



PLANNING COMMISSION MEETING

Tuesday, June 23, 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. Agenda

1.a. Planning Commission Agenda - June 23, 2026

2. Approval of Last Meeting Minutes

2.a. Approve Planning Commission Minutes - May 12, 2026

3. Public Hearings

3.a. Application No. CUP-25

4. Other Business

4.a. Zoning & Subdivision Ordinance Process Update

4.b. Building Permit Updates

4.c. Updates on Previous Items

5. Adjournment

Owatonna Planning Commission Agenda

Tuesday, June 23, 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 May 12, 2026 meeting
2. Public Hearings
 - A) Application No. CUP-25, A request by Prairie LaSalle Partners and Chad Lange, Festal Farms, for a Minor PUD Amendment to allow the usage of a lot to change from a 6 unit townhouse to a pair of 6 unit flats as previously proposed in the PUD.
3. Downtown Parking Committee Requests

None
4. Other Business
 - A. Zoning & Subdivision Ordinance Process Update
 - B. Building Permit Updates
 - C. Updates on Previous Items
5. Next Meeting – July 7, 2026 (Joint meeting with City Council @ 5:00)
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR MAY 12, 2026

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 (5:32 pm). Commissioner absent: Rachel Springer-Gasner and Dave Effertz. Community Development Manager Greg Kruschke, Planning Specialist Emma Bransford, and Senior Administrative Technician Kristen Kopp were also present.

A motion was made by Wilson and seconded by Peake to approve the minutes of regular meeting of April 14, 2026. All Commissioners voting Aye, the motion carried.

Commissioner Jim Joachim arrived at 5:32 pm.

Application No. RZ-11, which is a request by John Schulte of Jones, Haugh & Smith on behalf of Northland Farm Systems, Inc. for a zone change from B-2, Community Business District, to PUD, Planned Unit Development, for the purposes of adding a new multi-use building including storage, showroom, and offices for the property located at 2250 Austin Road, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) Public hearing opened at 5:38 pm. No comments were made regarding this request. Public hearing closed at 5:39 pm. John Eickhoff asked about the fence. Bransford said that this would be more of a staging area rather than storage so it would not require screening. Jim Joachim asked if the building would be parallel to Austin Road. Bransford said yes, it would. Wilson asked about the shipping containers. Kruschke said that they moved to this site about ten years ago. Currently they are not allowed, but with the new ordinance there will be a provision to allow them. They won't have a need for these containers after constructing the new building. Eickhoff said he appreciates the conditions because of the surrounding residential area. A motion was made by Eickhoff and seconded by Wilson to recommend City Council approval of this rezoning request from B-2, Community Business District, to PUD, Planned Unit Development, for the property located at 2250 Austin Road with the following conditions:

1. All storage containers must be removed from the property prior to CO issuance.
2. All future additions will require approval through a PUD amendment.
3. The driveway access off 22nd St SE shall be paved within five years of the effective date of this ordinance.
4. All items in the City Engineers memo must be addressed.
5. Any signage on the property that does not have an approved permit must be removed, including all signage affixed to trailers.
6. All new signage must obtain sign permits.
7. If the applicant changes the use of any existing building a change of occupancy permit must be approved before final occupancy of the new building.

8. Junk vehicles, equipment, and parts shall be removed from the property in timely manner.

All commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on Downtown Parking. He said there have been three changes recently. The lot next to Firestone no longer exists as that has been sold as part of the Ascend South project, nor does the parking along the riverfront near Ascend, which is temporarily closed during construction. Parking Lot #23 on the south side of Main Street was a leased parking lot and City Council chose to no longer renew that lease.

A motion was made by Eickhoff and seconded by Wilson to nominate Kelly Rooks as President. All Commissioners voting Aye, the motion carried. A motion was made by Wison and seconded by Eickhoff to nominate Nick Peake as Vice President. All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke and Planning Specialist Emma Bransford gave an update on the Zoning and Subdivision Ordinance Process. The presentation included discussion on the two-car garage requirement, front deck/stoop/patio setbacks, home occupation standards, and trash enclosure standards.

The Commissioners discussed the two-car garage requirement and recommended eliminating the requirement for further discussion by City Council. The Commissioners discussed front deck, stoop, and patio setbacks and recommended revising the front setback measurement to 50% of the existing setback or using the existing, whichever is less, for further discussion by City Council. The Commissioners discussed home occupation standards and agreed with the draft terms proposed by Bolton & Menk, recommending that the draft remain as written for further discussion by City Council. The Commissioners discussed trash enclosure standards and recommended that trash enclosures be enclosed on all four sides and designed to obstruct views from the surrounding area for further discussion by City Council.

Community Development Manager Greg Kruschke gave an update on previous items and presented the monthly Building Permit Reports. There are 10 house permits issued so far, which is ahead of last year.

Planning Specialist Emma Bransford said that application VAR-25, which was a request by Robert Seykora for a curb cut variance at Cedar Valley Services, has been withdrawn. They were able to work something out that did not require a variance.

There are no items for the May 26 meeting, so that meeting will be cancelled. There is a joint Council and Planning Commission meeting on Tuesday, July 7.

A motion was made by Joachim and seconded by Wilson to adjourn the meeting at 6:23 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

June 17, 2026

To: Planning Commission

From: Community Development Department

RE: CUP-25 A request by Prairie LaSalle Partners and Chad Lange, Festal Farms, for a Minor PUD Amendment to allow the usage of a lot to change from a 6 unit townhouse to a pair of 6 unit flats as previously proposed in the PUD and amending the future phasing.

Application Review:

Applicant/Owner: Chad Lange / Prairie LaSalle Partners

Location of Property: East of River Springs Waterpark

Zoning Map: PUD

Report Attachments:

1. Location Map
2. Aerial Photo
3. Building Elevations
4. Site Plan

Proposed Development:

- CUP -25 A request by Prairie LaSalle Partners and Chad Lange, Festal Farms, for a Minor PUD Amendment to allow the usage of a lot to change from a 6-unit townhouse to a pair of 6 unit flats as previously proposed in the PUD and amending the future phasing.
- The applicant feels that the market will respond to the 6-unit flats better than the 6-unit townhome.
- The amendment does not change the street alignment. An additional sewer and water service will need to be added to the utility plan.
- To date the final plat has not been recorded. The applicant will either have to administratively split the lot or amend the final plat prior to building the second structure.
- The amendment will increase the density of the development by 6 units.
- These structures were already part of the PUD so there are no additional changes to the architecture of the development.
- The applicant is also proposing to amend the phasing of the development. Phase 2 will follow the length of Stoneridge LN NE now. This sewer line needs to be installed to service the other areas of the development.

Findings

- ♦ According to the ordinance, a conditional use permit may be granted if the following findings are met:

- a) The establishment or operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b) The architectural appearance and functional plan of the building and site reflects the building character of the area and will not be so dissimilar to the

existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot. The proposed development will be compatible with existing and planned use of the area and conflicts will not be created between the proposed use and existing and intended future uses of the surrounding area.

- c) The traffic generated by this use shall be channelized and controlled in a manner that will avoid congestion on public streets, safety hazards or excessive traffic through residential areas. The traffic generated will not raise traffic volumes beyond the capacity of the surrounding streets. Vehicular access points will be limited, and will create a minimum amount of conflict with through traffic movements and will be subject to the approval of the City Engineer. Vehicular drive up ingress lanes will be large enough to accommodate peak auto use on the same lot without requiring the stopping or waiting of vehicles on public right-of-way. Ingress lanes will be from the least heavily traveled street wherever possible.
- d) Public services, including but not limited to sewer, water, gas, police, and fire protection, are available at an adequate level and capable of servicing the proposed land use. In addition, adequate access, drainage, and any other necessary support facilities shall be provided.
- e) All such other or further factors as the City shall deem a requisite or consideration in determining the effect of such use on the general welfare, public health, and safety.

Staff Review:

CUP -25 A request by Prairie LaSalle Partners and Chad Lange, Festal Farms, for a Minor PUD Amendment to allow the usage of a lot to change from a 6-unit townhouse to a pair of 6 unit flats as previously proposed in the PUD and amending the future phasing with the following condition:

- 1) The lot shall either have the final plat amended through the approval process or an administrative split filed prior to construction of the second 6 unit building.

PROPOSED FEATURES LEGEND

	DENOTES PROPOSED SINGLE-FAMILY DETACHED (R2)
	DENOTES PROPOSED SINGLE-FAMILY ATTACHED (R3)
	DENOTES PROPOSED TOWNHOUSES (R3)
	DENOTES PROPOSED 6 UNIT MULTI-FAMILY (R6)
	DENOTES PROPOSED OPEN SPACE
	DENOTES EXISTING WETLANDS
	DENOTES PROPOSED STORMWATER PONDS

PUD Zoning Summary

Single-family Detached Lot Size:

Width: 65 ft minimum
Depth: 120' (+/-)
Lot Area: 7,800 sq ft minimum

Single-family Attached Lot Size:

Width: 80 ft minimum per pair
Depth: 120' (+/-)
Lot Area: 5,000 sq ft minimum

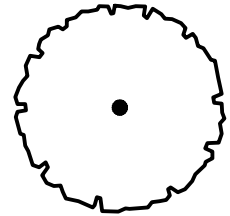
Minimum Lot Area Per Unit:

Townhouse: 4,000 sq ft
6-Unit Multi-family: 1,700 sq ft

Minimum Off-street Parking:

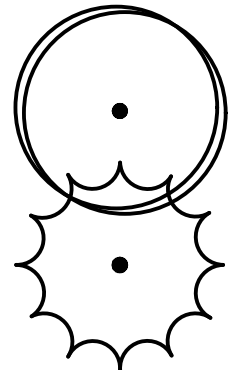
Two Stalls per unit

CONCEPT_PLANT_SCHEDULE



SHADE TREE
APPROVED VARIETIES IN GROUPINGS
OF 1, 3, AND 5 OR AS APPROVED BY
CITY:

- KENTUCKY COFFEE TREE
- THORNLESS, SEEDLESS HONEYLOCUST
- AMERICAN LINDEN
- WHITE OAK

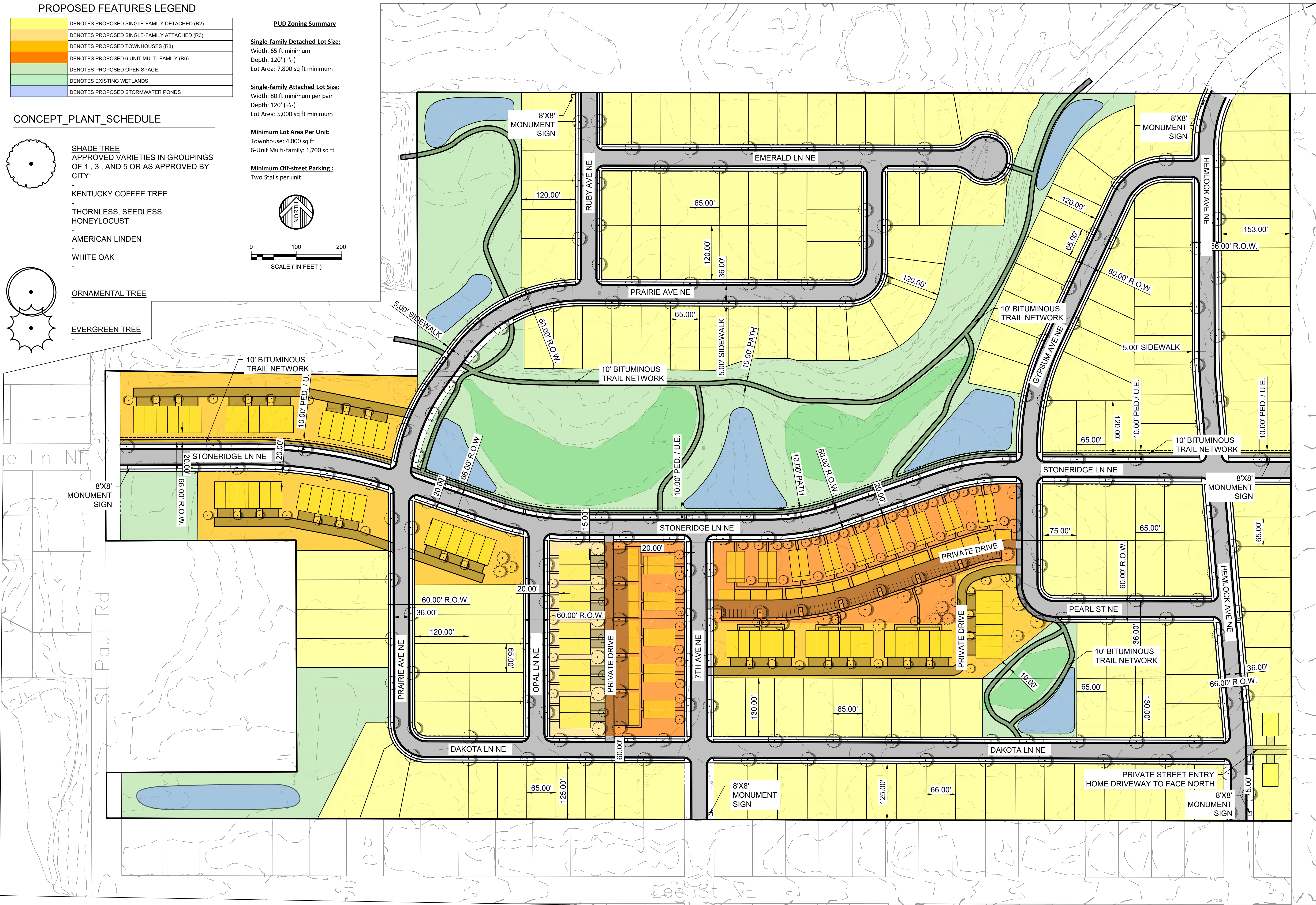


ORNAMENTAL TREE

EVERGREEN TREE



0 100 200
SCALE (IN FEET)



NOT FOR CONSTRUCTION

WIDSETH

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MINERAL SPRINGS ESTATES

MINERAL SPRINGS ESTATES, LLC

OWATONNA, MINNESOTA

DATE: MAY, 2026

SCALE: AS SHOWN

DRAWN BY: RSH

CHECKED BY: CNB

DATE: ---

LIC. NO. 44228

BY: [Signature]

REVISIONS DESCRIPTION

DATE

REVIEW

JOB NUMBER: 2022-11572

PUD SITE PLAN - OVERALL

SHEET NO. 1

SHEET 1 OF PUD

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PROPOSED FEATURES LEGEND	
	DENOTES PROPOSED SINGLE-FAMILY DETACHED (R2)
	DENOTES PROPOSED SINGLE-FAMILY ATTACHED (R3)
	DENOTES PROPOSED TOWNHOUSES (R3)
	DENOTES PROPOSED 6 UNIT MULTI-FAMILY (R6)
	DENOTES PROPOSED OPEN SPACE
	DENOTES EXISTING WETLANDS
	DENOTES PROPOSED STORMWATER PONDS

- SHADE TREE
APPROVED VARIETIES IN GROUPINGS
OF 1, 3, AND 5 OR AS APPROVED BY
CITY:
- KENTUCKY COFFEE TREE
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 - WHITE OAK
- ORNAMENTAL TREE
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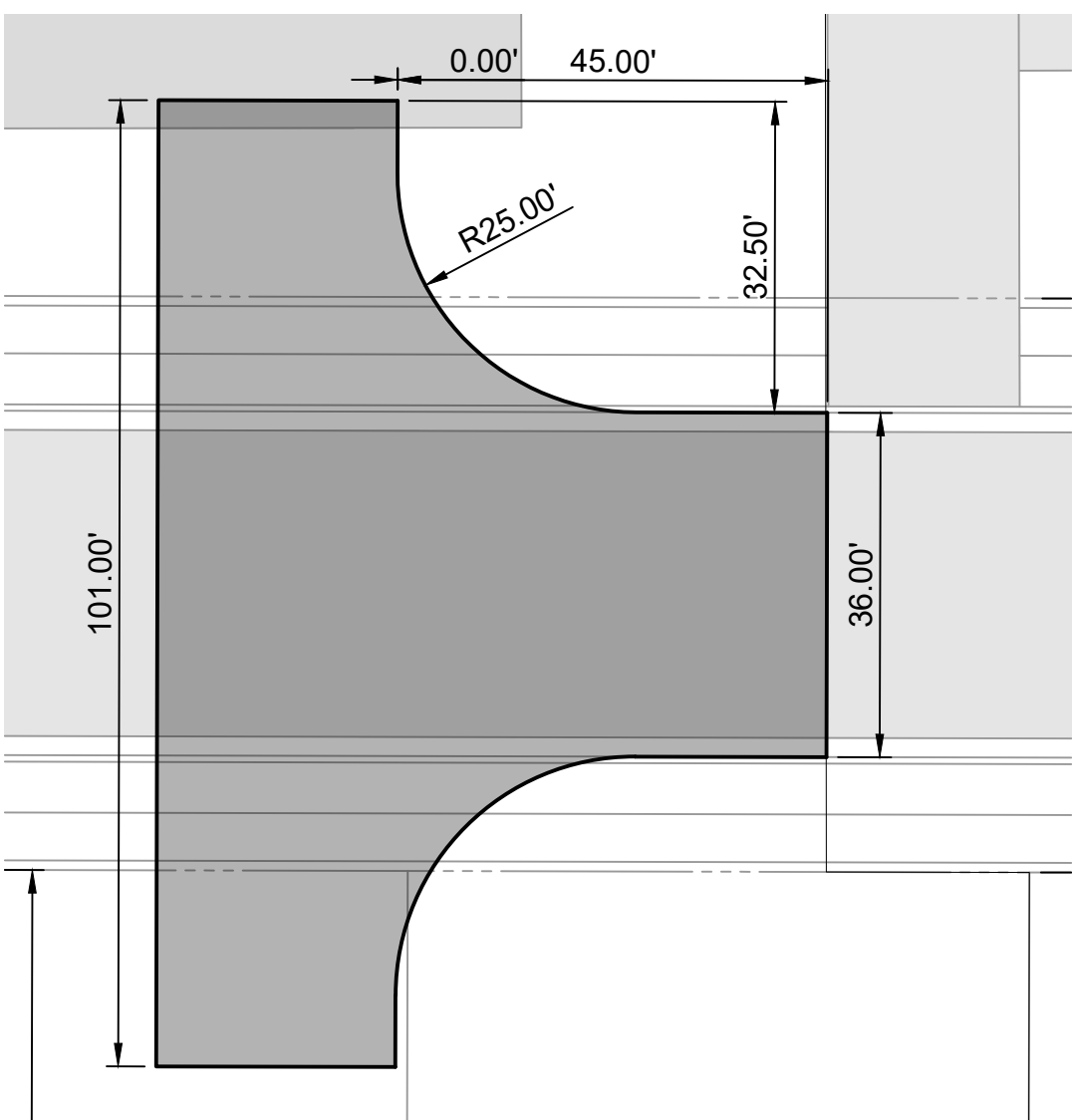
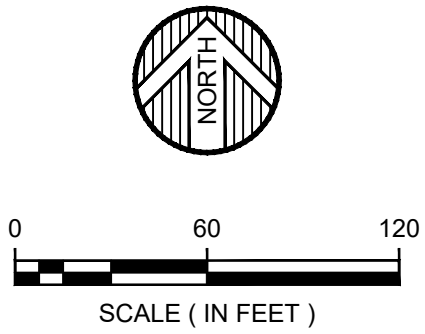
PUD Zoning Summary

Single-family Detached Lot Size:
Width: 65 ft minimum
Depth: 120' (+/-)
Lot Area: 7,800 sq ft minimum

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Lot Area: 5,000 sq ft minimum

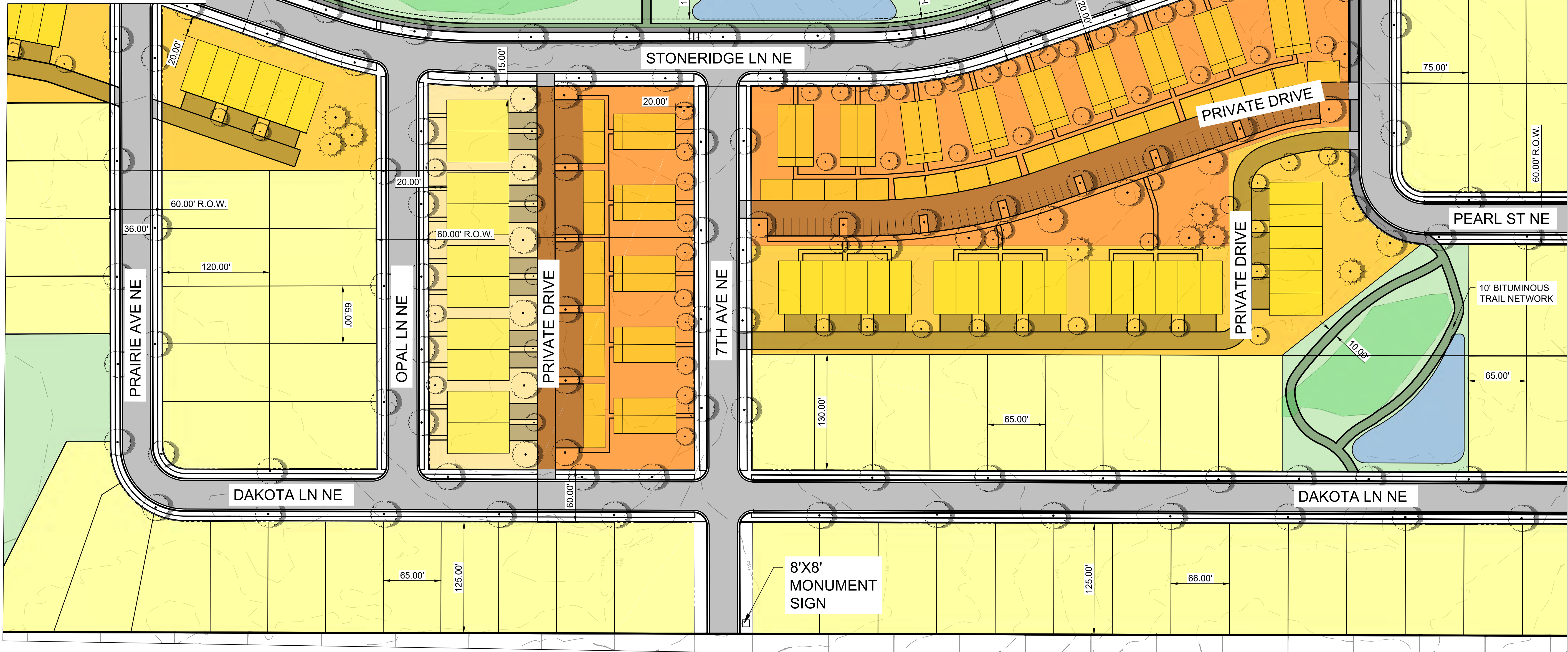
Minimum Lot Area Per Unit:
Townhouse: 4,000 sq ft
6-Unit Multi-family: 1,700 sq ft

Minimum Off-street Parking:
Two Stalls per unit



TEMPORARY TURNAROUND DETAIL

1. TEMPORARY TURNAROUND DESIGN SHALL BE AT EACH PHASE END.



NOT FOR CONSTRUCTION

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MINERAL SPRINGS ESTATES

MINERAL SPRINGS ESTATES, LLC

OWATONNA, MINNESOTA

DATE: MAY, 2026

SCALE: AS SHOWN

DRAWN BY: RSH

CHECKED BY: CNB

DATE: ---

DATE: ---

DATE: ---

DATE: ---

BY: ---

REVISIONS DESCRIPTION: ---

DATE: ---

DATE: ---

JOB NUMBER: 2022-11572

DATE: ---

LIC. NO. 4428

MINERAL SPRINGS ESTATES

MINERAL SPRINGS ESTATES, LLC

OWATONNA, MINNESOTA

DATE: MAY, 2026

SCALE: AS SHOWN

DRAWN BY: RSH

CHECKED BY: CNB

DATE: ---

DATE: ---

DATE: ---

DATE: ---

BY: ---

REVISIONS DESCRIPTION: ---

DATE: ---

DATE: ---

JOB NUMBER: 2022-11572

DATE: ---

LIC. NO. 4428

MINERAL SPRINGS ESTATES

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DATE: MAY, 2026

SCALE: AS SHOWN

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OWATONNA, MINNESOTA

DATE: MAY, 2026

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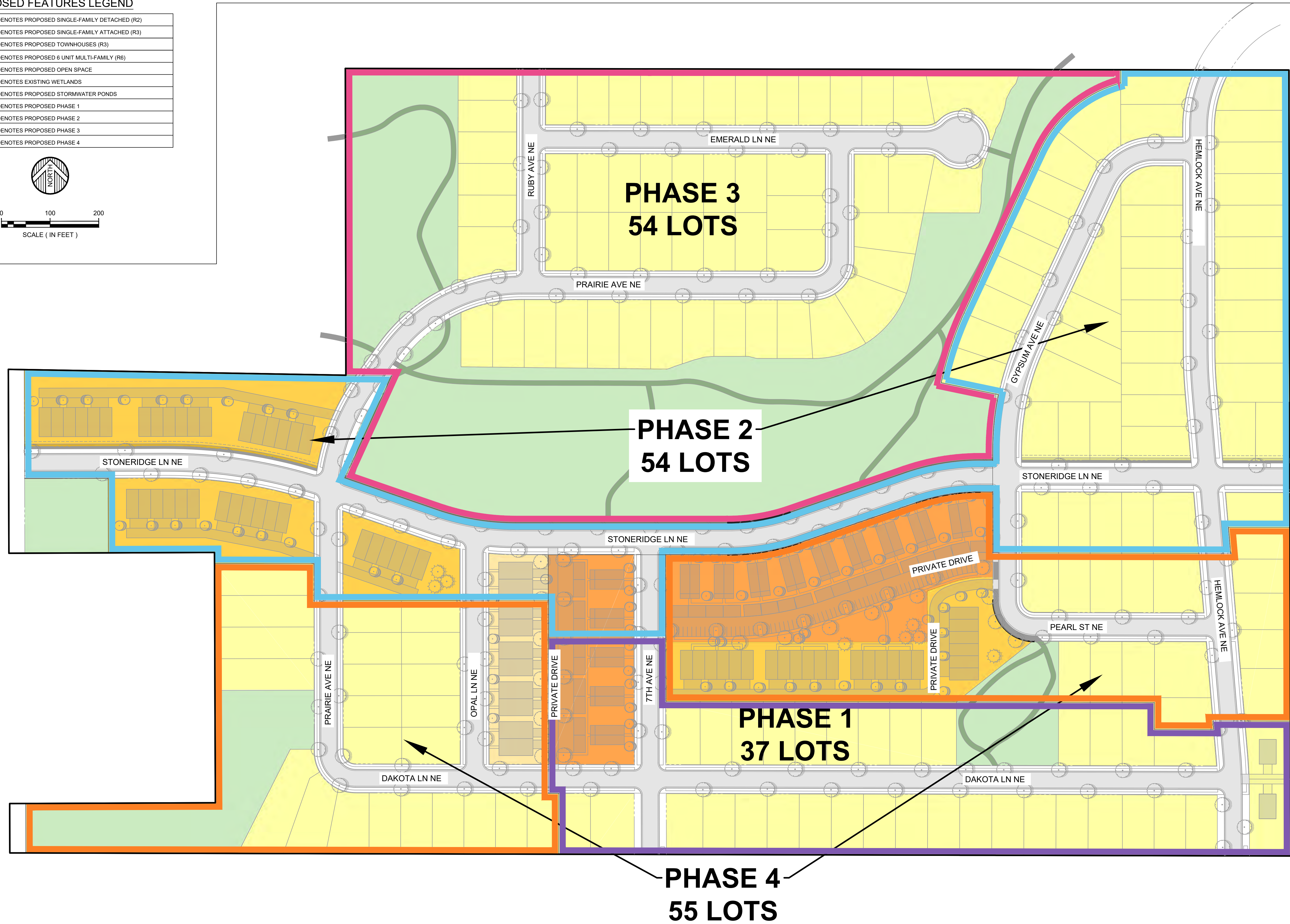
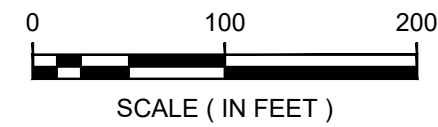
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LIC. NO. 4428

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	DENOTES PROPOSED OPEN SPACE
	DENOTES EXISTING WETLANDS
	DENOTES PROPOSED STORMWATER PONDS
	DENOTES PROPOSED PHASE 1
	DENOTES PROPOSED PHASE 2
	DENOTES PROPOSED PHASE 3
	DENOTES PROPOSED PHASE 4



NOT FOR CONSTRUCTION

MINERAL SPRINGS ESTATES
MINERAL SPRINGS ESTATES, LLC
OWATONNA, MINNESOTA

SHEET NO.
3

SHEET 3 OF PUD

DATE	REV#	REVISIONS DESCRIPTION	BY

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

CRAIG N. BRITTON LIC. NO. 44228

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

4/20/2023, Revised 5/5/2023, Revised 8/25/2023, Revised 6/04/2026

To: Greg Kruschke, Community Development Manager, and the City of Owatonna

RE: Mineral Springs Residential Development PUD Narrative – Mineral Springs Estates

Rochester

3777 40th Avenue NW
Suite 200
Rochester MN 55901

507.292.8743

Rochester@Widseth.com
Widseth.com

Dear Mr. Kruschke and members of the City Council,

The proposed PUD revision dated May 2026 represents a targeted amendment to the previously approved concept. A recent market analysis of the Owatonna housing market was conducted to evaluate current rental demand and absorption trends. The analysis concluded that condominium-style units (flats) demonstrate stronger market demand and superior rental performance compared to traditional row-house (townhome) product in this area.

In direct response to these findings, **we propose replacing one 6-plex Town Home (Row House)** previously planned for the northwest quadrant of the intersection of 7th Avenue NE and Dakota Lane NE with **two 6-plex Condominium buildings (Flats)**. This modification is clearly depicted on Sheets 1, 2, 3, and 4 of the submitted PUD revision plans, with the affected area highlighted for reference. The proposed two 6-plex condominium buildings (flats) maintain compatibility with the surrounding Phase 1A and 1B development, the established private drive access, and the overall architectural character of the community.

This data-driven refinement results in a **net increase of six dwelling units** within the PUD (replacing 6 townhome units with 12 condominium units), achieved without expanding the project boundary or altering approved open space, trail networks, stormwater management features, or other infrastructure elements. It improves alignment with current market preferences, enhances absorption rates and long-term project viability, and provides greater housing diversity and choice for future residents of Mineral Springs Estates.

The development remains a multi-phase residential subdivision on approximately 83 acres. The land use includes a mix of approximately **172 single-family detached homes (52%), 10 single-family attached homes (3%), 60 townhouse units (10 six-unit buildings) (18%), and 84 condo units (14 six-unit buildings) (26%)**, for a revised total of approximately **326 units, or 3.93 units per acre**.

Amenities include approximately 16.6 acres of open space (20%) dedicated to passive and active recreation, with proposed sidewalks, trails, and natural areas including wetlands. Some wetlands will be removed as part of the natural progression of development, while others will remain and serve as natural areas for walking, biking, running, and other recreational activities. Open spaces may also include picnic tables, grills, gazebos, and playground equipment. There are approximately 17.4 acres of proposed roads (21%) within the development.

Parking will be provided at a ratio of 2:1 (two off-street parking spaces per unit) through attached and detached garages as well as surface parking. All residential buildings will be located closer to the front property line than currently permitted, creating an improved pedestrian-oriented atmosphere by placing automobile parking to the rear of all multifamily structures. This design significantly reduces vehicular/pedestrian conflicts.

Phasing will occur in approximately four phases:

- **Phase 1** will include road and utility infrastructure, the extension of 7th Avenue NE and Hemlock Avenue NE, 33 single-family detached homes, 30 townhome units, and **84 condo units** (updated to reflect the two additional 6-plex buildings), for a total of approximately 147 units and 37 lots.
- **Phase 2** will consist of 24 single-family detached homes, 14 single-family attached homes, and 30 townhomes, for a total of approximately 68 units and 54 lots.
- **Phases 3 and 4** will consist strictly of single-family homes (attached or detached), with 62 units and 54 lots in Phase 3 and 53 units and 55 lots in Phase 4.

Typical Setbacks and Lot Standards

- Front yard setbacks: 20 feet for townhomes, duplexes, and condominiums; 25 feet for single-family detached homes.
- Side street side yards: 12.5 feet for townhomes, duplexes, and condominiums; 15 feet for single-family detached lots.
- Interior side yards for single-family detached lots: minimum 6 feet (sum of 15 feet).
- Single-family detached lots: minimum 65 feet wide, 85 feet deep, 7,800 sq ft.
- Single-family attached lots: minimum 70 feet per pair, 70 feet deep, 2,450 sq ft.
- 6-plex townhomes and 6-plex condominiums: minimum lot area of 1,400 sq ft per unit.
- Minimum 500 sq ft of usable open space per multi-family unit.
- Multifamily buildings: minimum 12-foot building spacing (with additional standards noted in the waiver requests).

List of Waivers Requested (unchanged except for updated references):

Single Family Detached: Lot width 65 ft, depth 85 ft, area 7,800 sf, front yard 25 ft, side street 15 ft, interior side yard 6 ft (sum 15 ft), rear yard 25 ft.

Single Family Attached: Lot width 70 ft per pair, depth 70 ft, area 2,450 sf, front yard 20 ft, side street 12.5 ft, minimum 10 ft between building envelopes.

6-plex Condominiums (Flats): Lot width 20 ft, lot area 1,400 sf, front yard 20 ft, accessory structure setbacks, side street 12.5 ft, building separation 10 ft.

6-plex Townhomes (Row Houses): Lot area 1,400 sf, front yard 20 ft, accessory structure side yard 10 ft, side street 12.5 ft, building separation 10 ft.

Monument Signs: Locations as shown on the PUD exhibit at public street entrances; maximum 8' x 8' message area; internally lit or spot lighting.

This amendment strengthens the overall project by better responding to current market conditions while remaining fully consistent with the intent, density, and high-quality design standards of the approved

Planned Unit Development. We respectfully request approval of this minor modification to better serve the housing needs of the Owatonna community.

Thank you for your consideration. We look forward to working with City staff and the Council through the review process.

Sincerely,

Craig Britton, PE

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	1	461,000	2	1,000	36	5,661,962.00	169	1,173,226.15			5	213	7,297,188.15		
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	4	1,591,000	9	23,000	46	5,971,140	274	\$ 2,059,257.16			6	339	\$ 9,644,397.16		
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	10	3,375,000	28	141,139	63	7,888,040	419	\$ 3,839,674.11	4	\$1,000,000.00	6	530	\$16,243,853.11		
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	11	3,675,000	48	237,747	78	24,008,393.00	567	5,318,971.57	4	\$1,000,000.00	8	716	34,240,111.21		
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 May, 2026

TYPE OF WORK	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2026 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	7	2,068,000		11	3,675,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	39	170,017.00		48	237,747.00	
COMMERCIAL AND INDUSTRIAL PERMITS	102	31,555,159.00		78	24,008,393.00	
RESIDENTIAL ADD. & ALT.	567	4,993,234.30		567	5,318,971.57	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	0	0	0	4	1,000,000	0
DEMOLITION PERMITS	4	0		8	0	
TOTAL PERMITS ISSUED	719	38,786,410	0	716	34,240,112	0