



AGENDA  
HERITAGE PRESERVATION COMMISSION  
ONE CITY HALL PLAZA, CITY HALL, COUNCIL CHAMBERS  
Tuesday, September 04, 2018  
7:00 PM

- 1 Call to Order
- 2 Roll Call
- 3 Adopt Agenda
- 4 Visitor Presentation
- 5 Approve Previous Meeting Minutes
  - 5A Approve the Minutes of the December 5th, 2017 Heritage Preservation Committee
- 6 Discussion Items
  - 6A Review the Pinnacle Concept Plan in Relation to the Historically Designated Henry Hammer House/Saloon Building on the Property
- 7 Other Business
- 8 Adjourn



# City of Chaska

## Memorandum

**To:** Heritage Preservation Committee  
**From:** Elizabeth Hanson, City Planner  
**Subject:** Minutes from December 5, 2017, HPC meeting

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1. Call to Order  
The meeting was called to order at 7:00 pm.  
  
HPC members present: Gregg Davies, Sandra Kelley, Kristine Kohman, Dan Madsen, Russell St. John, and Scott Welvaert.  
  
HPC members absent: Margaret Morris  
  
Staff present: Elizabeth Hanson – City Planner
2. Roll Call  
Roll call was taken.
3. Adopt the Agenda  
A motion by Commissioner Welvaert, second by Commissioner Kohman to adopt the agenda.  
  
Motion carried.
4. Approve HPC minutes  
A motion by Commissioner Davies, second by Commissioner Kelley, to approve the September 5, 2017, HPC minutes.  
  
Motion carried.
5. Other Business  
City Planner gave the HPC an update on the City Square West project.  
  
City Planner gave the HPC an update on the Ess Lot and Ernst House.  
  
City Planner stated that an interactive Historic building map has been created and can be found on the City's website.
6. Adjournment  
Motion by Commissioner St. John, second by Commissioner Kohman to adjourn the meeting at 7:25 pm.  
  
Motion carried.



**CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION**

DATE: 8-7-18 PLANNING CASE NUMBER: \_\_\_\_\_

| APPLICATION/REQUEST FOR:                                       | X | APPLICATION FEE | PROCESSING FEE | DATE PAID | RECEIPT NUMBER |
|----------------------------------------------------------------|---|-----------------|----------------|-----------|----------------|
| <b>Planned Development Districts</b>                           |   |                 |                |           |                |
| Concept Plan/Rezoning                                          | X | \$ 4193.91      |                |           |                |
| Preliminary Plat                                               |   |                 |                |           |                |
| Final Plat (Account Codes A & C)                               |   |                 |                |           |                |
|                                                                |   |                 |                |           |                |
| <b>Non PDD</b>                                                 |   |                 |                |           |                |
| Concept Plan/Rezoning                                          |   |                 |                |           |                |
| Preliminary Plat                                               |   |                 |                |           |                |
| Final Plat                                                     |   |                 |                |           |                |
| Lot Consolidation/Division and Vacations (Account Codes A & C) |   |                 |                |           |                |
|                                                                |   |                 |                |           |                |
| <b>Others</b>                                                  |   |                 |                |           |                |
| Building/Site Plan Review                                      |   |                 |                |           |                |
| Public Hearing Mailing List Fee                                |   |                 |                |           |                |
| Zoning/Comp Plan Amend.                                        |   |                 |                |           |                |
| Other (Account Codes A & C)                                    |   |                 |                |           |                |
|                                                                |   |                 |                |           |                |
| <b>Permits</b>                                                 |   |                 |                |           |                |
| Special (Conditional) Use Permit                               |   |                 |                |           |                |
| Variance                                                       |   |                 |                |           |                |
| Site Alteration Permit (HPC)                                   |   |                 |                |           |                |
| Mining/Filling Permit (Account Codes B & C)                    |   |                 |                |           |                |
|                                                                |   |                 |                |           |                |
| <b>Total Amount Due</b>                                        |   | \$ +            | \$ +           | Equals    | \$             |

Location of Property: 1081 CARDINAL STREET

Legal Description of Property: 30-0053800

Existing Zoning: OPEN DEV. Use: AGRICULTURE

Description of Request: PD CONCEPT PLAN REVIEW

Number of Acres: 85.51 Lots 257 Units 257

Owner Name: HAMMERS FAMILY LIMITED PARTNERSHIP Phone: MICHAEL.HAMMERS123@GMAIL.COM

Street: 1558 SUNSHINE CIRCLE City: CHASKA State: MN Zip: 55318

Applicant Name: PETE HOMES Phone: 952-229-0722

Street: 7500 FLYING CLOUD DR. STE 670 City: EDEN PRUIE State: MN Zip: 55344

Property Owner Signature: John Hammers Date: 8-7-18

Applicant Signature: [Signature] Date: 8-7-18  
(if different than owner)

\* Note: Time spent by the City's Planning, Engineering, Landscape Architect and/or Legal Consultants reviewing application materials will be billed directly with payment within 30 days of date of invoice.

\*\*Account Codes for Office Use: A: 101-1710-3440 (Planning & Zoning Application Fees) B: 101-1710-3441 (Processing Fees)

\*\*\* S:\Work\Community Development\Forms



# **“PINNACLE”**

## **APPLICATION FOR: CONCEPT PLAN REVIEW**

**CHASKA, MINNESOTA  
August 7, 2018**

## **Introduction**

Pulte Homes of Minnesota, LLC (“Pulte”) is pleased to be submitting this application for Concept Plan review.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division has an office in Eden Prairie and will sell over 500 homes in the Twin Cities this year, all under the Pulte Homes brand.

Pulte will act as both developer of the property and builder of the homes within Pinnacle. The primary contact for Pulte is:

Paul Heuer, Director of Land Planning & Entitlement  
7500 Flying Cloud Drive, Suite 670  
Eden Prairie, MN 55344  
952-229-0722  
[Paul.Heuer@PulteGroup.com](mailto:Paul.Heuer@PulteGroup.com)

The owner of the properties is:

Hammers Family Limited Partnership  
1558 Sunshine Circle  
Chaska, MN 55318  
Attn: Mike Hammers  
[Michael.Hammers123@gmail.com](mailto:Michael.Hammers123@gmail.com)

## **The Property**

### Legal Description:

P/O SE1/4 SECT 5 DESC AS: BEG AT NW CORN SE1/4 SECT 5 TH S88°E ON N LINE OF SE1/4 1253.47

Property Identification Number:  
30-0053800

Address:  
1084 Cardinal Street  
Chaska, MN 55318

## Key Facts

- Existing zoning is Open Development, a holding zoning until development occurs
- 2030 Future Land Use Plan shows the property as R-1 Low Density Residential with a required density range of 1 to 5 units/acre
- Proposed zoning - PRD Planned Residential District
- Proposed uses - 257 detached villa townhomes with homeowner's association maintenance and a large private amenity center
  - 49 of the lots will be 44 feet wide
  - 147 of the lots will be 50 feet wide – optional basements
  - 61 of the lots will be 60 feet wide – including basements and 3-car garages
- Area calculations:

| Areas                |       |
|----------------------|-------|
| Item                 | Area  |
| Gross area           | 85.51 |
| Wetlands (estimated) | 0.2   |
| Bluff (estimated)    | 6.3   |
| Net area (estimated) | 79.01 |

- Gross density = 257 units/85.51 acres = 3.01 units/acre
- Net density = 257 units/79.01 acres = 3.25 units/acre
- Minimum home setbacks
  - 25 feet front
  - 5 feet and 5 feet side
  - 20 feet rear

## Neighborhood Vision

### Del Webb – An Iconic Brand

As indicated in our introduction, Pulte Group sells homes under the brands Pulte Homes, Centex Homes, and Del Webb. Del Webb is a renowned brand name across the country that exclusively caters to the active adult 55+ market. Del Webb creates extremely popular, high-amenity active adult neighborhoods. Many of these neighborhood names (ex. Sun City) are well known across the country. Although we have developed many Del Webb neighborhoods in northern climates to date, we have not developed any in the State of Minnesota. You may have heard that we recently announced our first Minnesota Del Webb neighborhood which will open in 2019 in the City of Corcoran in the northwest part of the Twin Cities. We are very excited to bring this attractive lifestyle to the State.

We have been searching for a location in the southwest Twin Cities to create another large age-restricted community that would serve the needs and desires of buyers who are 55 years and older. Many active adult buyers are searching for a neighborhood with the following attributes: single level homes; homeowner's association yard and snow maintenance; a safe and secure

feeling; the attractiveness of a resort; and social and recreational opportunities. Pinnacle has been designed to cater to these buyers.

We continue to evaluate whether Pinnacle can be branded as a Del Webb neighborhood. Regardless, we are incorporating many of the traditional Del Webb neighborhood design characteristics into Pinnacle. Our neighborhood vision for Pinnacle includes the following intentional design attributes targeted at the desires of the active adult buyer:

1. **Entrance experience** – We are working toward creating a main entrance to the neighborhood off State Highway 41 which will offer a dramatic hilltop climb, open space, a large monument, and robust landscaping. See below “Access” section for more details on this access.
2. **Arrival drive** – The arrival drive leads the driver directly from the main entrance to the amenity center. The arrival drive consists of a parkway with a wide, heavily landscaped center median and runs immediately adjacent to a deep ravine and proposed ponds, providing beautiful, open views. There are no driveways on the parkway, creating a feeling of luxury, beauty, safety, and a welcoming sense of arrival into the neighborhood.
3. **Amenity center** – Although the City has done an admirable job creating public amenities that are strong attributes for the active adult buyer, this buyer also expects a private amenity center that caters to their recreational and social needs. We have strategically planned this amenity to be located at a central location at a relatively high point.
4. **Trails/Open Space** – We used the City’s Comprehensive Plan as a guide for preserving open space, providing land for public parks, and designing an interconnected public trail system. The trail system will provide convenient access to Fireman’s Park, Veteran’s Park, downtown, and Moers Park.
5. **A feeling of security** – A very high priority for this buyer is that their neighborhood feels safe and secure. This is accomplished by a variety of intentional design approaches such as buffer plantings in key perimeter areas, parkway arrival drive, sidewalks along every street, etc. However, the most impactful attribute that creates a sense of security is the natural location and topography of the property. It is a large peninsula with bluffs along the west, south, and southeast sides of the property. This creates a strong and natural sense of seclusion and safety, making this property ideally suited for an active adult neighborhood.
6. **Single level villa homes** – The active adult buyer commonly wants to move into a single level home (no or minimal stairs) with homeowner’s association-maintained yards/snow removal and social and recreational opportunities. We will be offering homes and a neighborhood that provides these attributes. Buyers will be able to choose from different product lines of homes, each catering to a different square footage, price point, and location/views.

## **Context Within the City of Chaska**

In the previous section we outlined how this type of neighborhood is ideally suited for the topography of this property. An active adult neighborhood also fits very well into the context of the City of Chaska.

The City has invested a considerable amount of time, energy, and money into making Chaska a wonderful City. Downtown has a significant amount of historic buildings clad in Chaska brick and the City has worked to preserve the historic flavor of the downtown area. Continuing to attract and maintain the “right” mix of businesses in a historic downtown is critical. Helping them

to be successful is in the best interests of all City residents. The City has also recently invested heavily in Fireman's Park and the Chaska Curling center, both of which are a short walk from Pinnacle. And in the past the City invested in the creation of the high-quality Chaska Town Course and the Chaska Community Center/Lodge.

These amenities are attractive to the active adult resident. However, the synergy between Pinnacle and the downtown businesses is particularly strong. Our buyers are residents who have spent their lives saving for retirement and now have the time to spend those savings. Having this many active adults close to Fireman's Park and the downtown area is the ideal use for this property from the standpoint of park utilization and support of local businesses in the historic downtown.

There is one other very important way in which Pinnacle fits well within the context of the area. Traffic concerns are common when new development occurs. In this case, the bluffs create a situation where access is a bit more constrained than usual. As outlined in this narrative, we are proposing to create a new access from State Highway 41 which significantly strengthens access for the property and the area. However, we recognize that neighbors may still have concerns because the new neighborhood will increase overall traffic counts.

A significant number of active adults are retired, thereby significantly decreasing peak traffic volumes. Others have flexible work schedules. A study of other Del Webb active adult communities found that peak morning traffic volumes are 64% less than that of typical single-family neighborhoods. From a traffic generation standpoint, an active adult community is the right use for this property.

One key point that we have not yet addressed is that our initial market research indicates that this portion of the Twin Cities region is not adequately being served by new housing targeted at active adults. There are existing Chaska residents that are not finding the homes that they are looking for. We wish to address this unsatisfied demand.

## **Access**

### **Background**

Currently, the available access points for the property are Moers Drive to the northwest, Liberty Heights Drive to the north, and Cardinal Street to the northeast. We would feel more comfortable if access to the property was stronger.

It is our understanding that the City has discussed a potential area transportation improvement with the Crown of Glory Lutheran Church (the "Church") in the past. Conceptually, this improvement is to add a new street connection to State Highway 41 at a location south of the Church building. We have spent a considerable amount of time and effort carefully developing a concept that could meet the needs of Pulte, the City, and the Church, which would also significantly benefit from improved access. We have met with the Church and discussed the improvement and appear to have the support of their board. Ultimately, the issue will need to go before the congregation for a vote. We have also worked with City staff at a high level on this improvement. Additional engineering and review will be required and a permit from MnDOT will also be necessary. If our concept plan is received positively by the City, then we will advance discussions with the Church and City regarding this area transportation improvement.

Our proposed area transportation improvement consists of the following (see Land Swap exhibit):

1. **New Connection to State Highway 41** – We will work with the City and MnDOT to design a new street connection with access to State Highway 41. It will be a “restricted access” that would only allow incoming traffic to take right turns onto the new street and allow only outgoing right turns onto State Highway 41. As currently proposed, all design, permitting, and construction costs will be paid by Pulte.
2. **Realign Cardinal Street** – We will realign a portion of Cardinal Street. In doing so, this creates a safe perpendicular intersection to the new entrance road. It also provides sufficient distance from the new State Highway 41 intersection to allow cars to “stack up” and wait. The design, permitting, and construction cost of this work will be paid by Pulte.
3. **Land Swap** – The new entrance cuts off some of the Church property. However, the realignment of Cardinal Street presents an opportunity for additional land to become available to the Church. In effect, the Church would be trading 0.80 acres of steep land with 0.05 acres of buildable area for 0.45 acres of relatively flat land, resulting in 0.35 acres of new buildable area. Pulte will prepare and record the necessary documents to effectuate the land swap.
4. **Pond** – Currently, there is a pond that is located on the narrow, triangular portion of Church land that would be swapped with Pulte. We will expand/move this pond to the south side of the new access road.
5. **Landscape Buffer** – It is our goal to have a highly attractive main entrance and arrival drive into Pinnacle. Due to the existing grade change from State Highway 41 to Cardinal Street, the entrance drive could have stunning views. This change of grade also means that we will be constructing a retaining wall along the north side of the new access street. We will use boulders for the wall, creating a very nice entry experience. We are also proposing to plant a buffer of trees as shown on the attached “Land Swap” exhibit to enhance the entry experience and provide adequate screening for the church from the new public street. Our proposal is to install the buffer of trees on the Church property and within an easement 30-feet wide. The retaining wall, irrigation and plantings within the easement will be paid for by Pulte and maintained by the Pinnacle homeowner’s association.

## Henry Hammers House/Saloon

### Background

The 2006 City of Chaska Historic Context Study prepared by the Chaska Heritage Preservation Commission (now named Historic Preservation Commission?) in Spring 2006 indicates in Appendix A that the building at 1092 Cardinal Street is identified as one of the “Chaska Designated Properties.” It is our understanding that it was designated in January 1996 based on its significance to the local community’s development and culture. Located alongside the Chaska-Victoria road, this 1873 house represents a typical wood frame farmhouse that also provided a wayside saloon for farmers traveling on the main road between Chaska and Victoria.

### Findings

We began a dialog with City staff about options for developing the larger Hammers homestead property in October 2017. At that time, staff informed us of the historic designation of the home. Once we had a purchase agreement in place for the property, we undertook a “due diligence” process to better understand how the historic designation of the home would relate to the potential residential development. Our first step was to find a reputable architect that had significant experience in dealing with historic preservation. We ultimately hired architect Bob

Claybaugh of Claybaugh Preservation Architecture, Inc. and architectural historian John Lauber of John Lauber & Company LLC (former Education and Preservation Outreach Coordinator for the Minnesota Historical Society). On June 14, 2018 we walked through the home with Claybaugh and Lauber. Claybaugh and Lauber prepared the attached letter dated August 1, 2018. Their findings: ***"It is our opinion that the property bears little resemblance to its appearance during Chaska's formative years, and no longer retains the physical features necessary to convey its significance as a congenial wayside for travelers passing through the rural landscape of Carver County during the second half of the nineteenth century."***

Based on the findings of Claybaugh and Lauber, the building is not a good candidate for preservation/restoration. If our overall concept plan is received positively by the City and Pulte chooses to proceed with this application, then we will be requesting permission to demolish the home. Alternatively, if the Historic Preservation Commission and/or the City wish to relocate the home to a separate location, we would not be opposed to such action.

As residential developers, we commonly deal with the question of whether it would be feasible to utilize existing buildings for adaptive reuse. We have evaluated repurposing barns, golf clubhouses, and homes for use in new neighborhoods. Many factors need to come together for this to work adequately. In this case, the home does not have any of the necessary factors that lend it to be repurposed for neighborhood use. The condition of the building is poor, it contains no aesthetic appeal, and the rooms sizes are all far too small to make use of as a community gathering space.

### **Additional Factors**

Prior to learning that the historic value of the home is highly limited, we had identified additional factors which would have made preservation difficult:

1. **Height/appearance of the home** – We are proposing to create an additional access to State Highway 41 at a logical location where it can be accomplished from an engineering standpoint. In creating this connection and following standard engineering design guidelines, we will be constructing a significant retaining wall on the north side of the new entrance road. This retaining wall would wrap around the existing homestead, creating a somewhat unsightly presentation of the home. The home would stand four to seven feet above the elevation of the street. It would not look natural or historic.
2. **Deviation from engineering standards** – In order to keep the home in place, the curvature of realigned Cardinal Street would not meet City street design requirements.
3. **Impact on other property owners** – In order to preserve the home, realigned Cardinal Street would need to be moved closer to 163 Highland Drive, causing additional impact to a neighboring property.

Although the above factors are not the primary reason to proceed with relocation or demolition of the home, they add complications to preservation of the home.

If after reviewing the attached letter and walking through the home, the Historic Preservation Commission and/or the City wish to relocate the home to a separate location, we would not be opposed to such action.

# The Concept Plan

In the above “Neighborhood Vision” section of this narrative, we outlined strategic and aesthetic Del Webb design strategies that we incorporated into the layout of the concept plan. Each of these increases the livability, attractiveness, and desirability of the neighborhood. In this section, we’d like to outline some other key features of the concept plan:

- As shown in the City’s Comprehensive Plan, we are planning to dedicate additional land to add to Moers Park at the northwest part of the neighborhood.
- As shown in the City’s Comprehensive Plan, we are planning to dedicate additional land to add to Fireman’s/Veteran’s Park at the southern tip of the neighborhood.
- We have intentionally designed the neighborhood to have primarily open space adjacent to existing homes along the north side of the properties. In the few areas where we have homes planned near existing homes, we are providing a buffer of green space between them.
- We are avoiding disturbance of bluff areas. We plan to dedicate bluff areas to the City. There is a small sliver of land along the southwest side of the property that is non-bluff and is owned by the City. In that area, we proposed a land swap of bluff for non-bluff land.
- The City recently constructed a large retention pond on the property (within an easement) in the southern tip. We plan to expand this pond and easement.
- It should be noted that active adult buyers typically do not wish to have large lawns. When children are living in a home, a yard is very important. However, when children no longer live in the home, a goal is typically to minimize the amount of grass to mow and snow to remove. Therefore, active adult neighborhoods have less side and rear setbacks than for single family homes.
- This concept plan assumes (as described in the above “Access” section) that an agreement will be reached between the Church, Pulte, the City, and MnDOT that would enable the addition of an access connecting to State Highway 41.
- This concept plan assumes (as described in the above section) that the Henry Hammers house/saloon will be removed from the property. This will require approval by the City’s Historic Preservation Commission.

We have carefully studied the market, the City’s Comprehensive Plan, the property, the surrounding uses, and the regional transportation network and have worked diligently to create a concept plan that is ideally suited for this property. We are very pleased and excited about how our vision and plans have come together.

## Environmental Assessment Worksheet

Under Minnesota state statutes, this residential development will likely exceed a threshold for preparation of a mandatory Environmental Assessment Worksheet (EAW). If the concept plan is well received by the City, we will work with City staff to determine the scope of the EAW. This document assesses the impact that this neighborhood will have on the environment.



# Park Dedication

The City's Comprehensive Plan identifies a desire for additional park land for Moers Park in the northwest part of the property and additional park land for Fireman's Park at the southern tip of the property. Our concept plan incorporates dedication of these additional park lands. In addition, the Comprehensive Plan shows a public trail connection from Moers Park to Fireman's Park. We have incorporated this trail into our concept plan as well. It should also be noted that we are planning the design and construction of a significant private amenity for recreational and social purposes. This amenity will reduce the demand on public parks and amenities. Additional market research will be completed before we determine the exact amenities to be included, but it is likely to include:

- Clubhouse building with:
  - Fitness center
  - Social lounge
  - Activity room(s)
- Pool
- Outdoor fire pit gathering area
- Pickleball court(s)

Based on City ordinances, it appears that the combination of public park land dedication, construction of public trails, and construction of private amenities will be in excess of park dedication requirements.

Additional dedications to the City will include undevelopable bluff property, pond/wetland outlots, and public rights-of-way.

## Our Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. We call this Life Tested®. We have built prototypical rooms and homes in warehouses across the country and have paid members of the public to walk through and provide written feedback on the homes. Through this intensive process, we have conceived of and incorporated many innovative home design features such as the Pulte Planning Center, Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in "Building Consumer Inspired Homes and Communities to Make Lives Better".

Buyers at Pinnacle will be able to choose from different product lines of homes with varying sizes, prices, and views/locations. Below is a brief description of the lot and home selections that we envision being offered at Pinnacle. All product lines will offer a variety of architectural facades and structural options. We have included example elevations in this application.

### 44-Foot Wide Lots

Our concept plan shows 49 lots at a width of 44 feet. The homes planned for these lots will be 34-feet wide and range in size from 1,300 to 1,700 square feet. These smaller floor plans are very popular for singles/widows in our active adult neighborhoods. They typically have two

bedrooms and a two-car garage. All homes will be slab on grade (no basements). We anticipate home valuations from the high \$200k's to the mid-\$300k's.

### **50-Foot Wide Lots**

Our concept plan shows 147 lots at a width of 50 feet. The homes planned for these lots will be 40-feet wide and range in size from 1,680 to 1,960 square feet (excluding basements). These homes are typically the largest selling product line in our active adult neighborhoods across the country. The homes typically have two bedrooms and a two-car garage. This versatile product line also offers many options such as a third bedroom, a bonus room, and/or a finished basement. We anticipate home valuations from the mid-\$300k's to the mid-\$400k's.

### **60-Foot Wide Lots**

Our concept plan shows 61 lots at a width of 60 feet. The homes planned for these lots will be the same product line as for the 50-foot wide lots. However, all of homes on 60-foot wide lots will have basements and three-car garages. These lots are typically in the premium locations with the most attractive views. We anticipate home valuations from the high \$300k's to the low \$500k's.

## **Active Adult Neighborhoods**

Active adult neighborhoods are not all that common, but they are highly sought after because of the many benefits they bring to a community.

### **What can you expect?**

- A beautiful, highly sought-after neighborhood
- Quality citizens
- Positive financial cost/benefit
- Energized business climate

### **Benefits of an age restricted neighborhood**

- Light use of streets, water, wastewater, and police
- Disposable income leads to high consumption
- Pay their real estate taxes, which will be significant
- Contribute to schools, but don't send students
- Greatly reduced rush hour traffic compared to typical residential neighborhoods

### **Social presence**

- Volunteerism
- Civic minded

## **Phasing & Schedule**

The following preliminary schedule for development is envisioned based on current knowledge and information.

Fall/Winter 2018/2019  
2019

Preliminary plat/PRD approval  
Development of Phase 1

2020  
2021  
2022  
2023-2024

Development of Phase 2  
Development of Phase 3  
Development of Phase 4  
Full build out

## City of Chaska Mission Statement

This section of the narrative identifies how the Pinnacle neighborhood contributes to and reinforces the Chaska Mission Statement “to be the Best Small Town in Minnesota” through its Core Strategies.

### High Quality of Life Enhanced

- Provides a housing type (active adult) that is in need.
- A highly sought after social and recreational lifestyle in a neighborhood that is certain to have a high-quality reputation.
- Pinnacle provides an opportunity for existing Chaska residents to remain in Chaska.
- Increases vitality of downtown and supports local businesses by adding a significant number of residents near downtown with the ability to spend discretionary money.
- Increases use of existing public amenities such as Fireman’s Park, Veteran’s Park, the public library, The Lodge, and the Chaska Town Course.
- This demographic group is known to volunteer at a significantly higher rate than the general population. Our schools, charities, and other organizations will benefit from this.
- The general area will benefit from an improvement in the traffic patterns by adding an access to State Highway 41.

### Taxpayers Perceive they are Getting Cost-Effective Service

- As an infill development, the public trunk sewer, water, storm water, and transportation networks are in place. We are not aware of the need for any public trunk expenditures to serve Pinnacle. Impact fees will go toward paying for past expenditures or will increase reserves in the infrastructure funds. Infill developments are highly efficient from an infrastructure standpoint
- In conjunction with developing this neighborhood, we are improving a regional transportation weakness by adding a connection to State Highway 41.
- Tax revenue will go to the school district, but no children will be sent to the schools.

### Well-Planned and Orderly Community Development is a Priority

- An infill development is more well-planned and orderly than other types of development.
- It provides a housing type (active adult) that is not being adequately met by the market.

### A Sense of Community and Small-Town Values are Maintained

- Pinnacle creates a new neighborhood community that will create strong social bonds within the neighborhood due to the private amenity and social center.
- Pinnacle’s proximity to downtown, Fireman’s Park, and Veteran’s Park will increase the usage, vibrancy, and atmosphere of these strong community assets.

- Volunteerism is closely related to small-town values, creating a strong sense of civic responsibility, community pride, and social cohesion.

## **A Commitment to Excellence**

- Nationwide, the Del Webb brand is strongly associated with quality and excellence. Although this neighborhood may be branded as a Pulte Homes Active Adult community, it will hold the same design attributes as a Del Webb neighborhood: strong sense of arrival, beauty, amenities, and the creation of a strong social network.

*This submittal includes:*

- *This narrative*
- *Concept Plan application*
- *Application fees totaling \$4,183.94*
- *Area context exhibit*
- *Existing conditions exhibit*
- *Site Forces exhibit*
- *Concept Plan*
- *Trails, Parks, and Open Space Plan*
- *Land swap exhibit*
- *Architect letter*
- *Architect photos w/comments*



**PROPERTY DEDICATED TO C.O.G. CHURCH**  
**0.45 ac gross area**  
 (Gain of 0.35 addtl buildable land, including prior sbk area)

**NEW R/W + POND DEDICATION TO CITY**  
**0.80 ac gross area**  
 (Loss of 0.05 ac buildable area outside setbacks)

**Annotations:**

- 30' SBK
- 150' SBK FROM CL
- 30' LANDSCAPE EASEMENT (MAINTAINED BY H.O.A.)
- REALIGNED CARDINAL ST.
- PROPOSED RETAINING WALL
- NEW 100' PUBLIC RIGHT-OF-WAY
- Entry Green
- Existing Ravine
- Pond
- POND +/-
- 80' Public R/W
- DR.
- CARDINAL STREET
- N. CHESTNUT ST./HWY 41
- DR.
- DR.

**Topographic Contours:** 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

**North Arrow:** N





**John Lauber and Company LLC**

**1 August 2018**

**Paul Heuer**

Pulte Homes  
7500 Flying Cloud Drive  
Suite 670  
Eden Prairie, MN 55344

Dear Mr. Heuer—

On 30 May of this year, you wrote an email to Bob Claybaugh, seeking qualified historic preservation professionals to evaluate the condition and physical integrity of the Henry Hammers home/saloon, built ca. 1873, and located at 1092 Cardinal Street in Chaska. In your query, you included a copy of Chaska's Historic Preservation Ordinance as well as an undated early historic photo of the property, taken when it served as a saloon for travelers on the Chaska-Victoria Road. Bob agreed to take a look at the property and asked me to participate in the evaluation. Bob and I have collaborated on dozens of historic preservation projects over the past two decades. We both exceed the Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals—Bob as a historical architect, and me as a historian/architectural historian.

Bob and I met you at the site on 14 June and examined both the interior and exterior of the house. We completed our investigation in approximately one hour, documenting conditions with photos and field notes. Our comments here are based entirely on information gleaned from the historic photo and architectural evidence from our field visit.

According to the historic photo, the Hammers house as originally built consisted of a two-story, wood-framed main volume with a rectangular plan and a front-gabled roof. A small one-story wing with a gabled roof and an open front porch was attached to the south side of the main volume. The house had clapboard siding with corner boards. There was a wide skirt board at the base of the wall, and a wide frieze board beneath the eaves. The structure had a wood-shingled roof. A tall chimney with a corbel band rose above the peak of the main roof, and a similar chimney rose from the peak of the wing. There were two entrance doors on the east side of the house, one located beneath the open porch, and the other at the southeast corner of the main house. Windows openings shown in the photo contained wood, 6/6 double-hung sash. The front edge of the porch roof was supported by slender wood columns and had a scrollwork frieze beneath the eaves. A long, raised stoop built of wood and stone stretches across the full width of the façade.

The Hammers house was locally designated in 1996 for its association with Chaska's early development and culture. It is listed as a designated property in a historic context study completed for the Preservation Commission in 2006. The structure is not listed on

the National Register of Historic Places. An application to demolish the house submitted in 2004 was denied by Chaska's Historic Preservation Commission.

Our investigation of the property revealed a number of things about the Hammers House:

- The original one-story wing projecting from south side of the main volume has been greatly altered and expanded—replaced by a large, gabled addition that rises to a height of 1½ stories and wraps around the main volume, extending the full width of the west side. The size and configuration of the addition are delineated in photos 3-6 of the accompanying illustrations. Architectural evidence in the attic of the addition shows that it incorporates part of the original south wall and suggests that it may also incorporate part of the original front wall, but also demonstrates the magnitude of the alterations. (See Photos 17-20).

- Materials and details visible on the addition, including the use of smooth-sided dimensional framing lumber in the attic, boxed soffits, and metal siding corners are consistent with mid-20<sup>th</sup> century construction practices. A historic aerial view of the site (Photo 2) shows that the addition was in place by 1951. Window openings on the south side of the addition and a band of windows on the west side bear no relation to openings on the original building. The addition has no chimney. The porch on the new addition is partially enclosed and lacks the columns and ornamental frieze board of the original.

- Although the original front-gabled two-story main volume of the house remains in place, it has been significantly altered. The original entrance door at the southeast corner has been filled in, as have two original window openings on the lower level. The original skirt board at the base of the wall is absent. No splices are visible where the clapboard siding passes over the original window openings, suggesting that the façade has been re-sided. As noted above, the west side of the original volume is hidden behind the addition.

- The early photo of the residence shows that all window openings contained 6/6 wood double-hung sash. At present, most openings contain 1/1 wood double-hung sash. One opening on the upper level of the east side, and another on the lower level of the south side contain 2/2 double-hung sash, typical of late 19<sup>th</sup> and early 20<sup>th</sup> century buildings. The two original windows on the lower level of the façade have been replaced by a double casement unit of recent manufacture. The only opening still containing 6/6 sash is centered in the gable on the west side.

- The original interior layout of the main volume appears to have remained intact, but few original interior features (baseboards, trim, etc.) remain. Doorways on the upper level are badly racked, and floors are uneven, indicating that the structural spine of the building has sagged significantly.

- The original raised wood and stone stoop on the east side of the building has been removed.

### **Conclusion**

Although the historic core of the Hammers House remains in place, extensive alterations over time have removed a large amount of original architectural fabric, destroyed character-defining features such as the original open porch, largely obscured the original main volume, and significantly compromised the structure's historic integrity. It is our opinion that the property bears little resemblance to its appearance during Chaska's formative years, and no longer retains the physical features necessary to convey its significance as a congenial wayside for travelers passing through the rural landscape of Carver County during the second half of the nineteenth century.

Regards,

A handwritten signature in dark ink that reads "JOHN LAUBER". The signature is written in a cursive, slightly stylized font with a large initial 'J' and a long, sweeping underline.

**John Lauber**  
**Robert Claybaugh**





**Photo 1.** Aerial view of the site, 2018.



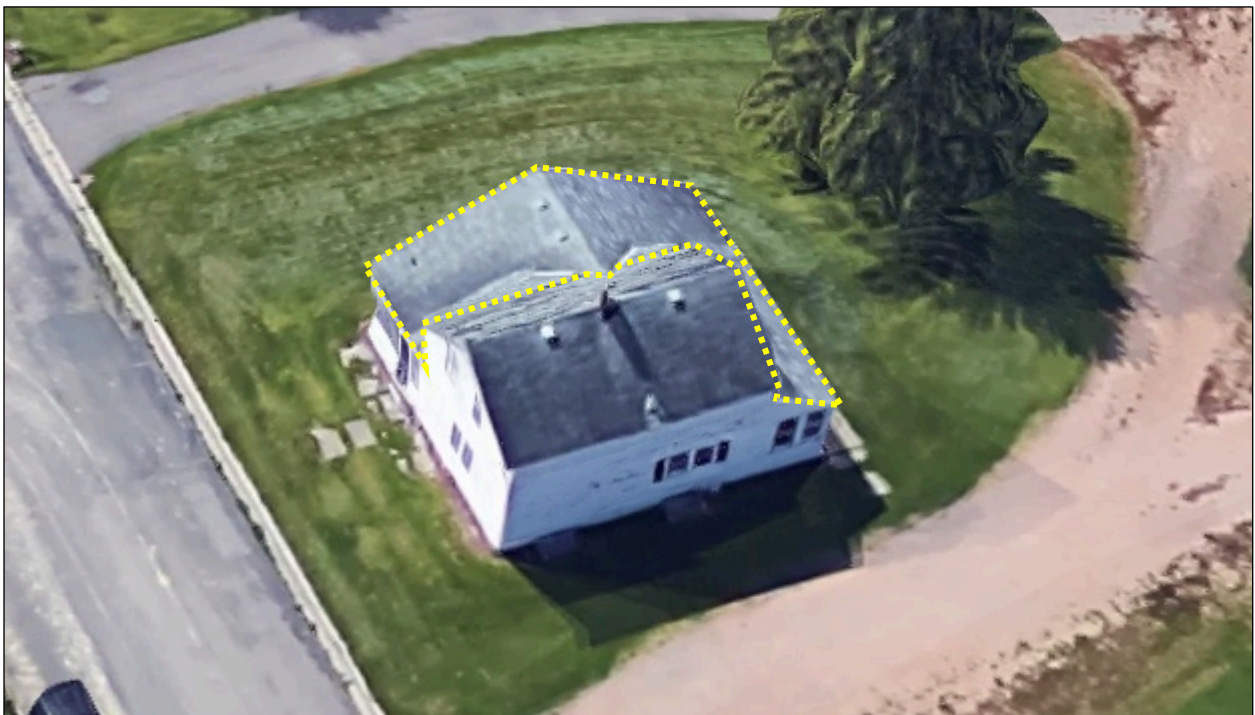
**Photo 2.** Aerial view of the site, 1951. The addition is shown in this photo.

### Henry Hammers House/Saloon





**Photo 3.** Birdseye view, showing south and east elevations. Addition is outlined.



**Photo 4.** Birdseye view, showing east and north elevations. Addition is outlined.





**Photo 5.** Birdseye view, showing north and west elevations. Addition is outlined.



**Photo 6.** Birdseye view, showing west and south elevations. Addition is outlined.

### **Henry Hammers House/Saloon**





**Photo 7.** Overview of the site, looking southwest.



**Photo 8.** Overview of the site, looking west.





**Photo 9.** Undated early historic view of the house, when it served as a saloon. Note the wide skirtboard at the base of the wall.



**Photo 10.** Principal (east) façade and south elevation, 2018. Note the changes to the porch as well as window and door openings. Original 6/6 sash have been replaced by 2/2 and 1/1 on upper level and modern crank-out windows on lower level. Chimney above the porch wing is gone and chimney above main section of the house has been altered.

### Henry Hammers House/Saloon

5





**Photo 11.** Principal (east) façade and north elevation.



**Photo 12.** North and west elevations. The one-story bay at right is an addition. Clapboards of original house terminate at corner boards. Clapboards at corner of addition have metal corners. Clapboards on the addition do not align with clapboards on original house.





**Photo 13.** North and west elevations. Double-hung 6/6 sash on upper level may be original.



**Photo 14.** West and south elevations.





**Photo 15.** South elevation. Compare roofline to the original, shown in Photo 9. Soffit details at intersection of eaves and rakes are typical of post-WWII construction. Jog in the siding (arrow) marks change in the foundation. Original foundation is to the right, slab-on-grade foundation to left of arrow was built to support the addition.



**Photo 16.** South and east elevations. Clapboards on the east wall of the original section are continuous, suggesting that the house was at least partially re-sided when the original door and window openings were filled in.





**Photo 17.** Attic of the porch wing, looking south. Note stud and lath “shadows” on sheathing boards and studs, indicating that the lumber has been recycled.



**Photo 18.** Close up of attic above the porch wing. Original studs remain in place, showing roofline of original porch wing. New studs were scabbed onto the originals when the wing was expanded.





**Photo 19.** Attic above the porch wing, looking east. The wall of the original house is visible at left. Note new framing and sheathing over the front porch.



**Photo 20.** Roof framing above the west bay of the addition. Wall of the original house is visible at right. Roof framing here and elsewhere in the addition is smooth-surfaced, nominal 2 x 4 lumber typical of the mid-twentieth century rather than rough-sawn, full dimension lumber that would have been available at the time of the home's original construction.

## REQUEST FOR ACTION CHASKA HISTORIC PRESERVATION COMMISSION OCTOBER 26, 2004

**Subject:** Henry Hammers House/Saloon – Site Alteration Permit for Demolition of Historic Farmhouse at 1092 Cardinal Street

**Applicant:** Francis Hammers

**Location:** 1092 Cardinal Street

**Case No.:** HPC No. 04-03

**Synopsis:** Applicant is requesting approval to demolish an 1873 farmhouse that is locally designated as a historic building/site. The HPC postponed their decision on this Site Alteration Permit application at their August 31, 2004, meeting, which included a public hearing, to give them additional time to study options for preserving the building.

**Prepared By:** Jeff Miller

**Staff Recommendation:** HPC denial of Site Alteration Permit to demolish Henry Hammers House/Saloon

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### BUILDING/SITE HISTORY

Henry Hammers and his wife moved to Chaska (then Chanhassen Township) in 1864 from Holland, shortly after their wedding in 1863. The original plan for this farmhouse, which was built around 1873, included space for a wayside saloon for farmers traveling along the Chaska-Victoria Road, the main road between Chaska and Victoria. It was not uncommon during that time period for farmers to operate a saloon out of their farmhouse. Henry Hammers eventually owned three farms with this farm being the original farmstead. The historic photo below shows that the structure originally had two front entrances – one on the porch for the residential use and one for the saloon on the two-story section. A sign in the center of the two-story façade says “Saloon”.





The City created a Historic Preservation Task Force in 1991 to survey older buildings and sites, receive citizens' suggestions regarding historically significant buildings, research historic information, and recommend buildings and sites worthy of local historic designation. The task force used specific criteria contained in the Heritage Preservation Ordinance in its considerations of which buildings and sites to designate as historic places. Three groups of buildings and sites were recommended by the HPC and approved by the City Council as local historic buildings/sites in 1992, 1993, and 1996, with a total of 51 buildings/sites now designated within the City.

In January 1996, the HPC recommended and the City Council approved the designation of the Henry Hammers House/Saloon as a locally historic building/site. This farmhouse was designated as a historic building based on its significance to the local community's development and culture. Located alongside the Chaska-Victoria road, this house represents a typical wood frame farmhouse that also provided a wayside saloon for farmers traveling on the main road between Chaska and Victoria. The Hammers family has operated this farm for several generations and also operated a door-to-door milk route from this farm later on. The street in front of the house is now named Cardinal Street. Below is a current photo of the front of the farmhouse showing some alterations to the original front facade. **The porch has been enclosed, the saloon door removed, the first floor window openings consolidated from two to one opening, and the types of windows updated.** The granary next to the farmhouse was built in 1901.



### **REQUIREMENTS for CONSIDERATION of HISTORIC BUILDING DEMOLITIONS**

The City Council adopted its first Heritage Preservation Ordinance in 1989, which also established a Heritage Preservation Commission (HPC) that had authority to encourage preservation of historic buildings and sites within the City. The Planning Commission also served as the HPC until 2002, when a new Heritage Preservation Ordinance was adopted and a separate HPC was established.

The demolition or relocation of a historic resource requires a Site Alteration Permit to be approved by the HPC. According to the City's Heritage Preservation Ordinance, the demolition of



historic buildings/sites shall be discouraged. In its review of Site Alteration Permit applications for a historic building demolition, the HPC is required to consider the four primary matters identified in the Heritage Preservation Ordinance. At least one of the following requirements must be met in order for the Commission to approve the demolition of a historic resource:

- a) Retention of the resource constitutes a hazard to public safety that cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.
- b) Preservation of the resource is a deterrent to a major improvement program that will be of substantial benefit to the community.
- c) Retaining the resource will cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the building.
- d) Retaining the resource is not in the interest of the majority of the community.

In addition, the HPC may consider any or all of the following secondary criteria in deciding whether to approve or deny a demolition application:

- a) The merit of the structure to be demolished.
- b) The effect of the demolition on the surrounding buildings.
- c) The effect of the demolition on the historic district as a whole.
- d) The value or usefulness of the proposed replacement structure to the community, and the appropriateness of its design to the historic district.
- e) If the lot is to be left open, the impact of open space in that location and on the district as a whole.
- f) The effect of the demolition on the local economy.
- g) Whether the demolition will foster civic beauty.
- h) Whether the demolition will stabilize and improve property values in the district.
- i) The effect of the demolition on safeguarding the heritage of the City, State, or Nation.
- j) The effect of the demolition on promotion of the district for the education, pleasure, and welfare of the citizens of the City.

In order to approve any demolition or relocation application, the HPC is required to make findings that the demolition or relocation "is necessary to correct an unsafe or dangerous condition on the property, is necessary for a major redevelopment that is of substantial benefit to the community, or that there are no reasonable alternatives to the destruction." As part of evaluating whether reasonable alternatives exist, the HPC needs to consider the integrity of the

property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

### **CONSIDERATION of PRIMARY CRITERIA**

Concerning primary criteria (a), the City Planner, Building Official, and HPC Chair have visited the site and the Building Official determined that the building does not constitute a public safety hazard at this time. Up until this past spring, the farmhouse has been used as a rental house for several years. **Although the furnace stopped working this past winter, this does not constitute a hazard to public safety.**

Concerning primary criteria (b), Staff finds that no major improvement programs are planned for this area that would be deterred by preservation of this farmhouse. In addition, the property owner is not currently proposing any redevelopment of this site or the surrounding farmland that would be deterred by preservation of this farmhouse.

Concerning primary criteria (c), the owner is not interested in investing in basic improvements to the building for use as a rental house, **such as a new furnace, windows, plumbing, electrical wiring, and porch repairs,** or its preservation as a historic structure. However, it is Staff's conclusion that retaining the resource will not cause an undue and unreasonable financial hardship on the owner, considering the owner's substantial property holdings, potential for future development of the adjacent farmland, **and the option to sell the structure to any purchaser willing to preserve the building.** A reasonable alternative to demolition of the building that should be considered is the sale of the building to a purchaser that would be willing to preserve the farmhouse.

Concerning primary criteria (d), Staff concludes that retaining this historic structure is in the interest of the majority of the community since the farmhouse was just designated by the City Council as a locally significant historic building in 1996.

### **CONSIDERATION of SECONDARY CRITERIA**

Since this historic farmhouse is not located in a historic district, many of the secondary criteria are not applicable. The criteria that need to be considered are (a) the merit of the structure and (i) the effect of the demolition on safeguarding the heritage of the City, State, or Nation.

The Henry Hammers House/Saloon embodies the character of the community's rural heritage. As the community continues to develop as a suburban city, historic farmhouses are at risk of being lost to new development projects. The Henry Hammers House/Saloon is one of only three farmhouses to be designated thus far as locally historic building/sites in the entire city. The Koehnen House on Bavaria Road and the Jaspers-Heller House on Valley Street are the other two farmhouses.



Koehnen House – Bavaria Road



Jaspers-Heller House – Valley Street

Although some exterior alterations have been made to the building over the years, preservation of the essential form and character of the building is still feasible. The historic photo on page 1 shows that the structure originally had two front entrances – one on the porch for the residential use and one for the saloon on the two-story section. The original saloon door opening has been removed and the two window openings on this section have been consolidated. Additionally, the original porch has been enclosed as a screen porch. Further research would be needed to identify appropriate preservation and reuse strategies for this building.

Both the Koehnen House on Bavaria Road and Jaspers-Heller House on Valley Street have been incorporated into newer residential neighborhoods. In addition, unique Chaska Brick houses exist within the Liberty Heights and Royal Oaks neighborhoods. Staff believes that a reasonable alternative to demolition of the Henry Hammers House/Saloon is to incorporate the preservation of this historic farmhouse and site into future plans for redeveloping the larger farm property into a residential neighborhood. A historic farmhouse offers an opportunity to distinguish the design of this future residential neighborhood and provide a unique sense of history and place for the entire community.

## STAFF FINDINGS

Finding #1: In order to approve the demolition of a historic building, at least one of the four primary criteria considered on pages 3 & 4 must be met. Staff finds that this historic building demolition application does not meet any of the four primary criteria and therefore demolition of the building cannot be approved.

Finding #2: Since the Henry Hammers House/Saloon is one of only three farmhouses that have been designated as locally historic buildings/sites in the entire community, it is important to preserve this farmhouse as a significant contributor to the rural heritage of Chaska. **The two other farmhouses designated as local historic buildings/sites have been successfully incorporated into newer residential neighborhoods.**

Finding #3: Although the owner is not interested in investing in basic improvements and preservation of this historic building, Staff concludes that preservation of the character of the original building is feasible. The alterations to the front façade of the building have not irreversibly altered the integrity of the original historic house/saloon. A reasonable alternative to



demolition of the building may be to sell the building to a purchaser that is willing to preserve it. Staff concludes that this alternative has not been adequately explored. **However, the HPC's denial for demolition of the building does not require the owner to preserve or renovate the building, it only requires that the owner retain the building rather than demolish it.**

Finding #4: The Hammers larger farm property, which includes this historic farmhouse, is guided by the City's 2020 Comprehensive Plan for Low Density Residential development in the future. Staff finds that another reasonable alternative is to incorporate the preservation of this historic farmhouse into future plans for redeveloping the farm property into a residential neighborhood.

**Finding #5: The applicant currently lives in another house on the property and does not plan to propose redevelopment of the larger farmland site at this time. Since a Concept Plan has not been prepared and approved for future residential development of the larger farmland site, Staff is unable to assess whether this building would be a deterrent to a major redevelopment proposal that would be of substantial benefit to the community. Potential issues regarding the location of future roads and parkland could be explored if the applicant chose to pursue development of a Concept Plan with the City. Staff recommends that a reuse study be completed for the building at the time that a Concept Plan is developed for future residential development of the entire site.**

**HISTORIC PRESERVATION COMMISSION ACTION REQUESTED:**

Motion to deny the Site Alteration Permit for demolition of the Henry Hammers House/Saloon at this time based on the findings that demolition is not necessary to correct an unsafe or dangerous condition on the property, is not necessary for a major redevelopment that is of substantial benefit to the community, will not cause an undue and unreasonable financial hardship to the owner, and there are reasonable alternatives to demolition of the building that have not been adequately explored, as identified in the five findings above.

















# City of Chaska Memorandum

**To:** Historic Preservation Commission  
**From:** Jeff Miller  
**Date:** September 24, 2004  
**Subject:** Notes from August 31, 2004, HPC meeting

## 1. Call to Order

Chair Swanson called the meeting to order at 7:00pm.

Present: Commissioners Joyce Bohn, Nicholas Calder, Michael Carpentier, Dick Hagen, Howard Rosenwinkel, and Chair Tracy Swanson.

Absent: Commissioner Susan Cross.

Others present: Jeff Miller, City Planner; Francis Hammers; Mike Hammers, son of Francis Hammers; Kathy Jeurissen, daughter of Francis Hammers

## 2. Agenda

Motion by Calder, second by Carpentier, to adopt the agenda with the addition of one item, Minor Classes of Work.

## 3. Minutes

Motion by Rosenwinkel, second by Carpentier, to approve the minutes of the July 27, 2004, HPC meeting.

4. Public Hearing: Consideration of Exterior Building Alterations to a Historic Building at 205 East Fourth Street / Site Alteration Permit / HPC No. 04-04 / C.P. Klein Fine Dining Restaurant  
Public Hearing was opened at 7:10pm.

The City Planner stated that the applicant requests that this item be continued to the next HPC meeting. Motion by Calder, second by Hagen to continue the item to the next HPC meeting on September 28, 2004, at 7:00pm in the City Council Chambers.

5. Public Hearing: Consideration of Demolition of a Historic Residential Building at 1092 Cardinal Street / Site Alteration Permit / HPC No. 04-03 / Francis Hammers  
The City Planner presented the item.

Public hearing was opened at 7:20pm.

The applicant's daughter stated that the interior of the building contains nothing of any historic value. There are no open staircases, fireplaces, ornamental woodwork, or other features typical of a historic house. Slicky Moers' house, which is a neighboring farmhouse, is similar but embodies the historic features of a traditional farmhouse/saloon better than the Hammers House.



Mike Hammers, the applicant's son, stated that the house and its yard have become a hassle to maintain for the property owner, e.g. the house is too close to the street and the steep yard is difficult to mow. The windows need repair. The furnace went out this past winter and needs to be replaced, so the house will sit empty rather than be rented out. If the City wants to recognize the historic past of this house, it would be more appropriate to write an article for the newspaper about the history of the Hammers House, with historic photos of the house, than to keep the house as it is currently.

The applicant stated that he agreed with his children's statements and would really like to tear down his old house.

Public hearing was closed at 7:27pm. Motion by Hagen, second by Bohn.

Chair Swanson explained the original reasons for the house being designated as a locally historic building/site in Chaska.

Hagen asked whether anyone from the family currently lives in the house.

Mike Hammers answered no. The house needs some major upgrades, including plumbing, electric wiring, furnace, etc. The porch also needs major improvements. It is currently unsafe to rent out.

Bohn asked when the house was last rented out.

Mike Hammers stated that it had been rented out until 3-4 months ago. The furnace went out last winter and has not been replaced.

Chair Swanson inquired about the applicant's current plans for redevelopment of the site.

Mike Hammers explained that there are no plans to redevelop the site at this time, probably won't redevelop for as long as Francis Hammers is living in the other house on the property.

Chair Swanson asked whether both houses are on the same property.

The City Planner answered that they are on the same property and that the owner would need to split off a new lot in order to sell the historic Hammers House.

Calder asked about the state of the farm buildings on the site.

Mike Hammers answered that the farm buildings are still being used somewhat, for keeping dogs and storage purposes.

Rosenwinkel asked how large the entire property is.

Francis Hammers answered that the whole farm is about 85 acres, with the house and farm buildings sitting on approximately 5 acres.

Carpentier explained that he personally lives in a relatively plain old house that is also locally designated as a historic building. The plainness of the house's architecture is typical of that time period and part of what makes it historic. He suggested that if the house is movable that relocation could be considered as an option.

Rosenwinkel asked whether the basement is constructed of fieldstone and whether the house contains any brick.

Mike Hammers answered that the basement is constructed of fieldstone. The house is a wood frame and sided house with no brick.

Chair Swanson explained that other historic farmhouses have been preserved in Chaska, including the Koehnen House and the Jaspers-Heller House.

Bohn asked what the square footage of the house is.

Francis Hammers answered that he wasn't sure of the exact square footage.

Bohn asked how many kids were raised in this house and whether any of the kids were interested in keeping the house.

Cathy, the applicant's daughter, responded that ten kids were raised in it. All of the kids and grandkids have had an opportunity to look at the house, but no one in the family is interested in buying and improving the house.

Mike Hammers explained that the house is located too close to Cardinal Street. If you could have a park in front of the house, there would be more potential for keeping it. Although parkland dedication would be part of the redevelopment process in the future, he speculated that the City would want the parkland to be located elsewhere on the property, in the interior rather than along Cardinal Street.

The City Planner stated that the location of a future park would be decided at the time of a redevelopment proposal but it's possible that it could be located near the historic farmhouse.

Chair Swanson asked whether the HPC could deny the applicant's request at this time so that redevelopment possibilities could be explored to retain the house.

The City Planner explained that the HPC could deny the applicant's request, which is Staff's recommendation, based on Staff's four findings, one of which is that reasonable alternatives to demolition of the building have not been adequately explored. Staff finding #4 is that a reasonable alternative may be to incorporate the preservation of the historic farmhouse into future plans for redeveloping the farm property into a residential neighborhood. Preserving this historic farmhouse could provide a future residential neighborhood with a unique sense of place and history. The applicant could explore various reuses of the house as part of a future redevelopment project, including for residential, homeowners' association offices, daycare, or others. A Concept Plan does not exist for the Hammers property at this time. Questions regarding the location of future roads and parkland could be explored with a Concept Plan if the applicant pursued development of a Concept Plan with the City. For instance, a new residential neighborhood on this site would most likely look at options for a road connecting to Highway 41 and the best way for entering into the neighborhood. Maybe the historic farmhouse could be relocated near its current site to enable the best layout for the new neighborhood and keep the house essentially in its historic location. If the house is sold to a developer in the future, when the farm property is sold for redevelopment, the developer would need to explore these options as well.



The City Planner explained that although Staff is recommending denial of the application, the HPC also has the option to postpone their decision for up to 180 days to give them some time to study possibilities for preserving the house, including how future redevelopment of this site may affect its preservation opportunities.

Hagen recommended that the HPC postpone its decision and research the possibility of relocating the house.

Chair Swanson asked how the City Planner how the City would handle a postponement or continuation of the item.

The City Planner stated that if the HPC decides to postpone their decision, they are determining that they need additional time to explore options for preserving the house, including gaining a better understanding of how future redevelopment activities would impact preservation of the house and its site.

Carpentier asked whether gifting the house to the Carver County HRA was an option, similar to the house that the County relocated to Oak Street, right next to the river levee?

Chair Swanson stated that the historic significance of the site is important and the house probably should not be relocated.

Bohn agreed that the site is as historically significant as the farmhouse itself and that the HPC is charged with preserving both historic buildings and sites. As guided by the Heritage Preservation Ordinance, the HPC cannot randomly approve the demolition of historic buildings.

Calder suggested that moving the building on the site slightly, perhaps 75 feet, might be a good option for preserving it, rather than relocating it off-site.

Motion by Hagen, second by Bohn, to postpone the HPC's decision regarding the applicant's request to demolish this historic farmhouse, based on the finding that the preservation and protection of this historic building and the public interest will be best served by further study of options for preserving the building, particularly related to potential future redevelopment activities for the entire farm site.

HPC members discussed how long to postpone their decision, including 60 or 90 days. The City Planner recommended that they open their option to use the maximum 180 days permitted by the Heritage Preservation Ordinance, Section 33 (2), just in case they determine that a consultant might be needed to study the building's reuse possibilities. No time limit was added to their decision to postpone, so the HPC has up to 180 days from the receipt of the application, which was August 9, 2004, to approve or deny the application.

#### 6. Public Hearing: Consideration of Exterior Building Alterations to a Historic Building at 308 Walnut Street / Site Alteration Permit / HPC No. 04-05 / Nicholas Calder

The City Planner explained that this application requires their review because the applicant is proposing to replace original wood siding with a different material, fiber cement siding. This type of alteration is not considered a Minor Class of Work at this time.

Public hearing was opened at 8:10pm.

The applicant presented his request.

Public hearing was closed at 8:15pm. Motion by Carpentier, second by Hagen.

Motion by Bohn, second by Hagen, to approve a Site Alteration Permit to permit the use of Hardiplank lap siding (fiber cement) to replicate the original wood clapboard siding of this historic house at 308 Walnut Street, which is nationally designated as a historic building within the Historic Walnut Street District.

#### 7. Minor Classes of Work

Two changes were requested and agreed to regarding the list of Minor Classes of Work. In the Roof & Gutters category, Item No. 6 was added as follows: "Addition of new gutters that are compatible with the house." In the Structural & Mechanical category, Item No. 3 was deleted: "Screening projects for utility meters, air conditioning units, trash systems or other objectionable items."

#### 8. Other Business

The City Planner announced that the Statewide Historic Preservation Conference is taking place on September 23<sup>rd</sup> and 24<sup>th</sup> in St. Cloud. As a Certified Local Government, the City is required by the Minnesota Historical Society to have at least one commissioner or City staff person attend the conference. The City Planner stated that he will be attending the conference and recommended that at least one commissioner also attend. Any one interested in attending should contact Chair Swanson.

#### 9. Adjourn

Motion by Hagen, second by Bohn, to adjourn the meeting at 8:30pm.

**The next meeting will be held at the City Council Chambers on September 28th at 7:00PM.**





## City of Chaska Memorandum

**To:** Historic Preservation Commission  
**From:** Jeff Miller  
**Date:** October 31, 2004  
**Subject:** Notes from October 26, 2004, HPC meeting

### 1. Call to Order

Chair Swanson called the meeting to order at 7:00pm.

Present: Commissioners Nicholas Calder, Michael Carpentier, Susan Cross, Dick Hagen, Howard Rosenwinkel, and Chair Tracy Swanson

Absent: Joyce Bohn

Others present: Jeff Miller, City Planner; Mike Hammers, son of Francis Hammers; Kathy Jeurissen, daughter of Francis Hammers

### 2. Agenda

Motion by Cross, second by Rosenwinkel, to adopt the agenda.

### 3. Notes

Motion by Rosenwinkel, second by Hagen, to approve the meeting notes of the September 28, 2004, HPC meeting, with the following revisions:

- 1) Add the following sentence, "No members of the general public appeared before the HPC to comment on the proposal."
- 2) Page two, paragraph seven: "Cross commented that she supports the applicant's plan to retain the existing landscaping but **suggested** that the Norway **maple** tree to the **left** of the front entry should be removed."

### 4. Consideration of Demolition of a Historic Residential Building at 1092 Cardinal Street / Site Alteration Permit / HPC No. 04-03 / Francis Hammers

The City Planner presented the item. The HPC postponed their decision on this Site Alteration Permit application at their August 31, 2004, meeting, which included a public hearing, to give them additional time to study options for preserving the building. Since a Concept Plan has not been prepared and approved for future residential development of the larger farmland site, Staff concludes that the City is unable to assess whether this building would be a deterrent to a major redevelopment proposal that would be of substantial benefit to the community. Potential issues regarding the location of future roads and parkland could be explored if the applicant chose to pursue development of a Concept Plan with the City. Consequently, Staff is recommending denial of the Site Alteration Permit for demolition of the Henry Hammers House/Saloon at this time.

Commissioner Rosenwinkel recommended that a reuse study be considered for the Hammers House/Saloon. Safety issues could become a problem over time. He also suggested that it

would be nice to write a story about the history of the building, or design a memorial monument for a future park on the site.

Commissioner Cross agreed that a Concept Plan is necessary in order to determine the impact of the house on future development projects. She stated that farm buildings are missing from our cultural landscape. She has seen examples of old farmhouses and barns being retained as part of new developments.

Commissioner Hagen expressed his concern about the continuing deterioration of the house.

The City Planner stated that demolition by neglect is theoretically not permitted for buildings that have a historic designation.

Chair Swanson pointed out that the property owner will be living next to this historic house and will likely feel obligated to take care of it.

Commissioner Rosenwinkel noted that no one from the public showed up in opposition to the demolition.

Chair Swanson clarified that no one from the public appeared before the HPC in opposition or in support of the demolition.

The applicant (Mike Hammers) stated that the family is interested in the idea of constructing a memorial monument in place of the house someday.

Chair Swanson expressed that it seemed like the HPC and the applicant are trying to accomplish the same thing, which is to preserve the heritage of this farmstead.

Motion by Hagen, second by Calder, to deny the Site Alteration Permit for demolition of the Henry Hammers House/Saloon at this time based on the findings that demolition is not necessary to correct an unsafe or dangerous condition on the property, is not necessary for a major redevelopment that is of substantial benefit to the community, will not cause an undue and unreasonable financial hardship to the owner, and there are reasonable alternatives to demolition of the building that have not been adequately explored, as identified in the five findings above.

#### 5. HPC Annual Report – Input for submittal to City Council and State Historic Preservation Office on October 30

The City Planner distributed a first draft of the required Annual Report and requested the Commission's input regarding additional information or changes.

Commissioner Calder suggested mentioning his informal survey of historic buildings in Chaska as progress toward designating additional buildings as local historic buildings.

Chair Swanson recommended adding her participation in nomination of the Scott House (Millhouse Gallery) to the National Register of Historic Places.

#### 6. Potential Application for 2005 Certified Local Government (CLG) Grant – Form a subcommittee to prepare application for January submittal



The City Planner updated the Commission on the timeline for submitting applications for a CLG Grant and discussed the potential for a survey of historic sites in the city, which the CLG Grant could help fund.

Chair Swanson nominated Commissioner Cross as the HPC focal person for preparing an application for a CLG Grant to fund a survey to identify and evaluate additional properties for potential historic designation.

7. Other Business

No other business was discussed at this meeting.

8. Adjourn

Motion by Cross, second by Hagen, to adjourn the meeting at 8:55pm.

**The next meeting is scheduled for January 25th at 7:00PM at the Chaska History Center.**



# City of Chaska Memorandum

**To:** Heritage Preservation Committee  
**From:** Elizabeth Hanson, City Planner  
**Date:** August 31, 2018  
**Subject:** 9/4/2018 HPC Meeting

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Our last meeting (work session) occurred on May 1, 2018. At this work session we discussed and an update of the City Square West project after the third Task Force meeting was held (April 25, 2018). Tonight we have an update the latest task force meeting and where the project is at.

Tonight we also have a concept plan that is currently being reviewed by the City that encompasses a historic structure on it. Tonight we are introducing the project and the developer's desires as it relates to this historic structure.

## **City Square West**

The City has since had 4 task force meetings and one open house for this project.

The City Square West project was kicked off with its first Task Force meeting that occurred on January 24, 2018. Dan Madsen, as representative from the HPC, attended this meeting. The background of the overall project was discussed and initial feedback was presented by the Task Force. The Task Force was given homework to come up with any other objectives they feel are necessary for this project.

The second Task Force meeting occurred on March 7, 2018. The purpose of this meeting was to look at multiple uses and layouts of the block to determine what seems to make sense. The task force will be asked to give feedback to the consultants on things they like and do not like on the block based on the multiple scenarios provided.

The third Task Force meeting occurred on April 25, 2018. The purpose of this meeting was to consolidate the feedback received from the task force members on the different scenarios/concepts for the block. The consultant team used this consolidation of feedback to narrow down preferred concepts. Staff also gave updates on a couple studies that were completed and are potentially being looked at.

The fourth Task Force meeting occurred on August 15, 2018. The purpose of this meeting was to give updates on a survey completed, which was done by the Musicant Group. The Musicant Group specializes in creating engaging public spaces. Their purpose of the survey they conducted was to get feedback from Chaska residents on what they would like to see in downtown Chaska. The results of the survey are attached as a supplement tonight. Another update provided at this meeting was to show a couple more details in the concept, which included looking at other sites for the library.

A Public Open House was also held on August 22, 2018. The boards that were presented to the Task Force at their latest meeting were being shown at this Open House, including the Survey conducted by the Musicant Group. About 15 community members showed up at this meeting wanting to learn more about the project. The community members were asked to give feedback on the potential library sites being looked at.



### **Henry Hammers Saloon/House – Pinnacle Concept Plan**

The City is currently working with a developer on a Concept Plan for an active adult (55+) residential development on the Hammers property at 1092 Cardinal Street. This property is currently 86 acres in size and encompasses a locally designated historic structure, the Henry Hammers Saloon/House. Tonight we (City and developer) will be introducing the project to you. The developer has indicated in their concept plan narrative (applicable section to the historic home highlighted) that they wish to demolish it, or relocate it, based on various reasons.

The developer has also engaged architect Bob Claybaugh of Claybaugh Preservation Architecture, Inc. and architectural historian John Lauber of John Lauber & Company LLC (former Education and Preservation Outreach Coordinator for the Minnesota Historical Society). Claybaugh and Lauber prepared the attached letter dated August 1, 2018. Their findings indicate that the building is not a good candidate for preservation/restoration.

The purpose of tonight is to discuss the parameters of the project and its effect on this historic structure, and hopefully provide guidance on how to continue moving forward with the project/Henry Hammers Saloon building.

#### Background

The HPC has already reviewed and denied a demolition permit for the Henry Hammers Saloon in 2004. I have included staff's report as a supplement tonight, which is helpful in understanding the historic significance of the structure, the background of the request and staff's recommendation (the HPC did vote to deny the Demolition request). In sum, the demolition request was denied based on the findings that demolition is not necessary to correct an unsafe or dangerous condition on the property, is not necessary for a major redevelopment that is of substantial benefit to the community, will not cause an undue and unreasonable financial hardship to the owner, and there are reasonable alternatives to demolition of the building that have not been adequately explored.

#### Staff Analysis/Recommendation Thus Far

Based on the information that has been received, staff would conclude that additional information would be needed prior to a preliminary application being submitted to the City for the redevelopment residential project. Staff's initial reaction to the concept plan application showing the demolition of this structure is concerning. The developer has not indicated substantial research to indicate that other options were explored before coming to the conclusion of demolition. In that regard, staff would request the following be explored more before the applicant comes back for preliminary submittal or even a demolition permit with the HPC:

- A reuse study be completed, indicating the inclusion of the Hammers Saloon into the development
- A relocation study be completed, showing the potential of relocating the structure within the development or even outside of the development; staff would point out that some potential areas to look at this could be the private park area where the community amenities are, or perhaps integrated into one of the lots proposed. Another option would be to relocate this structure onto the Crown of Glory church property to the east where the land swap is being proposed.

Please note, the developer has not applied for a demolition application (Site Alteration Permit) with the HPC yet, as they are trying to get a good understanding of the City's direction on their concept plan before going down any specific avenue. If they do proceed

to request demolition then this project will be in your hands again as a more formal application that will require your approval or denial of such request. It should be noted that if demolition is pursued, then the applicant will have to obtain approval of a Site Alteration Permit for Demolition by the HPC before they proceed to submitting a preliminary plat and rezoning application with the City.

HPC Direction/Recommendation

Please note, as an HPC you are NOT making a motion to approve or deny the project at this point, rather this item is meant to introduce you to the project and the conditions of the historic Hammers House/Saloon. Your involvement tonight will be to hear about the project, absorb the information, and react to it to provide the developer with your initial thoughts and direction.

Your direction could be requesting a site visit of the home, requesting more information/studies (as noted above or for other purposes), requesting that the structure not be demolished, requesting that the structure be relocated, and/or requesting that this item come back for further review.

**Enclosures:**

Meeting Agenda (9-4-18)

Meeting Minutes (12-5-17)

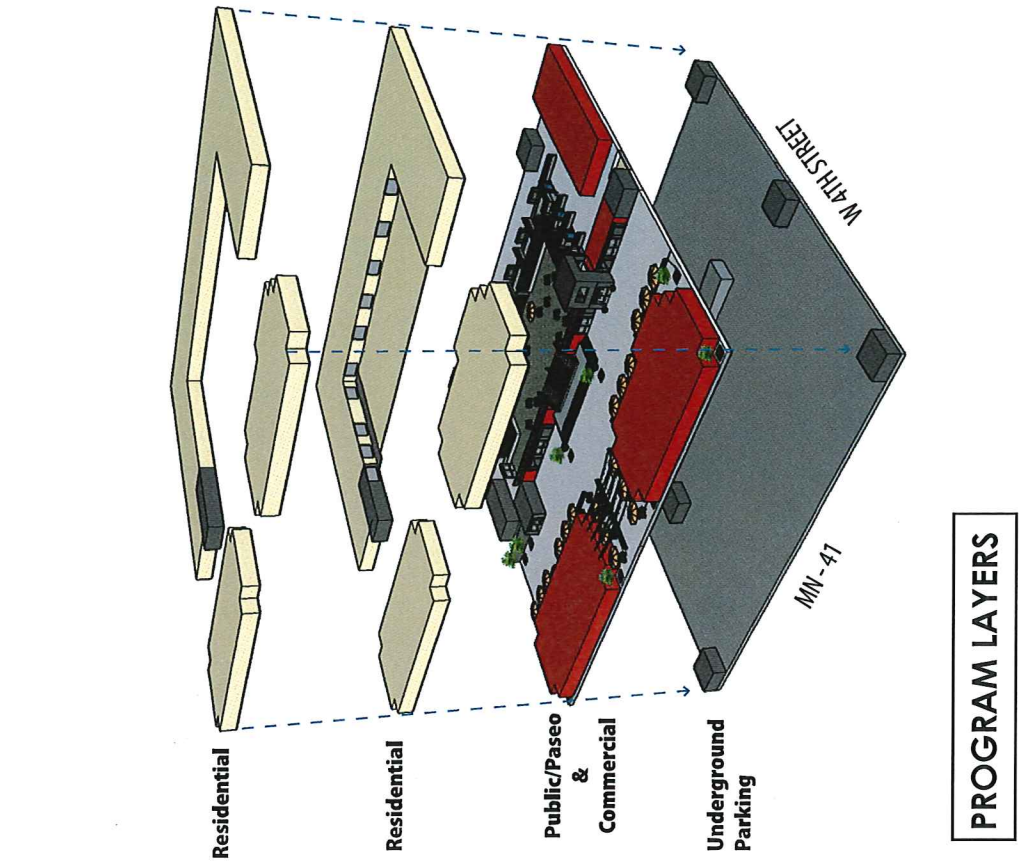
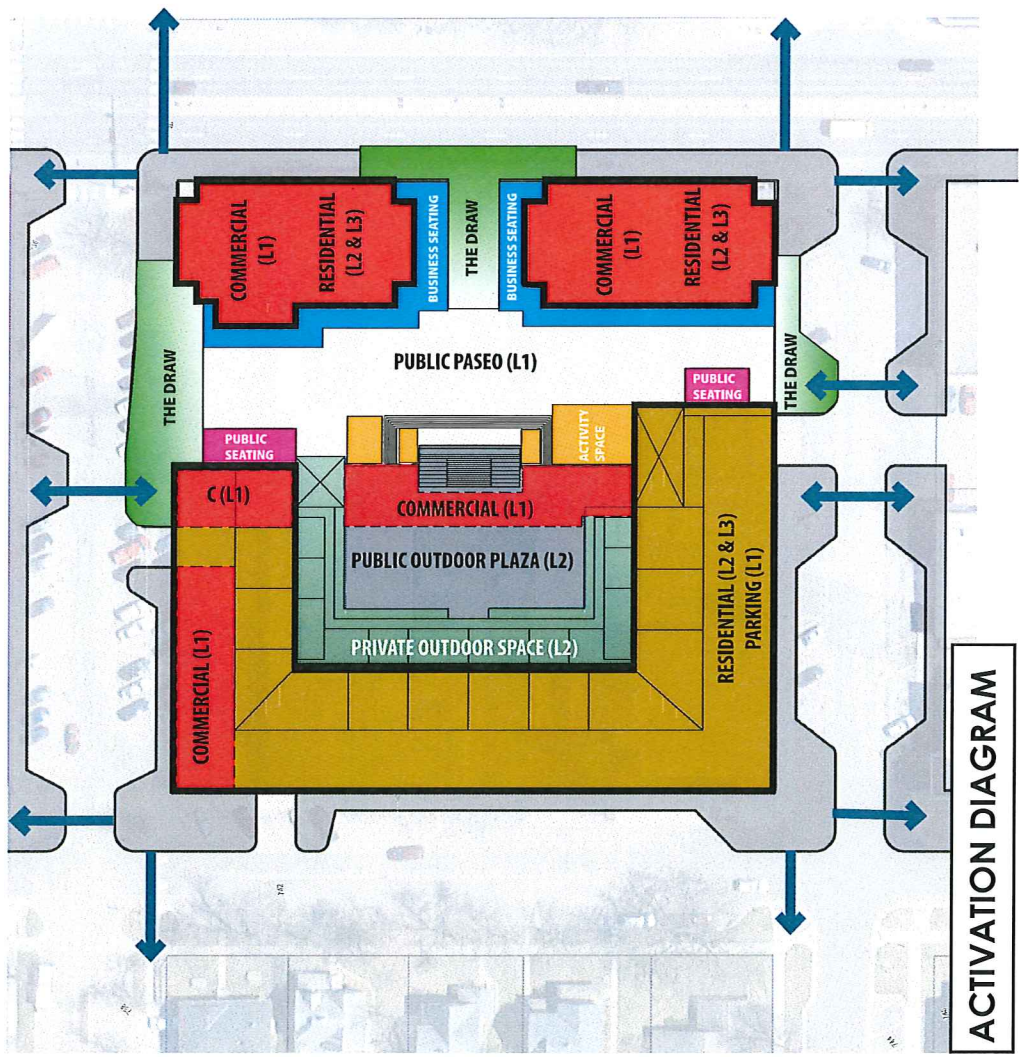
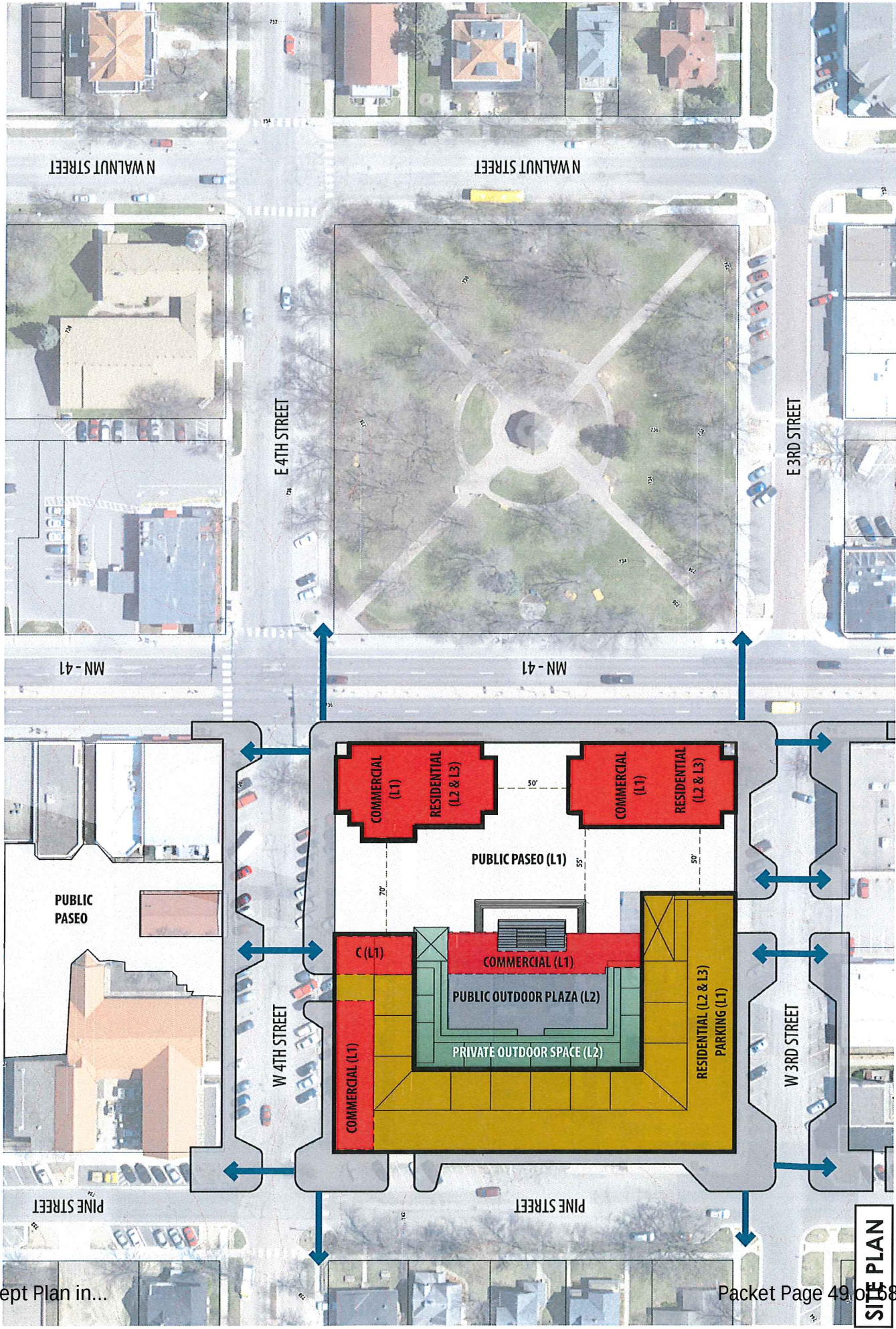
City Square West Supplements

Pinnacle Concept Plan, Narrative & Architect letter

HPC Report on Hammers Saloon Demolition (2004)



# Concept A

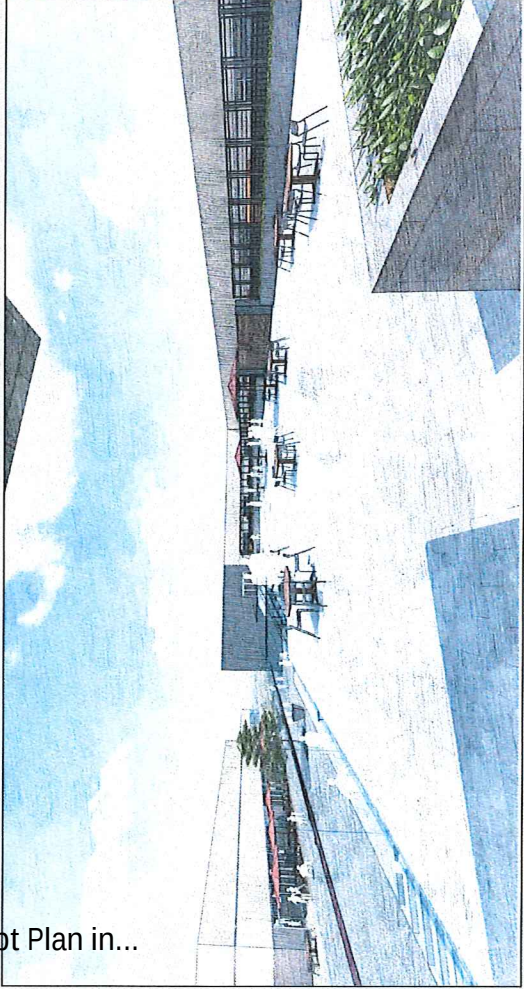








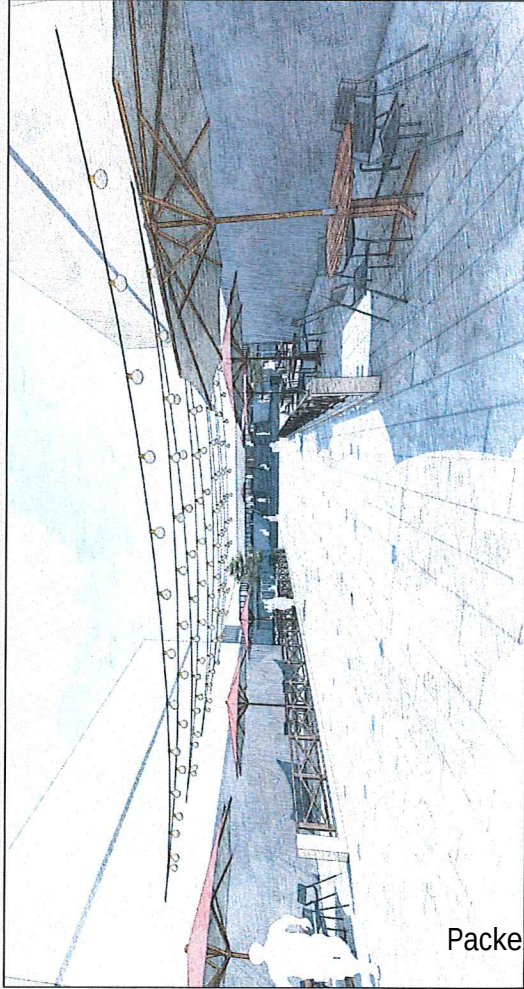
# Concept A



LOOKING SOUTH-WEST ON UPPER PUBLIC PLAZA (L2)



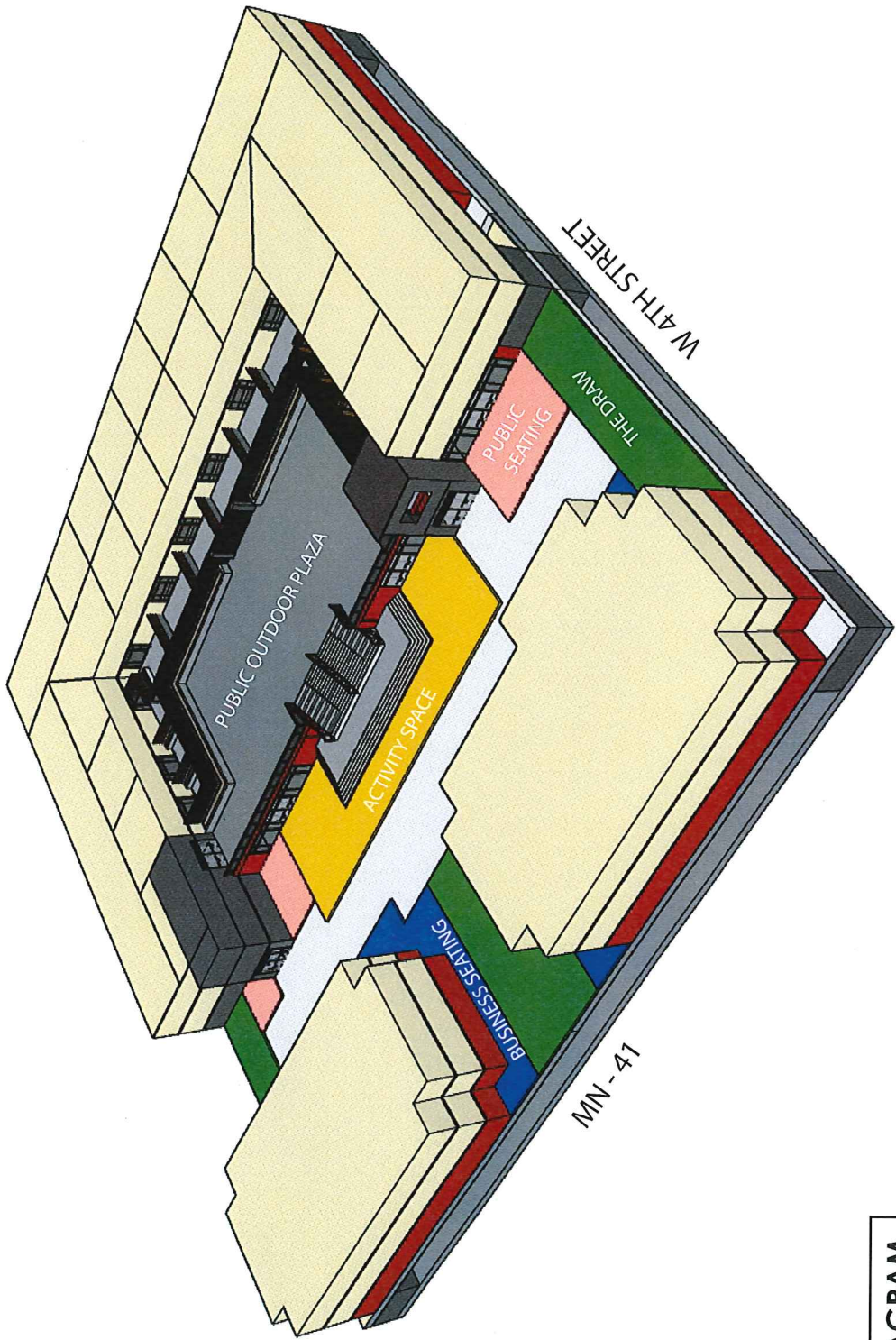
LOOKING SOUTH ON PUBLIC PASEO (L1)



LOOKING WEST ON PUBLIC PASEO (L1) FROM MN-41



LOOKING EAST FROM UPPER PUBLIC PLAZA (L2)



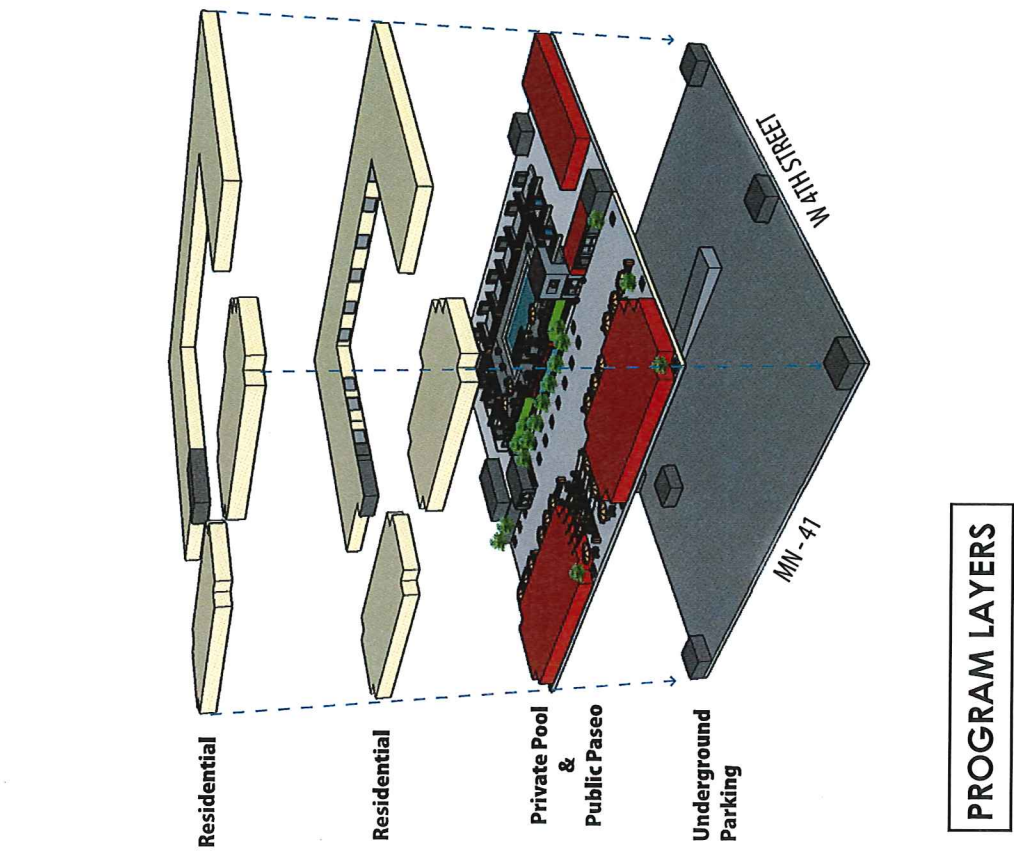
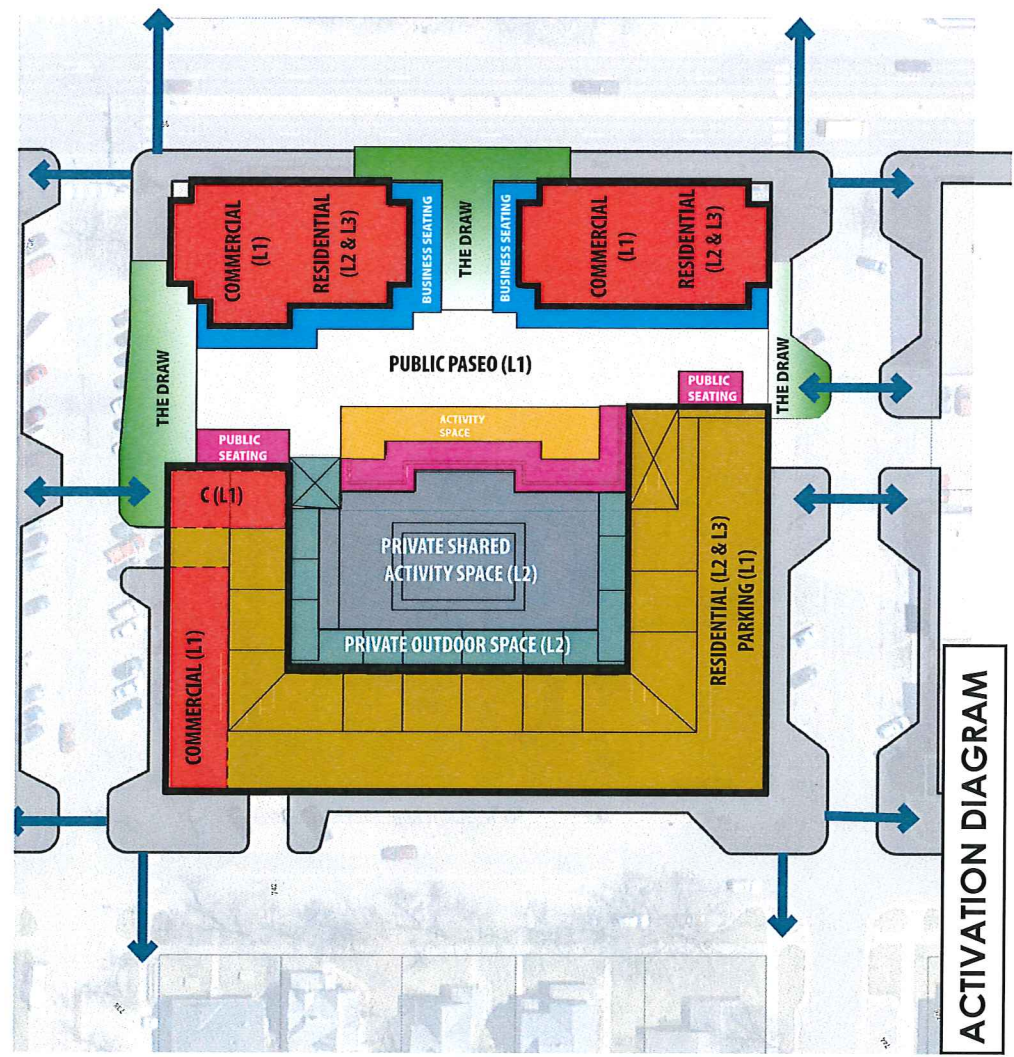
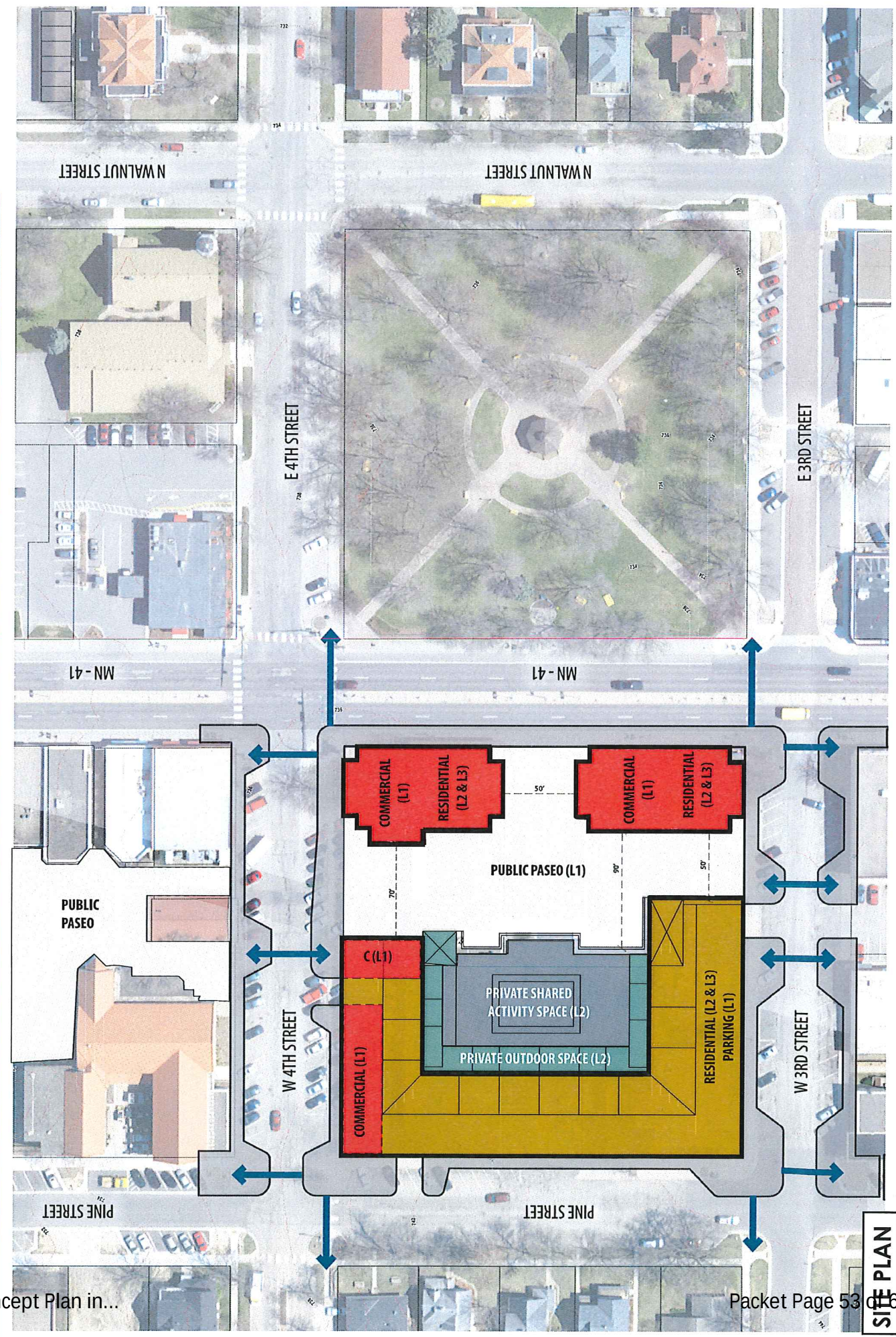
ACTIVATION DIAGRAM







# Concept B









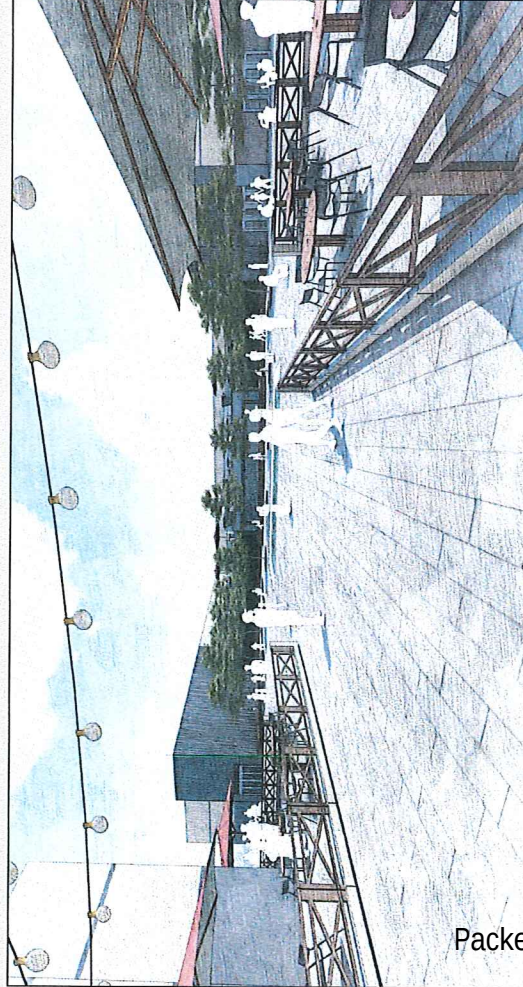
# Concept B



LOOKING SOUTH-WEST ON UPPER PRIVATE ACTIVITY SPACE (L2)



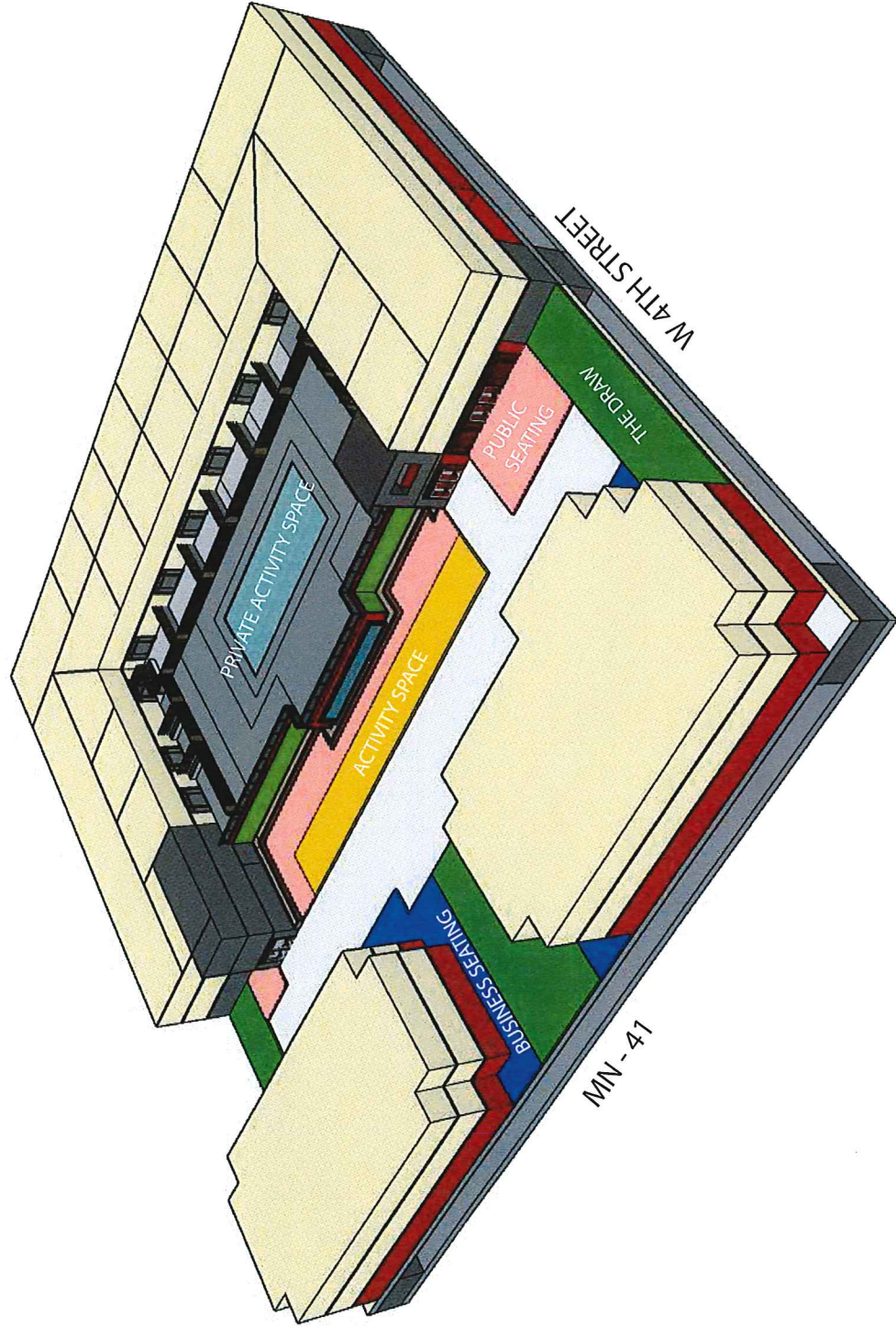
LOOKING SOUTH ON PUBLIC PASEO (L1)



LOOKING WEST ON PUBLIC PASEO (L1) FROM MN-41



LOOKING EAST FROM UPPER PRIVATE ACTIVITY SPACE (L2)



ACTIVATION DIAGRAM













Potential Chaska Downtown Library Sites Criteria

|                                                           |                                   |                                    |                  |                            |  |                        |  |  |
|-----------------------------------------------------------|-----------------------------------|------------------------------------|------------------|----------------------------|--|------------------------|--|--|
|                                                           |                                   |                                    |                  |                            |  |                        |  |  |
|                                                           | Guardian Angels Church Half Block | County Licensing Center Half Block | Riverfront Hotel | Moravian Church Half Block |  | City Square West Block |  |  |
| Site Attributes:                                          |                                   |                                    |                  |                            |  |                        |  |  |
| 1. Site size                                              | 0.96ac                            | 0.88ac                             | 1.23ac           | 0.97ac                     |  | 2.04ac                 |  |  |
| 2. Current Assessed Value                                 | \$552,900                         | \$727,300                          | \$2,229,300      | \$1,372,100                |  | \$4,590,300            |  |  |
| 3. No. of property owners                                 | 3                                 | 2                                  | 1                | 1                          |  | 3                      |  |  |
| Property owners' redevelopment interest                   |                                   |                                    |                  |                            |  |                        |  |  |
| 4. Location in DT core                                    |                                   |                                    |                  |                            |  |                        |  |  |
| 5. Connection to other Downtown activities & destinations |                                   |                                    |                  |                            |  |                        |  |  |
| 6. Tax base gain/loss                                     |                                   |                                    |                  |                            |  |                        |  |  |
| 7. Potential for catalyzing downtown businesses           |                                   |                                    |                  |                            |  |                        |  |  |
| 9. Achieves DT Master Plan Guiding Principles             |                                   |                                    |                  |                            |  |                        |  |  |
| 10. Unique site assets                                    |                                   |                                    |                  |                            |  |                        |  |  |
| Site Concept Potential                                    |                                   |                                    |                  |                            |  |                        |  |  |
| 1-story library:                                          |                                   |                                    |                  |                            |  |                        |  |  |
| a. Structured parking shown                               | 100                               | 92                                 | 0                | 86                         |  |                        |  |  |
| b. Surface parking                                        | 0                                 | 0                                  | 103              | 0                          |  |                        |  |  |
| c. Street parking                                         | 38                                | 50                                 | 0                | 33                         |  |                        |  |  |
| d. On-site parking capacity                               | 138                               | 142                                | 103              | 119                        |  |                        |  |  |
| 2-story library:                                          |                                   |                                    |                  |                            |  |                        |  |  |
| a. Structured Parking shown                               | 80                                | 77                                 | 0                | 66                         |  |                        |  |  |
| b. Surface parking                                        | 0                                 | 0                                  | 101              | 0                          |  |                        |  |  |
| c. Street parking                                         | 38                                | 46                                 | 0                | 35                         |  |                        |  |  |
| d. On-site parking capacity                               | 118                               | 123                                | 101              | 101                        |  | 375                    |  |  |
| Vertical access to main floor library required            |                                   |                                    |                  |                            |  |                        |  |  |
| Building reuse/relocations required                       |                                   |                                    |                  |                            |  |                        |  |  |
| Impacts to adjacent properties                            |                                   |                                    |                  |                            |  |                        |  |  |





Chaska Potential Downtown Library Sites – Draft Site Opportunities & Issues  
For CSW Task Force Meeting Discussion  
August 15, 2018

|                                    | Opportunities                                                                                                                                                                                                                                                                                                                         | Issues                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Guardian Angels School Half Block  | <ul style="list-style-type: none"><li>- Lower redev. cost</li><li>- GA's potential redev. interest</li><li>- Location on historic 2<sup>nd</sup> Street</li><li>- Creation of a neighborhood park space</li></ul>                                                                                                                     | <ul style="list-style-type: none"><li>- 2 additional residential property owners beyond GA</li></ul>                                                                                                                                                                                                                                           |
| County Licensing Center Half Block | <ul style="list-style-type: none"><li>- Lower redev. cost</li><li>- Central location next to other institutions on 4<sup>th</sup> St.</li><li>- Partnership with County on library and other services</li></ul>                                                                                                                       | <ul style="list-style-type: none"><li>- 1 additional property owner beyond the County</li><li>- Relocation of licensing center</li><li>- Single-family homes on other ½ of block</li></ul>                                                                                                                                                     |
| Riverfront Hotel Half Block        | <ul style="list-style-type: none"><li>- Location on river and "main street"</li><li>- Lower cost parking - enclosed at-grade vs. structured</li><li>- <i>Views of river for public</i></li></ul>                                                                                                                                      | <ul style="list-style-type: none"><li>- Higher redev. cost due to value of existing hotel building</li><li>- Tax base loss, private to public use</li><li>- Vertical access to main library level required</li><li>- City has not initiated dialogue with property owner</li><li>- Edge location may not help catalyze DT businesses</li></ul> |
| Moravian Church Half Block         | <ul style="list-style-type: none"><li>- Potential property owner redev. interest</li><li>- Single property owner</li><li>- Central location adjacent to City Square and future paseo</li></ul>                                                                                                                                        | <ul style="list-style-type: none"><li>- Existing historic properties – church, two houses</li><li>- Redevelopment site may be less than half block</li></ul>                                                                                                                                                                                   |
| City Square West Block             | <ul style="list-style-type: none"><li>- Address existing auto-oriented development</li><li>- Full block redevelopment potential</li><li>- Central location adjacent to City Square, paseo, "main st"</li><li>- Central location next to other institutions on 4<sup>th</sup> St.</li><li>- Property owners' redev. dialogue</li></ul> | <ul style="list-style-type: none"><li>- Higher redev. cost due to value of existing buildings</li><li>- Potential tax base loss unless mixed use development</li><li>- 3 property owners with 2 new ones</li><li>- Relocation of existing business tenants</li><li>- Vertical access to main library level may be required</li></ul>           |



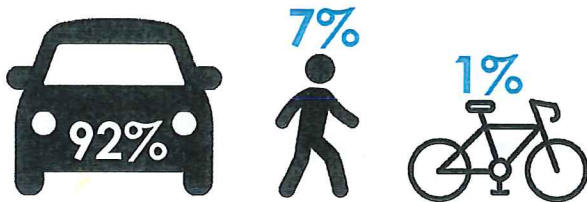


# Survey Results

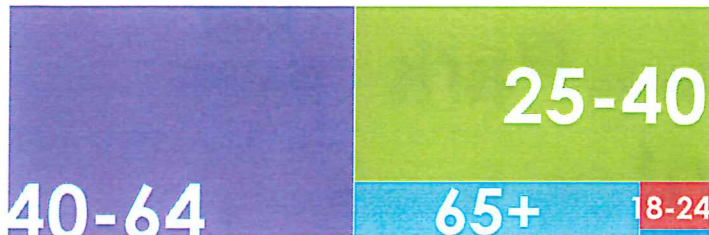
What channel is it coming from?  
**Overall Response**



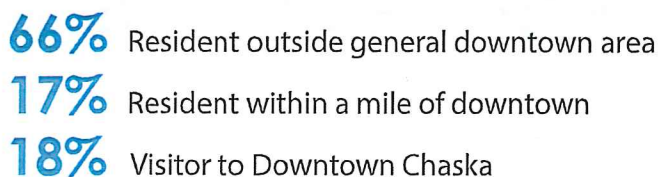
**Q1** How do you get to downtown Chaska?



**Q2** What is your age group?



**Q3** Relationship to downtown Chaska?



**Q6** How frequently do you visit locations?

## ALMOST NEVER

Curling Event Center and Fireman's Park- **23% (lowest)**  
 Special Events- **41% (2nd lowest)**  
 Passive outdoor recreation- **44% (3rd lowest)**  
 Art and Music Offerings- **67%**

## 1-2 TIMES PER MONTH

Curling Event Center and Fireman's Park- **62% (highest)**

## 1-2 TIMES PER WEEK

Curling Event Center and Fireman's Park- **14%**  
 Passive outdoor recreation- **15%**

**Q7** How frequently do you visit types of businesses?

## ALMOST NEVER

Dining Sit down- **25% (lowest)**  
 Dining Casual- **30% (2nd lowest)**  
 Shopping everyday- **38%**  
 Shopping specialty- **67%**

## 1-2 TIMES PER MONTH

Shopping everyday- **19%**  
 Dining sit down- **10%**  
 Everything else- **under 7%**

**Q8** Three additions or improvements that would cause you to visit or spend more time?

1. Places to Eat and Drink (67%)
2. More things to see and do while walking (39%)
3. Large events, festivals and markets
4. Retail offerings- everyday items
5. Retail offerings- specialty items



# Survey Results

**Q9** In one sentence, what would a perfect visit to Downtown Chaska entail?

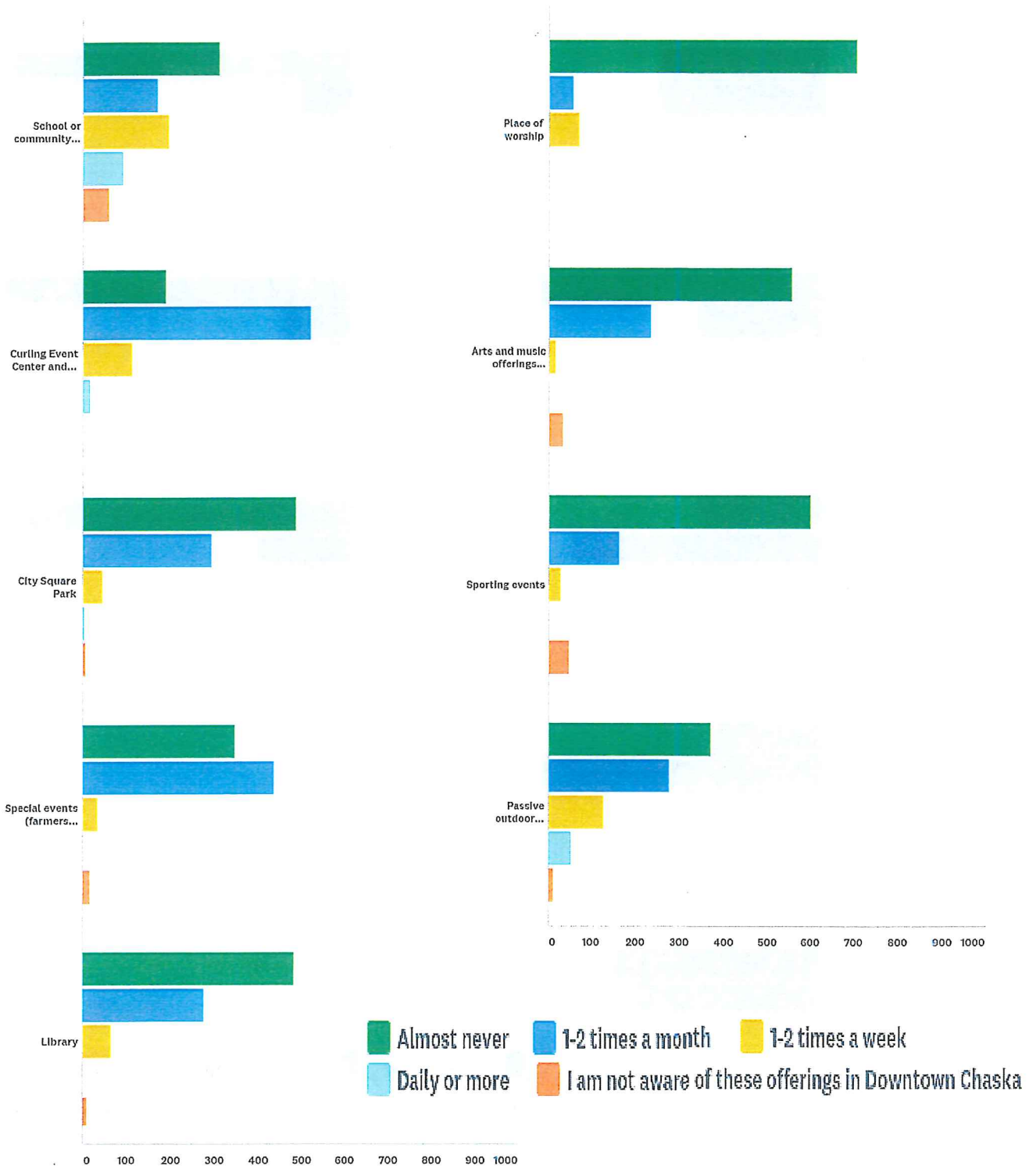
downtown good nice activities place visit park family  
restaurant dining shopping eat walk drink  
dinner walk around go kids coffee food

**Q10** What is your favorite place or space in Downtown Chaska?

Gazebo City Square Park Fireman  
Red Bench Bakery Chaska Park Red Bench  
Crooked Pint City Square  
Fireman Park city Curling Center area  
Patron Shop library Cuzziy Dunn Brothers Dunn Bros

# Survey Results

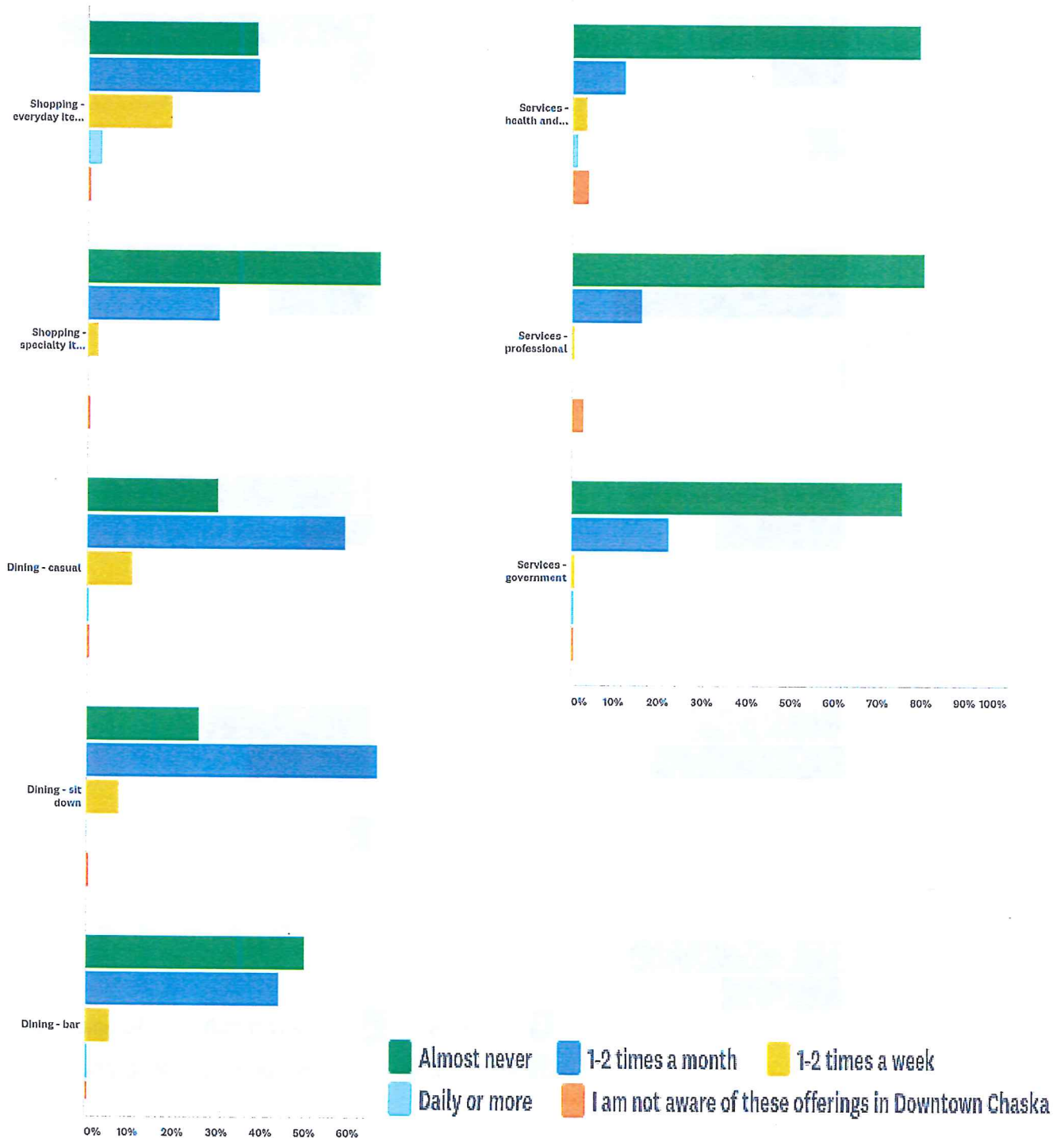
Q6 How frequently do you visit the following places in Downtown Chaska?





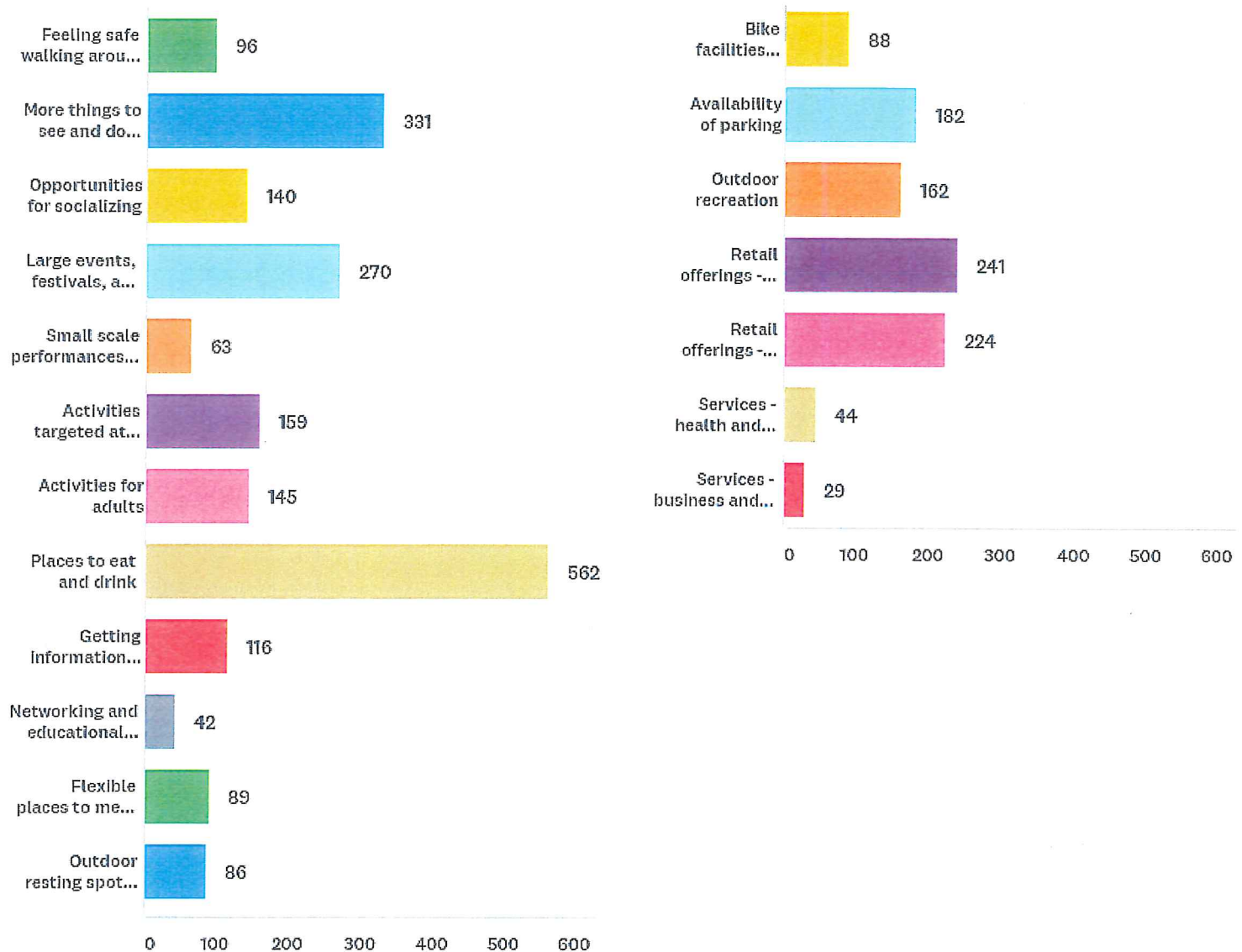
# Survey Results

Q7 How frequently do you patronize the following types of places in Downtown Chaska?



# Survey Results

Q8 Of the following, what 3 additions or improvement would cause you to visit and spend more time in Downtown Chaska? (Check up to 3 items)



■ Almost never   
 ■ 1-2 times a month   
 ■ 1-2 times a week  
■ Daily or more   
 ■ I am not aware of these offerings in Downtown Chaska



