



PLANNING COMMISSION MEETING

Tuesday, June 25, 2024 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 - June 25, 2024

2. Roll Call: Meier, Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

3. Approval of Minutes

3.a. Planning Commission Minutes - June 11, 2024

4. Public Hearings

4.a. CUP-13 Kern Storage Buildings CUP

5. Downtown Parking Committee Requests

6. 2050 Comprehensive Plan

7. Other Business

7.a. Updates on Previous Items

8. Next Meeting - July 9, 2024

9. Adjournment

Owatonna Planning Commission Agenda

Tuesday, June 25, 2024

5:30 PM

****Charles S. Crandall Center at West Hills****

Roll Call: Meier, Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

1. Approve minutes of the June 11, 2024 meeting
2. Public Hearings
 - a. CUP-13 by Matthew Kern, a request for a conditional use permit to allow for two self-storage buildings to be constructed on the subject properties located at 290 & 320 26th Street NW. Also, a request to amend the minor PUD to change the proposed joint access and off street parking areas.
3. Downtown Parking Committee Requests
 - A. None
4. 2050 Comprehensive Plan
 - A. None
5. Other Business
 - A. Updates on Previous Items
6. Next Meeting – July 9, 2024
7. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 11, 2024

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Charles S. Crandall Center – Chambers at City Hall with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Mark Meier, Kelly Rooks, John Eickhoff, Nick Peake, and Mark Wilson. Commissioners Rachel Springer-Gasner and David Effertz were absent. Community Development Manager Greg Kruschke, Planning Specialist Ashley Zidon, and Administrative Technician Kristen Kopp were also present.

A motion was made by Eickhoff and seconded by Meier to approve the minutes of the regular meeting of May 28, 2024. All Commissioners voting Aye, the motion carried.

Conditional Use No. CUP-15; which is a request by Jason Hall, with the consent of the City of Owatonna, to construct a 155 foot tall cell tower on the subject property at 1215 Kilworth Drive NW; was presented by Community Development Manager Greg Kruschke. The tower will allow for future co-locations in addition to the proposed tenant for the property located at 1215 Kilworth Drive NW. (Refer to report on file.) Public hearing opened at 5:34 p.m. No comments were made regarding this request. Public hearing closed at 5:35 p.m. Eickhoff asked why a variance for a fence wasn't being pursued. Kruschke said that the code allows seven feet. When you go to eight feet it requires a lot of building code requirements including structural engineering. Barbed wire isn't allowed. This is what they applied for. They didn't apply for a variance and they are required to meet code. The conditions are that they meet code. A motion was made by Eickhoff and seconded by Wilson to recommend City Council approval of CUP-15, a request to construct a 155 foot tall cell tower on the subject property located at 1215 Kilworth Drive NW with the following conditions:

- 1) All fencing shall be constructed in full compliance with the ordinance.
- 2) All lease terms shall be met at all times.
- 3) All FAA Rules and permits shall be met.
- 4) Access drive and any private utilities be located to the north of the current utility easement.
- 5) A grading permit will be required for the lease area. All applicable stormwater requirements will be required to be met.

All Commissioners voting Aye, the motion carried.

Application VAR-18; which is a request by Eric Hoyer, Two Rivers Habitat for Humanity, for a side yard setback variance of nine (9) feet where a 20-foot side yard setback is required from the east property line on a corner lot located at 824 Vine Street East; was presented by Planning Specialist Ashley Zidon. Section 157.028 (A) states the setback requirements. (Refer to report on file.) Public hearing opened at 5:43 p.m. Janice Stavenau of 818 Vine Street East, the property to the west of the subject property, said there isn't much room between the house and her property line. She said she doesn't understand; there is not 30 feet there. The alley gets used a lot and she doesn't understand how they can build a house that close to hers. Peake said that the proposed structure shows that it is 10 feet from the side property line. Peake said that her garage looks to be less than ten feet from the property line. She said yes; there is an evergreen tree where the property line ends. Wilson said that the side yard setback from their house is 10 feet, not 30 feet. Meier said the house isn't going to go all the way up to the property lines. Zidon showed the actual survey of the house in relation to the property lines. It will be 10 feet from the property line between their houses. Kruschke said that the City ordinance requires ten feet from the side property lines for all residential zoning districts and the majority of houses in the City. That west property line is in compliance and could be built

anywhere in the City. The variance they're requesting is to go closer to the property line along Birch Avenue—to go from 20 feet to 11 feet. An interior side yard setback of 10 feet is the rule for any lot in the City. Janice Stavenau said she would just put a fence along that property line. Public hearing closed at 5:50 p.m. Meier asked if anyone has looked at financing capabilities for nonconforming lots such as this. This would fall into the category of something that would be financed through FHA. Taylor Herman, Board Chair of Two Rivers Habitat for Humanity, said that if that becomes an issue, they would be financing it through their own financing. Eickhoff said that in order to build anything on this lot, you'd have to have a variance. A motion was made by Eickhoff and seconded by Meier to recommend City Council approval of Application VAR-18, a request for a side yard setback of nine (9) feet based on the findings of fact and the following conditions:

- 1) The site triangle at the corner of Birch and Vine must remain open, completely free of obstruction, during construction and post-construction.
- 2) No yard encroachments such as decks or steps shall be permitted in the east side yard setback.

All Commissioners voting Aye, the motion carried.

CUP-16; which is a request by Kelly Snyder, Wold Architects, on behalf of ISD 761 for a 3,200 square foot vehicle storage building on the subject property located at 333 School Street East; was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Kruschke said they've received two calls inquiring about this request. One wanted to know if kids could still play on the grass and the other was clarifying the request. There were no concerns from those people. Public hearing opened at 5:56 p.m. No comments were made regarding this request. Public hearing closed at 5:47 p.m. Eickhoff said the request itself seems fairly simple and asked if there is a long-term plan for the site that could be shared at this time. Bob Olson, ISD 761, said as far as long-term plans, they don't know what's going to happen in the future. As of right now, the District Office is moving into the building to the north and the Maintenance Facility is moving into the old Ag Building. Peake asked if those functions are in separate buildings now. Olson said yes, the District Office is on Bridge Street and the Maintenance Facility is near The Eagles on Rose Street. Peake said it seems to fit with the other buildings and doesn't encroach on the green space. A motion was made by Peake and seconded by Wilson to recommend City Council approval of CUP-16, a request for a 3,200 square foot vehicle storage building on the subject property located at 333 School Street East with the following conditions:

- 1) Proposed fencing shall be in compliance with the action taken on VAR-19.
- 2) No additional structures shall be permitted without a public hearing process.
- 3) A final inspection shall be scheduled with the City once construction is completed.

All Commissioners voting Aye, the motion carried.

Application VAR-19; which is a request by Kelly Snyder, Wold Architects, on behalf of ISD 761 for an eight (8) foot tall fence on the property where code only permits a seven (7) foot tall fence on the subject property located at 333 School Street East; was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 6:00 p.m. No comments were made regarding this request. Public hearing closed at 6:01 p.m. Meier said it is pretty straightforward request and he sees no issues with it. A motion was made by Meier to approve VAR-19. Meier withdrew his motion to allow for the question. Eickhoff asked why there is a seven foot requirement. Kruschke said it used to be that anything over six feet required a building permit. Our code allows for seven feet fences. There are building codes that come into play with eight feet. Bob Olson said that the chillers are eight feet and they wanted to

have less of that showing to the public. If seven feet is the way it is, that's the way it is. Peake asked about the existing fence around the track area. Olson said he believes there is fencing that is above eight feet due to it being on top of a retaining wall. A motion was made by Eickhoff and seconded by Meier to recommend City Council approval of VAR-19, a request for an eight (8) foot tall fence where only a seven (7) foot tall fence is permitted with the Findings of Fact:

- 1) The property is zoned R-1 Single Family Residential.
- 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 June 11, 2024.
- 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 entirely caused by the landowner.
- 7) The variance request does differentiate in the fencing height to solve the security issued.
- 8) The variance will not alter the essential character of the neighborhood.

and the following condition:

- 1) A building permit and structural engineering are required for the fence.

Commissioners voting Aye: Eickhoff, Meier, Rooks, Wilson. Commissions voting No: Peake. 4 to 1, the motion carried.

Final Plat of Cashman Addition No. 3, which is a 0.56± acre tract of land zoned R-6 High Density Residential District, requested City of Owatonna and located at 285 22nd Street NW, was presented by Planning Specialist Ashley Zidon. (Refer to report on file.) A motion was made by Wilson and seconded by Peake to recommend City Council approval of this final plat, Cashman Addition No. 3, based on the findings of fact and the following conditions:

- 1) The final plat shall be recorded within 60 days of approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) Subject to City Engineer comments before recording.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on previous items. City Council approved the Karsten request on Canterbury Place as well as the preliminary plat of Cashman Addition.

Community Development Manager Greg Kruschke provided the monthly Building Reports for May. Single Family construction is low, but is starting to pick up.

There will be one item on the June 25 meeting—storage buildings on 26th Street NW.

A motion was made by Meier to adjourn and seconded by Peake at 6:14 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

June 21, 2024

To: Planning Commission

From: Greg Kruschke, Community Development Manager

RE: CUP-13 by Matthew Kern, a request for a conditional use permit to allow for two self-storage buildings to be constructed on the subject properties. Also, a request to amend the minor PUD to change the proposed joint access and off street parking areas.

Application Review:

Applicant/Owner	Matthew Kern, Kerncrest Storage LLC
Location of Property	290 & 320 26 th Street NW
Zoning Map	B-2, Community Business District
Zoning Ordinance	Section 157.021 lists Storage as a CUP in this district
Report Attachment	Location map Site plan Building plans Project Narrative

Proposed Development

- CUP-13 by Matthew Kern, a request for a conditional use permit to allow for two self-storage buildings to be constructed on the subject properties. Also, a request to amend the minor PUD to change the proposed joint access and off street parking areas.
- The applicant is proposing to construct climate controlled storage units on the property.
- When the property was platted as Quarry Ridge it was also zoned to a minor PUD to allow for joint access drives, parking and stormwater. The access drives and parking are being amended with these buildings.
- The applicant is proposing an 11 unit building on each lot. Each unit will have a 14' x 14' overhead door as well as a service door. The majority of units are roughly 53' x 20' in size.
- The proposed building will be constructed using primarily metal panels for the walls and the roof. No masonry materials are being proposed on these buildings. The neighboring buildings as well as the other buildings in this development all contain a masonry or stone element wainscoting on buildings. Staff is recommending this is added to these structures on the street facing elevations.
- Stormwater regulations are required to be met for this project. The applicant is proposing to construct an underground system between the two buildings to help meet the requirements on site. Modifications to the existing stormwater facility on site may also need to be made.

- Access to the property is from a joint access point off of 26th Street NW. The original development plan showed a double stacked row of parking with an access drive through the property. This area had a 10' setback to the back of curb.
- The applicant is proposing to eliminate the parking in this area and construct a drive aisle up to the property line at a 0' setback. Staff is recommending that this access drive be setback a minimum of 5' from the property line and have curbing installed to meet City Code.
- Landscaping for the project is required to meet Commercial standards. The applicant is proposing 5 future trees on the west lot. No plantings are proposed on the east lot.
 - Code would require 1 tree for every 40' of parking / drive area or in this case the lot width. This would amount to 3 trees.
 - With the water main in the 20' from yard utility easement this is difficult.
 - Staff is recommending some landscape plantings on the east lot. This could either be 3 trees to the east of the building or it could be a row of shrubbery along the south side of the building. A plan shall be submitted showing what is proposed prior to a building permit being issued.
- The 5 trees proposed on the west lot shall be planted along with the building permit for the west property.
- A trash enclosure is not proposed to be constructed on the property. It is expected if trash pick up is needed an enclosure will be constructed. Trash, debris and other items are not permitted to be stored outside of a trash enclosure or the structures on the property. The Owner shall clean up the site regularly as needed.
- Lighting for the property is proposed with wall packs on the door side of the buildings. The exterior lighting will meet all standards.
- At this point in time no signs are being proposed. Signage will be permitted but will be required to meet the requirements of the ordinance.

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. That a public hearing was held at the Planning Commission on June 25, 2024
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 request will not generate additional traffic as the site is not generally occupied.
7. The request will not require public services out of the ordinary.

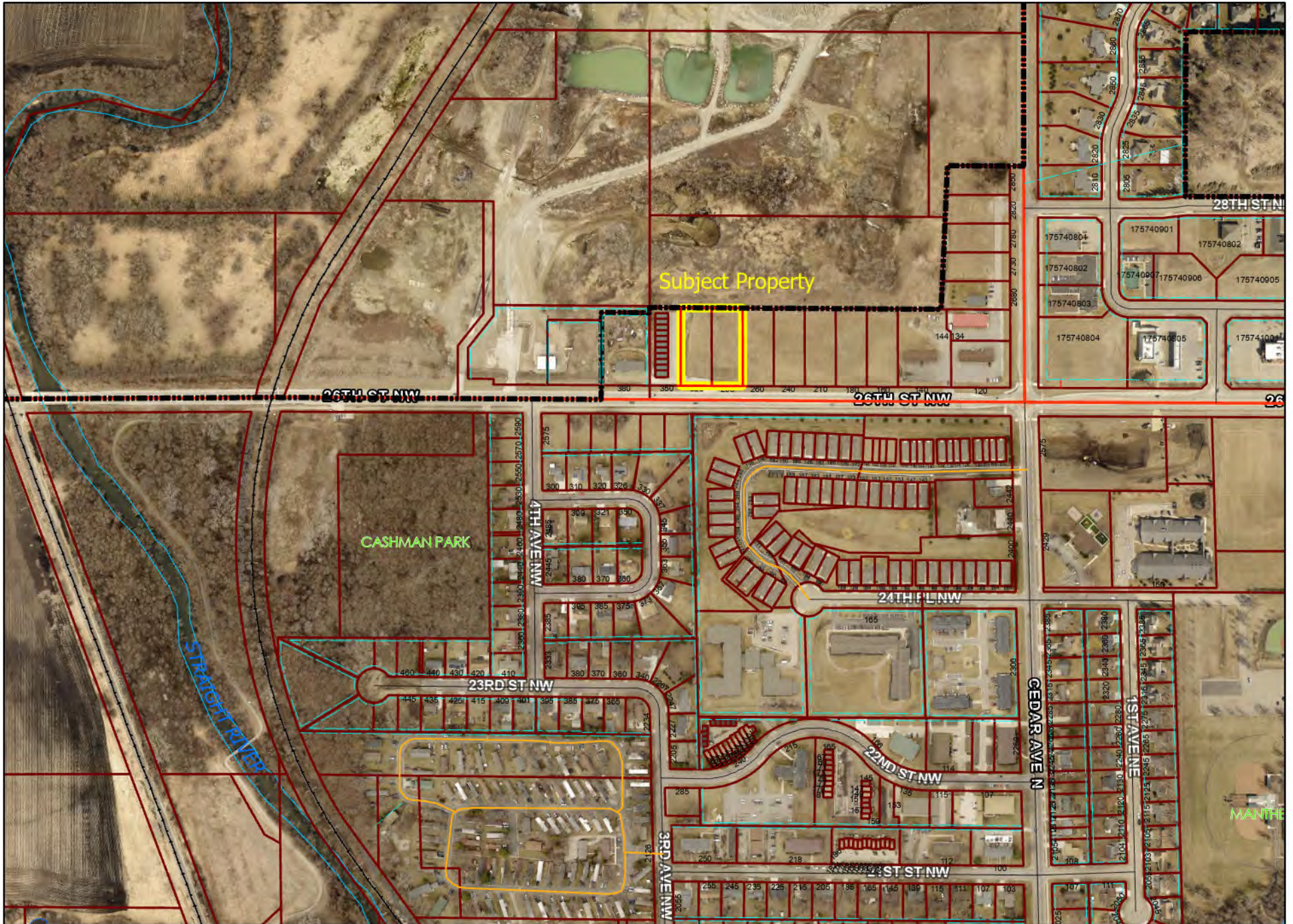
Public Comment

At the time of this staff report, no comments have been submitted via written comments, e-mail, or phone.

Staff Recommendation

Staff recommends approval CUP-13 by Matthew Kern, a request for a conditional use permit to allow for two self-storage buildings to be constructed on the subject properties and a request to amend the minor PUD to change the proposed joint access and off street parking areas. with the following conditions:

- 1) A masonry or stone wainscoting shall be added to the south elevation of the building to tie in with the other structures in the development.
- 2) A 5' setback shall be provided from the south property line to the back of curbing on the access drive.
- 3) Landscaping shall be installed on the east lot as discussed above. A plan shall be submitted prior to a building permit being issued.
- 4) A Maintenance Agreement for existing stormwater BMP and accompanying access easements will be required prior to Grading Permit approval. No building permit will be issued until a stormwater management plan and grading permit are approved.
- 5) All retaining walls shall be located outside of the utility easements.
- 6) Trash shall be regularly picked up on site.
- 7) Exterior storage is not permitted.

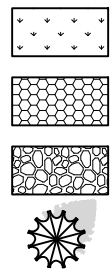
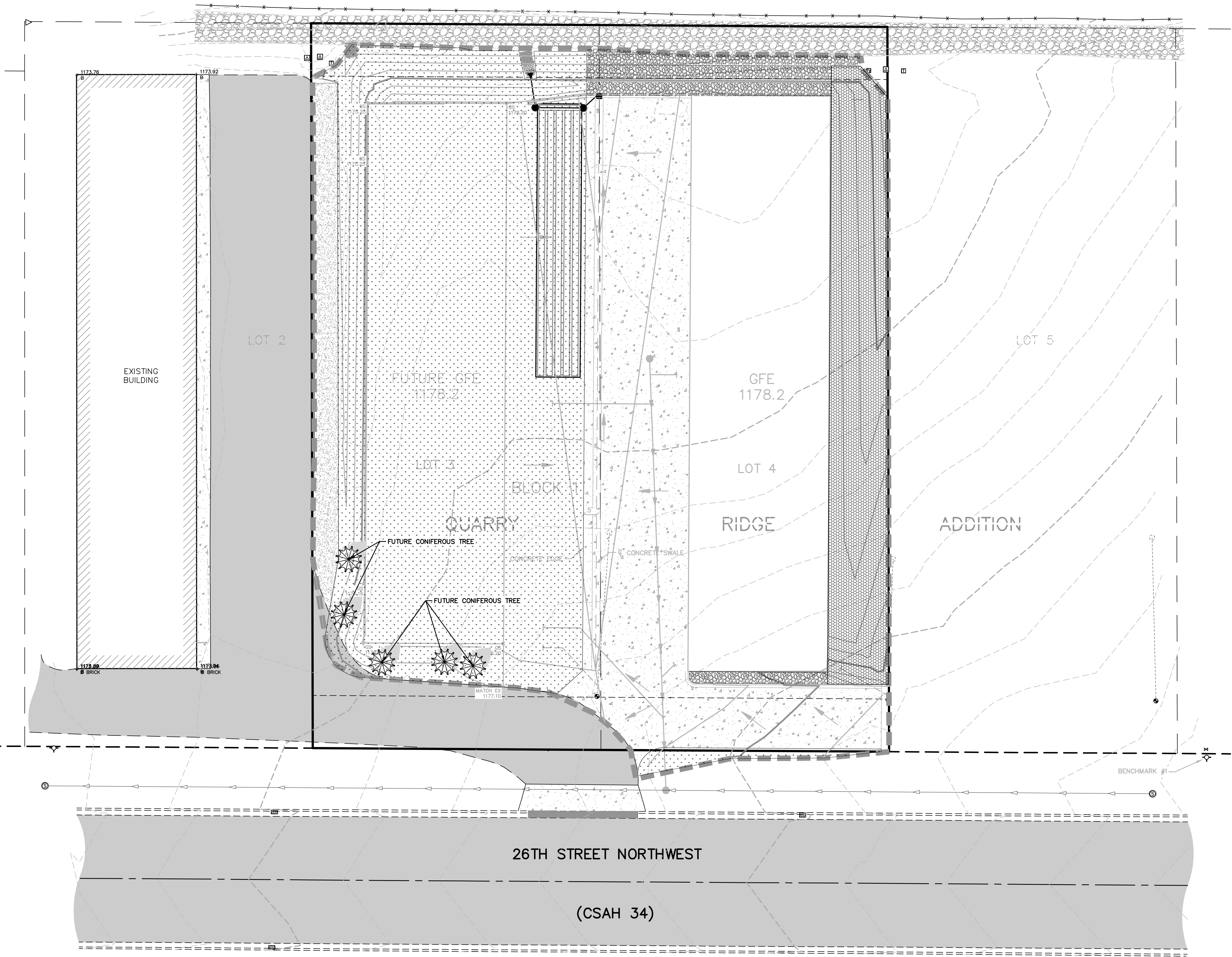


CUP-13 Kern Storage Units CUP

1:5,415

Date 6/11/2024
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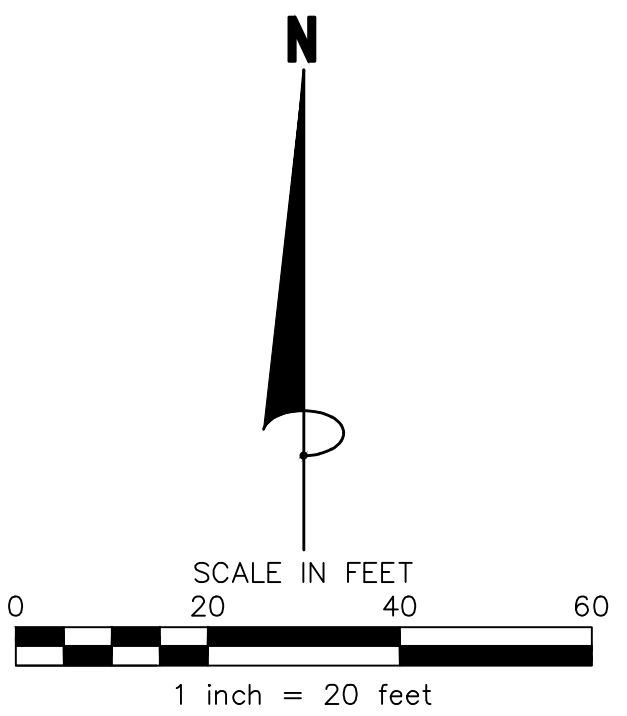


LEGEND

PROPOSED SEED & MULCH MIX
GENERAL ROADSIDE MnDOT 25-141
PROPOSED SOD
PROPOSED LANDSCAPE ROCK
FUTURE CONIFEROUS TREE



Know what's below.
Call before you dig.



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

NOT FOR CONSTRUCTION

OWATONNA STORAGE FACILITY
OWATONNA, MINNESOTA
LANDSCAPE & RESTORATION PLAN
FOR
MATTHEW KERN
417 E SCHOOL STREET, OWATONNA, MN 55060

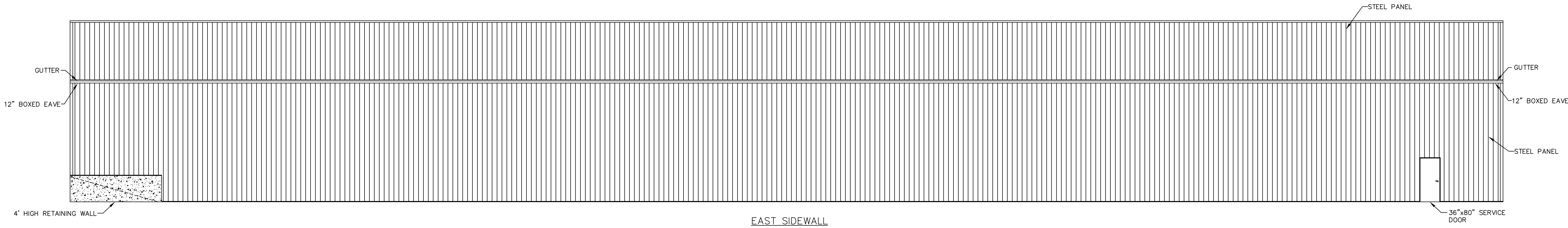
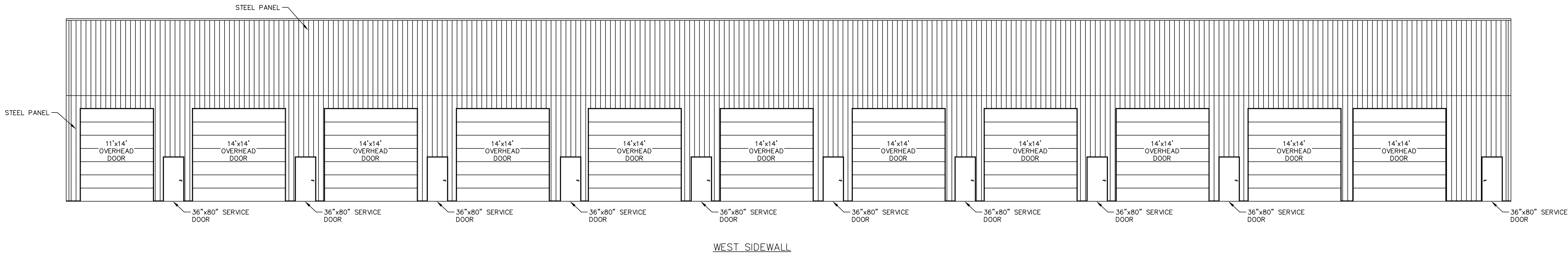
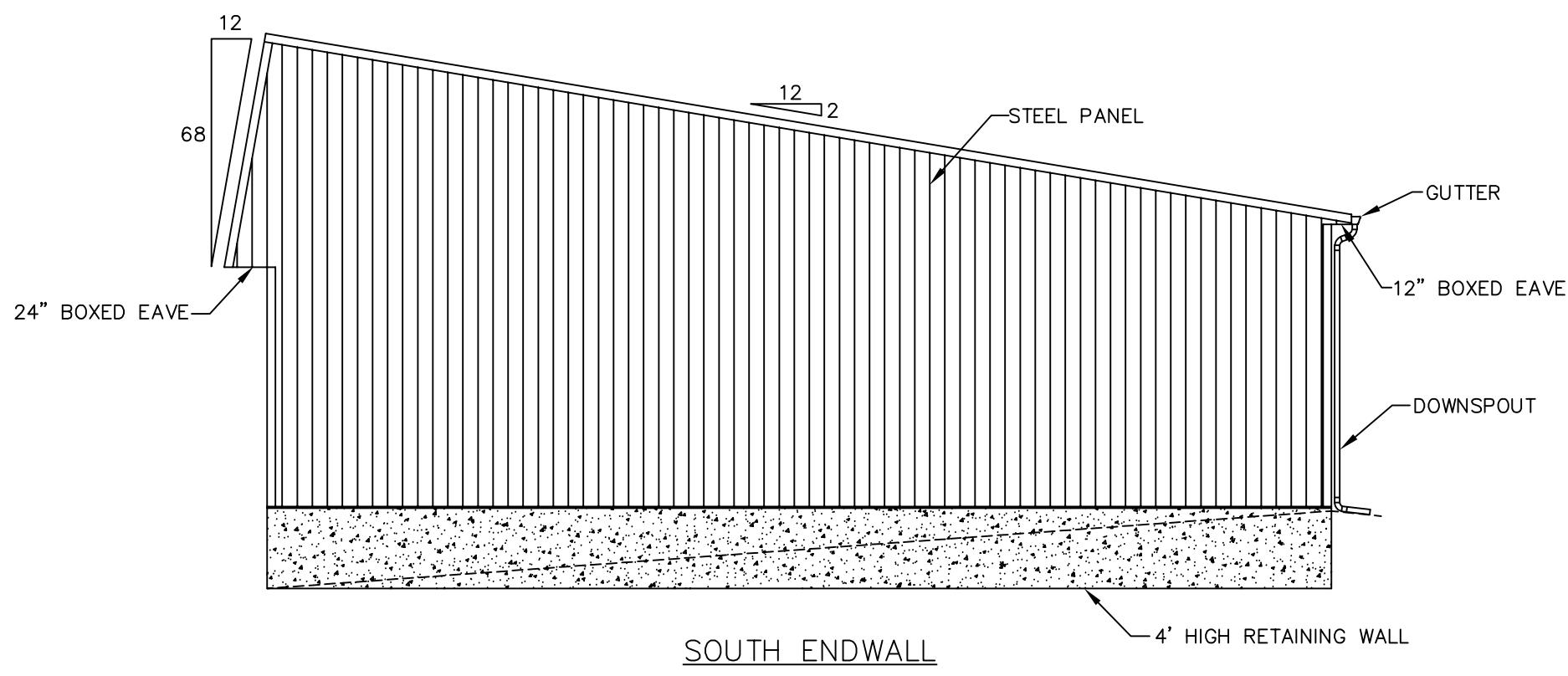
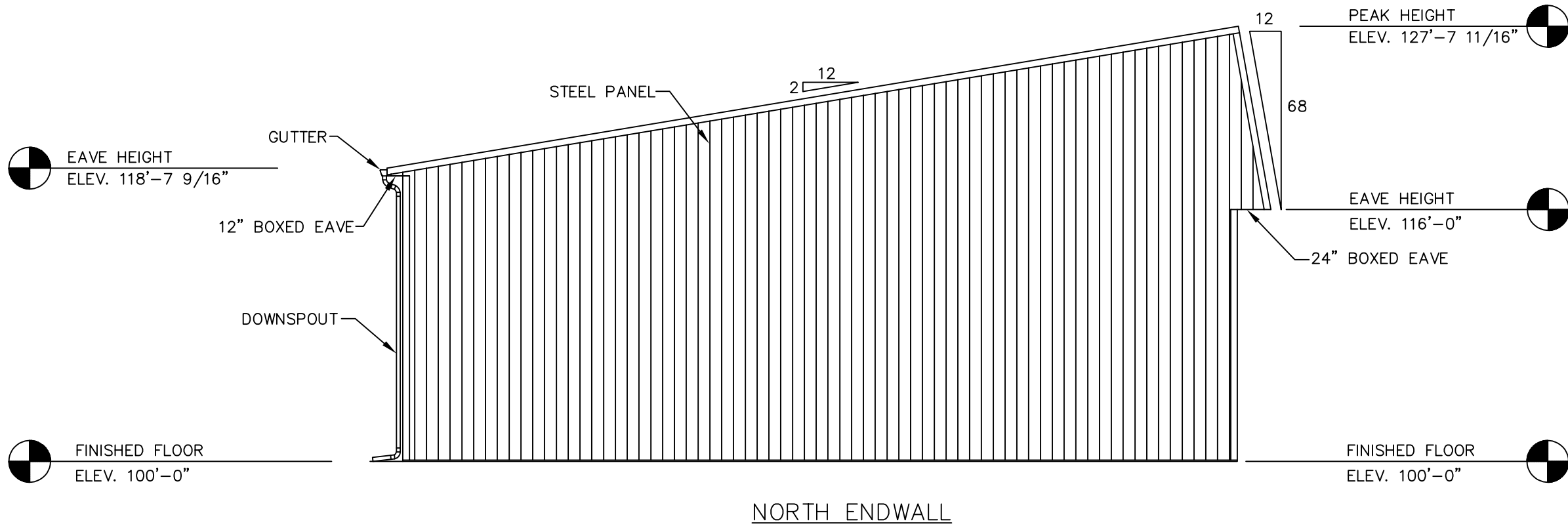
DRAWN BY EPF
DATE 02/08/24
REVISIONS
2024-02-22 FRONTAGE ROAD
2024-04-26 PERMIT SET
2024-05-31 STORMWATER REV.
CAD FILE 24151L
PROJECT NO. 24151
3.1

#1 TNH AT SE CORNER OF LOT 5, BLOCK 1
QUARRY RIDGE ADDITION
ELEV=1187.41



DRAWN BY EPF
DATE 02/08/24
REVISIONS
2024-02-22 FRONTAGE ROAD
2024-04-26 PERMIT SET
2024-05-31 STORMWATER REV.
CAD FILE 24151PAV
PROJECT NO. 24151
5.0

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ELEVATIONS
SCALE: 1/8"=1'-0"

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.
Print Name: Nathan D. Peleschak
Signature: Nathan D. Peleschak
Date: 6/3/24 License #: 50824



ENGINEERING SERVICES
6311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-0555

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

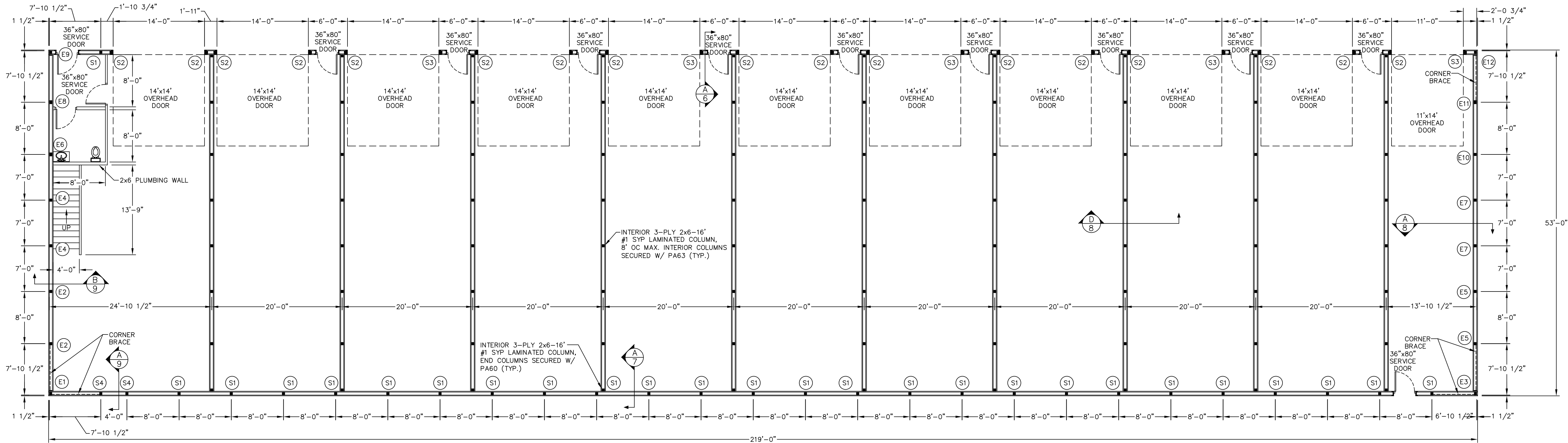
PROJECT TITLE:
HEATED STORAGE FACILITY
OWATONNA, MN

PROF. ENGINEER: NATE PELESCHAK
PLAN DESIGNER: LOUISE BRISKI
DRAWN BY: JMS
DATE: 5/31/2024
SCALE: AS NOTED

REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS

FILE NAME: S18524MN
SHEET NO.
S2



NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF
COLUMNS EXCEPT FOR CORNERS AND OVERHEAD
DOOR JAMBS OR UNLESS NOTED OTHERWISE.

FLOOR PLAN
SCALE: 1/8"=1'-0"



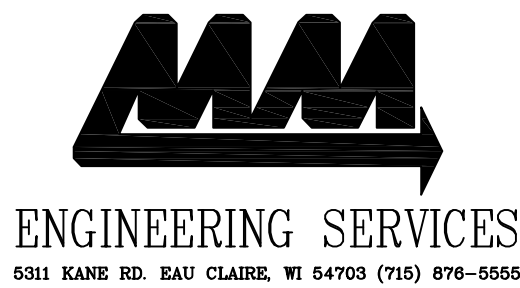
NOTE:
CORNER BRACE SHALL BE A 2x6 EXTENDING FROM THE GRADEBOARD AT THE
INTERIOR COLUMN TO THE TOP OF THE CORNER COLUMN. CORNER BRACE SHALL
BE PLACED ON THE INSIDE FACE OF FRAMING MEMBERS. CORNER BRACE SHALL
BE SECURED TO THE GRADEBOARD W/(2)-(3" RINGSHANK GUN NAILS AND
TO THE SOFFIT NAILER/ENDFRAME BOTTOM CHORD W/(2)-(3" RINGSHANK
GUN NAILS. EACH BRACE TO GIRT LOCATION SHALL BE SECURED W/(1)-(3"
RINGSHANK GUN NAIL.

NOTES:
- ALL INTERIOR PARTITION WALLS ARE 2x4 WALLS UNLESS NOTED OTHERWISE. ALL
PARTITION WALLS SHALL CONSIST OF A TREATED BOTTOM PLATE, A DOUBLE TOP PLATE
AND STUDS SPACED @ 24" O.C. MAX. SECURE BOTTOM PLATES TO FLOOR AS PER
OWNER/CONTRACTOR SUCH THAT WALLS DO NOT SHIFT DURING NORMAL BUILDING USE.
- ALL INTERIOR ROOM DIMENSIONS SHOWN ARE TO FACE OF FRAMING. OWNER/CONTRACTOR
SHALL VERIFY FINAL ROOM DIMENSIONS AT TIME OF CONSTRUCTION.
- ALL DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. OWNER/CONTRACTOR SHALL VERIFY
ROUGH OPENING DIMENSIONS AT TIME OF CONSTRUCTION. ALL SWING DOORS ARE SHOWN AS
36"x80" ENTRY/WALK DOORS. OWNER/CONTRACTOR TO VERIFY DOOR SIZES AND STYLES AT
TIME OF CONSTRUCTION.

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.
Print Name: Nathan D. Peleschak
Signature: Nathan D. Peleschak
Date: 6/3/24 License #: 50824

COLUMN & BRACKET SCHEDULE								
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	NUMBER OF COLUMNS	FOOTING DESCRIPTION	BRACKET DESCRIPTION	NO. OF BRACKETS PER COLUMN	BRACKET TO COLUMN	BRACKET TO CONCRETE (PER COLUMN)
S1	3-PLY (20')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	26	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
S2	4-PLY (16')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	17	CONCRETE FOUNDATION (SEE SHEET S3)	CUSTOM (SEE DETAIL B/10)	1	(4)-5/8"x6" LAG SCREWS	(2)-5/8"x8" F1554-36 THREADED ROD W/ HILTI HIT-HY 200 V3 EPOXY, 7 1/2" MIN. EMBEDMENT
S3	4-PLY (20')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	5	CONCRETE FOUNDATION (SEE SHEET S3)	CUSTOM (SEE DETAIL B/10)	1	(4)-5/8"x6" LAG SCREWS	(2)-5/8"x8" F1554-36 THREADED ROD W/ HILTI HIT-HY 200 V3 EPOXY, 7 1/2" MIN. EMBEDMENT
S4	3-PLY (16')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E1	3-PLY (16')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA60	1	(2)-1/2"x4 1/2" LAG SCREWS & (2)-1/4"x3" WOOD SCREWS	(1)-5/8"x6" TITEN HD SCREW ANCHOR, 5 3/4" MIN. EMBEDMENT
E2	3-PLY (18')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E3	3-PLY (20')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA60	1	(2)-1/2"x4 1/2" LAG SCREWS & (2)-1/4"x3" WOOD SCREWS	(1)-5/8"x6" TITEN HD SCREW ANCHOR, 5 3/4" MIN. EMBEDMENT
E4	3-PLY (20')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E5	3-PLY (22')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E6	4-PLY (22')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E7	3-PLY (24')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	2	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E8	4-PLY (24')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E9	3-PLY (24')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA60	1	(2)-1/2"x4 1/2" LAG SCREWS & (2)-1/4"x3" WOOD SCREWS	(1)-5/8"x6" TITEN HD SCREW ANCHOR, 5 3/4" MIN. EMBEDMENT
E10	3-PLY (26')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA63	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E11	4-PLY (28')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA64	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS	(2)-5/8"x6" TITEN HD SCREW ANCHORS, 5 3/4" MIN. EMBEDMENT
E12	3-PLY (28')-2x6 2400f MSR SYP LAMINATED COLUMN	0'-0"	1	CONCRETE FOUNDATION (SEE SHEET S3)	PA60	1	(2)-1/2"x4 1/2" LAG SCREWS & (2)-1/4"x3" WOOD SCREWS	(1)-5/8"x6" TITEN HD SCREW ANCHOR, 5 3/4" MIN. EMBEDMENT

PRO-ANCHOR (PA) BRACKET DESIGNATION	
PA60	= 6" UNIVERSAL BRACKET
PA63	= 3-PLY 2x6 COLUMN BRACKET
PA64	= 4-PLY 2x6 COLUMN BRACKET



ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54603 (715) 876-0565

FOR QUESTIONS PLEASE CONTACT BUILDING
DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
**HEATED
STORAGE
FACILITY**
OWATONNA, MN

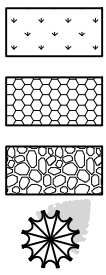
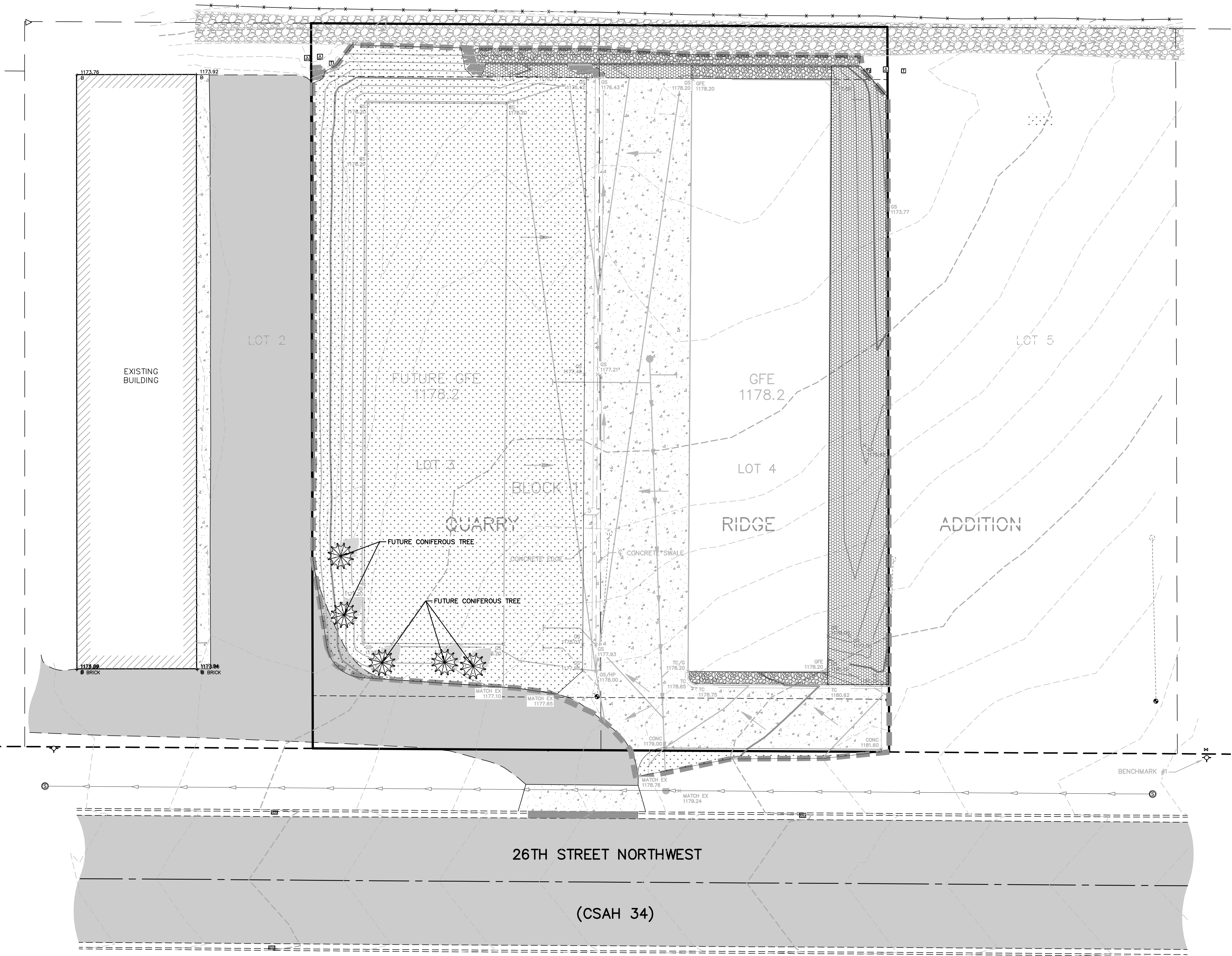
PROF. ENGINEER: NATE PELESCHAK
PLAN DESIGNER: LOUISE BRISKI
DRAWN BY: JMS
DATE: 5/31/2024
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
FLOOR PLAN
FILE NAME: S18524MM
SHEET NO.

S4

F:\Civil 3D Projects\24151\PRE-PLAT PLANS\24151L.dwg — 4/22/2024 12:35PM

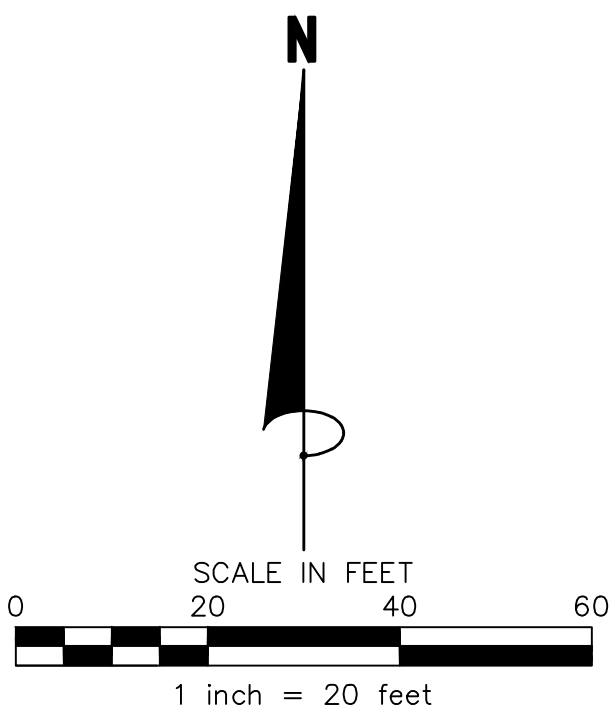


LEGEND

- PROPOSED SEED & MULCH MIX
GENERAL ROADSIDE MnDOT 25-141
- PROPOSED SOD
- PROPOSED LANDSCAPE ROCK
- FUTURE CONIFEROUS TREE



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NOT FOR CONSTRUCTION

OWATONNA STORAGE FACILITY
OWATONNA, MINNESOTA
LANDSCAPE & RESTORATION PLAN
FOR
MATTHEW KERN
417 E SCHOOL STREET, OWATONNA, MN 55060

DRAWN BY EPF
DATE 02/08/24
REVISIONS
2024-02-22 FRONTAGE ROAD
2024-03-19 PERMIT SET
CAD FILE 24151L
PROJECT NO. 24151
3.1

Project Narrative

290 26th St NW, Owatonna MN 55060

The facility to be built is 11 heated rental storage bays. Aprox 1000 sqft bays with in floor drains and interior steel on the inside. Each bay has a 14x14 garage door and 36in service door as well as their own electrical panel and heater. All bays have common access to a secured bathroom on the south end of the facility. I have personally heard a demand for more heated storage bays in our community and I have verbally already leased 2 bays.