



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Tuesday, March 03, 2020
7:00 PM

- 1 Call to Order
- 2 Roll Call
- 3 Adopt Agenda
- 4 Visitor Presentation
- 5 Approve Previous Meeting Minutes
 - 5A Approve the January 7, 2020 HPC Minutes
- 6 Consent Agenda
- 7 Action Items
 - 7A PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for the Hammers Saloon at 1092 Cardinal Street/Kierstin Case/HPC #2020-01
- 8 Other Business
 - 8A Accept the 2020 HPC Goals
- 9 Adjourn



City of Chaska

Memorandum

To: Heritage Preservation Commission
From: Elizabeth Hanson, City Planner
Subject: Minutes from January 7, 2020, HPC meeting

1. Call to Order
The meeting was called to order at 7:00 pm.

HPC members present: Gregg Davies, Steve Mueller, Scott Welvaert, and Chairperson Russell St John

HPC members absent: Kristine Kohman

Staff present: Elizabeth Hanson – City Planner
2. Roll Call
Roll call was taken.
3. Adopt the Agenda
A motion by Commissioner Mueller, second by Commissioner Welvaert to adopt the agenda.

Motion carried.
4. Visitor Presentation
Kierstin Case, 1695 Bavaria Road, gave an update on her progress with the Hammers Saloon. She stated that they are working on putting together a complete Site Alteration Permit (SAP).

Commissioner Welvaert stated he is excited to see it moving along.

Commissioner Mueller wanted clarity on what is being done on the front porch area.

Kierstin responded in saying that it will depict an open front porch that was there originally. Details are still being figured out.

Chairperson St. John asked if there are any major building code issues with renovating the structure.

Kierstin responded saying there are going to be some challenges with building code, but will try to minimize the changes so that certain building codes won't kick in.

Commissioner Davies asked if the developer is not ready to go by June 1, 2020 is there potential for deadline extension.

Kierstin responded saying that an extension would be ideal, but it is up to the developer.

Commissioner Davies stated the HPC will provide whatever support they can to get this project moving.

Nick Nelson, owner of Nelson's Construction and contractor for Kierstin, informed the HPC that there was a brick structure found in one of the outbuildings of the Hammers property. He believes it could be one of the beehive kilns like the ones found in Firemen's Park, meaning it could be built in the 1800's potentially. The Historical Society was not able to provide any information on this structure, but they will continue to reach out to other sources who may know more.

Che Reidl, Sr., Project Manager for Nelson's Construction and contractor for Kierstin, informed the HPC that they have contacted the State's Preservation Office to see if they can find out more.

Kierstin reiterated that they will continue to press on this for more information.

5. Approve HPC minutes

A motion by Commissioner Mueller, second by Commissioner Davies, to approve the December 3, 2019 HPC minutes with the modification to remove Margaret Morris's name from the attendance.

Motion carried.

6. Discussion Items
2020 Goals

The HPC discussed their goals for 2020. They provided 4 goals to work on:

- 1) Update the Walnut Street National District with the State Historic Preservation Office
- 2) Revisit the Local Designation List to see if more properties can be added
- 3) Stay engaged and involved with the City Square West project
- 4) Revisit the City Historical Documents for potential updates, such as the Historic Context Study, every 5-10 years

7. Consent Agenda
No Consent Agenda.

8. Action Items
No action items.

9. Other Business
No other business to report.

10. Adjourn
Motion by Commissioner Davies, second by Commissioner Mueller to adjourn the meeting at 7:54pm.

Motion carried.

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

03/03/2020

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

Applicant: Kierstin Case

Location: 1092 Cardinal Street

Case No.: HPC No. 2020-01

Synopsis: Applicant is requesting approval to renovate an 1873 farmhouse that is locally designated as a historic building/site.

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of Site Alteration Permit to renovate the Henry Hammers House/Saloon, based on the conditions listed in this report

BACKGROUND

A concept plan for a new active-adult (55+) residential development (257 lots), known as Pinnacle, was submitted and approved by Pulte Homes in September of 2018 to redevelop the Hammers property of 86 acres. On this property exists a locally designated resource, the Hammers Saloon/Home. The HPC has also been involved since their September 4, 2018 meeting to guide the applicant in a way deemed appropriate for the direction of the Hammers Saloon/Home. In December 2018 the Site Alteration Permit (SAP) for demolition of the Hammers Saloon was approved by the HPC. This SAP was approved under the condition that the home try to be preserved before June 1, 2019; and if it wasn't then it would be demolished. This deadline was then amended to June 1, 2020 as the development's timeline was pushed back due to a mandatory preparation of an Environmental Assessment Worksheet (EAW) for the project. The Findings and Conditions that were attached with the SAP are as follows:

Findings:

- *The demolition is necessary for a major improvement that is of substantial benefit to the community*

Conditions:

- *Demolition of Hammers Saloon/Home will not occur prior to June 1, 2020.*
- *Pulte Homes will work in good faith with reputable entities desiring to take ownership of the home and to restore the home. Pulte Homes will strive to come to written agreement with such entity with terms acceptable to both parties. The end goal of such agreement is to transfer ownership of the home and a small accompanying lot to such entity.*

- *If such agreement is executed by both parties, then Pulte Homes will create a legal lot beneath the home which meets City standards and has sewer and water services extended to the lot.*
- *Such entity will take ownership of the home and lot if the party has obtained a Site Alteration Permit from the HPC for improving at least the exterior of the home by June 1, 2020 and if all other terms of the Pulte/entity agreement have been satisfied.*
- *If the Pinnacle development plan does not proceed forward altogether or Pulte Homes does not obtain a grading permit by June 1, 2020, then this demolition request/approval will become null and void. Any new demolition request will require a separate Site Alteration Permit (SAP) review by the HPC, including any separate request by the Hammers Family.*

After the approval of the SAP the developer was able to find an interested investor in the Hammers Saloon. This interested investor was Kierstin Case, who is also a resident of Chaska and owns a Chaska brick home. Kierstin Case has been working with the developer and with City staff to start on the first phase of work for the home, which encompasses the exterior renovation. Tonight she is requesting a Site Alteration Permit (SAP) to renovate the exterior of the home.

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.



TONIGHT'S REQUEST

The applicant, Kierstin Case, has come forward with an official Site Alteration Permit request to renovate the Hammer Saloon's exterior, which includes siding replacement/painting, roof replacement, window replacement, and front porch restoration. There is no proposal to change the footprint of this building, rather just provide for cosmetic changes.

The intended exterior finishes are as follows:

- **Siding** – HardiePlank Fiber Cement Siding 7.25" boards
- **Trim boards** – HardiePlank Fiber Cement Trim Boards 4-12" (door/window surrounds, corner boards, and fascia)
- **Roofing** - Timberline Natural Shadow Lifetime Architectural Shingles
- **Windows** – Andersen Windows, 100 Series Single Hung 6/6 Colonial, aluminum clad
- **Exterior Door** – An antique/vintage door is being sourced. If suitable replacement is not found, a Steves and Sons Legacy Collection Fiberglass door, or the like, will be chosen

- **Exterior Light Fixtures** – Gooseneck-style exterior fixture, such as one from Globe Electric
- **Decorative Accents** – Porch rehabilitation to make use of vintage materials, including porch supports/pillars and gingerbread. If nothing suitable can be found, replicas will be made

According to an historic photograph, the Hammers' House was originally constructed as a two-story, wood-framed rectangular plan with 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 structure. The house had unpainted 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. Window 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 intention of the requested Site Alteration Permit is to maintain the existing exterior footprint and general façade materials, with minimal structural changes to restore original details. Most notable is the intention to restore two distinct windows in the first floor, and to recreate an open front porch.

The property has long been used as a residence and place of business – first as a Saloon, then as an agricultural headquarters for a variety of farm products, including a regionally renowned dairy. The renovations and intended future use are in keeping with the Home's multipurpose past. The exterior of the building is in scope of this application. The interior has been significantly altered previous to this application, and while it too is being completely renovated, it is not relevant to this application, nor a part of it. The interior will be addressed at a later time that will not involve the review and approval by the HPC.

The site/lot itself will also be modified with the platting of the overall property/Pinnacle development. The developer, Pulte Homes, has shown a separate lot and access for this home off of Cardinal Street. The lot is ¼ of an acre and adjacent to the Crown of Glory property. The site plan is showing access to a driveway which will provide space for at least 4 cars. The edge of this property is on a steep grade so a retaining wall will be necessary as it abuts the grand entrance drive into the development.

STAFF EVALUATION and RECOMMENDATION

The Heritage Preservation Ordinance (HPO), Section 32(4) requires that the HPC consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans. Seven of these standards are clearly relevant to the applicant's proposal:

- Standard a:** The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.
- Standard b:** The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.

- Standard d1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard d2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard d3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Standard d5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard d9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding Standard a, this home/structure has been designated as a local historic resource as part of the history and development of the City of Chaska. The building has significant character interest and value as part of the heritage and cultural characteristics of the City of Chaska and its development. The applicant states that the proposal to renovate the front (south) facade will bring the building closer back to its original design. When comparing the proposed finishes and older photo on page 2 of this report, you can see the similarities. In addition, the applicant will be residing and painting the home to white.

Regarding Standard b, the architectural style of the proposed restoration efforts will be very similar to the original design of the building. The building was historically constructed of lap siding with five inch reveal. The proposed changes complement the existing structure in architectural style, texture, massing and arrangement of color. The lap siding will be cementitious siding with a five inch reveal, which is a contemporary material that has been used on other historical buildings to mimic the wood lap siding. The renovation will also bring back a historically accurate open front porch to the building that has been lost over time. The windows will be replaced with double hung, 6 over 6, windows, which is reminiscent of the windows found in the historic photo of the home.

Regarding Standard d1, the use proposed is consistent with the original use of the building as a residence. A saloon also used to operate out of this facility, hence why there was an additional front door on the front facade. The applicant is not planning to add another door to the front facade as it would not deem appropriate for the use and look of the building. Staff is also supportive of this direction.

Regarding Standard d2, the historic character of the property will be retained and preserved with the proposed changes. The window and door profiles will also remain with the exception of the front facade's windows, which will be reverted back to its original look and profile as closely as possible. The placement of the windows on the first level will be more symmetrical with the second floor windows. The front porch will also be opened to revert

back to its original design. The applicant also hopes to add decorative porch elements that are conducive to the time period and what is seen in the historic photo; this includes porch pillars and gingerbread (ie. decoration below the eave and around the pillars).

Regarding Standard d3, the proposed changes will be done so that they will not create a false sense of historical development. The changes will only bolster the historic integrity that once was on this building.

Regarding Standard d5, the proposed exterior of the building will match the historical context in the City of Chaska. The colors, materials and overall design will reflect resemblance with the original design. Historical colors were traditionally muted and earthy tones. The applicant is planning to do white lap siding, which is also consistent with its current color. Staff would only iterate the importance of using a matte paint finish versus glossy as that is considered more historically appropriate. The applicant is also providing cementitious siding for the lap siding and trim. Wood has and was traditionally used for lap siding and trim details on historical buildings, however, cementitious has been used in years past to mimic the wood quality. The 5 inch reveal that is currently applied on the building will also be consistently applied in the siding. The proposal to open the front porch will also bring the structure back to its original design. Therefore, the distinctive materials, features, and finishes that characterize this property will be preserved to the best ability possible.

Regarding Standard d9, the proposal will closer resemble the historical design that once was. The applicant's proposed changes would not destroy the historic materials, features, and spatial relationships that characterize this property. The proposed change will enhance and be compatible with the existing building in materials, features, size and scale. As stated before, the existing lap siding will be replaced with cementitious siding and mimic the existing 5 inch reveal. The project will also provide more appropriate and historically complementary windows. And lastly restore an open porch that was once a staple element in the home.

In sum, staff concludes that the proposed changes to the historic property, located at 1092 Cardinal Street, would restore the original historic character of the building. It is exciting to see this historic structure be put to use once more.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve the Site Alteration Permit (SAP) for the renovation of the Hammers Saloon, based on the findings listed in the staff report, and subject to the following conditions:

- 1. The proposed alterations at the Hammers Saloon (1092 Cardinal Street) shall be substantially consistent with the aforementioned staff report and the following exhibits:**
 - a. Narrative, Photos and Plans (pgs 1 -14), submitted by Kierstin Case**
- 2. The applicant shall obtain a building permit prior to commencement of the proposed alterations.**
- 3. The applicant shall comply with all applicable zoning requirements.**
- 4. Provision to use a matte finish paint on all painted areas.**
- 5. Provision to use 5 inch lap siding reveal.**
- 6. Provision to use 6 over 6 double hung windows.**
- 7. Provision that vinyl windows will not be used.**

CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION

DATE: 2/5/2020 PLANNING CASE NUMBER: _____

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

Location of Property: 1092 Cardinal Street, Chaska, MN 55318

Legal Description of Property: Residence

Existing Zoning: Residential Use: Residential

Description of Request: Exterior renovation/rehabilitation – Siding, roof, windows, and front porch restoration

Number of Acres: ¼ Lots 1 Units 1

Owner Name: John Hammers Phone: _____

Street: _____ City: Chaska State: MN Zip: 55318

Applicant Name: Kierstin Case Phone: 202-641-3720

Street: 1695 Bavaria Road City: Chaska State: MN Zip: 55318

Property Owner Signature: *John Hammers* Date: 2/5/2020

Applicant Signature: *Kierstin Case* Date: 2/5/2020
(if different than owner) KIERSTIN M CASE

* 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

CITY OF CHASKA SITE ALTERATION PERMIT APPLICATION

Location of Property: 1092 Cardinal Street, Chaska, MN 55318

Legal Description of Property: Residence

Existing Zoning: Residential **Use:** Residential

Description of Request: Exterior renovation/rehabilitation – Siding replacement/painting, roof replacement, window replacement, front porch restoration

Number of Acres: ¼ **Lots:** 1 **Units:** 1

Owner Name: Kierstin Case (ownership to be transferred pending Pulte's purchase from Hammers Family, LLC)

Owner Phone: 202-641-3720

Owner Address: 1695 Bavaria Road, Chaska, MN 55318

General Contractor: Nelson Construction - Nick Nelson, Owner, Nelson's Construction, Chaska; and Che Reidl, Sr. Project Manager, Nelson's Construction, Carver

Personal Statement of Interest:

The property at 1092 Cardinal Street in Chaska (the "Hammers' House") was purchased by the pioneer patriarch of the Hammers family – Heinrich Hammers and his wife, in 1864. The home conveyed with the farmland purchase, indicating it's build predates 1864. In the intervening years, five generations of Hammers' descendants continuously farmed and occupied the property, and have contributed to Chaska's many decades. 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 origination of this designation was the time period estimated between 1870-1900 when the Hammers' House operated as a Saloon and way-station for local farmers and travelers transiting between downtown Chaska and the communities above the river bluffs. The Hammers' House was ideally situated on the main road, halfway up the hill. Travelers were invited to stop, rest their horses, and receive refreshment before continuing the arduous wagon journey. The brick industry in the City of Chaska below the bluff was a driver of traffic up and down the main road, bringing brick-toting neighbors and strangers to the Hammers' House Saloon.

The Pulte development of the Hammers' farm property is an opportunity to bring new residents to our great town, but it threatens one of the oldest and richly historied houses in Chaska. There is an opportunity to preserve the Hammers' House, carved out of the Pulte development plan, and I propose to restore the House to a close approximation of what Heinrich Hammer's opened to his friends and neighbors. I request permission to alter the Hammers' House exterior – to replace its dilapidated siding, roof, and windows, with quality materials the replicating the original "look and feel". My goal is to offer

the House to short term guest accommodation – to welcome friends and neighbors to experience the hospitality and heritage of our pioneer forefathers, and to immerse visitors in an historic farm home experience the Hammers would recognize.

If I am not able to secure an approved Site Alteration Permit by June 1, 2020, the Hammers' House will be demolished, per the Chaska Historic Preservation Commission's approval of Pulte's Site Demolition Permit.

Intention and Scope of Alterations:

According to an historic photograph, the Hammers' House was originally constructed as a two-story, wood-framed rectangular plan with 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 structure. The house had unpainted 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. Window 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.



Figure 1 - Historic/Original View of Home

The intention of the requested Site Alteration Permit is to maintain the existing exterior footprint and general façade materials, with minimal structural changes to restore original details. Most notable is the intention to restore two distinct windows in the first floor, and to recreate an open front porch



Figure 2 - Current View of Home

The property has long been used as a residence and place of business – first as a Saloon, then as an agricultural headquarters for a variety of farm products, including a regionally renowned dairy. The renovations and intended future use are in keeping with the Home's multipurpose past. The exterior of the building is in scope of this application. The interior has been significantly altered previous to this application, and while it too is being completely renovated, it is not relevant to this application.

Product Details:

The intended exterior finishes are as follows:

- **Siding** – HardiePlank Fiber Cement Siding 7.25” boards
- **Trim boards** – HardiePlank Fiber Cement Trim Boards 4-12” (door/window surrounds, corner boards, and fascia)
- **Roofing** - Timberline Natural Shadow Lifetime Architectural Shingles
- **Windows** – Andersen Windows, 100 Series Single Hung 6/6 Colonial
- **Exterior Door** – An antique/vintage door is being sourced. If suitable replacement is not found, a Steves and Sons Legacy Collection Fiberglass door, or the like, will be chosen
- **Exterior Light Fixtures** – Gooseneck-style exterior fixture, such as one from Globe Electric
- **Decorative Accents** – Porch rehabilitation to make use of vintage materials, including porch supports/pillars and gingerbread. If nothing suitable can be found, replicas will be made

All new exterior finishes will be installed per manufacturer recommendations, using industry standards and in compliance with all applicable codes.

Product Snapshots:



Figure 3 - HardiePlank Siding and Trim Boards - "Arctic White"

******The original color of the Home was unpainted wood. It was painted white sometime before 1950. We intend to maintain the white scheme since it is familiar to the community



Figure 4 - Timberline Architectural Shingles - "Shakewood"

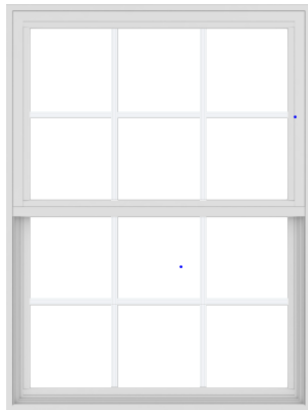


Figure 4 - Andersen Window Single Hung 6/6 - "White"



Figure 3 - Vintage Exterior door will be sourced, or proximal facsimile will be procured



Figure 7 - Gooseneck-style Exterior Light Fixtures



Figure 8 - Porch supports and decorative gingerbread to be sourced from reclamation dealers

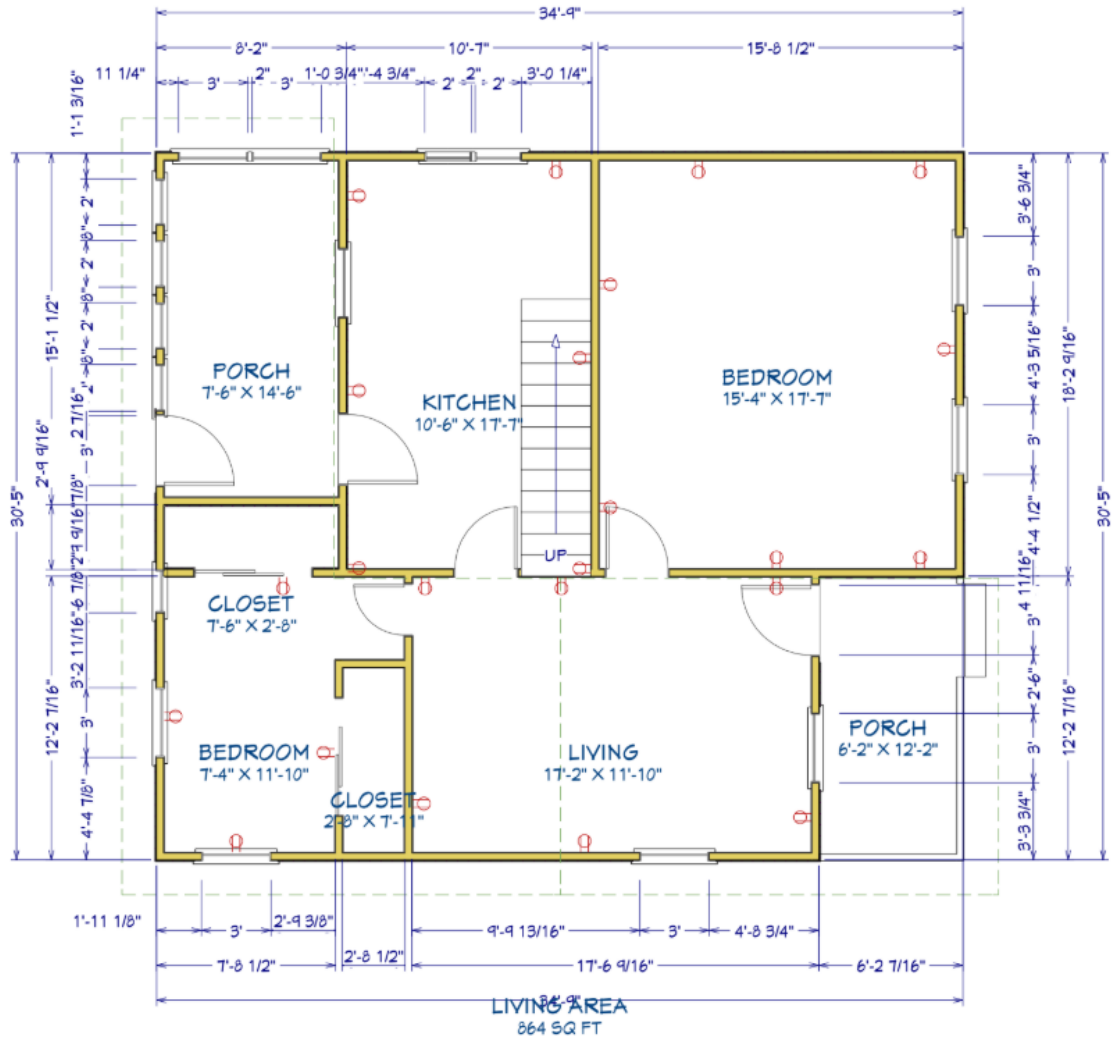
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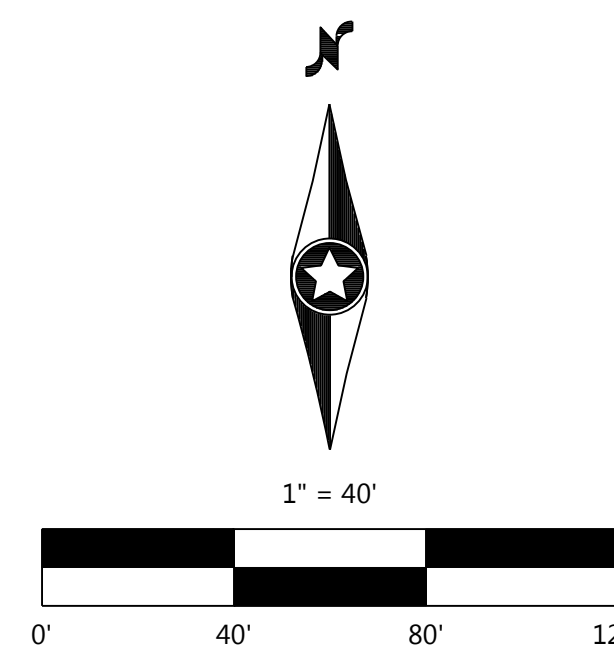
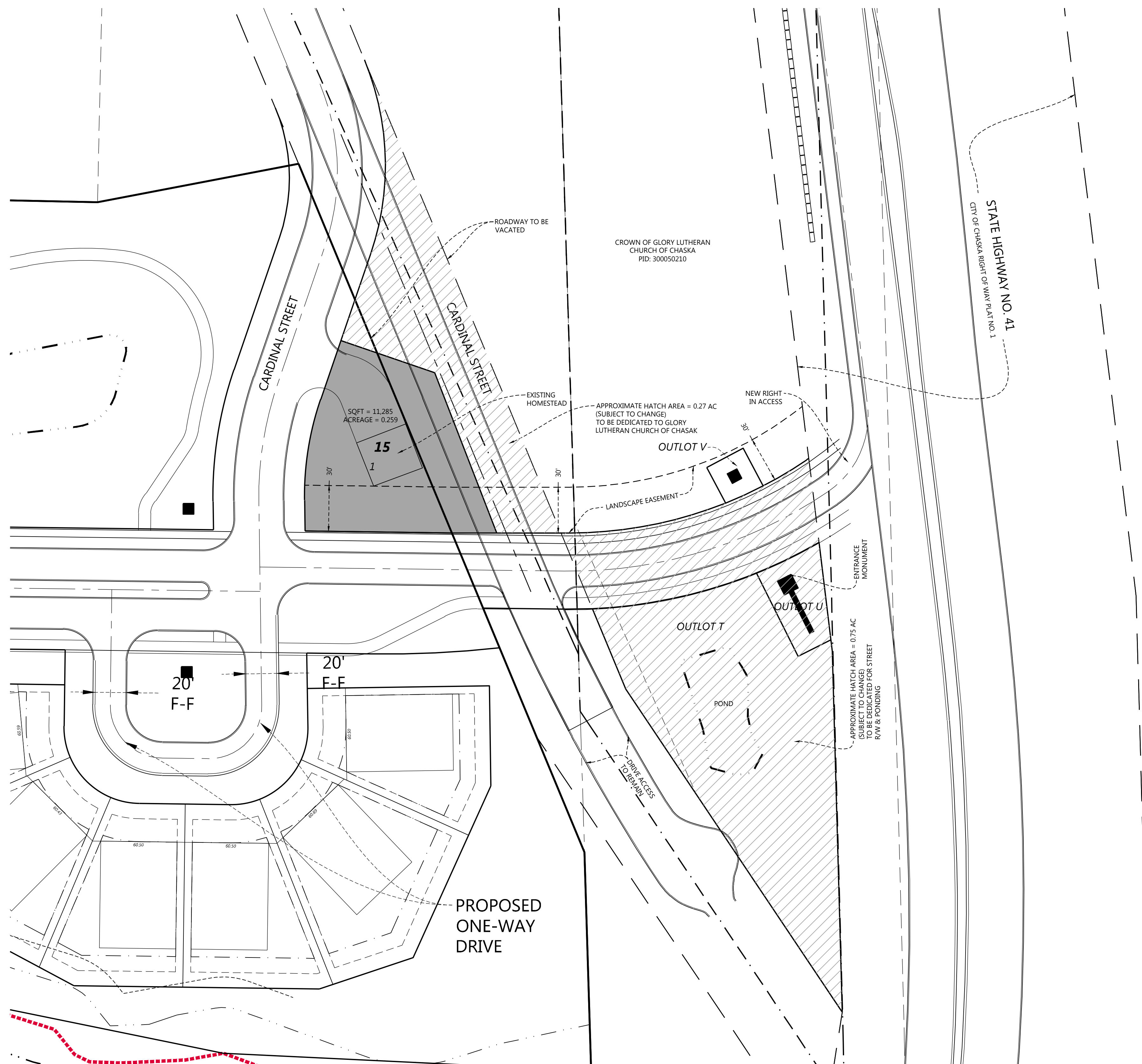
No changes to the Home's footprint will be made. Major alterations include:

- Replaced siding, roof, and windows
- Removed first-level center window; replaced with two windows evenly spaced beneath second floor windows
 - This window placement is contrary to original photograph, however, a secondary exterior door is undesirable in the final residential plan. I request deviation from the original structure by not replacing the second exterior door.
- Replaced open-plan front porch with pillars and decorative gingerbread









DEFI WEBB AT CHASKA

© 2020 Westwood Professional Services, Inc.

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DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: _____ 40'
 VERTICAL SCALE: _____ 8' OR 4'

INITIAL ISSUE: 02/04/20	
REVISIONS:	
△	02/26/20 CITY COMMENTS
△	----
△	-----
△	-----
△	-----
△	-----

PULTE GROUP
500 FLYING CLOUD DRIVE, SUITE
EDEN PRAIRIE, MN 55344

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

DATE: _____ LICENSE NO. _____

Packet Page 19 of 24

DEL WEBB AT CHASKA
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PRELIMINARY PLAT -
DETAIL

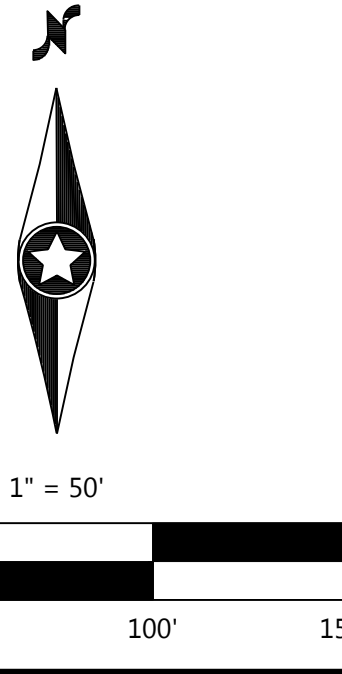
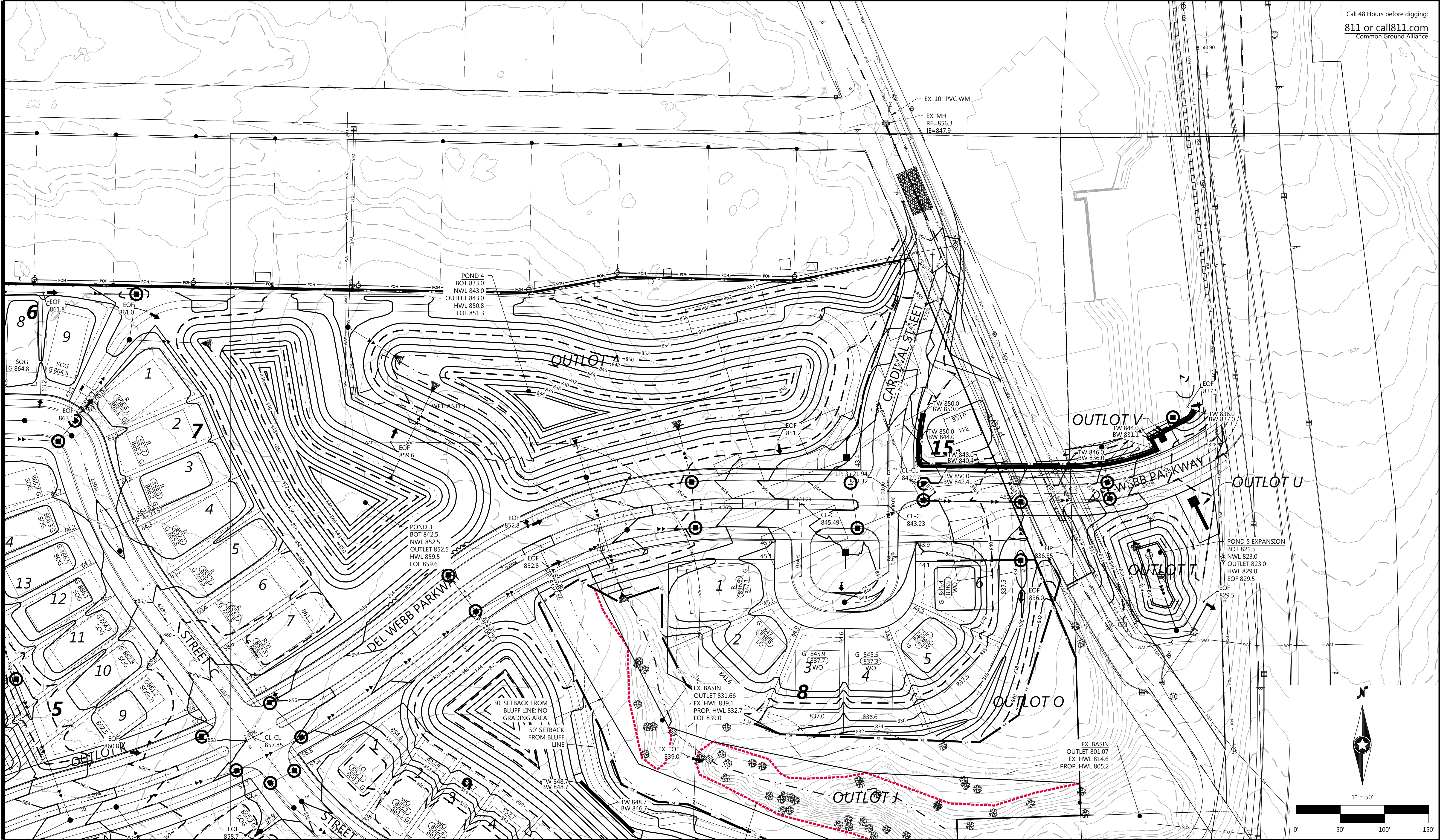
PROJECT NUMBER: 0015521.00

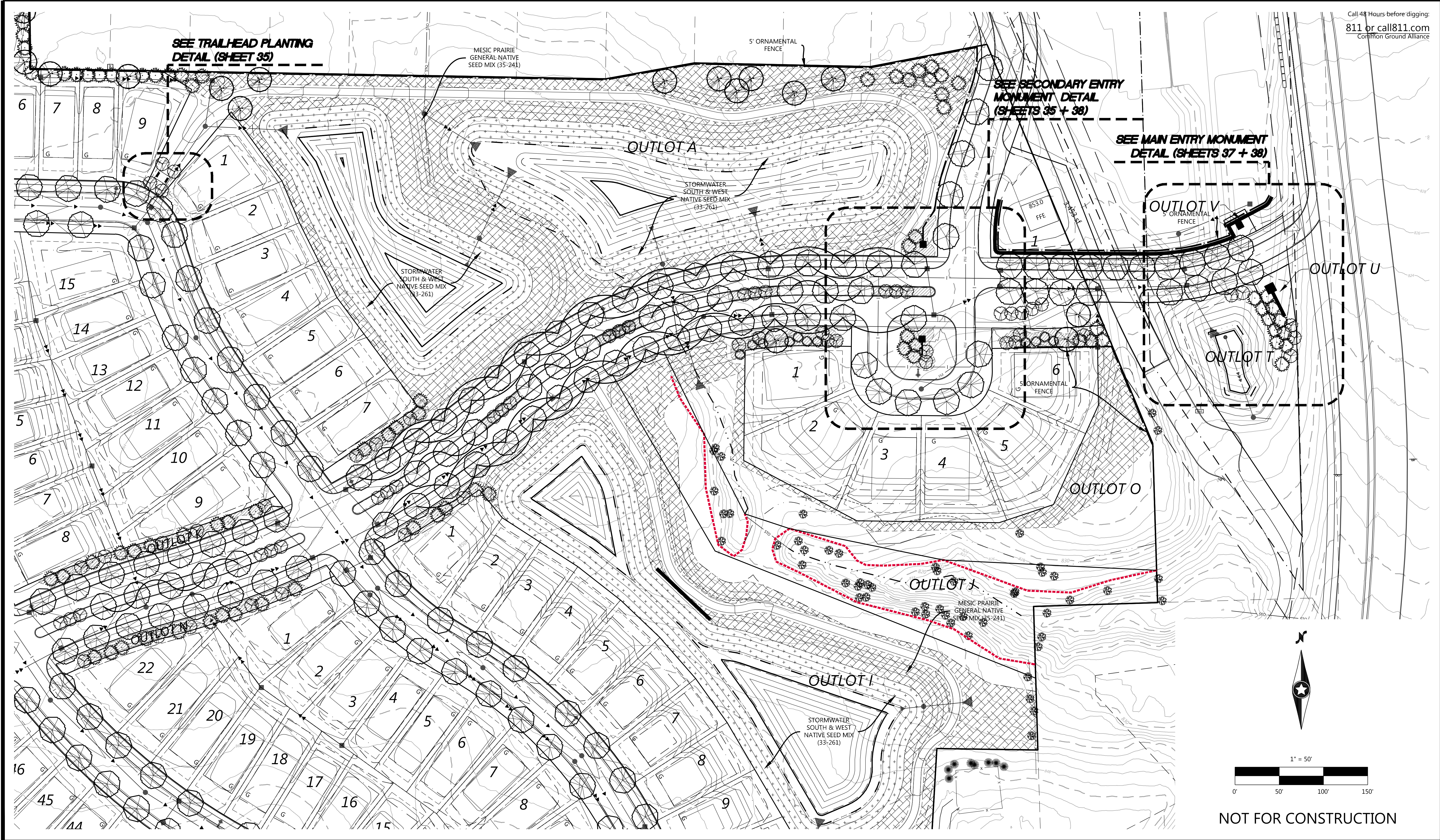
SHEET NUMBER:

8 OF 40

DATE: 02/04/20

7A PUBLIC HEARING: Approve the Site...
Page 15 of 19





DESIGNED:	02/04/20
CHECKED:	
DRAWN:	
HORIZONTAL SCALE: #####	
VERTICAL SCALE: ### OR ###	

PREPARED FOR:	NICHOLAS T. MEYER
PULTE GROUP	DATE: 02/04/20 LICENSE NO. 53774
7500 FLYING CLOUD DRIVE, SUITE #370	
EDEN PRAIRIE, MN 55344	

DEL WEBB AT CHASKA
CHASKA, MN

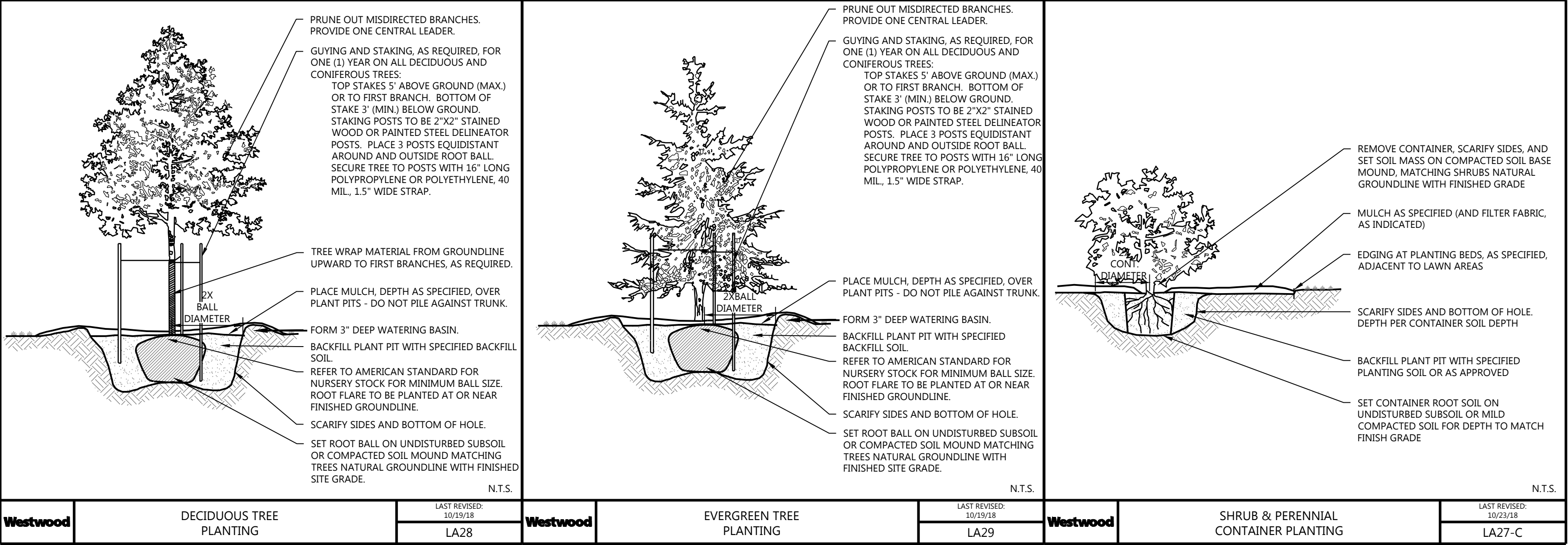
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN	SHEET NUMBER: 31 OF 40
PROJECT NUMBER: 0015521.00	DATE: 02/04/20

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

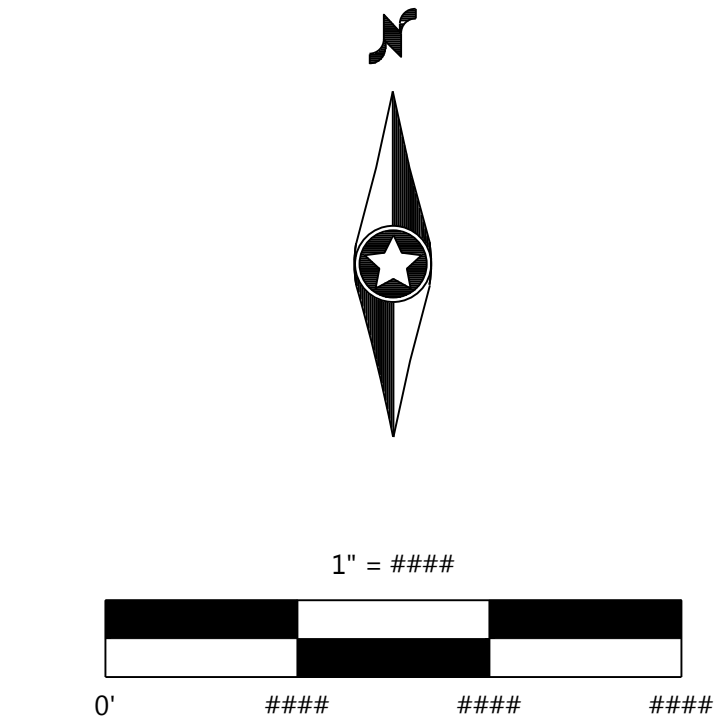
Landscape Planting Details



Typical Ornamental Fence



ALUMINUM ORNAMENTAL FENCE TO BE USED TO DEFINE PROJECT BOUNDARY OR ACCENT.
COLOR: BLACK
HEIGHT: 5' TALL



NOT FOR CONSTRUCTION

DESIGNED: _____	INITIAL ISSUE: 02/04/20
CHECKED: _____	REVISIONS:
DRAWN: _____	△ 02/26/20 CITY COMMENTS
HORIZONTAL SCALE: #####	△ ---- .
VERTICAL SCALE: ### OR ###	△ ---- .
	△ ---- .
	△ ---- .

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

NICHOLAS T. MEYER
DATE: 02/04/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
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Westwood Professional Services, Inc.

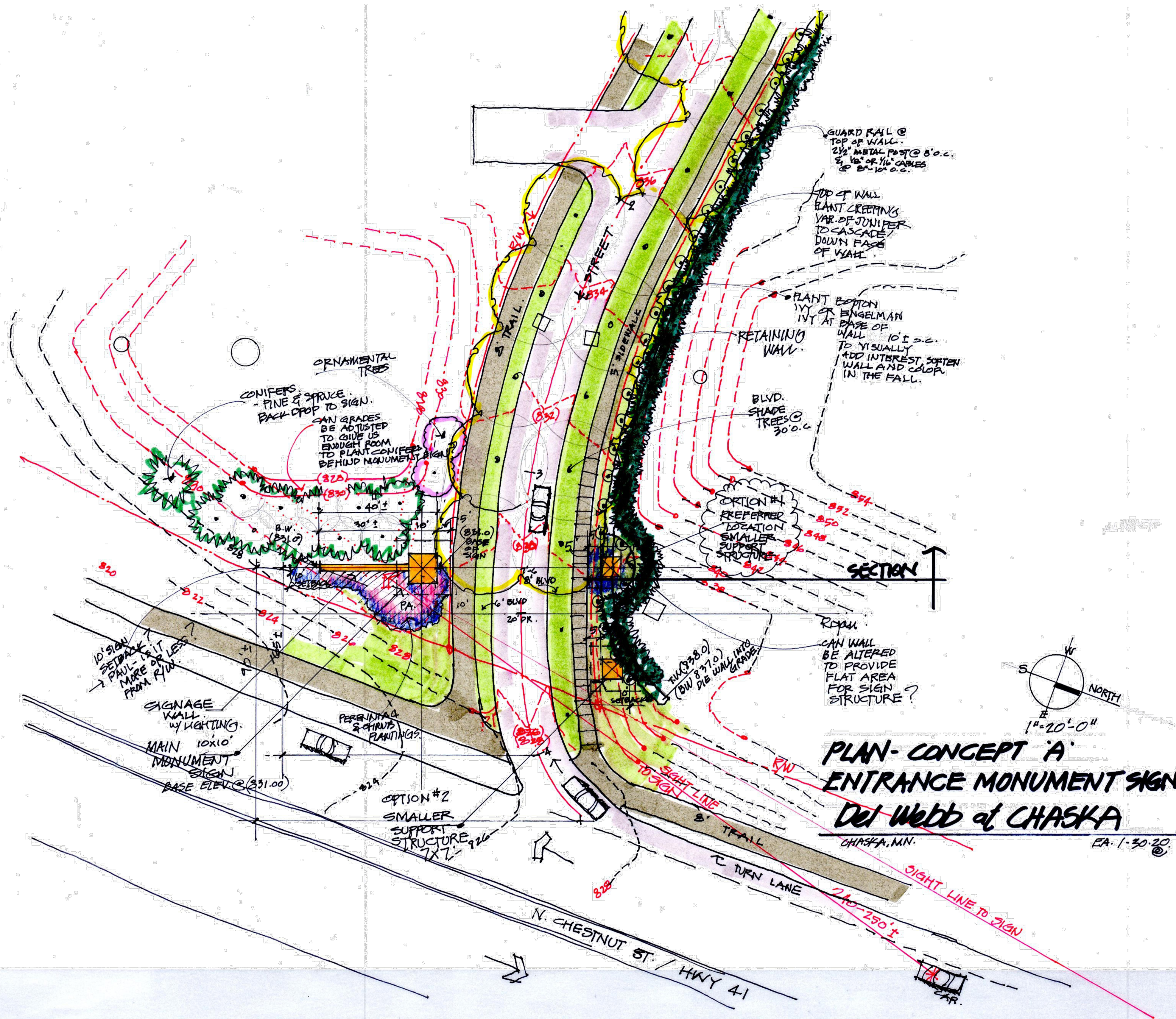
LANDSCAPE NOTES AND
DETAILS

SHEET NUMBER:
36 OF 40
DATE: 02/04/20
PROJECT NUMBER: 0015521.00

Example Image



PROPOSED SCREENING VINES GROWING OVER FENCE.



NOT FOR CONSTRUCTION

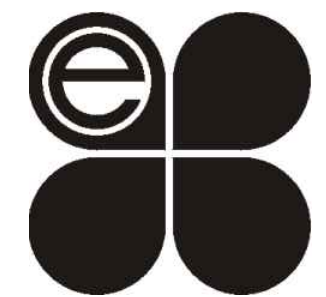
DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: *****
VERTICAL SCALE: ### OR ###

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△ _____
△ _____
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DATE: 02/04/20 LICENSE NO. _____

DEL WEBB AT CHASKA
CHASKA, MN



**MAIN ENTRY
MONUMENT CONCEPT
PLAN**
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
37 OF **40**
DATE: 02/04/20



City of Chaska Memorandum

To: Heritage Preservation Committee
From: Elizabeth Hanson, City Planner
Subject: 2020 HPC Goals

These are the goals that the HPC discussed at their January 7th meeting for 2020.

2020 Goals:

1. Update the Walnut Street National District with the State Historic Preservation Office
2. Revisit the Local Designation List to see if more properties can be added
3. Stay engaged and involved with the City Square West project
4. Revisit the City Historical Documents for potential updates, such as the Historic Context Study, every 5-10 years