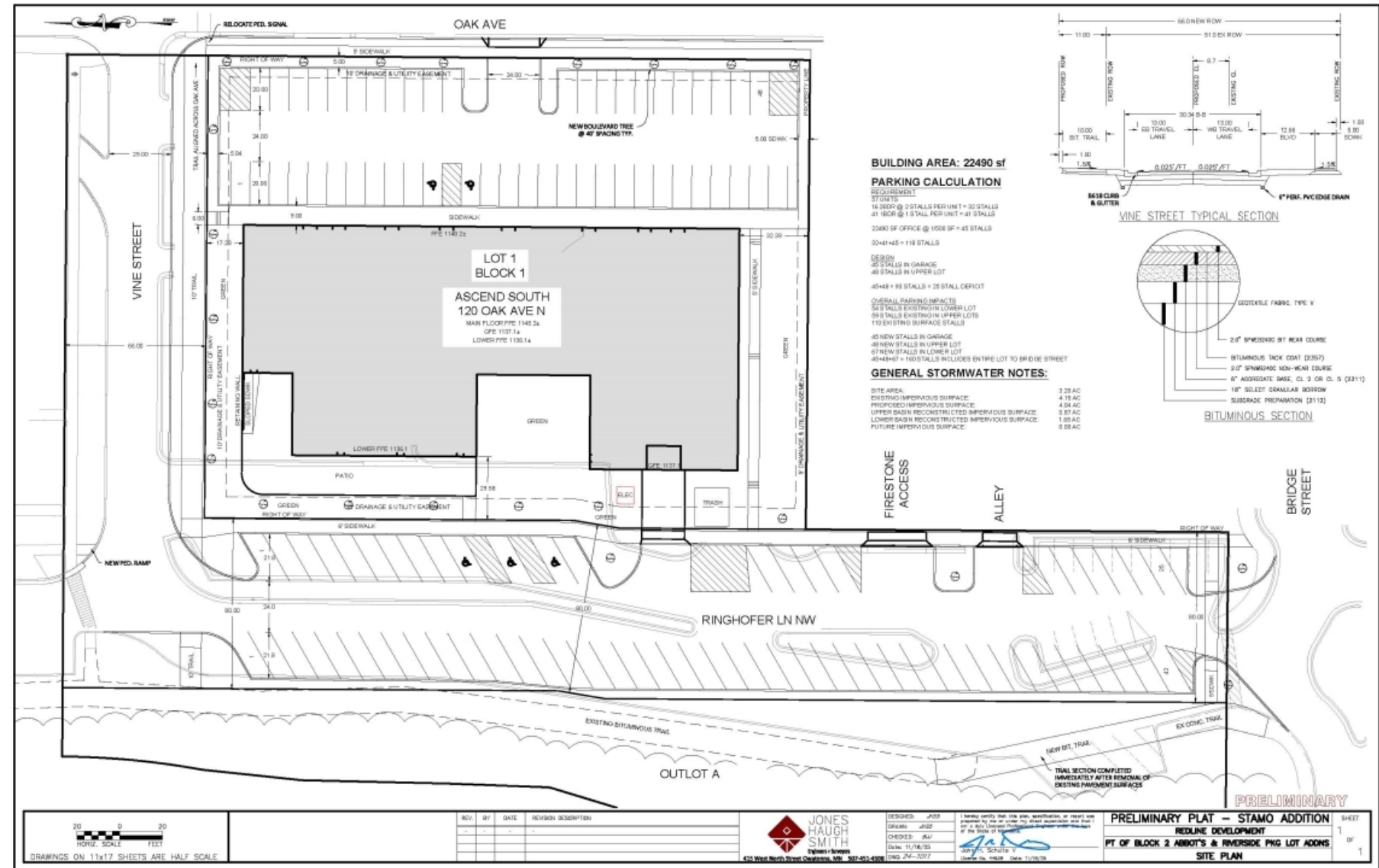
- Preliminary & Final Plat of STAMO Addition
- Zoned B-3
- 3.43 Acres
- No Wetlands
- Floodplain is shown
- Oak Avenue Access Point
- Trail Construction
- Dedicating Ringhofer Lane NW



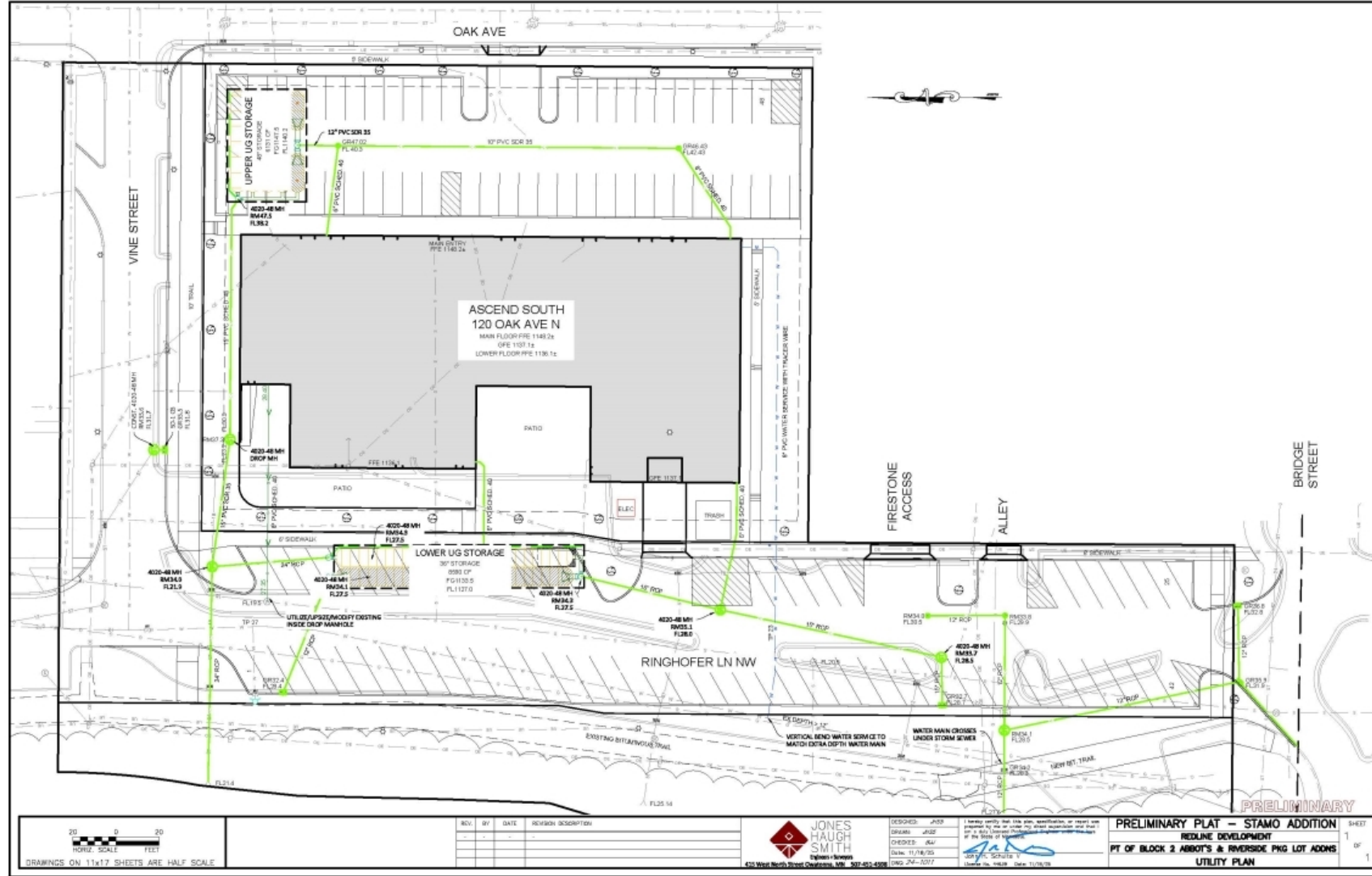
STAMO Addition Site Plan

Ascend South

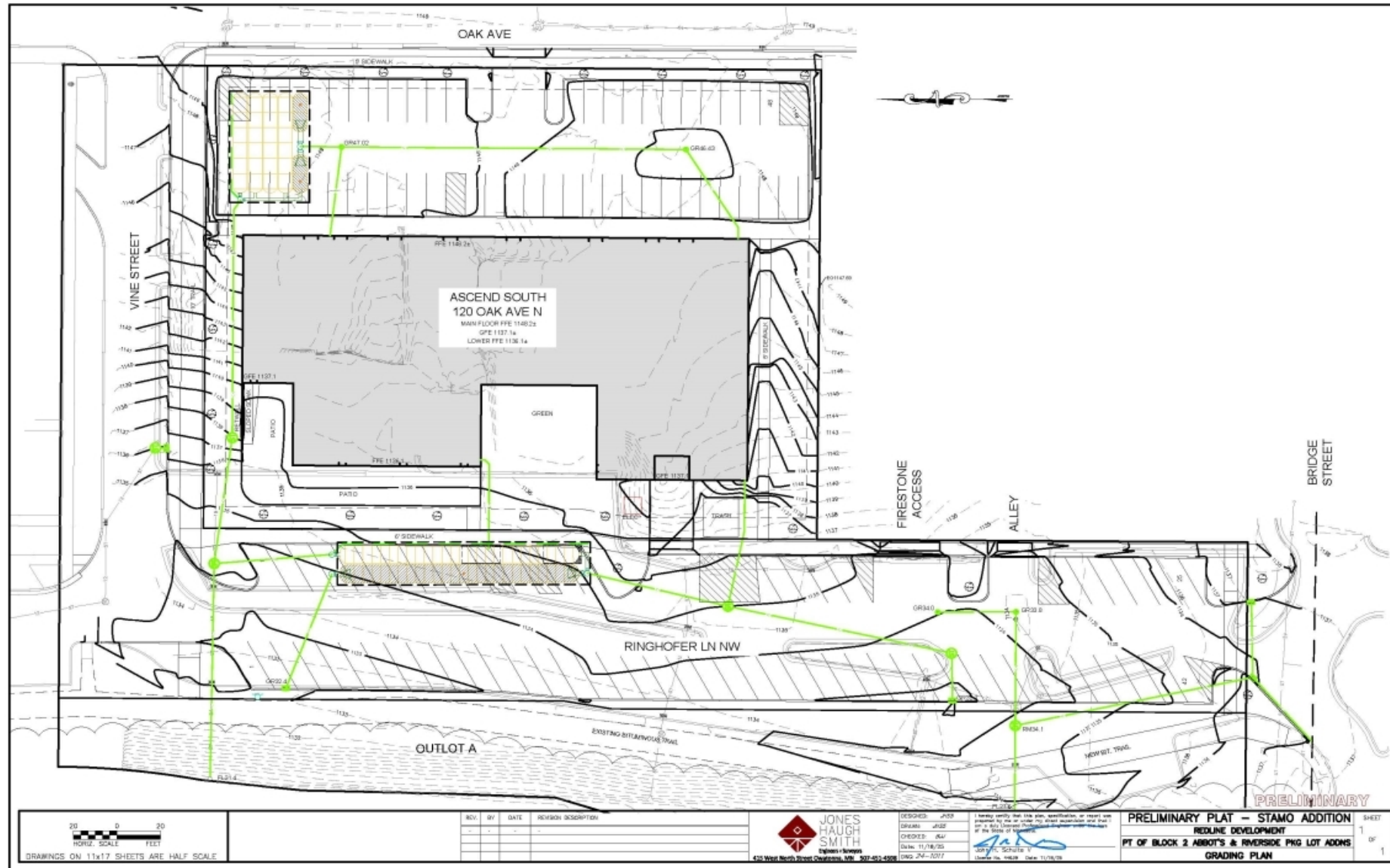
- 23,000 sq ft commercial space
- 57 apartment units
 - 16 – 2 Bed Units
 - 41 – 1 Bed Units
- 45 garage stalls
- 48 off street stalls
- Underground Stormwater



STAMO Addition Utility Plan



STAMO Addition Grading Plan



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 Abbots Addition to Owatonna, RIVERSIDE PARKING LOT ADDITION, OWATONNA, MINNESOTA, and REDLINE ADDITION as the same are plotted 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 Abbots Addition; thence South 00° 25' 57" West a distance of 346.14 feet to the east line of said Block 2 to the north line of the South 50 feet of Lot 1 said Block 2;

thence North 89° 28' 00" West a distance of 225.11 feet, on the east line to the east line of said RIVERSIDE PARKING LOT ADDITION;

thence South 00° 22' 22" West a distance of 186.00 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, Abbots Addition;

thence North 89° 28' 00" West a distance of 146 feet, more or less, to the west line of said RIVERSIDE PARKING LOT ADDITION;

thence northerly a distance of 254 feet, more or less on the west line of said RIVERSIDE PARKING LOT ADDITION, to a point 323.25 feet bearing North 89° 32' 30" West from the point of beginning on the south line of OUTLOT A, of said REDLINE ADDITION;

thence South 89° 32' 30" East a distance of 523.25 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 plotted as STAMO ADDITION, and does hereby dedicate to the public for public use the public ways and easements as created herein, 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

_____ day of _____, 2025.

Redline Development Group LLC, a Minnesota Limited Liability Company

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 2025 by Darin Stachem, Chief Manager of 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 _____, 2025.

Jenna Tuma, City Administrator Matt Jessop, Mayor

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 2025, 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, 2026

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 2025, by Matt Jessop, Mayor, City of Owatonna, Minnesota, a Municipal Corporation.

Kristen A. Kopp, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 2025, by Matt Jessop, Mayor, City of Owatonna, Minnesota, a Municipal Corporation.

Kristen A. Kopp, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 2025, by Scott A. Tuchtenhagen, a licensed and surveyed

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 _____, 2025.

Jennifer Mueller, Property Tax and Elections Director
Steele County, Minnesota

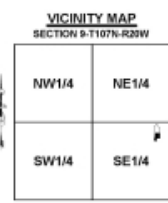
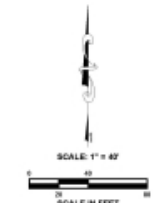
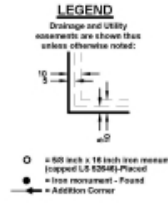
I hereby certify that taxes payable for the year 20 _____ on the land herein before described have been paid this _____ day of _____, 2025.

Steele County, Minnesota

Filed in the Office of the County Recorder this _____ day of _____, 2025, at _____ o'clock _____ M., in Book _____ of Plats.

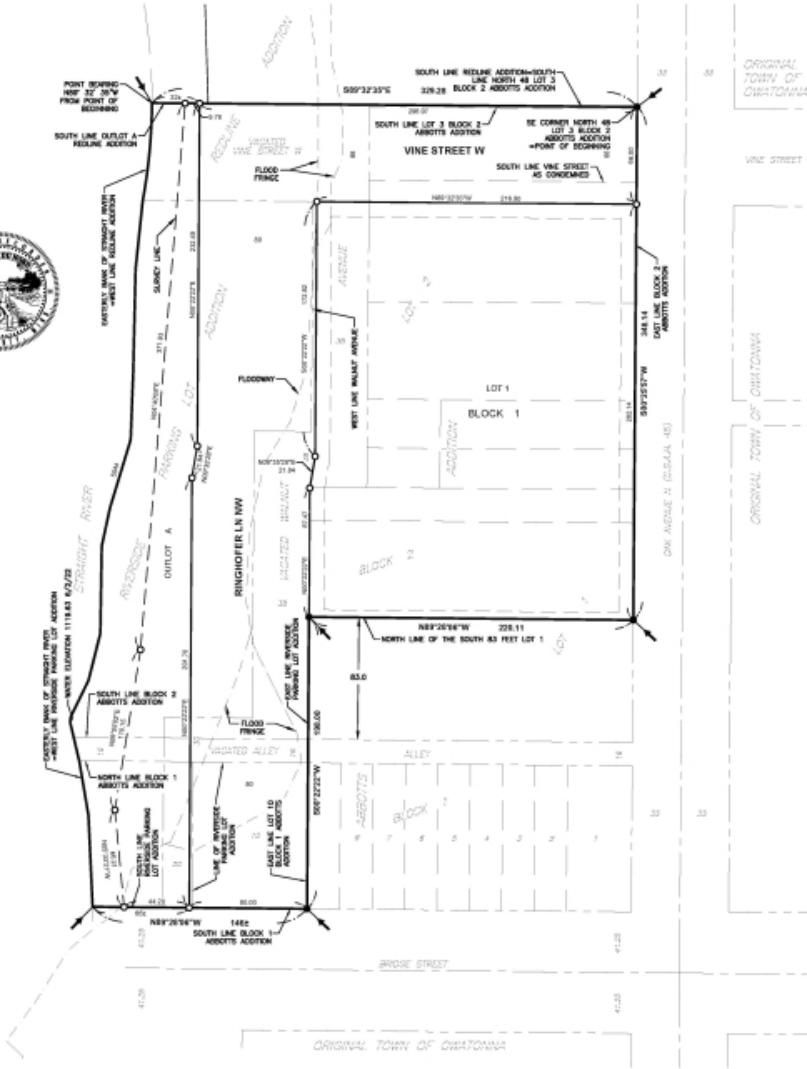
Page _____ an Document Number _____

Rick G. Klein, County Recorder
Steele County, Minnesota



BASIS OF BEARING SYSTEM
All bearings are based on the east line Block 2, Abbots Addition being South 00° 25' 57" West

BENCHMARK:
TNFH located at the northwest corner of Oak Avenue and Vine Street.
Elevation = xxxx

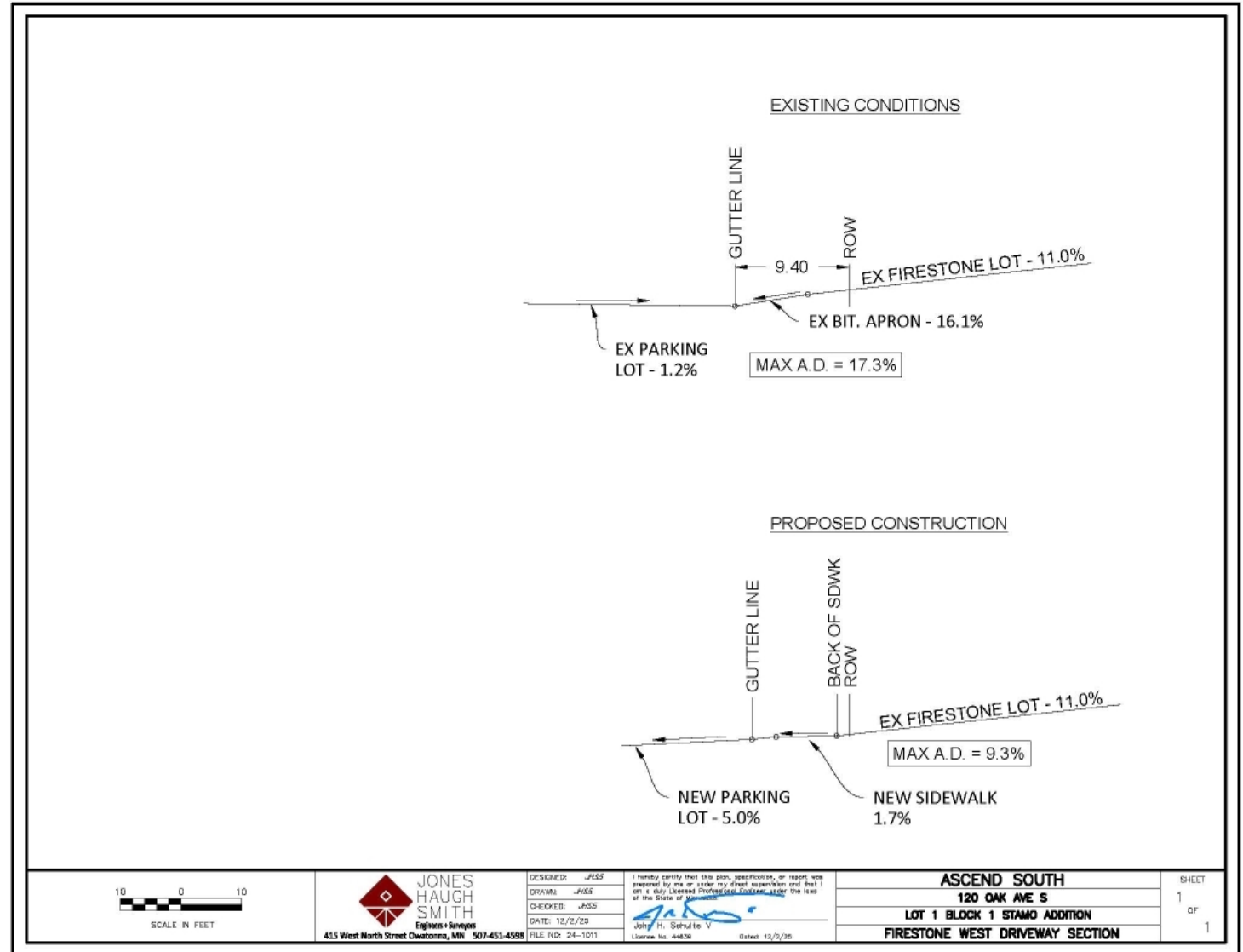


NOTES:
1. The location of the Flood Fringe was determined from lines provided by Steele County as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Study effective December 2, 2011. Reference Panel No. 27147C0153C. Building permitted in accordance with special requirements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

JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

SHEET NO. 1 OF 1 SHEETS

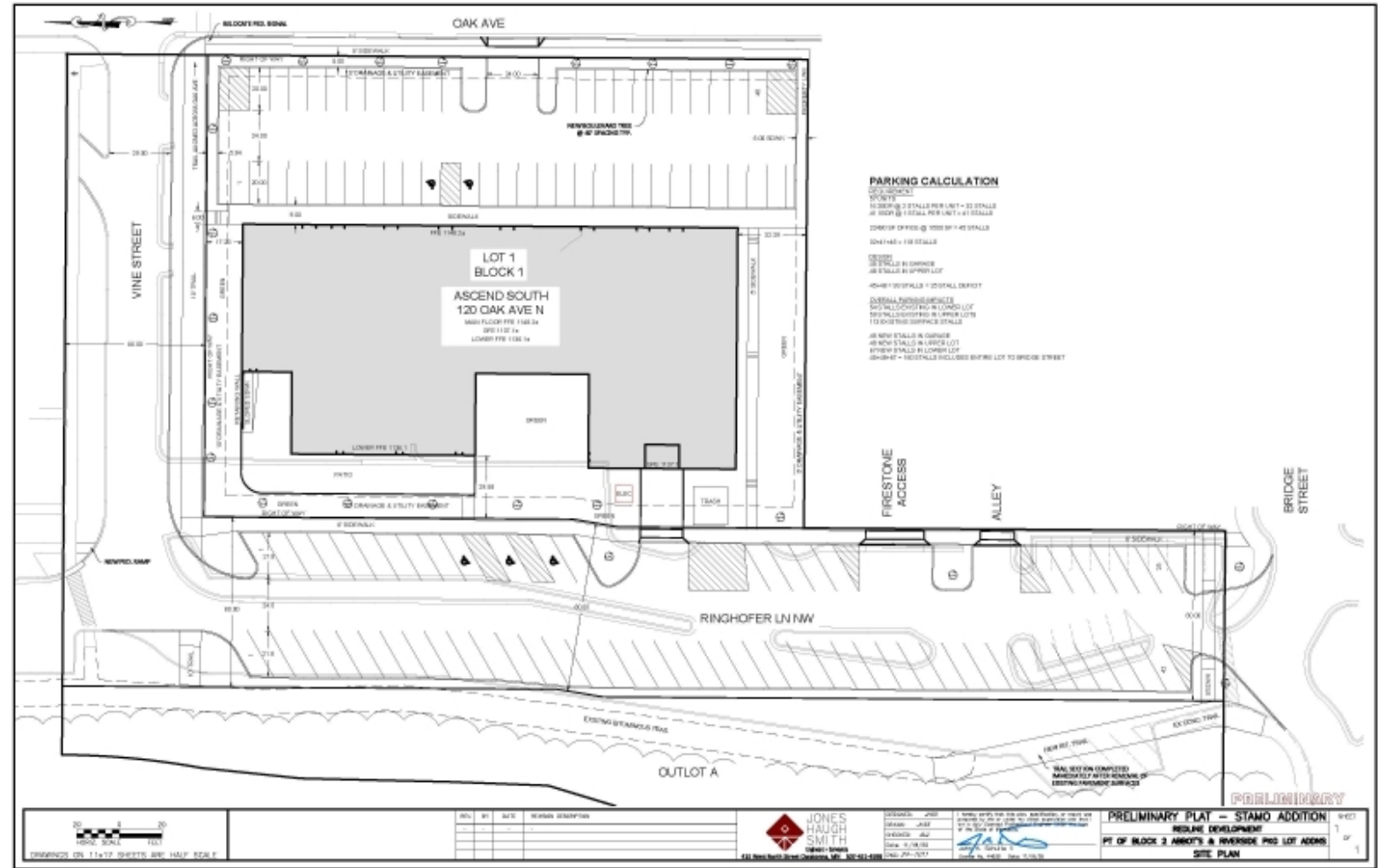
Firestone West Driveway Transition



VAR-22 Parking Variance

VAR-22 Facts

- 118 Stalls required
- 93 stalls provided
- 67 public stalls
- Increase of 47 stalls in the area total



Public Comments

- Krissa Whipps – Owner of Firestone property to the South
 - Formally opposed to the easement vacation – Letter provided
 - Staff is aware of 3 issues
 - 1) Need access from parking in rear to the front office entrance
 - Developer providing sidewalk along the south property line for the distance of the building
 - 2) Transition of Firestone driveway to Ringhofer Lane NW
 - Drawing provided by JHS (Included in Packet)
 - 3) Access during construction of Ringhofer Lane NW
 - Developer was working on a plan
- Owatonna Chamber of Commerce
 - Would like the street to be named Ted G. Ringhofer Lane or TG Ringhofer Lane
 - This is easy to change now and significantly more difficult after the plat

Staff Recommendations

- Staff is recommending approval of VACA-25-1, a Request for Vacation of portions of Walnut Ave, Vine St, & Alley as well as VACA-25-2, a Request for Vacation of a portion of a blanket Sanitary Sewer Easement with the condition that both are contingent upon recording of the STAMO Addition plat.
- Staff is recommending 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. All conditions of the City Engineer's memo shall be met.

Staff Recommendations

- Staff is recommending approval of VAR-22, a Request for a Parking Variance on Ascend South to allow 93 off street parking stalls where 118 off street parking stalls are required for the property located at 120 Oak Avenue N .