PLANNING COMMISSION MEETING

Tuesday, February 10, 2026 at 5:30 PM
Council Chambers, City Hall at 540 West Hills Circle
Roll Call: Meier, Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

1. **Planning Commission Agenda**
   1.a. Planning Commission Agenda
2. **Roll Call**
3. **Approval of Last Meeting Minutes**
   3.a. Approve December 9, 2026 Planning Commission Minutes
4. **Public Hearings**
   4.a. VAR-24
   4.b. Mound Addition Preliminary and Final Plat
   4.c. VAR-23
5. **Downtown Parking Committee Requests**
   5.a. None
6. **Other Business**
   6.a. Zoning and Subdivision Ordinance Process
   6.b. Building Permit Updates
   6.c. Updates on Previous Items
7. **Next Meeting - March 10, 2026**
8. **Adjournment**

Owatonna Planning Commission Agenda

Tuesday, February 10,2026
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 December 11, 2025 meeting

2. Public Hearings

   A) VAR-24, a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a setback variance to allow a 20 ft front setback where a 30 ft setback is required and a 10 ft rear setback where a 20 ft setback is required for the properties located at 141 Allan Ave SW & 690 Mound St SW.

   B) Mound Addition Preliminary & Final Plat

   C) VAR-23, a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a sign variance to allow for an off-premise sign in the B-2 district for the properties located at 141 Allan Ave SW & 690 Mound St SW.

3. Downtown Parking Committee Requests

   None

4. Other Business

   A. Zoning & Subdivision Ordinance Process
   B. Building Permit Updates
   C. Updates on Previous Items

5. Next Meeting – March 10, 2026

6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR DECEMBER 9, 2025

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Crandall Center – Chambers with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Kelly Rooks, John Eickhoff, Mark Wilson, Nick Peake, and Jim Joachim. Commissioners absent: Dave Effertz and Racher Springer-Gasner. 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 Peake to approve the minutes of regular meeting of November 12, 2025. All Commissioners voting Aye, the motion carried.

VACA-25-1, a Petition by John Schulte, Jones, Haugh, and Smith, on behalf of Stadheim Properties of Owatonna and Redline Development to vacate a portion of Walnut Avenue, Vine Street West, and a Public Alley at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

VACA-25-2, a Petition by John Schulte, Jones, Haugh, and Smith, on behalf of Stadheim Properties of Owatonna and Redline Development to vacate a blanket sanitary sewer easement in the project area at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Preliminary and Final Plat of STAMO Addition, which is a 3.43± acre tract of land zoned B-3 Central Business District, owned by Stadheim Properties of Owatonna and Redline Development, and located at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Application VAR-22, a request by John Schulte, Jones, Haugh, and Smith, on behalf of Stadheim Properties of Owatonna and Redline Development for a parking variance to allow 93 off-street parking stalls were 118 off-site parking stalls are required at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Kruschke said there have been two sets of public comments, including a letter from Krissa Whipps, owner of the Firestone lot, who formally opposes the Right of Way Vacation. The Commissioners received a copy of her letter dated December 2, 2025 (on file). Kruschke said the developer and his team have been working with Ms. Whipps and he said he believes they have addressed her concerns. She also had concerns about access during construction. Kruschke said with the other property around there, they should have access. He said that an access plan is being developed, with the remaining details dependent on construction timing. Kruschke added the intent is to support them in staying open and continuing to do well. The second comment came from the Chamber, who is requesting the street be named Ted G. Ringhofer Lane or TG Ringhofer Lane, as "Ringhofer Lane" is too vague. He said if we are going to change it, we would like to file the plat accordingly.

Public hearing for these four related requests opened at 5:46 pm. John Schulte said they have no issues with the TG Ringhofer drive if it is allowed. He said this project is basically the same as Ascend, although a bit more complicated. It will be a big improvement. Public hearing closed at 5:48 pm.

Wilson asked what the Ringhofer street was named before. Kruschke said the street sign said Ted G. Ringhofer, although it may not have been formally dedicated. Peake asked if the entrance to Bridge Street

would be an entrance and exit as well and if there were any concerns. Kruschke said that will remain an exit and right turn only. With this project, we are just going to the connection to Bridge Street. Rooks asked about the parking stall requirements. She asked if the tenants will always have access to non-timed lots. Kruschke said that not every tenant will be able to be inside, but that is something we don't necessarily get into. The City does not allocate public parking stalls. Right now everything down there is 48 hour. We'll leave the 48 hour now and come back to talk about that in the future. Peake said the upper lot will also serve the commercial space. Kruschke said that upper lot is for the entire building. Kruschke said along with the vacation of Walnut Avenue, there is some swapping of small areas as well as the parking lot next to Firestone. The City Council will have to approve those sales. Joachim asked about the double line north of Firestone. Kruschke said that that is what the County has as a tax parcel. Eickhoff asked about the Firestone concerns. Kruschke said they have been working through her concerns and thought they were addressed.

A motion was made by Eickhoff and seconded by Joachim to recommend City Council approval of the vacation request to vacate a portion of Walnut Avenue, a portion of an Alley, and a portion of Vine Street West as described in the report with the following conditions:

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

All Commissioners voting Aye, the motion carried.

A motion was made by Eickhoff and seconded by Peake to recommend City Council approval of the vacation of a blanket sanitary sewer easement in the project area as described in the report with the following conditions:

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

All Commissioners voting Aye, the motion carried.

A motion was made by Joachim and seconded by Eickhoff to recommend City Council 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 building should be provided.
10) All conditions of the City Engineer's memo shall be met.

All Commissioners voting Aye, the motion carried.

A motion was made by Peake and seconded by Eickhoff to recommend City Council approval of the variance request VAR-22 to allow 93 off-street parking stalls where 118 off-site parking stalls are required, based on the findings in the report. All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave the Commissioners the 2026 Meeting Calendar.

Community Development Manager Greg Kruschke presented the monthly Building Permit updates. He said as of the end of November, we have issued 15 house permits.

Community Development Manager Greg Kruschke gave an update on previous items.

Moira Hauenstein and Dylan Edwards from Bolton and Menk gave an update on the Zoning and Subdivision Ordinance Process. The Commissioners participated in a mapping activity and also reviewed the Table of Uses.

A motion was made by Joachim and seconded by Eickhoff to adjourn the meeting at 7:28 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

_____

Greg Kruschke
Community Development Manager

Dec. 2, 2025

RE: Easement Vacation, Abbotts Addition, Block 2 Lot 1, 102 Oak Ave. N, Owatonna, MN 55060
ABBOTTS BLK.2 E 220.06' OF S83 LOT 1 ABBOTTS

Attn: Greg Kruschke, Community Development Manager

Dear Greg,

I am informing you I am opposing the Petition of Redline Development, the City of Owatonna asking to Vacate the Easement on this property which belongs to me.
This the driveway that Firestone (which has been a successful business in Owatonna for 60 years) needs to be able to get vehicles into their shop for repair.
As I mentioned in a email to you on November, 28, 2025 this driveway was just repaired and re-sealed due to years of snow dumping by both the business and the City of Owatonna

I am the legal owner of this property and am hereby informing you of my opposition of this request of Vacating the Easement on my property.

I am planning on attending the scheduled Public Hearing on Tuesday, December 9th, 2025 at 5:30 pm

Thank you!
Krissa Whipps

Krissa Whipps
15866 Eastbend Way
Apple Valley, MN 55124
612-804-8767

February 6, 2026

To: Planning Commission

From: Community Development Department

RE: VAR-24, a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a setback variance to allow a 20 ft front setback where a 30 ft setback is required and a 10 ft rear setback where a 20 ft setback is required.

Application Review:

Applicant	Scott Tuchtenhagen, Jones Haugh & Smith
Owner	Wayne Fett, Mega Load Properties, LLC
Location of Property	141 Allan Ave SW 690 Mound St SW
Zoning Map	B-2, Community Business
Zoning Ordinance	Section 157.028 (B) specifies the required setbacks for the B-2 zoning district.
Report Attachment	1. Location map 2. Preliminary Plat 3. Narrative

Proposed Development

- Application VAR-24, a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a setback variance to allow a 20ft front setback where a 30 ft setback is required and a 10 ft rear setback where a 20ft setback is required.
- In 2004, the City Council approved a minor PUD allowing two primary buildings on a single lot. Both buildings have the same setbacks and are in alignment of one another.
- The existing lot is proposed to be re-platted and divided into two separate lots.
- Lot 1 on the west will continue its use as Apex Pro.
- Lot 2 on the east is proposed to be Coin Laundry.
- If the lot split is approved, lot 2 will front on Mound Street SW. The required front yard setback is 30 feet. However, the existing building is located approximately 20 feet from the property line.
- Likewise, because lot 2 will front Mound Street SW, the rear yard will face north toward the adjacent Chipotle. The required rear yard setback is 20 feet, but the existing building is located approximately 10 feet from the property line.
- No changes to the footprint of either building are proposed.

The following is from the applicant's application:

- The structures should be on individual lots. They have their own address for each structure and they have their own utilities.
- The request is the simplest way for us to subdivide the lots, no improvements to the buildings are being made with this request.
- We are platting one parcel into two new separate lots that was previously split off from the original lot. The variance helps simplify or clean up most subdivision ordinances that were non-conforming.
- It is unique to have more than one primary structure on one parcel.

FINDINGS OF FACT

1. The property is zoned B-2, Community Business.
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 February 10, 2026.
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 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.

Public Comment

No public comments had been received by staff at the time of this staff report.

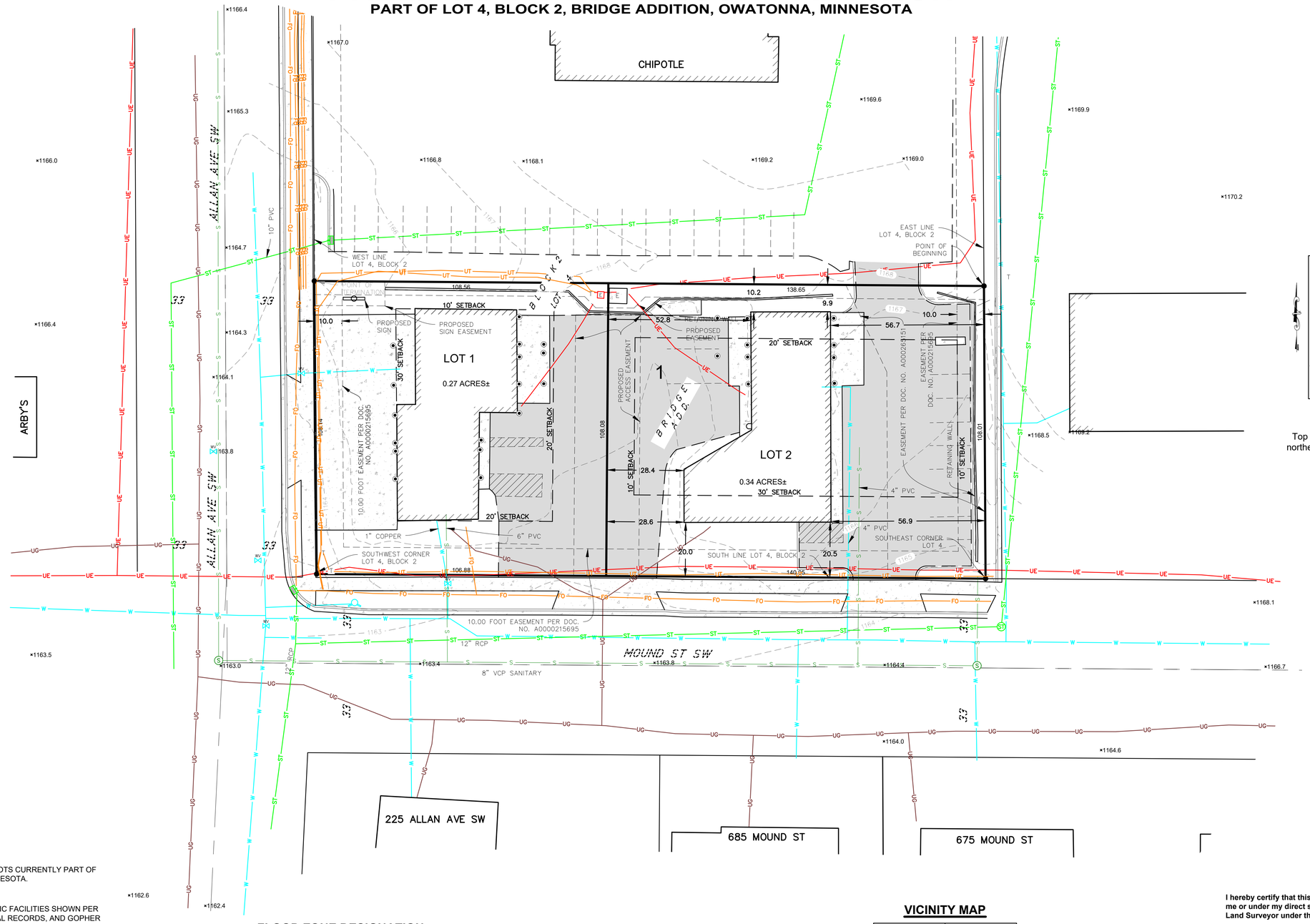
Staff Recommendation

Staff recommends approval of VAR-24 to allow a 20 ft front setback where a 30 ft setback is required and a 10 ft rear setback where a 20 ft setback is required on the following condition:

1. No building alterations shall be made that causes further encroachment into the setbacks on either lot.

PRELIMINARY PLAT MOUND ADDITION

PART OF LOT 4, BLOCK 2, BRIDGE ADDITION, OWATONNA, MINNESOTA



LEGEND

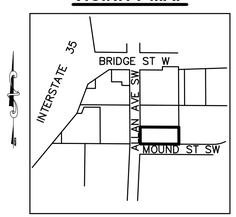
- ● = Iron monument-Found
- P = Recorded Plat Distance
- D = Recorded Deed Distance
- M = Measured Distance
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- FO = Fiber-Optics
- UE = Underground Electric
- = Roof Drain
- = Sign
- = Electric Meter
- = Telephone Pedestal
- = Fire hydrant
- = Curb Stop
- = Catch Basin
- = Manholes
- 1272 = Elevation Contour Line
- = Concrete Surface
- = Bituminous Surface

SCALE: 1" = 20'

0 10 20 40

SCALE IN FEET

VICINITY MAP



BENCHMARK

Top hydrant nut located151 feet north of the northeast property corner. Elevation = 1174.28

OWNER INFORMATION

Apex Pro Leasing, LLC
PO Box 1
Dodge Center, MN 55927

LAND SURVEYOR

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

ZONING

EXISTING ZONE: B-2 COMMERCIAL BUSINESS

SETBACKS:

ZONE:	30'
REAR:	20'
SIDE:	10'
HEIGHT	35'

PROJECT NOTE:

REQUESTED TO SUBDIVIDE THE PARCEL INTO TWO LOTS CURRENTLY PART OF LOT 4, BLOCK 2, BRIDGE ADDITION, OWATONNA, MINNESOTA.

UTILITIES NOTE:

SANITARY, WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES SHOWN PER OPU, OWATONNA ENGINEERING DEPARTMENT DIGITAL RECORDS, AND GOPHER STATE ONE CALL.

No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate. Ticket Number: 253500214

GOPHER STATE ONE-CALL: 1-800-252-1166

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FLOOD ZONE DESIGNATION

THE SURVEYED PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 27147C0153C, EFFECTIVE DATE, December 2, 2011.

LEGAL DESCRIPTION OF RECORD

All tht part of Lot 4, Block 2, BRIDGE ADDITION, OWATONNA, MINNESOTA, lying South of the following described line:

Commencing at the southeast corner of said Lot 4; thence North 01°02'26" West, assumed bearing, 108.00 feet along the east line of said Lot 4 to the true point of beginning; thence South 89°38'33" West 247.00 feet along a line parallel with the south line of said Lot 4 to the west line of said Lot 4, and there terminating.

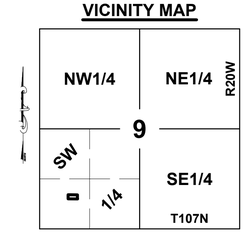
STREET ADDRESS

141 ALLAN AVE SW
OWATONNA, MN 55060

AREA

0.61 ACRES±

VICINITY MAP



Scale: 1"=2000'

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.

PRELIMINARY

Scott A. Tuchtenhagen, L.S. No. 52646 Date:

Some site improvements and topography may have been concealed by winter conditions at the time of survey.

Parking stall depiction from Aerial photography

JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

SHEET NO. 1 OF 1 SHEETS

SETBACK VARIANCE

(1) **The particular physical surroundings, shape or topographical conditions of the specific parcel of land involved;**

The surroundings are commercial/retail buildings, and parking lots. To the south there are residential single family housing. Topography is generally flat with some minor sloping.

(2) **The condition involved is unique to the particular parcel of land involved;**

The current condition is two buildings on one parcel of land with two different addresses and each structure has their own utilities.

(3) **The alleged difficulty or hardship is caused by this chapter and has not been created by any persons presently having an interest in the parcel;**

The current party and interested party did not construct the structures.

(4) **The granting of the variation will not be detrimental to the public welfare or injurious to other land or improvements to the neighborhood; and**

No major changes will occur if this variance is granted the two structures will simply be on different lots which is preferred.

(5) **The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or interfere with the function of the Police and Fire Departments of the city.**

The supply of light and air will not change by subdividing one parcel into two lots.

1. Specify the section of the Zoning Ordinance from which a variance is sought.

Chapter 157 Zoning

2. Explain how you wish to vary from the above-mentioned Zoning Ordinance.

The existing conditions do not meet building setback after the lot split.

§ 157.028 DENSITY AND INTENSITY REGULATIONS.

3. Explain the practical difficulty/hardship that would result without the granting of this request.

The structures should be on individual lots. They have their own address for each structure and they have their own utilities.

4. Is the request the minimum variance necessary to alleviate the practical difficulty and accomplish the proposed improvement, structure, and/or buildings.

The request is the simplest way for us to subdivide the lots, no improvements to the buildings are being made with this request.

5. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes, we are platting one parcel into two new separate lots that was previously split off from the original lot. The variance helps simplify or clean up most subdivision ordinances that were non-conforming.

6. In your opinion, does the proposal put the property to use in a reasonable manner?

Yes, we are platting one parcel into two new separate lots that was previously split off from the original lot. The variance helps simplify or clean up most subdivision ordinances that were non-conforming.

7. In your opinion, are there circumstances unique to the property?

Yes. It is unique to have more than one primary structure on one parcel.

8. In your opinion, will the variance maintain the essential character of the locality/neighborhood?

Yes. There are no changes to the existing buildings to vary the character of the neighborhood.

February 6, 2026

To: Planning Commission
From: Community Development Department
RE: Preliminary and Final Plat - Mound Addition

Application Review:

Applicant:	Scott Tuchtenhagen, Jones Haugh & Smith
Owner:	Wayne Fett, Mega Load Properties, LLC Apex Pro Leasing, LLC
Location of Property:	141 Allan Ave SW 690 Mound St SW
Existing Zoning:	B-2, Community Business District
Existing Land Use:	The land is currently commercial use
Report Attachments:	1. Location Map 2. Preliminary Plat 3. Final Plat 4. Shared Access Easement 5. Project Narrative

Proposed Development:

Size of Subdivision:	0.61± acres
Number of Lots:	One commercial lot split and re-platted into two lots.
Lot Configuration:	The lot is rectangular in shape.
Street Pattern:	The street pattern will not change from what exists today.
Services:	Services are existing.
Timing/Financing of Development:	The applicant is hoping to record the final plat as soon as possible.
Outstanding Assessments:	None
Floodplain:	None
Wetlands:	None

Storm Water Drainage:	No changes proposed.
Easements:	All existing easements along the perimeter of the lots will remain unchanged. A new 5 ft drainage and utility easement is proposed along the northern property line of both lots. In addition, a new drive access easement is proposed and will be located along the newly created property line. Each newly platted lot will be allocated 12 ft. on either side of the lot line. In addition, a sign easement is proposed on Lot 1 in the northeasterly portion of the lot, subject to approval of application VAR-23.
County/MNDOT Review:	The property is not adjacent to a state or county road.

Background

Scott Tuchtenhagen, Jones, Haugh, and Smith, on behalf of Wayne Fett, a request for preliminary and final plat of Mound Addition, a 0.61± acre tract of commercial land. The applicant is requesting to split the parcel into two lots requiring a re-plat. The use of lot 1 will remain unchanged, while the proposed use of lot 2 is Coin Laundry, which is permitted in the B-2 district. Neither of the buildings proposed to undergo exterior alterations.

In 2004, the property was approved for a minor PUD to allow two primary uses on a single lot. This request seeks to place each of the existing buildings on its own lot. Due to the current placement of the buildings permitted under the original minor PUD approval, the building on proposed Lot 2 would not meet setback requirements once the lots are divided. This nonconformity is being addressed through application VAR-24.

The property as it stands today has four different access points. If the lot is divided, lot 1 the Apex building, would lose entering access to its garage and car wash. To address this issue, the applicant proposes a joint driveway access easement between the two properties. This easement would be located along the proposed property line with each newly platted lot allocated 12 ft. on either side of the lot line.

The proposed lot 2 would meet parking requirements of 9 spaces. However, if lots are split the Apex building would no longer meet its minimum parking requirement of 8 spaces. A shared parking agreement will be a condition of approval.

The applicant is proposing an additional freestanding sign adjacent to the Apex building. There is an existing freestanding sign that would be taken down. If the lot is divided, the sign would be considered off-site, which is not permitted by sign code. This request is being addressed through application VAR-23.

Both buildings have separated utility services.

Staff Review:

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

1) The final plat shall be recorded 60 days of approval.
2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
3) Apex Pro Leasing, LLC and Mega Load Properties, LLC must enter into a shared parking agreement between lot 1 and lot 2 of Mound Addition. The parking agreement must be recorded with the final plat.
4) Approval of application VAR-24 regarding building setbacks.

Mound Addition
VAR-23 VAR-24
141 Allan Ave SW

PRELIMINARY PLAT MOUND ADDITION

PART OF LOT 4, BLOCK 2, BRIDGE ADDITION, OWATONNA, MINNESOTA

LEGEND

- ● = Iron monument-Found
- P = Recorded Plat Distance
- D = Recorded Deed Distance
- M = Measured Distance
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- FO = Fiber-Optics
- UE = Underground Electric
- = Roof Drain
- = Sign
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- = Telephone Pedestal
- = Fire hydrant
- = Curb Stop
- = Catch Basin
- = Manholes
- 1272 = Elevation Contour Line
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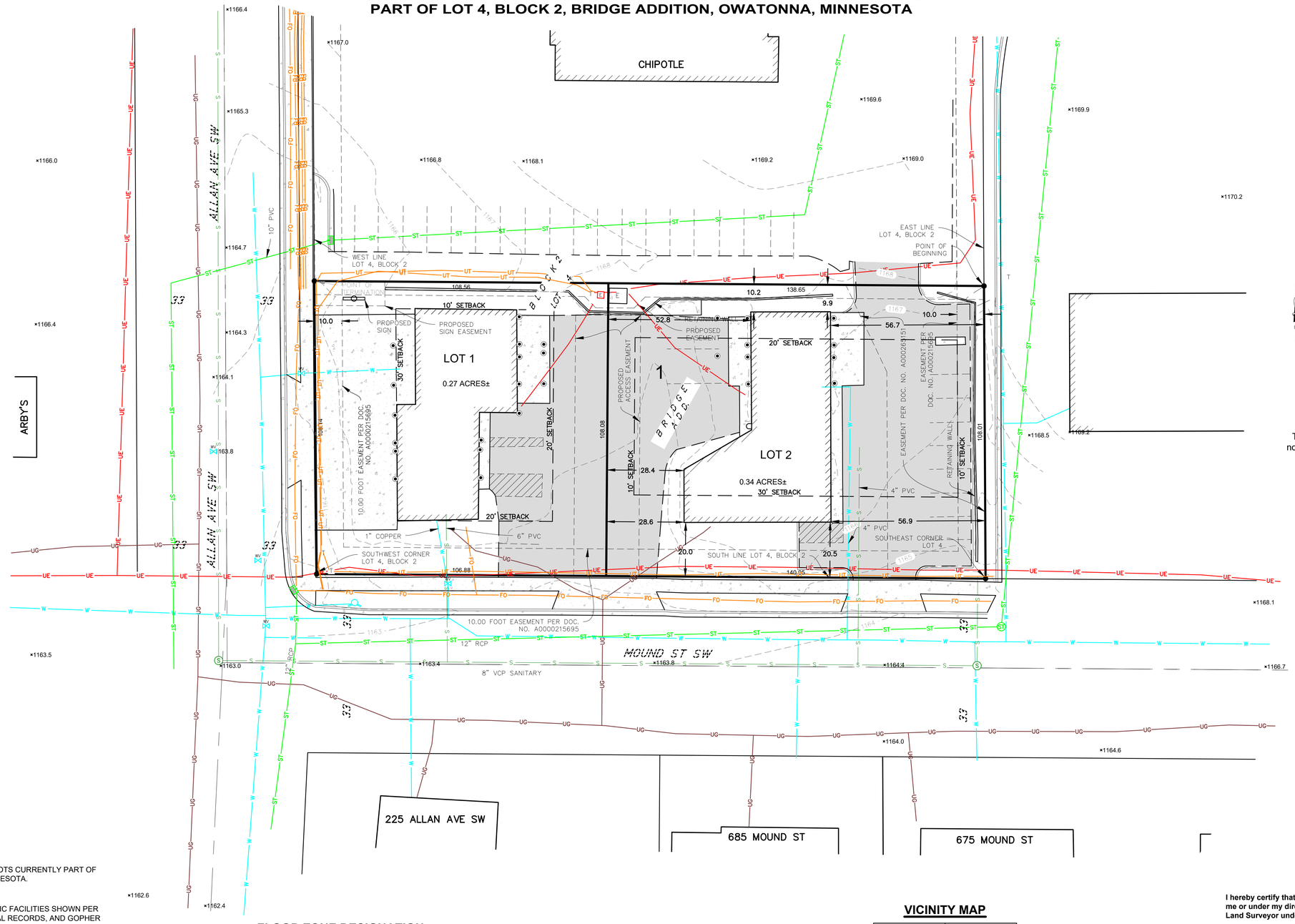
- = Bituminous Surface

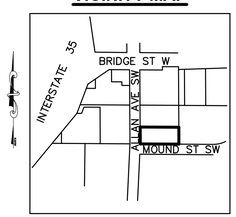


SCALE: 1" = 20'

0 10 20 40

SCALE IN FEET

VICINITY MAP



BENCHMARK

Top hydrant nut located151 feet north of the northeast property corner. Elevation = 1174.28

OWNER INFORMATION

Apex Pro Leasing, LLC
PO Box 1
Dodge Center, MN 55927

LAND SURVEYOR

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

ZONING

EXISTING ZONE: B-2 COMMERCIAL BUSINESS

SETBACKS:
ZONE: 30'
REAR: 20'
SIDE: 10'
HEIGHT 35'

PROJECT NOTE:

REQUESTED TO SUBDIVIDE THE PARCEL INTO TWO LOTS CURRENTLY PART OF LOT 4, BLOCK 2, BRIDGE ADDITION, OWATONNA, MINNESOTA.

UTILITIES NOTE:

SANITARY, WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES SHOWN PER OPU, OWATONNA ENGINEERING DEPARTMENT DIGITAL RECORDS, AND GOPHER STATE ONE CALL.

No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate. Ticket Number: 253500214

GOPHER STATE ONE-CALL: 1-800-252-1166

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FLOOD ZONE DESIGNATION

THE SURVEYED PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 27147C0153C, EFFECTIVE DATE, December 2, 2011.

LEGAL DESCRIPTION OF RECORD

All tht part of Lot 4, Block 2, BRIDGE ADDITION, OWATONNA, MINNESOTA, lying South of the following described line:

Commencing at the southeast corner of said Lot 4; thence North 01°02'26" West, assumed bearing, 108.00 feet along the east line of said Lot 4 to the true point of beginning; thence South 89°38'33" West 247.00 feet along a line parallel with the south line of said Lot 4 to the west line of said Lot 4, and there terminating.

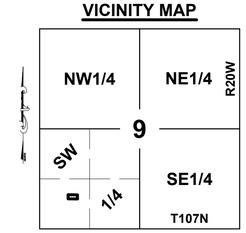
STREET ADDRESS

141 ALLAN AVE SW
OWATONNA, MN 55060

AREA

0.61 ACRES±

VICINITY MAP



Scale: 1"=2000'

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.

PRELIMINARY

Scott A. Tuchtenhagen, L.S. No. 52646 Date:

Some site improvements and topography may have been concealed by winter conditions at the time of survey.

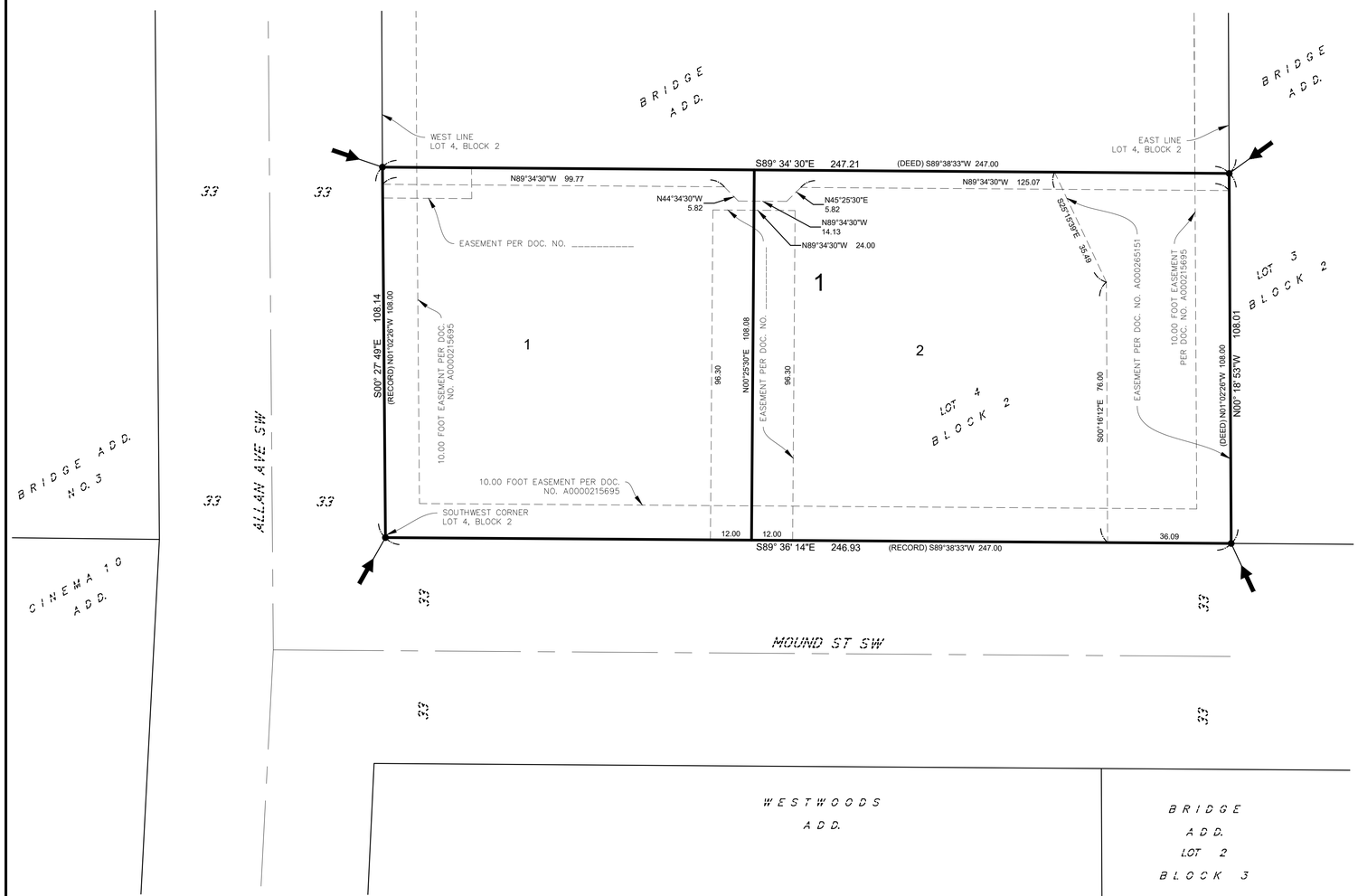
Parking stall depiction from Aerial photography

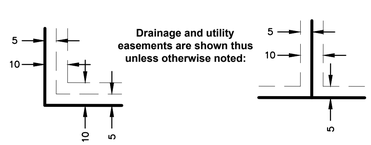
JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

SHEET NO. 1 OF 1 SHEETS

OFFICIAL PLAT

MOUND ADDITION





Drainage and utility easements are shown thus unless otherwise noted:

BASIS OF BEARING SYSTEM

All bearings are based on the west line of Block 2, Bridge Addition bearing South 00°27'49" East

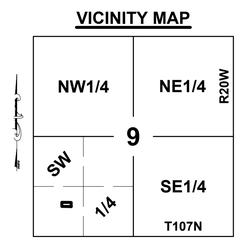
LEGEND

● = Iron Monument-Found

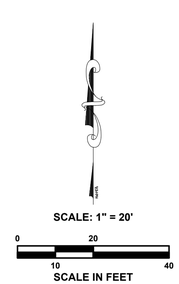
○ = 5/8Ø X 16 inch iron monument (capped LS 52646)-Placed unless otherwise noted

→ = Addition Corner

VICINITY MAP



Scale: 1"=2000'



KNOW ALL PERSONS BY THESE PRESENTS: That Apex Pro Leasing, LLC, a Minnesota limited liability company, owner of the following described property:

All tht part of Lot 4, Block 2, BRIDGE ADDITION, OWATONNA, MINNESOTA, lying South of the following described line:

Commencing at the southeast corner of said Lot 4; thence North 01°02'26" West, assumed bearing, 108.00 feet along the east line of said Lot 4 to the true point of beginning; thence South 89°38'33" West 247.00 feet along a line parallel with the south line of said Lot 4 to the west line of said Lot 4, and there terminating.

has caused the same to be surveyed and platted as MOUND ADDITION and does hereby dedicate to the public for public use the drainage and utility easement created by this plat.

In witness whereof said Apex Pro Leasing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper oficer this

_____ day of _____ , 20___.

Apex Pro Leasing, LLC, a Minnesota Limited Liability Company

_____
Bent Freerksen, Cheif Manager

STATE OF MINNESOTA
COUNTY OF STEELE

This instrument was acknowledged before me this _____ day of _____, 20___ by Brent Feerksen, Cheif Manager of Apex Pro Leasing, LLC, a Minnesota Libmited Liability Company.

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

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
COUNTY OF STEELE

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

This plat of MOUND ADDITION was approved and accepted by the City Council of the City of Owatonna, Minnesota at a regular meeting thereof held on the _____day of _____, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

_____
Jenna A. Tuma, City Administrator

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 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 2025 on the land hereinbefore 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_____, as Document Number_____

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

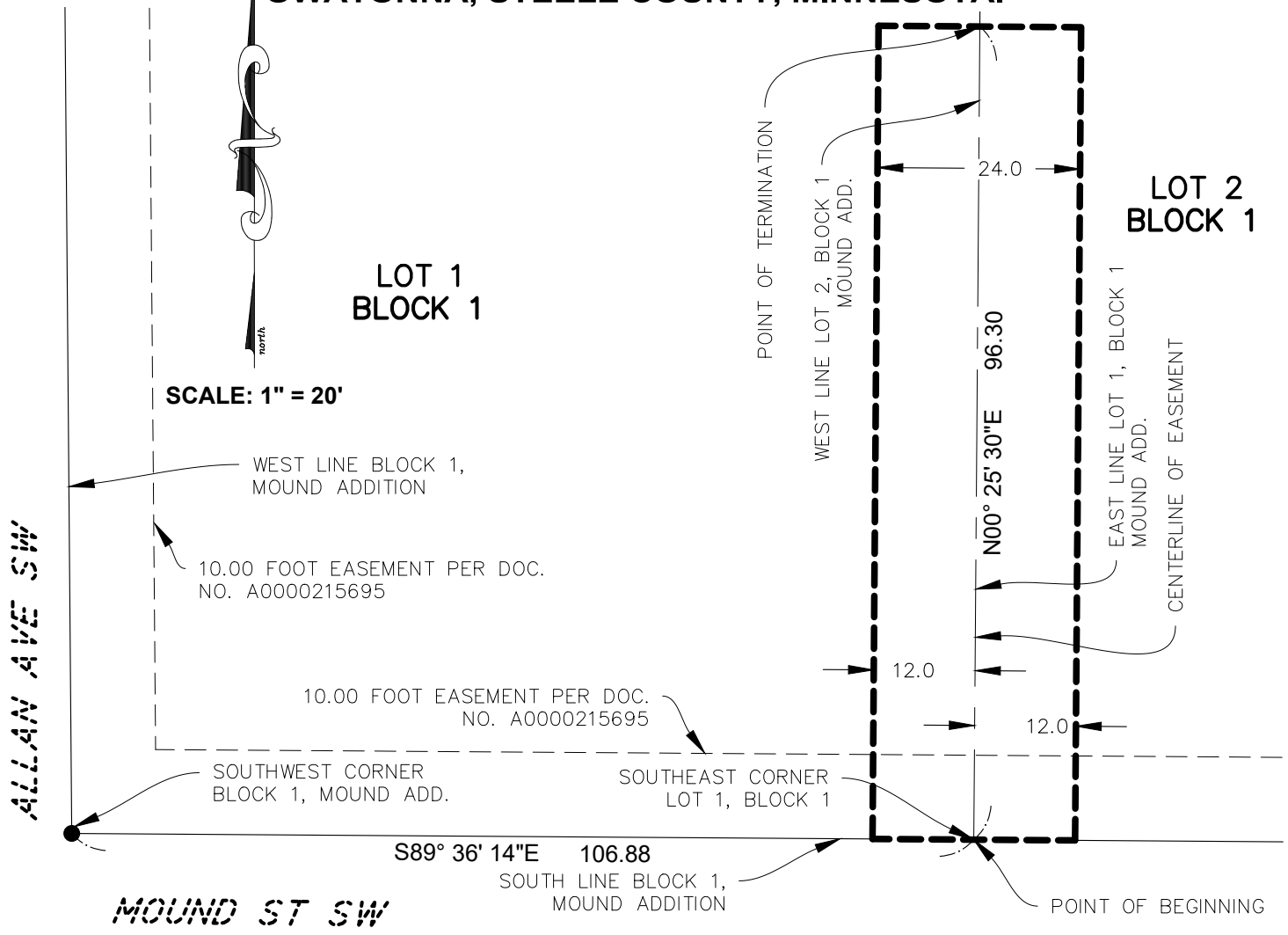
COUNTY RECORDER STEELE COUNTY, MINNESOTA

JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

SHEET NO. 1 OF 1 SHEETS

DRIVEWAY EASEMENT

PART OF BLOCK 1, MOUND ADDITION
OWATONNA, STEELE COUNTY, MINNESOTA.



PREPARED ACCESS EASEMENT

An easement for ingress and egress, over under and across all that part of Block 1, MOUND ADDITION, 12.00 feet on each side of the following described centerline:

Commencing at the southwest corner of said Block 1; thence South 89°36'14" East a distance of 106.88 feet, on an assumed bearing to the southeast corner of Lot 1 of said Block 1, being the point of beginning;

thence North 00°25'30" East a distance of 96.30 feet on the east line of said Lot 1, and there terminating.

FOR: MEGA LOAD PROPERTIES LLC.

Date: 12/16/2025 **Revised date:-**
Drawn by: SAT **Survey: SAT**
Field Book:- **Page 1 of 1**
Coord-System: MNDOT CO. NAD83 (11)
Job No: 25-1240 **File: -**

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.

PRELIMINARY

Scott A. Tuchtenhagen
Date: **L.S. No. 52646**

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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

MOUND ADDITION final and preliminary plat in the City of Owatonna

Apex Pro Leasing LLC is working with Wayne Fett to subdivide part of Lot 2, Block 4, BRIDGE ADDITION, Owatonna, Steele County, Minnesota. The property is located at 141 Allan Ave SW. It currently has two separate buildings on one parcel. Each building has its own services, meters, etc. The intention is to separate the parcel into two lots. The original lot has already been subdivided in the past. A new plat will be prepared with two lots and no new public right of way dedication or any changes to the right of ways. The intention will be to add a shared sign easement agreement and drive access easement agreement.

OWNER

Apex Pro Leasing, LLC

PO Box 1

Dodge Center, MN 55927

Eleanor Freerksen 1/23/26

Eleanor Freerksen Date

Brent Freerksen 1/23/26

Brent Freerksen Date

February 6, 2026

To: Planning Commission

From: Community Development Department

RE: VAR-23, a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a sign variance to allow for an off-premise sign in the B-2 district.

Application Review:

Applicant	Scott Tuchtenhagen, Jones, Haugh & Smith
Owner	Wayne Fett, Mega Load Properties, LLC Apex Pro Leasing, LLC
Location of Property	141 Allan Ave SW 690 Mound St SW
Zoning Map	B-2, Community Business
Zoning Ordinance	Section 153.07 requires that any sign identifying or promoting a business or service be located on the same parcel where it is offered.
Report Attachment	1. Easement Location 2. Sign Elevations 3. Narrative

Proposed Development

- Application VAR-23, a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, to allow for an off-premise sign in the B-2 district.
- The existing lot is proposed to be re-platted and divided into two separate lots, with lot 2 building proposed for use as Coin Laundry.
- The applicant is proposing a freestanding sign adjacent to the Apex building, which would replace the existing Apex Pro freestanding sign. If the lot is subdivided, the new sign would be considered off-site, which is not permitted under the sign code.
- An existing Apex Pro pylon sign is located on the south end of the lot and will remain.
- In total, both lots combined are permitted up to three freestanding signs. However, only two freestanding signs are proposed for both the lots. Overall signage will be less than what is permitted by code.
- The proposed sign is a 13-foot-tall pylon sign with one 32-square-foot sign face on top and one 16-square-foot sign face in the middle, with a 16-square foot sign face

on the bottom.

- The total sign face is 64 sq ft., meeting the standards of the B-2 district.
- The sign is proposed to be located outside of any easements and meets the required setback of five feet from all lot lines.

The following is from the applicant's application:

- There is no visible signage from Allan Ave for the laundromat. This is not an industrial zoned district but there are other signage along this corridor for other commercial businesses.
- The proposed improvement is alleviating the difficulty of not seeing the coin laundromat from Allan Ave.
- The property was one parcel we are subdividing it into two lots, this means the signage is no longer on the subject property for the current business.
- This is not new construction. We are simply subdividing one parcel into two lots all existing conditions which were constructed long before the current owners.
- The sign will be placed in the furthest point away from the residential area to the south. Closest to the commercial areas to the north as possible.

FINDINGS OF FACT

1. The property is zoned B-2, Community 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 February 10, 2026.
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 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.

Public Comment

No public comments had been received by staff at the time of this staff report.

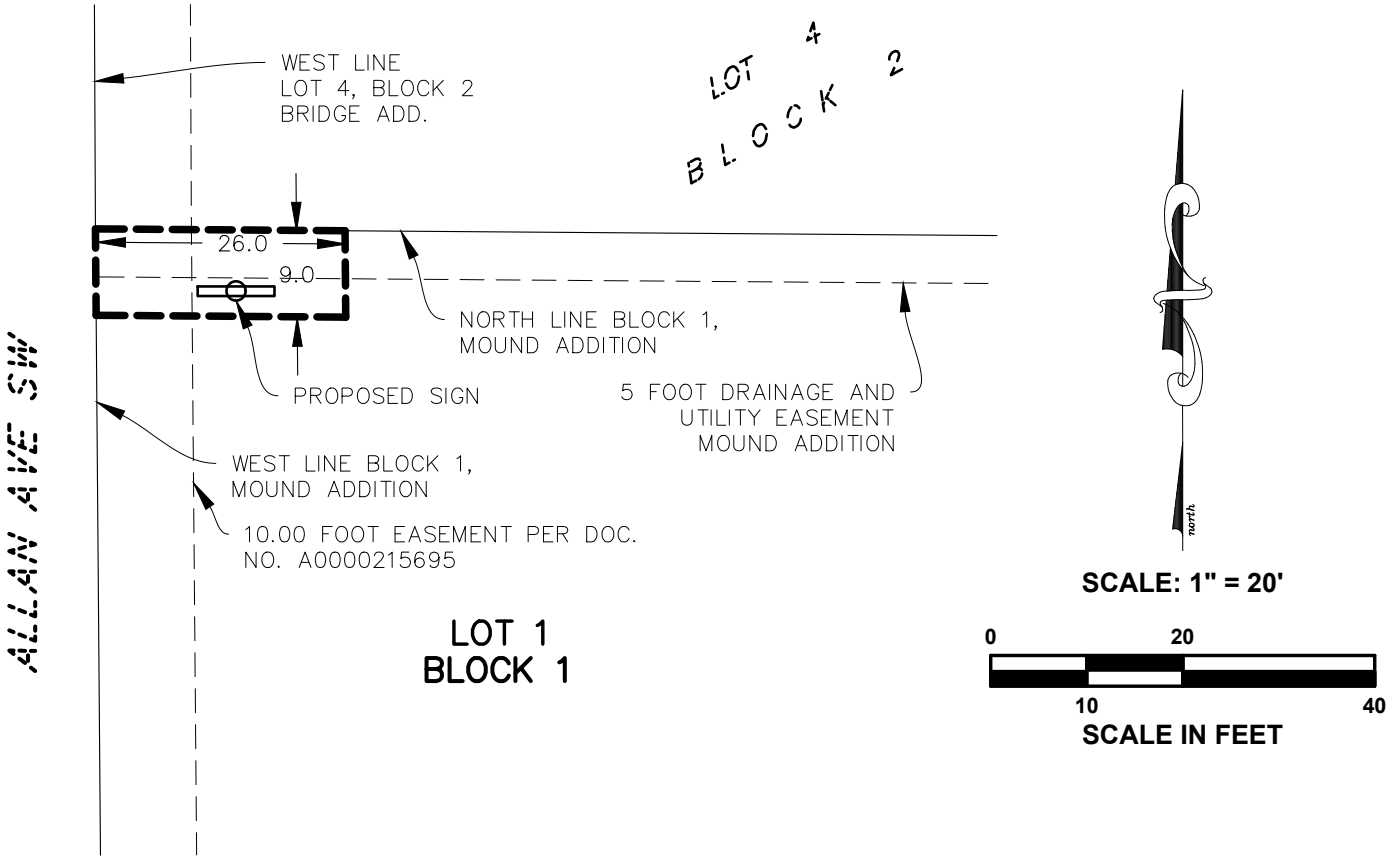
Staff Recommendation

Staff recommends approval of VAR-23, a request to allow for an off-premise sign in the B-2 district on the following conditions:

1. The sign shall require a building permit.
2. No additional freestanding signs shall be permitted on either of the subject properties.
3. All temporary signage shall comply with section 153.08 (D) of the subject property.

SIGN EASEMENT

ALL THAT PART OF LOT 1, BLOCK 1, MOUND ADDITION
OWATONNA, STEELE COUNTY, MINNESOTA



PREPARED EASEMENT DESCRIPTION

A sign easement over, under and across the West 26.00 feet of the North 9.00 feet of Lot 1, Block 1, MOUND ADDITION, as the same is platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota.

FOR: MEGA LOAD PROPERTIES LLC.

Date: 12/16/2025	Revised date:-
Drawn by: SAT	Survey: SAT
Field Book:-	Page 1 of 1
Coord-System: N/A	
Job No: 25-1240	File: -

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.

PRELIMINARY

Scott A. Tuchtenhagen
Date: **L.S. No. 52646**

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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

uchless Car Wash
MEGA COIN
LAUNDRY
40% OFF
BIG WASHERS
WEDNESDAY
APEX PRO
APEX PRO KWIK LUBE

MON- FR 18T053 0
AT9T01
CHIPOTLE
MEGA COIN
LAUNDRY
40% OFF
BIG WASHERS
WEDNESDAY
APEX PRO
APEX PRO KWIK LUBE

1. Specify the section of the Zoning Ordinance from which a variance is sought.
   Sign Variance request Chapter 153.49 for B-2
2. Explain how you wish to vary from the above-mentioned Zoning Ordinance.
   Advertising signs are only permitted in industrial zoned districts per the city of Owatonna. This commercial zone currently has existing signage for other businesses. This sign request does not create bane for surrounding businesses.
3. Explain the practical difficulty/hardship that would result without the granting of this request.
   There is no visible signage from Allan Ave for the laundromat. This is not an industrial zoned district but there are other signage along this corridor for other commercial businesses.

4. Is the request the minimum variance necessary to alleviate the practical difficulty and accomplish the proposed improvement, structure, and/or buildings.
   The proposed improvement is alleviating the difficulty of not seeing the coin laundromat from Allan Ave.

5. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
   a. Yes
   b. The property was one parcel we are subdividing it into two lots, this means the signage is no longer on the subject property for the current business.
6. In your opinion, does the proposal put the property to use in a reasonable manner?
   a. Yes
   b. The property was one parcel we are subdividing it into two lots, this means the signage is no longer on the subject property for the current business.
7. In your opinion, are there circumstances unique to the property?
   a. Yes
   b. This is not new construction. We are simply subdividing one parcel into two lots all existing conditions which were constructed long before the current owners.
8. In your opinion, will the variance maintain the essential character of the locality/neighborhood?
   a. Yes
   b. The sign will be placed in the furthest point away from the residential area to the south. Closest to the commercial areas to the north as possible.

COMPARISON REPORT OF BUILDING DONE IN CITY OF OWATONNA IN YEARS 2025 AND 2026													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 '25	0	0	0	0	22	13,865,031	85	566,740	0	0	0		107	14,431,771
Jan '26	0	0	2	1,000	20	4,787,137	107	$ 761,152.83			5		134	$ 5,549,289.83
Feb '25	1	317,000	1	500	40	15,540,396.00	185	1,110,858.11					227	16,968,754.11
Feb '26														
Mar '25	1	317,000	14	51,721	59	17,995,810	278	$ 1,975,163.16			2		354	$ 20,339,694.16
Mar '26														
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
Apr '26														
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
May '26														
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
Jun '26														
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
Jul '26														0.00
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
Aug '26														-
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
Sep '26														0.00
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
Oct '26														
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
Nov ' 26														
Dec '25	15	4,925,500	125	564,008.77	244	53,804,896.42	1,758	17,666,330.14			10		2,152	76,960,735.33
Dec '26														0.00

**Starting April 2023, Commerical and Industrial are combined

Owatonna Building Inspection Department Comparison Report- Construction to Date 2025/2026

Construction Report for Permits Issued through January, 2026

TYPE OF WORK	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	0	0		0	0	
ACCESSORY BUILDINGS	0	0.00		2	1,000.00	
(INCLUDES GARAGES, UTIL.						
BLDGS, SW. POOLS, ETC.)						
COMMERCIAL AND INDUSTRIAL PR	22	13,865,031.00		20	4,787,137.00	
RESIDENTIAL ADD. & ALT.	85	566,740.00		107	761,152.83	
DUPLEXES & APTS.	0	0	0	0	0	0
(INCLUDES ATTACHED SF)						
DEMOLITION PERMITS	0	0		5	0	
TOTAL PERMITS ISSUED	107	14,431,771	0	134	5,549,290	0