



PLANNING COMMISSION MEETING

Tuesday, July 28, 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 - July 28, 2026

2. Roll Call

3. Approval of Last Meeting Minutes

3.a. Planning Commission Minutes - June 23, 2026

4. Public Hearings

4.a. VACA-26-1

4.b. CUP-26

5. Downtown Parking Committee Requests

5.a. None

6. Other Business

6.a. Zoning & Subdivision Ordinance Process Update

6.b. Building Permit Updates

6.c. Updates on Previous Items

7. Next Meeting - August 11, 2026 (Primary Election Day - Need to be done by 6:00 pm)

8. Adjournment

Owatonna Planning Commission Agenda

Tuesday, July 28, 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 June 23, 2026 meeting
2. Public Hearings
 - A) VACA-26-1, a petition by Kellie Cultice to vacate a portion of a drainage and utility easement located within Lots 8 & 9, Block 2, Heers Addition No.4.
 - B) CUP-21 by Brent Kaslow of Capital General Contracting , Chris Behne of Prime Garage Door & More, and B3 Contracting LLC, requests for an amendment to a conditional use permit to allow commercial uses in a storage facility on the subject property.
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 – August 11, 2026 (Primary Election Day – Need to be done by 6)
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 23, 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, Rachel Springer-Gasner, John Eickhoff, Mark Wilson, Dave Effertz, and Jim Joachim. Commissioners absent: Nick Peake. 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 Eickhoff to approve the minutes of regular meeting of May 12, 2026. All Commissioners voting Aye, the motion carried.

Application CUP-, which is a request by Chad Lange / Prairie LaSalle Partners 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, or Mineral Springs Estates located east of River Springs Waterpark, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:33 pm. Craig Britton, Design Engineer with Widseth, was present representing the applicant. No comments were made regarding this request. Public hearing closed at 5:34 pm. A motion was made by Springer-Gasner and seconded by Wilson to recommend City Council approval of 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.

All commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on the Zoning and Subdivision Ordinance Process. Kruschke said that the Commissioners will be getting a draft copy of the Ordinance later this week. If there are questions, he encouraged them to write them down. In late August or early September there will be a public hearing to adopt the Ordinance. There will be a joint work session with City Council at 5 pm on July 7. The Consultant will run that meeting.

Community Development Manager Greg Kruschke gave an update on previous items and presented the monthly Building Permit Reports. Single family homes are ahead of where we were last year. We just issued a three-unit building as well.

A motion was made by Joachim and seconded by Effertz to adjourn the meeting at 5:39 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

July 24, 2026

To: Planning Commission
From: Community Development Department
RE: Request to vacate a portion a utility easement

Application Review:

Applicant: Kellie Cultice

Location of Property: 1636 St Paul Rd NE

Legal Description: All that part of Lot 8, Block 2, Heers Addition No. 4, Owatonna, Minnesota...

Report Attachments: 1. Location Map
2. Survey and Legal Description

Proposed Development:

- The applicant is requesting the vacation of a portion of a 20' wide drainage and utility easement that extends through the garage and a portion of their house.
- The property is under contract for sale, and the title company has required the easement vacation before closing.
- The house was originally built in the 1890s, with the garage added in 1966. The property was platted with drainage and utility easements in 1978.
- There are currently no drainage concerns or utilities located within the easement.
- Based on the existing grading of the property, there is no identified foreseeable need for this portion of the easement to serve a drainage function.
- All utility services enter the property from St. Paul Road.

Public Comment:

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

Staff Recommendation:

Staff recommends approval of the vacation of a portion of a utility easement as described above.



VACA-26-1 Easement Vacation
1636 St Paul Rd

0 25 50 100 Feet

EASEMENT VACATION

PART OF LOTS 1, 8, AND 9, BLOCK 2, HEERS ADDITION NO. 4
OWATONNA, STEELE COUNTY, MINNESOTA



RECORD LEGAL DESCRIPTION PER DOC. NO. T000074764

All that part of Lot 8, Block 2, Heers Addition NO. 4, Owatonna, Minnesota, lying south of the following described line:

Commencing at the southeast corner of said Lot 8; thence N67°53'29\"W, assumed bearing, 95.93 feet along the southerly line of said Lot 8 to the True Point of Beginning; thence N78°15'07\"E 89.54 feet to the northwest corner of Lot 1 in said Block 2; and there terminating.

AND

All that part of Lot 9, Block 2, Heers Addition No. 4, Owatonna, Minnesota, described by:

Beginning at the northeast corner of said Lot 9; thence N67°53'29\"W assumed bearing, 95.93 feet along the northerly line of said Lot 9; thence S00°05'04\"W 75.97 feet; thence S89°54'56\"E 89.88 feet to a corner of said Lot 9; thence N01°16'27\"W 40.00 feet to beginning.

AND

All that part of Lot 1, Block 2, Heers Addition no. 4, Owatonna, Minnesota lying south of the North 13.00 feet of said Lot 1.

PREPARED EASEMENT VACATION DESCRIPTION

All that part of Lots 1, 8, and 9, Block 2, HEERS ADDITION NO. 4, OWATONNA, MINNESOTA, as the same is platted and recorded in the office of the Steele County Recorder, Steele County, Minnesota, described as follows:

Beginning at the southwest corner of said Lot 1, thence South 89°54'56\" East a distance of 10.00 feet, on an assumed bearing on a southerly line of said Block 2;
thence North 01°16'27\" West a distance of 68.64 feet;
thence North 89°54'56\" West a distance of 20.01 feet;
thence South 01°18'45\" East a distance of 68.64 feet, to a southerly line of said Block 2;
thence South 89°54'56\" East a distance of 9.96 feet, to the point of beginning.



FOR: NEAR NORTH TITLE GROUP

Date: 07/07/2026 Revised date: -
Drawn by: SAT Survey: SAT
Field Book: - Page 1 of 1
Coord-System: RECORD PLAT
Job No: 26-1130 File: -

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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott A. Tuchtenhagen
Date: 7/7/26

L.S. No. 52646



**JONES
HAUGH
SMITH**
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876
415 West North Street
Owatonna, MN 55060
507-451-4598

July 24, 2026

To: Planning Commission

From: Greg Kruschke, Community Development Manager

RE: CUP-26 by Brent Kaslow of Capital General Contracting , Chris Behne of Prime Garage Door & More, and B3 Contracting LLC, requests for an amendment to a conditional use permit to allow commercial uses in a storage facility on the subject property.

Application Review

Applicant/Owner: Brent Kaslow of Capital General Contracting, Chris Behne of Prime Garage Door & More, and B3 Contracting LLC

Location of Property: 1980 Austin Rd SE

Zoning Map: B-2, Community Business District

Zoning Ordinance: Section 157.020 states that Mini Storage Facilities are a Conditional Use Permit.

Report Attachments: Location Map
Site Plan
Floor Plan
Landscaping Plan
Owner Intent Letter
City Engineer's Memo

Proposed Development

- CUP-26 by Brent Kaslow of Capital General Contracting , Chris Behne of Prime Garage Door & More, and B3 Contracting LLC, requests for an amendment to a conditional use permit to allow commercial uses in a storage facility on the subject property.
- The applicant was granted a CUP in 2025 for mini storage. The CUP approval and the building permit were issued on the basis of a storage building, including the condition which stated “The sole permitted use of all units shall be storage” and “No commercial business operations shall be permitted” .
- The applicant has requested an amendment to the CUP to allow for commercial uses in the building.
- With the change to allowing commercial uses the applicant needs to meet parking requirements for that use.
- Staff requested information on which units would be designated for commercial units and which units would be storage. To date we have not received this information.

- The Owner indicated they would be looking at this on a unit by unit basis.
- Based on the unknown uses of the building and the associated square footages, code requires between 8 and 20+ off street parking stalls per Section 157.053 (G)(3)(e).
- Staff is recommending the minimum amount of 8 stalls be provided which would allow up to 1600 square feet to be used as commercial space.
- A minimum of one of these stalls shall be ADA compliant with a compliant ADA route to the commercial space. To be clear the ADA stall shown on the site plan is not what has been striped on site.
- The Owner has stated there is a shared parking agreement. If there is an agreement this can be provided to the City and must be recorded against the property and that is acceptable.
- If no agreement is present or recorded, then 8 parking stalls shall be designated and designed that meet all City Code requirements for parking.
- All building code requirements will need to be met for each unit that is not storage. A MN licensed Architect will need to review each space and the building prior to a building permit being issued.
- All proposed signage will need sign permits and will be subject to requirements in the B-2 zoning district.

FINDINGS OF FACT

1. The property is zoned B-2, Community Business District.
2. Notice was provided to all 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 July 28, 2026.
4. The request is not detrimental to or will endanger the public health, safety, morals, comfort, or general welfare of the public.
5. The request is compatible with the surrounding area.
6. The proposed use will not result in increased traffic.
7. The request will not require public services out of the ordinary.

Public Comment

At the time of this report, staff has not received any public comments.

Staff Recommendation

Staff recommends approval of CUP-26 by Brent Kaslow of Capital General Contracting , Chris Behne of Prime Garage Door & More, and B3 Contracting LLC, requests for an amendment to a conditional use permit to allow commercial uses in a storage facility on the subject property located at 1980 Austin Rd SE on the following conditions:

1. All conditions of CUP-21 shall be met at all times.
2. Commercial uses will be permitted into the building not exceeding a total of 1600 square feet in the entire building. Anything over 1600 square feet shall require an amendment to this conditional use permit.
3. A total of 8 parking stalls shall be approved and striped prior to occupancy of the building.
4. Changing the use/occupancy of the building (each individual space/unit) will require full MN Licensed Architectural design drawings addressing the proposed use, accessibility, fire suppression, etc. for each individual space/unit before occupancy.



CUP-21 Mini Storage
1980 Austin Rd SE



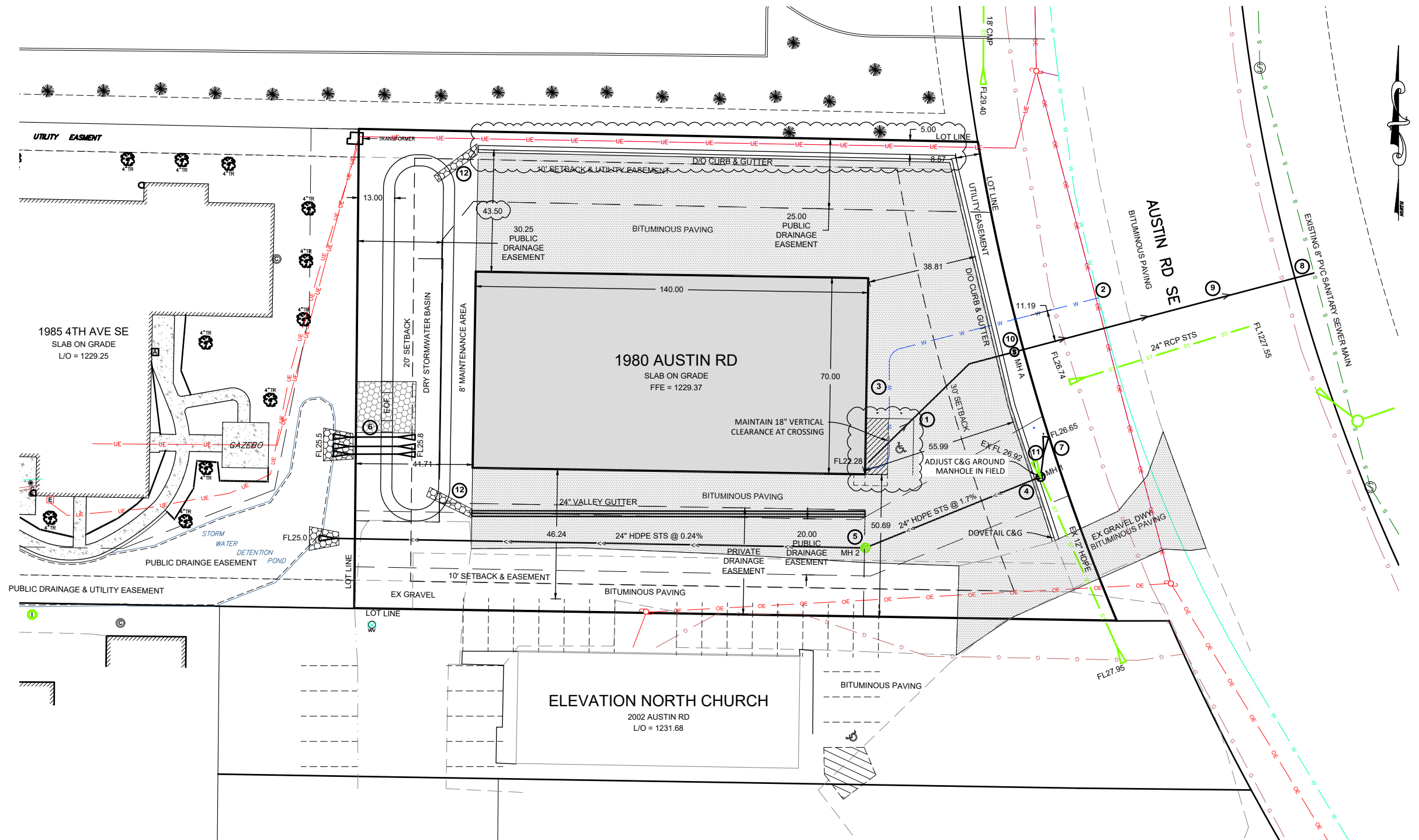
	= Catch Basin		= Power Pole
C&G	= Curb and Gutter	RCP	= Reinforced Concrete Pipe
CMP	= Corrugated Metal Pipe		= Sanitary Manhole
DWY	= Driveway		= Storm Manhole
	= Electric Meter		= Telephone Pedestal
EV	= Electric Vault	T	= Telephone
	= Fire hydrant		= Water Main Valve
G	= Gas Main	W	= Water Main
	= Gas Meter		= Deciduous Tree
	= Guy Anchor		= Coniferous Tree
	= Light Pole		
OH	= Overhead		
PVC	= Polyvinyl Chloride		

- 1 67'-4" PVC SCHED. 40 SEWER SERVICE @ 1/4" / FT. EXTEND TO WITHIN 5' OF BUILDING. COORD. WITH MECH.
- 2 CONNECT TO EX WMN. CONST. CORP STOP ON MAIN & CURB STOP @ R.W. PER OPI STD. DETAILS.
- 3 CONST. 1" PE WATER SERVICE. EXTEND TO WITHIN 5' OF BUILDING. COORD. WITH MECH.
- 4 MH 1
4020-48 MANHOLE WITH R1772 LID
RM1230.9
FL1226.60
- 5 MH 2
4020-48 MANHOLE WITH R1772 LID
RM1229.15
FL1225.44
- 6 26'-30" & 26'-15" & 26'-12" HDPE STORM SEWER @ 1.15% WITH CSP APRONS, TRASH GUARDS, & RIP WITH GEOTEXTILE FABRIC PER DETAIL
- 7 8'-24" HDPE STORM SEWER @ 0.6% WITH CSP APRON & TRASH GUARD
CONST. APRON PER MNDOT STD. PLATES
- 8 CONNECT TO EXITING SANITARY SEWER. CUT AND SLEEVE 4" WYE INTO MAIN WITH FURNOS AND SS BANDS.
FL1218.74 (VERIFY)
- 9 110'-4" HDPE SANITARY SEWER @ 2% VIA TRENCHLESS METHODS
- 10 MH A
F-MOD. SANITARY MANHOLE WITH R1772 LID
RM1227.70
FL1220.94
- 11 REMOVE EXISTING APRON & CONNECT EX 18" HDPE CULVERT TO MH 1
FL1227.00 (VERIFY)
- 12 6 CY CL 2 RIP RAP & GEOTEXTILE FABRIC

B3 CONTRACTING LLC
CHRIS BEHNE
2148 HARBOUR OAK DR SE
OWATONNA MN 55060
507-213-6699
ironman07070@yahoo.com

ZONED: B-2

SETBACKS
FRONT: 30'
REAR: 20'
SIDE: 10'



ZONE: B-2

ELEVATION NORTH CHURCH: 1 STALL REQUIRED PER 4 SEATS IN MAIN HALL
90 SEATS IN MAIN HALL - $90 / 4 = 23$ STALLS WITH 1 ADA

STALLS DESIGNED: 25 WITH 1 ADA

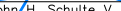
REV.	BY	DATE	REVISION DESCRIPTION
4	JHSS	12/9/25	DOLI COMMENTS
5	JHSS	12/22/25	CITY ENGINEER COMMENTS 12/22
6	JHSS	2/17/26	MOVE N CURB LINE
7	JHSS	6/5/26	ADD ADA PARKING AREA



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

DESIGNED:	JHS
DRAWN:	JHS
CHECKED:	BJJ
Date:	7/7/25
DWG:	25-1086SP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.


John H. Schulte V
License No. 44639 Date: 7/7/25

1980 AUSTIN ROAD
B3 CONTRACTING STORAGE BUILDING
LOT 9 BLOCK 1 VON WALD ADDITION
SITE PLAN

SHEET
OF
13

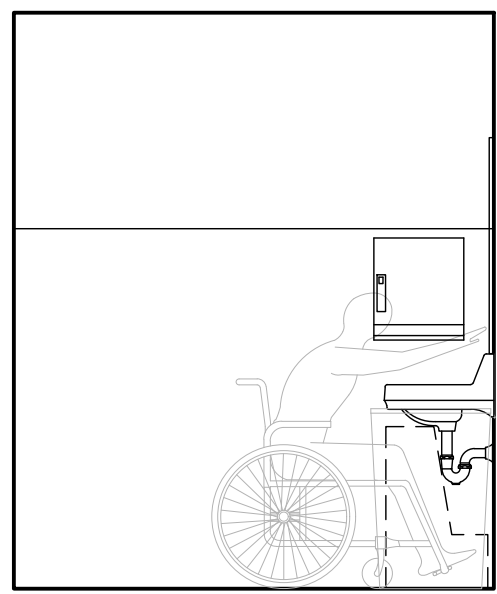
DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

TNFH NORTH OF MICHAELSON FUNERAL
HOME SOUTH DRIVEWAY
ELEVATION 1236.94

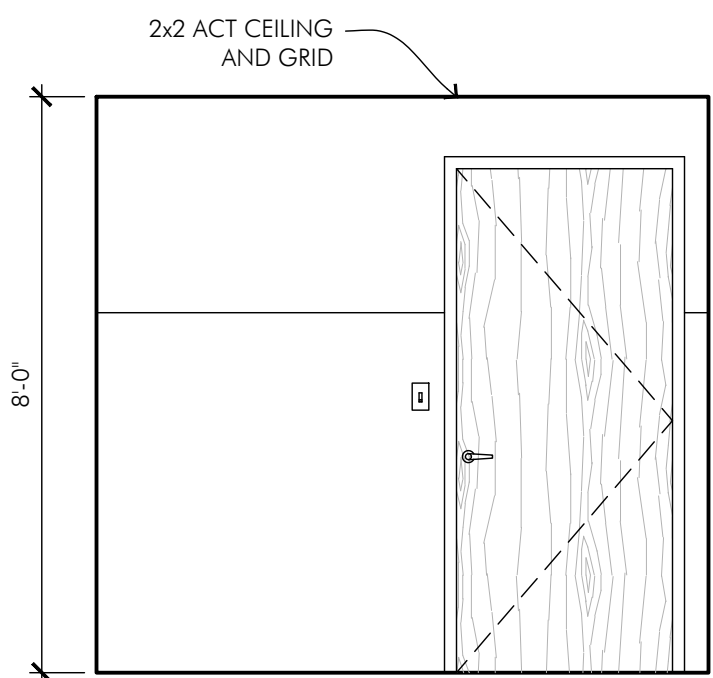
NOTE: STORAGE OF COMMERCIAL VEHICLES REQUIRES A FIRE SPRINKLER SYSTEM PER NFPA 13, APPLICABLE CO2/N02 ALARMS, MECHANICAL VENTILATION, ETC. A COMMERCIAL VEHICLE IS A MOTOR VEHICLE USED TO TRANSPORT PASSENGERS OR PROPERTY WHERE THE MOTOR VEHICLE MEETS ONE OF THE FOLLOWING:

1. HAS A GROSS VEHICLE WEIGHT RATING OF 10,000 POUNDS OR MORE.
2. IS DESIGNED TO TRANSPORT 16 OR MORE PASSENGERS, INCLUDING THE DRIVER.

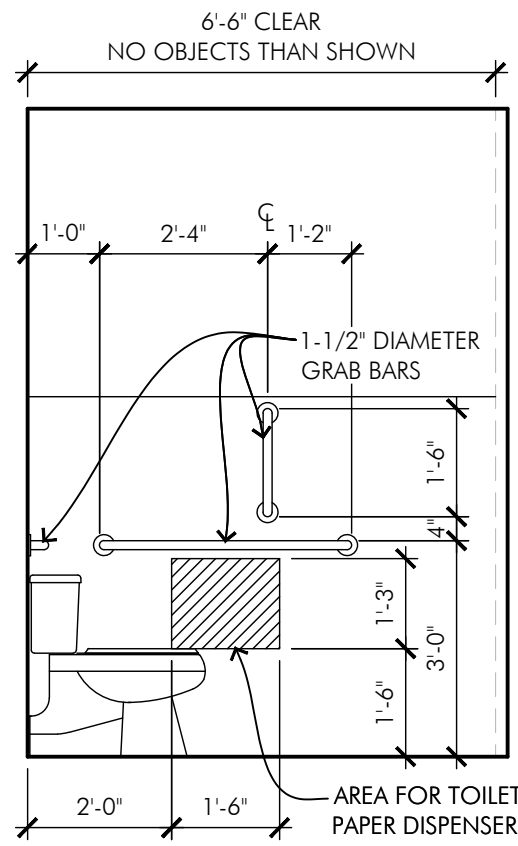
PERMIT SET
Page 13 of 20



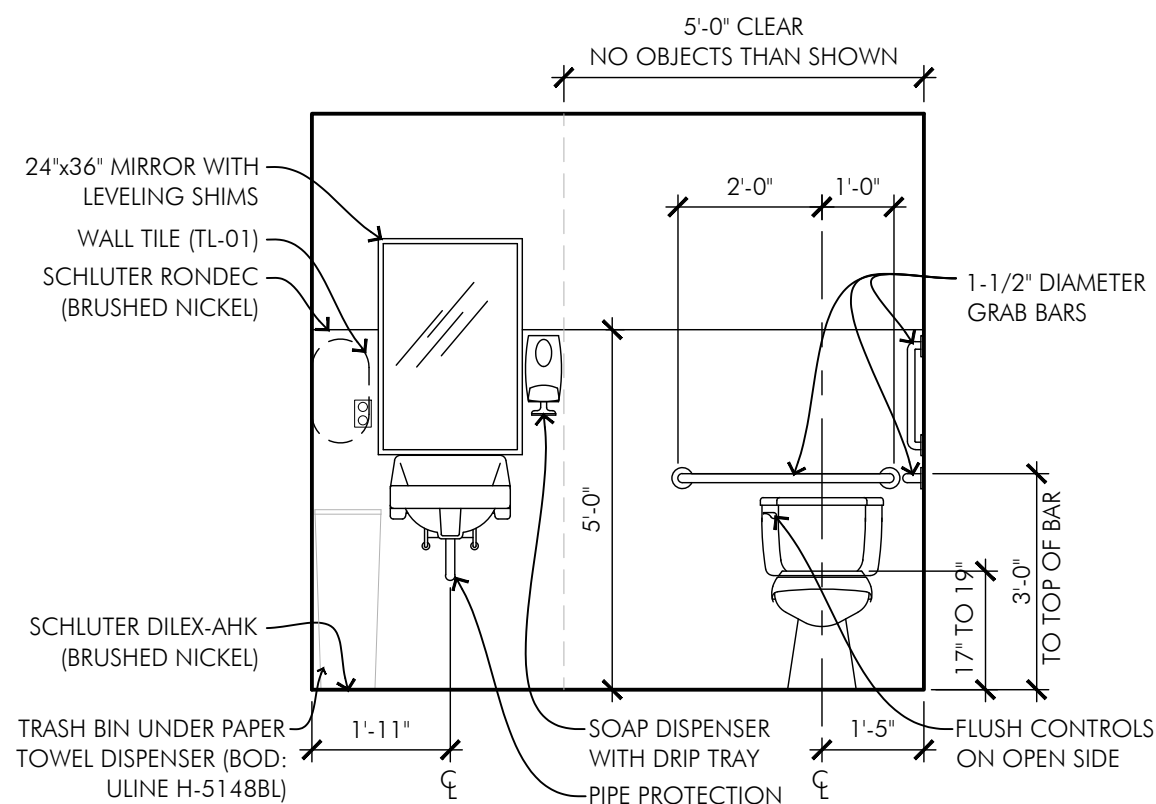
05 ELEVATION
SCALE: 3/8" = 1'-0"



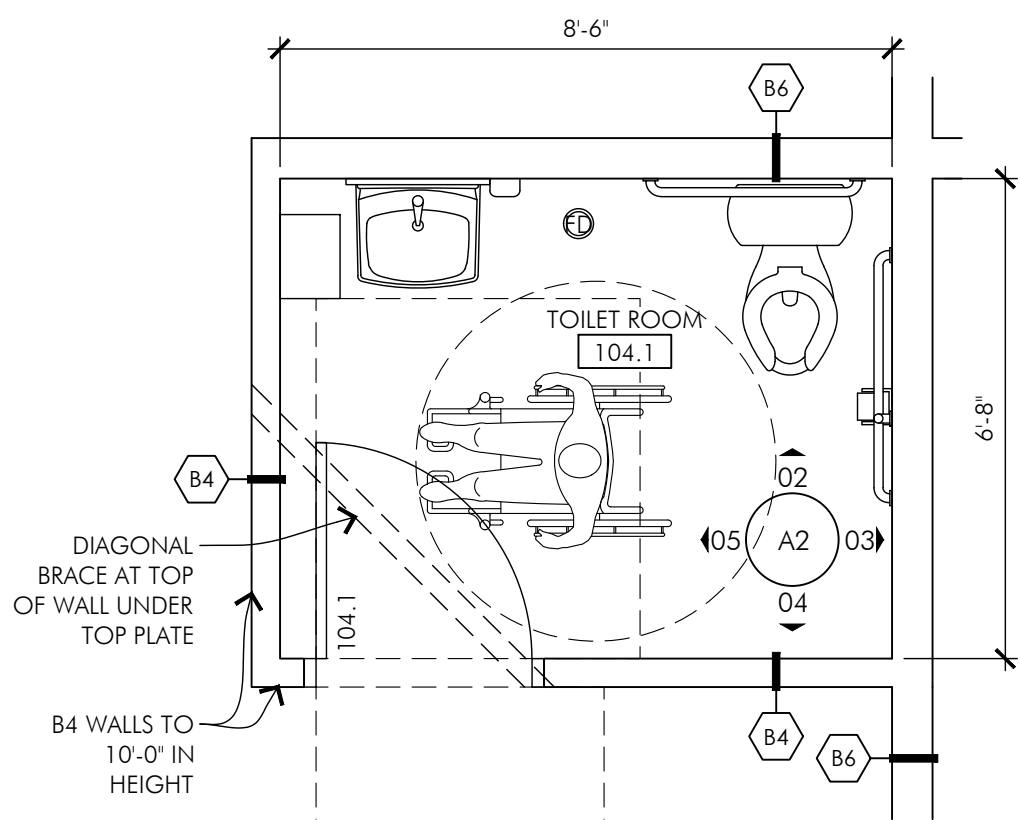
04 ELEVATION
SCALE: 3/8" = 1'-0"



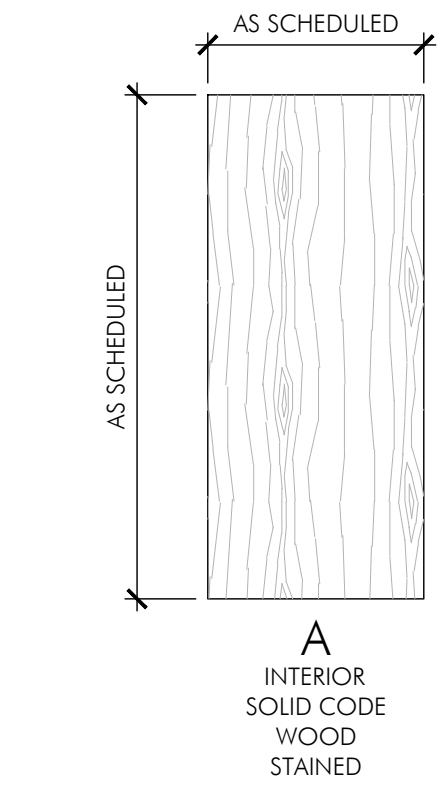
03 ELEVATION
SCALE: 3/8" = 1'-0"



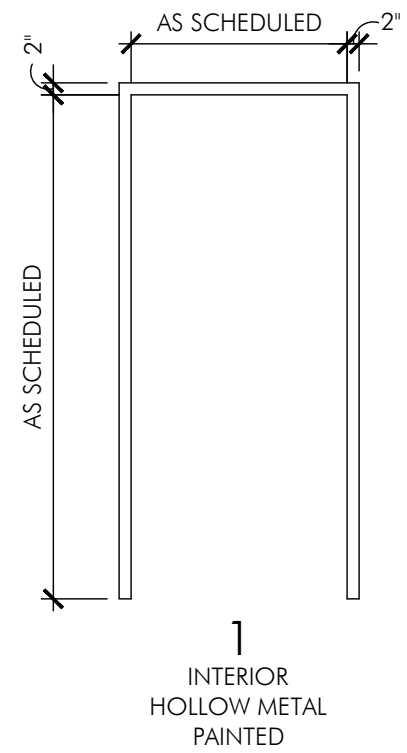
02 ELEVATION
SCALE: 3/8" = 1'-0"



01 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



DOOR TYPES
SCALE: 3/8" = 1'-0"



FRAME TYPES
SCALE: 3/8" = 1'-0"

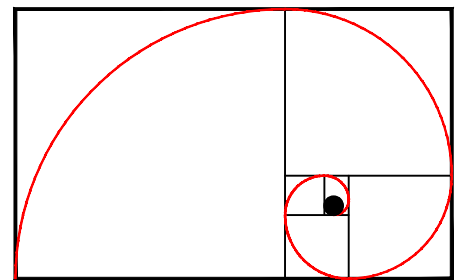
DOOR HARDWARE

- 01 DOOR SHALL HAVE:
- PRIVACY LOCKSET WITH LEVER HANDLE
 - 3 SETS HINGES
 - CLOSER
 - CONCAVE WALL STOP
 - SILENCERS

GENERAL DOOR & HARDWARE NOTES

1. PROVIDE TEMPERED OR SAFETY GLAZING WHEN REQUIRED BY CODE OR AUTHORITY HAVING JURISDICTION
2. INSTALL DOORS AND FRAMES FOLLOWING DOOR INDUSTRY STANDARDS AND BUILDING STANDARDS. COORDINATE WITH OWNER AS REQUIRED.
3. VERIFY DOOR AND FRAME FINISHES WITH OWNER.
4. VERIFY HARDWARE STYLE, TYPE, AND FINISH WITH OWNER UNLESS NOTED OTHERWISE.
5. CLOSER ADJUSTMENTS SHALL MEET MINNESOTA ACCESSIBILITY REQUIREMENTS. CLOSER SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3 INCHES FROM THE LATCH IN A MAXIMUM OF 3 SECONDS. MAXIMUM FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 5 POUNDS OF FORCE.
6. COORDINATE KEYING OF LOCK SETS WITH OWNER.
7. ALL DOORS SHALL HAVE SILENCERS. PROVIDE SEALS IN LIEU OF SILENCERS AT FIRE RATED AND/OR SOUND RATED CONDITIONS.

DOOR SCHEDULE								
DOOR NO.	OPENING SIZE		THICKNESS	DOOR TYPE	FRAME TYPE	FIRE RATING	HARDWARE SET	NOTES
	WIDTH	HEIGHT						
104.1	3'-0"	7'-0"	1-3/4"	A	1	NO	01	TENANT 104 TOILET RM
105.1	3'-0"	7'-0"	1-3/4"	A	1	NO	01	TENANT 105 TOILET RM
107.1	3'-0"	7'-0"	1-3/4"	A	1	NO	01	TENANT 107 TOILET RM



Collin Tinsley Architecture LLC

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Collin Tinsley
SIGNATURE

COLLIN TINSLEY
PRINTED NAME

51076 MAY 29, 2026
NUMBER DATE

REVISIONS

1 JULY 1, 2026

B3 STORAGE BUILDING - INTERIOR
1980 AUSTIN ROAD
OWATONNA, MN 55060

SHEET TITLE

INTERIOR ELEVATIONS
& DOOR
INFORMATION

SHEET NUMBER

A2

Amend the existing CUP to allow for commercial business operations in the new facility.
The lot is zoned B-2, General Commercial, which allows for this usage.

The developers of this property want flexibility for light industrial and office use in addition to traditional storage.

Brent,

A few things:

The current Conditional Use permit limits the land use to storage only. From our phone conversation, it sounds like the Owner is working to change that. That would be the first hurdle to cross to consider use of the building other than storage.

Assuming the storage use restriction of the Conditional Use permit were rescinded and no other similar use restriction added, then I think the land use would fall back to the underlying Zoning.

From a building code perspective, a few things come to mind:

1. An accessible entrance and an accessible route to that entrance will be required to any space that is not a self-service storage facility.
2. There will need to be a level landing on each side of the egress door (not step at the door) at any space that is not a self-service storage facility.
3. The proposed uses for the spaces would need to be known to provide feedback on what would be required.
4. Allowable area: most uses for the building should meet the allowable area limits - exceptions being hazardous materials and institutional which may require some more specialized fire protection among other things.
5. Egress will need to be checked for tenant spaces. Some uses generate higher occupant loads per square foot which can lead to additional exits being required.
6. Toilet count is based off of occupant load, so this will have to be checked as well and may result in more plumbing fixtures being required.
7. Mechanical ventilation is also dependent on occupant load and use of the space, so mechanical additions or revisions may be needed.

8. Fire sprinklers: Restaurants or other A-2 occupancies require a fire sprinkler throughout the building when it reaches an occupant load of 100. High-piled racking (above 12 feet) also requires fire sprinklers. Hazardous materials and Institutional uses require fire sprinklers. Woodworking operations at 2,500 sf require fire sprinklers. If the occupant load gets to 300 then typically fire sprinklers are required. An occupant load that high doesn't seem likely for the size of these tenant spaces, but if they combine, then it can become a greater possibility.

9. Fire alarms: Depending on the use they may be required. Group E occupancies require them at an occupant load of 50.

So, you can see several of my notes come back to occupant load and use of the space. Once that is known, then a more definitive design direction can be found. The likely approach will be mixed-use non-separated, with the most restrictive provisions of the uses applying throughout the building. We can explore if separated occupancies make sense when the uses are known.

Respectfully,

Collin



TO: Planning Commission

FROM: Community Development Department

DATE: July 24, 2026

SUBJECT: Detached Residential Accessory Buildings

As part of the ongoing zoning ordinance update, staff is seeking Planning Commission direction regarding standards for residential detached accessory buildings.

Current Zoning Ordinance

The existing ordinance regulates detached accessory structures based on maximum building size and lot area, as follows:

- Detached accessory structures up to 1,000 square feet are permitted on any residential lot.
- Detached accessory structures up to 1,250 square feet may be approved through a CUP on lots between 20,000 and 30,000 square feet.
- Detached accessory structures up to 1,500 square feet may be approved through a CUP on lots greater than 30,000 square feet.
- In all cases, detached accessory structures are limited to 30 percent rear yard coverage.

Proposed Zoning Ordinance

The draft ordinance would replace the fixed square footage limits with a performance standard based on the amount of open space available on the lot. Under the proposed language:

- The combined gross floor area of all accessory buildings shall not exceed 20 percent of the lot's open space area.
- This calculation is performed once using the total open space area and is not applied consecutively as additional accessory structures are constructed.
- Open Space is defined as the portion of a lot that is unobstructed to the sky. Parking areas are not considered open space.
- Larger accessory structures may require additional building code requirements, including sprinkler systems.

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	13	4,765,000	68	322,300.76	108	27,962,746.50	727	7,023,399.66	7	1,930,000	8	931	42,003,446.92		
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 June, 2026

TYPE OF WORK	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2026 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	8	2,448,000		13	4,765,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	51	218,624.33		68	322,300.76	
COMMERCIAL AND INDUSTRIAL PR	120	34,423,774.00		108	27,962,746.50	
RESIDENTIAL ADD. & ALT.	740	7,382,208.84		727	7,023,399.66	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	0	0	0	7	1,930,000	0
DEMOLITION PERMITS	4	0		8	0	
TOTAL PERMITS ISSUED	923	44,472,607	0	931	42,003,447	0