



CITY COUNCIL MEETING
Tuesday, May 19, 2026 at 5:00 PM

At 5:00

p.m. Council will meet in a Study Session in Chambers, Charles S. Crandall Center at City Hall, 540 West Hills Circle.

1. INTRODUCTORY ACTIONS: Call to Order, Roll Call, and Pledge of Allegiance

1.1. Items of Discussion

1.1.1. Financial Management Plan & Investment Update

1.1.2. Zoning Ordinance Update

1.1.3. Main Street Streetscape Design Update

2. COUNCIL COMMENT AND GENERAL INFORMATION

3. ADJOURN



DATE: May 19, 2026
TO: Mayor and City Council
FROM:
SUBJECT: Items of Discussion

Purpose:

Background:

Budget Impact:

Staff Recommendation:

Attachments:

None



Portfolio Review - May 19, 2026

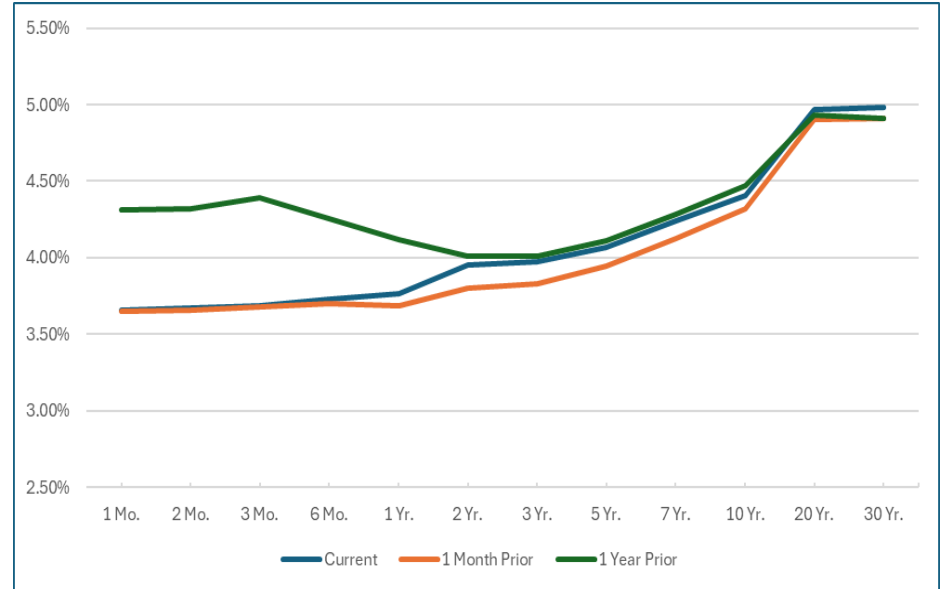
City of Owatonna, MN



ECONOMIC UPDATE

U.S. Treasury Rates: Par Curve

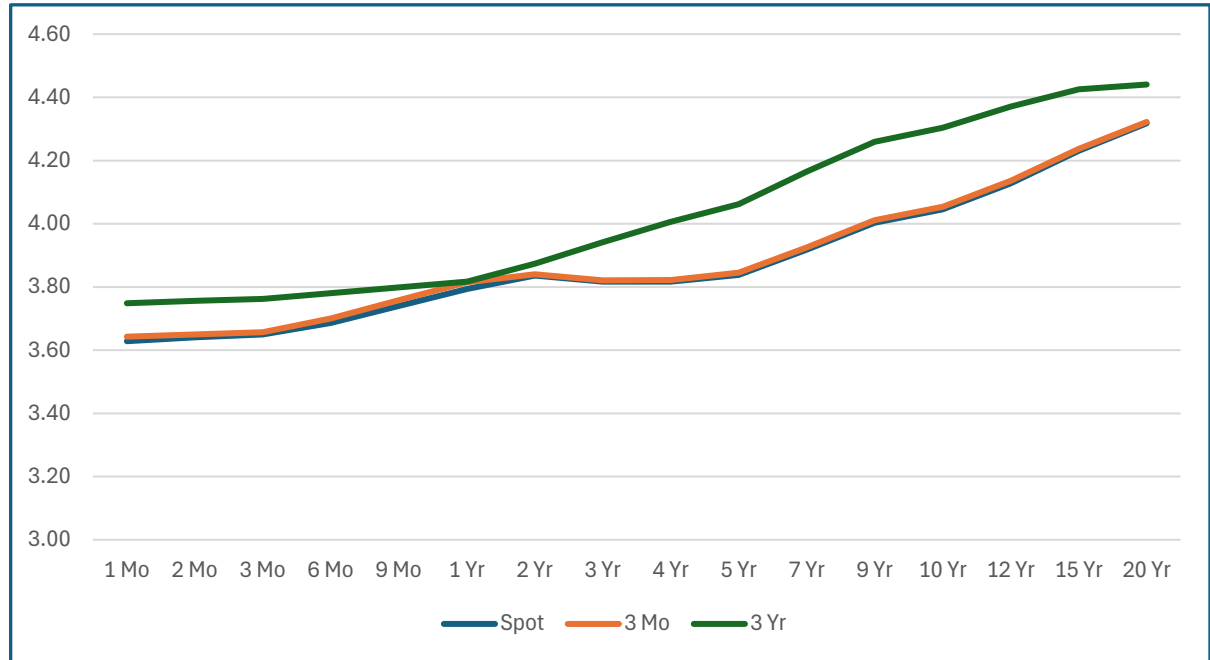
Treasury Rates					
	5/11/2026	4/10/2026	MoM Δ	5/12/2025	YoY Δ
1 Mo.	3.66%	3.65%	0.01%	4.31%	-0.66%
2 Mo.	3.67%	3.65%	0.02%	4.32%	-0.65%
3 Mo.	3.69%	3.68%	0.01%	4.39%	-0.70%
6 Mo.	3.73%	3.70%	0.03%	4.25%	-0.52%
1 Yr.	3.77%	3.69%	0.08%	4.12%	-0.35%
2 Yr.	3.95%	3.80%	0.15%	4.01%	-0.06%
3 Yr.	3.98%	3.83%	0.15%	4.01%	-0.03%
5 Yr.	4.07%	3.94%	0.13%	4.11%	-0.04%
7 Yr.	4.24%	4.13%	0.11%	4.29%	-0.05%
10 Yr.	4.41%	4.32%	0.09%	4.47%	-0.06%
20 Yr.	4.97%	4.90%	0.07%	4.93%	0.04%
30 Yr.	4.98%	4.91%	0.07%	4.91%	0.07%



Source: Treasury Direct
As of: 5/11/2026

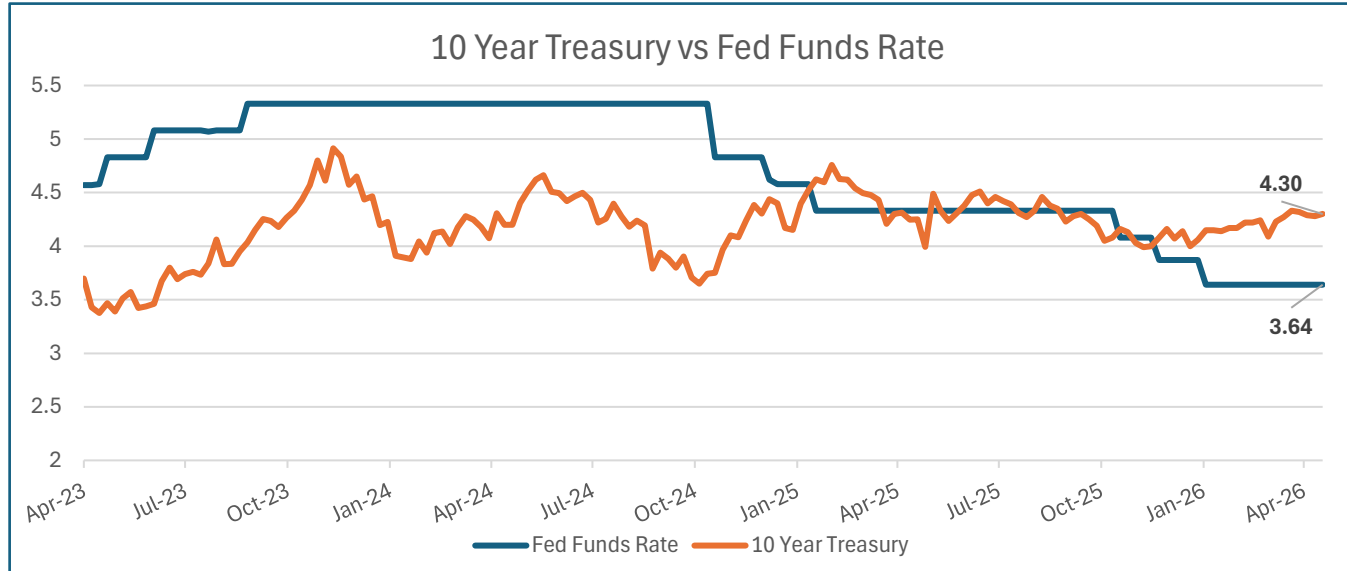
U.S. Treasury Forward Rates

US Treasury Actives Curve			
Tenor	Spot	3 Mo	3 Yr
1 Mo	3.63	3.64	3.75
2 Mo	3.64	3.65	3.76
3 Mo	3.65	3.66	3.76
6 Mo	3.69	3.70	3.78
9 Mo	3.74	3.76	3.80
1 Yr	3.79	3.82	3.82
2 Yr	3.84	3.84	3.87
3 Yr	3.82	3.82	3.94
4 Yr	3.82	3.82	4.01
5 Yr	3.84	3.85	4.06
7 Yr	3.92	3.93	4.16
9 Yr	4.00	4.01	4.26
10 Yr	4.05	4.05	4.30
12 Yr	4.13	4.14	4.37
15 Yr	4.23	4.24	4.43
20 Yr	4.32	4.32	4.44



Source: Bloomberg
As of: 05/11/2026

Federal Funds Effective Rate



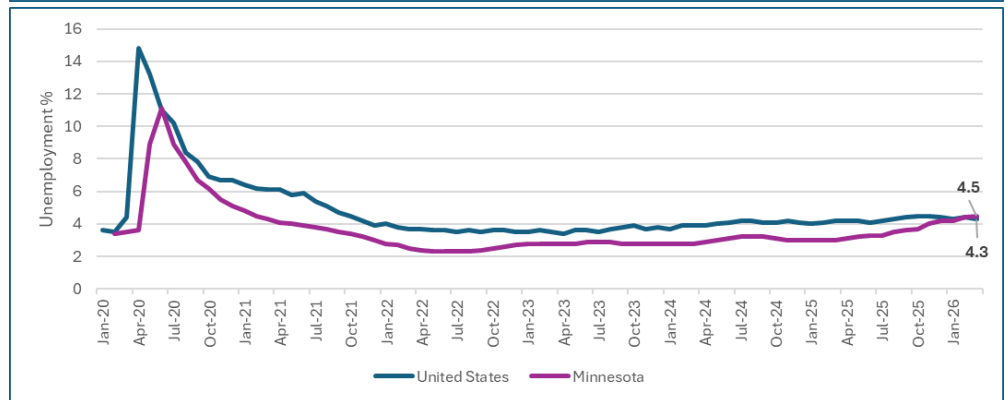
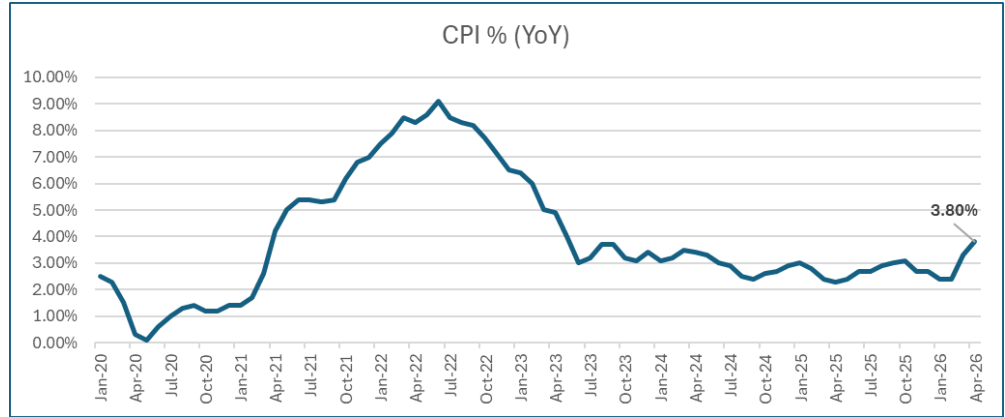
Current Target Rate:
3.50 – 3.75%

Next Meeting: June 17th,
2026

Unemployment & Inflation

	Unemployment		CPI
	United States	State of Minnesota	United States
2026 March	4.3	4.5	3.3
2026 February	4.4	4.5	2.4
2026 January	4.3	4.4	2.4
2025 December	4.4	4.1	2.7
2025 November	4.5	4.0	2.7
2025 October	NA*	NA*	NA*
2025 September	4.4	3.7	3.0
2025 August	4.3	3.6	2.9
2025 July	4.2	3.5	2.7
2025 June	4.1	3.3	2.7
2025 May	4.2	3.3	2.4
2025 April	4.2	3.2	2.3
2025 March	4.2	3.1	2.4
2025 February	4.1	3.0	2.8
2025 January	4.0	3.0	3.0
2024 December	4.1	3.0	2.9
2024 November	4.2	3.0	2.7
2024 October	4.1	3.0	2.6
2024 September	4.1	3.1	2.4
2024 August	4.2	3.2	2.5
2024 July	4.2	3.2	2.9
2024 June	4.1	3.2	3.0
2024 May	4.0	3.1	3.3
2024 April	3.9	3.0	3.4
2024 March	3.9	2.9	3.5

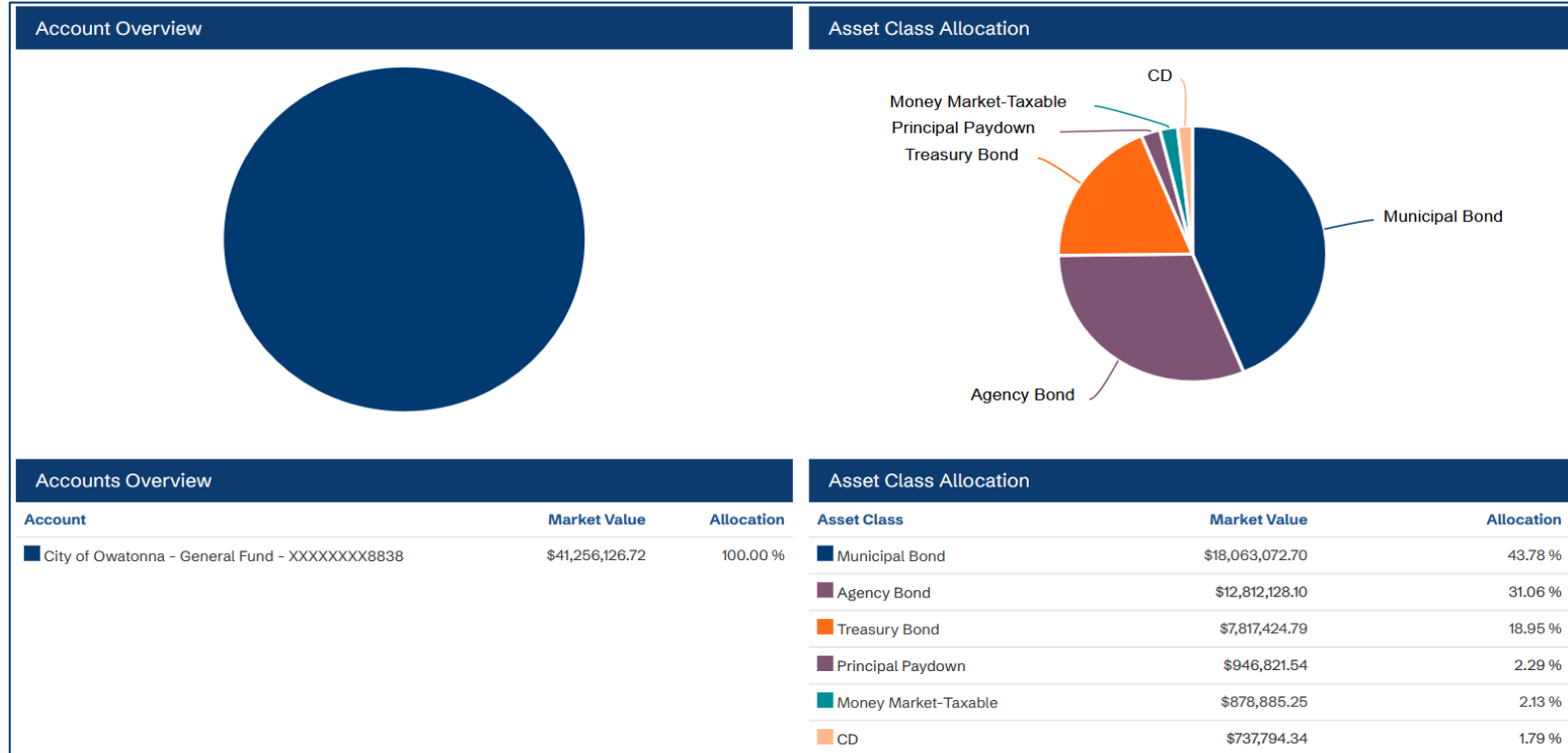
CPI Data Source: U.S. Bureau of Labor Statistics. Data is seasonally adjusted. **CPI graph includes April data**





PORTFOLIO SUMMARY

Portfolio Overview: as of 04/30/26

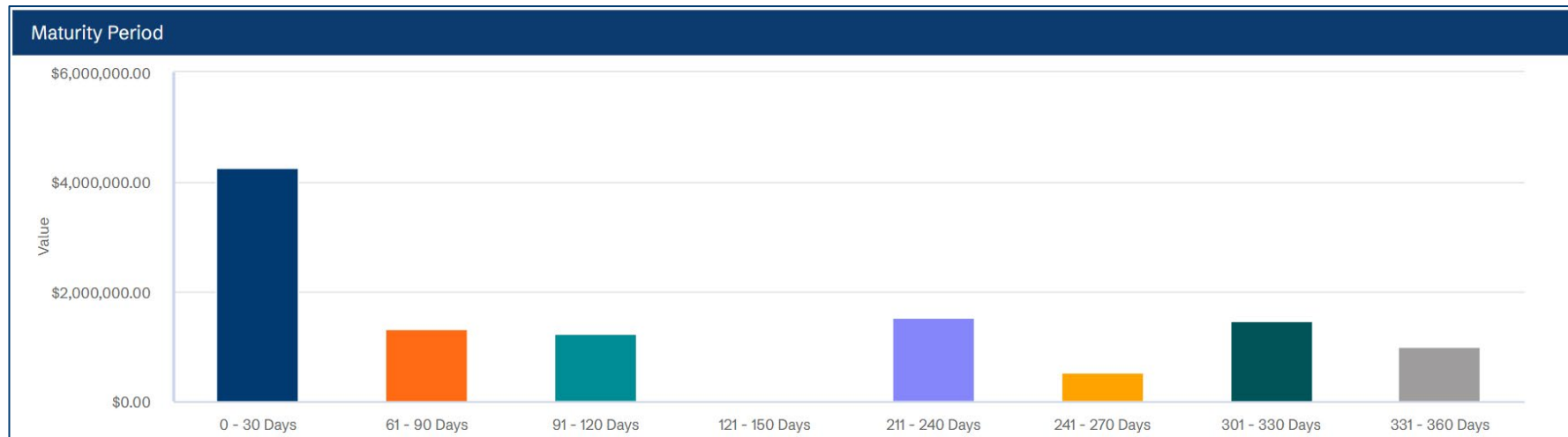


Portfolio Summary: as of 04/30/26

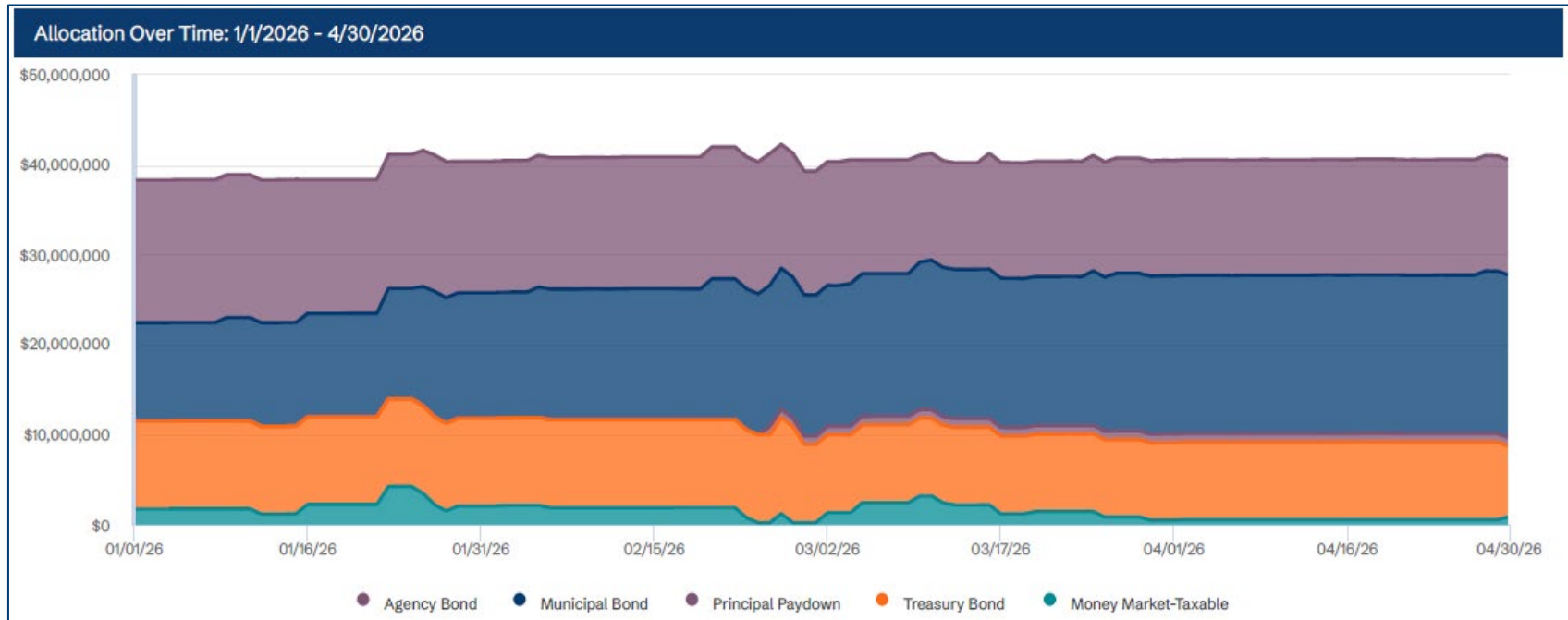
Fixed Income Summary Information				Asset Class Allocation	
Market Value	\$40,377,241.47	Average Duration	2.10	Asset Class	Market Value
Accrued Interest	\$300,551.48	Average Maturity	2.26	Municipal Bond	\$18,063,072.70
Market Value With Accrued Interest	\$40,677,792.95	Avg Rating	Aa1	Agency Bond	\$12,812,128.10
Projected Income Next 12 Months	\$1,186,126.78	Yield to Maturity Market	3.69 %	Treasury Bond	\$7,817,424.79
Coupon Income Paid (Period)	\$24,602.38	Yield To Maturity Cost	3.54 %	Principal Paydown	\$946,821.54
				Money Market-Taxable	\$878,885.25
				CD	\$737,794.34

Maturity Year Bar Graph	
Value	
\$15,000,000.00	
\$10,000,000.00	
\$5,000,000.00	
\$0.00	
2026	
2027	
2028	
2029	
2030	
2031	
2033	
2034	
2035	

12-Month Liquidity:



Change In Allocation:



Looking Ahead

- Monitor the Federal Reserve's Federal Open Market Committee (FOMC) and the short-term interest rate environment
 - Selectively add duration if yield curve steepens and City cash flows permit
- Continue to diversify into more liquid assets when adding duration (e.g. U.S. Treasuries)
- Selectively add to spread sectors, such as taxable municipal bonds, Federal Agency mortgage-backed securities (MBS), and high-quality commercial paper
- Assess swap opportunities in the portfolio with steeper yield curve



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TO: Mayor & City Council

FROM: Community Development Department

DATE: May 19, 2026

SUBJECT: Zoning and Subdivision Ordinance Progress Update

These four items are the latest discussion items with our update. Staff is seeking directions and recommendations as we continue to move forward. The recommendations will be forwarded to the City Council for their direction on drafting the code.

A. 2 Car Garage Requirement

Code currently states the following:

(G) Every single- and two-family residential structure hereafter erected shall be so located on the lot so that at least a two-car garage, either attached or detached, can be located on said lot

As we continue to progress forward with our code update this item has arisen as a question. Assuming we move forward with smaller lot sizes this starts to become problematic and not feasible. These types of requirements also become questionable legally on how you enforce them. Finally, because market conditions tend to drive development decisions, it is worth considering whether this type of requirement is still necessary for the city to maintain.

Planning Commission is recommending removal of this requirement.

B. Front Deck /stoop / patio setbacks

Currently the code provides some confusing language as follows:

(C) Patios may encroach into the required front yard setback provided that such patio shall not encroach more than 15 feet into the required front yard setback or shall be closer than ten feet from the front lot line.

(2) Such deck, step or stoop shall not encroach more than ten feet into the required front yard setback or shall be closer than 15 feet from the front lot line.

Generally speaking, the math alone creates confusion. Code does allow setback encroachments to match the neighbors, which is a very helpful provision. Staff is looking for options to make the above language easier, clearer, and more helpful.

Options include:

- 1) Leave as is
- 2) 50% or xx% of the distance to the front property line
- 3) Every property has a 10' or xx' setback

Planning Commission is recommending 50% of the distance from the front wall to the property line or the existing structure, whichever is less.

C. Home Occupation Standards

Staff would like to have a discussion on what is allowable as a home occupation and what that looks, sounds and feels like. It is important to balance allowing residents flexibility to operate businesses from their homes while also considering impacts on neighboring properties and the surrounding neighborhood.

These are generally the toughest code enforcement complaints staff has to address. Below are the current rules:

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. 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.

Questions we have include hours of operation as well as permitted uses:

- Should home occupations be allowed to operate 24/7 365, or should it be limited to a defined timeframe such as 7:00 am to 10:00 pm, Monday through Friday, or some other standard in between?
- What about the types of uses. We would not recommend allowing auto repair.

Planning is recommending the list by Bolton & Menk as attached for the home occupation standards.

D. Trash Enclosure Standards

We currently do not have any standards on what a trash enclosure should look like. Staff would like to have a discussion on acceptable materials and what the expectations are.

Planning Commission is recommending that trash enclosures be enclosed on all four sides and designed to obstruct views from the surrounding area.

§ 157.0XX HOME OCCUPATION — PERFORMANCE STANDARDS

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 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.

Table: Home Occupation Performance Standards

<u>Category</u>	<u>Standard</u>
<u>Noise</u>	<u>The home occupation shall not produce noise, vibration, or sounds that are audible beyond the property line or inconsistent with normal residential activity.</u>
<u>Amplified Sound</u>	<u>Amplified sound, public address systems, or outdoor music associated with a home occupation are prohibited.</u>
<u>Equipment</u>	<u>No equipment or processes shall be used that generate noise, vibration, glare, fumes, or electrical interference detectable beyond the dwelling.</u>
<u>Traffic Generation</u>	<u>The home occupation shall not generate vehicular or pedestrian traffic in excess of normal residential levels.</u>
<u>Customer Visits</u>	<u>No more than one customer or client vehicle shall be present on the site at any one time.</u>
<u>Deliveries</u>	<u>Commercial deliveries, tractor-trailers, or repeated daily service visits are prohibited.</u>
<u>Hours of Operation</u>	<u>Home occupations may operate only between 7:00 a.m. and 9:00 p.m., Monday through Saturday.</u>
<u>Sunday / Holiday Operations</u>	<u>Home occupation activities are prohibited on Sundays and legal holidays.¹</u>
<u>Exterior Evidence</u>	<u>No exterior evidence of the home occupation is permitted, including signage, outdoor displays, exterior storage, or outdoor work areas.</u>

<u>Location of Activity</u>	<u>All home occupation activities shall be conducted entirely within the dwelling or an approved accessory structure.</u>
<u>Nuisance Prevention</u>	<u>The home occupation shall not create odors, dust, glare, fumes, smoke, vibrations, or interference detectable beyond the property line.</u>
<u>Residential Character</u>	<u>The use shall remain clearly incidental and secondary to the residential use and shall not alter the residential appearance or character of the property.</u>
<u>Compliance</u>	<u>All home occupations shall comply with the city's nuisance ordinance and all applicable state and local regulations at all times.</u>
<u>Conditions & Enforcement</u>	<u>The Zoning Administrator may impose additional conditions or revoke approval if a home occupation no longer complies with these standards.²</u>

Footnotes

¹ Sunday / Holiday Exception

Low-impact home occupations that involve no client visits, no deliveries, and no noise detectable beyond the dwelling (e.g., remote office work) may operate on Sundays or holidays, subject to determination by the Zoning Administrator.

² Higher-Impact Home Occupations

Home occupations that, due to their nature, scale, equipment, animals, or customer interaction, have the potential to exceed these standards may be required to obtain a Conditional Use Permit or Interim Use Permit, which may impose stricter limits on:

Hours of operation

Traffic and parking

Noise and sound

Number of clients, animals, or visits



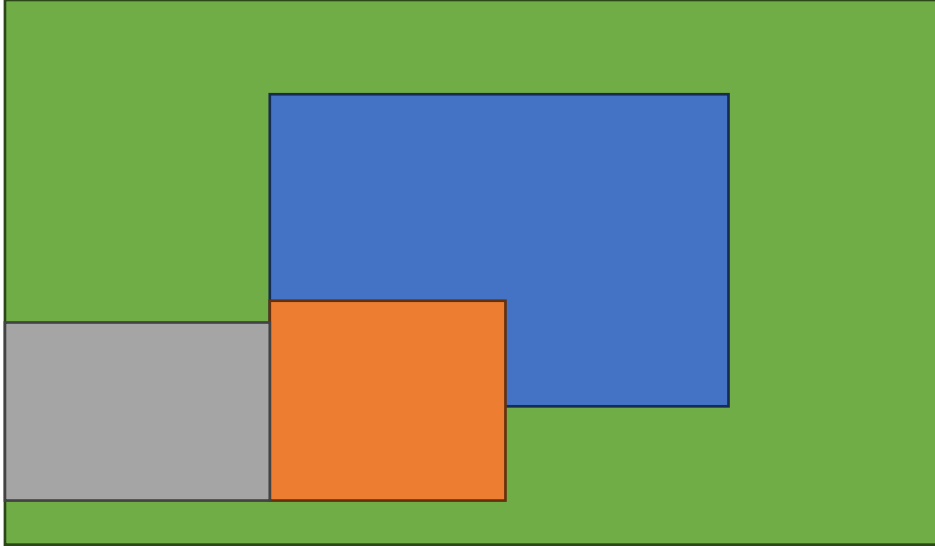
City Council Work Session

May 19, 2026

2 Car Garage Requirement

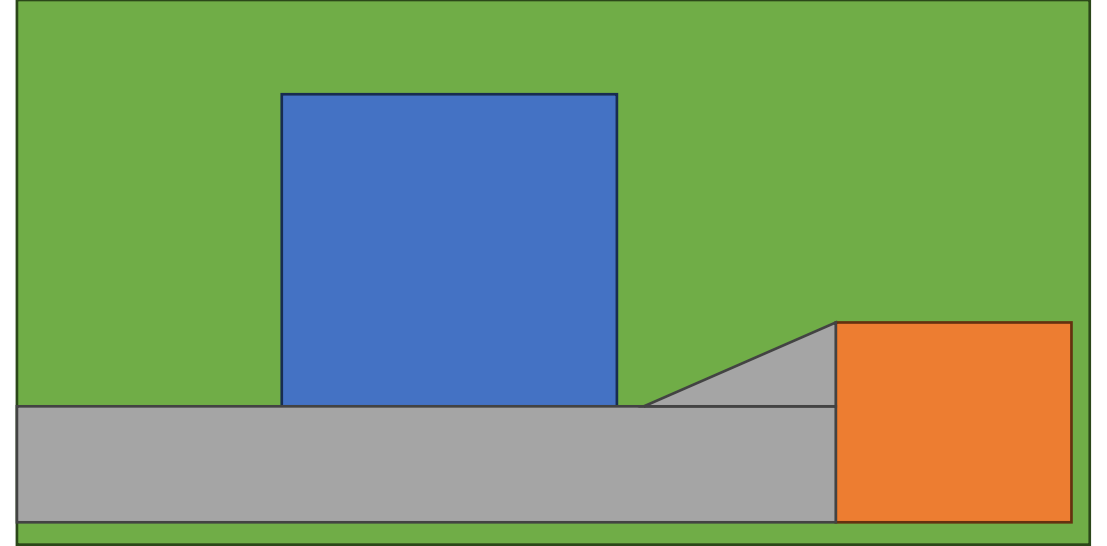
Current Ordinance:

- *Every single- and two-family residential structure hereafter erected shall be so located on the lot so that at least a two-car garage, either attached or detached, can be located on said lot*
- *A two car garage would be considered 24'x24'*



Rationale:

- Smaller lots make this tougher
- Affordability
- Market drives all
- Is a two-car garage requirement still necessary?

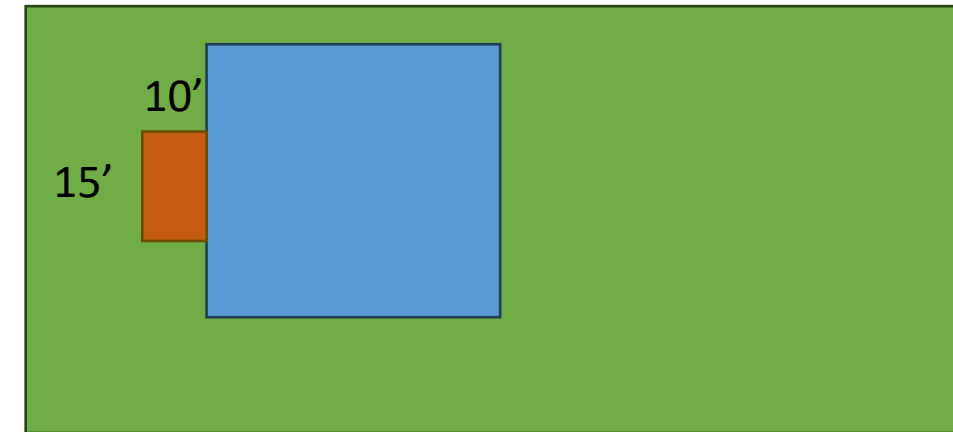
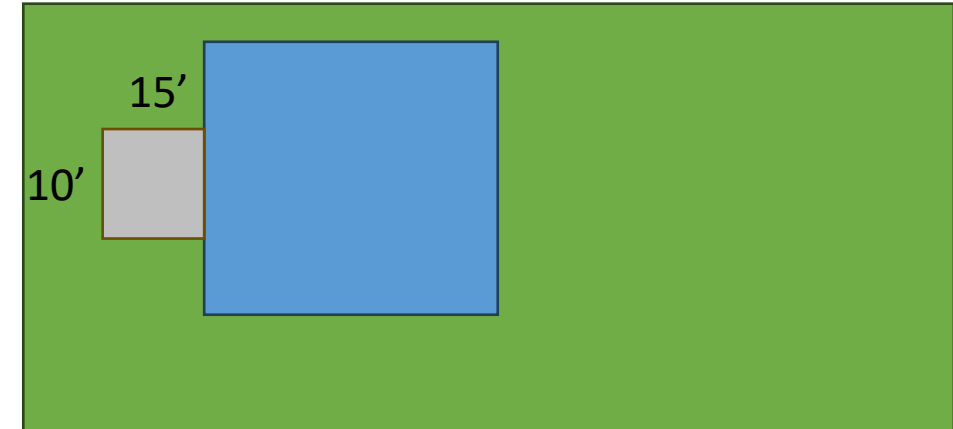


Front Deck / Stoop / Patio Setbacks

Current Codes:

(C) Patios may encroach into the required front yard setback provided that such patio shall not encroach more than 15 feet into the required front yard setback or shall be closer than ten feet from the front lot line.

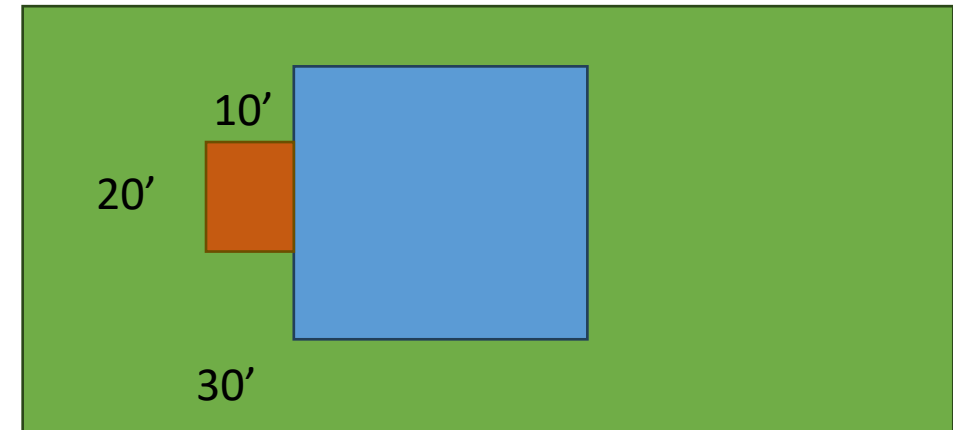
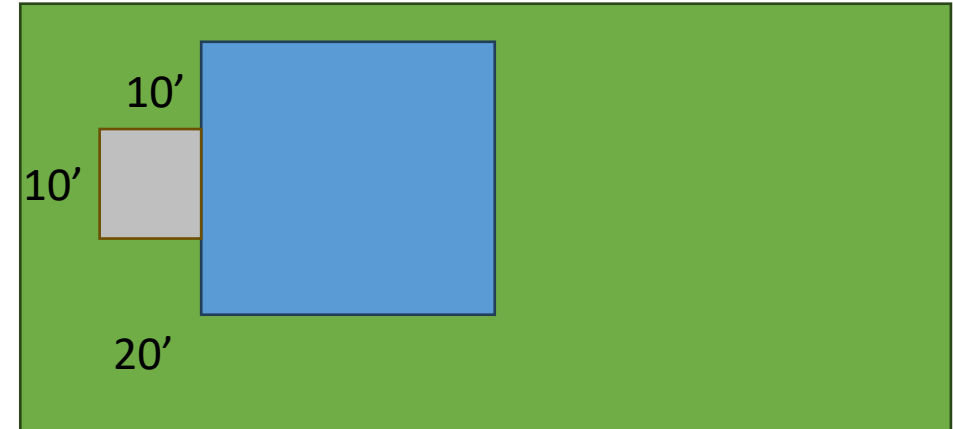
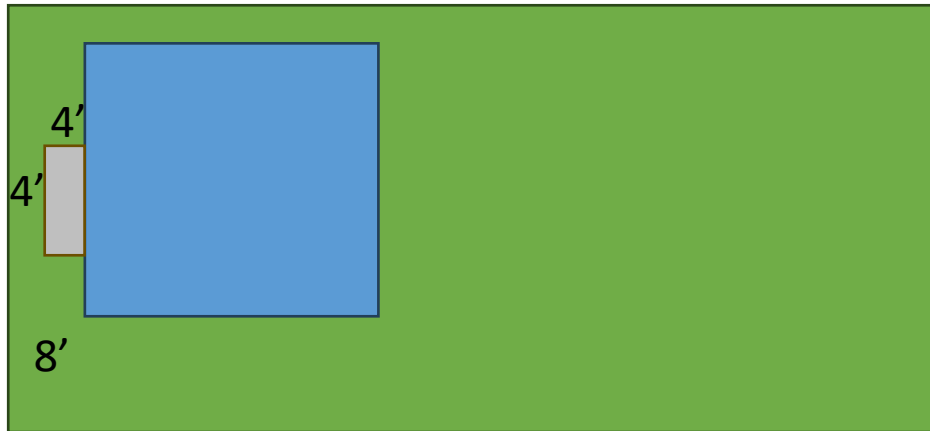
(2) Such deck, step or stoop shall not encroach more than ten feet into the required front yard setback or shall be closer than 15 feet from the front lot line.



Front Deck / Stoop / Patio Setbacks

Options:

1. Leave as is
2. 50% or X% distance to the front property line
3. 10' or X' setback for every property



Trash Enclosure Appearance

Rationale:

- We do not currently have standards
- What is acceptable?
- Is it all four sides or only three?
- Does it need a gate?
- Does it need a roof?

Options:

- Masonry / Stone
- Vinyl Fence
- Chain link
- Chain link with Slats
- Wood
- Combinations?



Home Occupations

Current Standards:

- No in-person retail or repair shop
- No employees from outside the home
- No exterior storage
- No special entrances, shall look like a home
- No more than one customer vehicle at a time
- No hours or day restrictions

Questions:

1. Hours of operation?
2. Types of uses?
3. Maximum number of clients at one time?
4. Is manufacturing permitted?

Consultant Draft Home Occupation Standards

Category	Standard	Exterior Evidence	No exterior evidence of the home occupation is permitted, including signage, outdoor displays, exterior storage, or outdoor work areas.
Noise	The home occupation shall not produce noise, vibration, or sounds that are audible beyond the property line or inconsistent with normal residential activity.	Location of Activity	All home occupation activities shall be conducted entirely within the dwelling or an approved accessory structure .
Amplified Sound	Amplified sound, public address systems, or outdoor music associated with a home occupation are prohibited.	Nuisance Prevention	The home occupation shall not create odors, dust, glare, fumes, smoke, vibrations, or interference detectable beyond the property line.
Equipment	No equipment or processes shall be used that generate noise, vibration, glare, fumes, or electrical interference detectable beyond the dwelling.	Residential Character	The use shall remain clearly incidental and secondary to the residential use and shall not alter the residential appearance or character of the property.
Traffic Generation	The home occupation shall not generate vehicular or pedestrian traffic in excess of normal residential levels .	Compliance	All home occupations shall comply with the city's nuisance ordinance and all applicable state and local regulations at all times.
Customer Visits	No more than one customer or client vehicle shall be present on the site at any one time.	Conditions & Enforcement	The Zoning Administrator may impose additional conditions or revoke approval if a home occupation no longer complies with these standards. ²
Deliveries	Commercial deliveries, tractor-trailers, or repeated daily service visits are prohibited.	Footnotes ¹ Sunday / Holiday Exception Low-impact home occupations that involve no client visits, no deliveries, and no noise detectable beyond the dwelling (e.g., remote office work) may operate on Sundays or holidays, subject to determination by the Zoning Administrator. ² Higher-Impact Home Occupations Home occupations that, due to their nature, scale, equipment, animals, or customer interaction, have the potential to exceed these standards may be required to obtain a Conditional Use Permit or Interim Use Permit, which may impose stricter limits on: - Hours of operation - Traffic and parking - Noise and sound - Number of clients, animals, or visits	
Hours of Operation	Home occupations may operate only between 7:00 a.m. and 9:00 p.m., Monday through Saturday .		
Sunday / Holiday Operations	Home occupation activities are prohibited on Sundays and legal holidays. ¹		





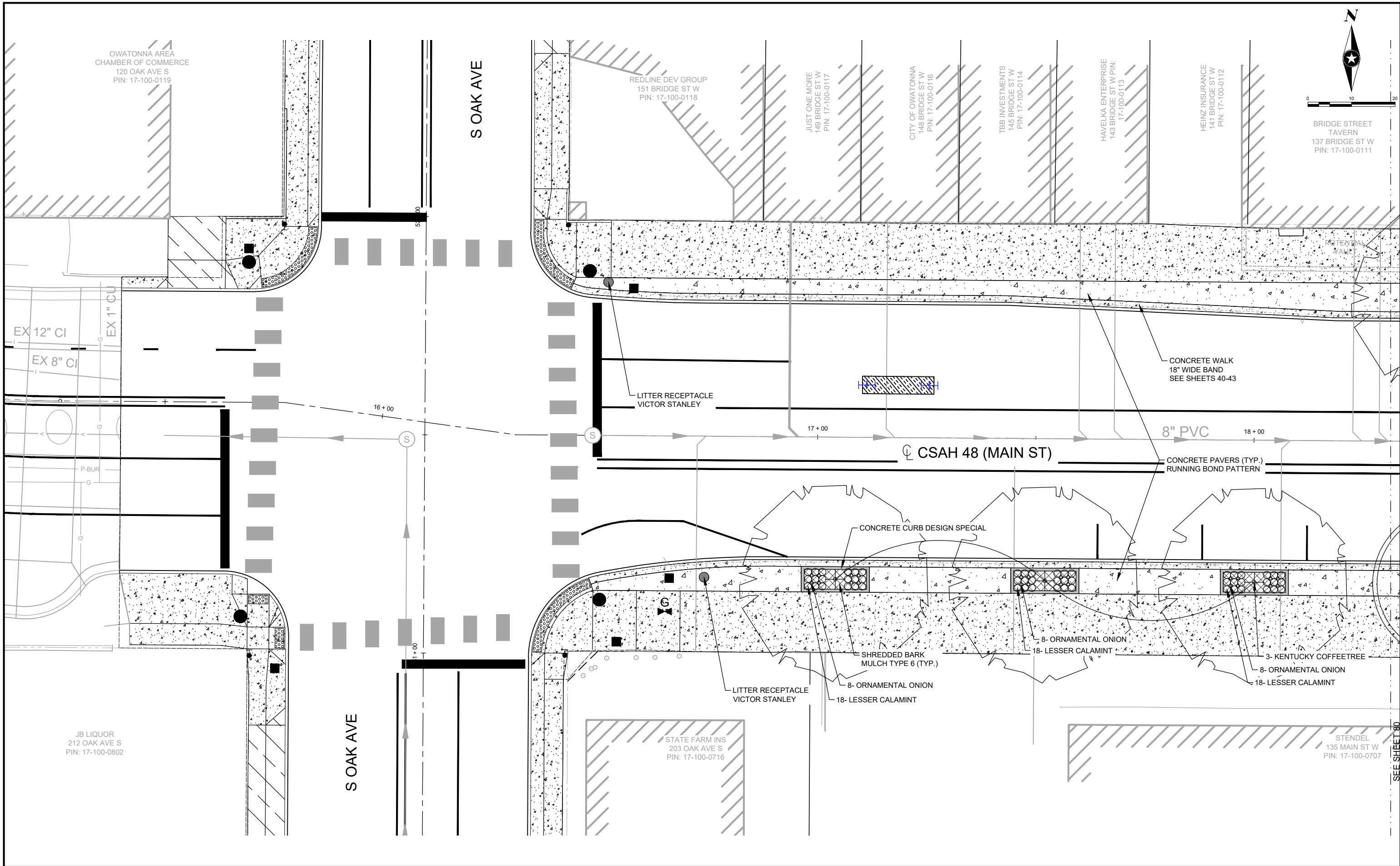




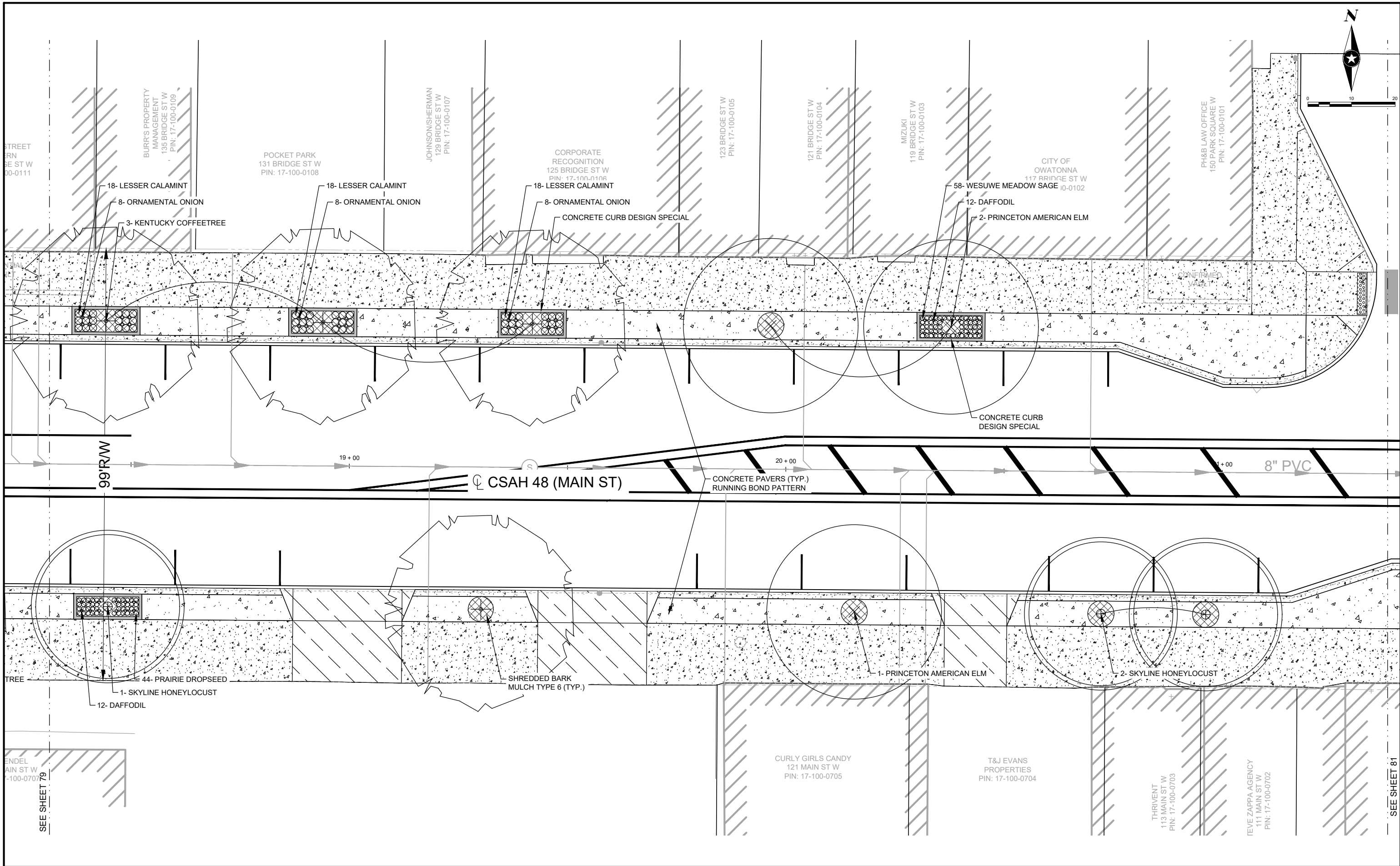




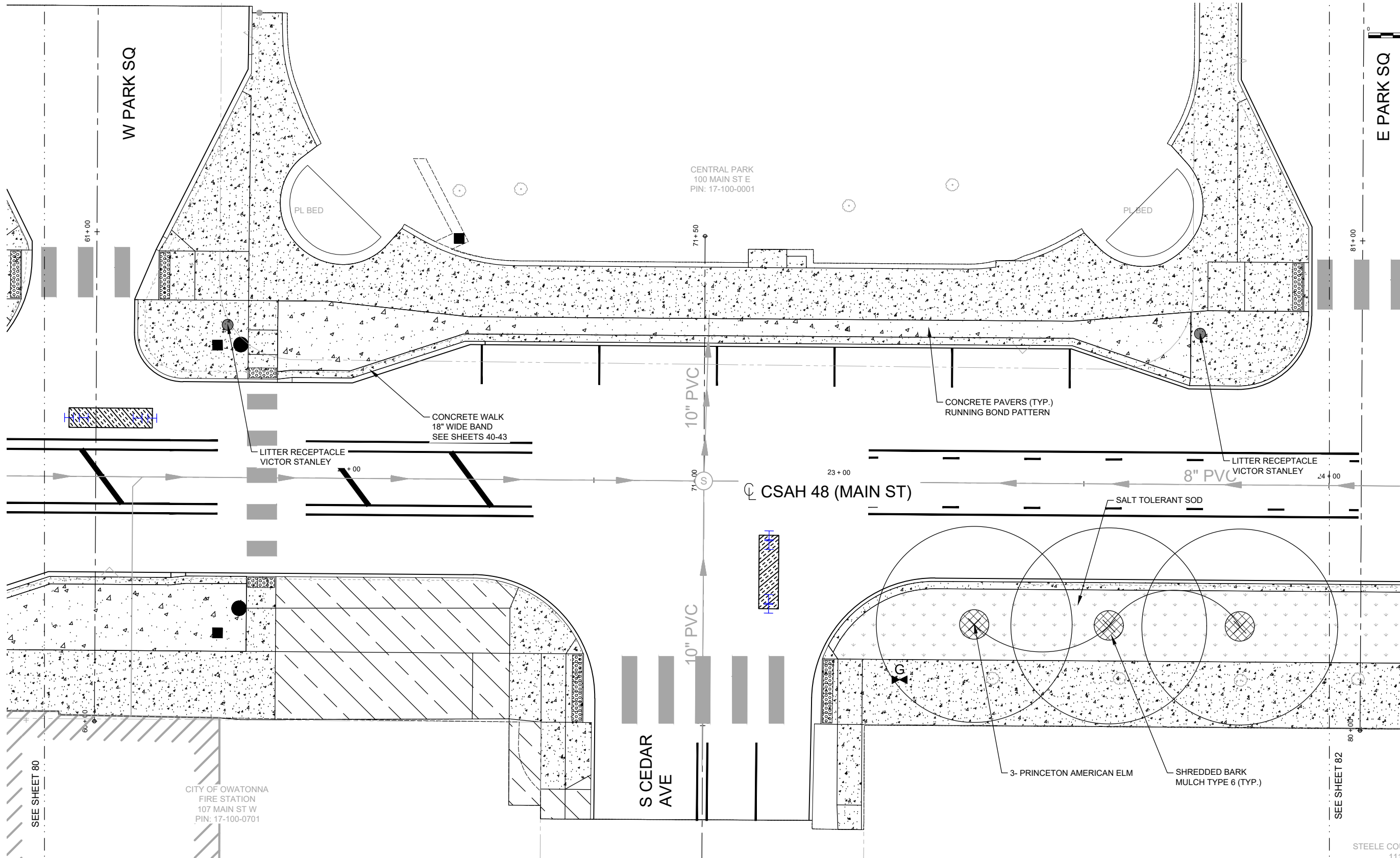
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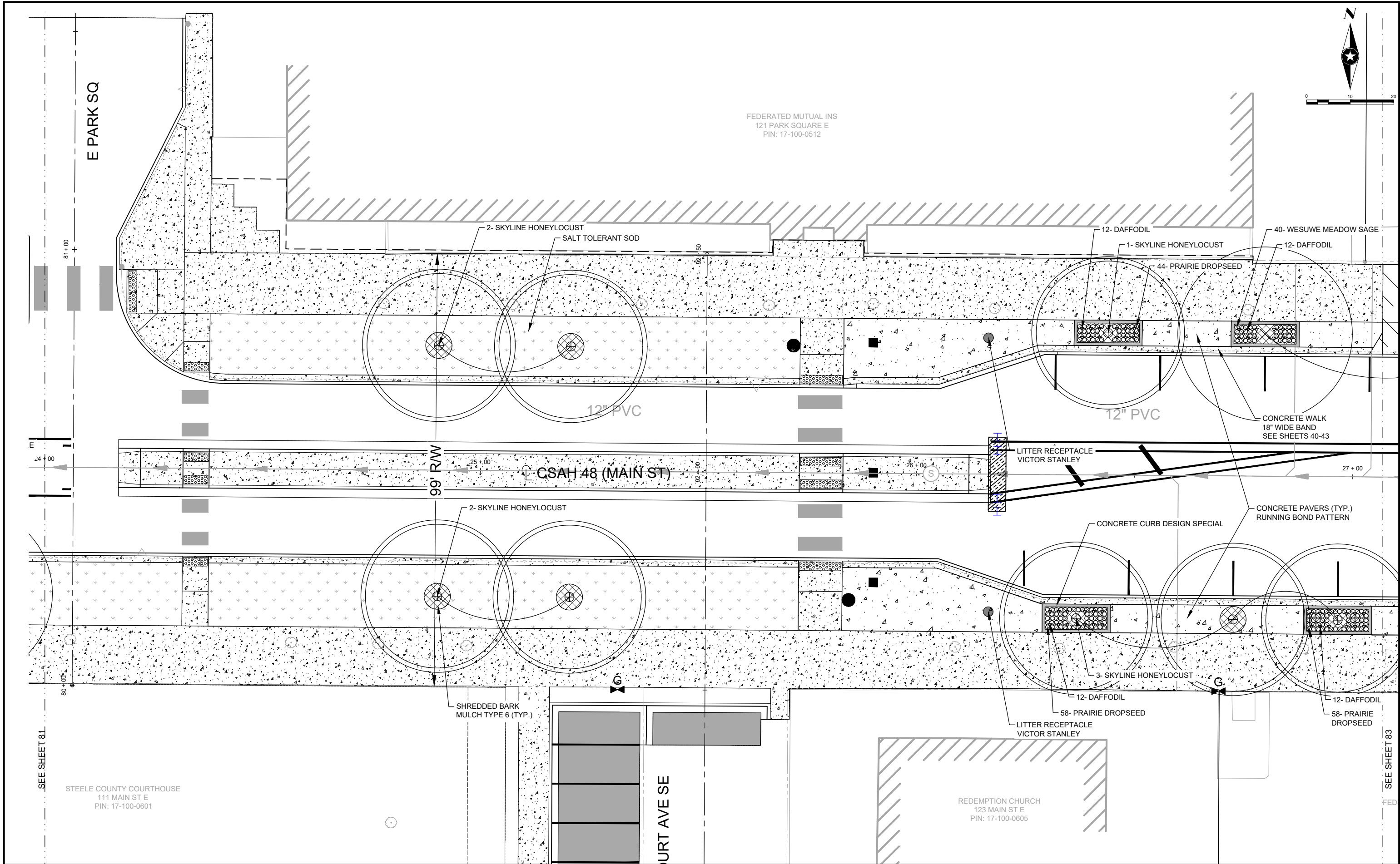
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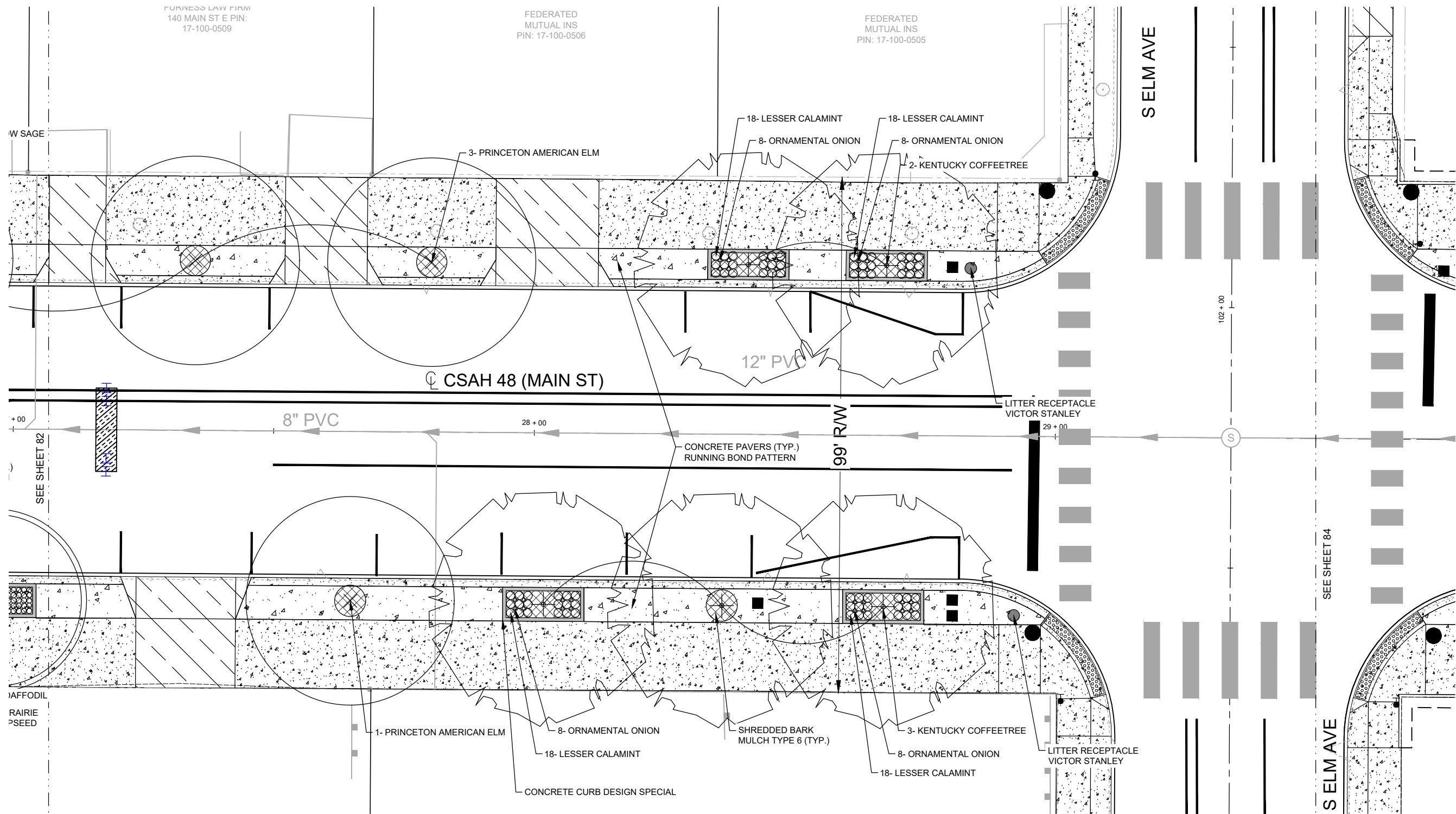
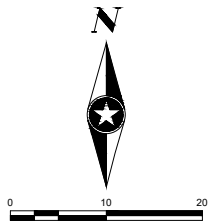


SEH Project	STEEL 185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	CSAH 48 (MAIN STREET) RECONSTRUCTION		LANDSCAPE PLAN - 4 REDUCED OPTION 1		82
Drawn By	VT							OWATONNA, MINNESOTA				of 181
Designed By	VT							S.P. 074-070-012				Page 38 of 54
Checked By	KW											



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

KARL WEISSENBORN
DATE 03-23-26 LICENSE NO. 23817



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SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	VT						
Designed By	VT						
Checked By	KW						



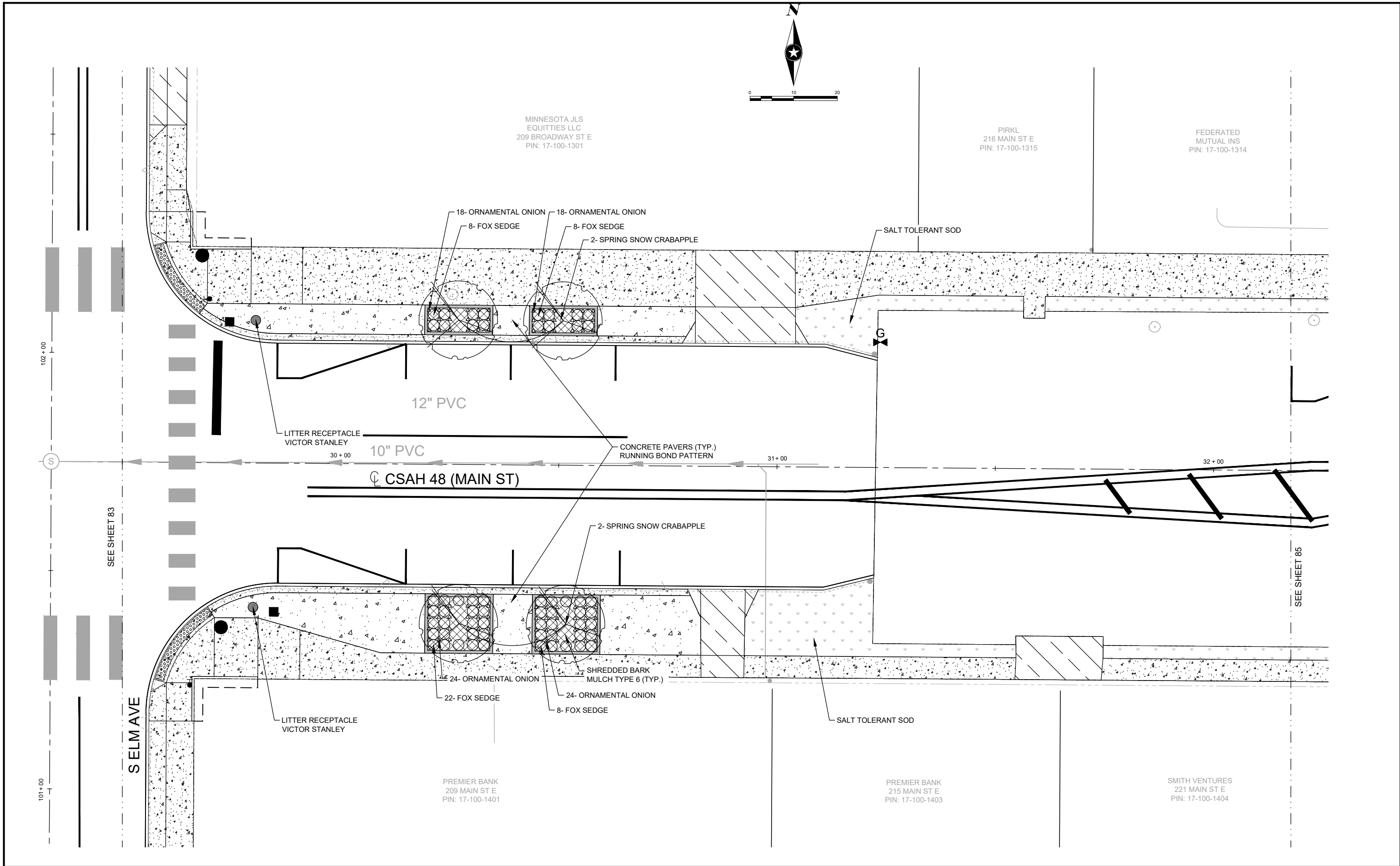
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

KARL WEISSENBOERN
DATE 03-23-26 LICENSE NO. 23817

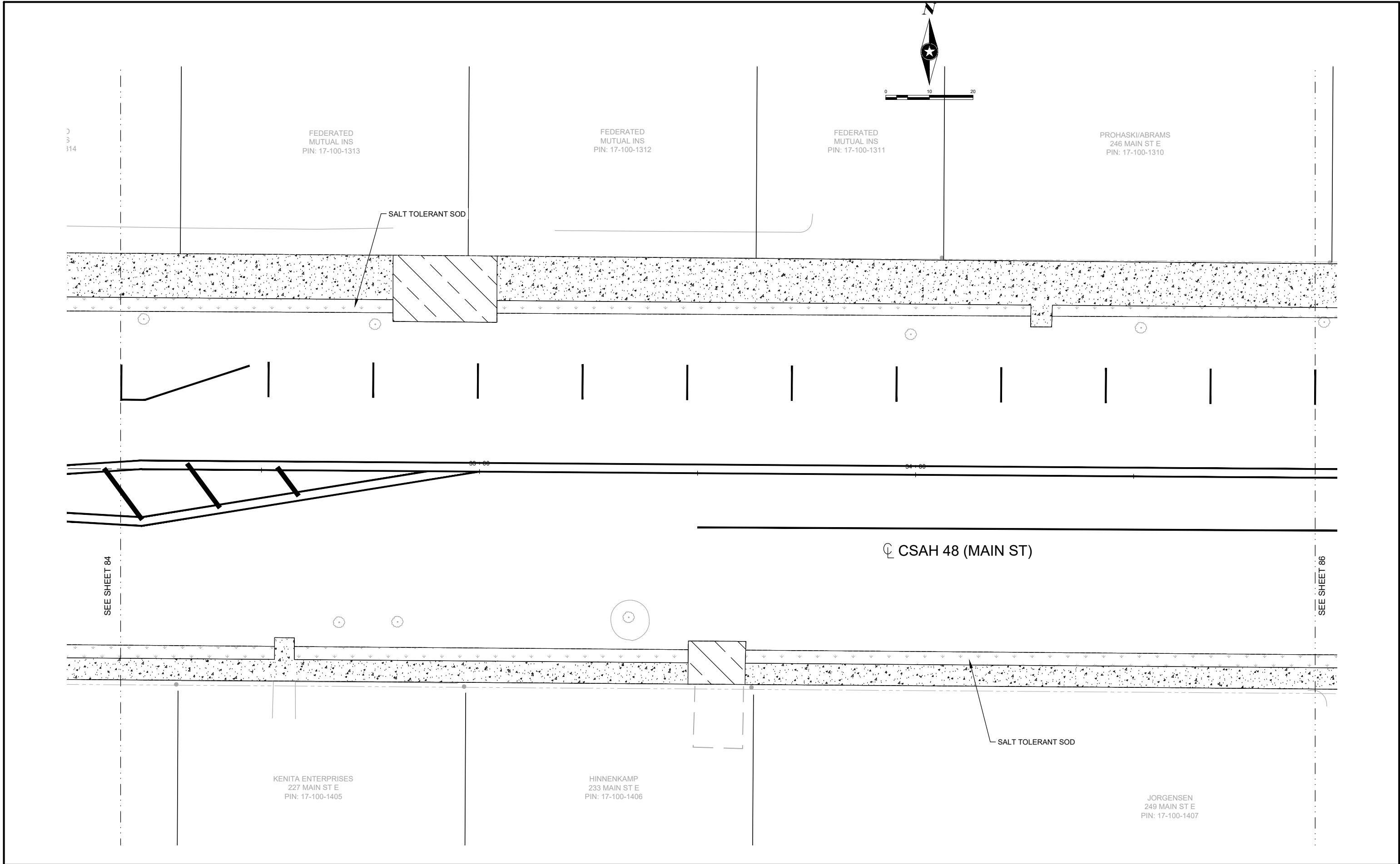
CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE PLAN - 5
REDUCED OPTION 1

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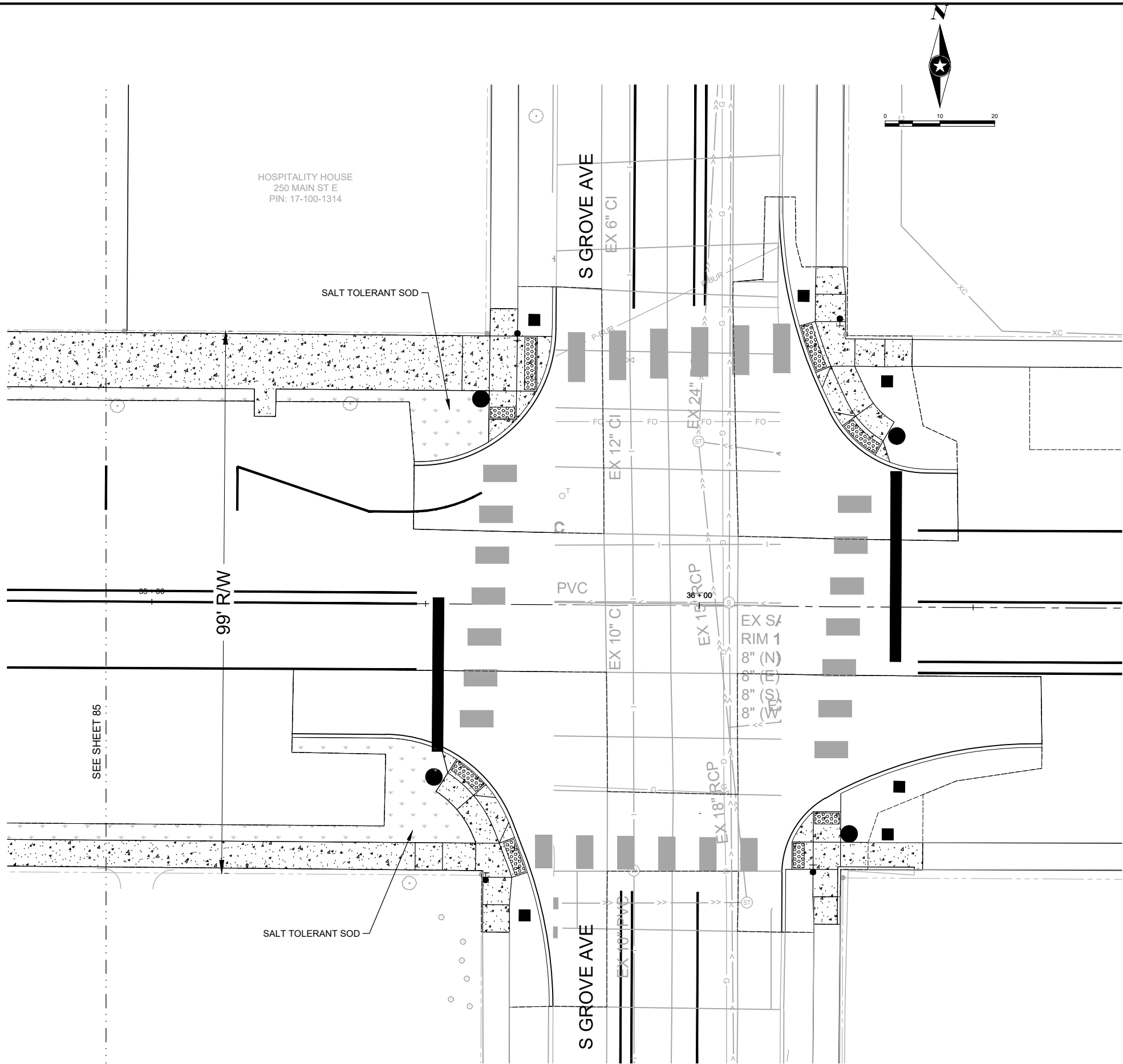


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Drawn By	VT	.			.			KARL WEISSENBOERN	OWATONNA, MINNESOTA		of 181
Designed By	VT	.			.			DATE 03-23-26	S.P. 074-070-012		Page 41 of 54
Checked By	KW	.			.			LICENSE NO. 23817			

Save: 3/30/2026 6:09 PM viorzewski Plot: 3/31/2026 2:33 PM X:\PT\STEEL\185067\5-final-dsgn\51-drawings\25-Plant\A\ST185067LA_Option2.dwg



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Designed By	VT	.			.		
Checked By	KW	.			.		



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Karl Weissenborn
KARL WEISSENBORN
DATE 03-23-26 LICENSE NO. 23817

CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE PLAN - 8
REDUCED OPTION 1

Save: 3/30/2026 6:09 PM vorzewski Plot: 3/31/2026 2:32 PM X:\PT\STEELE\185067\5-final-dsgn\51-drawings\25-Plant\AST 185067\LA_Option2.dwg

PLANTING SCHEDULE				
Quantity	Common Name	Scientific Name	Size	Notes
33 Shade Trees				
11	Skyline Honeylocust	<i>Gleditsia triacanthos</i> 'Skyline'	2.5" Cal B&B	
12	Kentucky Coffeetree	<i>Gymnocladus dioica</i> 'Espresso'	2.5" Cal B&B	
10	Princeton American Elm	<i>Ulmus americana</i> 'Princeton'	2.5" Cal B&B	
4 Understory Trees				
4	Spring Snow Crabapple	<i>Malus</i> x 'Spring Snow'	1.5" Cal B&B	
15 Coniferous Shrubs				
15	Green Velvet Boxwood	<i>Buxus</i> x 'Green Velvet'	5 Gal Cont.	
528 Perennials				
180	Lesser Calamint	<i>Calamintha nepta</i>	1 Gal Cont.	
46	Fox Sedge	<i>Carex vulpinoidea</i>	1 Gal Cont.	
98	Wesuwe Meadow Sage	<i>Salvia nemorosa</i> 'Wesuwe'	1 Gal Cont.	
204	Prairie Dropseed	<i>Sporobolus heterolepis</i> 'Tara'	1 Gal Cont.	
236 Bulbs				
164	Purple Sensation Ornamental Onion	<i>Allium</i> x 'Purple Sensation'	1 Gal. Cont.	
72	Actaea Poeticus Daffodil	<i>Narcissus</i> x 'Actaea'	1 Gal. Cont.	

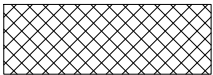
Reduced Option 1

Item Number	Item Description	Units	Quantity
2521.518	6" Concrete Walk	SF	10413
2531.503	Concrete Curb Design Special	LF	858
2540.602	Waste Receptacle	Each	10
2540.603	Landscape Edger	LF	310
2571.502	Deciduous Trees 2" CAL B&B	Each	33
2571.502	Deciduous Trees 1.5" CAL B&B	Each	4
27571.502	Perennial No. 1 Cont.	Each	764
2574.507	Boulevard Topsoil Borrow	CY	437
2575.504	Sodding Type Salt Tolerant	SY	232
2575.507	Mulch Material Type 6	CY	19

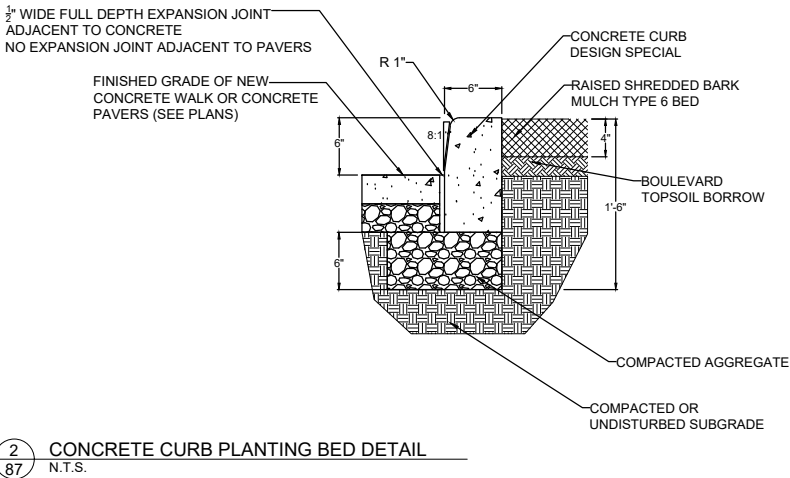
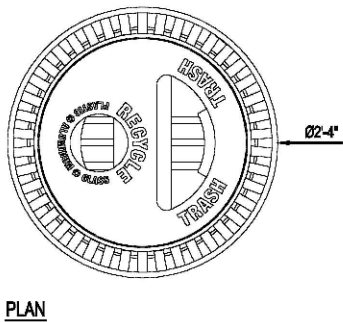
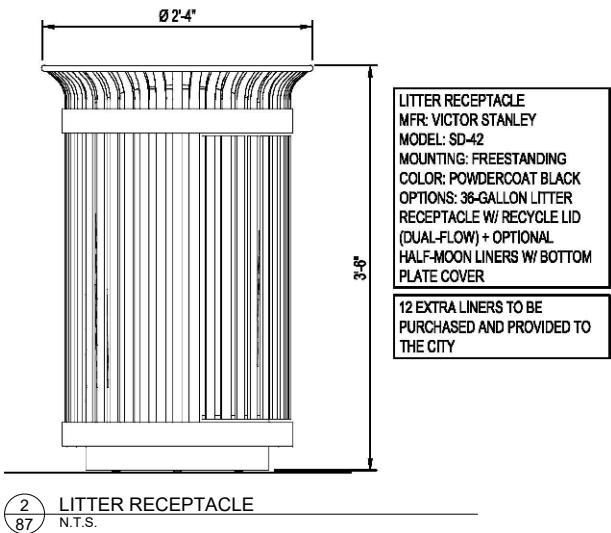
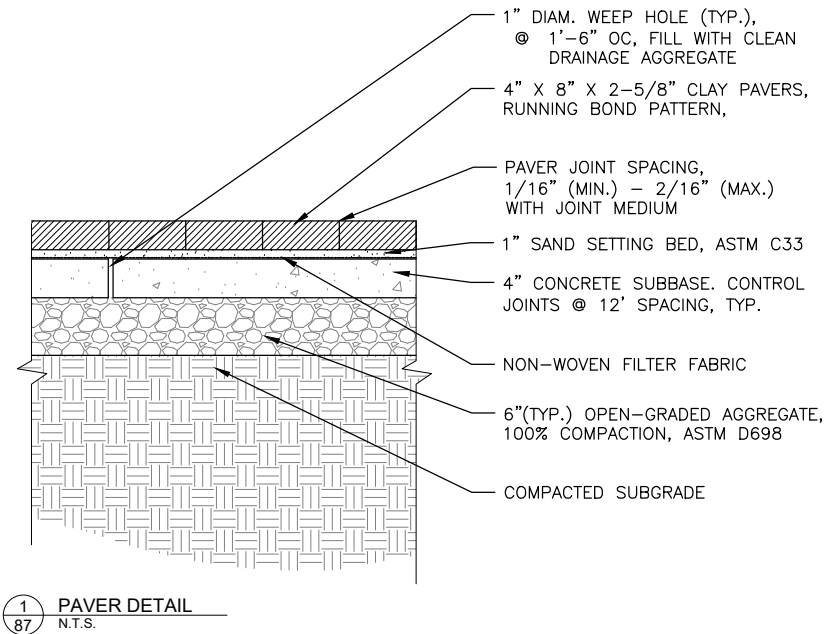
PATTERN KEY FOR LANDSCAPE PLAN



SODDING TYPE SALT TOLERANT
POP-UP HEAD IRRIGATION, BY OTHERS
3260 SQFT



MULCH MATERIAL TYPE 6
DRIP IRRIGATION, BY OTHERS
115 CY



SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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Checked By	KW	.			.		



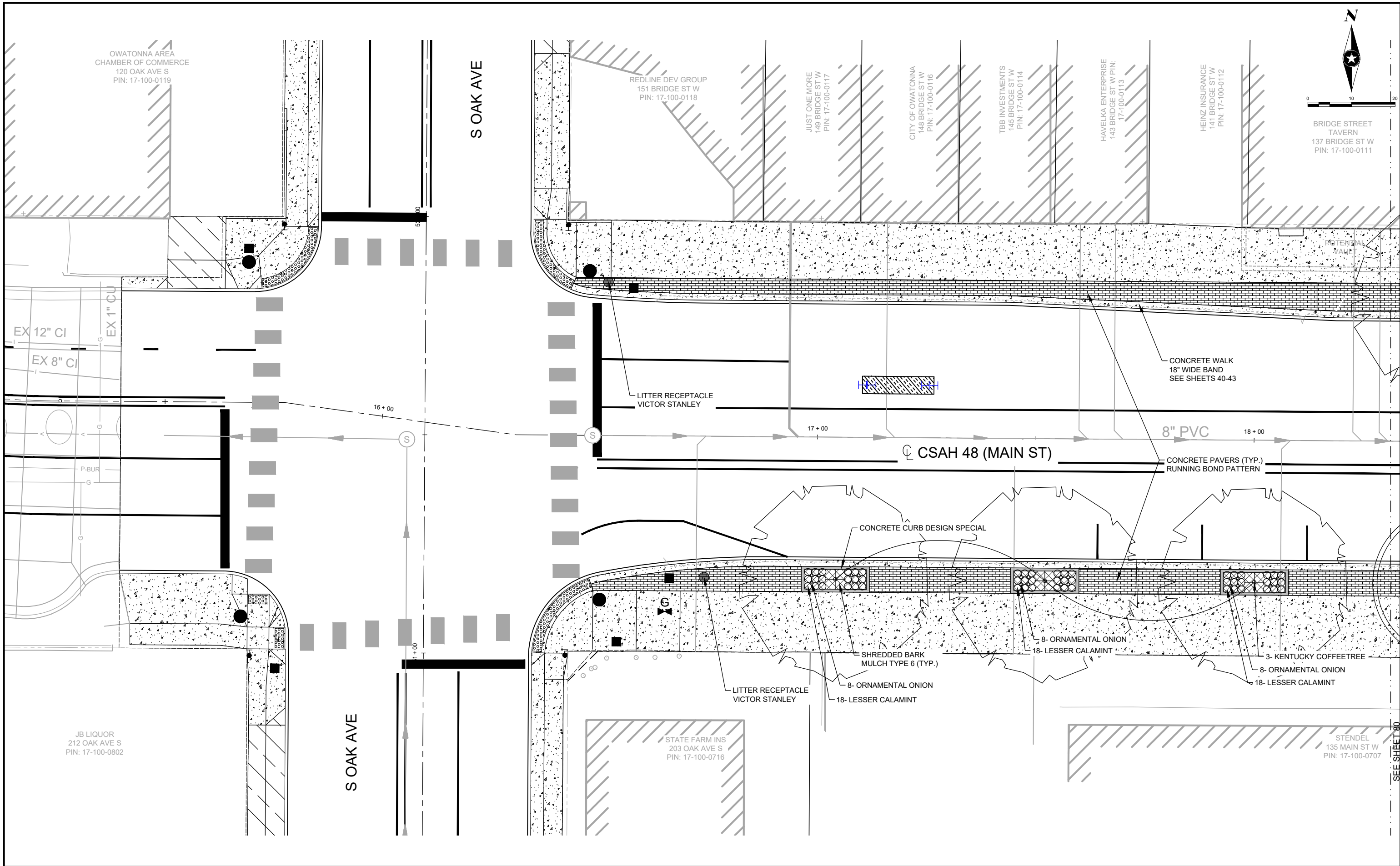
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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DATE 03-23-26 LICENSE NO. 23817

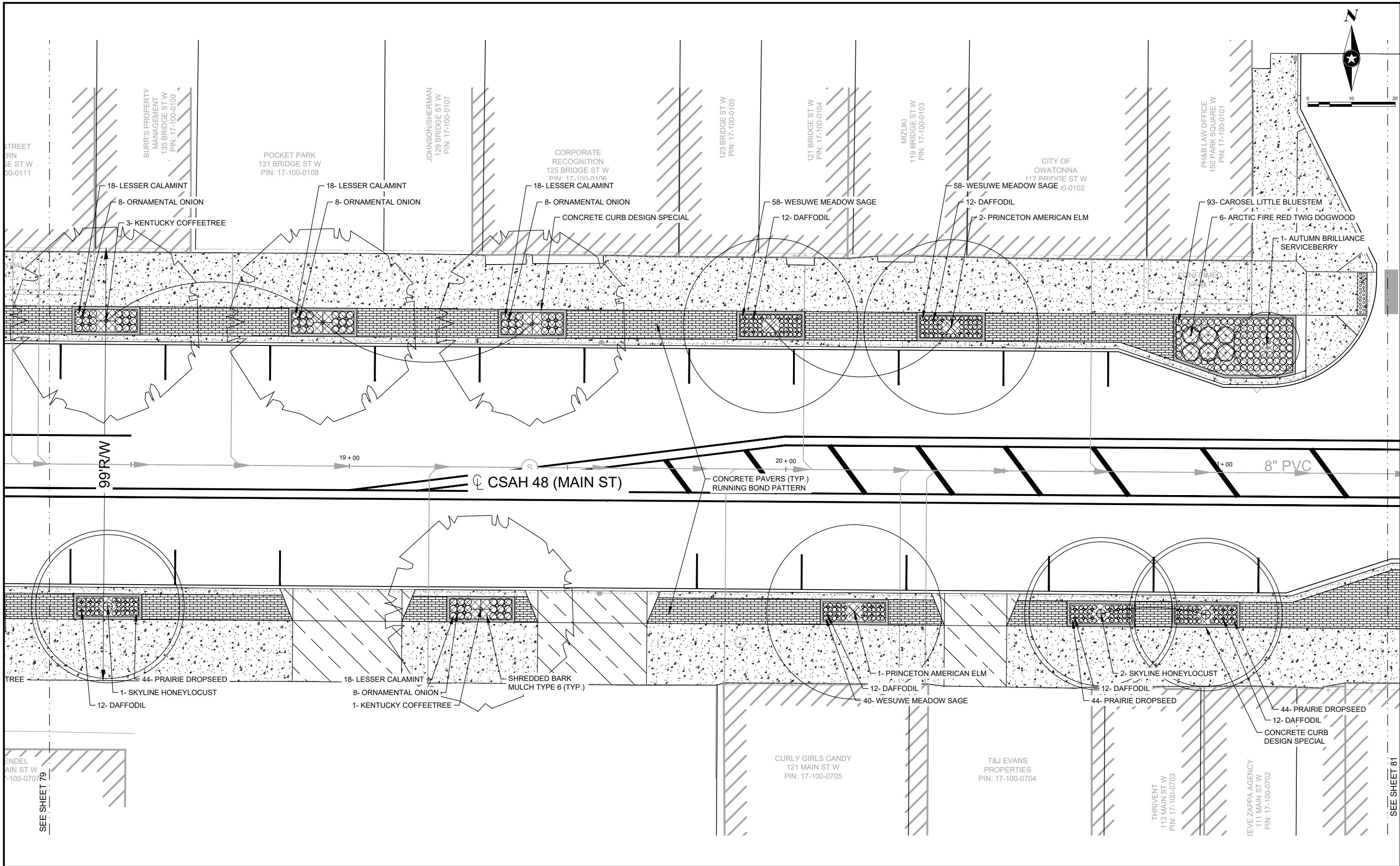
CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE SCHEDULE
REDUCED OPTION 1

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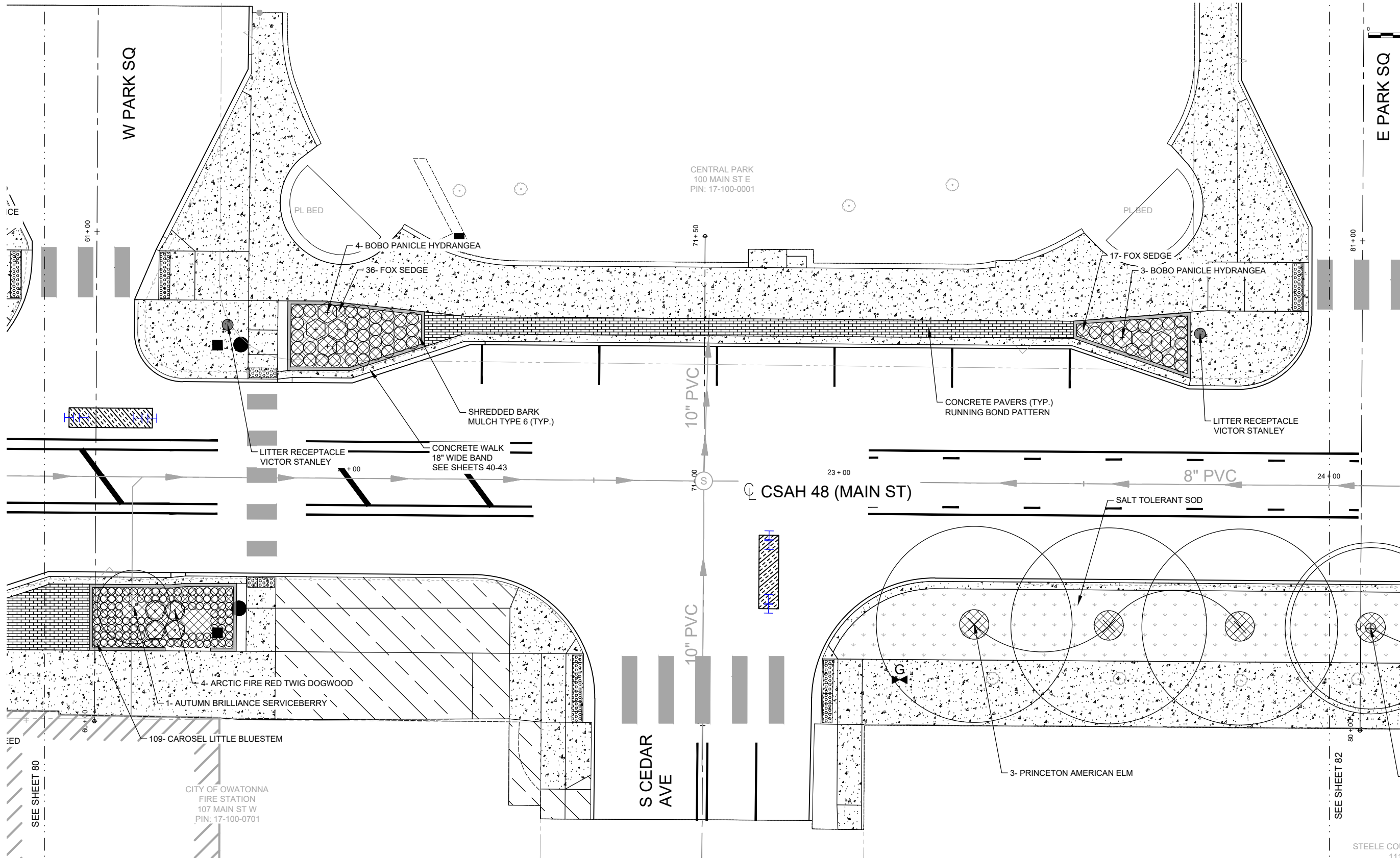


SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date	CSAH 48 (MAIN STREET) RECONSTRUCTION	OWATONNA, MINNESOTA	S.P. 074-070-012	LANDSCAPE PLAN - 2 REDUCED OPTION 2	80
Drawn By	VT											of 181
Designed By	VT											Page 45 of 54
Checked By	KW											

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KARL WEISSENBOERN
DATE: 03-23-26 LICENSE NO: 23817

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SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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Designed By	VT						
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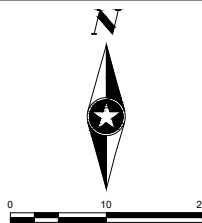
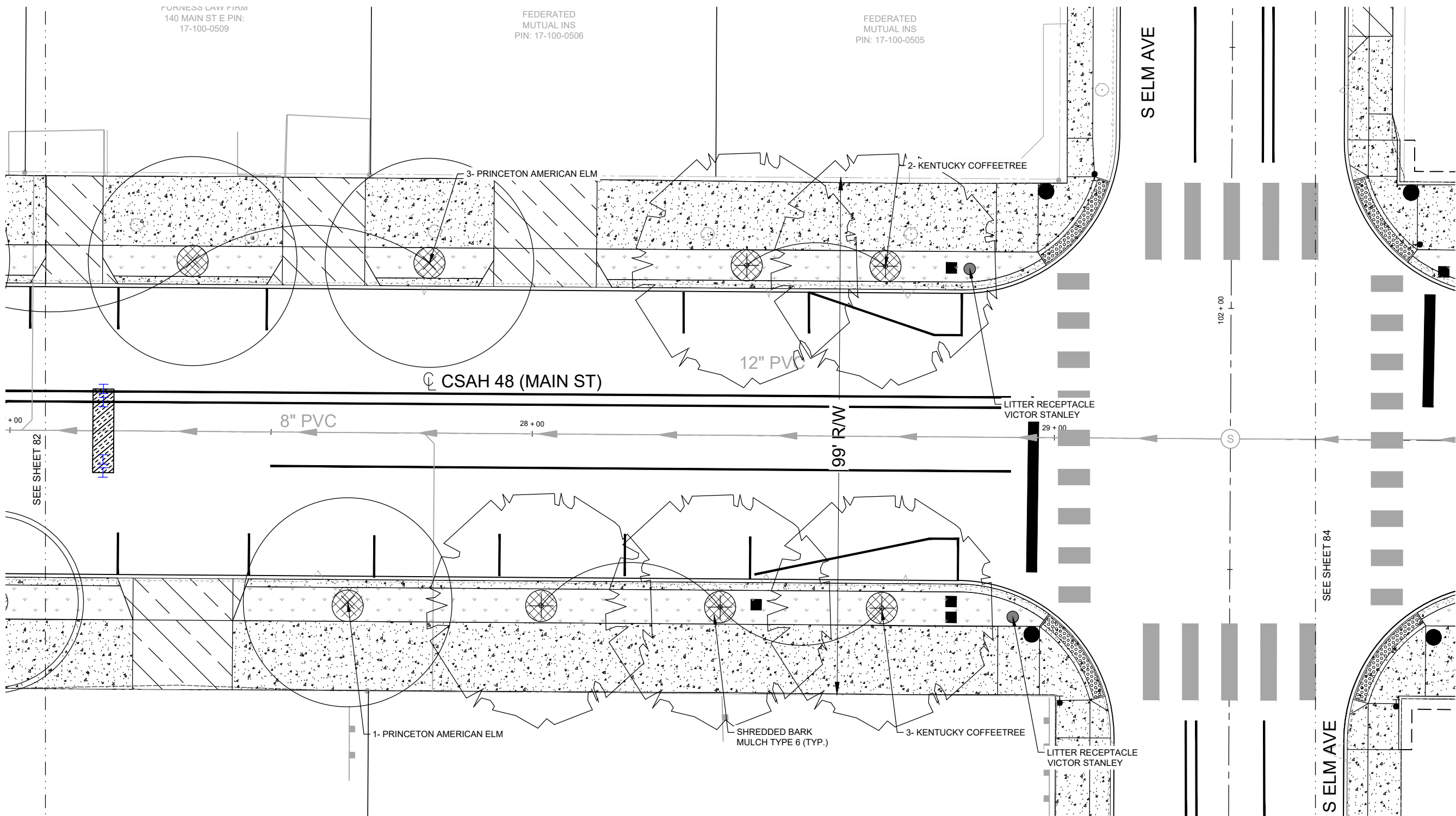
KARL WEISSENBOERN
DATE 03-23-26 LICENSE NO. 23817

CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE PLAN - 3
REDUCED OPTION 2

81

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SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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DATE 03-23-26 LICENSE NO. 23817

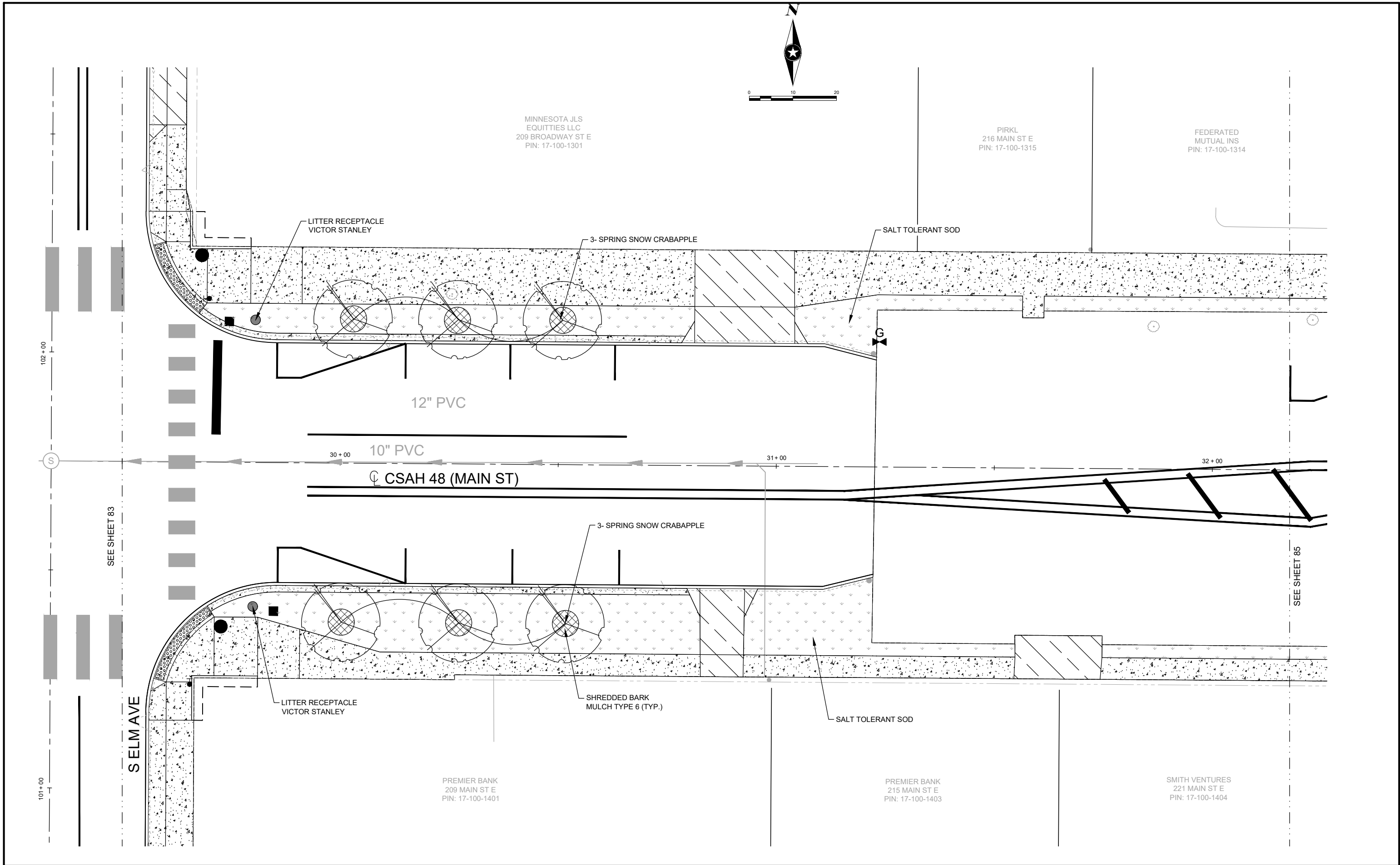
CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE PLAN - 5
REDUCED OPTION 2

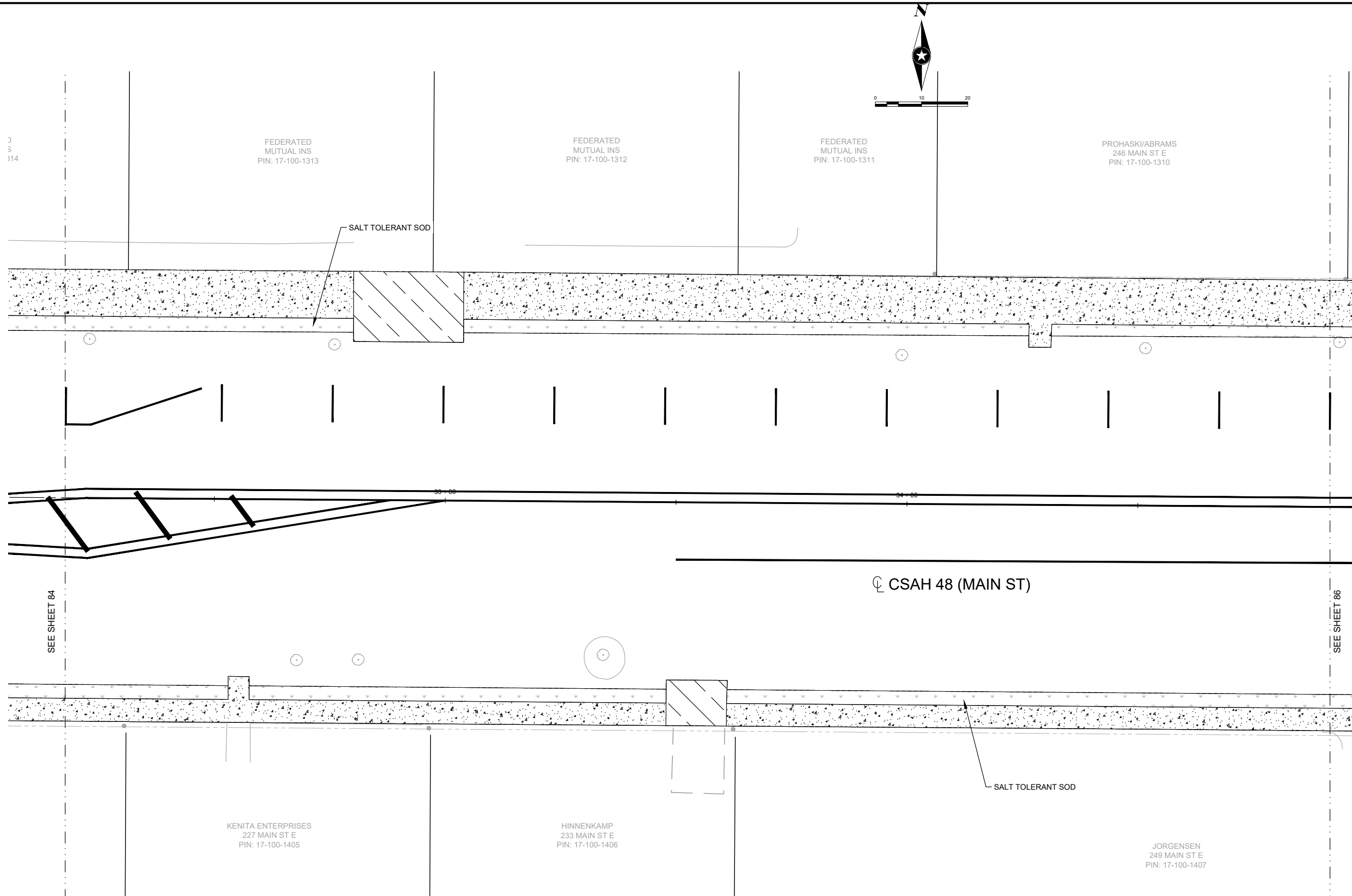
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of 181

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SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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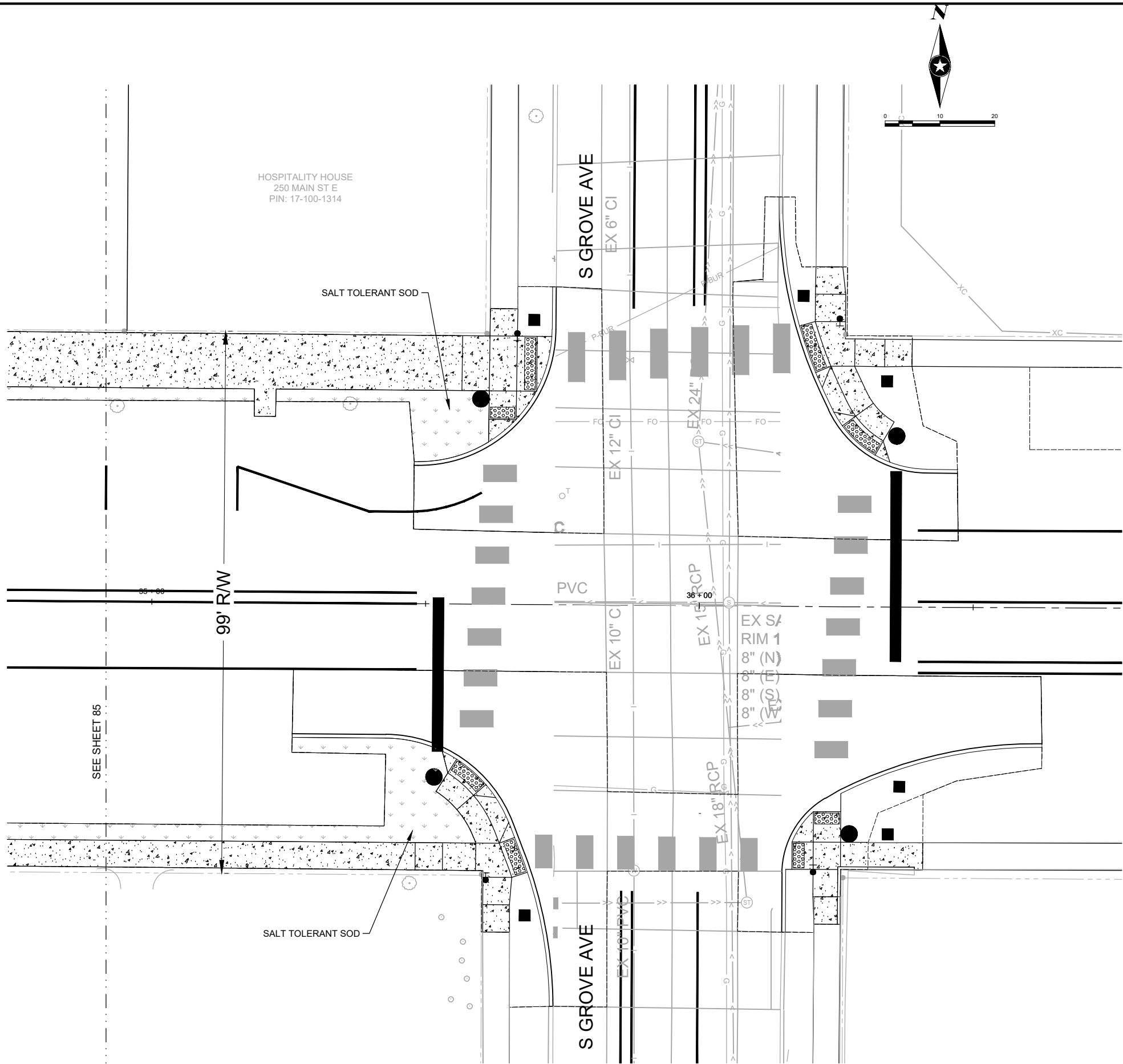
Karl Weissenborn
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DATE 03-23-26 LICENSE NO. 23817

CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE PLAN - 7
REDUCED OPTION 2

85

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SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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DATE 03-23-26 LICENSE NO. 23817

CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE PLAN - 8
REDUCED OPTION 2

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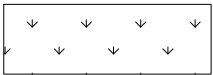
PLANTING SCHEDULE REDUCED OPTION 2				
Quantity	Common Name	Scientific Name	Size	Notes
40	Shade Trees			
12	Skyline Honeylocust	<i>Gleditsia triacanthos</i> 'Skyline'	2.5" Cal B&B	
15	Kentucky Coffeetree	<i>Gymnocladus dioica</i> 'Espresso'	2.5" Cal B&B	
13	Princeton American Elm	<i>Ulmus americana</i> 'Princeton'	2.5" Cal B&B	
8	Understory Trees			
2	Autumn Brilliance Serviceberry	<i>Amelanchier x Grandiflora</i> 'Autumn Brilliance'	1.5" Cal B&B	Cump form
6	Spring Snow Crabapple	<i>Malus x</i> 'Spring Snow'	1.5" Cal B&B	
17	Deciduous Shrubs			
10	Arctic Fire Red Twig Dogwood	<i>Cornus stolonifera</i> 'Farrow'	5 Gal Cont.	
7	Bobo Panicle Hydrangea	<i>Hydrangea paniculata</i> 'ILVOBO'	5 Gal Cont.	
669	Perennials			
126	Lesser Calamint	<i>Calamintha nepta</i>	1 Gal Cont.	
53	Fox Sedge	<i>Carex vulpinoidea</i>	1 Gal Cont.	
156	Wesuwe Meadow Sage	<i>Salvia nemorosa</i> 'Wesuwe'	1 Gal Cont.	
202	Carousel Little Bluestem	<i>Schizachyrium scoparium</i> 'Carousel'	1 Gal Cont.	
132	Prairie Dropseed	<i>Sporobolus heterolepis</i> 'Tara'	1 Gal Cont.	
128	Bulbs			
56	Purple Sensation Ornamental Onion	<i>Allium x</i> 'Purple Sensation'	1 Gal. Cont.	
72	Actaea Poeticus Daffodil	<i>Narcissus x</i> 'Actaea'	1 Gal. Cont.	

Reduced Option 2			
Item Number	Item Description	Units	Quantity
2531.503	Concrete Curb Design Special	LF	868
2540.602	Waste Receptacle	Each	10
2540.603	Landscape Edger	LF	622
2540.618	Concrete Pavers	SF	4314
2571.502	Deciduous Trees 2" CAL B&B	Each	40
2571.502	Deciduous Trees 1.5" CAL B&B	Each	8
27571.502	Shrubs No. 5 Cont.	Each	17
27571.502	Perennial No. 1 Cont.	Each	797
2574.507	Boulevard Topsoil Borrow	CY	218
2575.504	Sodding Type Salt Tolerant	SY	1590
2575.507	Mulch Material Type 6	CY	55

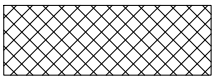
PATTERN KEY FOR LANDSCAPE PLAN



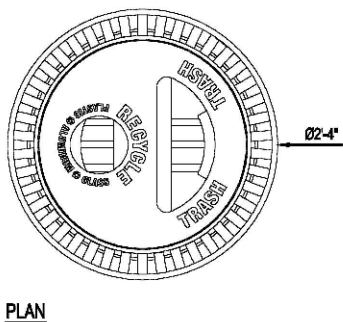
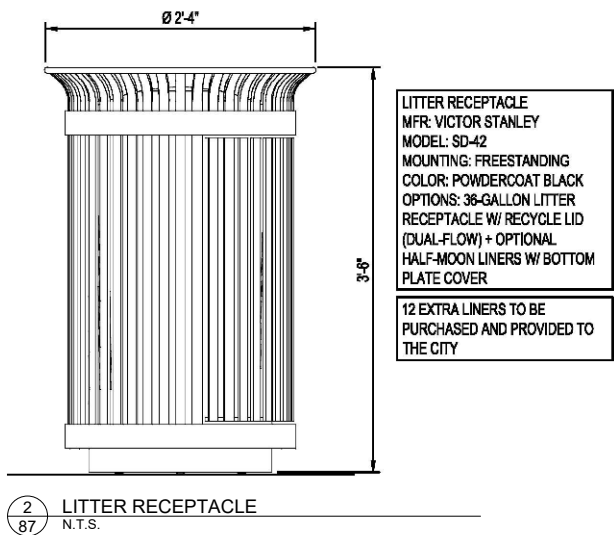
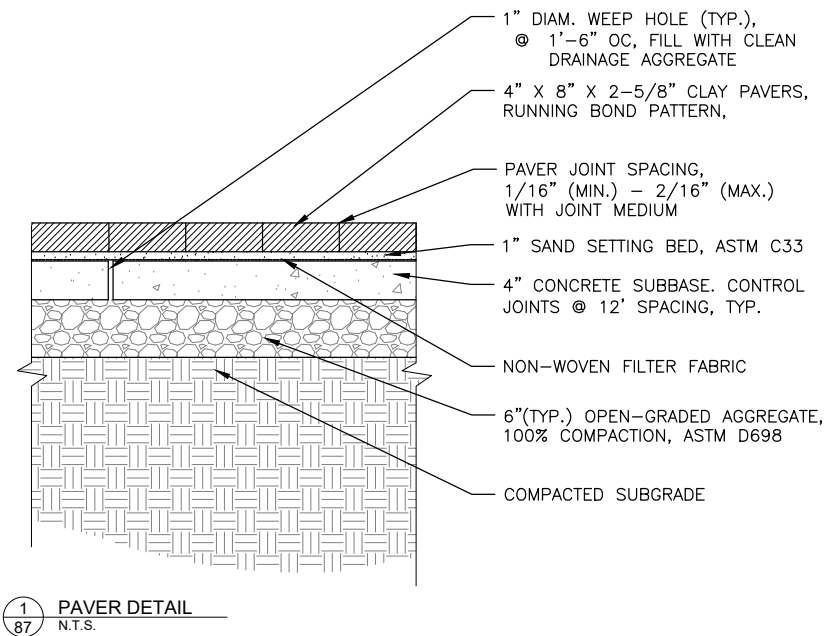
CONCRETE PAVERS
RUNNING BOND PATTERN
7300 SQFT



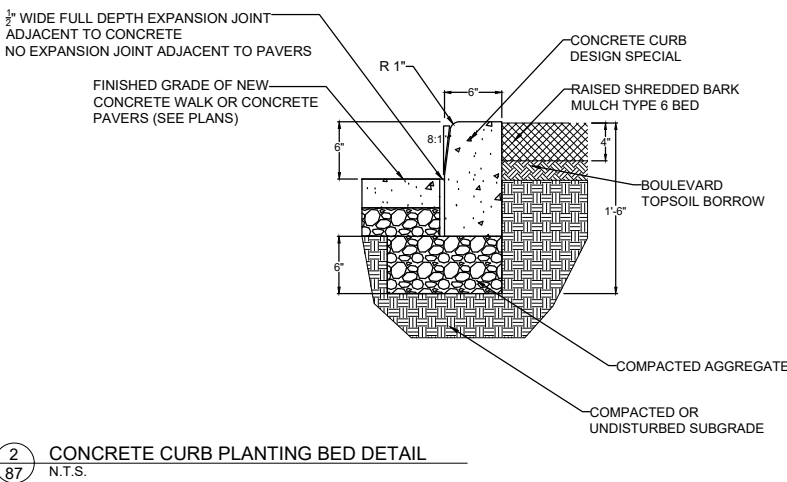
SODDING TYPE SALT TOLERANT
POP-UP HEAD IRRIGATION, BY OTHERS
3260 SQFT



MULCH MATERIAL TYPE 6
DRIP IRRIGATION, BY OTHERS
115 CY



PLAN



SEH Project	STEEL185067	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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KARL WEISSENBERG
DATE 03-23-26 LICENSE NO. 23817

CSAH 48 (MAIN STREET)
RECONSTRUCTION
OWATONNA, MINNESOTA S.P. 074-070-012

LANDSCAPE SCHEDULE
REDUCED OPTION 2



KARL WEISSENBORN
DATE 03-23-26 LICENSE NO. 23817

OWATONNA, MINNESOTA S.P. 074-070-012

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3.31.26

Full Option

Item Number	Item Description	Units	Quantity	Unit Cost	Subtotal
2531.503	Concrete Curb Design Special	LF	2309	\$ 50.00	\$ 115,450.00
2540.602	Waste Receptacle	Each	10	\$ 1,000.00	\$ 10,000.00
2540.603	Landscape Edger	LF	132	\$ 25.00	\$ 3,300.00
2540.618	Concrete Pavers	SF	7300	\$ 30.00	\$ 219,000.00
2571.502	Deciduous Trees 2" CAL B&B	Each	33	\$ 800.00	\$ 26,400.00
2571.502	Deciduous Trees 1.5" CAL B&B	Each	15	\$ 600.00	\$ 9,000.00
27571.502	Shrubs No. 5 Cont.	Each	95	\$ 90.00	\$ 8,550.00
27571.502	Perennial No. 1 Cont.	Each	2202	\$ 40.00	\$ 88,080.00
2574.507	Boulevard Topsoil Borrow	CY	732	\$ 45.00	\$ 32,940.00
2575.504	Sodding Type Salt Tolerant	SY	362	\$ 20.00	\$ 7,240.00
2575.507	Mulch Material Type 6	CY	115	\$ 80.00	\$ 9,200.00

Total Full Option	\$ 529,160.00
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Reduced Option 1

Item Number	Item Description	Units	Quantity	Unit Cost	Subtotal
2521.518	6" Concrete Walk	SF	10413	\$ 10.00	\$ 104,132.00
2531.503	Concrete Curb Design Special	LF	858	\$ 50.00	\$ 42,915.50
2540.602	Waste Receptacle	Each	10	\$ 1,000.00	\$ 10,000.00
2540.603	Landscape Edger	LF	310	\$ 25.00	\$ 7,750.00
2571.502	Deciduous Trees 2" CAL B&B	Each	33	\$ 800.00	\$ 26,400.00
2571.502	Deciduous Trees 1.5" CAL B&B	Each	4	\$ 600.00	\$ 2,400.00
27571.502	Perennial No. 1 Cont.	Each	764	\$ 40.00	\$ 30,560.00
2574.507	Boulevard Topsoil Borrow	CY	437	\$ 45.00	\$ 19,665.00
2575.504	Sodding Type Salt Tolerant	SY	232	\$ 20.00	\$ 4,640.00
2575.507	Mulch Material Type 6	CY	19	\$ 80.00	\$ 1,520.00

Total Reduced Option 1	\$ 249,982.50
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Note: 6" Concrete walk is in addition to concrete walk found earlier in the plan.

Reduced Option 2

Item Number	Item Description	Units	Quantity	Unit Cost	Subtotal
2531.503	Concrete Curb Design Special	LF	868	\$ 50.00	\$ 43,400.00
2540.602	Waste Receptacle	Each	10	\$ 1,000.00	\$ 10,000.00
2540.603	Landscape Edger	LF	622	\$ 25.00	\$ 15,550.00
2540.618	Concrete Pavers	SF	4314	\$ 30.00	\$ 129,420.00
2571.502	Deciduous Trees 2" CAL B&B	Each	40	\$ 800.00	\$ 32,000.00
2571.502	Deciduous Trees 1.5" CAL B&B	Each	8	\$ 600.00	\$ 4,800.00
27571.502	Shrubs No. 5 Cont.	Each	17	\$ 90.00	\$ 1,530.00
27571.502	Perennial No. 1 Cont.	Each	797	\$ 40.00	\$ 31,880.00
2574.507	Boulevard Topsoil Borrow	CY	218	\$ 45.00	\$ 9,810.00
2575.504	Sodding Type Salt Tolerant	SY	1590	\$ 20.00	\$ 31,800.00
2575.507	Mulch Material Type 6	CY	55	\$ 80.00	\$ 4,400.00

Total Reduced Option 2	\$ 314,590.00
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