

JOINT WORK SESSION (PARK BOARD & HPC)
5:45 PM - 7:00 PM
IMPROVEMENTS TO CITY SQUARE PARK



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, April 17, 2023
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. Representative Nash - Legislative Update
6. Approve Previous Meeting Minutes
 - 6.A. City Council Meeting Minutes 04/03/2023
7. Consent Items
 - 7.A. Adopt Resolution 2023-33 Authorizing Participating in National Opioid Settlements
 - 7.B. Adopt Resolution No. 2023-34 Approving the Final Plat for Oak Creek 2nd Addition/DR Horton/PC #2023-10
8. Action Items
 - 8.A. Adopt Resolution No. 2023-36 Denying the Variance to the Bavaria Road Setback at 1142 Rosemary Lane/Jimmy Son/PC #2023-09
 - 8.A.i. Resolution No. 2023-37 Approving the Variance
 - 8.B. Adopt the Resolution Nos. 2023-38 and 2023-39 and Ordinance No. 1033 Approving the Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) and Variance for Chaska Yards/Carver County CDA/PC #2023-01

- 8.B.i. Resolution No. 2023-39 Approving the Variance
 - 8.B.ii. Ordinance No. 1033 Approving the Zoning Ordinance Amendment
- 8.C. Adopt Resolution No. 2023-40 Approving the Concept Plan for 3740 Chestnut Street/Audrius Asakenas/PC #2023-11
- 8.D. Transient Accommodation Renewals
- 9. Bills
 - 9.A. ACCOUNTS PAYABLE CLAIMS ROSTER 4-17-2023
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.A.i. Biweekly Report - April 17, 2023
 - 10.B. Financial Reports as of 02/28/2023
- 11. Adjourn

**- MINUTES -
CHASKA CITY COUNCIL
APRIL 3, 2023**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; and Jake Saufley, City Attorney;

Mayor Windschitl noted City Administrator Matt Podhradsky was absent as he was supporting his son at a curling tournament.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

Barbara Fleet, 105 East 1st Street, explained she is speaking on behalf of all residents of The Landing. Originally certain roads were supposed to be closed through November due to the highway construction. The businesses complained, so the City appeased them by diverting traffic on 1st Street. The residents of The Landing were unaware of the change until the past month. Residents believe the change was totally absurd and shocking as it will be a total catastrophe for senior residents in the area.

Ms. Fleet stated some large trucks are being diverted elsewhere, but it will not divert garbage trucks, delivery trucks, and the like. In the past year, 64 calls have been made to the Fire Department from the area. The emergency vehicles already have to complete a U-turn to accommodate the senior living areas.

Ms. Fleet noted the noise level and air pollution will be extremely impactful. Additionally, the decision was extremely disrespectful to senior residents. She requested Hwy 41 be closed until November, as originally planned. The businesses can remain open either way. Marketing can be completed through flyers and newspapers to promote visits to the businesses.

Councilmember Hatfield stated she has had similar thoughts, but there is no solution to appease everyone. Both the businesses and residents are important parties. The City is ensuring proper

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signage and diversions are made. One of the goals of the Council is to promote a vibrant downtown area and closing the highway would be a detriment to that effort. Also, the businesses will need additional marketing efforts regardless.

Ms. Fleet stated seniors' lives are more important than businesses. Councilmember Grau stated that statement is unfair as people dying is hypothetical. If there were safety issues, then the system would be readdressed. The Council does not want to negatively impact anyone in the community. He agreed the decision is not easy. He thanked Ms. Fleet for her comments.

Ms. Fleet stated she would like the highway to remain open and for the businesses to try the marketing effort. If that is not an option, the City needs to monitor the area for the first week or two of the change to see the detrimental impact it will have on the seniors.

Mayor Windschitl stated safety is the first priority of the Council. There are a lot of people out in the area, but it is not as regular for folks to cross the street in that area. The intersection will also remain closed until approximately July. He agreed it would be a zoo for the first couple of weeks until folks adjust to the change and realize it is faster to take 101 around Chaska rather than going through it. Also, the box trucks and delivery trucks are already driving through the area, and that will not be increased due to the change.

Ms. Fleet stated the Council will see the reality of the impact in the first couple weeks of the change. Mayor Windschitl explained there are plenty of opportunities to change the decision if there is a need.

Mayor Windschitl stated there has been notifications in the newspaper and through flyers, but The Landing should have been more involved in the decision. He will ask Staff to review the process and determine how there wasn't more conversations with The Landing as the decision was made in September 2022.

Ms. Fleet pointed out there has been a large turnover in management at The Landing. Assistant City Administrator Elise Durbin confirmed Staff has tried to reach out to management at The Landing multiple times, but the first opportunity to speak with them was last week.

Mayor Windschitl added the project would cost a lot more money to change it currently. If there is a safety issue, the City will make changes as needed. He thanked Ms. Fleet for her comments.

Councilmember Hatfield pointed out there have been steps to ensure safety of residents in the area. For example, parking is restricted to promote pedestrian safety despite objections from businesses. The decision is a combination of compromises and can be amended if there are issues of safety. She thanked Ms. Fleet for her comments.

6. Approve Previous Meeting Minutes

6.A. Approve the March 20, 2023 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the March 20, 2023 City Council meeting.

Motion carried.

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7. Consent Agenda

Mayor Windschitl asked for clarification on Consent Agenda Item 7.H. Adopt Resolution No. 2023-32 Recommending Council Approve the 2nd Amended Exchange Agreement regarding the Hickory Addition Development and Final Plat. City Attorney Jake Saufley explained there have been title issues, so the motion is to formalize the idea that the changes are temporary and has specific long-term plans.

Mayor Windschitl asked who did the survey. Mr. Saufley stated the developer did the survey. The property has to be split in accordance with Carver County rules because the current plan does not align with the original plan approved by the council from last year.

Mr. Saufley explained there is an image in the packet with an area outline in yellow that is owned by the City. There is an area of land above and to the left of the City's land that is three separate parcels. It is difficult to see because the County has combined the piece of land in question into one on the image. He provided additional explanation on the County's process. He added the change will result in more land coming to the City. Overall, the item is in line with the Council action taken back in May 2022.

Councilmember Huang asked why the plat doesn't match the Council action. Mr. Saufley stated the plat doesn't exist yet. The change is happening out of necessity because it was previously unplatted. There is a lot of confusion in the property records which has created several technical issues. The action item is to clear up historical land record issues. He agreed the matter is confusing.

David Pokorney, Community Asset Development Group representative, explained there is a set of legal descriptions as part of the property that don't match up with one another. Staff and the developer have been working through the records to determine who owns what. There was a parcel of land exchanged with the City and the previous owners during the flood work. At that time, the legals were completed incorrectly. The Consent Agenda Item 7.H. Adopt Resolution No. 2023-32 Recommending Council Approve the 2nd Amended Exchange Agreement regarding the Hickory Addition Development and Final Plat will actually allow the City to own more than the County records currently indicate. Then Hickory Investments will own outlot A for the planned development.

Mr. Saufley added the issue has been ignored over time, but they are finally sorting it out. Mayor Windschitl stated visuals would be helpful for the Council to understand. He asked if the lot will be squared off.

Mr. Saufley stated there will only be changes to the City-owned parcel. The plat isn't a factor except for that this is part of the platting process. The City owns the parcel as one PID, and it needs to be split into two. From there, the 20 feet on the southeastern edge will not be part of the plat, which is conveyed in the proposed item. The agreement with the developer also needs to be amended to reflect the changes.

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Mayor Windschitl asked if there is a sale as part of the item. Mr. Saufley stated it is a temporary swap. After the developer records the plat, then they will move forward with the development agreement. He agreed he should have included more visuals. Mr. Saufley showed an image from Action Item 8.A. PUBLIC HEARING: Adopt Resolution No. 2023-25 Approving a Vacation of the Drainage Control Easement on 401 Hickory Street/Community Asset Development Group/PC #2023-08.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the Consent Agenda Items A through H:

A. Temporary Liquor Licenses for SouthWest Metro Chamber of Commerce

Motion to approve Temporary On-Sale Intoxicating License TW.23-01 and Temporary On-Sale 3.2% Malt Liquor License T32.23-01 for the SouthWest Metro Chamber of Commerce at Taste of Chaska.

B. Adopt Resolution No. 2023-26 Approving the Plat Correction for Oak Creek

Motion to adopt Resolution No. 2023-26, approving the correction to the plat of Oak Creek.

C. Adopt Resolution No 2023-27 Amending 2022 Fund Budgets

Motion to adopt Resolution 2023-27 Amending 2022 Fund Budgets.

D. Adopt Resolution No 2023-28 Approving the Award Bid for 2023 Overlay Program CTC Cart Path

Motion to approve Resolution No. 2023-28 awarding the bid for the 2023 Overlay Program CTC Cart Path to Park Const in the low bid amount of \$377,380.72.

E. Adopt Resolution No 2023-29 Approving the Award Bid for 2023 Overlay Program

Motion to approve Resolution No. 2023-29 awarding the bid for the 2023 Overlay Program to Northwest Asphalt in the low bid amount of \$391,313.14.

F. Adopt Resolution No. 2023-30 Establishing a Public Hearing Relating to Conduit Financing on behalf of Ridgeview Medical Center

Motion to adopt Resolution 2022-30 relating to a financing on behalf of Ridgeview Medical Center and calling for a public hearing.

G. Adopt Resolution No. 2023-31 Establish 2023 Interfund Tax Increment Financing

Motion to adopt Resolution 2023-31 providing 2023 interfund tax increment project financing.

H. Adopt Resolution No. 2023-32 Recommending Council Approve the 2nd Amended Exchange Agreement regarding the Hickory Addition Development and Final Plat

Motion to adopt Resolution No. 2023-32 to recommend that City Council approve the 2nd Amended Exchange Agreement to the HICKORY ADDITION development and final plat along with a lot split and conveyance of certain real property to allow recording of the HICKORY ADDITION final plat.

Motion carried.

8. Action Items

8.A. PUBLIC HEARING: Adopt Resolution No. 2023-25 Approving a Vacation of the Drainage Control Easement on 401 Hickory Street/Community Asset Development Group/PC #2023-08

Assistant City Administrator Durbin introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Councilmember Grau stated the existing easement is referred as "too big" in the documents, but it appears to be bigger with the changes. Ms. Hanson stated there are draining and utility easements covering a larger area, so it appears bigger.

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Mayor Windschitl opened the public hearing at 7:51 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:51 p.m.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2023-25 to approve Vacating the Drainage Control Easement on the property of 401 Hickory Street and recorded in Carver County as Doc. No. T90050 (PC #2023-08).

Motion carried.

8.B. Appoint a Youth Representative to the Parks & Recreation Commission for 2023

Mayor Windschitl explained the Council had interviews with two well-qualified candidates, but the Council has decided to move forward with appointing Samsam Hassan to the Parks & Recreation Commission. He thanked the other candidate for her time and encouraged her to apply for another role as it was a hard decision.

Motion by Councilmember Hatfield, second by Councilmember Grau to Appoint Samsam Hassan as Youth Representative to the Parks & Recreation Commission for 2023.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 3-4-2023

The Council requested further information about bills on pages 12 and 25.

Assistant City Administrator Durbin provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None

Mayor Windschitl noted there were a number of items for golf resale.

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-4-2023

Councilmember Hatfield:

- Noted there is Food Distribution on April 20, 2023.
- Pointed out Police Department opened up Safety Camp for registration. It is a two-day event in July, and there may be scholarships available.

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- Spoke with former Mayor of Chaska Tracy Swanson and Councilmember Hubbard regarding Women's History Month. She thanked everyone involved in the celebration and recognition of Women's History Month.
- Encouraged everyone to continue shopping downtown as the businesses continue to be impacted by construction.
- Explained there are a number of resources for business owners including free Farmer's Market booth space, a monthly mailer in the newspaper, a loosened ordinance for signage, and more.

Councilmember Hubbard:

- Noted her agreement with Councilmember Hatfield's comments on Women's History Month.
- Attended Capital Investment Committee meeting regarding City Square West.

Councilmember Huang:

- Attended a meeting regarding Hwy 41 and Engler.
- Pointed out DECA qualifies 5 students for the International Conference and Chaska Speech coach is named the NSDA-Southern Minnesota Coach of the Year Award. As for arts, 10 Art Students had their art work represent at the Metro West Conference Visual Arts Festival. 2 earned Achievement awards and 1 received an Excellence award. In athletics, Freshman wrestler placed 5th at State Tournament. He is the youngest State placer in school history. Girls Basketball Team ended season as Section 2AAAA runner-up. The Girls Basketball coach was named the section 2AAAA head coach of the year. Also, a Girls basketball player was named to the 2022-23 Star Tribune All Metro First Team and to the Class AAAA All-State Team. The StormHawks Swim & Dive finish in 8th place as a team at State Tournament. Also, Chaska Swimmer finishes 12th in the 200 IM and was part of the 4th place 200 relay team.
- Added City Administrator Podhradsky is in Boston because his son Will's team is participating in the U21 Junior National Championships for Curling at the Broomstones Curling Club in Boston.

Assistant Administrator Durbin:

- Pointed out the next meeting is April 17, 2023 with a Work Session.

Mayor Windschitl:

- Noted the Police Department received a grant for new AEDs. The Fire Department will also receive a device called LUCAS that helps to do compressions thanks to an employee who took the initiative. The device is on loan from Eden Prairie.
- Added the Easter Egg Hunt will be April 8, 2023 at 10:00 a.m. at City Square Park. The event is hosted by Chaska Legion Auxiliary.
- Wished everyone a Happy Easter and encouraged everyone to enjoy the warm weather coming up.

11. Adjourn

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Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 8:18 p.m.

Motion carried.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/17/2023**

**Subject: Adopt Resolution 2023-33 Authorizing Participation in
National Opioid Settlements**

Prepared By: Elise Durbin, Assistant City Administrator

The State of Minnesota along with Minnesota counties and cities have joined in the lawsuits against opioid manufactures and pharmaceuticals distribution companies.

In order for the City of Chaska to receive funds from the settlements the city needs to pass a resolution to participate in the settlements and approve the Memorandum of Agreement (MOA) between the State of Minnesota and local governments. A MOA was originally signed in December 2021; however, since that time settlements have been reached with additional opioid manufactures requiring an amended MOA.

Staff is recommending authorizing the City Administrator to sign the amended MOA and take measures needed to participate in the settlements.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-33 to authorize the City Administrator to sign the amended MOA and take measures needed to participate in the opioid settlements.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 04/17/2023 **RESOLUTION NO.** 2023-33

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

**A RESOLUTION AUTHORIZING CHASKA STAFF TO EXECUTE ALL NECESSARY
DOCUMENTS TO ENSURE CHASKA PARTICIPATION IN THE MULTISTATE
SETTLEMENTS RELATING TO OPIOID SUPPLY CHAIN PARTICIPANTS, AND IN THE
MINNESOTA OPIOIDS STATE-SUBDIVISION MEMORANDUM OF AGREEMENT**

WHEREAS, the State of Minnesota and numerous Minnesota cities and counties are engaged in nationwide civil litigation against opioid supply chain participants related to the opioid crisis; and

WHEREAS, the Minnesota Attorney General has signed on to multistate settlement agreements with several opioid supply chain participants, but those settlement agreements are still subject to sign-on by local governments and final agreement by the companies and approval by the courts; and

WHEREAS, there is a deadline of April 18, 2023, for a sufficient threshold of Minnesota cities and counties to sign on to the above-referenced multistate settlement agreements, and failure to timely sign on may diminish the amount of funds received by not only that city or county but by all Minnesota cities and counties from the settlement funds; and

WHEREAS, representatives of Minnesota's local governments, the Office of the Attorney General, and the State of Minnesota have reached agreement on the intrastate allocation of these settlement funds between the State, and the counties and cities, as well as the permissible uses of these funds, which will be memorialized in the Minnesota Opioids State-Subdivision Memorandum of Agreement, as amended (the "State-Subdivision Agreement"); and

WHEREAS, the State-Subdivision Agreement creates an opportunity for local governments and the State to work collaboratively on a unified vision to deliver a robust abatement and remediation plan to address the opioid crisis in Minnesota;

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

NOW, THEREFORE, BE IT RESOLVED, Chaska supports and agrees to the State-Subdivision Agreement; and

BE IT FURTHER RESOLVED, Chaska supports and opts-in to all future multistate settlement agreements with opioid supply chain participants; and

BE IT FURTHER RESOLVED, Chaska authorizes city staff to execute all necessary documents to ensure Chaska's participation in the multistate settlement agreements, including the Participation Agreement and accompanying Release, and in the State-Subdivision Agreement.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April 2023.

Mark Windschitl, Mayor

Attest _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 04/17/2023

Subject: Oak Creek 2nd Addition – Final Plat

Applicant: DR Horton

Location: North of Engler Boulevard/Co Rd 10, west of Clover Preserve Drive

Case No.: 2023-10

Synopsis: Applicant seeks to obtain approval of a final plat for 45 lots

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution 2023-34

BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development, which included the portion of Kelzer's site that is being looked at tonight.

In July of 2002 the Final Plat for Clover Preserve 2nd Addition was approved, which encompassed the lots on Sophia Drive and a street stub that ended at the Chaska-Laketown Township border. Several signs were put along the edge of Sophia Drive and Kelzer's land to inform residents that the area will be developing.

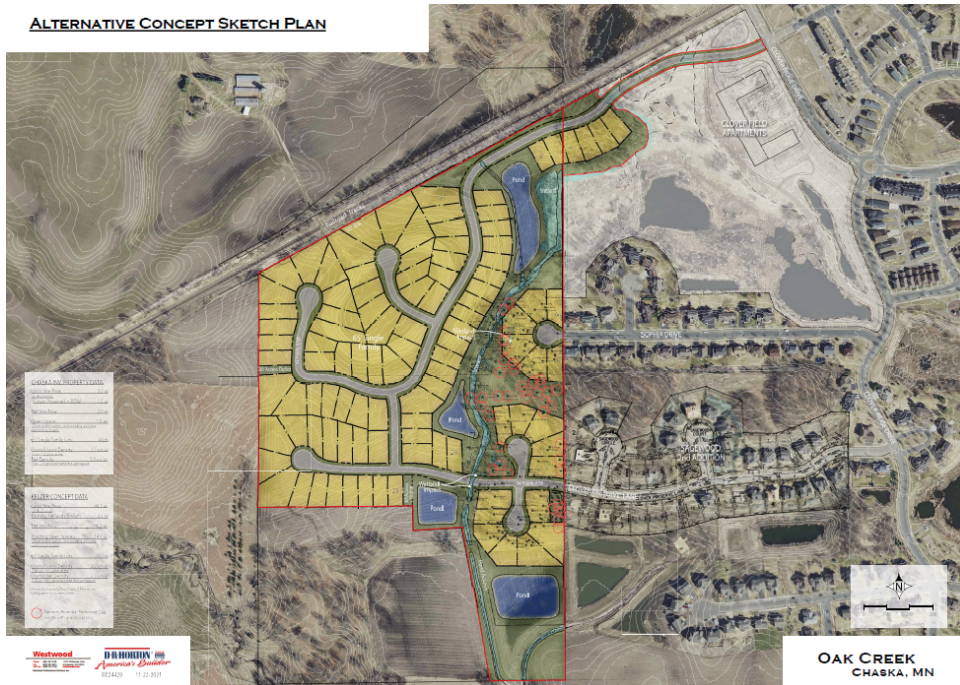
In May 2018 the concept plan for Sagewood was approved, which encompassed the 1st and 2nd additions. The 1st and 2nd additions were the extension and termination of Clover Field Circle, and the extension of Clover Preserve Lane up to the western border of Chaska abutting the former jurisdiction of Laketown Township. The Final Plat for Sagewood was approved in October 2018, and the final plat for Sagewood 2nd was approved in April 2019.

In May 2020, the original concept plan for Sagewood 3rd was approved that showed the westerly extension of Clover Preserve Lane and Sophia Drive into the former orderly annexation area of Laketown Township. 83 lots on approximately 42 acres were shown in this concept plan. Concerns were raised regarding development access, traffic, tree preservation, and school capacity. The developer was specifically asked to explore more development access opportunities. A copy of the May 2020 Concept Plan is shown on the next page.



May 2020 Concept Plan

In December 2021, a revised concept plan of Oak Creek (fka Sagewood 3rd addition) was approved, which included a 107-lot development on 52 acres of land, plus the inclusion of a 162-unit apartment building (Gallery Apartments, fka Clover Field Apartments) on Clover Ridge Drive. Oak Creek was approved as a single-family development on both the Kelzer property and a portion of the Chaska Investment property. The apartments were proposed entirely on the Chaska Investment property. A new road extension was also shown to connect into Clover Ridge Drive across from Romeo Court that would provide an additional means of ingress/egress out of the single-family development, which was reactionary to the comments received during the May 2020 review. The December 2021 Concept Plan showed both projects reviewed together so that the property owners/developers could get an understanding of how a road extension could fit into the context of the future multi-family site where Gallery Apartments was proposed.



December 2021 Concept Plan

In April 2022, the preliminary plat and rezoning were approved for Oak Creek. The preliminary plan showed a proposal for 102 single-family lots on approximately 52 acres.



April 2022 Preliminary Plan

Because the Kelzer property was located in the former orderly annexation area of Laketown Township, it was required that this property be annexed into Chaska prior to preliminary plans being approved. The property was annexed in March 2022.

In June 2022, the Final Plat for Oak Creek 1st Addition was approved. This plat showed the inclusion of 57 lots. Tonight, we are reviewing the second and final phase for the development (45 lots).

CHANGES SINCE APRIL 2022 PRELIMINARY PLAN

The below changes have occurred since the April 2022 preliminary approvals. These changes were reflected in the first addition's final plat of Oak Creek and are reflected in the second addition proposed this evening.

- Tree Preservation; a site visit with the developer and City Staff (including the City's certified arborists) occurred on May 24, 2022 to evaluate saving more trees. 8 additional trees above the April 2022 preliminary plan were identified to be preserved; 3 that were revised on the plans prior to the site visit and 5 more that were revised after the site visit. The final plan is showing preservation of those 8 additional trees (mostly oaks). These additional trees are mainly situated in the rear yards of the lots and the areas in the outlots (see below in green).



In addition, City staff did identify 5 trees within the preservation areas that were deemed hazardous to the development. It was recommended that these trees be removed as they will be a danger to the area in the near future (see above in orange). These trees were either dead or had large burrows in them that deemed a potential fall hazard. It is typical for the City to evaluate trees within a development (typically after development grading occurs) to look for potential hazards. The City had an earlier look this time and noted such hazards.

- Jonathan & Homeowners Association; the developer and Jonathan have concluded that the development will be a part of the Jonathan Association.
- Added Pedestrian Connections; the developer has added a sidewalk to the north side of Oak Creek Drive up to Clover Ridge Drive. In addition, they have added a sidewalk on the north cul de sac of Oak Creek Circles that will provide a continuous connection from the trail along the park space and the trail to connect to Sophia Drive. The City, Jonathan Association and developer have revisited the potential in adding a pedestrian connection across the creek to connect Sophia Drive with the west side of the development. At this time there is not a pedestrian connection shown, for the reasons that the Jonathan Association feels there are already adequate connections existing and proposed as they will be the ultimate owners of such within Oak Creek. The cost of the bridge both for installation and future maintenance also does not outweigh the benefit of gaining that connection. The City would still encourage that the connection be preserved within the development, so that if in the future if a connection is warranted by the Jonathan Association then there is space to do so. The developer and Jonathan

would have to come to an agreement on whether or not that is something they wish to pursue.

Neighborhood Meeting November 18, 2021:

DR Horton and Chaska Investments conducted a neighborhood meeting for their concept plan on November 18, 2021. In sum, there were concerns on traffic, access, and building height for the apartments.

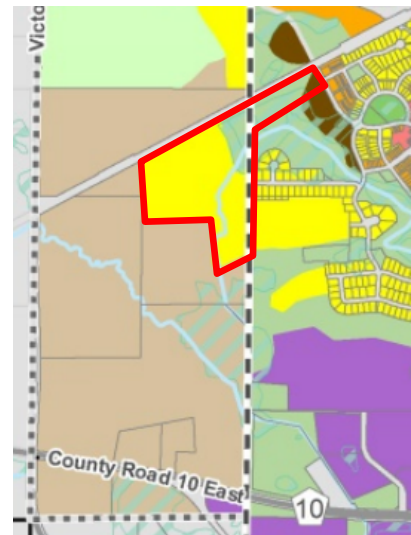
Project Goals

The goals of the Oak Creek project include the following:

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing 2-story homes on larger lots
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes.
- Enhancement of a small community feel

Comprehensive Plan & Clover Ridge Concept Plan

The Comprehensive Plan guides these areas to be Low Density Residential. The proposal tonight is consistent with this guidance. The Clover Ridge concept plan also guided this area to be standard lot residential, which the proposal is consistent with.



Excerpt from 2040 Land Use Plan

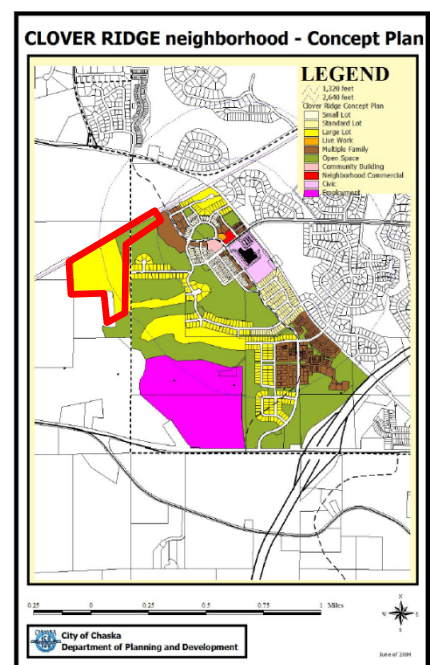
CURRENT PROPOSAL

Final Plat is being requested for the Oak Creek 2nd Addition project, which will be the second and final phase of 45 lots. The first phase totaled 57-lots (overall total of 102 lots). The Oak Creek proposal is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive and Sophia Drive. This area is now considered to be a part of Chaska and no longer in the orderly annexation area of Laketown Township as of March 2022.

The 45 lots of the second phase encompass the northwesterly lots along Oak Creek Drive and Oak Creek Pass and the cul de sac off of Sophia Drive.

Adjacent properties

The site is bound on the north by the Twin Cities & Western railway and Steve Kelzer's farm property; to the west by Victoria Drive (CR 11), the Brose family farm and the remaining portion of Kelzer's land; the south by Kelzer's farmland, land owned by Cal Haasken, and the homes on



Sophia Drive; the east by residential in Clover Ridge and Sagewood.

Existing Conditions

The nearly 50-acre site is located to the west of the Sagewood and Clover Preserve neighborhoods and south of the Twin Cities & Western Railroad line. The site was formerly used for agricultural purposes. The site naturally drains to the creek located along the west side of the site and ultimately off-site to the south.

The southerly portion of the Kelzer Property contains an area of trees. A tree survey indicates approximately 216 trees of varying sizes and species that are evenly distributed throughout. The majority is Oak. The remaining species include a combination of Cedar, Basswood, Ash and Elm among a few others. The average size of these trees are averaging around 20-35 inches in caliper. There is also a 'Heritage Tree' noted on the southwest corner of the site outside of the development area. This tree has been noted as one of the oldest trees in the community, and plans to remain.

Poor soils were noted on the southerly most tip of the subject site. Because of this the developer will be using this area for ponding.

A Notice of Determination of wetlands on the Kelzer Property was received November 2019 and it was determined that there are 10 wetlands on the site. The wetlands range in size from 158 sq. ft. to 21,953 sq. ft. A small creek also transverses the site from north to south. A Notice of Determination of wetlands for the access area on the Chaska Investment Property was received November 2020. This site contains a large wetland complex with various upland areas. Impacts to the wetlands are due to the new access road, Oak Creek Drive.

Land Use

The proposed Oak Creek 2nd Addition final plat consists of 45 single family lots with a typical lot size of 65 feet wide by 140 feet deep. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve and Sagewood: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The parcels of land that the Oak Creek project encompasses is currently zoned Planned Residential Development (PRD-85).

Layout

The overall neighborhood will be accessed from a new road, called Oak Creek Drive by the intersection of Clover Ridge Drive and Romeo Court. Clover Preserve Lane will be extended up to the creek and include 13 homesites. Sophia Drive will be constructed with a cul de sac and include 5 homesites. Trails will be constructed at the ends of both Clover Preserve Lane and Sophia to provide pedestrian connectivity.

A private neighborhood park is planned for the site in a location that is west of the creek. Park amenities will include a play structure and seating. This will be owned by the Jonathan Association

Transportation/ROW/Construction Traffic

The plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Sophia Drive is extended to the west to provide access to a cul de sac of 5 lots. In addition, a new development access is proposed from Clover Ridge Drive, parallel with the railroad, that will connect into the internal road system of Oak Creek now known as Oak Creek Drive. Oak Creek Pass will extend off Oak Creek Drive and terminate in a cul de sac on the northwest portion of the site.

The current plan appears to show road right-of-way widths (54 feet) that are consistent with the designs in the existing Clover Ridge and Sagewood developments, which is smaller than the City's typical 60 foot wide ROWs. City crews have evaluated this change in the 1st and 2nd additions of Sagewood and have determined that the 54 foot wide ROW is acceptable to carry through and provide more of a seamless approach to the existing neighborhoods.

A traffic study has been completed for this development. The traffic study found that Schoolmaster Drive currently operates near the maximum trips per day for a Local Street as classified in the City's Comprehensive Plan and by the Metropolitan Council. In response to access and traffic, Oak Creek is being proposed with one access, Oak Creek Drive. The new access road connects to Clover Ridge Drive, which is classified as a collector road. The goal in creating the northerly connection is to encourage traffic to use the collector road system within the surrounding neighborhood and reduce the impact on the local streets.

Construction access will enter and exit from Pioneer Trail to the north. Construction traffic will be precluded from going south on Clover Ridge Drive per the developer's construction access plan. The developer will have to continue working with the existing neighbors on Sophia Drive and Clover Preserve Lane about how construction traffic will use these roadways for the homes proposed on these roadways.

Utilities

Sewer and water utilities are available. Water and sewer are stubbed to each access point on the east. The site's layout is influenced by the extension of these utilities. A sanitary sewer lift station will be needed to serve this site. The final location of the lift station is planned to be on the west edge of the tot lot.

Stormwater

Stormwater ponding is proposed as a part of the development on the south side of the site, center of the site just west of the creek, and north of the site. It will be required that the developer provides adequate maintenance access into these areas. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

The setbacks will be consistent with Sagewood 1st and 2nd. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	Setback

Wetlands	30 feet
Railway	50 feet

Architecture

DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which are like those in the current Sagewood neighborhood. DR Horton anticipates offering approximately 7 floor plans ranging in size from 1,900 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety throughout. Pricing will also be similar to homes in Sagewood, starting in the lower to mid \$500,000s. A sample of the home designs accompany this application.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

The following lots are subject to 360 degree architecture per the final plat drawing of Oak Creek 2nd Addition:

- Lot 4, Block 1
- Lots 1, 4, 5 and 8, Block 3

Trails & Sidewalks

There are no public trails proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan. Because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement. There will be a couple private trail sections included within the development; one that will connect the lots on Clover Preserve Lane to the lots to the west; and one trail that will connect the lots on Clover Preserve Lane to the Sophia Drive. The trail connection between Sophia Drive and Clover Preserve Lane is the developer's intent to meet the City's comment regarding providing a faster pedestrian connection for the westerly Oak Creek lots to access Clover Ridge Elementary. This option was explored as being the least impactful in terms of a crossing and preserving trees. Staff would still argue that the most direct and functional connection would be a bridge crossing between the Sophia Drive cul de sac and the westerly Oak Creek lots across the creek. As noted above, there is not a pedestrian connection shown for the reasons that the Jonathan Association feels there are already adequate connections existing and proposed. The City would still encourage that the connection be preserved within the development, so that if in the future if a connection is warranted by the Jonathan Association then there is space to do so. There is currently space in the outlot between Lot 2, Block 4 and Lot 1, Block 5 that could hold a future connection, if it's pursued. The developer and Jonathan would have to come to an agreement on whether or not that is something they wish to pursue.

The plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. A sidewalk connection is proposed for the full length of the south side of Oak Creek Drive out to Clover Ridge Drive. The sidewalk will ultimately turn into the regional trail once it hits the apartment site. The north side of this street is also showing a sidewalk. If the bridge crossing between

Sophia Drive and the westerly Oak Creek lots can be achieved as noted above, then the sidewalk on the north side of Oak Creek Drive could be eliminated.

Screening, Landscaping & Tree Preservation

Because this development abuts the Twin Cities and Western railway on its northern edge it will be important that the homes that back up to this use have adequate screening. Typically a mix of deciduous and coniferous trees with a level of berming is the best practice adjacent to railways. The applicant has shown in their plans that a mix of berming in some sections and mainly coniferous trees will be installed along this edge. In addition they are incorporating a 6 foot privacy fence along the residential edge.



Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street.

Tree Preservation is an important piece of this development, specifically in the southeast area where significant trees are present. The applicant has conducted a tree survey. As noted previously, there are 216 trees surveyed which are mainly oak trees ranging from 20-35 inches in caliper. 106 of the trees surveyed will be preserved, which totals 2,468 caliper inches; 110 removed, which totals 2,142 caliper inches. Between the Concept Plan in 2021 and the Preliminary Plan in April 2022 the developer saved 12 more trees on their preservation plan. From preliminary plan to now the developer has included 8 more trees to be saved on their preservation plan.

In addition, City staff did identify 5 trees within the preservation areas that were deemed hazardous to the development. It was recommended that these trees be removed as they will be a danger to the area in the near future (see above in orange). These trees were either dead or had large burrows in them that deemed a potential fall hazard. It is typical for the City to evaluate trees within a development (typically after development grading occurs) to look for potential hazards. The City had an earlier look this time and noted such hazards. The City will have an additional look once grading occurs so that the area is safe for everyone.

As with Sagewood 1st and 2nd additions, the tree preservation areas are proposed to be in an outlot containing a Conservation Easement and owned by the homeowners' association. There are other trees that sprinkle the yards of some of the lots that will also be preserved and incorporated into an easement area.

It should be noted that there is a cottonwood tree on the southwest tip of the subject site that has been deemed as one of the City's oldest cottonwood trees; it is pictured in the image on this page and is located just south outside the project limits. The developer has stated that this tree is not incorporated into the development and will remain preserved.

Private Amenity Area

A private neighborhood amenity area is planned for the site in a central location on the west side of the creek. Private amenities will include a play structure and seating.

Although this plan is proposing their own amenities, it will still be required of the developer to pay park dedication fees since the area proposed will be private.

Jonathan Association

During the reviews of Sagewood 1st and 2nd additions it was discussed whether or not Sagewood would be incorporated into the Jonathan Association, which is a Homeowners Association that encompasses the area over Clover Ridge. At that time the developer had the choice of either opting to be in the Association or create their own and provide their own private amenity area. The developer opted for their own private amenity area and the creation of their own Homeowners Association. As this new extension from the Sagewood development is mostly in the former orderly annexation area of Laketown Township, it is not required to be a part of the Jonathan Association by location. However, the developer and Jonathan Association have concluded that Oak Creek will be a part of Jonathan. With that said, Jonathan will be the owners/maintainers of the tree preservation areas, trails, park area, boulevard trees and signage.

Annexation

The subject site was formerly located in the orderly annexation area of Laketown Township. This orderly annexation area was put in place in the 1980's to have zoning control over the areas that will be added to the City of Chaska in the future. The developer and City have completed the annexation process as of March 2022 and the area is now a part of the City of Chaska.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Final Plat

The site will be platted into 45 lots for the development site. There are no outlots proposed with this phase.

Deadline for Agency Action

The City of Chaska received the complete application for this request on March 22, 2023. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, May 21, 2023 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Thursday, July 20, 2023. The City may with the petitioner's consent extend the review period beyond the Thursday, July 20, 2023 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 04/12/23:

Motion to recommend to City Council approval of the Final Plat for 45 lots for Oak Creek 2nd Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Final Plat (pgs 1-3), prepared by Westwood
 - b. Cover, prepared by Westwood, dated February 7, 2023
 - c. Overall, prepared by Westwood, dated February 7, 2023
 - d. Sanitary Sewer and Watermain Construction Plan (pgs 3-5), prepared by Westwood, dated February 7, 2023
 - e. Storm Sewer and Street Construction (pgs 6-8), prepared by Westwood, dated February 7, 2023
 - f. Storm Sewer Construction Plan (pg 9), prepared by Westwood, dated February 7, 2023
 - g. Intersection Details (pgs 10-11), prepared by Westwood, dated February 7, 2023
 - h. Typical Street Sections (pg 12), prepared by Westwood, dated February 7, 2023
 - i. Details (pgs 13-20), prepared by Westwood, dated February 7, 2023
 - j. Overall Tree Preservation Plan, prepared by Westwood, dated September 19, 2022
 - k. Tree Preservation Plan (pgs 16-18), prepared by Westwood, dated September 19, 2022
 - l. Tree Preservation Plan & Data, prepared by Westwood, dated September 19, 2022
 - m. Cover, prepared by Westwood, dated June 21, 2022
 - n. Overall Landscape Plan, prepared by Westwood, dated June 21, 2022
 - o. Landscape Plan (pgs 3-5), prepared by Westwood, dated June 21, 2022
 - p. Landscape Plan – Notes – Details, prepared by Westwood, dated June 21, 2022
 - q. Landscape Details, prepared by Westwood, dated June 21, 2022
2. Adherence with the Engineer's memo dated April 12, 2023.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks for Oak Creek 2nd Addition:
 - a. Front (house): 26 feet
 - b. Front (unenclosed porch): 20 feet
 - c. Rear: 20 feet
 - d. Side: 5 feet
 - e. Side (corner): 26 feet
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including parkland fees.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290) for Oak Creek.
10. Provision to be setback 30 feet from edge of wetlands.
11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision of a conservation easement in favor of the HOA be completed for all preserved trees.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision that section 15.28 Special Regulations are complied with.
15. The following lots were subject to 360 degree architecture per the final plat drawing:
 - a. Lot 4, Block 1
 - b. Lots 1, 4, 5 and 8, Block 3

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-34 approving the Final Plat for Oak Creek 2nd Addition (PC #2023-10).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/17/2023 **RESOLUTION NO.** 2023-34

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

**Resolution approving the Final Plat for Oak Creek 2nd Addition/DR Horton /PC
#2023-10**

WHEREAS, the proposed Oak Creek 2nd Addition final plat consists of 45 single family lots with a typical lot size of 65 feet wide by 140 feet deep; and

WHEREAS, the current plan appears to show road right-of-way widths (54 feet) that are consistent with the designs in the existing Clover Ridge and Sagewood developments, which is smaller than the City's typical 60 foot wide ROWs; and

WHEREAS, a traffic study has been completed for this development; and

WHEREAS, in response to access and traffic, the Oak Creek development is being proposed with one access, Oak Creek Drive; and

WHEREAS, construction access will enter and exit from Pioneer Trail to the north, and construction traffic will be precluded from going south on Clover Ridge Drive per the developer's construction access plan; and

WHEREAS, the developer will have to continue working with the existing neighbors on Sophia Drive and Clover Preserve Lane about how construction traffic will use these roadways for the homes proposed on these roadways; and

WHEREAS, there are no trails proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan, and because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement; and

WHEREAS, there will be a couple private trail sections included within the development; one that will connect the lots on Clover Preserve Lane to the lots to the west; and one trail that will connect the lots on Clover Preserve Lane to the Sophia Drive; and

WHEREAS, the trail connection between Sophia Drive and Clover Preserve Lane is the developer's intent to meet the City's comment regarding providing a faster pedestrian connection for the westerly Oak Creek lots to access Clover Ridge Elementary; and

WHEREAS, this option was explored as being the least impactful in terms of a crossing and preserving trees; and

WHEREAS, staff would still argue that the most direct and functional connection would be a bridge crossing between the Sophia Drive cul de sac and the westerly Oak Creek lots across the creek; and

WHEREAS, there is not a pedestrian connection shown here for the reasons that the Jonathan Association feels there are already adequate connections existing and proposed; and

WHEREAS, the City would still encourage that the connection be preserved within the development, so that if in the future if a connection is warranted by the Jonathan Association then there is space to do so, however, the developer and Jonathan would have to come to an agreement on whether or not that is something they wish to pursue; and

WHEREAS, there is currently space in the outlot between Lot 2, Block 4 and Lot 1, Block 5 that could hold a future connection, if it's pursued; and

WHEREAS, the developer and Jonathan would have to come to an agreement on whether or not that is something they wish to pursue; and

WHEREAS, a sidewalk connection is proposed for the full length of the south and north sides of Oak Creek Drive out to Clover Ridge Drive; and

WHEREAS, because this development abuts the Twin Cities and Western railway on its northern edge it will be important that the homes that back up to this use have adequate screening; and

WHEREAS, the applicant has shown in their plans that a mix of berming in some sections and mainly coniferous trees will be installed along this edge; and

WHEREAS, in addition they are incorporating a 6 foot privacy fence along the residential edge; and

WHEREAS, there are 216 trees surveyed which are mainly oak trees ranging from 20-35 inches in caliper; and

WHEREAS, 106 of the trees surveyed will be preserved, which totals 2,468 caliper inches; 110 removed, which totals 2,142 caliper inches; and

WHEREAS, although this plan is proposing their own amenities, it will still be required of the developer to pay park dedication fees since the area proposed will be private; and

WHEREAS, the developer and City have completed the annexation process as of March 2022 and the area is now a part of the City of Chaska; and

WHEREAS, the site will be platted into 45 lots for the development site, and there are no outlots proposed with this phase; and

WHEREAS, on April 12, 2023 the Planning Commission recommended approval to the City Council of the Final Plat for Oak Creek 2nd Addition (PC#2023-10); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Oak Creek 2nd Addition (PC#2023-10), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Final Plat (pgs 1-3), prepared by Westwood
 - b. Cover, prepared by Westwood, dated February 7, 2023
 - c. Overall, prepared by Westwood, dated February 7, 2023
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 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks for Oak Creek 2nd Addition:
 - a. Front (house): 26 feet
 - b. Front (unenclosed porch): 20 feet
 - c. Rear: 20 feet
 - d. Side: 5 feet
 - e. Side (corner): 26 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including parkland fees.
 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290) for Oak Creek.
 10. Provision to be setback 30 feet from edge of wetlands.
 11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 12. Provision of a conservation easement in favor of the HOA be completed for all preserved trees.
 13. Provision of a storm water management plan meeting City and Carver County WMO standards.
 14. Provision that section 15.28 Special Regulations are complied with.
 15. The following lots were subject to 360 degree architecture per the final plat drawing:
 - a. Lot 4, Block 1
 - b. Lots 1, 4, 5 and 8, Block 3

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
on behalf of Matt Clark, City Engineer
Date: April 12, 2023
Subject: Oak Creek - 2nd Addition Final Plat

The 2nd Addition of Oak Creek proposes a consistent development layout that was approved with the preliminary plat. The development will install extensions of sewer and water utilities to service the proposed lots. Development access for the majority of the site will be off Clover Ridge Drive via the newly constructed Oak Creek Drive and, for the Sophia Drive cul de sac, off of Sophia Drive. The city will work with the developer to provide notice and communication to the existing property owners along Sophia Drive as necessary through construction.

City stormwater standards shall be met and a permit from the watershed agency is required prior to grading occurring on the site. The final construction documents will need to be consistent with all City standards and policies. Prior to final plat approval, the Developer is required to enter into an agreement with the City for provisions of necessary infrastructure, associated costs, and City fees.

OAK CREEK 2ND ADDITION

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That D.R. Horton, Inc. - Minnesota, a Delaware corporation owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Outlot C and Outlot K, OAK CREEK, according to the recorded plat thereof, Carver County, Minnesota

Have caused the same to be surveyed and platted as **OAK CREEK 2ND ADDITION** and do hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said D.R. Horton, Inc. - Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

D.R. HORTON, INC. - MINNESOTA

By _____

Its _____

**STATE OF MINNESOTA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ its _____ of D.R. Horton, Inc. - Minnesota, a Delaware corporation, on behalf of the corporation.

(Signature)

(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Chris Ambourn, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

**STATE OF MINNESOTA
COUNTY OF _____**

This instrument was acknowledged before me on _____ by Chris Ambourn.

(Signature)

(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of **OAK CREEK 2ND ADDITION** was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Chaska, Minnesota

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR, Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ____ day of _____, 20____.

Brian Praske, County Surveyor

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat. Dated this ____ day of _____, 20____.

Crystal Campos, County Auditor

By: _____

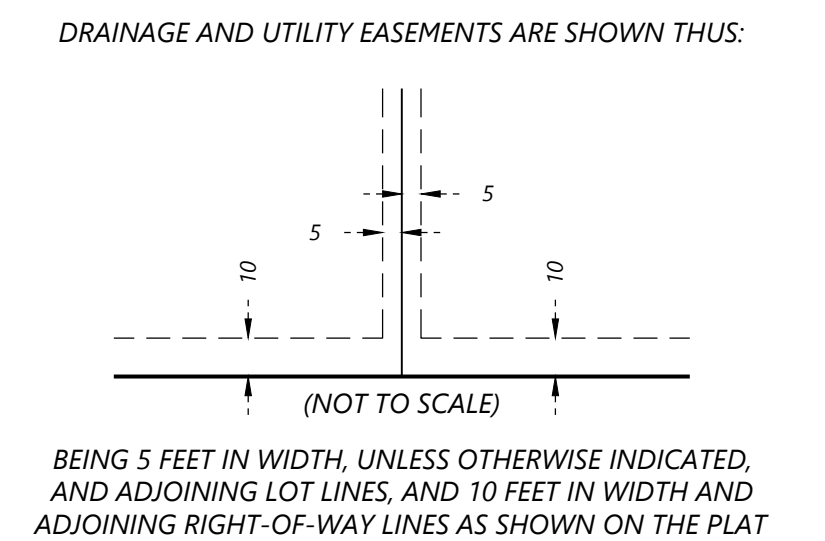
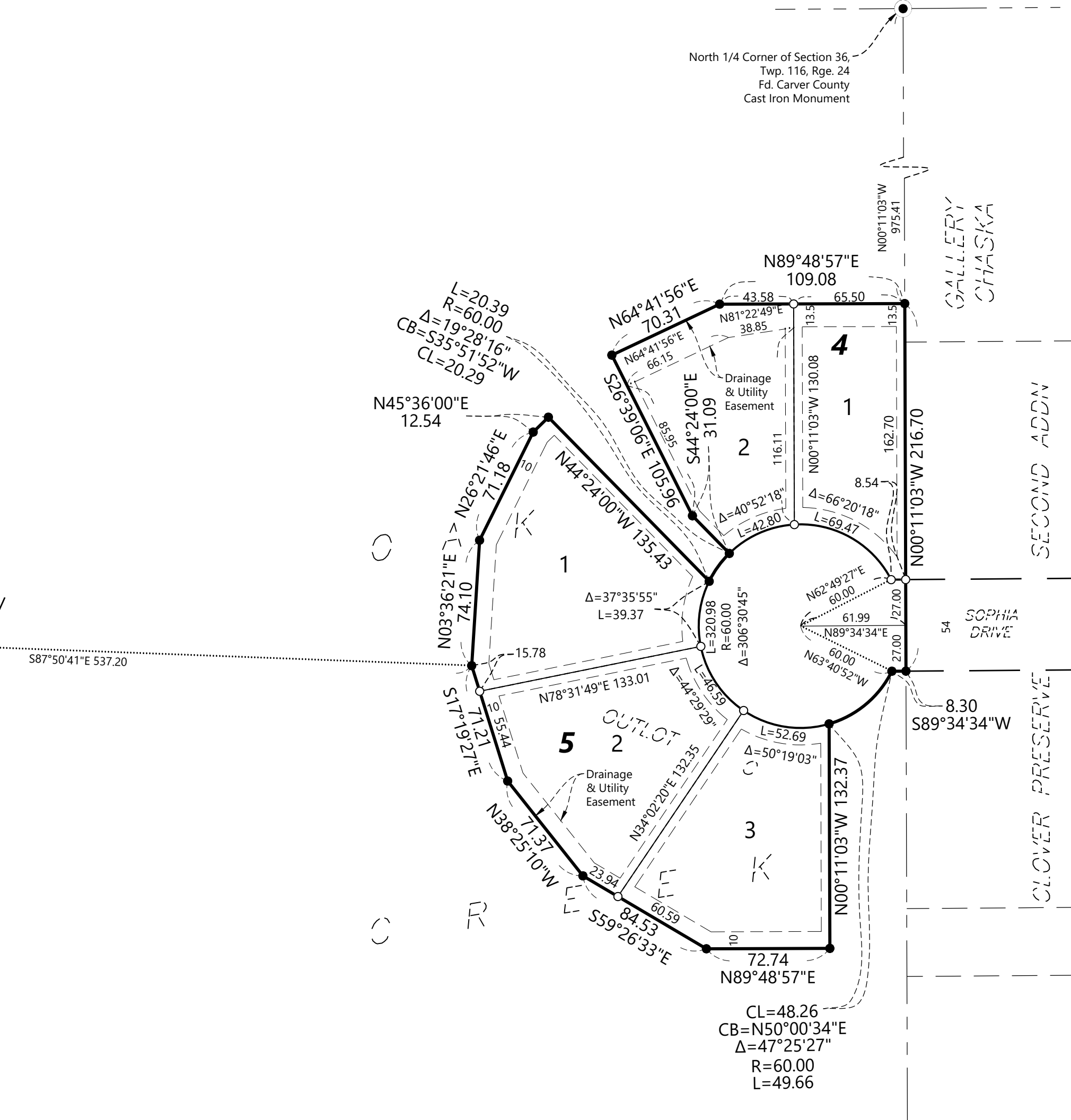
COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of **OAK CREEK 2ND ADDITION** was filed this ____ day of _____, 20____, at ____ o'clock ____ M., as Document No. _____.

Kaaren Lewis, County Recorder

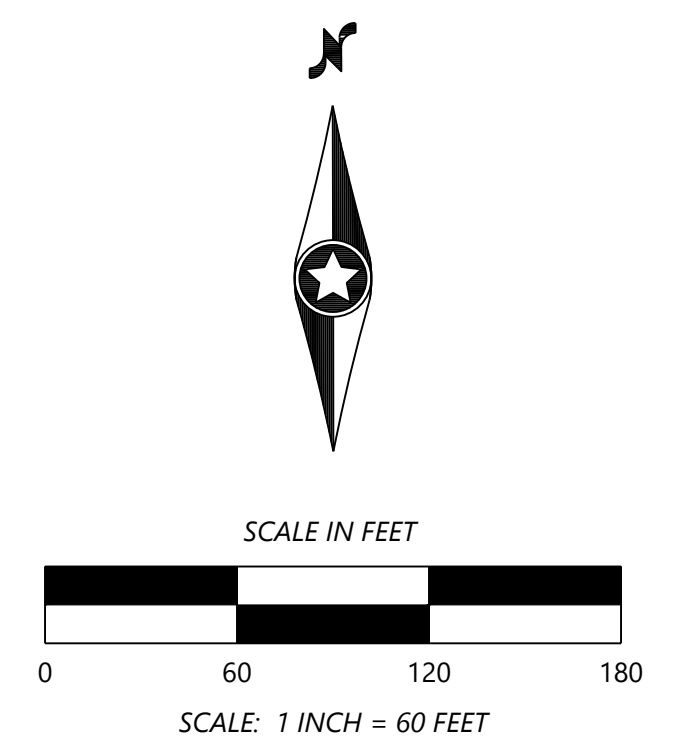
By: _____

PLAT FILE NO.
C.R. DOC. NO.



- SET 1/2" BY 14" IRON PIPE WITH CAP #43055
- FOUND MONUMENT AS NOTED ON PLAT

BEARINGS SHOWN ARE BASED UPON THE WEST
LINE OF OUTLOT K, OAK CREEK IS ASSUMED TO
BEAR N 00°04'45" E
(CARVER COUNTY 1983NAD (1986ADJ))

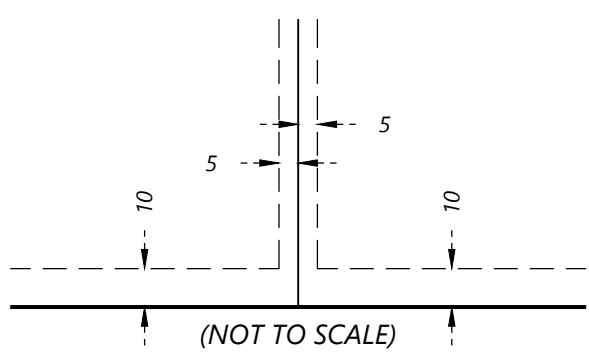


OAK CREEK 2ND ADDITION

PLAT FILE NO.

C.R. DOC. NO.

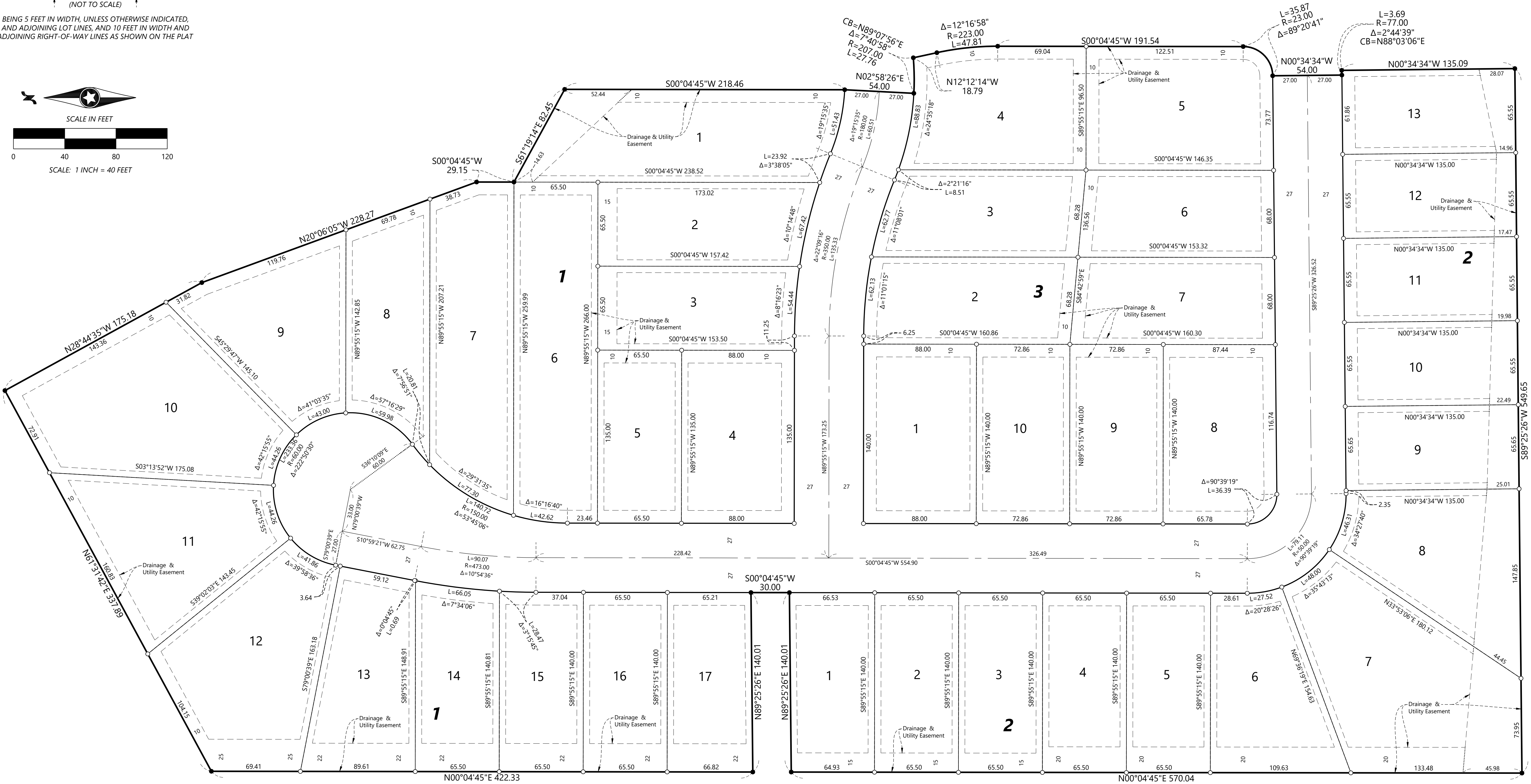
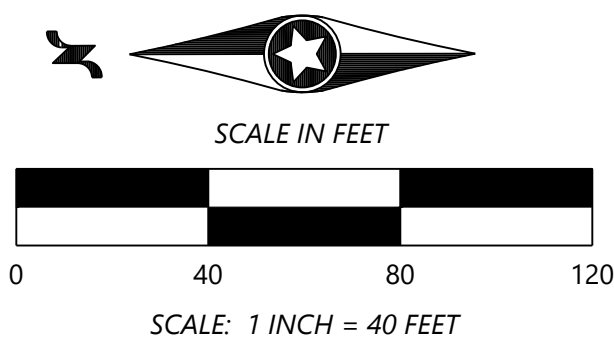
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- SET 1/2" BY 14" IRON PIPE WITH CAP #43055
- FOUND MONUMENT AS NOTED ON PLAT

BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF
OUTLOT K, OAK CREEK IS ASSUMED TO BEAR N 00°04'45" E
(CARVER COUNTY 1983NAD (1986AD))

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND
ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT



CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

OAK CREEK 2ND ADDITION

CHASKA, MN

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100

LAKEVILLE, MINNESOTA 55044

CONTACT: RICK THOMSON

PHONE: 952-985-7430

EMAIL: RLTHOMSON@DRHORTON.COM

PREPARED BY:

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.

PROJECT NUMBER: 0024429.02

CONTACT: FRANCIS D. HAGEN



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	Cover
2	Overall
3	Sanitary Sewer and Watermain Construction Plan
4	Sanitary Sewer and Watermain Construction Plan
5	Sanitary Sewer and Watermain Construction Plan
6	Storm Sewer and Street Construction Plan
7	Storm Sewer and Street Construction Plan
8	Storm Sewer and Street Construction Plan
9	Storm Sewer Construction Plan
10	INTERSECTION DETAILS
11	INTERSECTION DETAILS
12	TYPICAL STREET SECTIONS
13	DETAILS
14	DETAILS
15	DETAILS
16	DETAILS
17	DETAILS
18	DETAILS
19	DETAILS
20	DETAILS

BENCHMARKS

MnDOT CONTROL POINT "GUERN"
POINT #7002
EL = 970.38

MnDOT CONTROL POINT "VICTORY"
POINT #7003
EL = 995.14

HORIZONTAL DATUM
1983NAD (1986 ADJ) CARVER COUNTY COORDINATE SYSTEM; US SURVEY FOOT

VERTICAL DATUM
1988NAVD US SURVEY FOOT

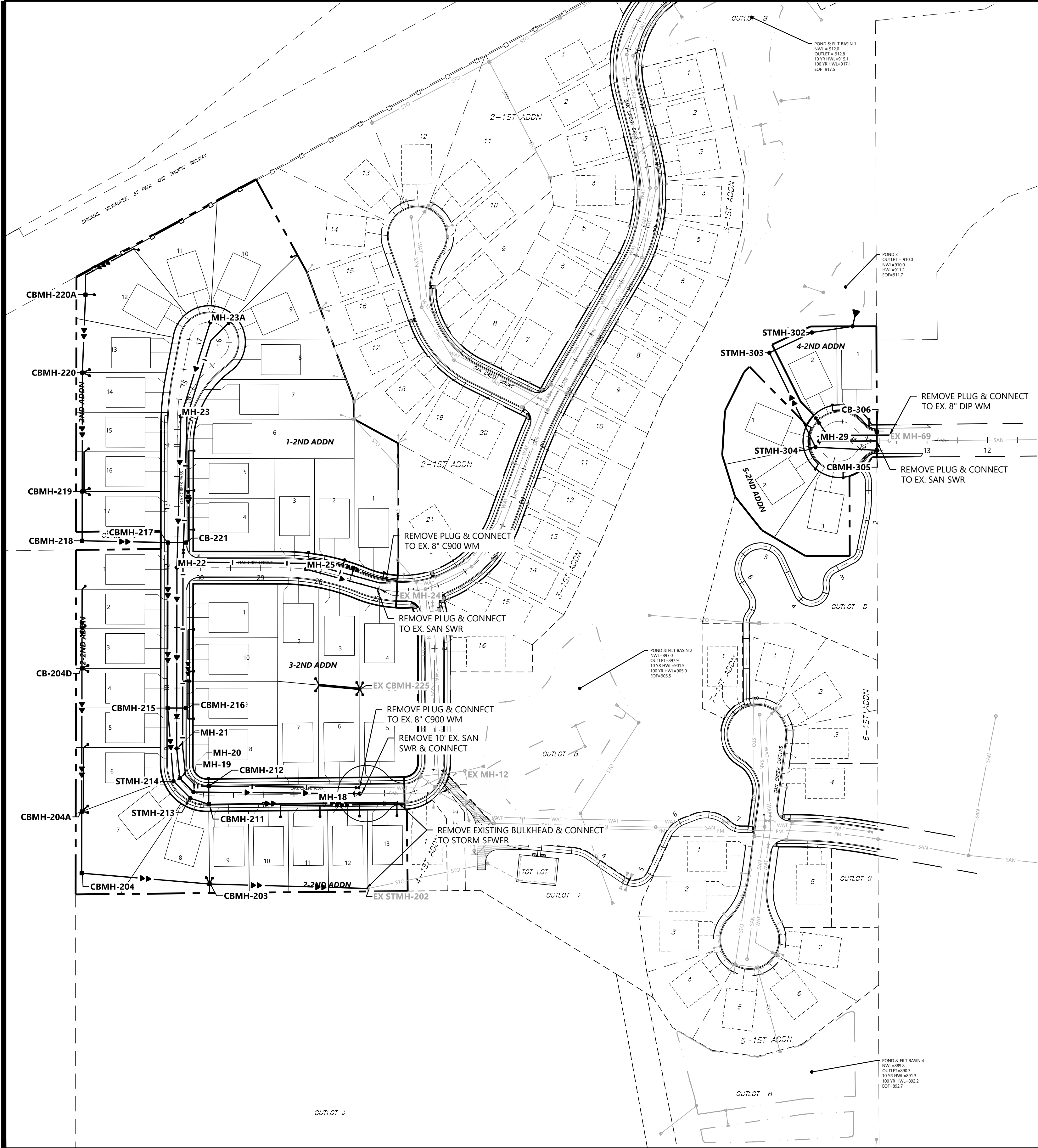
NO.	DATE	REVISION	SHEETS
	-	-	
	-	-	
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	-	-	
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CONSTRUCTION PLANS

FOR
SANITARY SEWER, WATERMAIN,
STORM SEWER AND STREETS
FOR

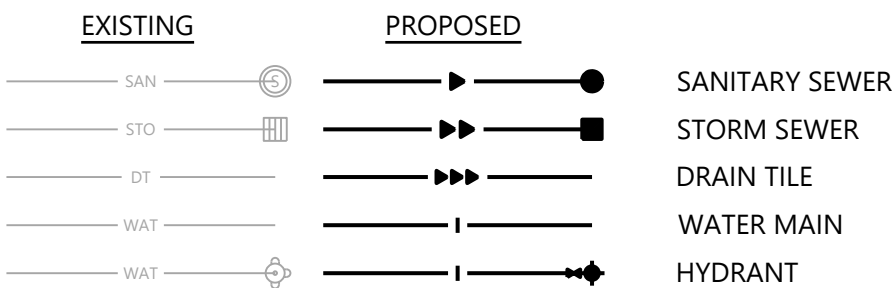
OAK CREEK 2ND ADDITION
CHASKA, MN

INITIAL SUBMITTAL DATE: 02/07/23 SHEET: 1 OF 20



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

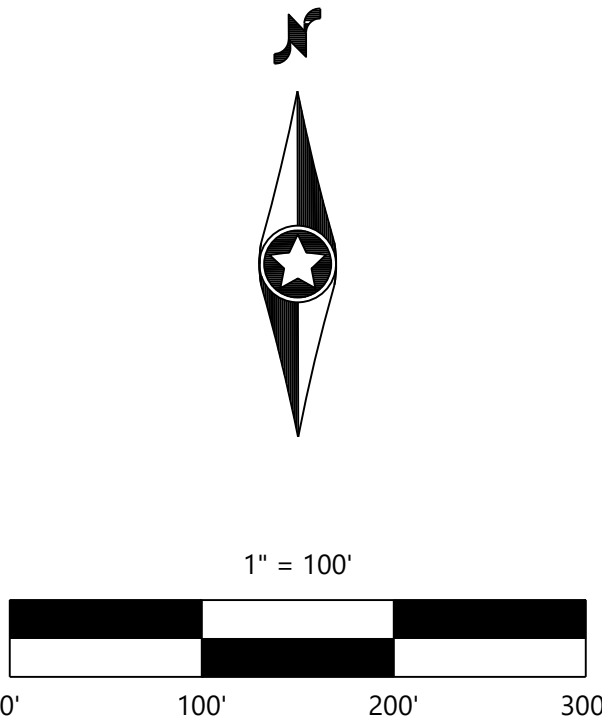
UTILITY LEGEND



GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS, AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. WATER SERVICE SHALL BE INSTALLED WITH A MIN OF 7.5' OF COVER. THE CONTRACTOR SHALL VERIFY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
7. ALL STORM SEWER PIPE SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
8. SEWER AND WATER SERVICES SHALL BE PLACED TO AVOID DRIVEWAYS.

STORM SEWER CASTING SCHEDULE				
Structure			Casting Type	
Number	Type	Dia.		
203	CBMH	48"	R-4342	
204	CBMH	48"	R-4342	
204A	CBMH	48"	R-4342	
204D	CB	27"	R-4342	
211	CBMH	60"	R-3067-V	
212	CB	2'x 3'	R-3067-V	
213	STMH	48"	R-1642	
214	STMH	48"	R-1642	
215	CBMH	48"	R-3067-V	
216	CB	2'x 3'	R-3067-V	
217	CBMH	60"	R-3067-V	
218	CBMH	60"	R-4342	
219	CBMH	48"	R-4342	
220	CBMH	48"	R-4342	
220A	CB	27"	R-4342	
221	CB	2'x 3'	R-3067-V	
250	STUB	21"	-	
300	FES	12"	w/TRASHGUARD	
301	STMH	48"	R-1642	
302	STMH	48"	R-1642	
303	STMH	48"	R-1642	
304	STMH	48"	R-1642	
305	CBMH	48"	R-3067-VB	
306	CB	2'x 3'	R-3067-VB	



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 02/07/23
REVISIONS:
△
△
△
△
△

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

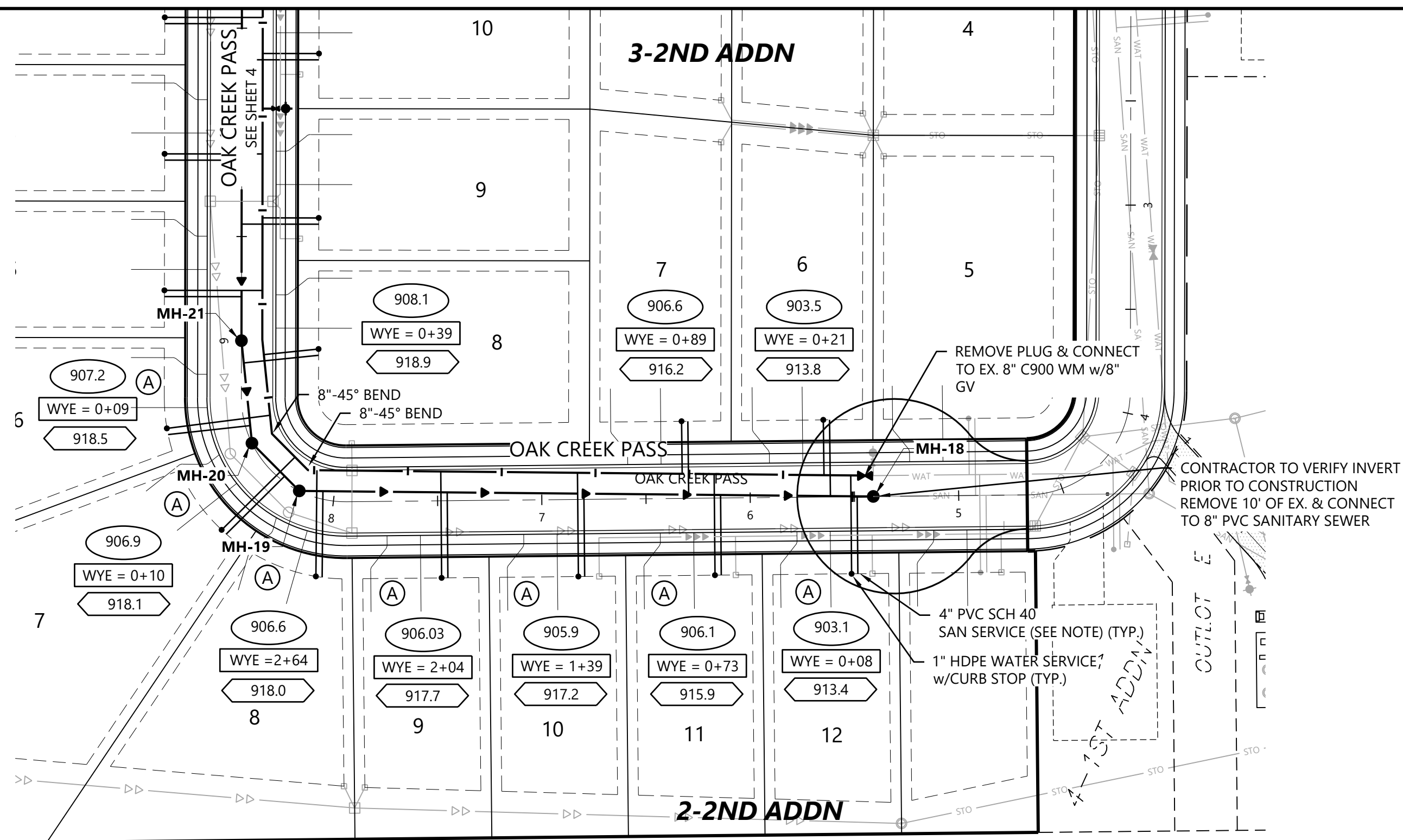
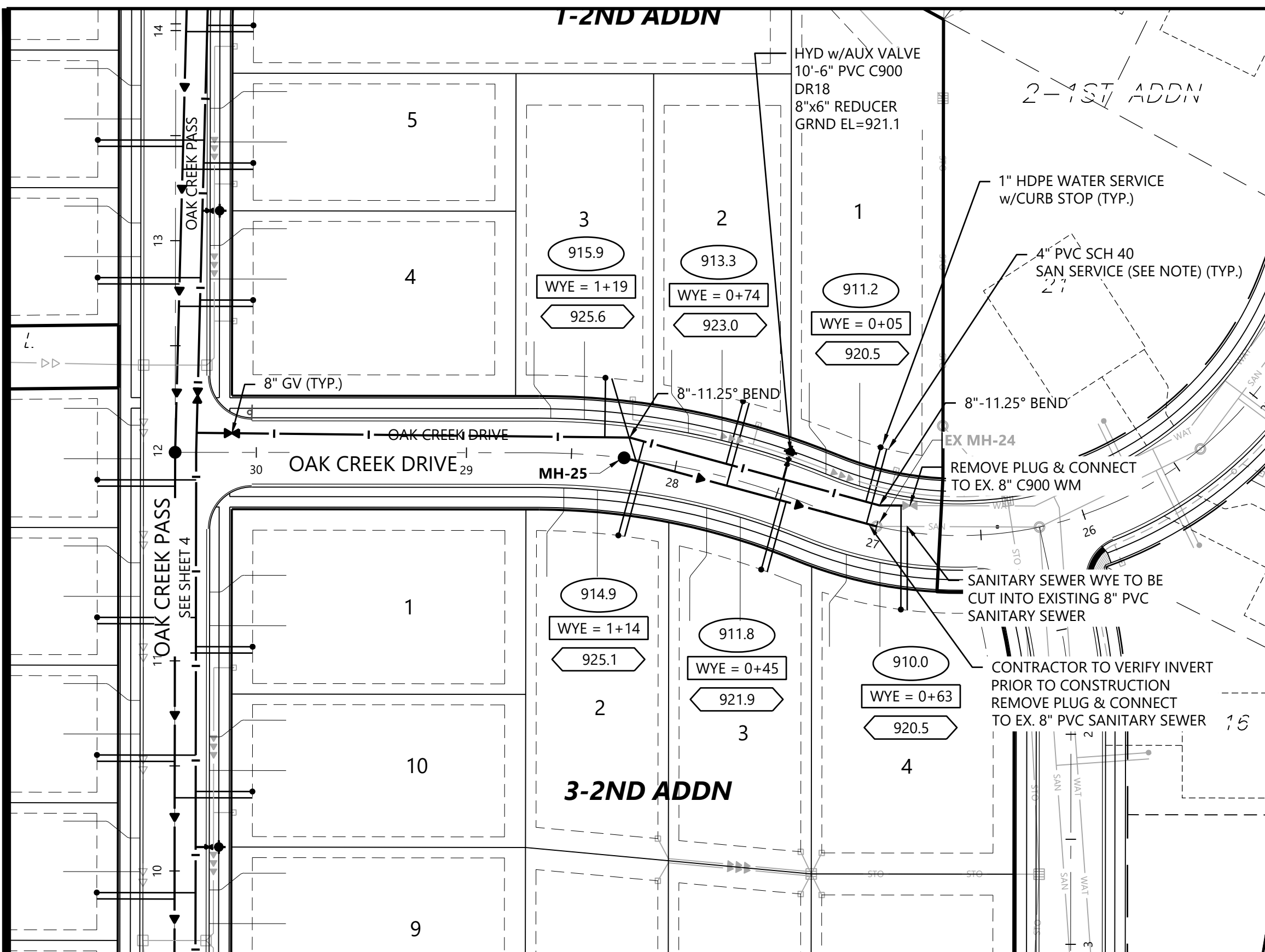
OAK CREEK 2ND ADDITION
CHASKA, MN

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.

OVERALL

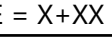
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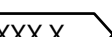
SHEET NUMBER:
2 OF **20**
DATE: 02/07/23



LEGEND

- 

SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
 - 

SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
 - 

DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
 - (A)

WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 1.5 FEET
 - (B)

SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT EASEMENT LINE
 - (C)

WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

FLAG HYDRANTS.

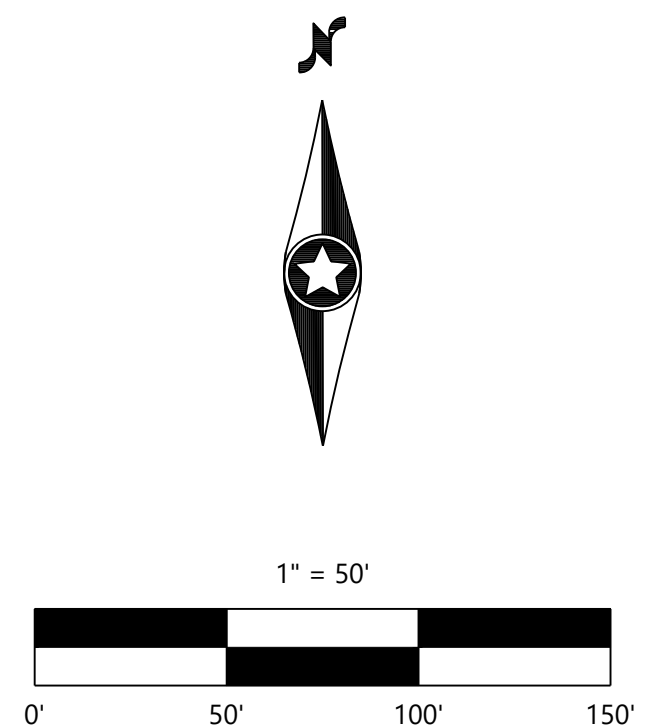
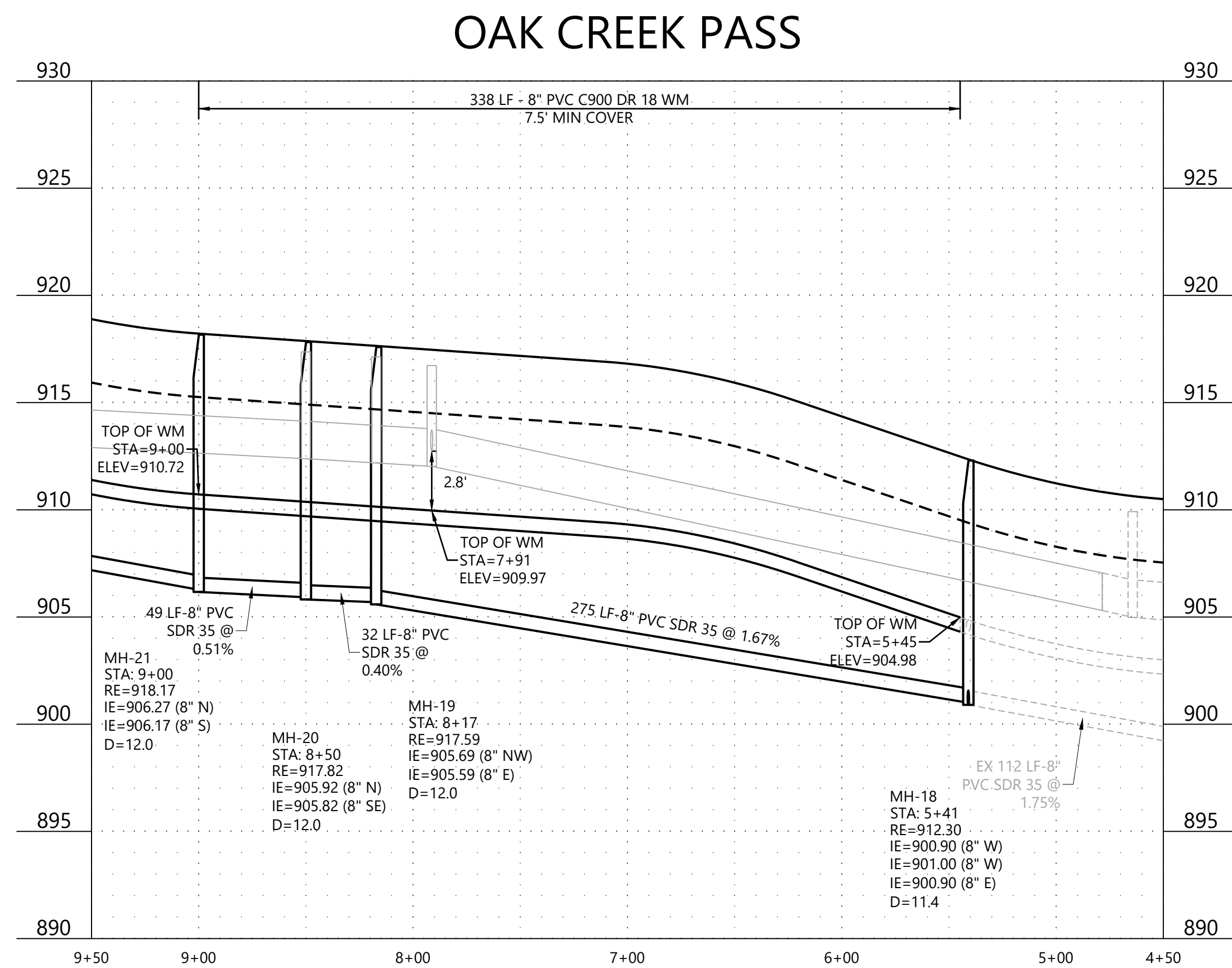
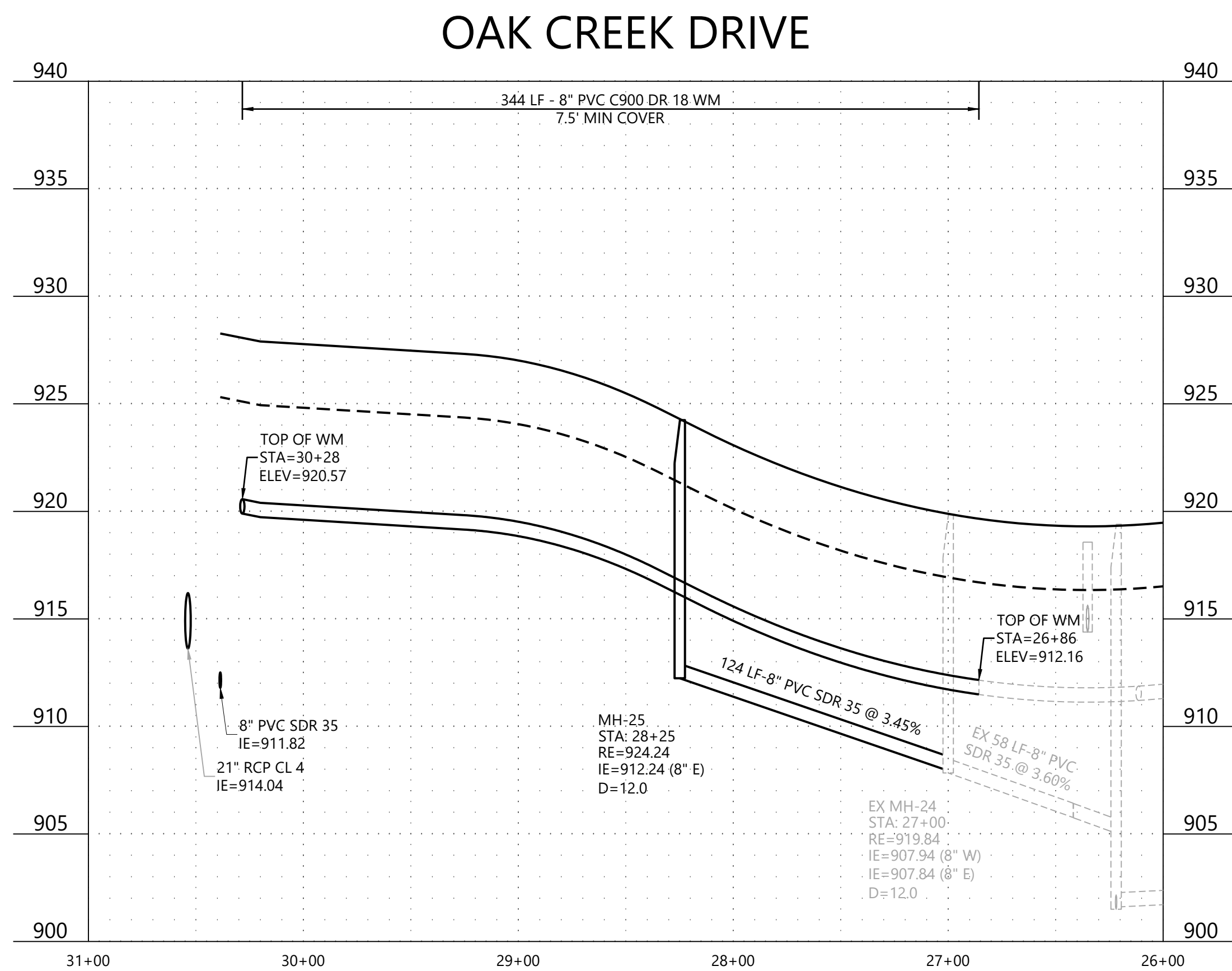
EXTEND RODS ON ALL VALVES PER CITY DETAIL WAT-1

ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-4

SERVICE RISERS FOR SEWER MAINS LESS THAN 22' SHALL BE SCHEDULE 40 PVC (SOLVENT WELD JOINTS).
FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL
SER-2A

INVERTS & DOGHOUSES SHALL BE POURED/GROUTED WITHIN 2 DAYS AFTER STRUCTURE INSTALLATION



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	02/07/23	
REVISIONS:		
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	.	.
	.	.
	.	.

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION

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.

Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

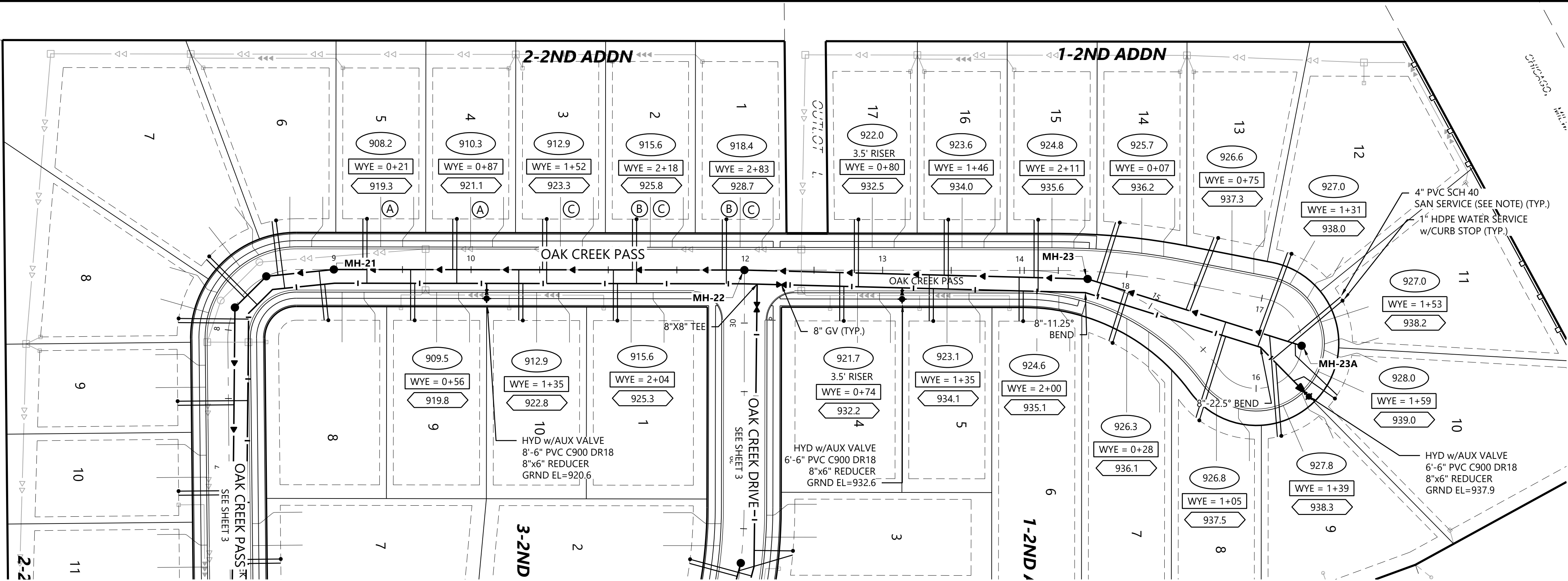
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SHEET NUMBER:

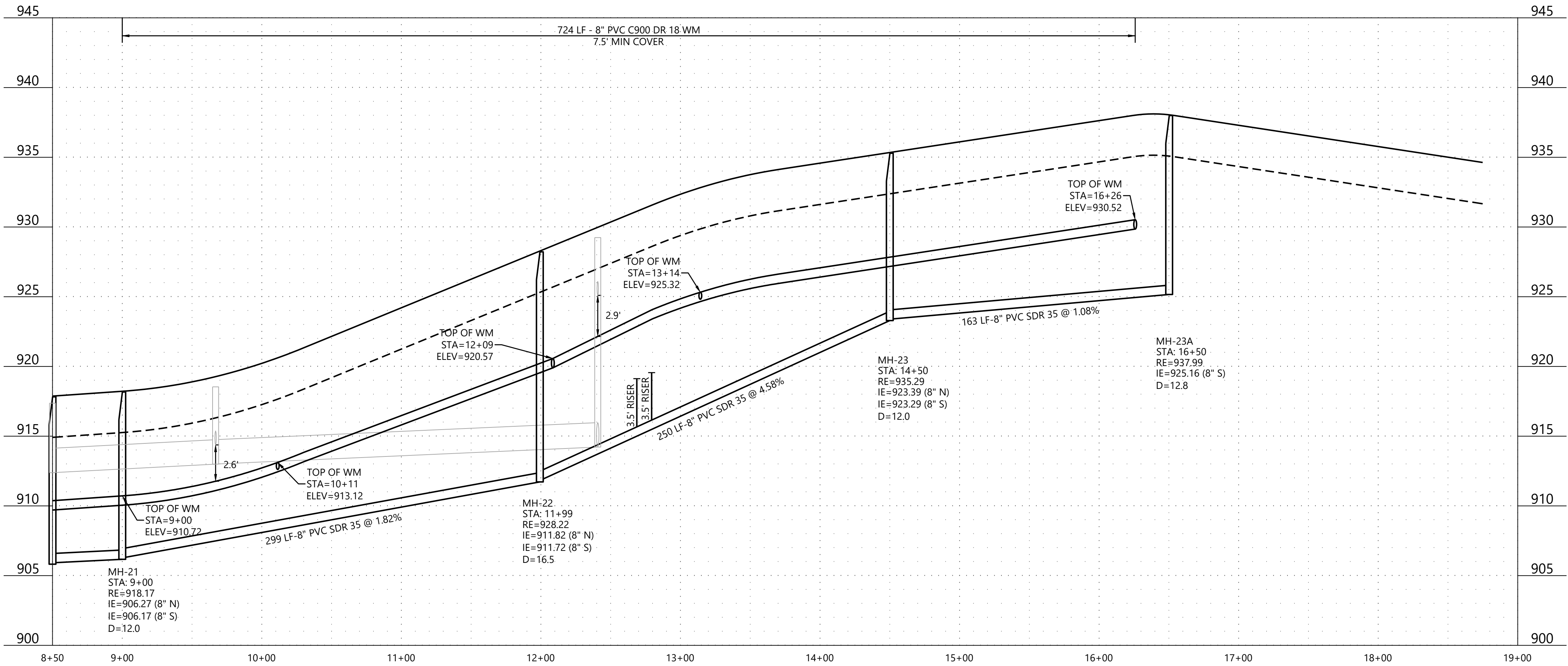
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20

DATE: 02/07/23



OAK CREEK PASS

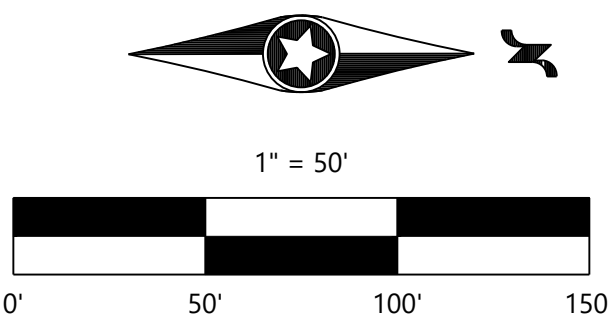


LEGEND

- XXXXX SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
XX' RISER
- XXXXX DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 1.5 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT EASEMENT LINE
- (C) WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

- FLAG HYDRANTS.
- EXTEND RODS ON ALL VALVES PER CITY DETAIL WAT-1
- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-4
- SERVICE RISERS FOR SEWER MAINS LESS THAN 22' SHALL BE
SCHEDULE 40 PVC (SOLVENT WELD JOINTS).
FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM
MAIN TO CONNECTION WITH TRANSITION FITTING FROM C900 TO
SCH 40 INSTALLED AT CONNECTION LOCATION.
- 1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL
SER-2A
- INVERTS & DOGHOUSES SHALL BE POURED/GROUTED WITHIN 2
DAYS AFTER STRUCTURE INSTALLATION



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 02/07/23
REVISIONS:
△
△
△
△
△

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

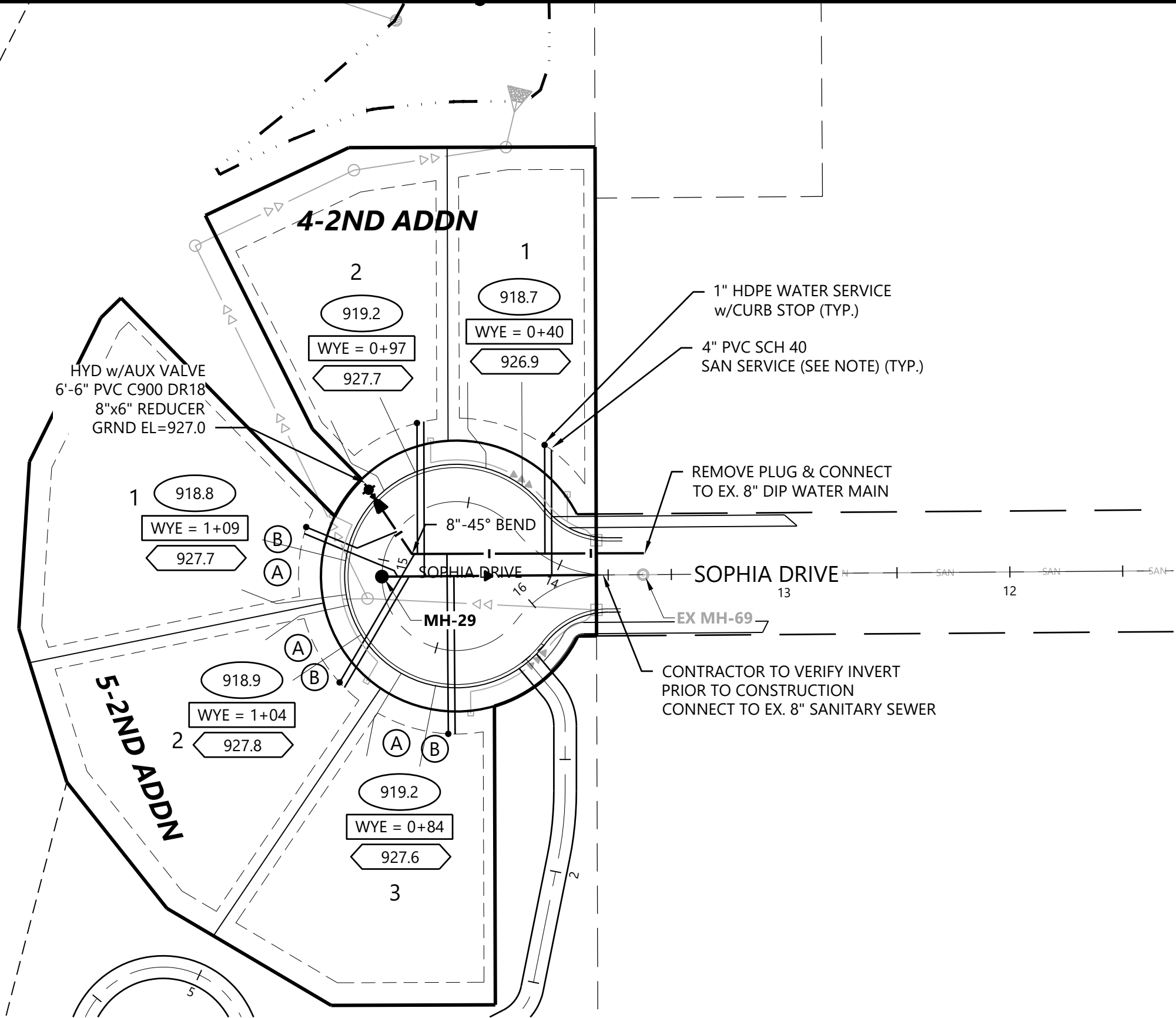
OAK CREEK 2ND ADDITION
CHASKA, MN

Westwood

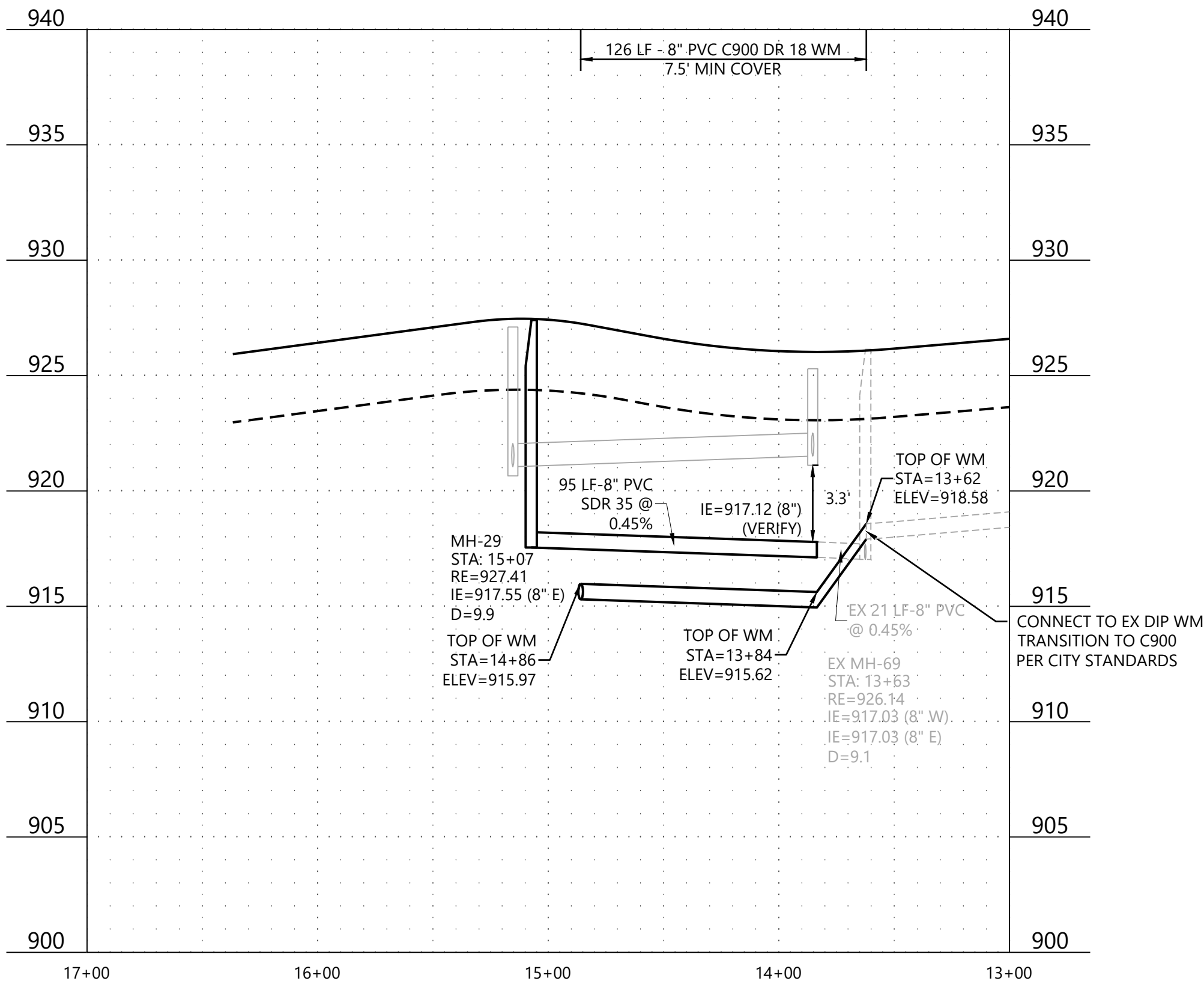
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SANITARY SEWER AND
WATERMAIN CONSTRUCTION
PLAN**
PROJECT NUMBER: 0024429.02

SHEET NUMBER:
4 OF **20**
DATE: 02/07/23



SOPHIA DRIVE



- Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance
- LEGEND**
 - XXX.X

SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
 - WYE = X+XX
XX' RISER

SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
 - XXX.X

DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
 - A

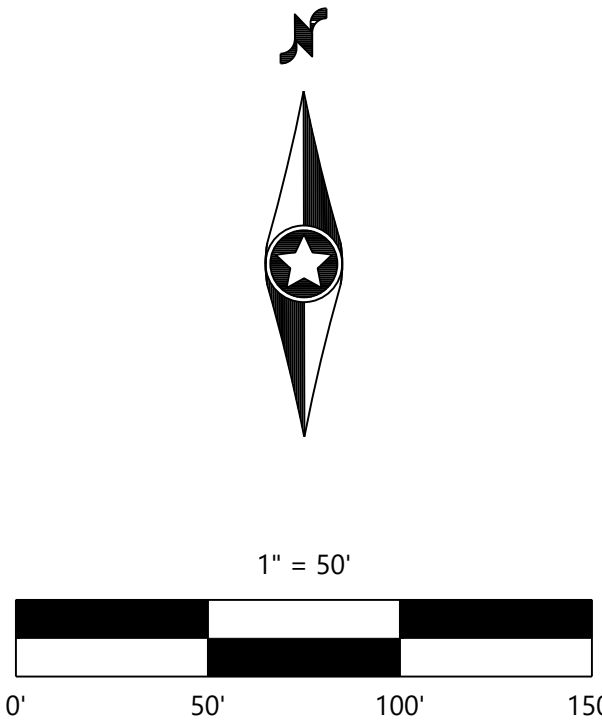
WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 1.5 FEET
 - B

SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT EASEMENT LINE
 - C

WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

- FLAG HYDRANTS.
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- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-4
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- 1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2A
- INVERTS & DOGHOUSES SHALL BE POURED/GROUTED WITHIN 2 DAYS AFTER STRUCTURE INSTALLATION



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	02/07/23
REVISIONS:	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Francis D. Hagen

FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION

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.

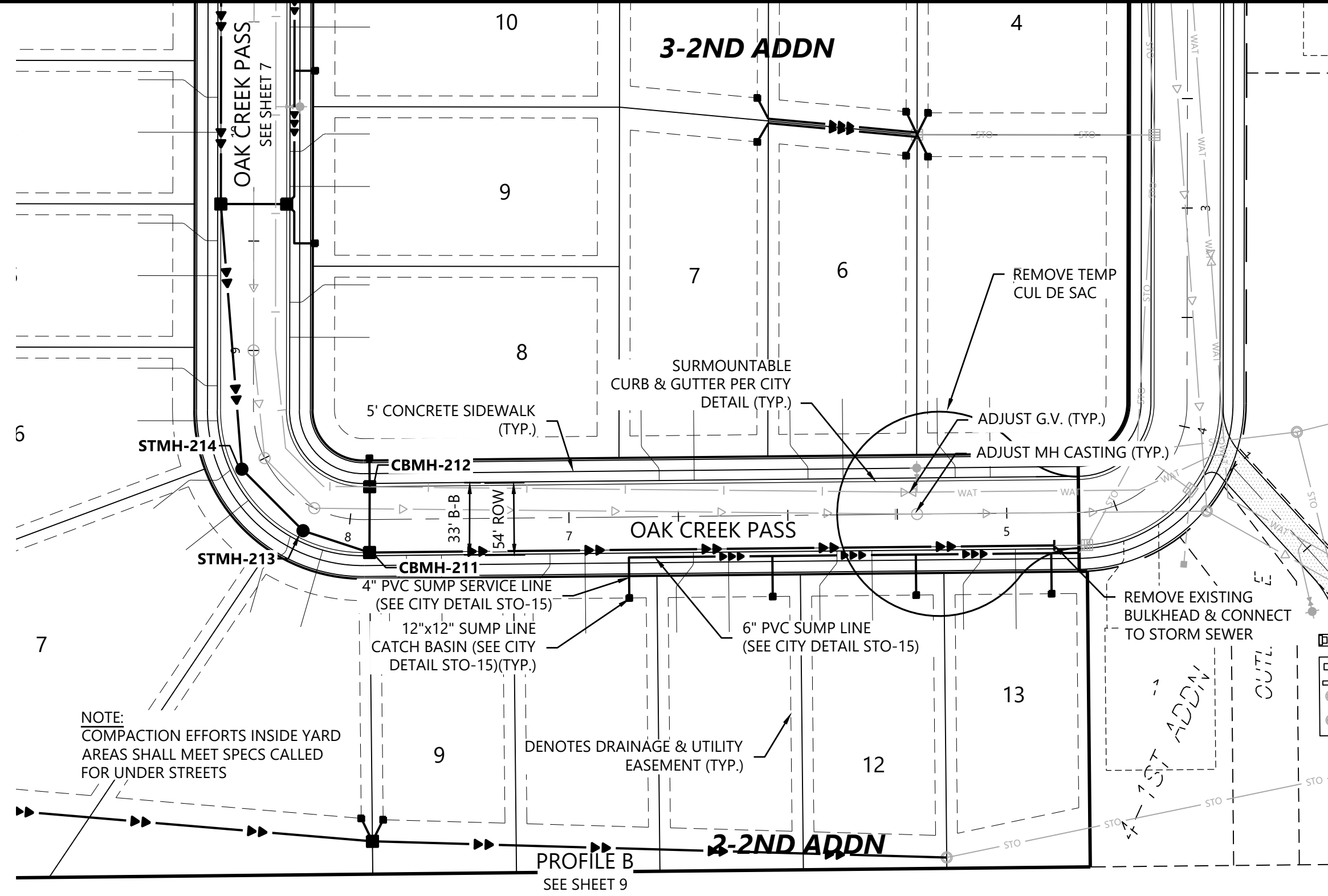
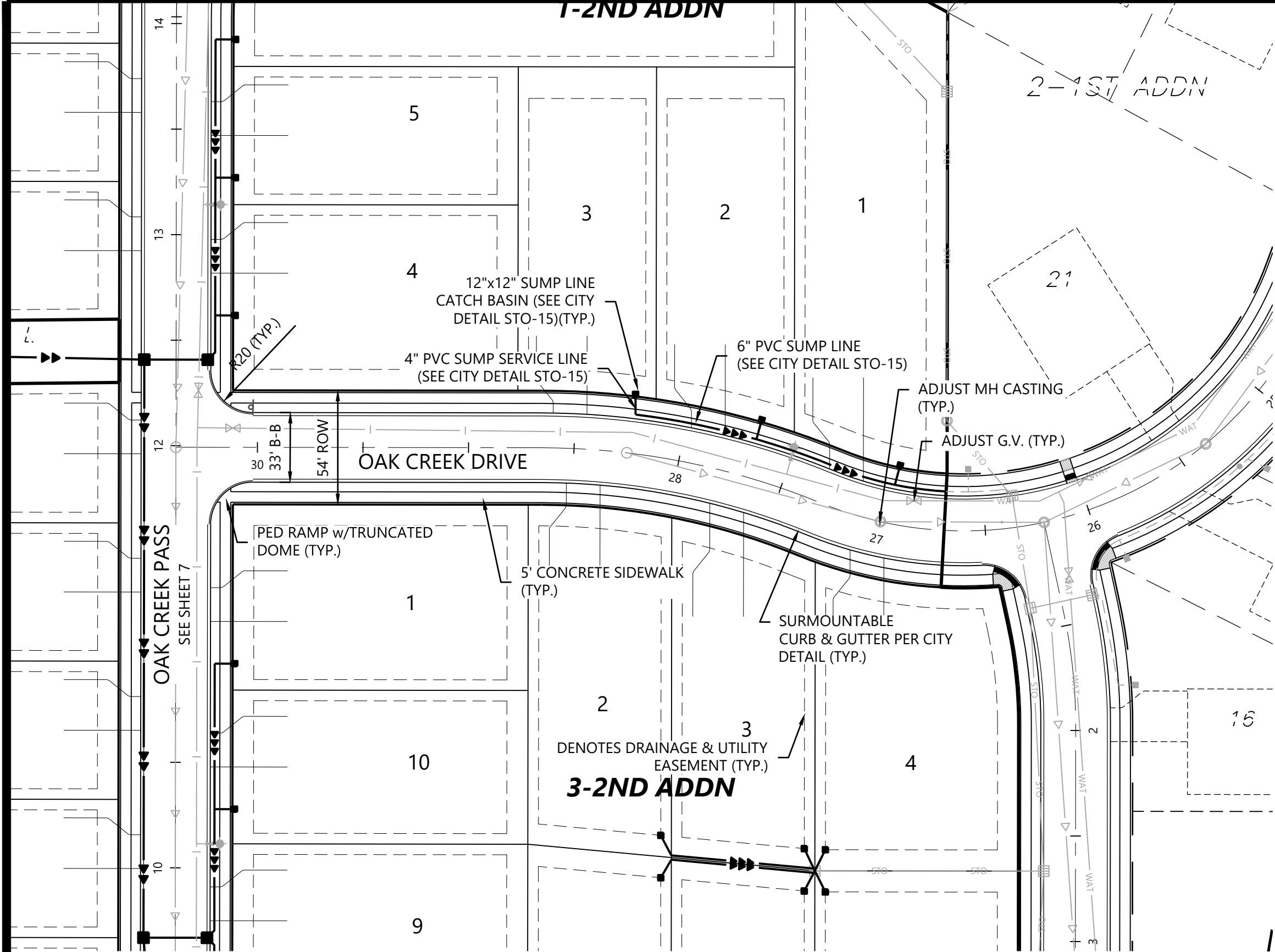
**SANITARY SEWER AND
WATERMAIN CONSTRUCTION
PLAN**

PROJECT NUMBER: 0024429.02

SHEET NUMBER:

5 OF **20**

DATE: 02/07/23



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

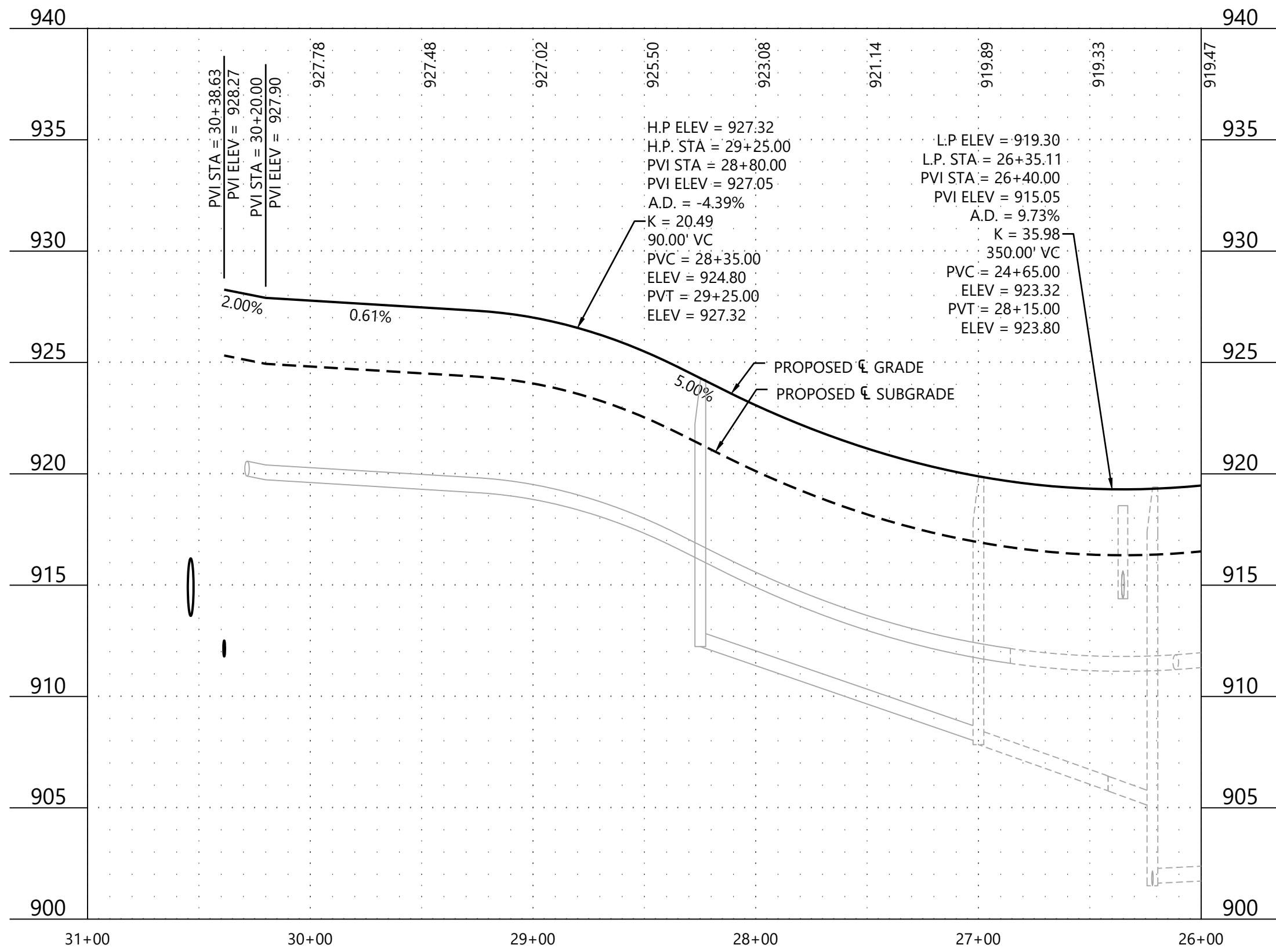
LEGEND

EXISTING PROPOSED

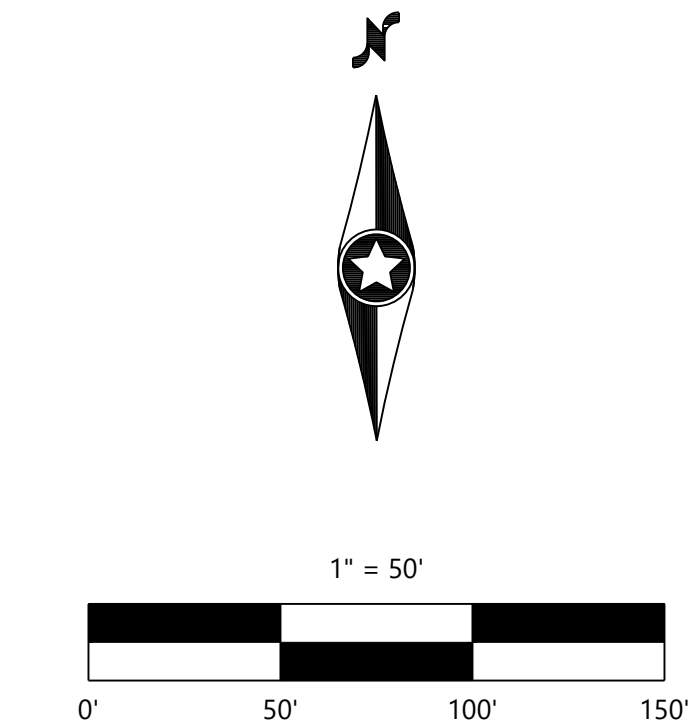
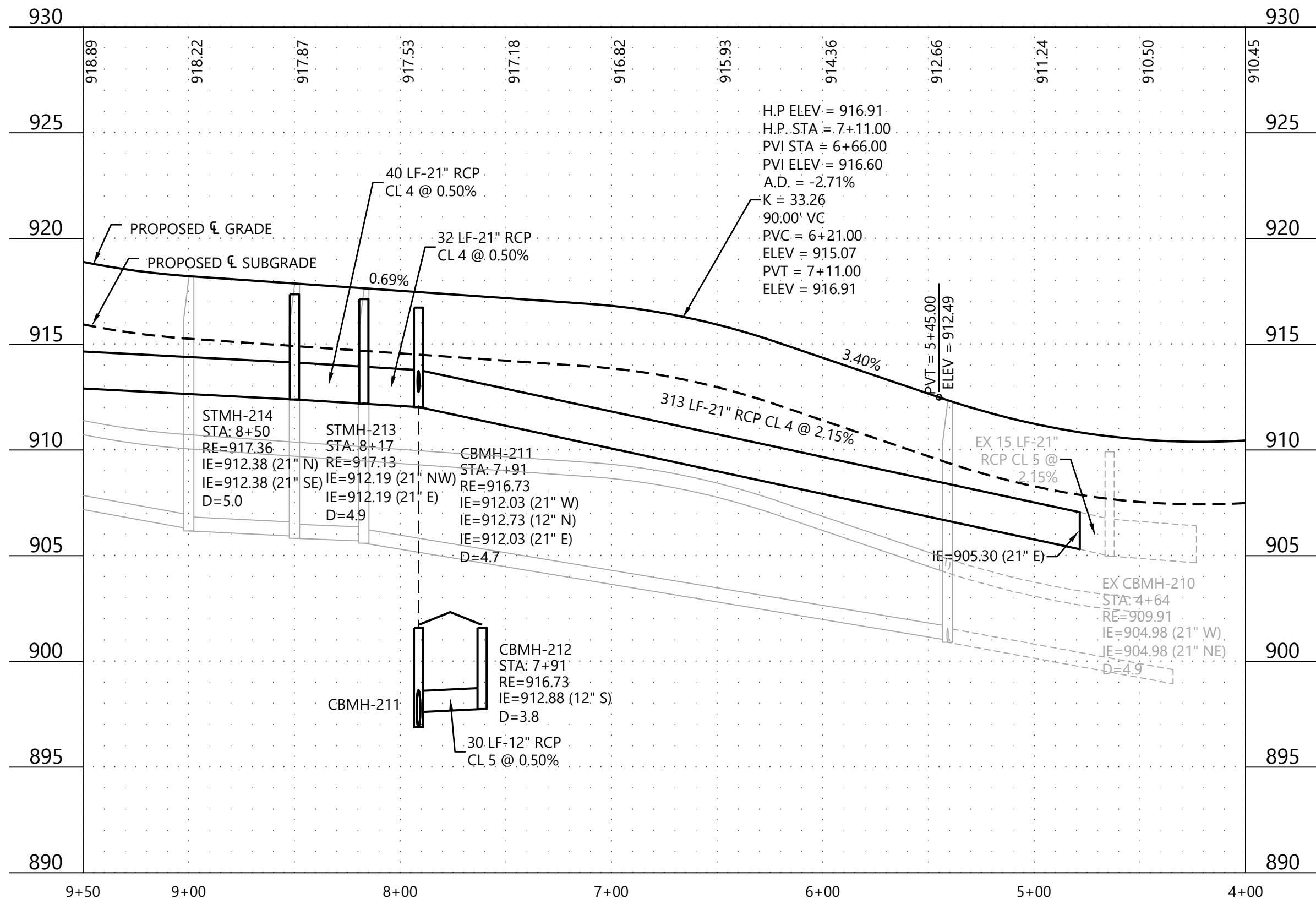
+ 900.00 × 900.00 GUTTER ELEVATION

- GENERAL NOTES**
- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
 - ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
 - ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
 - INVERTS & DOGHOUSES SHALL BE POURED/GROUTED WITHIN 2 DAYS AFTER STRUCTURE INSTALLATION

OAK CREEK DRIVE



OAK CREEK PASS



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	02/07/23
REVISIONS:	
△	
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△	
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△	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN

DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION

CHASKA, MN

Westwood

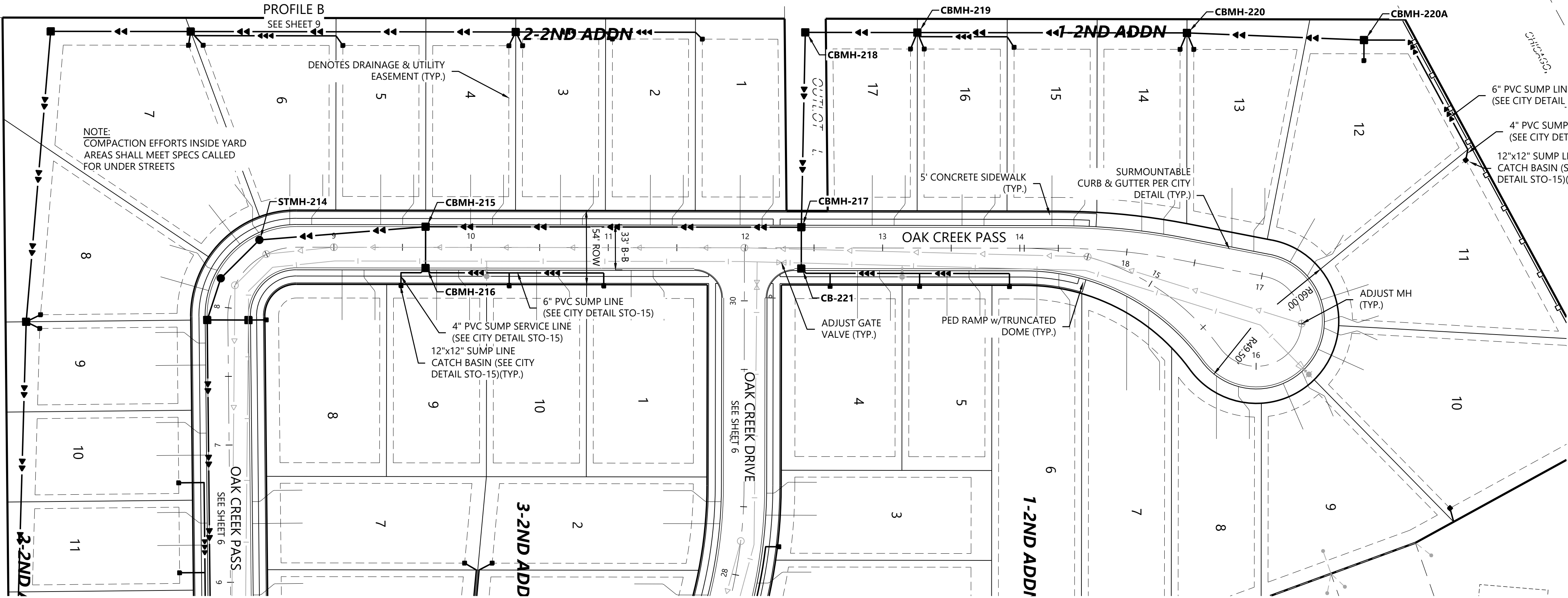
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STORM SEWER AND STREET
CONSTRUCTION PLAN**

SHEET NUMBER:
6 OF **20**

DATE: 02/07/23

PROJECT NUMBER: 0024429.02



LEGEND

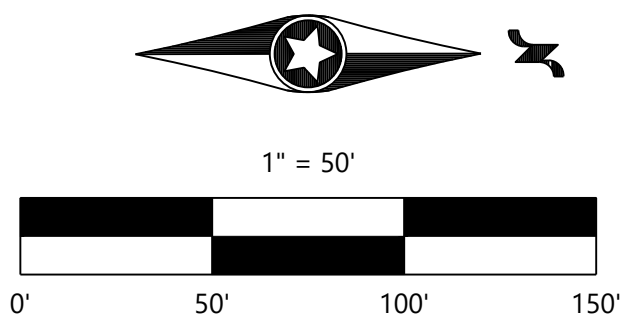
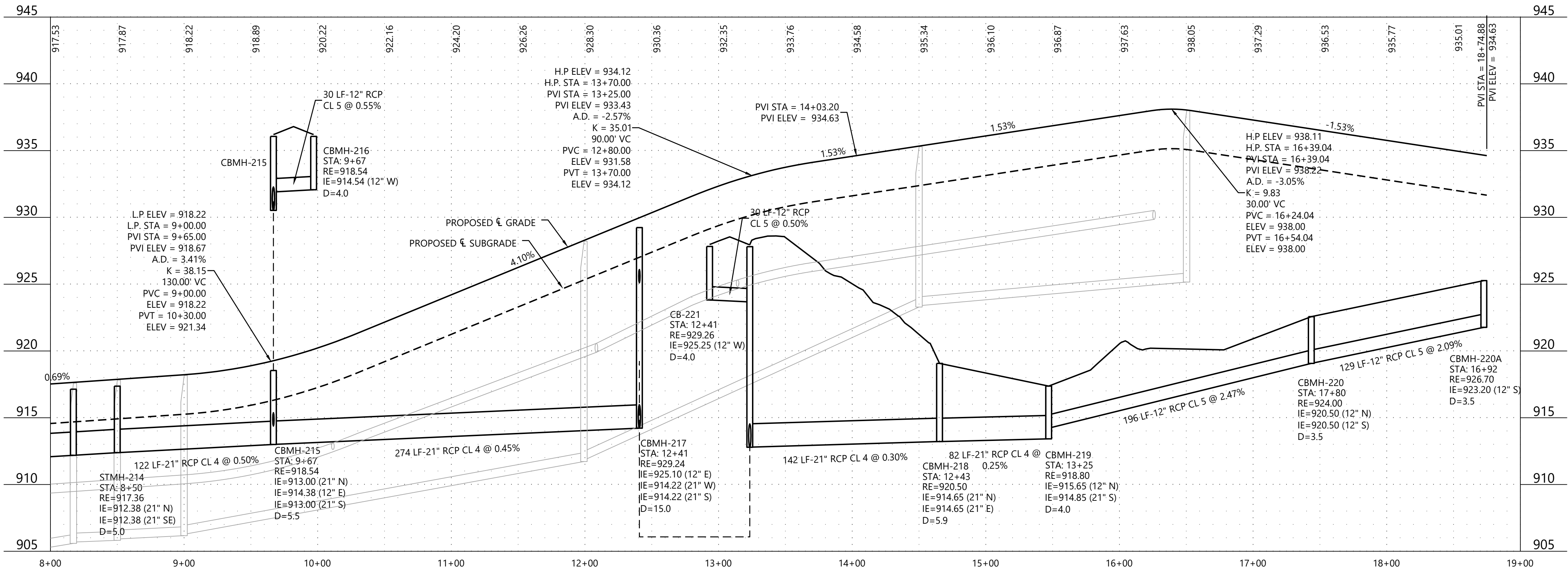
EXISTING	PROPOSED	GUTTER ELEVATION
+	x	

GENERAL NOTES

- RADIUS TO BE 8618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

OAK CREEK PASS



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 02/07/23
REVISIONS:
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△

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION

CHASKA, MN

Westwood

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Westwood Professional Services, Inc.

STORM SEWER AND STREET
CONSTRUCTION PLAN

PROJECT NUMBER: 0024429.02

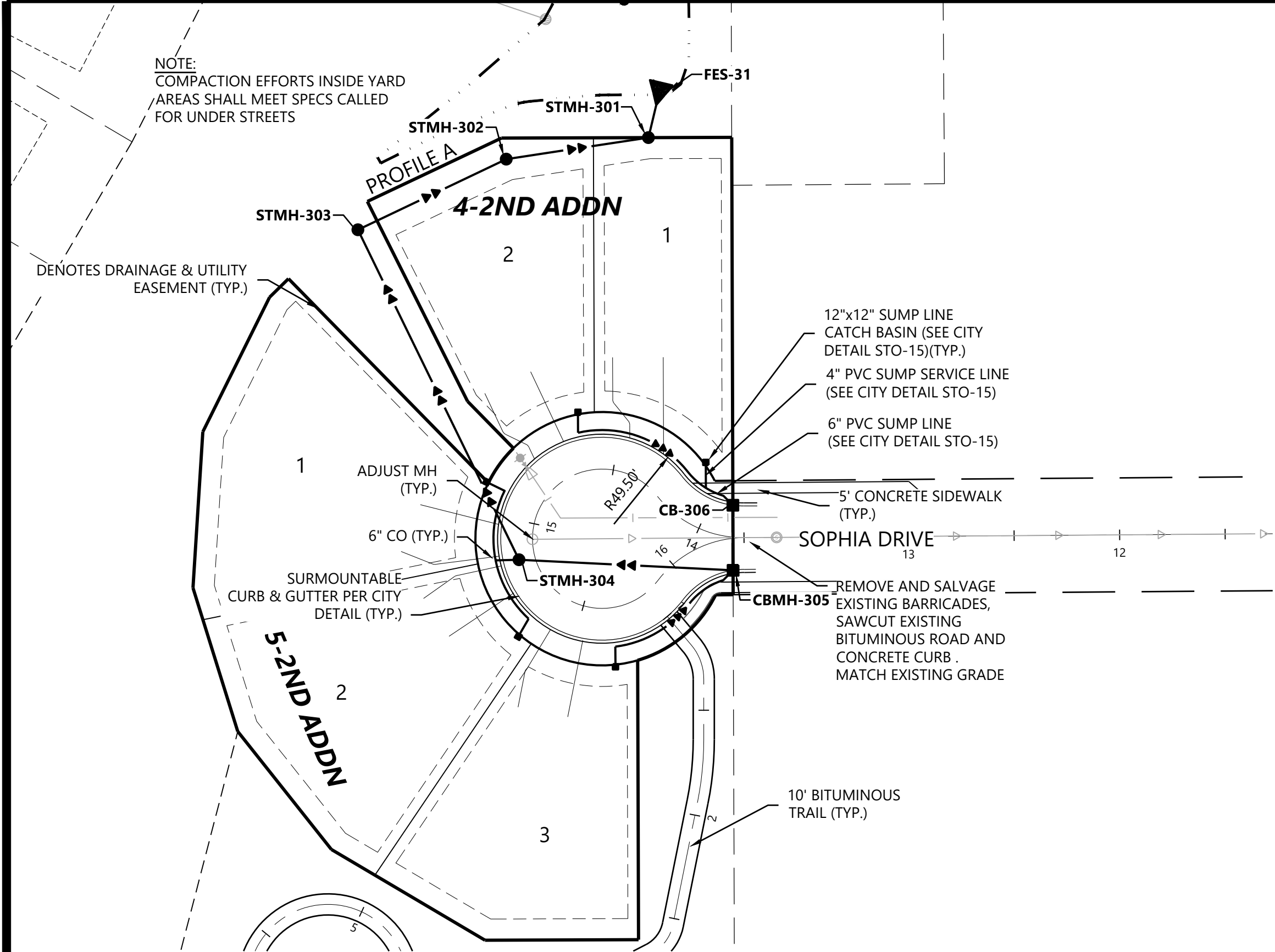
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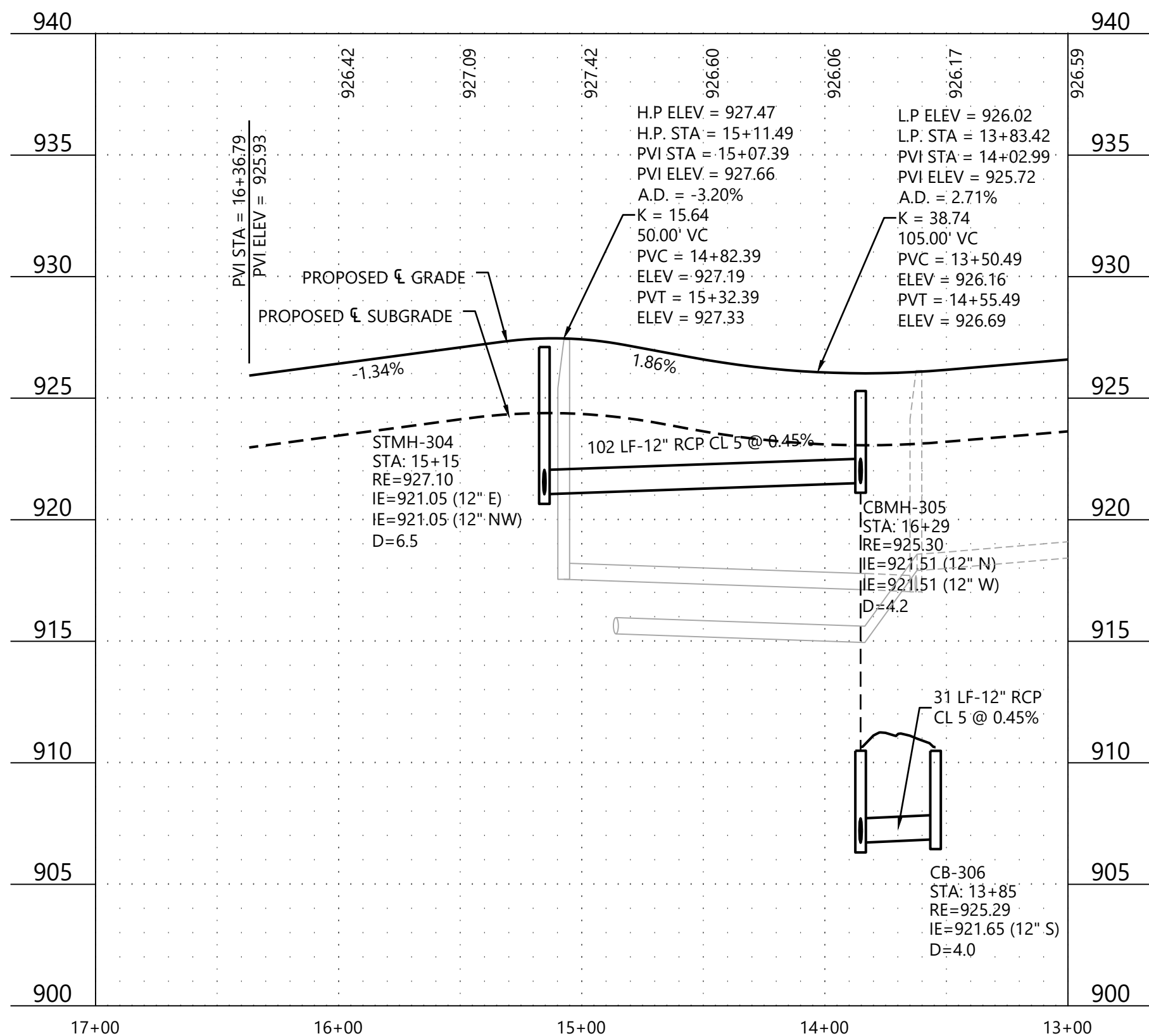
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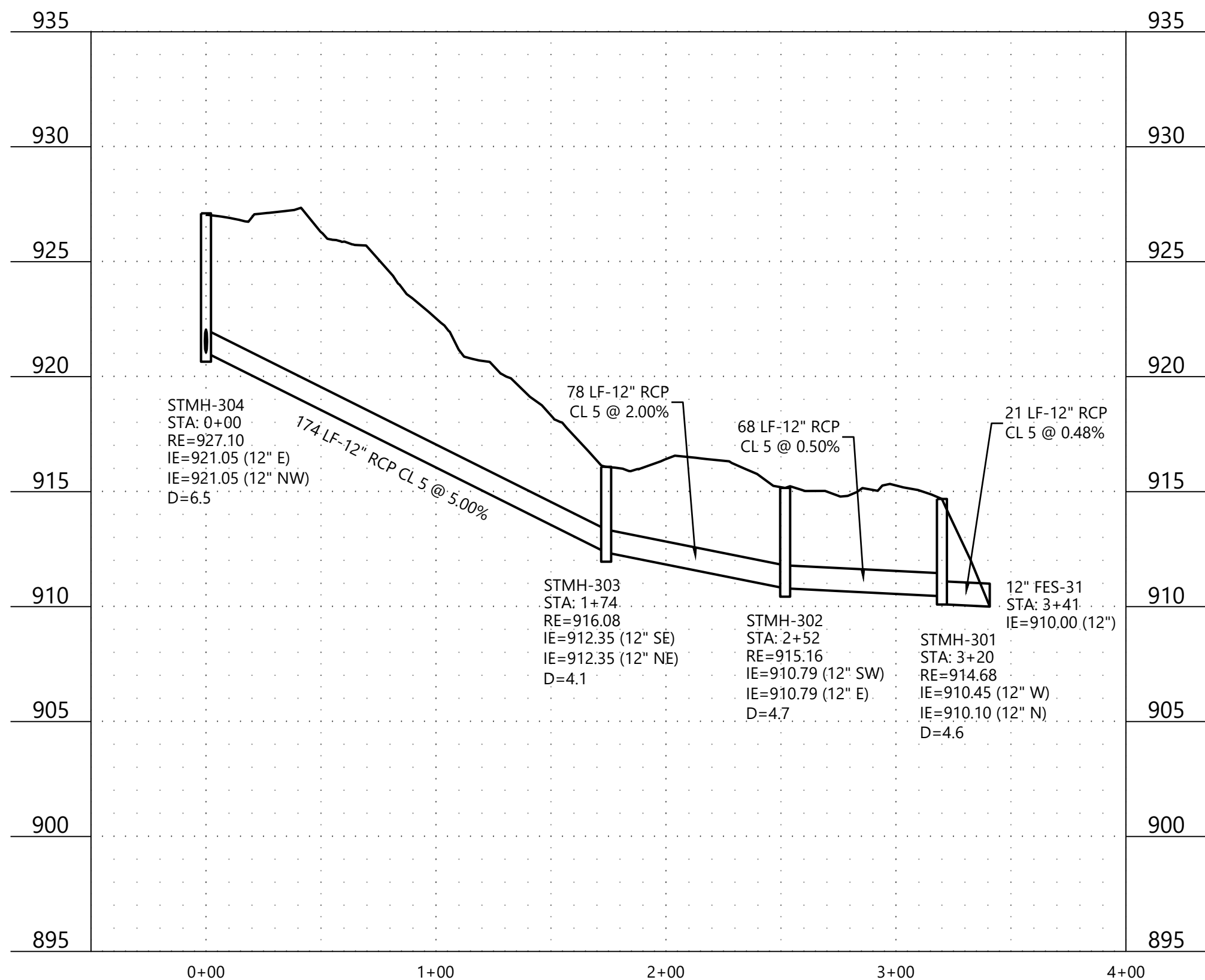
DATE: 02/07/23



SOPHIA DRIVE



PROFILE A



EXISTING

* 900.00

PROPOSED

x 900,00

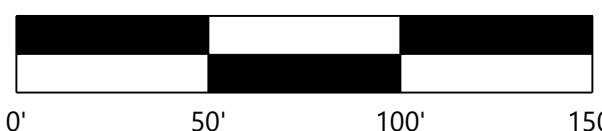
GUTTER ELEVATION

GENERAL NOTES

1. RADIUS TO BE 8618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
4. INVERTS & DOGHOUSES SHALL BE POURED/GROUTED WITHIN 2 DAYS AFTER STRUCTURE INSTALLATION



1" = 50'



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

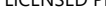
INITIAL ISSUE:	02/07/23
REVISIONS:	
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA



FRANCIS D. HAGEN

DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION

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.

STORM SEWER AND STREET CONSTRUCTION PLAN

PROJECT NUMBER: 0024429.02

SHEET NUMBER:

8

OF

20

DATE: 02/07/23

GUTTER ELEVATION

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
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4. INVERTS & DOGHOUSES SHALL BE POURED/GROUTED WITHIN 2 DAYS AFTER STRUCTURE INSTALLATION



CONSTRUCTION PLANS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

OAK CREEK 2ND ADDITION

CHASKA, MN

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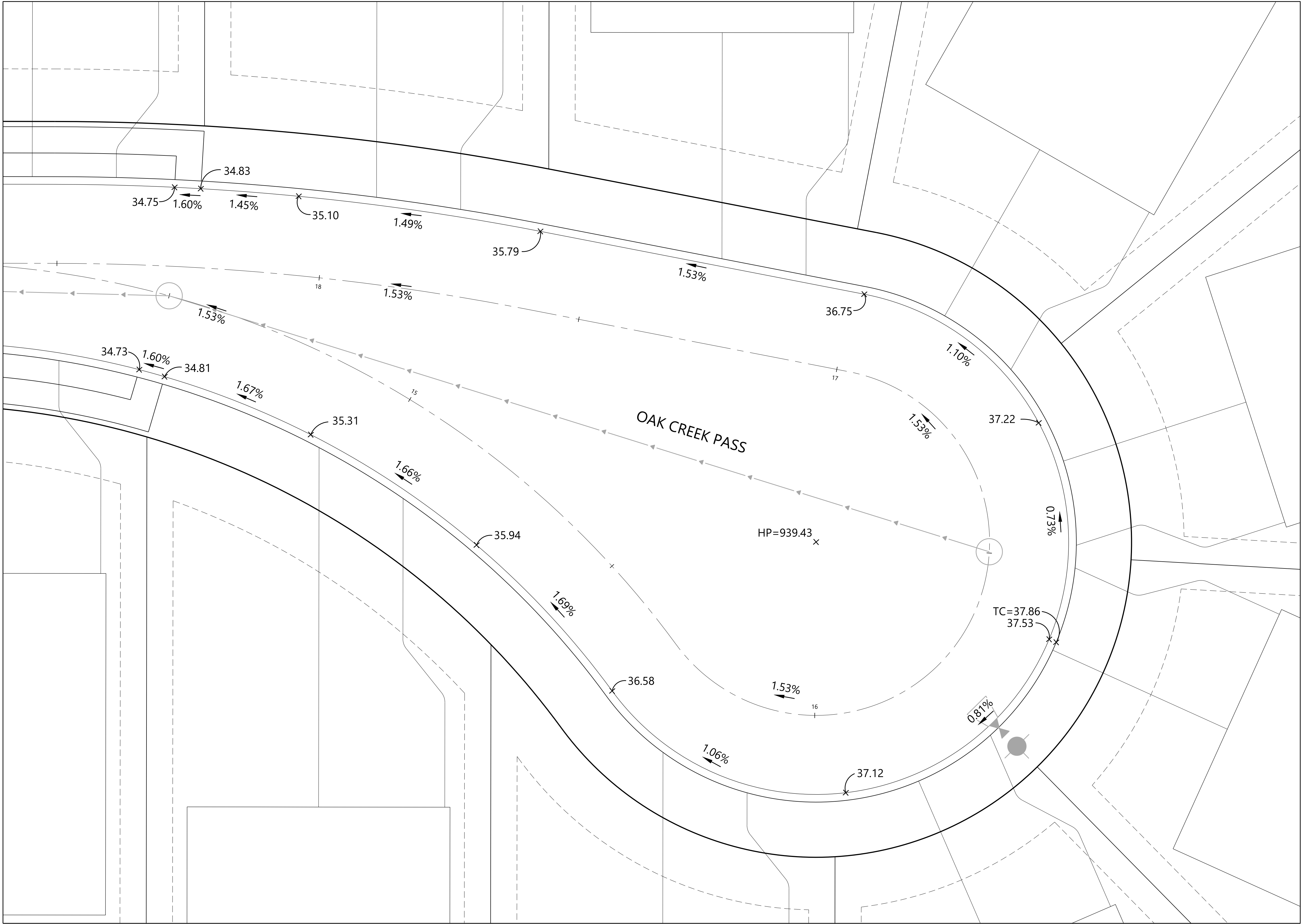
Westwood Professional Services, Inc.

PROJECT NUMBER: 0024429.02

20

DATE: 02/07/23

OAK CREEK 2ND ADDITION



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

EXISTING	PROPOSED	
+ 900.00	x 900.00	GUTTER ELEVATION
	x TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
		FLOW LINE
		BACK OF CURB
STO		STORM SEWER
		LANDING AREA - MINIMUM AND MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS
		TRUNCATED DOMES

OAK CREEK 2ND ADDITION

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 10'
VERTICAL SCALE:

INITIAL ISSUE: 02/07/23
REVISIONS:
△ -
△ -
△ -
△ -
△ -

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION
CHASKA, MN

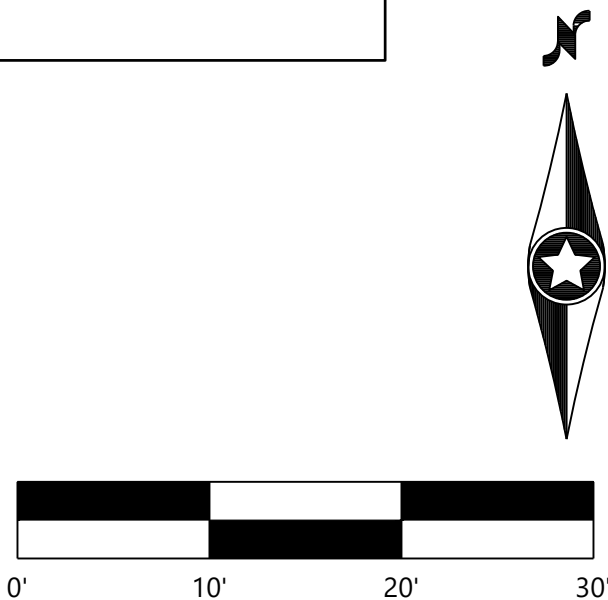
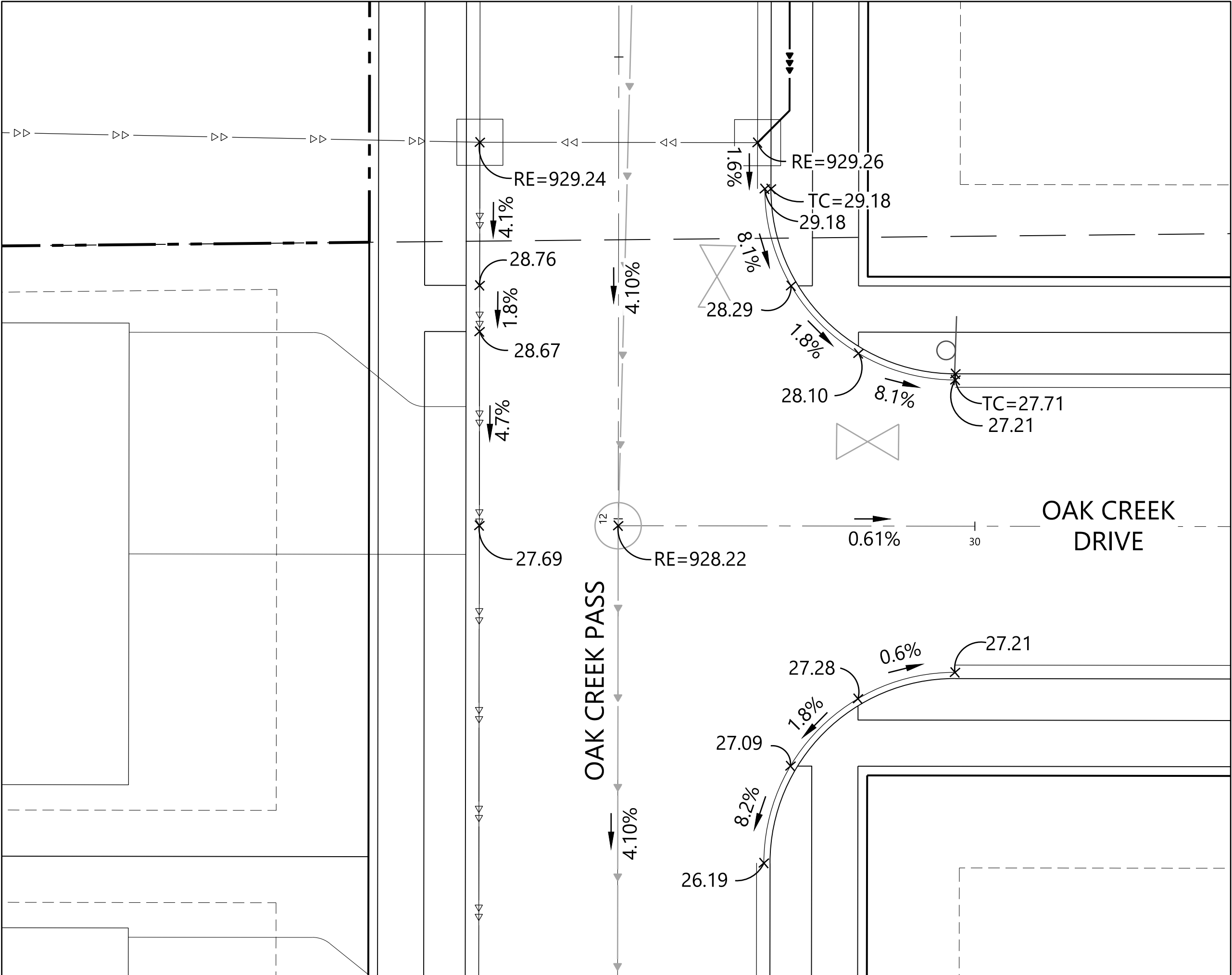
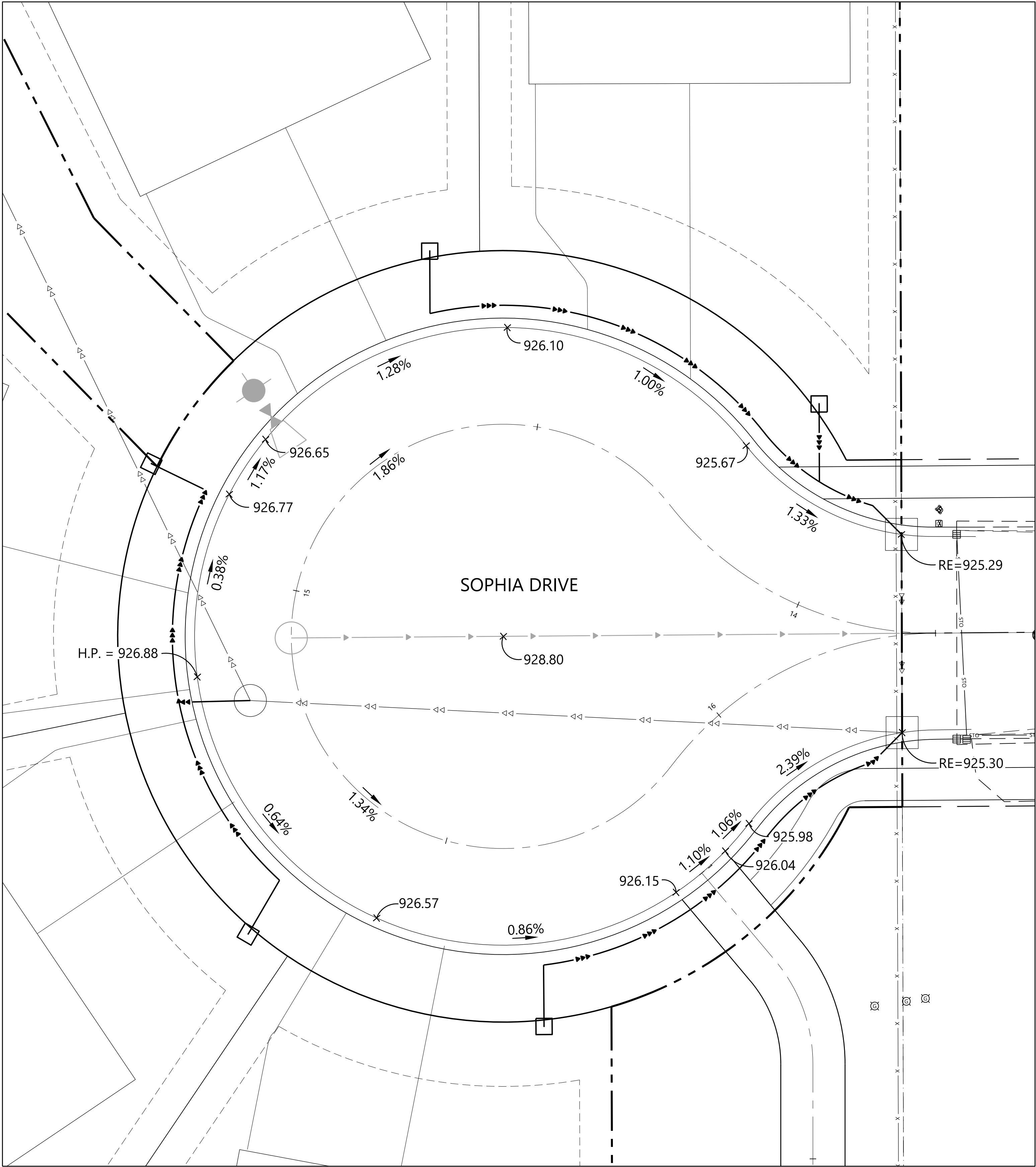
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

PROJECT NUMBER: 0024429.02

SHEET NUMBER:
10 OF **20**
DATE: 02/07/23

- LANDING AREA - MINIMUM AND MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS
- TRUNCATED DOMES



OAK CREEK 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	10'
VERTICAL SCALE:	

[illegible]

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DATE: 02/07/23 LICENSE NO. 17716

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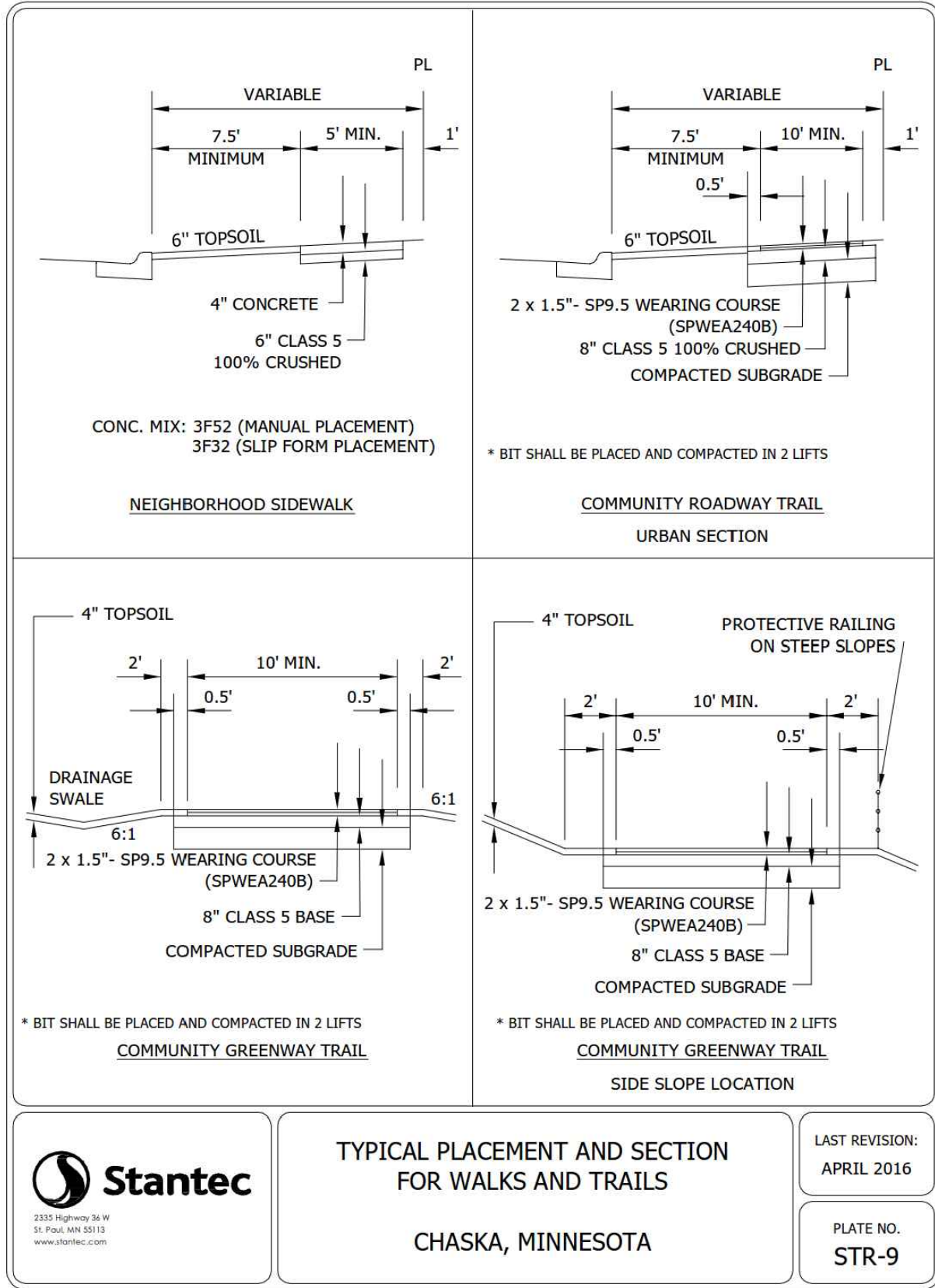
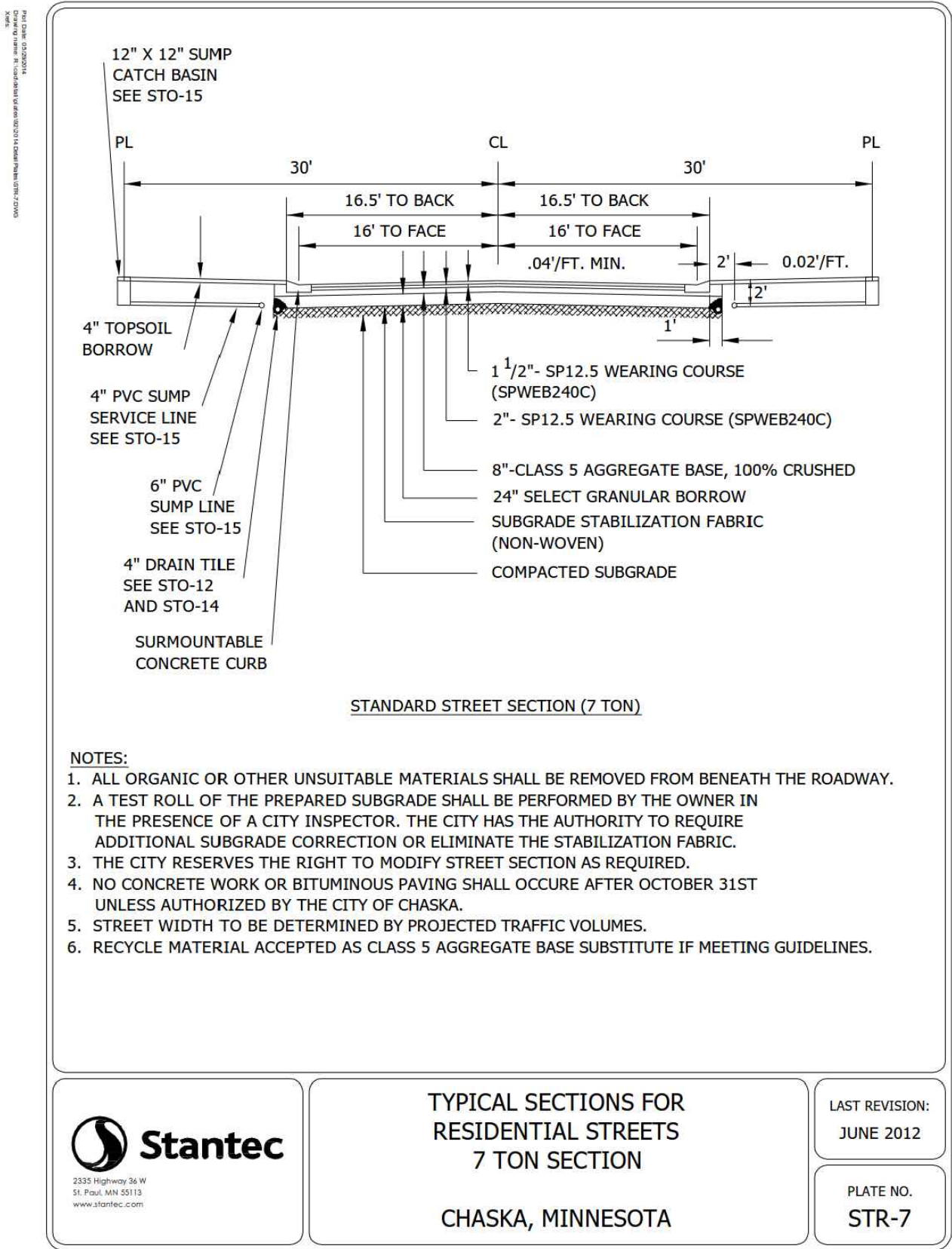
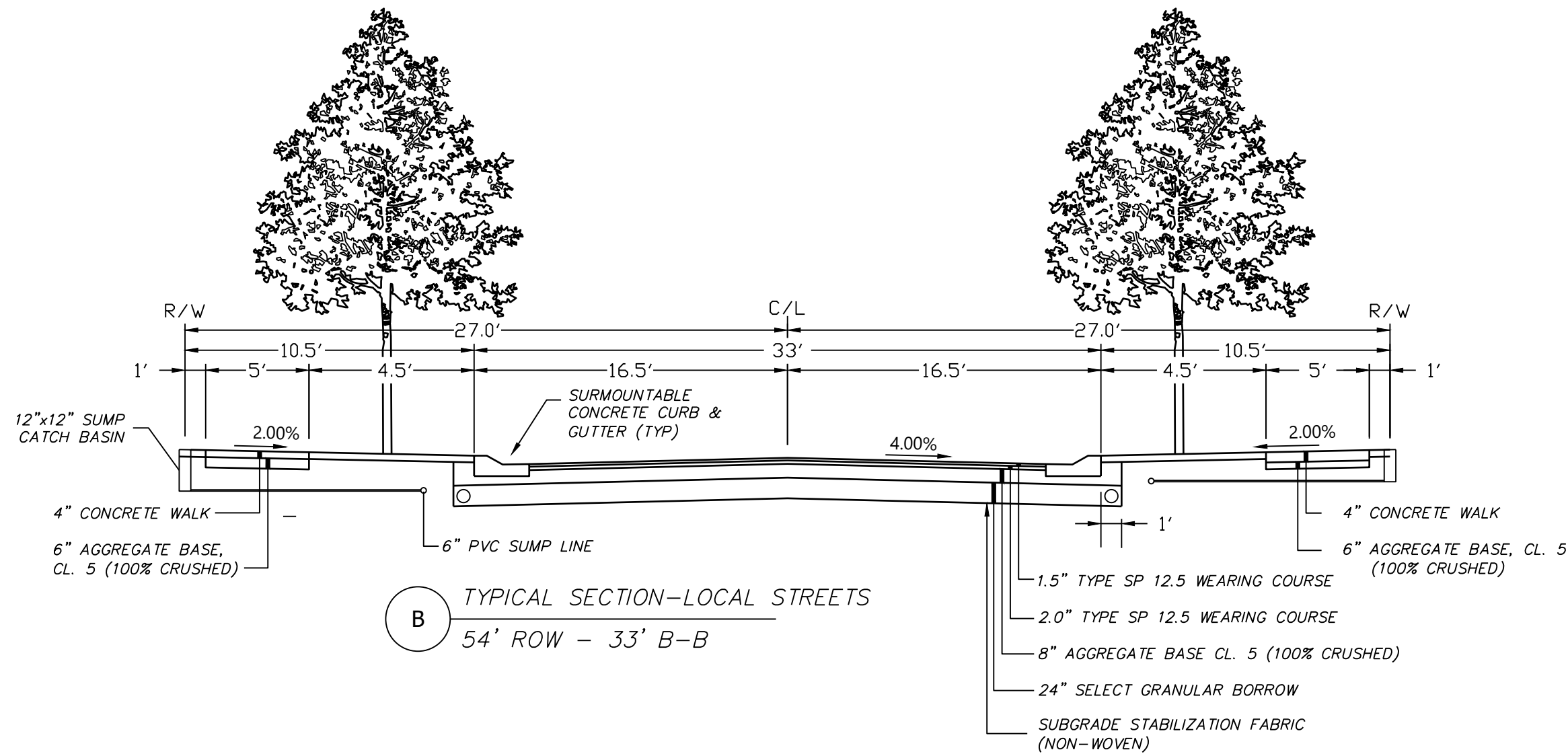
Westwood Professional Services, Inc.

INTERSECTION DETAILS

PROJECT NUMBER: 0024429.02

20

DATE: 02/07/23



DESIGNED: FDH II
CHECKED: FDH II
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HORIZONTAL SCALE:
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
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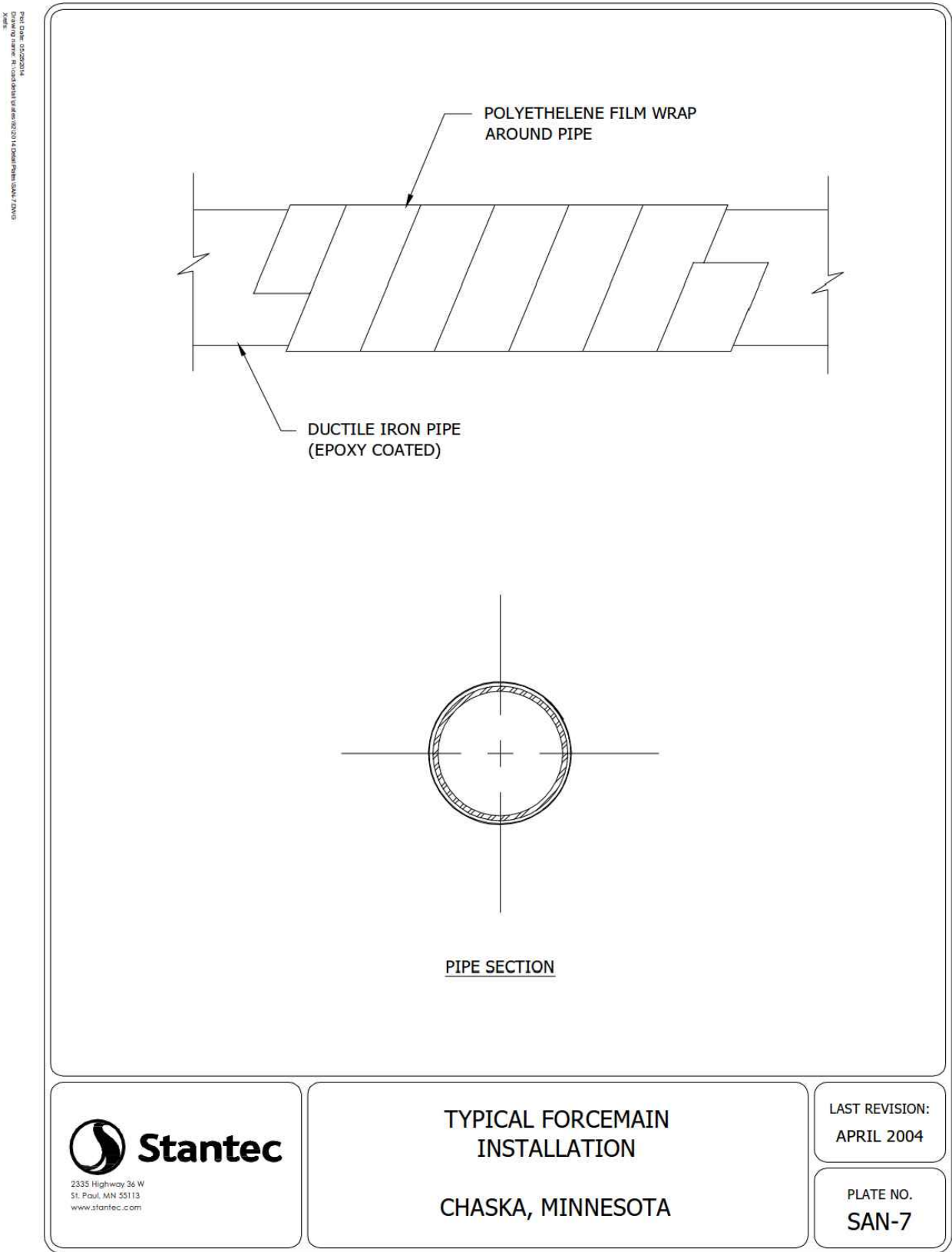
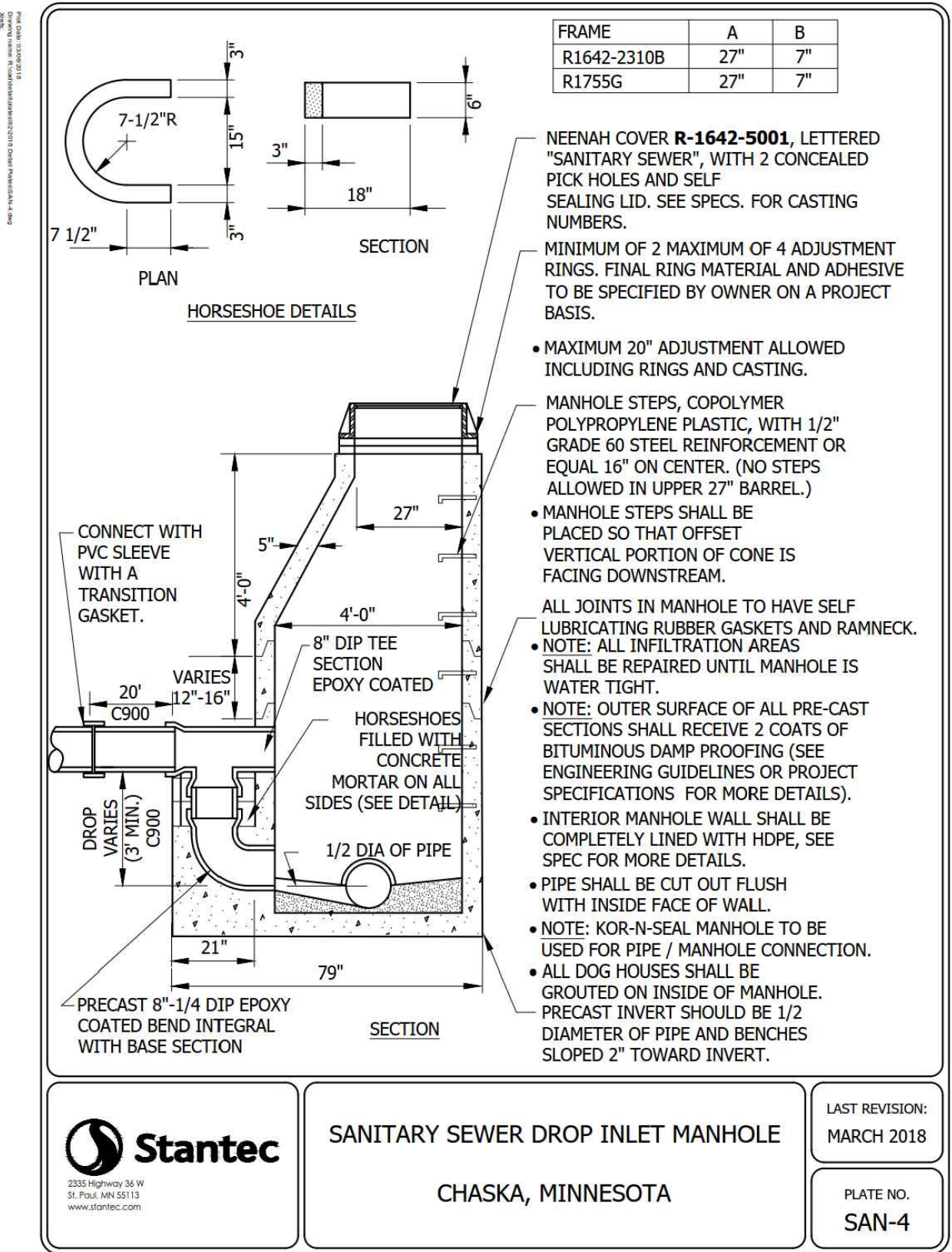
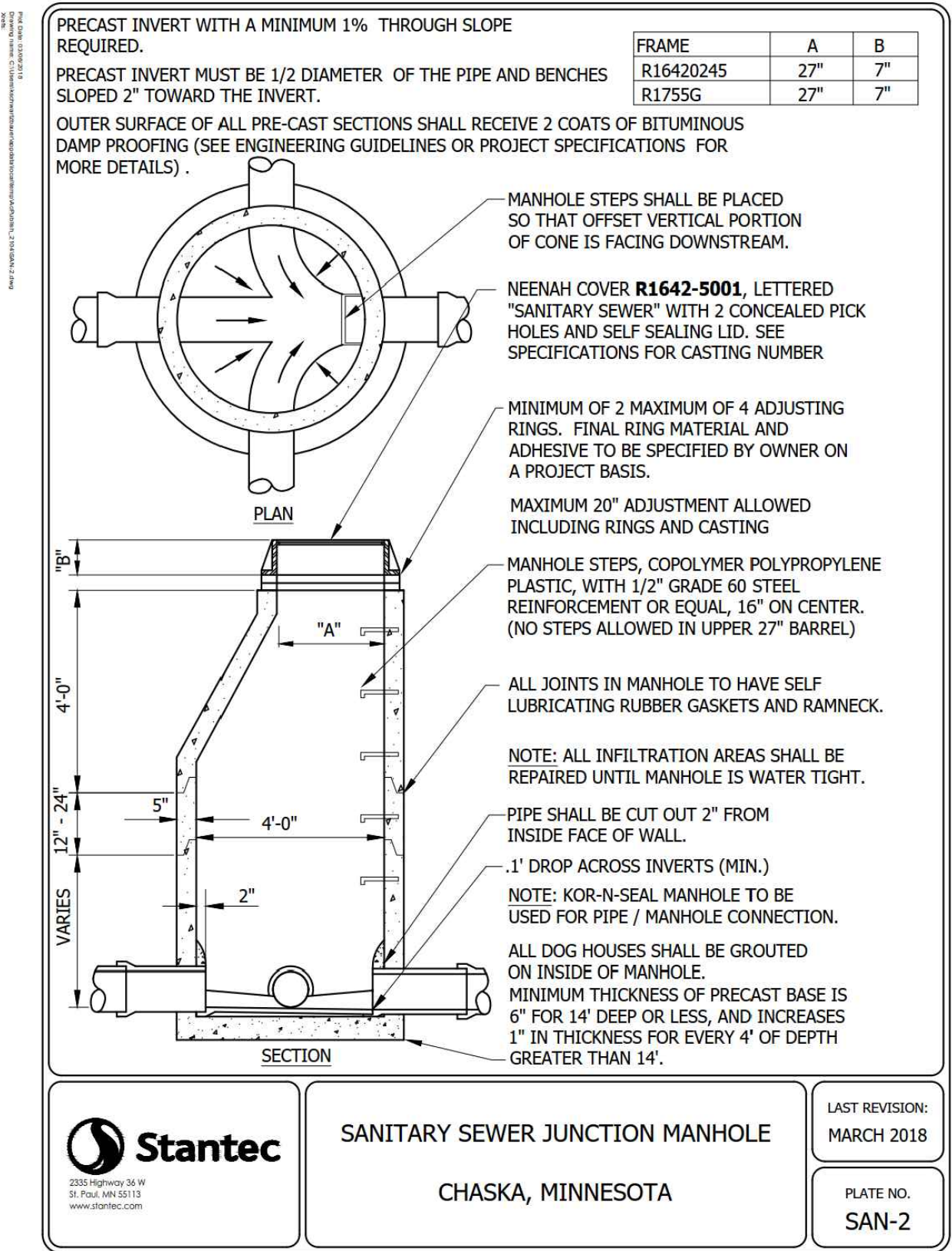
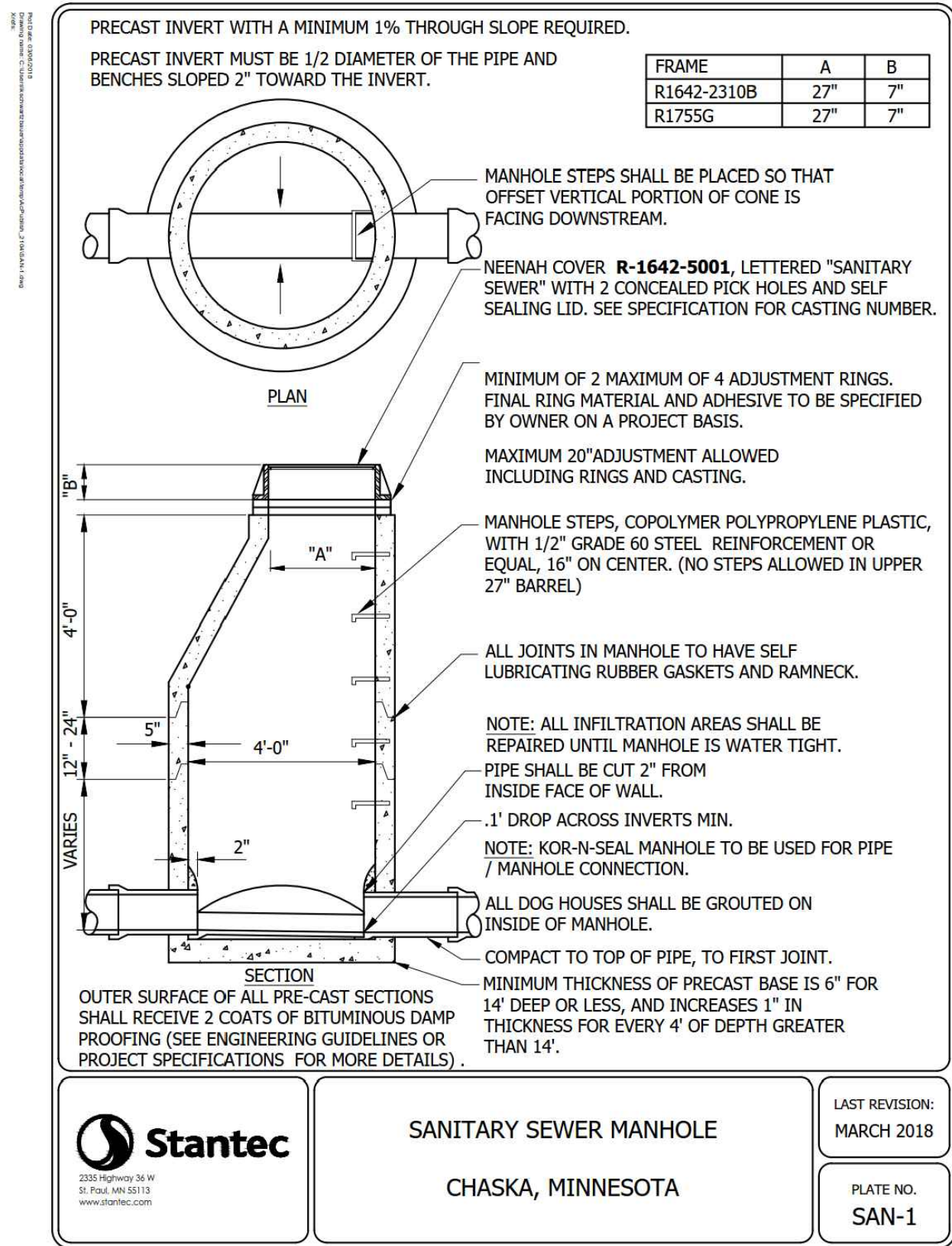
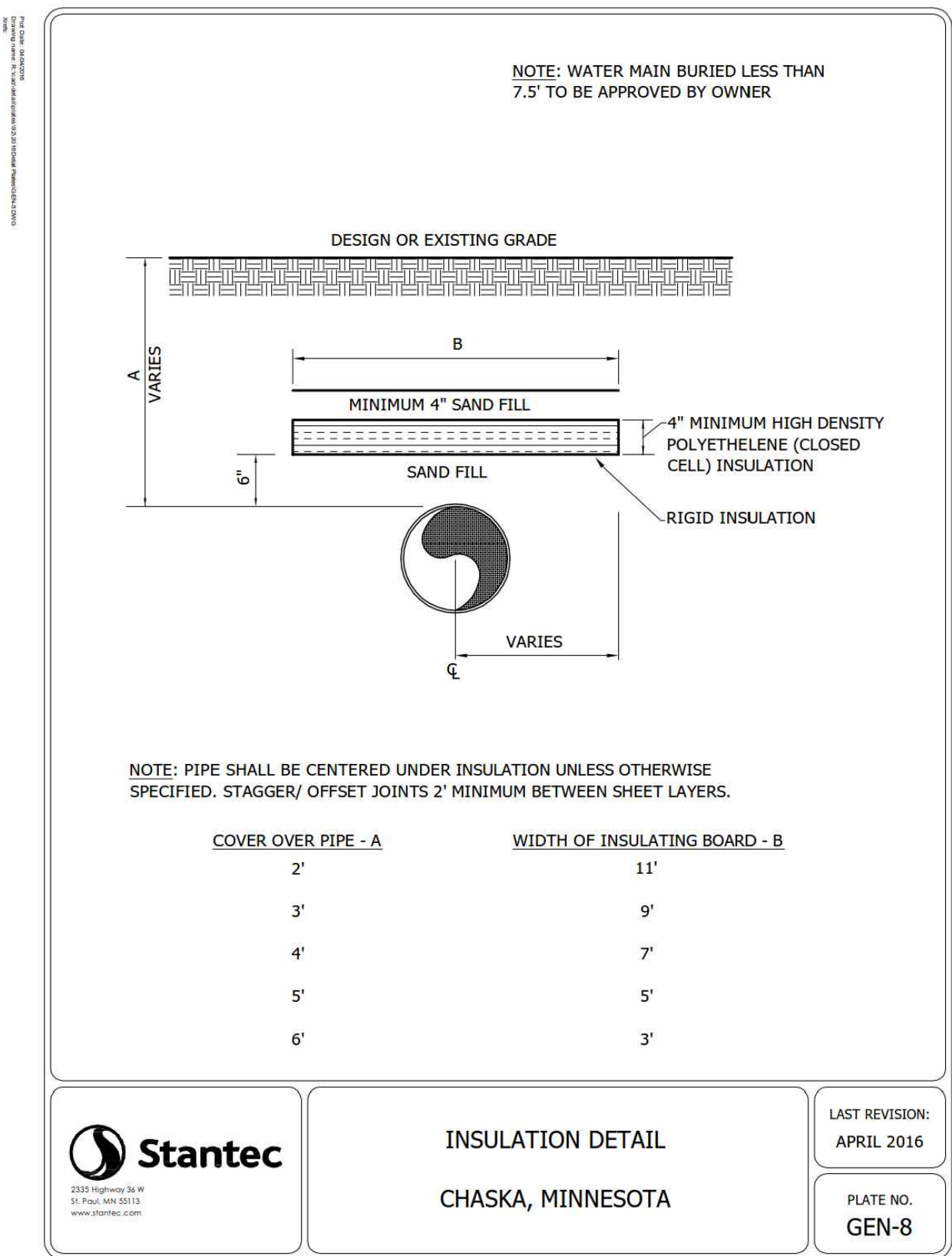
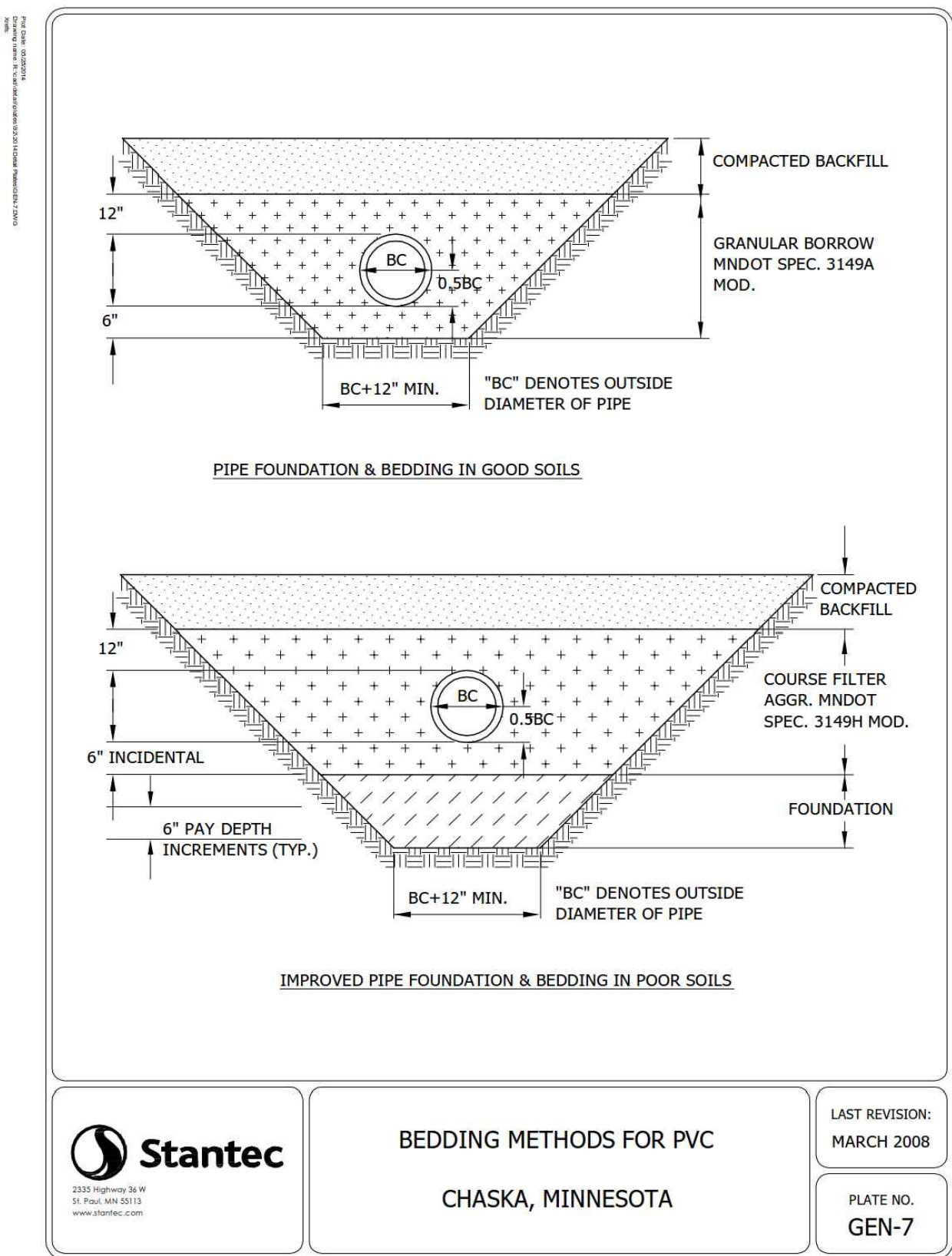
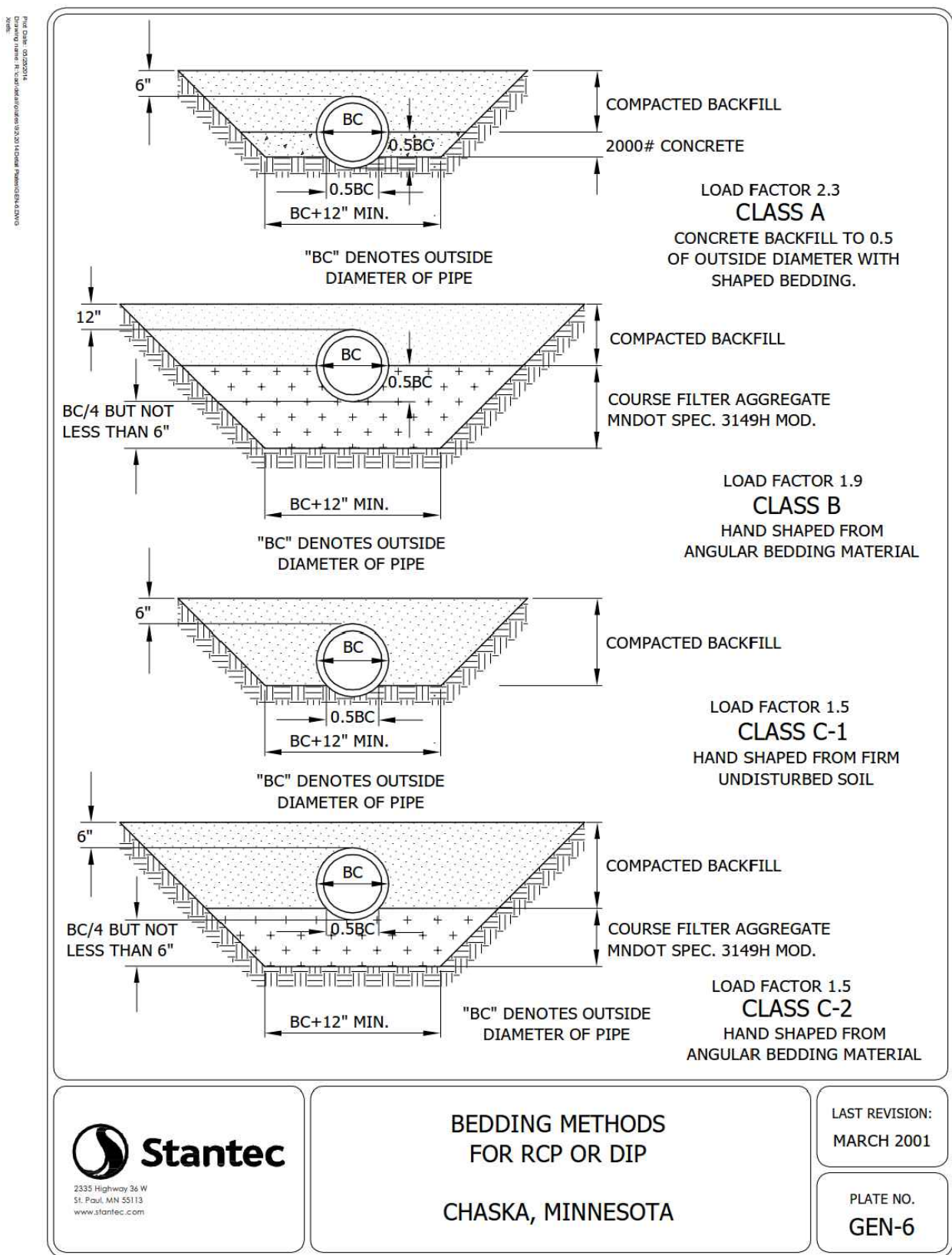
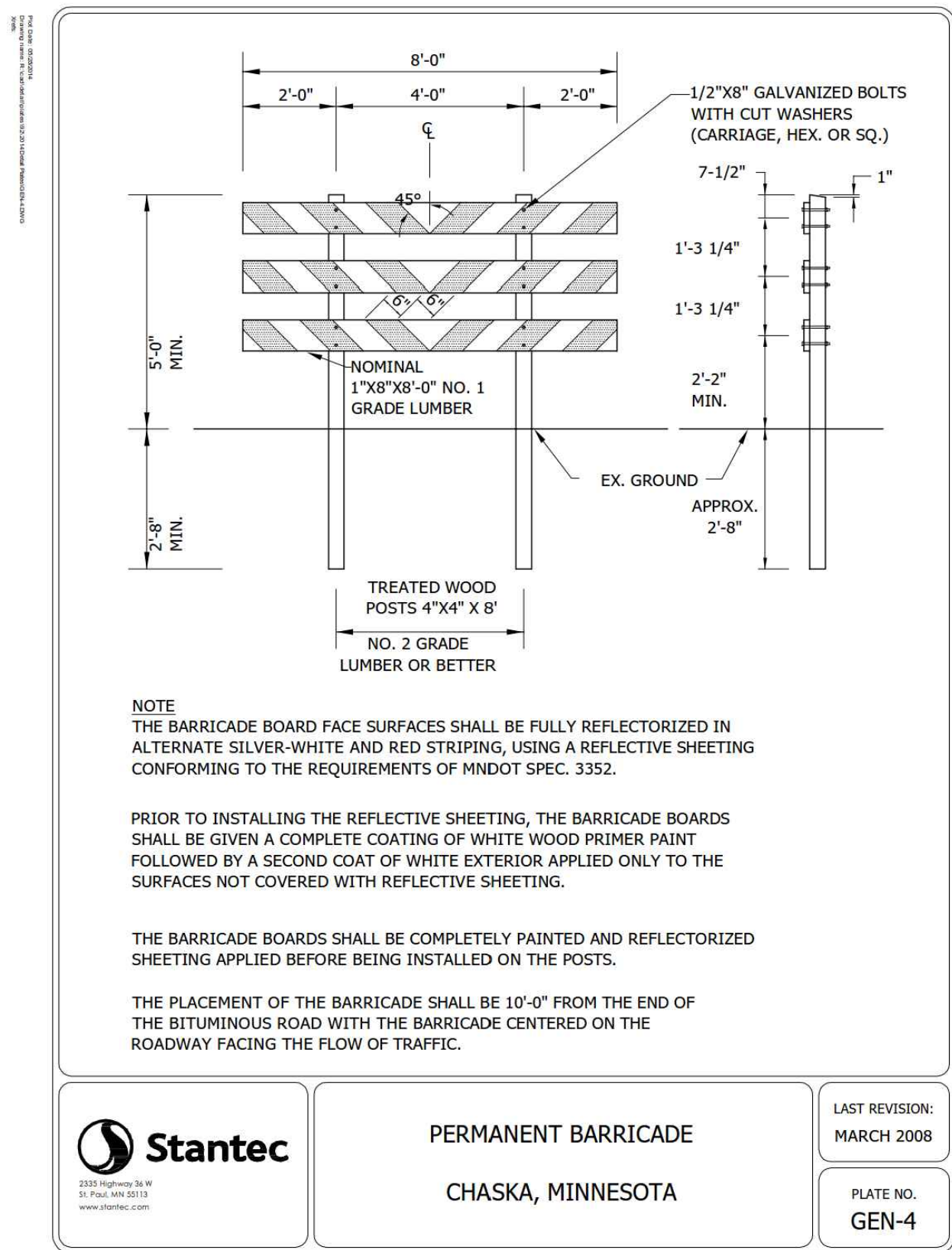
OAK CREEK 2ND ADDITION
CHASKA, MN

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.

**TYPICAL STREET
SECTIONS**

PROJECT NUMBER: 0024429.02

SHEET NUMBER:
12 OF **20**
DATE: 02/07/23



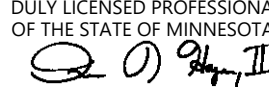
DESIGNED: FDH II
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HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 02/07/23
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DETAILS

PROJECT NUMBER: 0024429.02

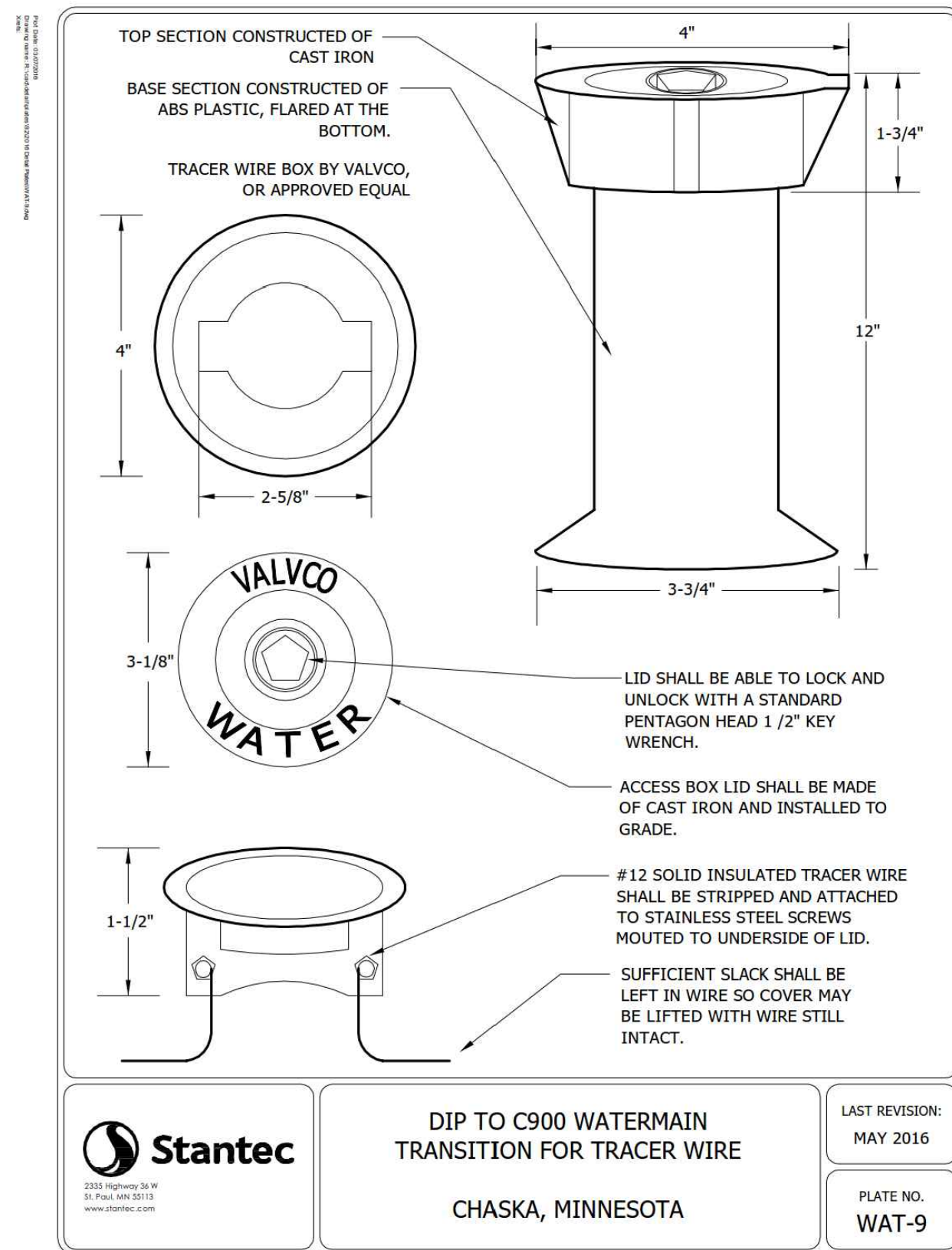
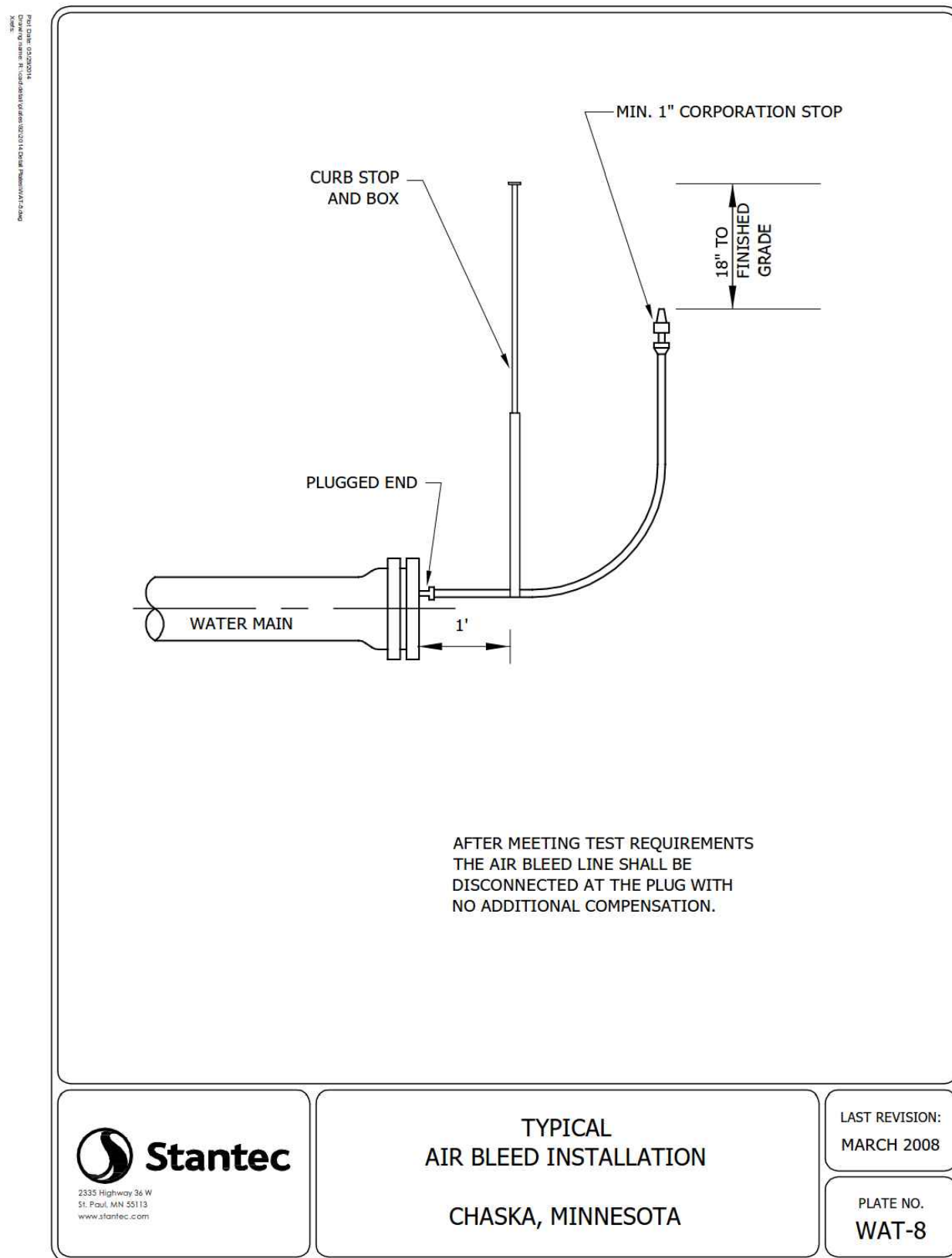
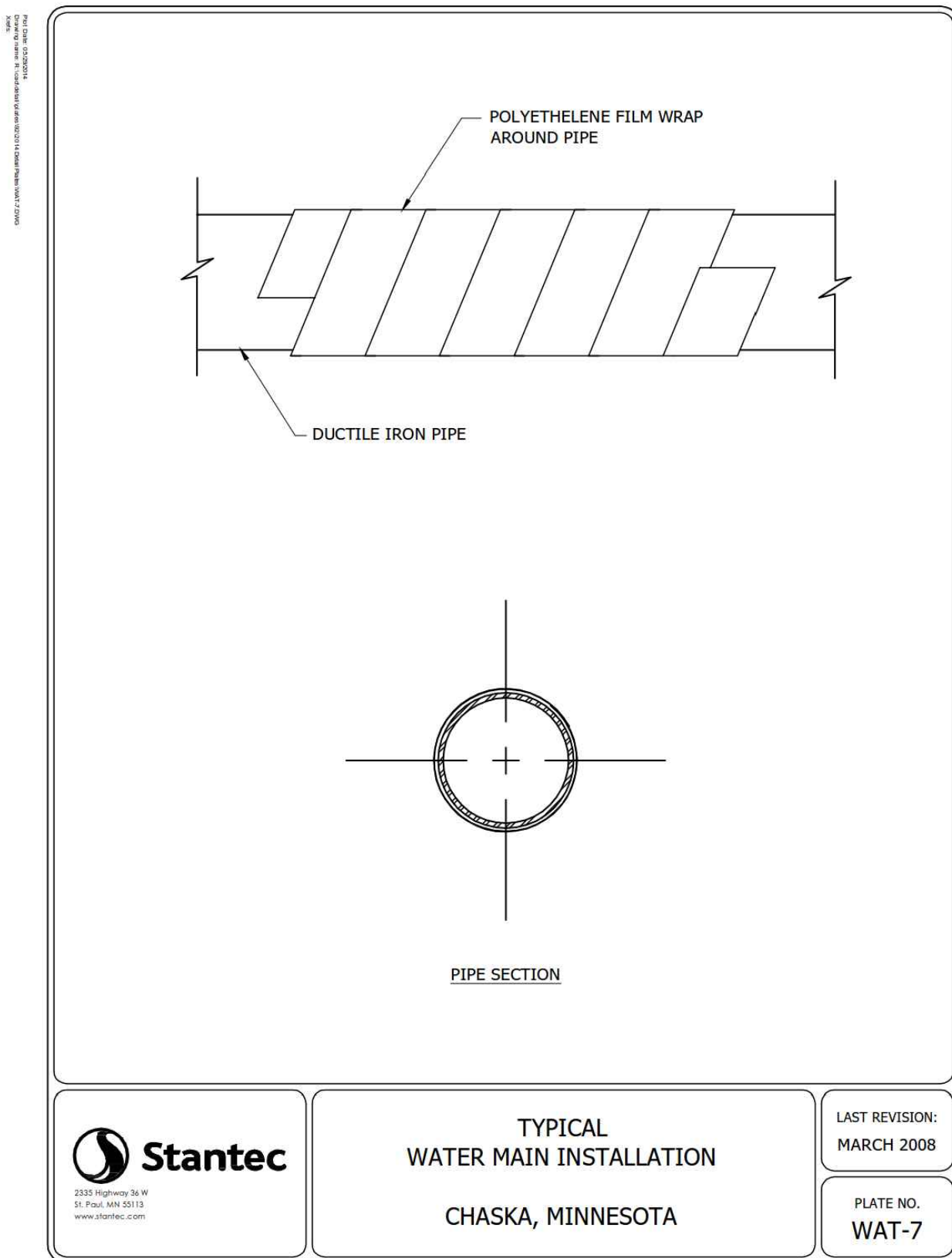
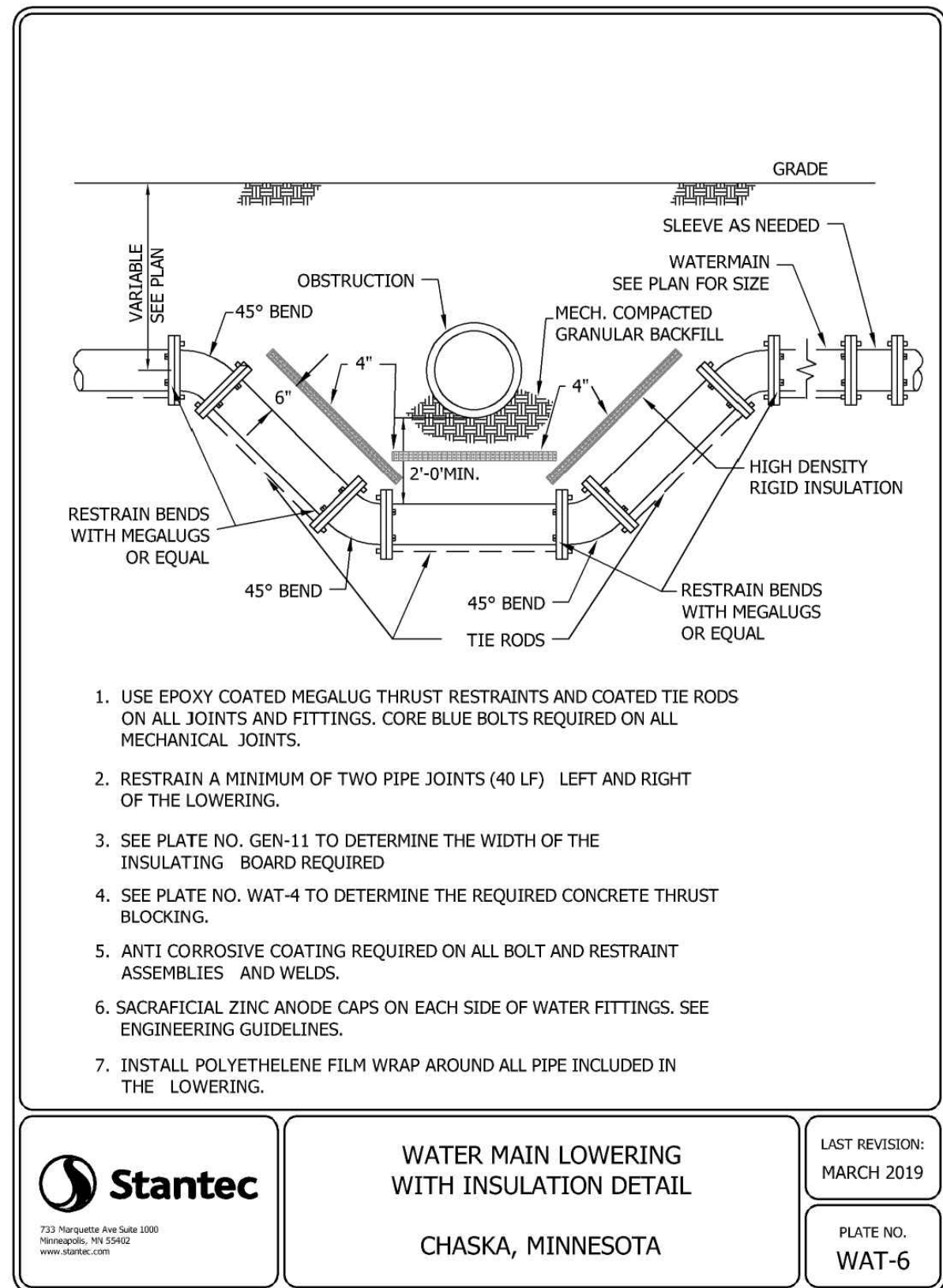
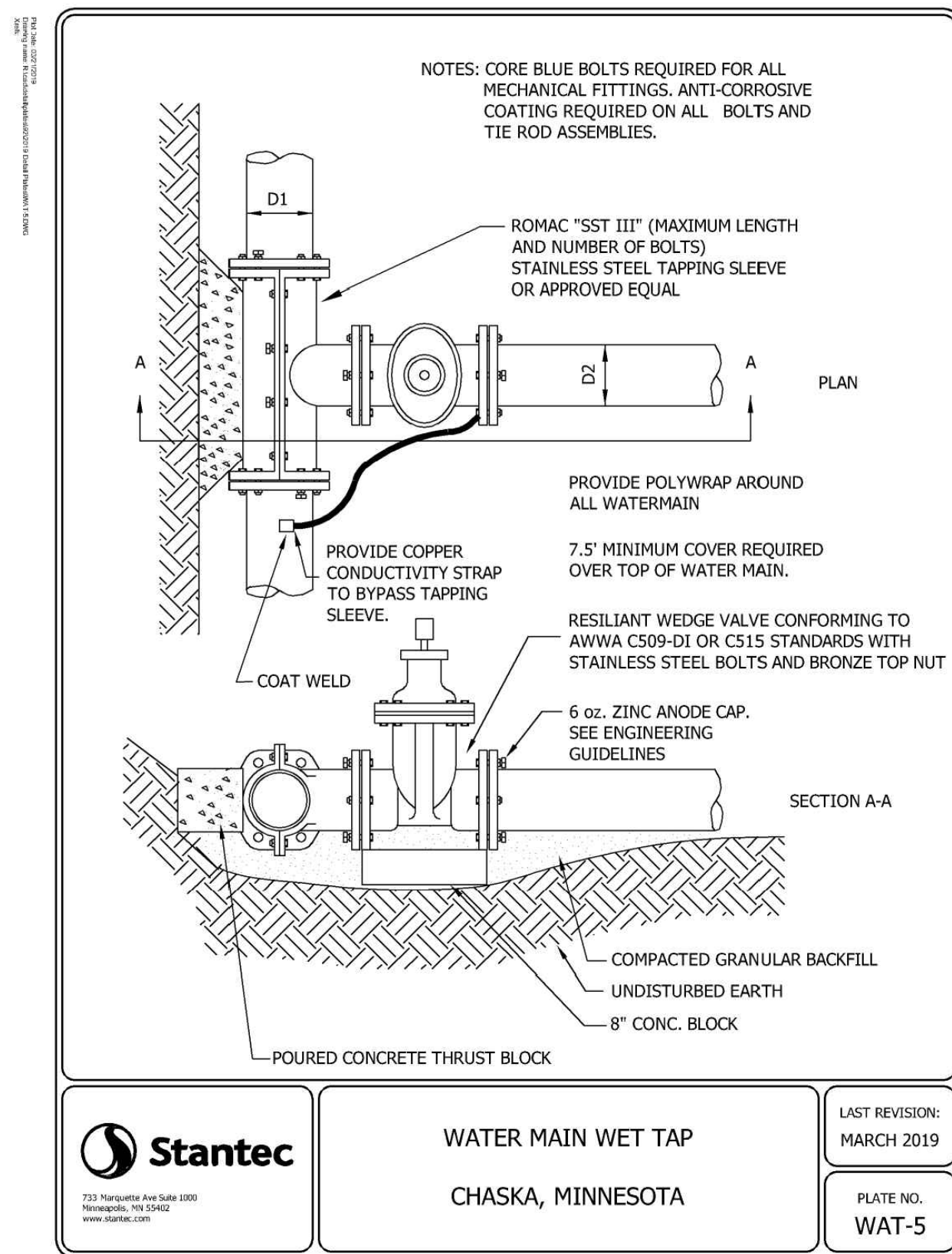
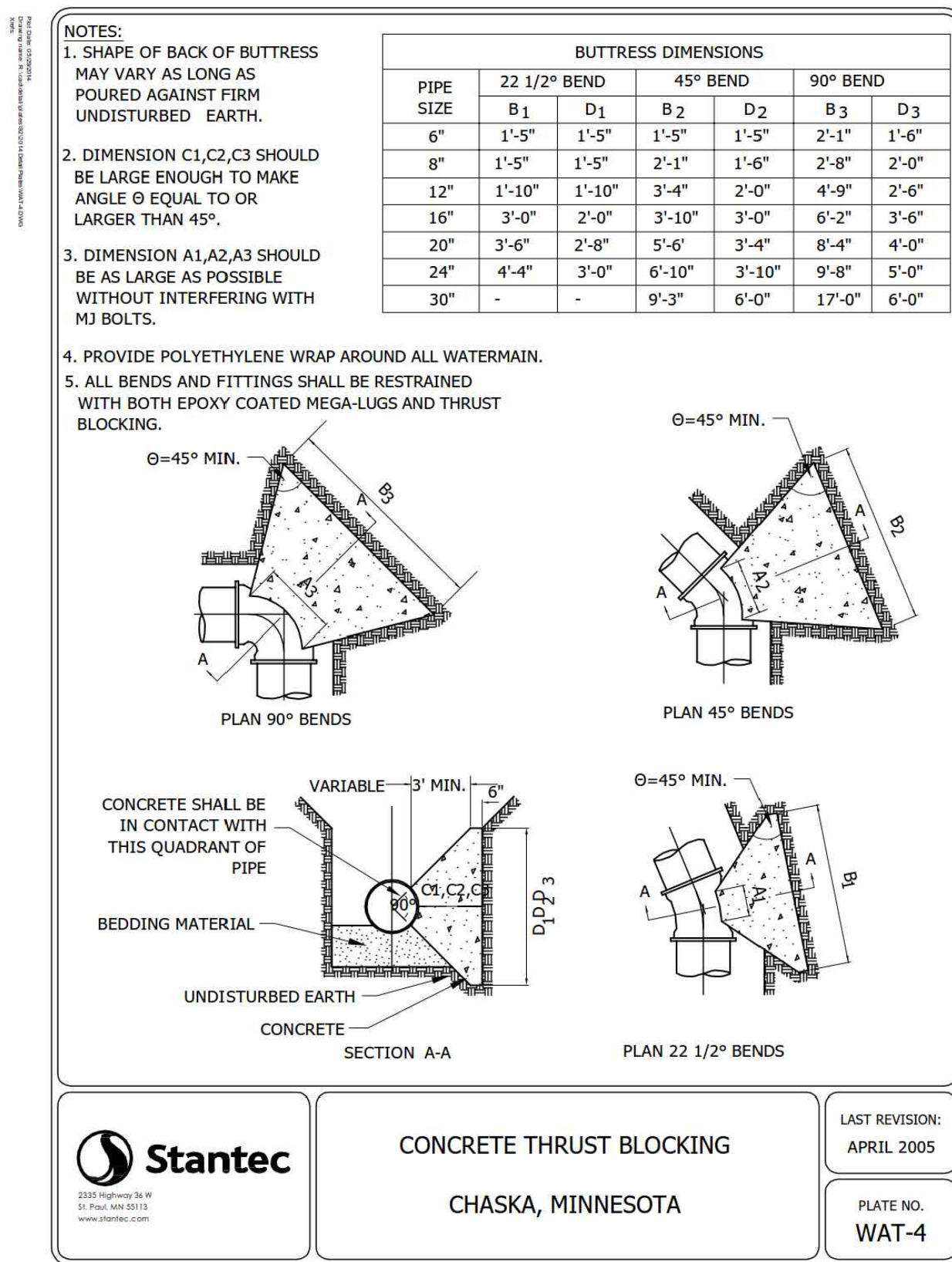
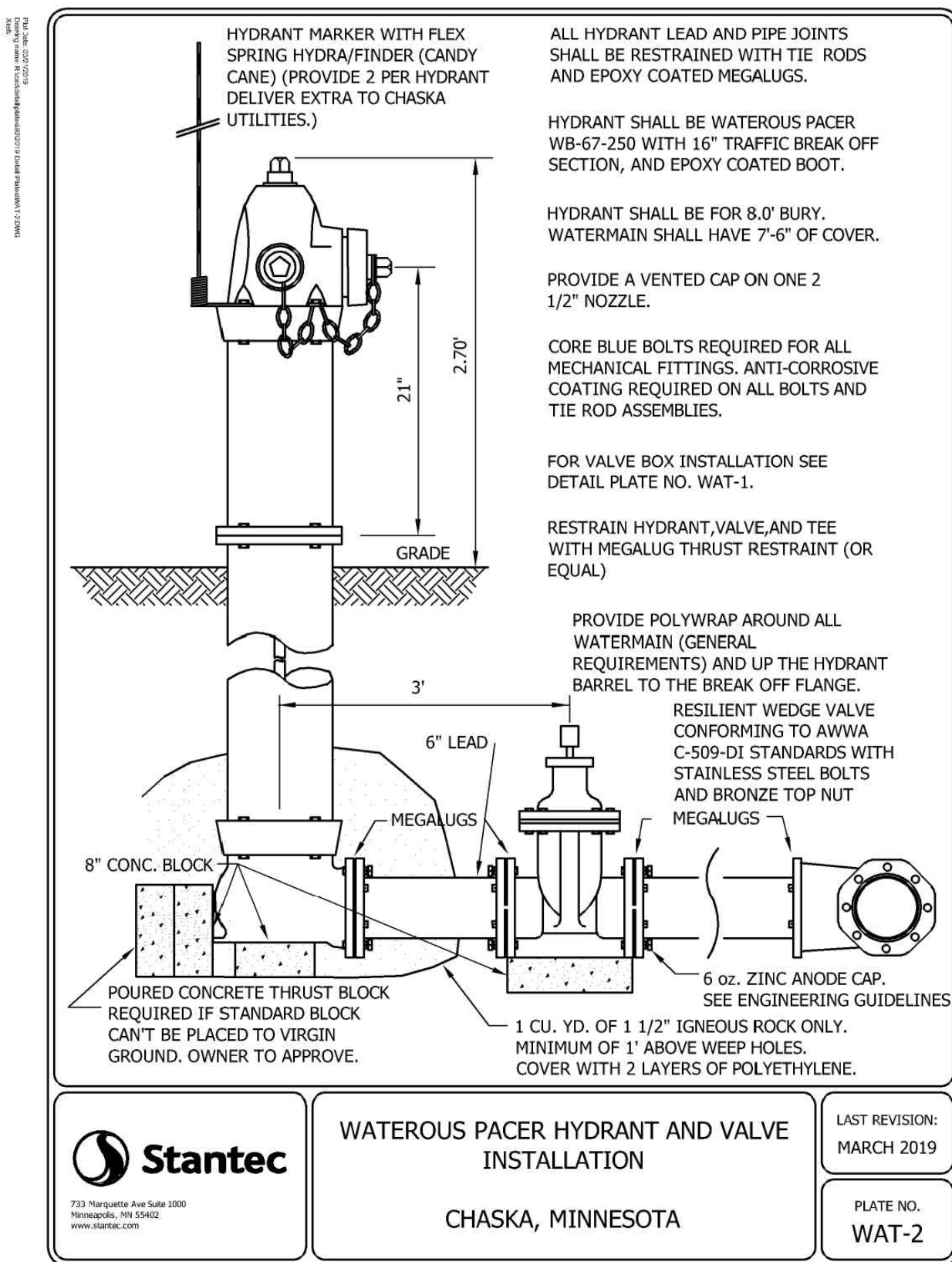
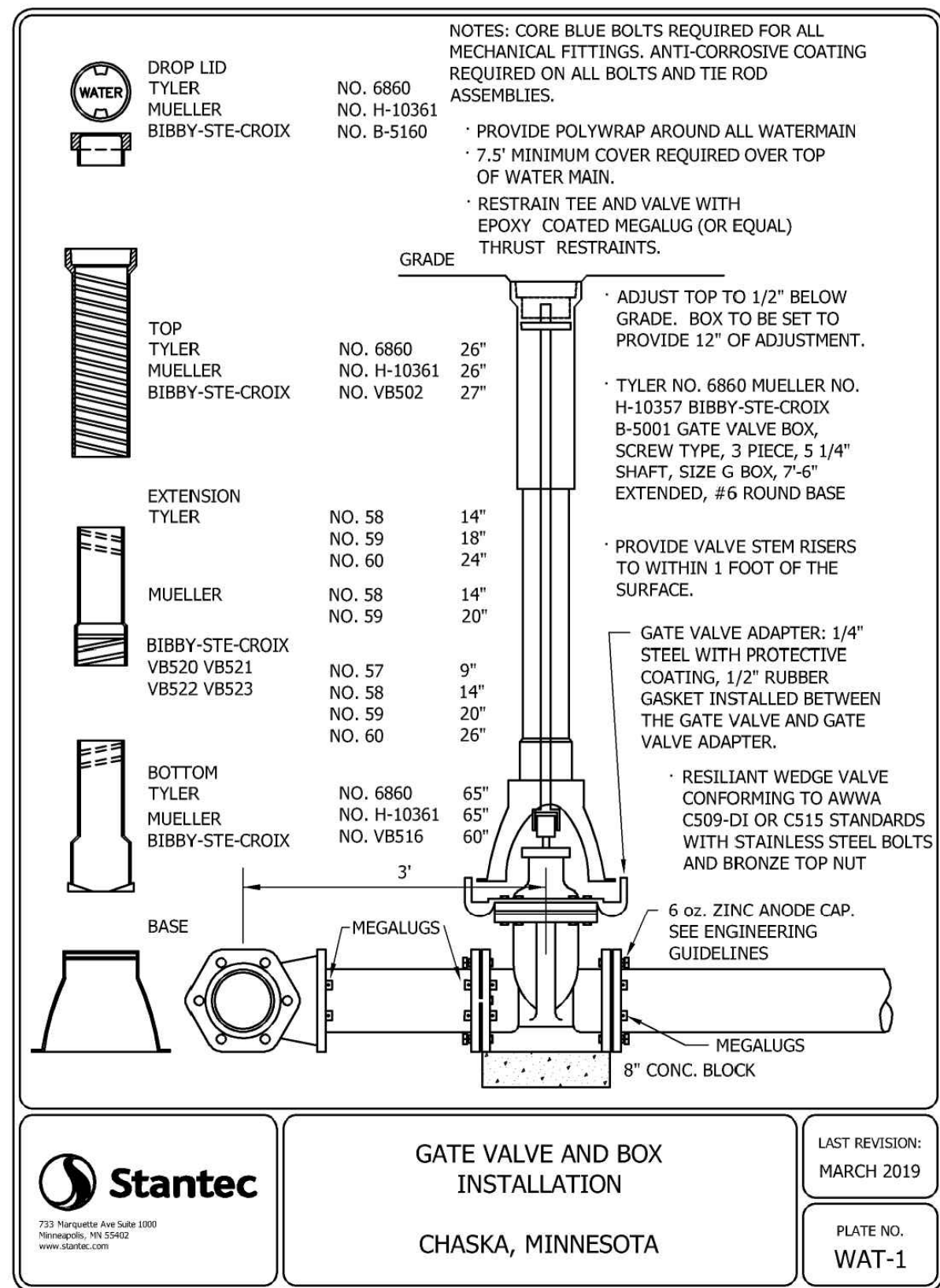
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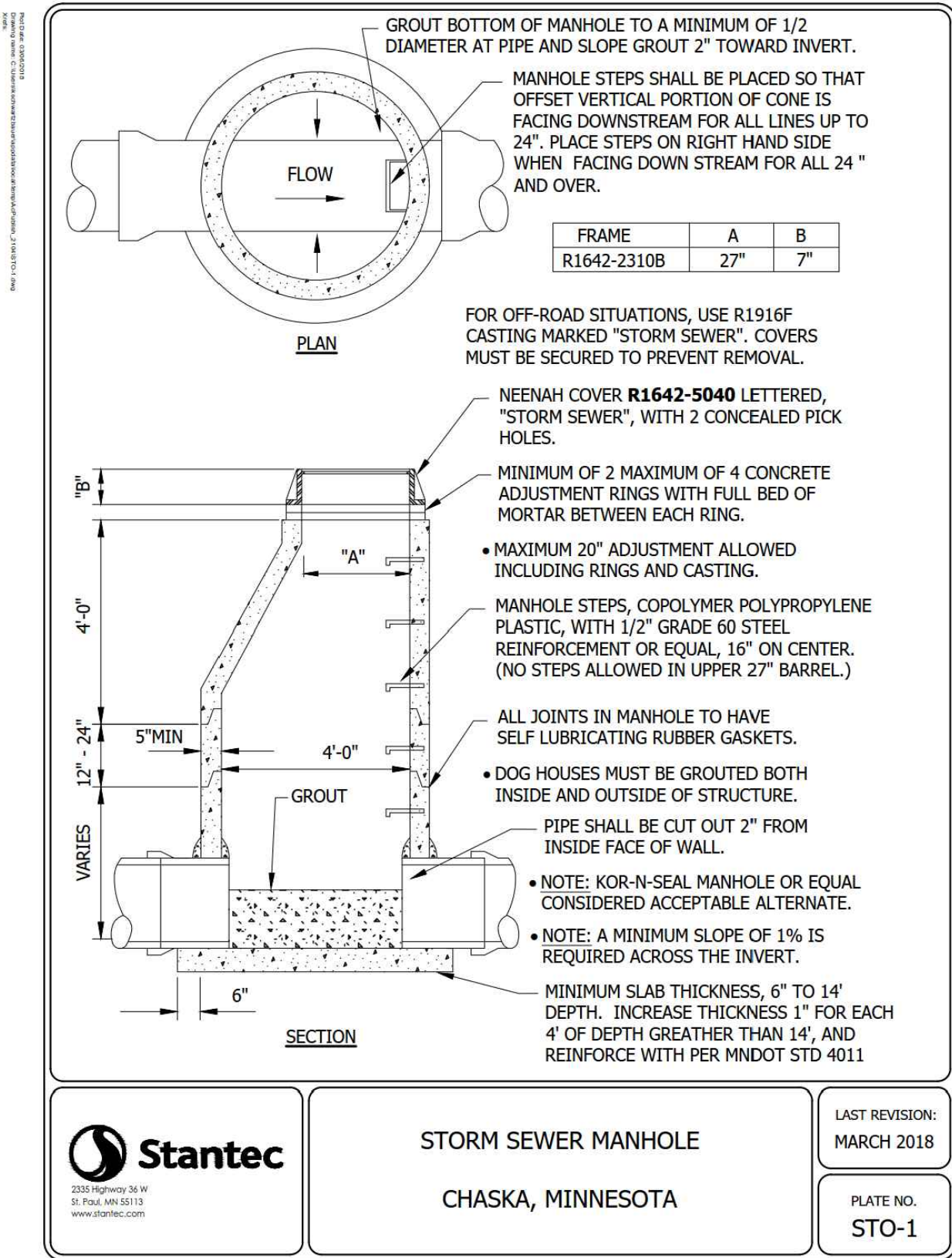
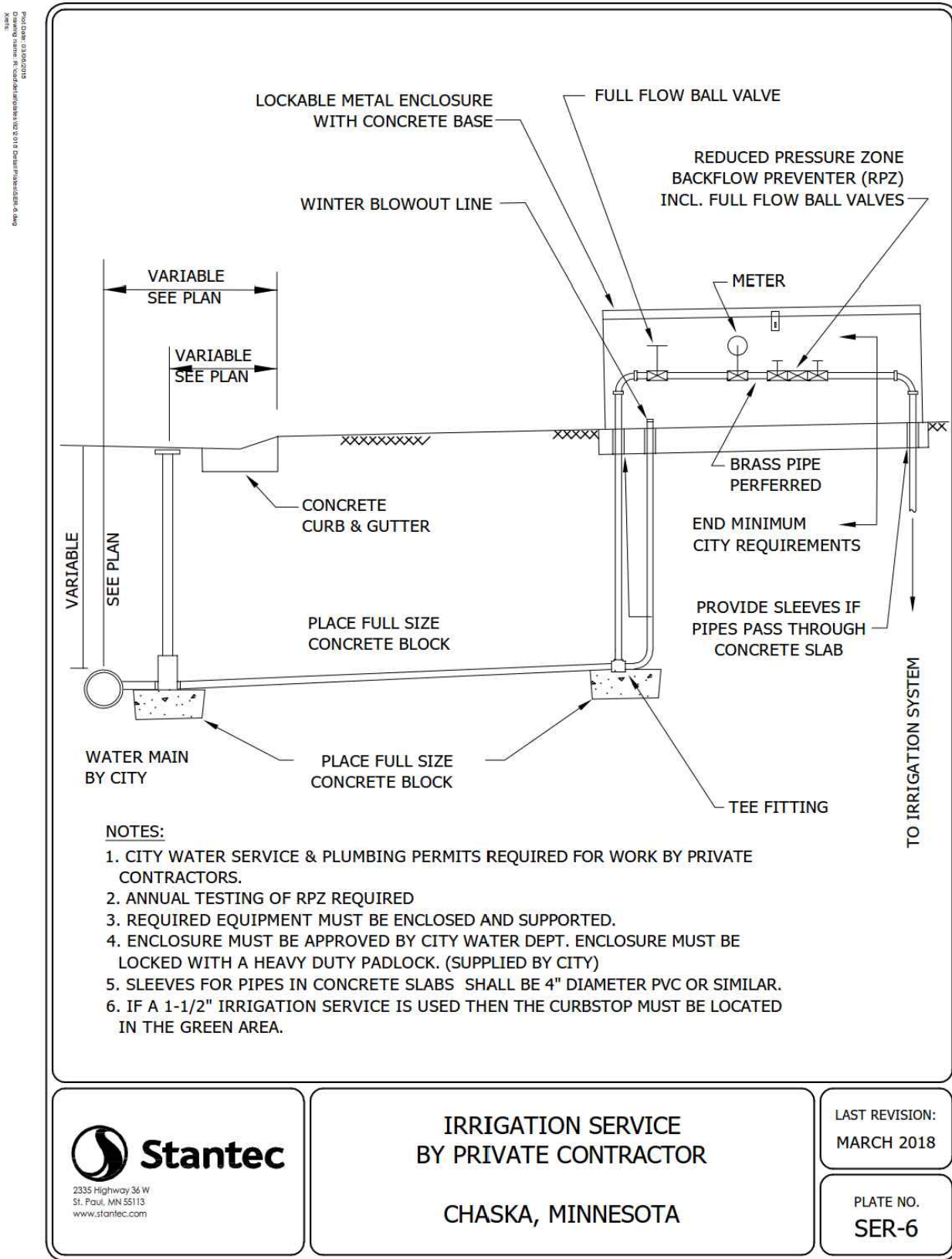
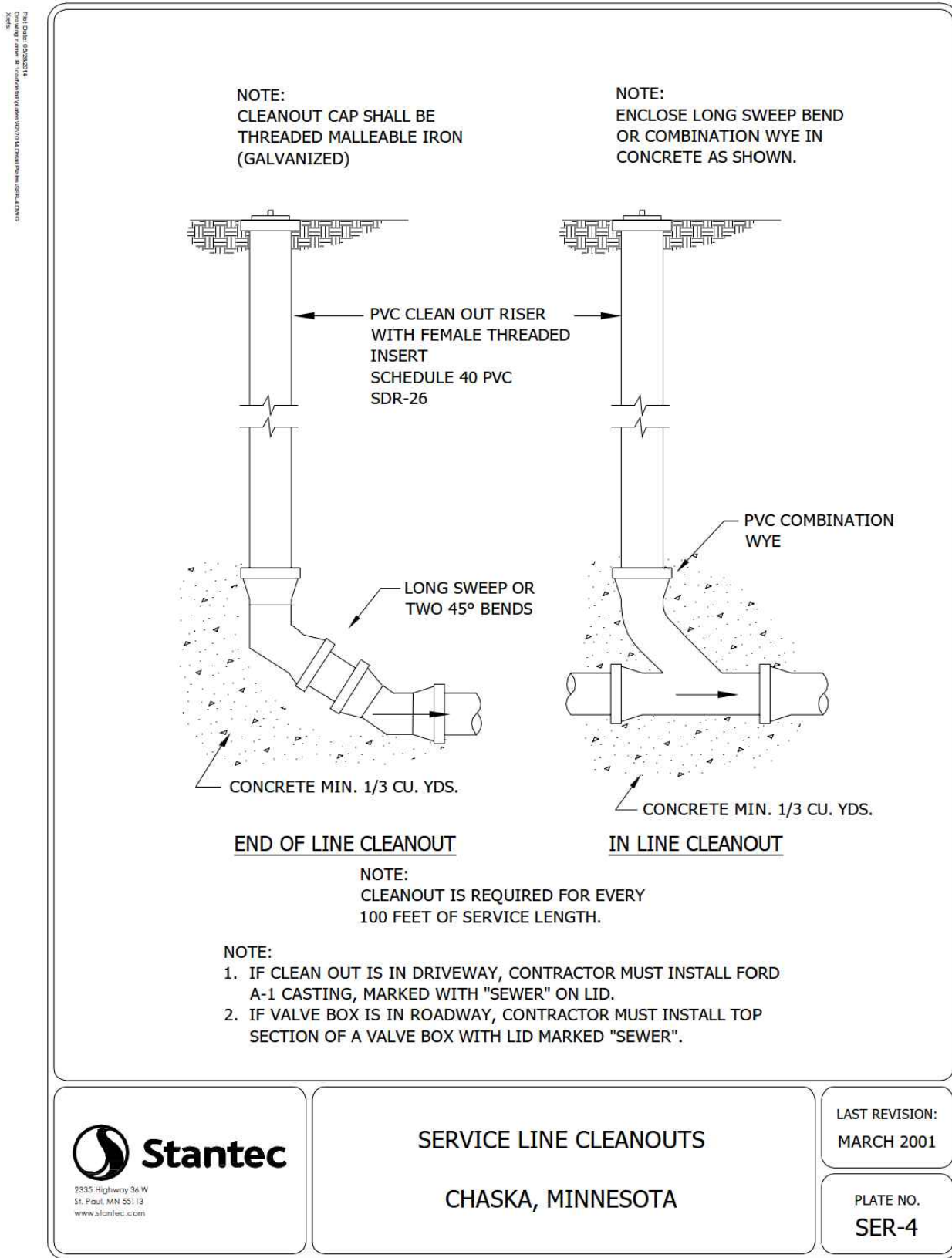
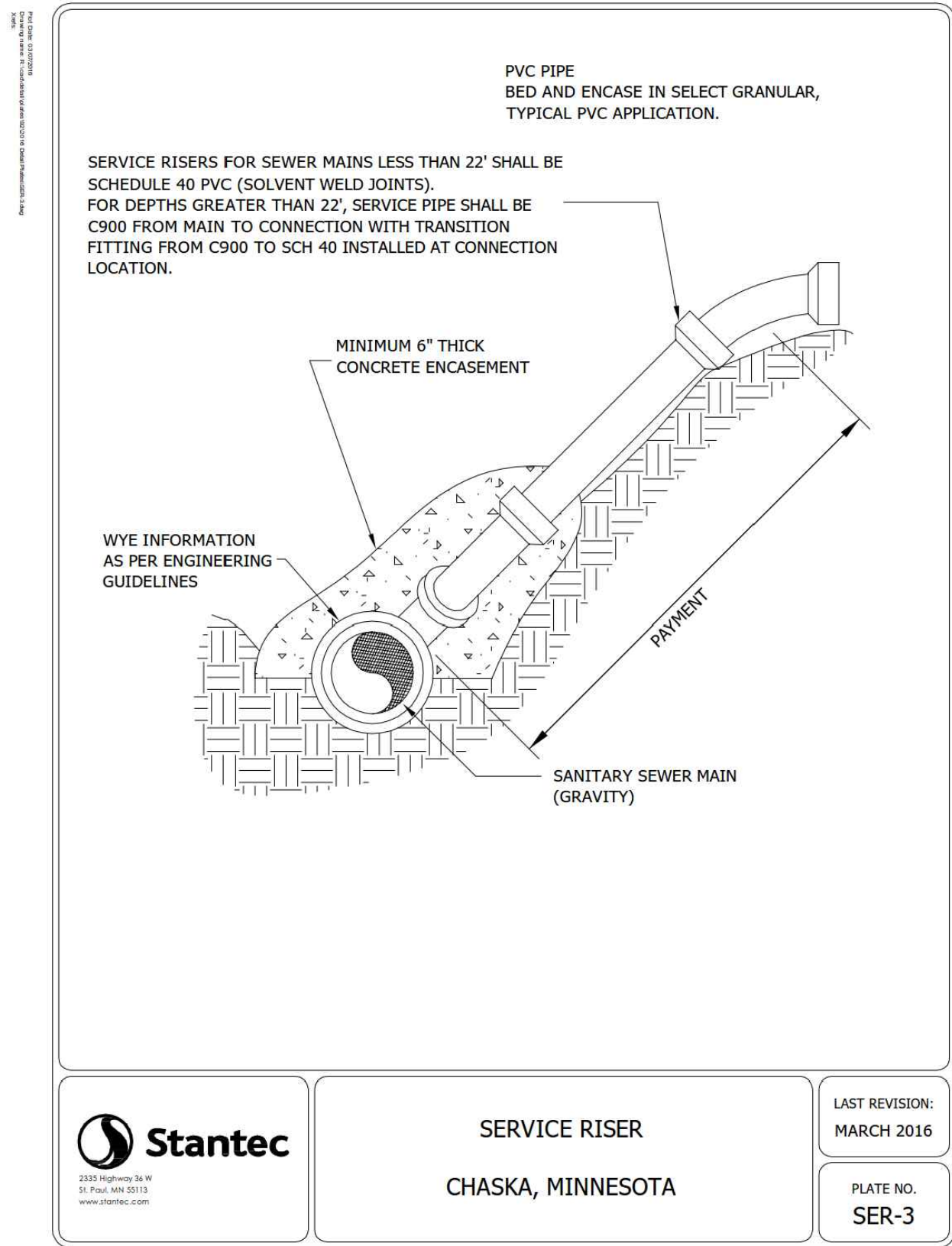
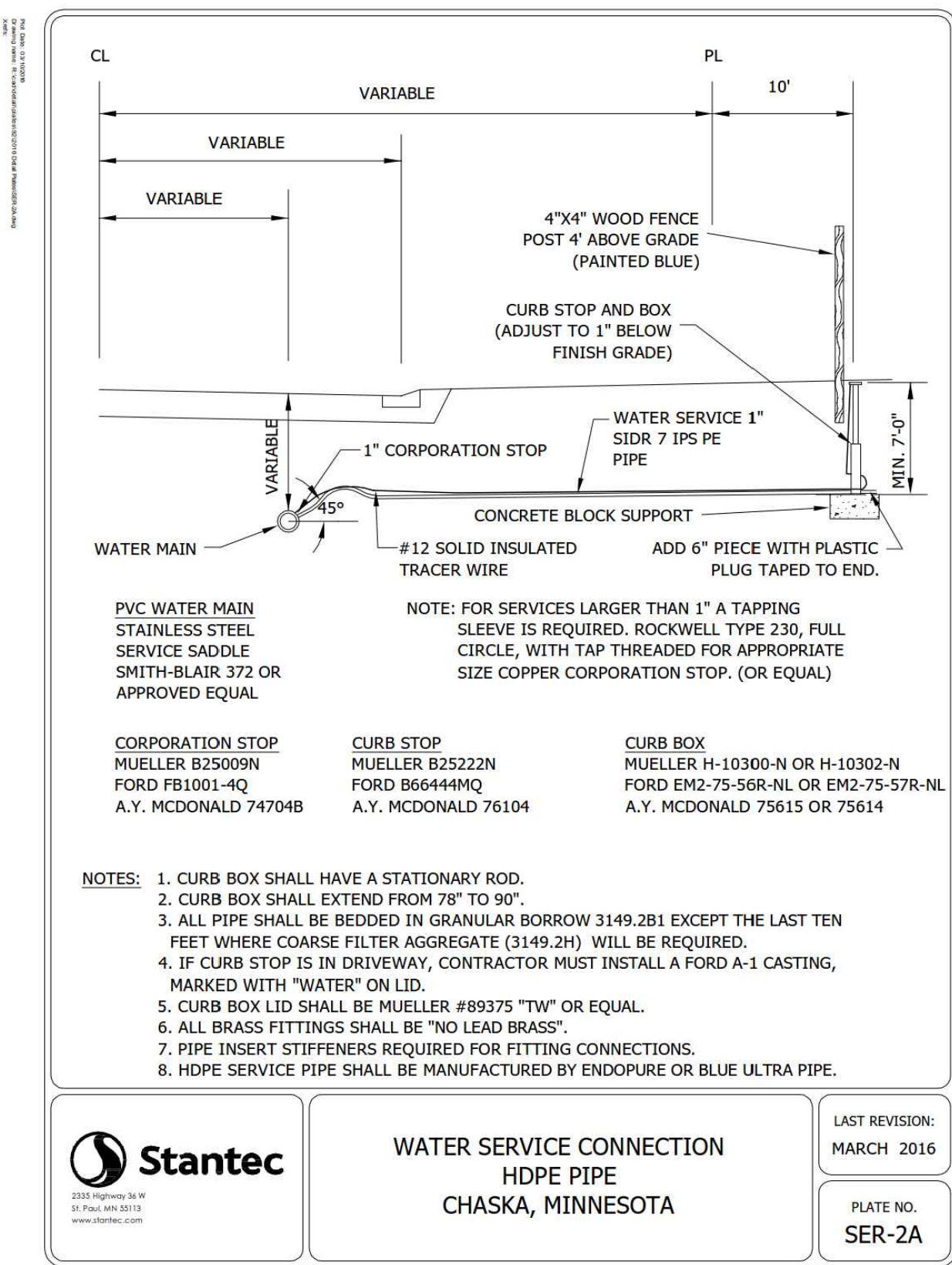
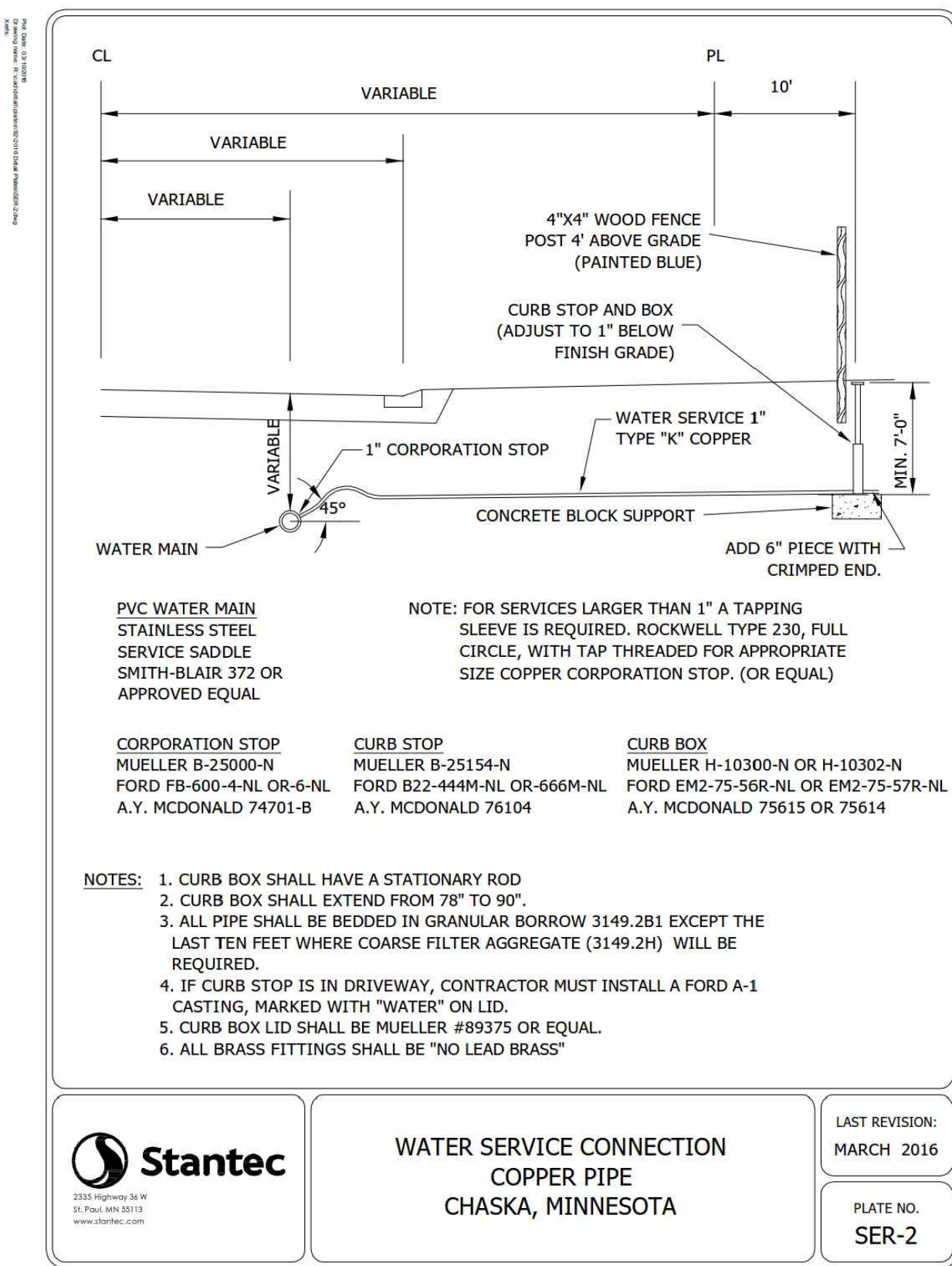
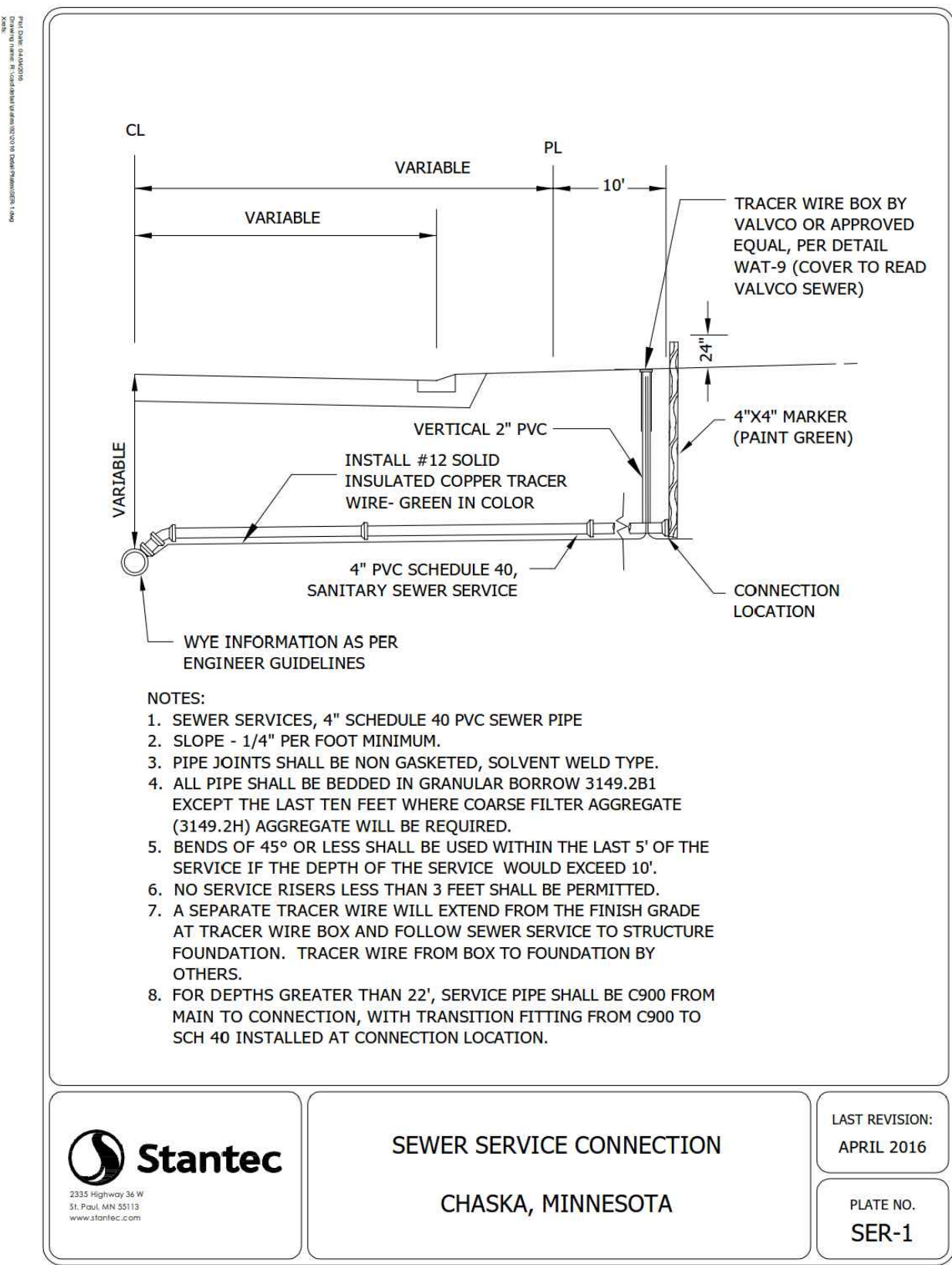
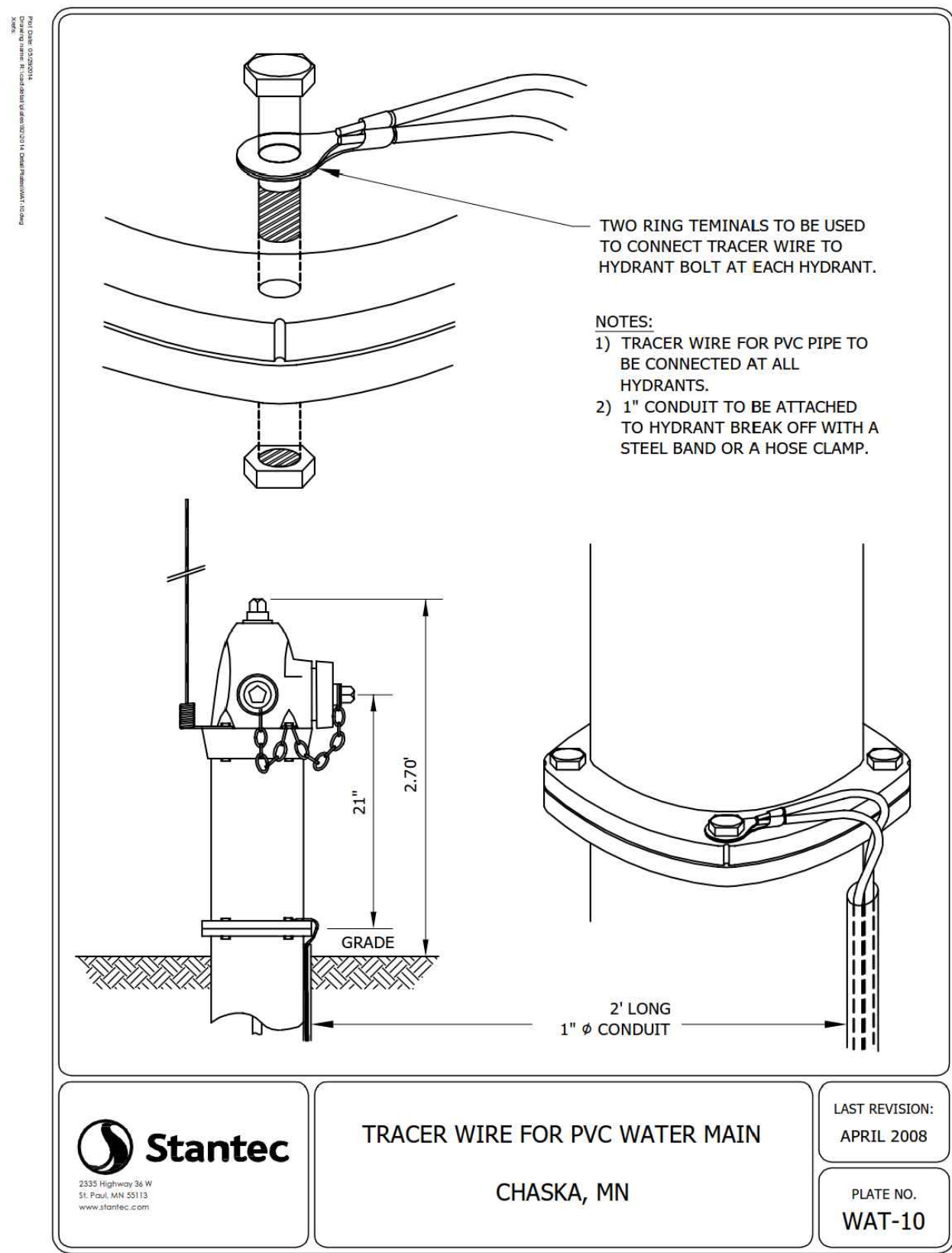
13

OF

20

DATE: 02/07/23





DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 02/07/23
REVISIONS:
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Francis D. Hagen
FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

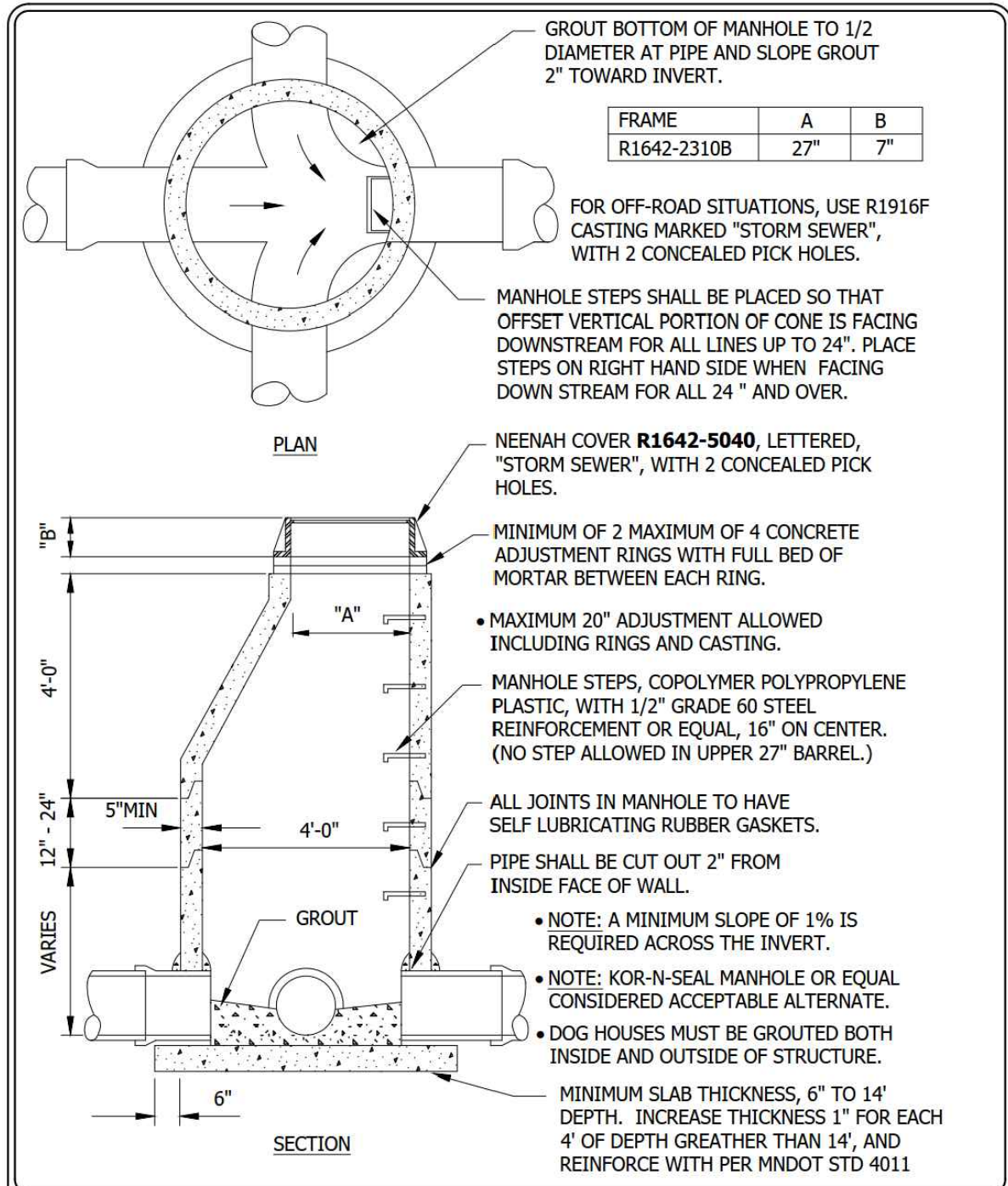
OAK CREEK 2ND ADDITION
CHASKA, MN

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.

DETAILS

PROJECT NUMBER: 0024429.02

SHEET NUMBER:
15 OF 20
DATE: 02/07/23

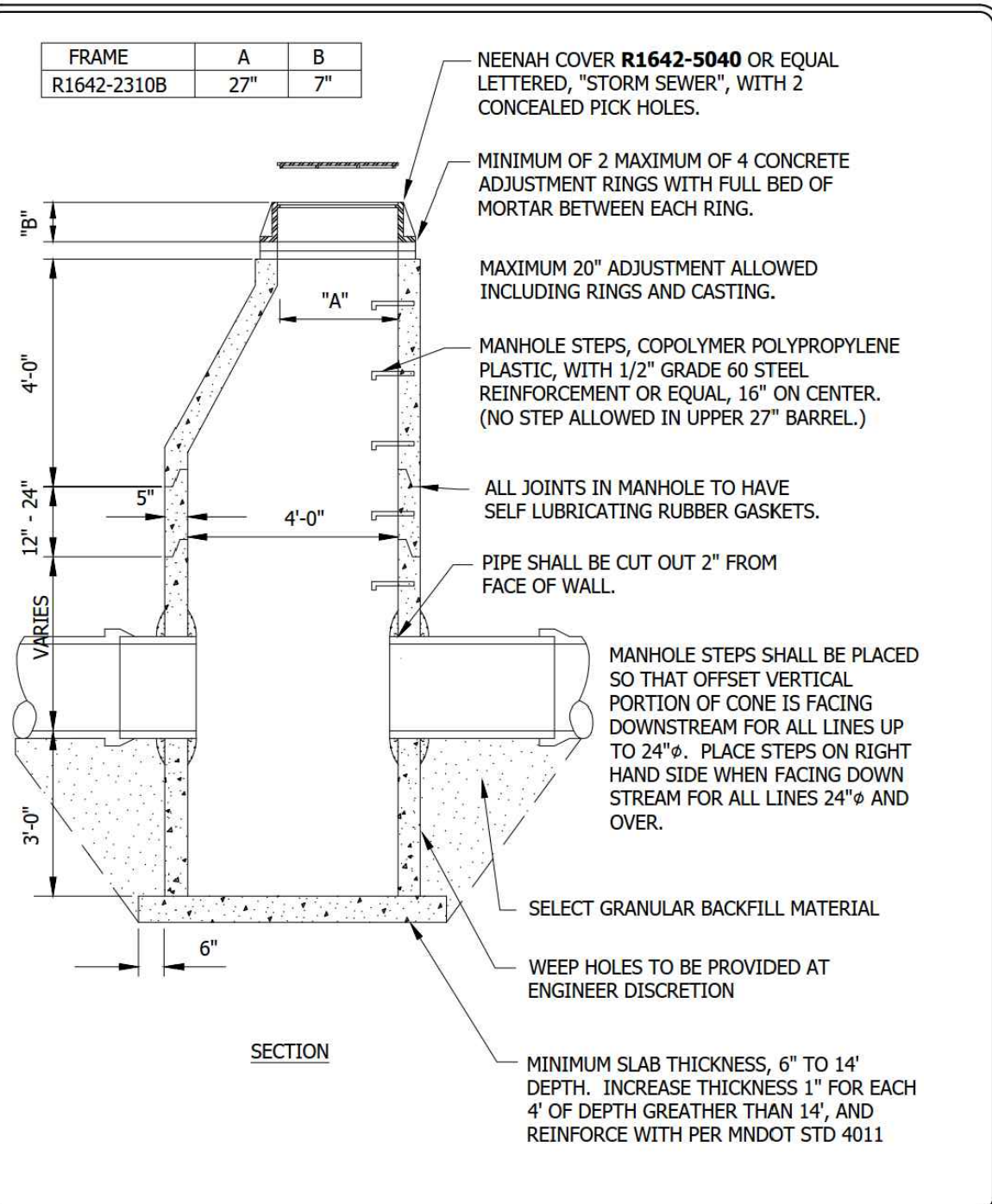


STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-2

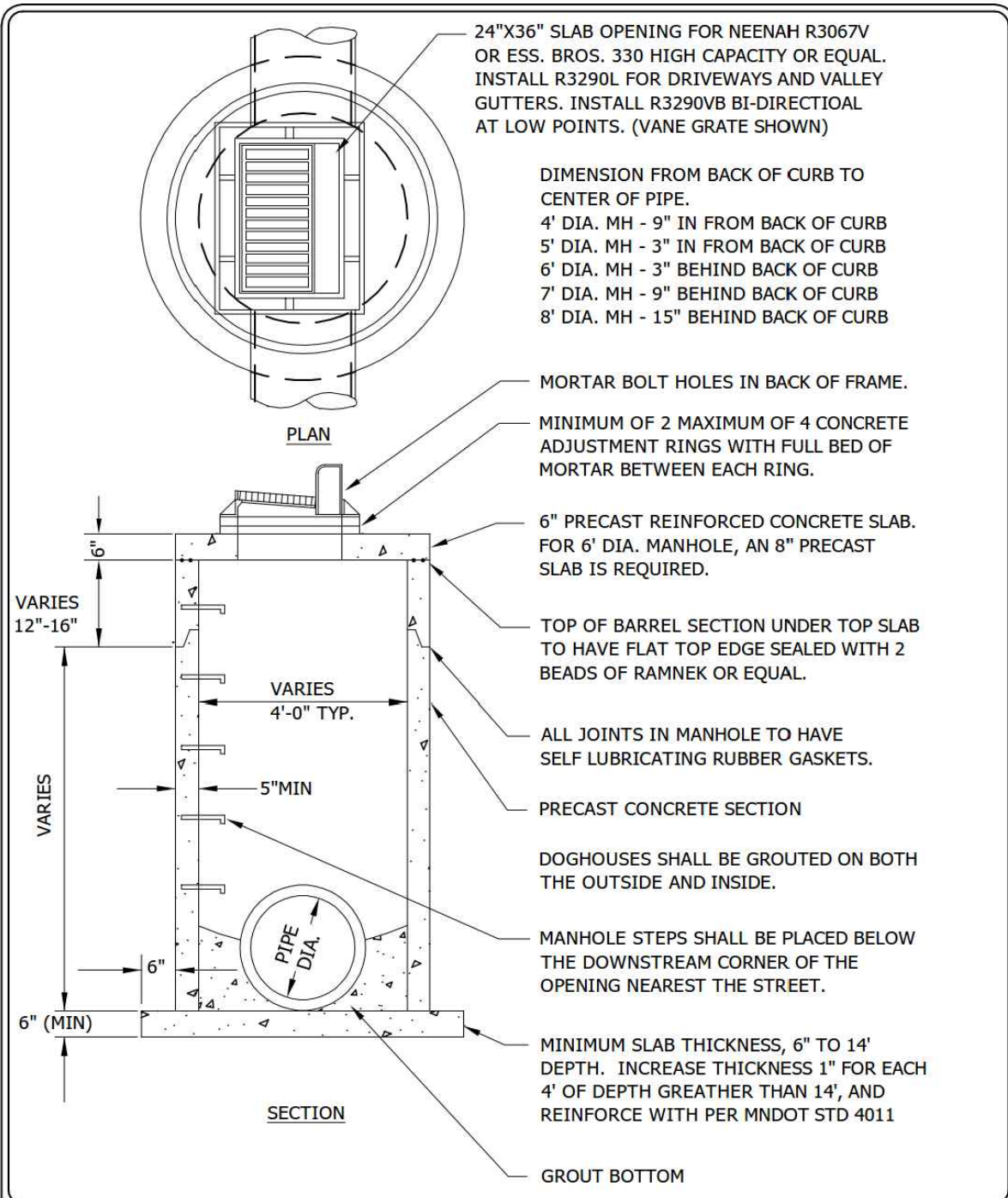


PERFORATED SUMP MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-4

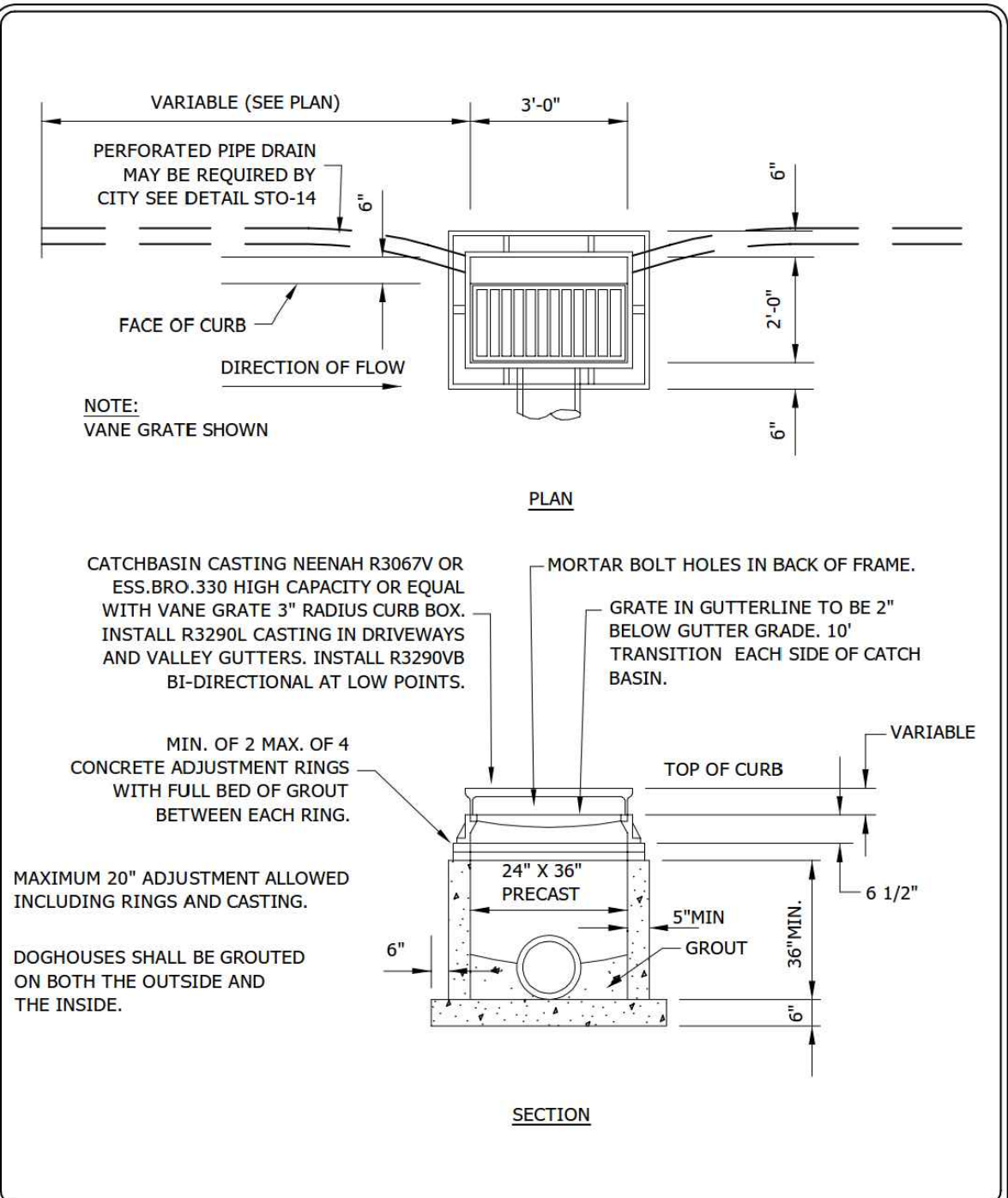


TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-5

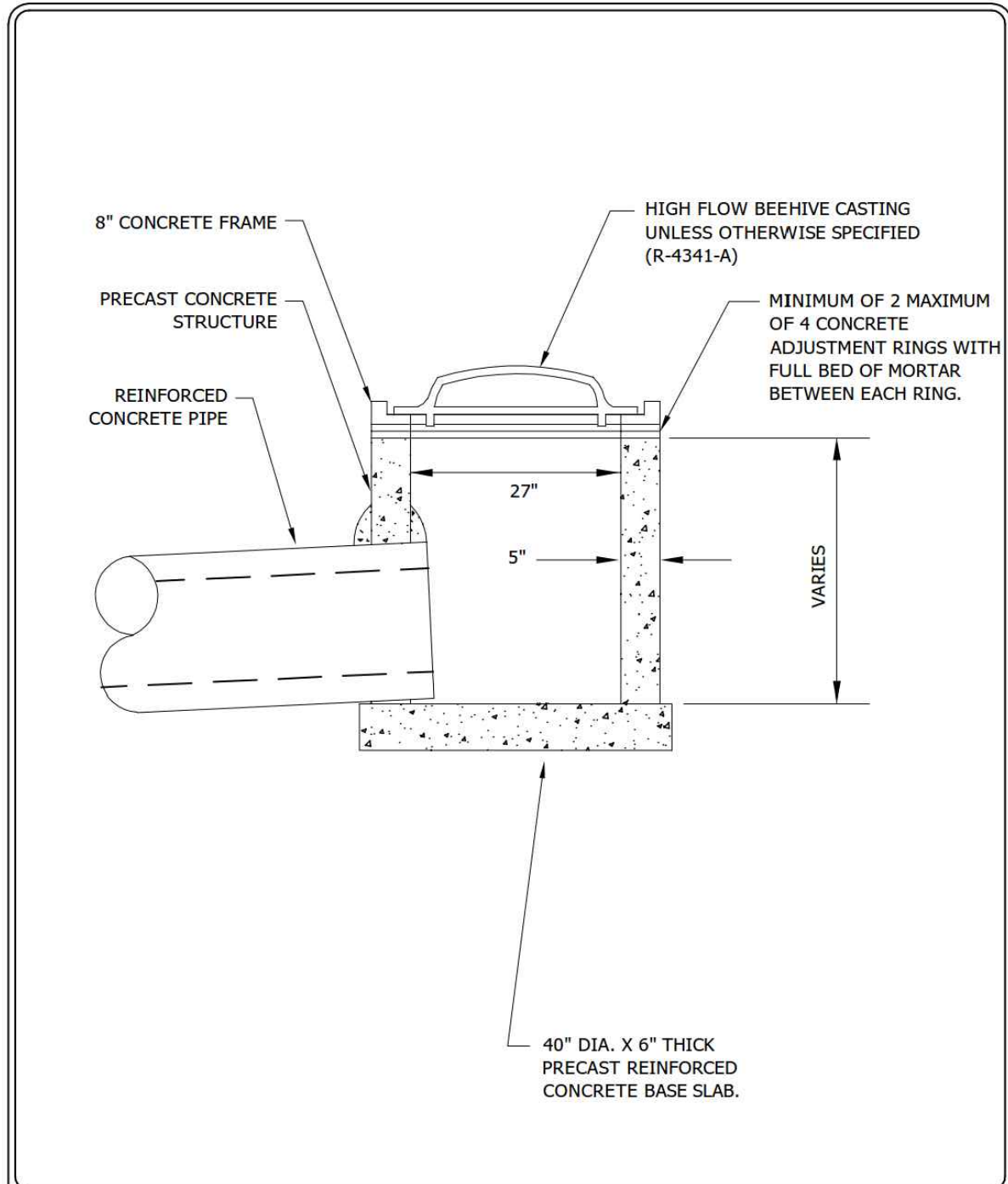


TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-6

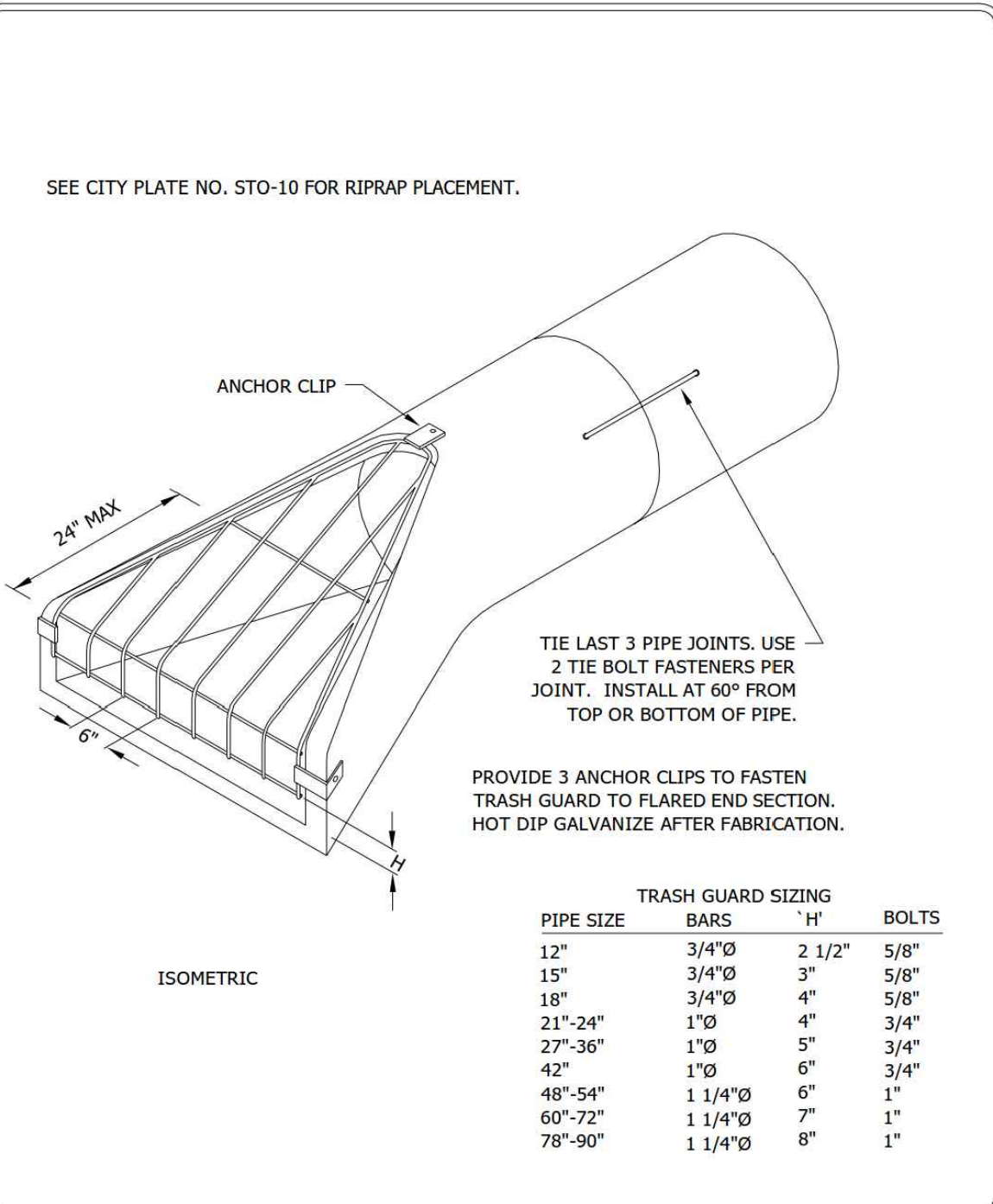


PRECAST 27" SHALLOW DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-9

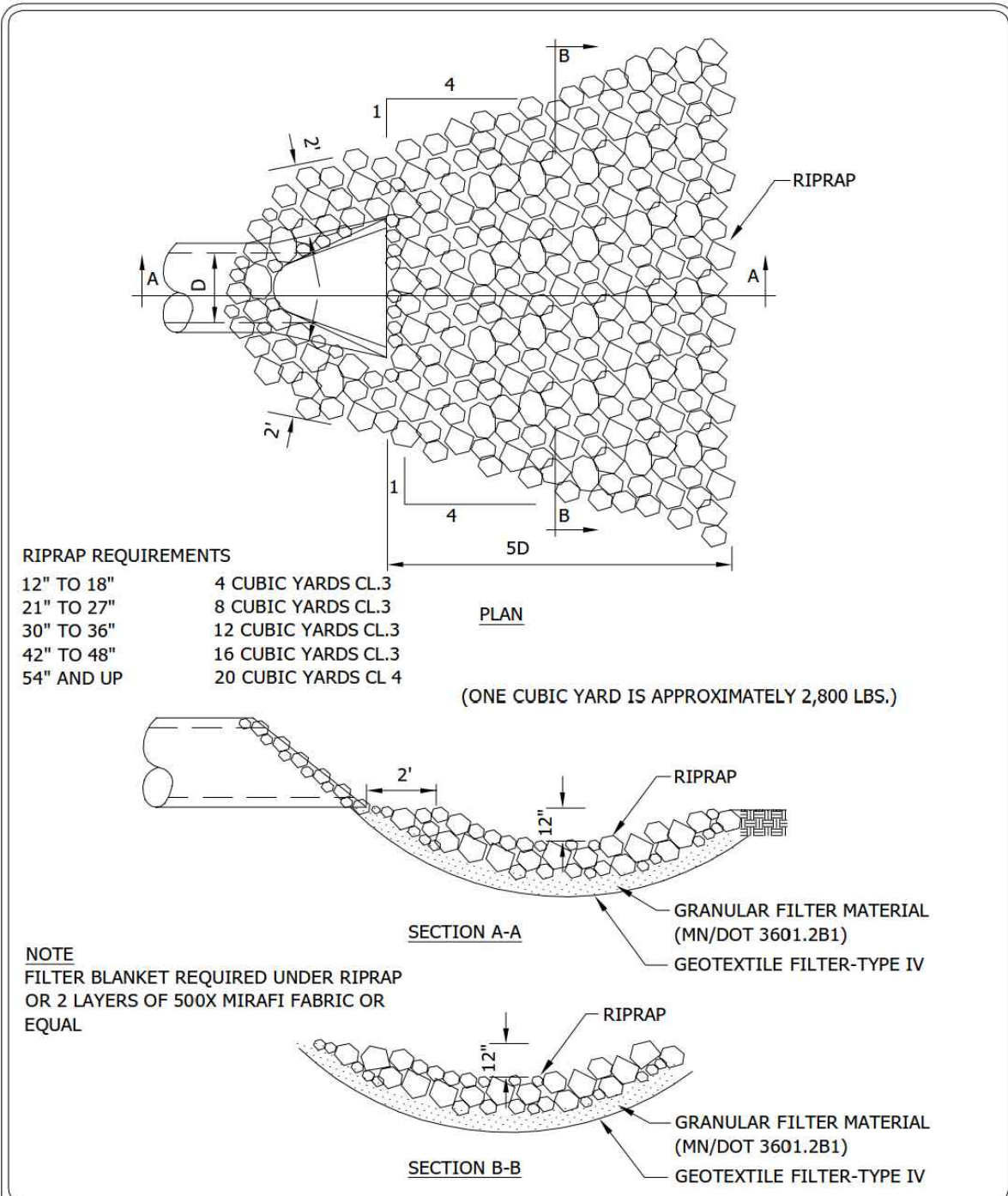


FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION:
FEB. 1995

PLATE NO.
STO-10

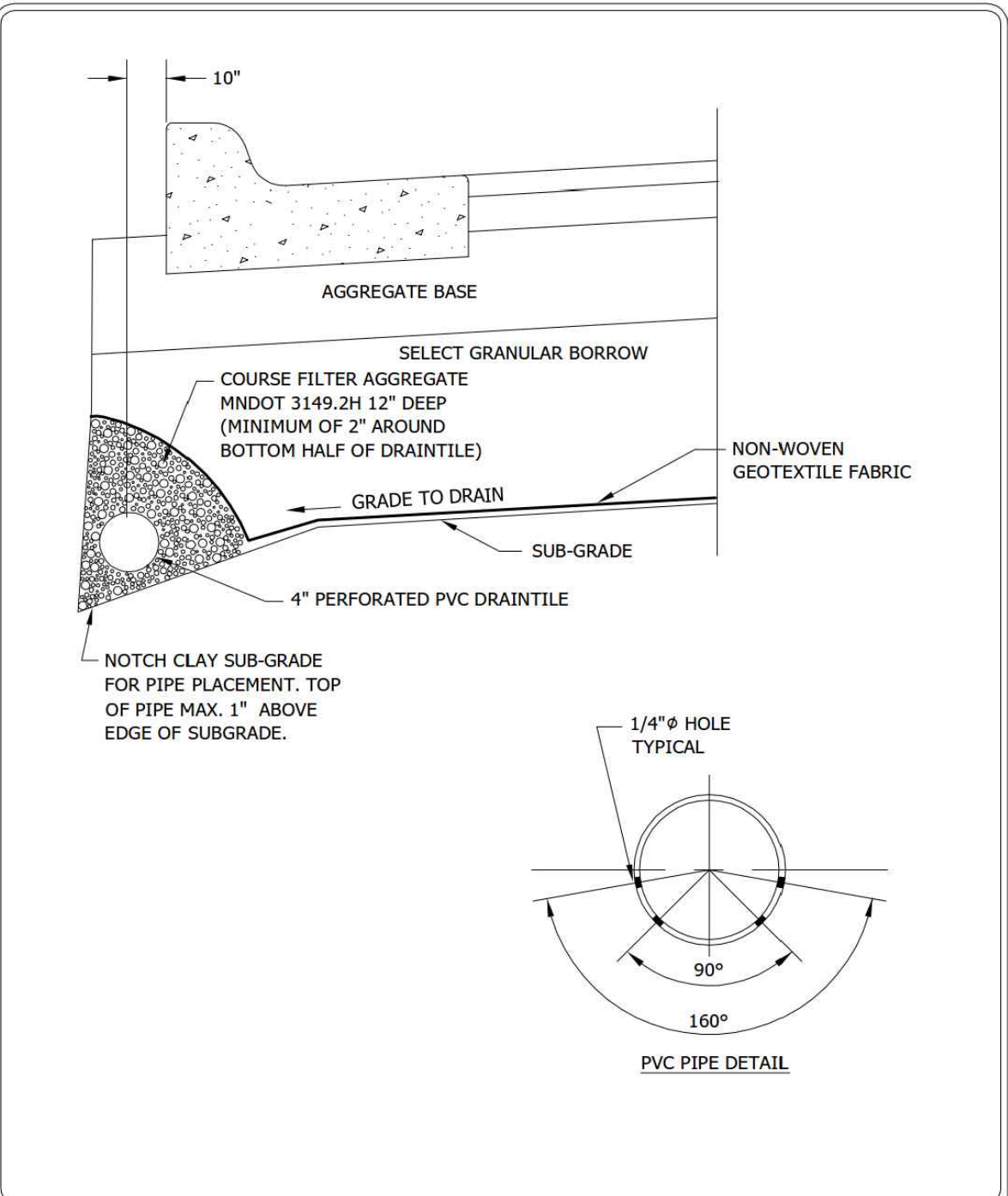


RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2004

PLATE NO.
STO-11



PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION:
NOV. 2016

PLATE NO.
STO-12

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 02/07/23
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
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FRANCIS D. HAGEN
DATE: 02/07/23 LICENSE NO. 17716

OAK CREEK 2ND ADDITION

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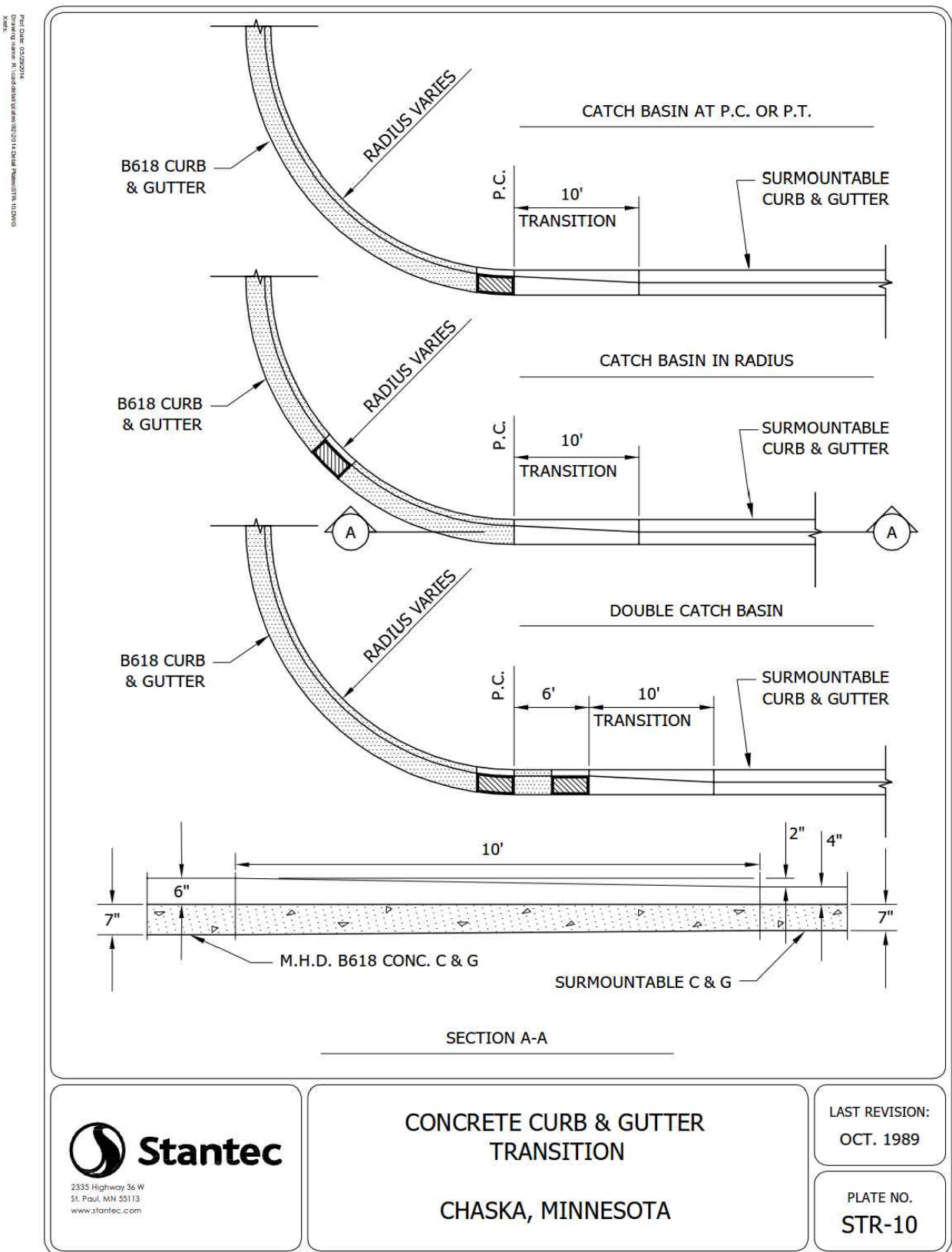
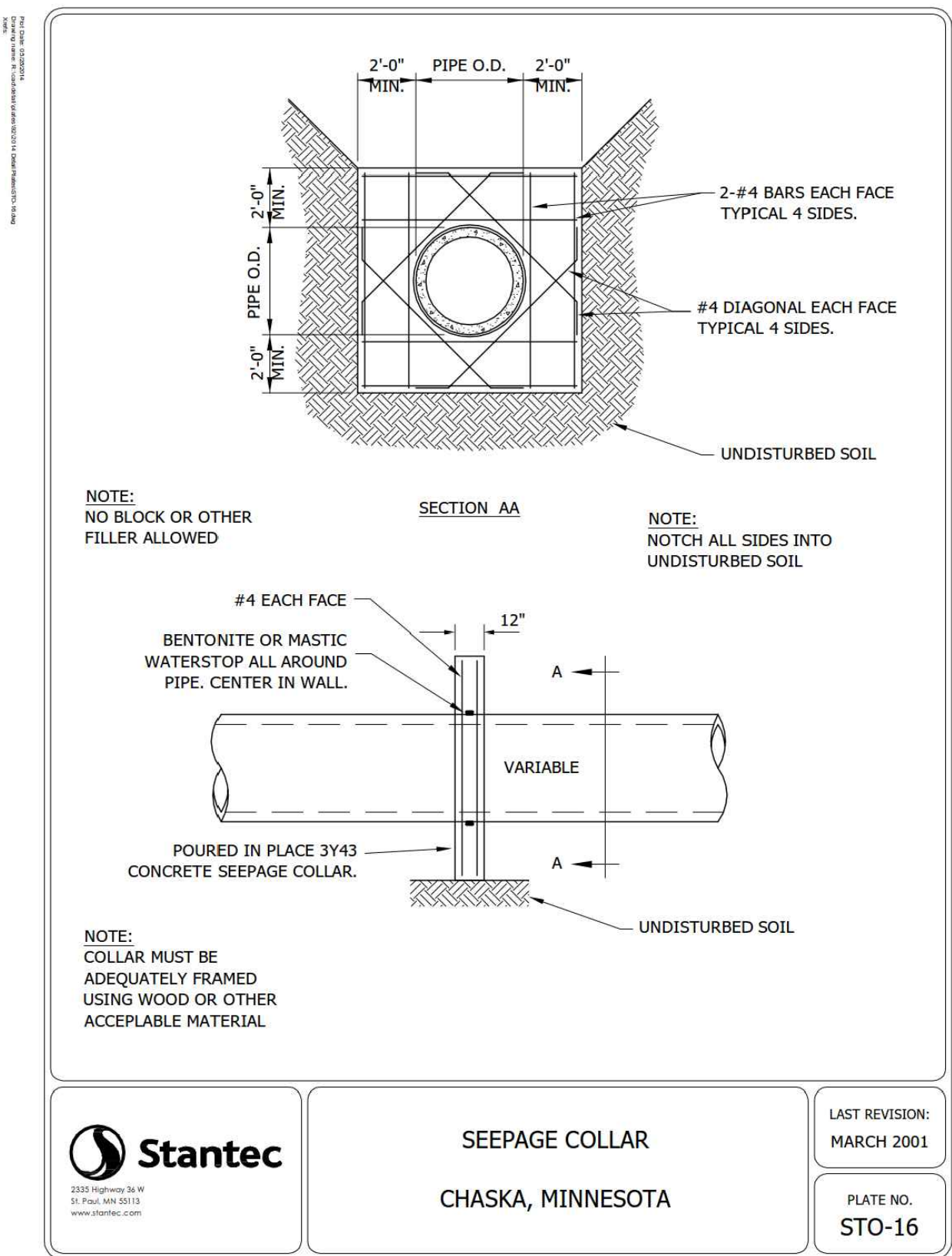
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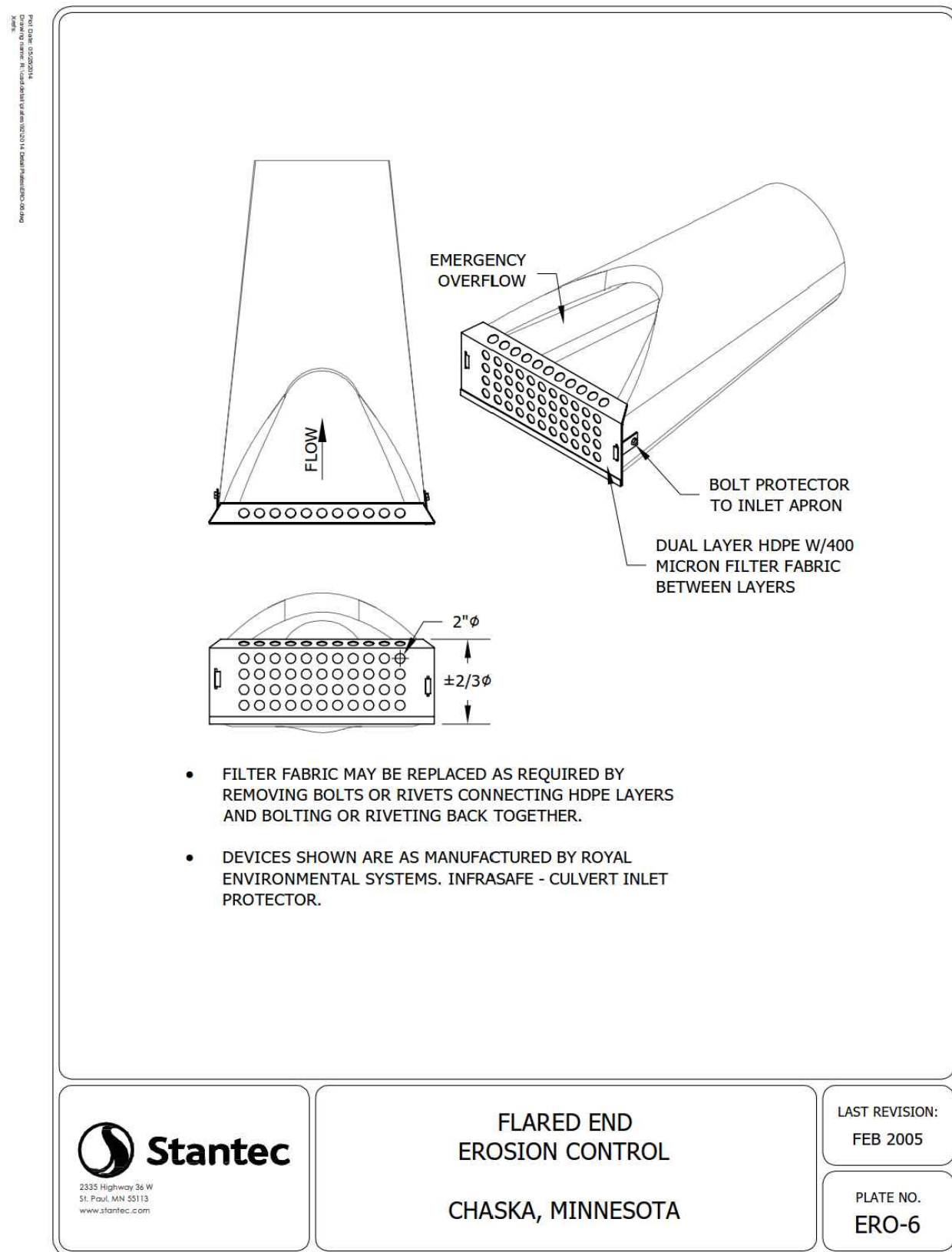
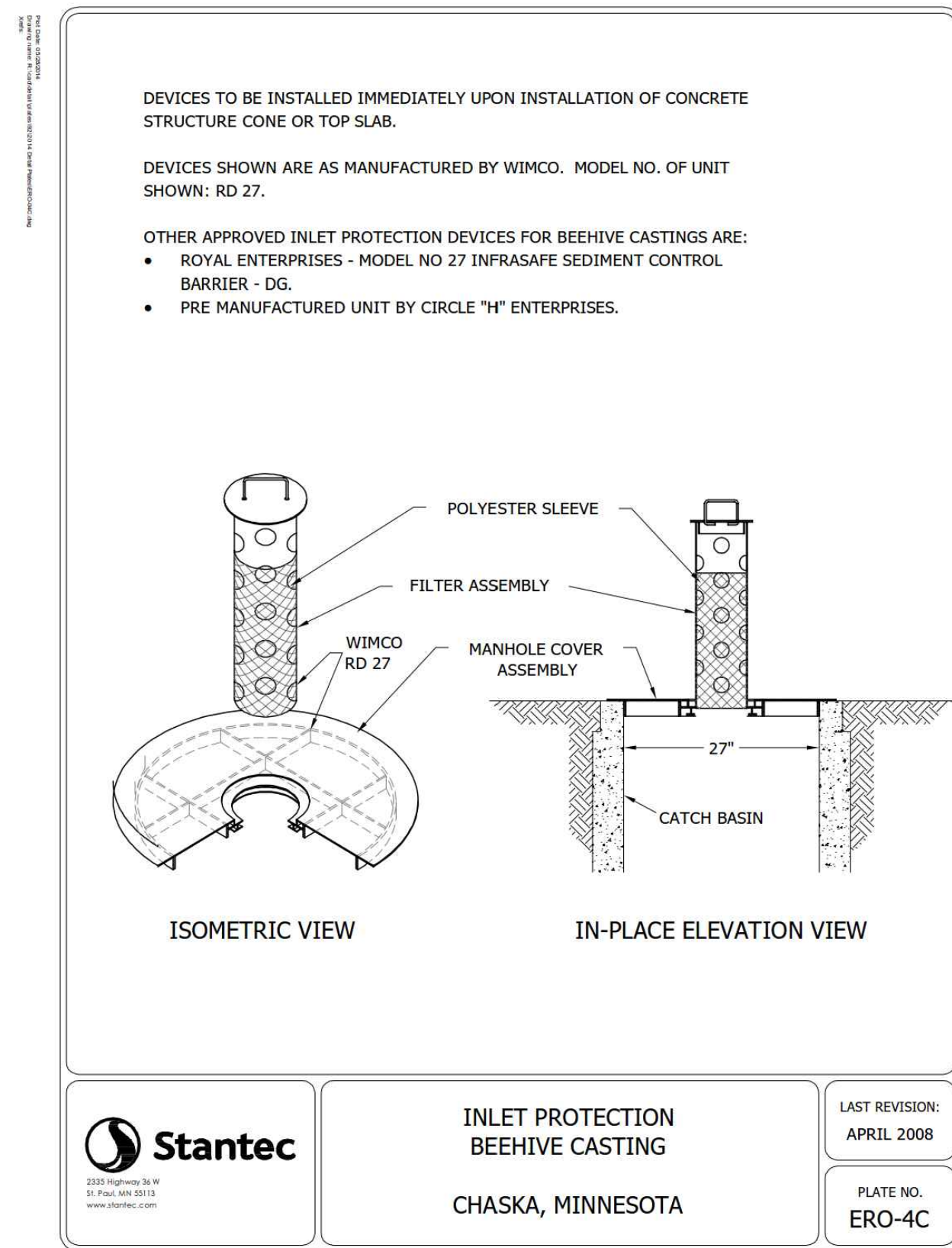
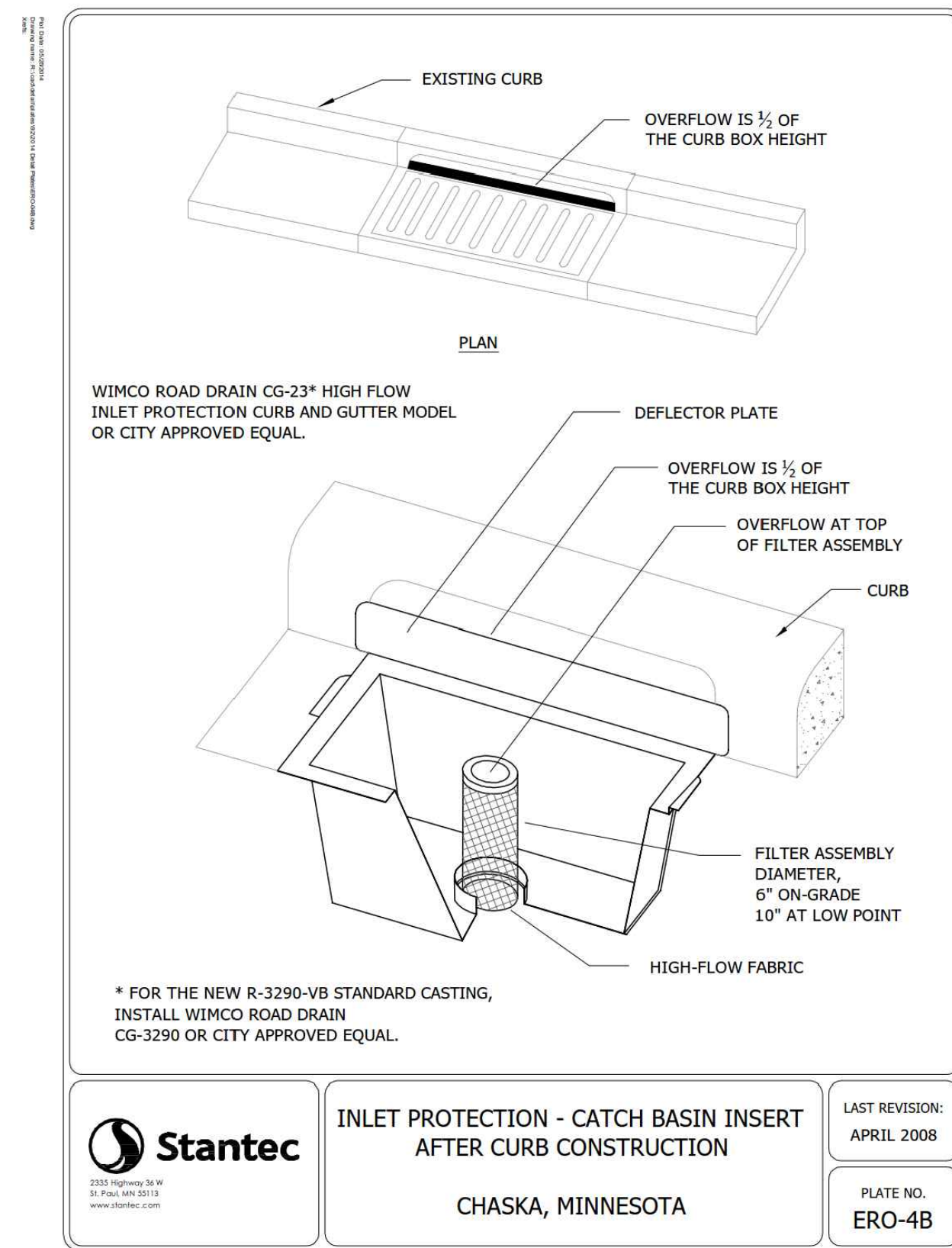
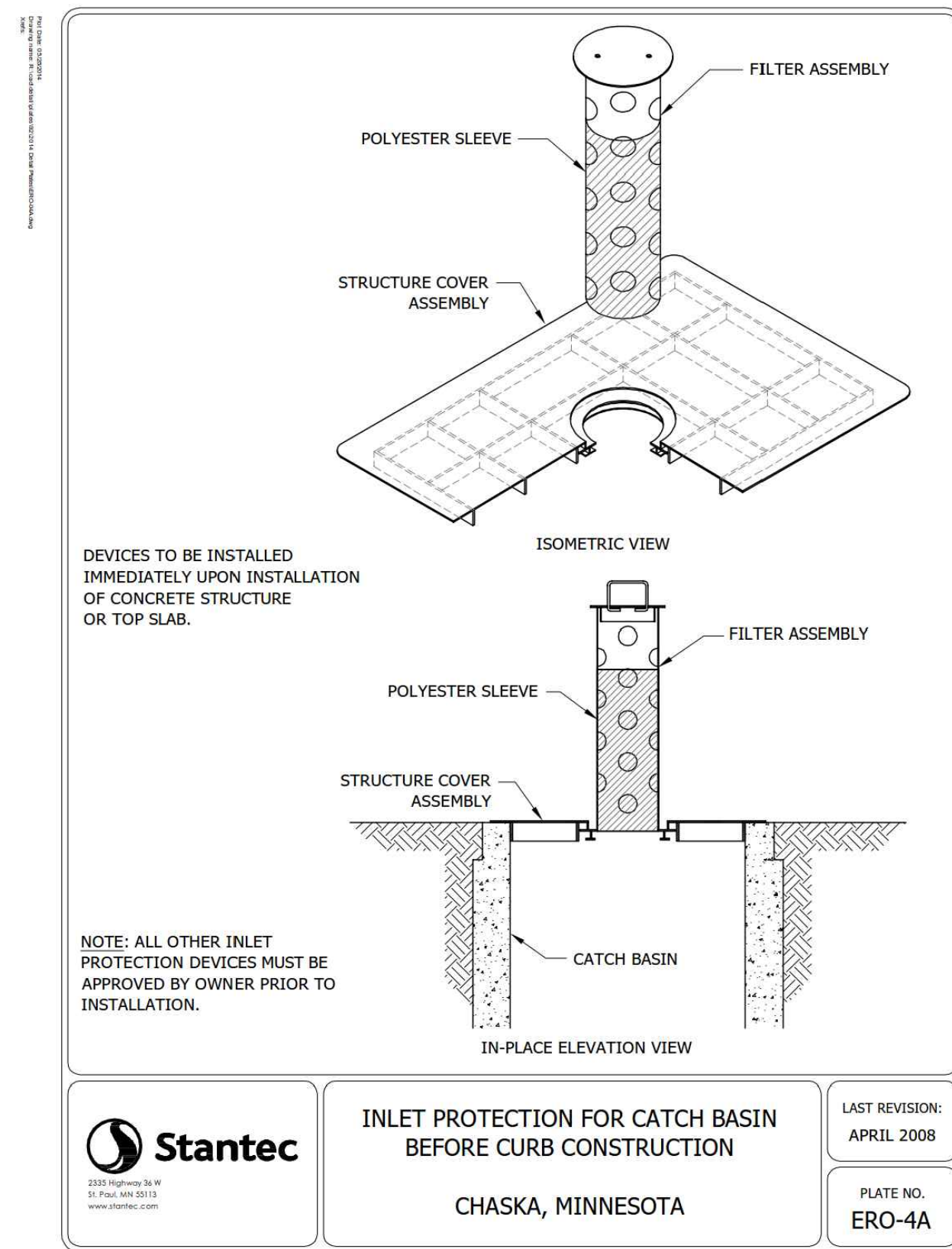
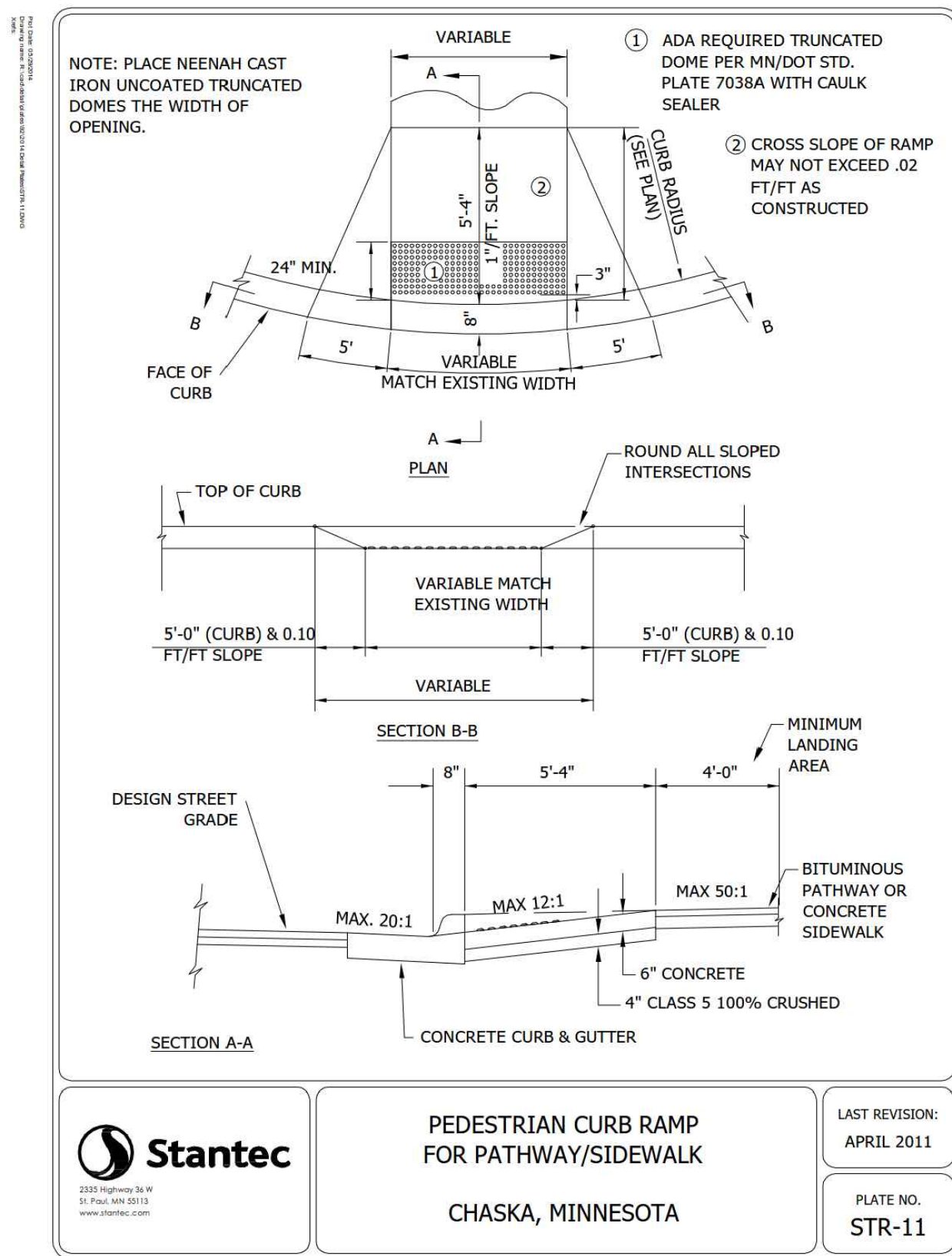
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SHEET NUMBER:

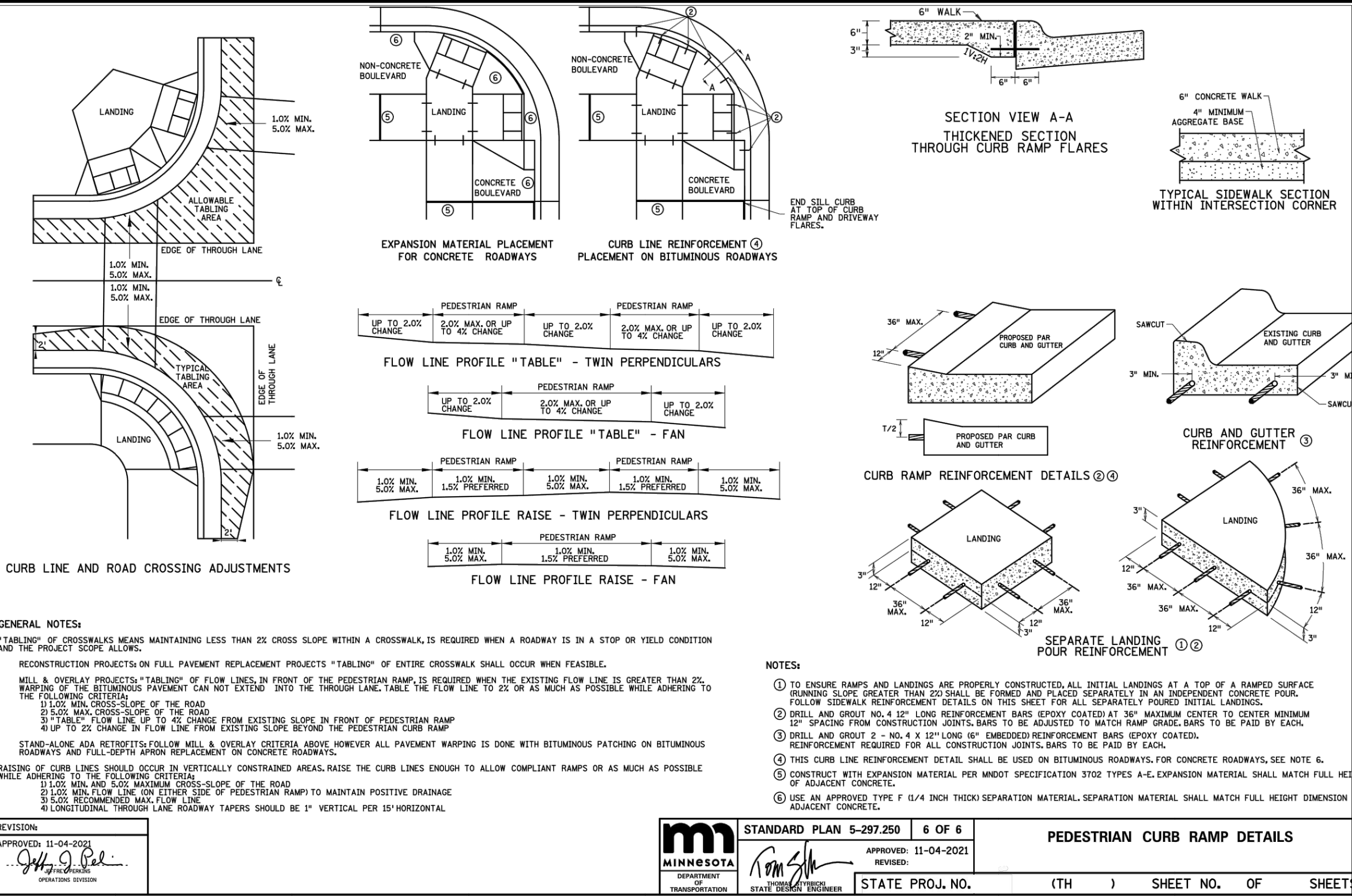
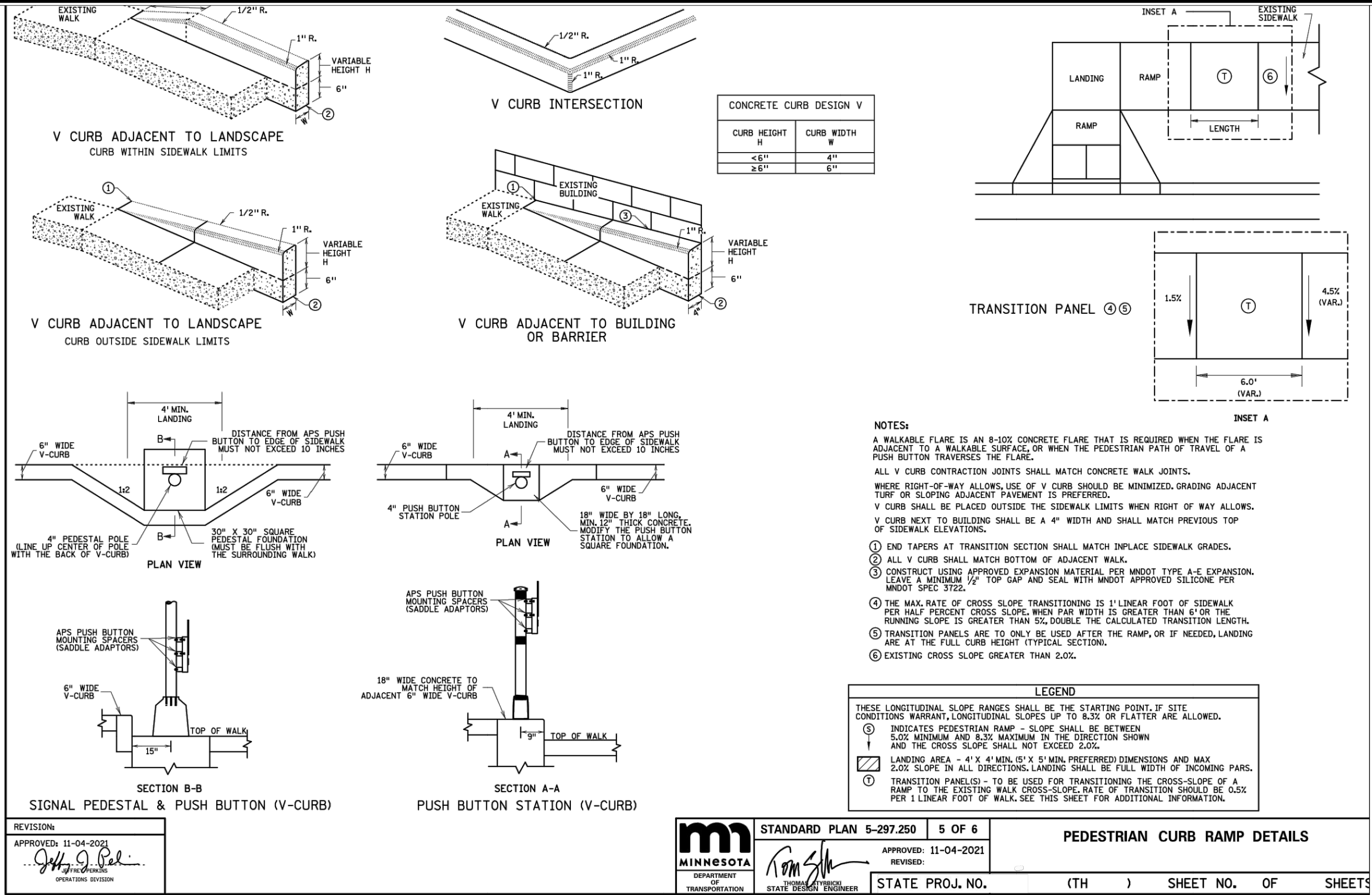
16 OF 20

DATE: 02/07/23





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Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 02/07/23
REVISIONS:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

PREPARED FOR:
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CHASKA, MN

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Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0024429.02

SHEET NUMBER:

20 OF 20

DATE: 02/07/23

CONSTRUCTION PLANS

FOR

FINAL LANDSCAPE PLANS

FOR

OAK CREEK

CHASKA, MINNESOTA

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044
CONTACT: RICK THOMSON
PHONE: 952-985-7430
EMAIL: RLTHOMSON@DRHORTON.COM

PREPARED BY:
Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
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PROJECT NUMBER: 0024429.00
CONTACT: FRANCIS D. HAGEN



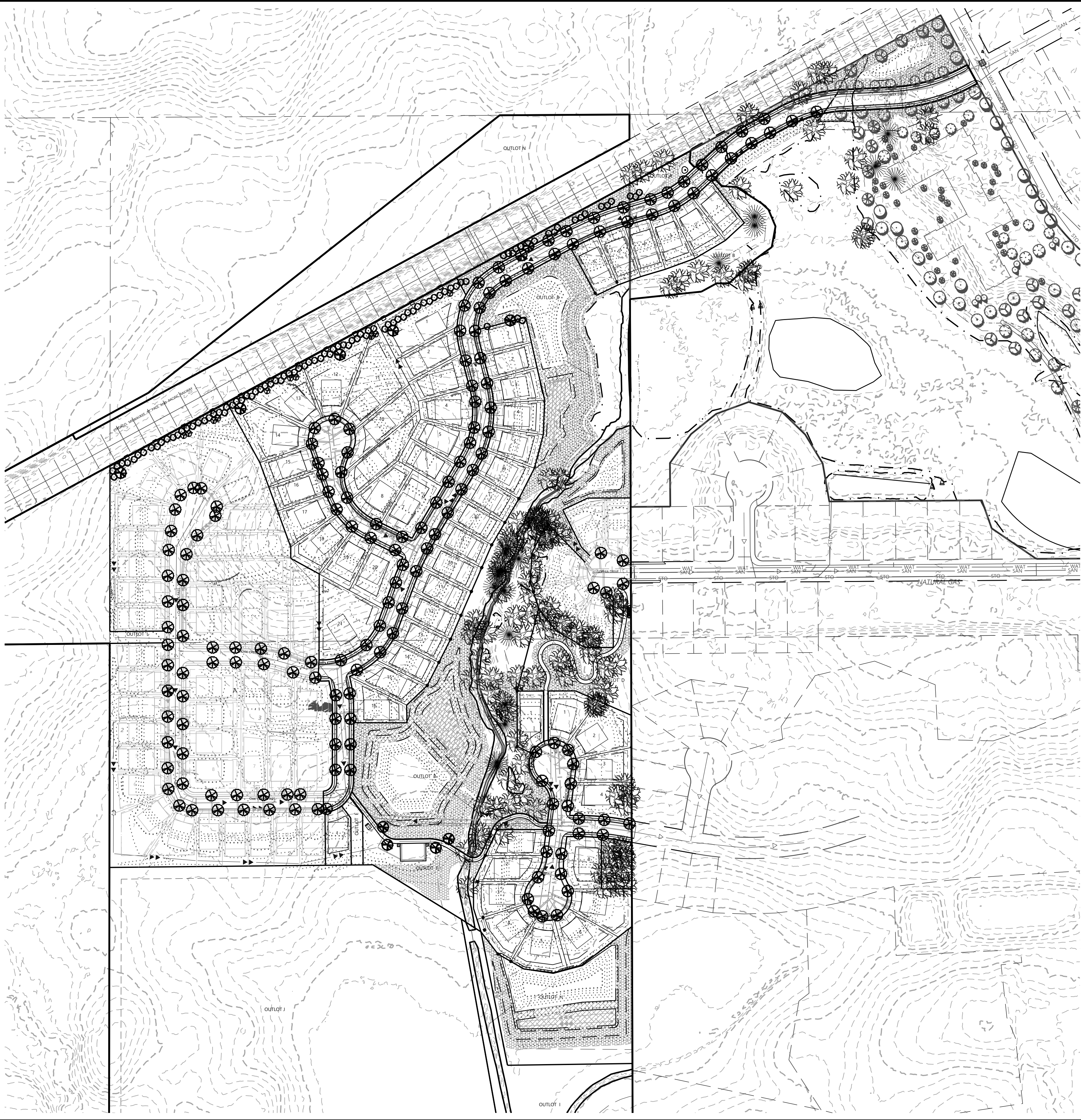
Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN - NOTES - DETAILS
7	LANDSCAPE DETAILS

NO.	DATE	REVISION	SHEETS
1	05/24/22	CITY COMMENTS	ALL
-	06/21/22	WATERSHED COMMENTS	ALL
-	-	-	
-	-	-	
-	-	-	
-	-	-	
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-	-	-	
-	-	-	
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CONSTRUCTION PLANS
FOR
FINAL LANDSCAPE PLANS
FOR
OAK CREEK
CHASKA, MINNESOTA



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Common Ground Alliance

Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	SPACING O.C.
OVERSTORY DECIDUOUS TREES - 177					
ABM	22	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	H 50'-60" W 40'
SGM	2	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50" W 35'-40'
RSM	1	Red Sunset Maple / Acer rubrum 'Franksred'	2.5" BB	AS SHOWN	H 45' W 35'
FFM	18	Fall Fiesta Maple / Acer saccharum 'Bailsta'	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	10	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
REO	28	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70" W 40'-50'
NPO	10	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN	H 50'-60" W 40'-50'
SWO	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60" W 40'
PRE	11	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN	H 60'-80" W 40'-60'
ACE	17	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
FRL	21	Frontyard Linden / Tilia americana 'Frontyard'	2.5" BB	AS SHOWN	H 60'-70" W 30'-40'
REL	14	Redmond Linden / Tilia americana 'Redmond'	2.5" BB	AS SHOWN	H 40'-60" W 30'
AGG	3	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold'	2.5" BB	AS SHOWN	H 50' W 30'
HAK	16	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
RIB	2	River Birch / Betula nigra	10' HT. BB CLUMP	AS SHOWN	H 50'-75' W 50'
BUFFER EVERGREEN TREES - 93					
BHS	14	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40" W 20'-30'
NOS	8	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80" W 25'-30'
COS	10	Colorado Spruce / Picea pungens	6' HT., BB	AS SHOWN	H 40'-60" W 15'-30'
WHP	6	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80" W 30'-40'
NOP	16	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80" W 25'-30'
POP	16	Ponderosa Pine / Pinus ponderosa	6' HT., BB	AS SHOWN	H 60'-80" W 25'-30'
COF	23	Concolor Fir / Abies concolor	6' HT., BB	AS SHOWN	H 40'-50" W 15'-30'
TEA	6	Techny Arborvitae / Thuja occidentalis 'Techny'	4' HT., BB	5' O.C.	H 10'-15" W 6'-8'
ORNAMENTAL TREES - 10					
TCH	2	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20" W 15'-20'
JTL	3	Japanese Tree Lilac / Syringa reticulata	6' HT., BB CLUMP	AS SHOWN	H 25'-30" W 20'-25'
ALS	2	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP	AS SHOWN	H 15'-25" W 15'-25'
QUA	1	Quaking Aspen / Populus tremuloides	2" BB	AS SHOWN	H 40'-60" W 20'-30'
PRC	2	Prairie Rose Crab / Malus 'Prairie Rose'	2" BB	AS SHOWN	H 20' W 20'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.

Single Family Landscape Requirements

SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS: 227 TREES
- ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET
ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 1/2" CALIPER.
THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION
AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART.
(11,351 LINEAR FEET OF FRONTAGE)

Single Family Landscape Provisions

TOTAL SINGLE FAMILY LANDSCAPING PROVIDED:	270 TREES
* STREET TREES:	164 TREES
* BUFFER DECIDUOUS TREES:	10 TREES
* BUFFER EVERGREEN TREES:	93 TREES
* BUFFER ORNAMENTAL TREES:	10 TREES

Native Seeding Legend

WET MEADOWS S & W
SEED MIX (34-271)
TOTAL AREA (1.0 AC)

STORMWATER NATIVE
SEED MIX (33-261)
TOTAL AREA (2.3 AC)

MESIC PRAIRIE GENERAL
SEED MIX (35-241)
TOTAL AREA (4.9 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED
OTHERWISE

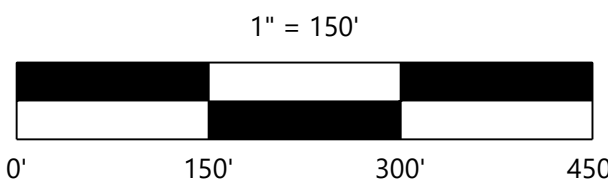
* DISTURBANCE IN COUNTY R.O.W. SHOULD BE RESEEDED
WITH LOW MAINTENANCE TURF.

NOTES:

- TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL STREET TREES SHALL BE INSTALLED IN FRONT OF INDIVIDUAL SINGLE FAMILY LOTS 2.5' FROM BACK OF CURB AND IN FRONT OF SIDEWALK IN THE BOULEVARD. STREET TREES SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.

Plant Legend

- OVERSTORY DECIDUOUS STREET TREE
- OVERSTORY DECIDUOUS TREE
- BUFFER EVERGREEN TREE
- BUFFER ORNAMENTAL TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN



CONSTRUCTION PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 05/02/22
REVISIONS:
05/24/22 CITY COMMENTS
06/21/22 WATERSHED COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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
NICHOLAS T. MEYER
DATE: 06/22/22 LICENSE NO. 53774

OAK CREEK

CHASKA, MINNESOTA

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.

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

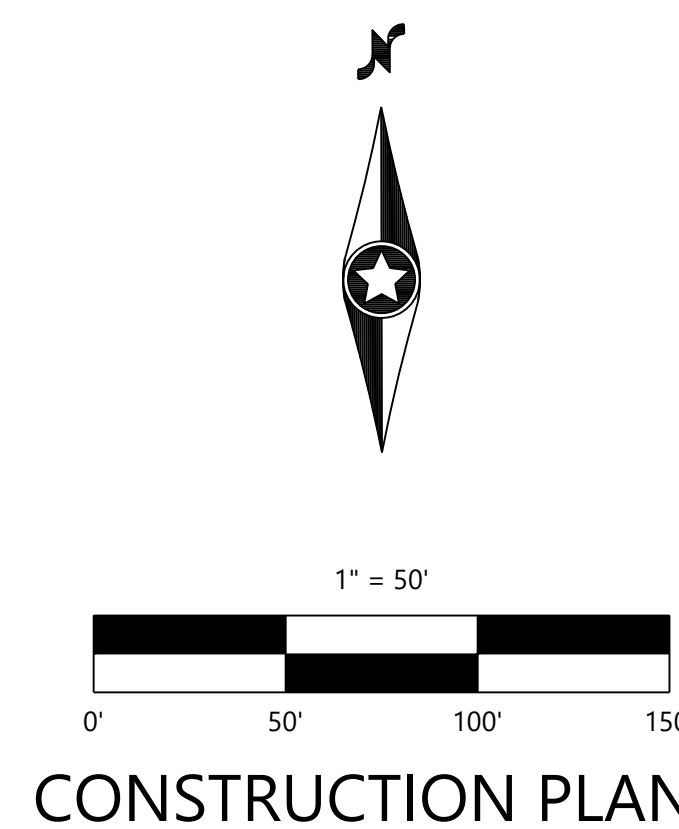
2

OF

7

PROJECT NUMBER: 0024429.00

DATE: 06/22/22

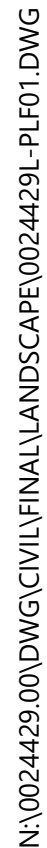


CONSTRUCTION PLANS

INITIAL ISSUE:	05/02/22
REVISIONS:	
	05/24/22 CITY COMMENTS
	06/21/22 WATERSHED COMMENTS
	,
	,
	,

DATE: 06/22/22

OAK CREEK



OAK CREEK

Page 55 of 275



CONSTRUCTION PLANS

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

INITIAL ISSUE: 05/02/22
REVISIONS:
△ 05/24/22 CITY COMMENTS
△ 06/21/22 WATERSHED COMMENTS
△
△

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA
Nicholas T. Meyer
NICHOLAS T. MEYER
DATE: 06/22/22 LICENSE NO. 53774

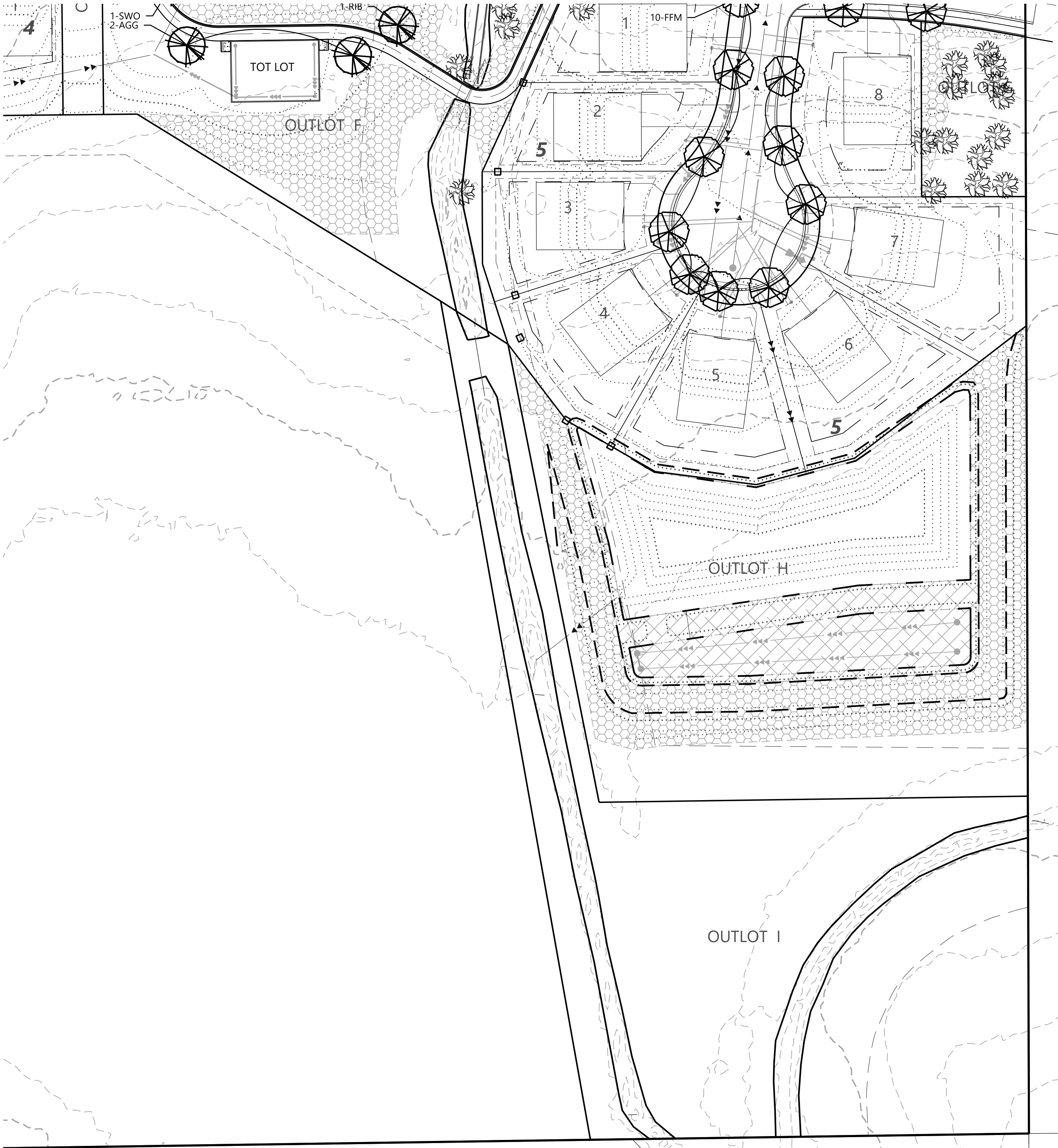
OAK CREEK
CHASKA, MINNESOTA

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN

PROJECT NUMBER: 0024429.00

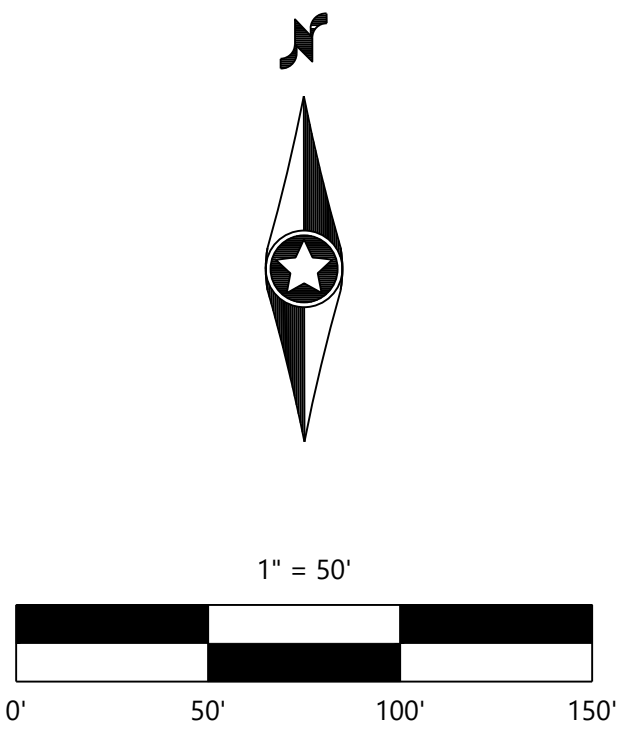
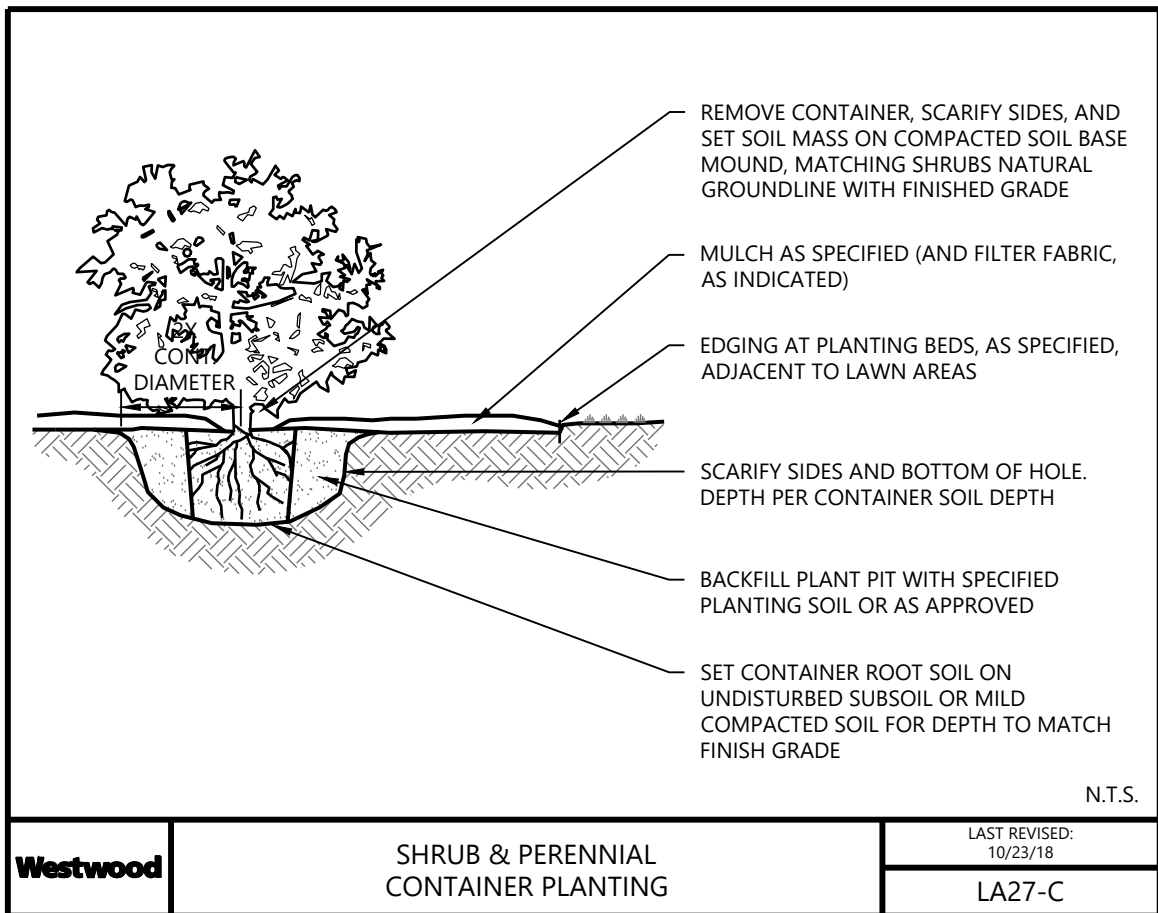
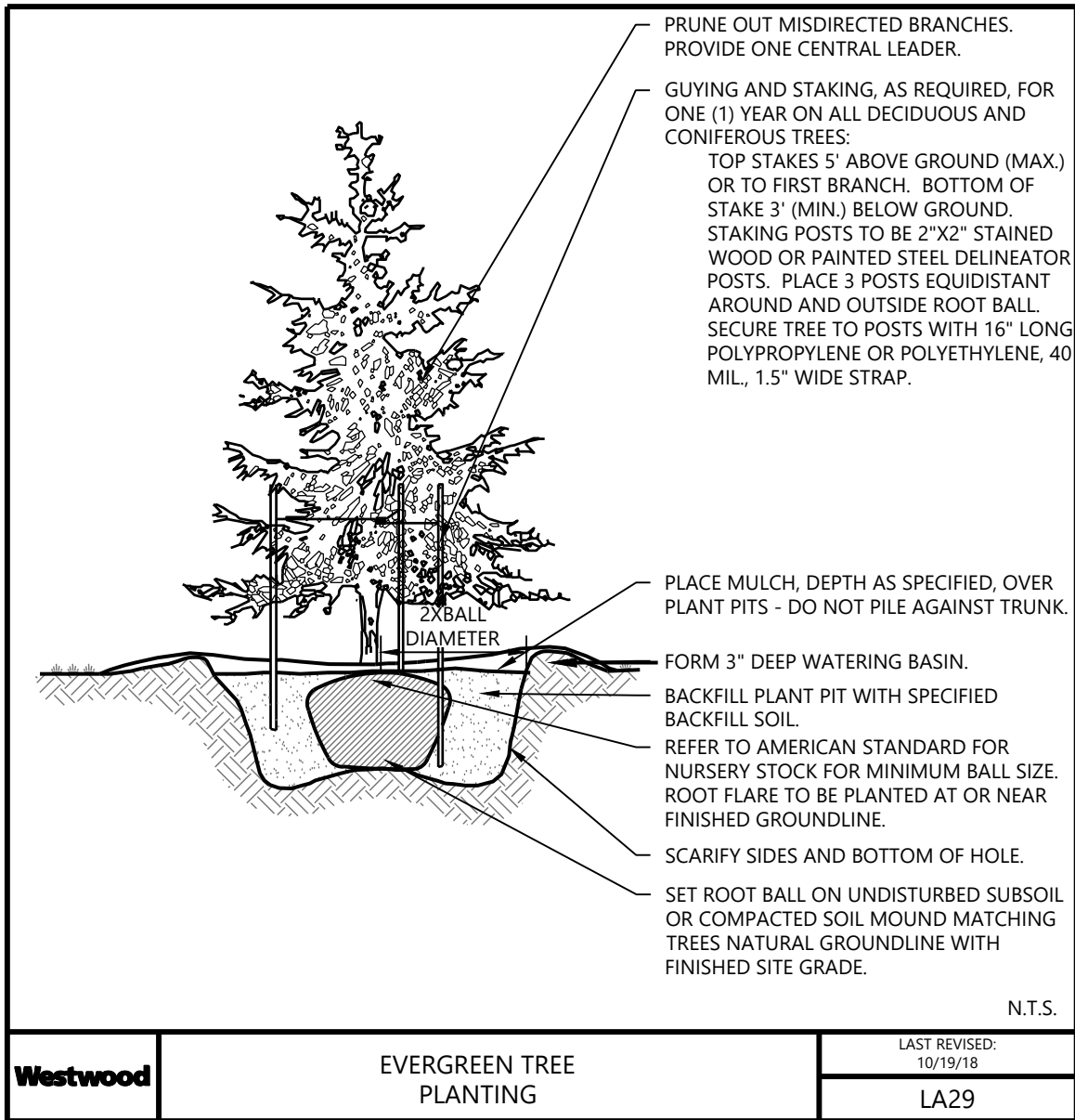
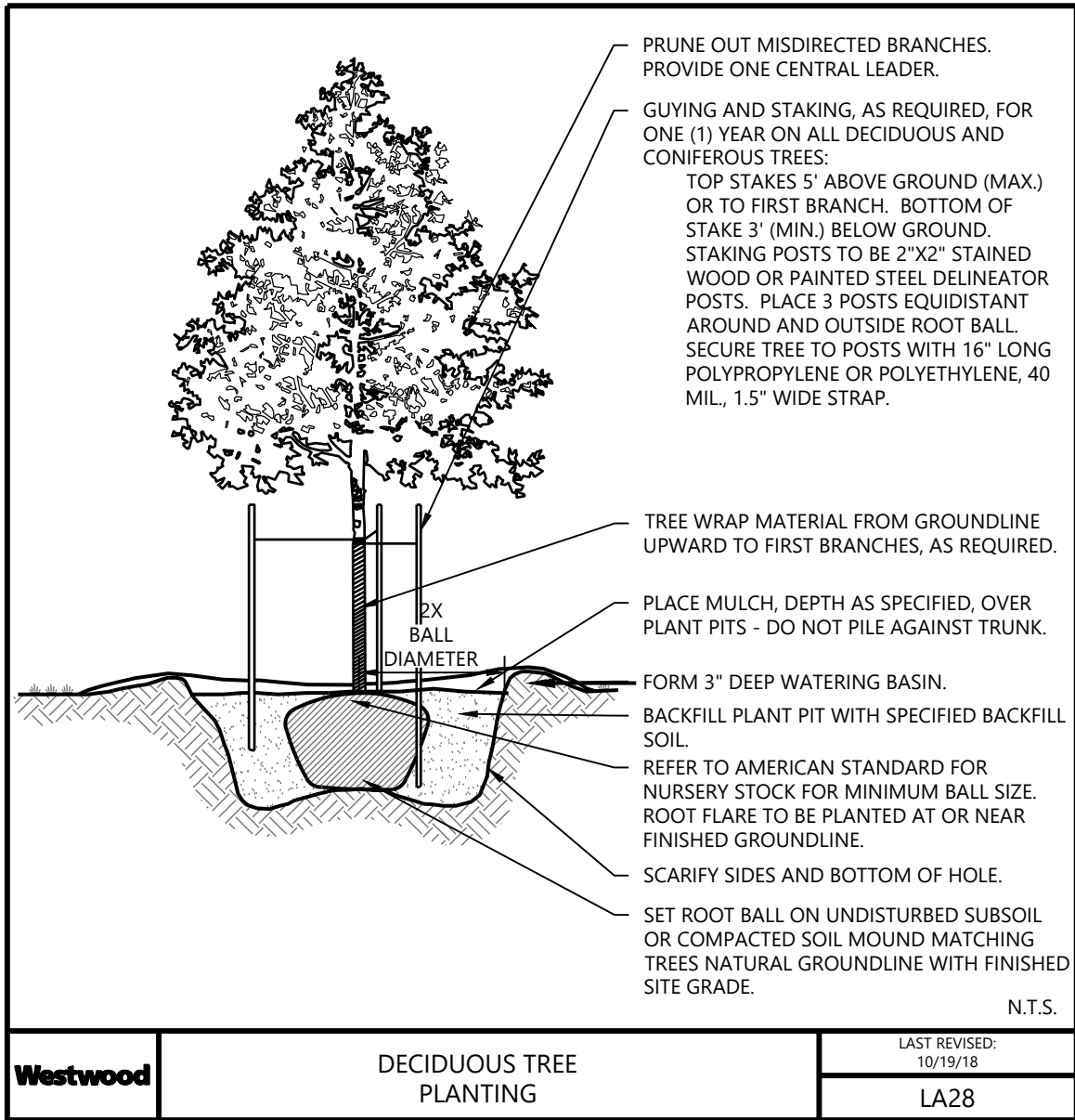
SHEET NUMBER:
5 OF **7**
DATE: 06/22/22



PLANTING NOTES

- 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.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- 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.
- 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.; OF ROOTS,
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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 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.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 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.
- 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.
- 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).
- 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).
- 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.
- 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.
- 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.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 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.

PLANTING DETAILS



CONSTRUCTION PLANS

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

INITIAL ISSUE: 05/02/22
REVISIONS:
△ 05/24/22 CITY COMMENTS
△ 06/21/22 WATERSHED COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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
NICHOLAS T. MEYER
DATE: 06/22/22 LICENSE NO. 53774

OAK CREEK
CHASKA, MINNESOTA

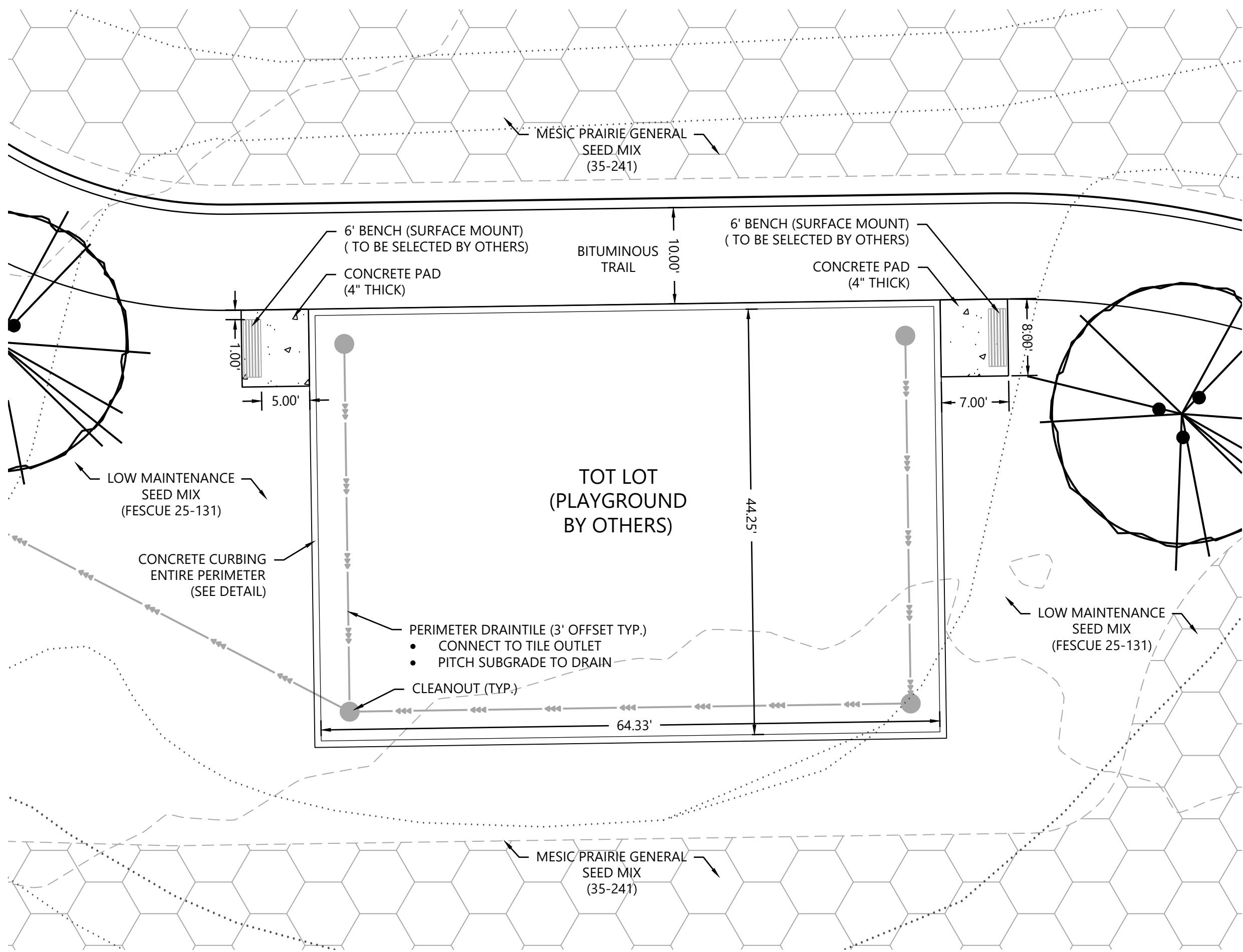
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN - NOTES -
DETAILS

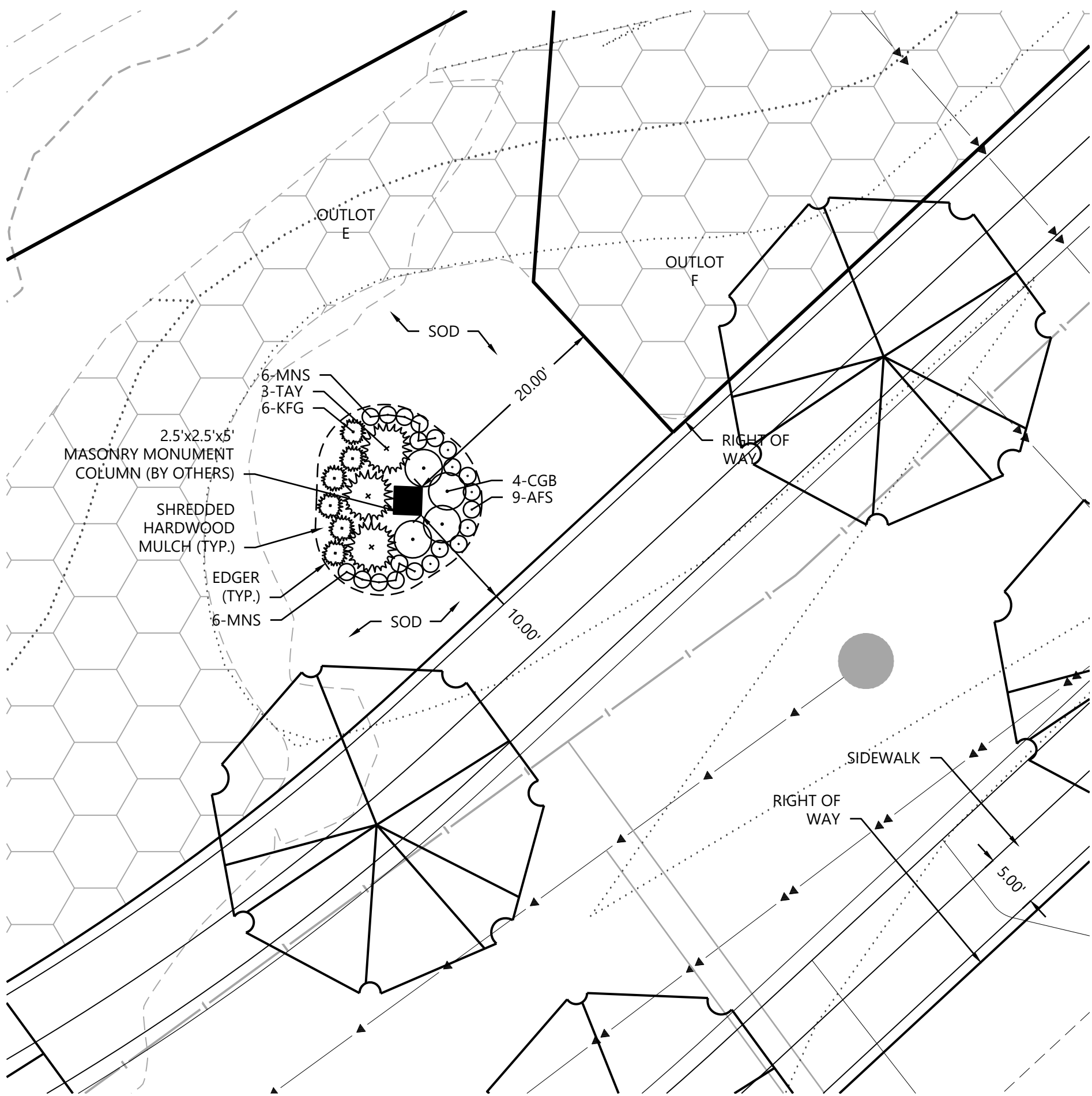
PROJECT NUMBER: 0024429.00

SHEET NUMBER:
6 OF **7**
DATE: 06/22/22

TOT LOT & BENCHES PLAN



MONUMENT SIGN PLANTING PLAN

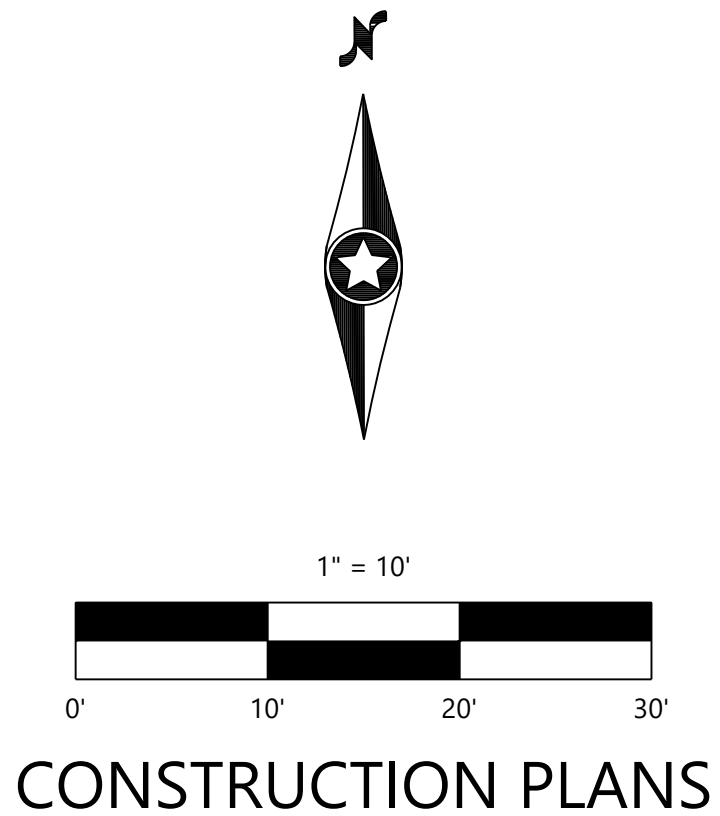
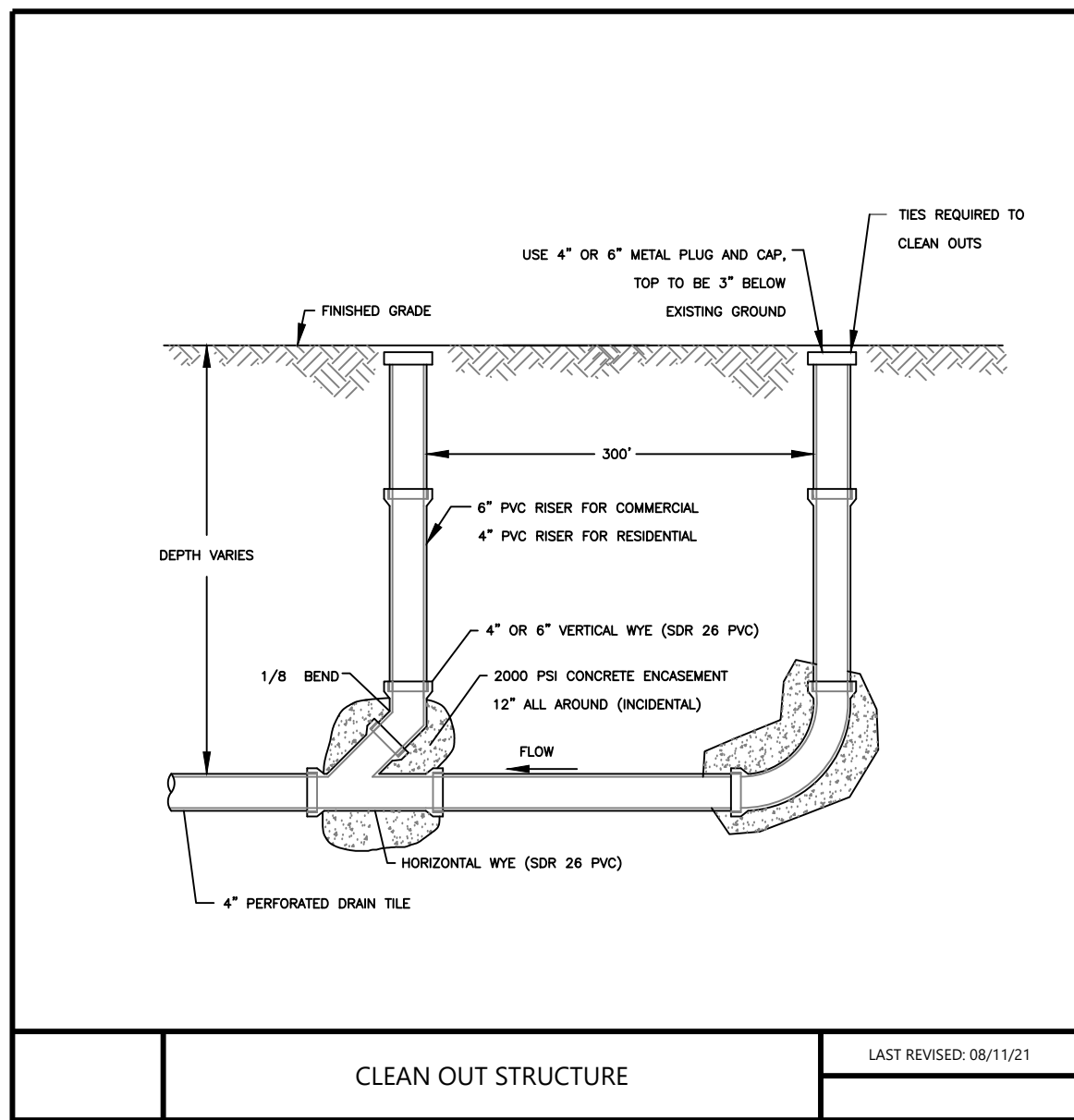
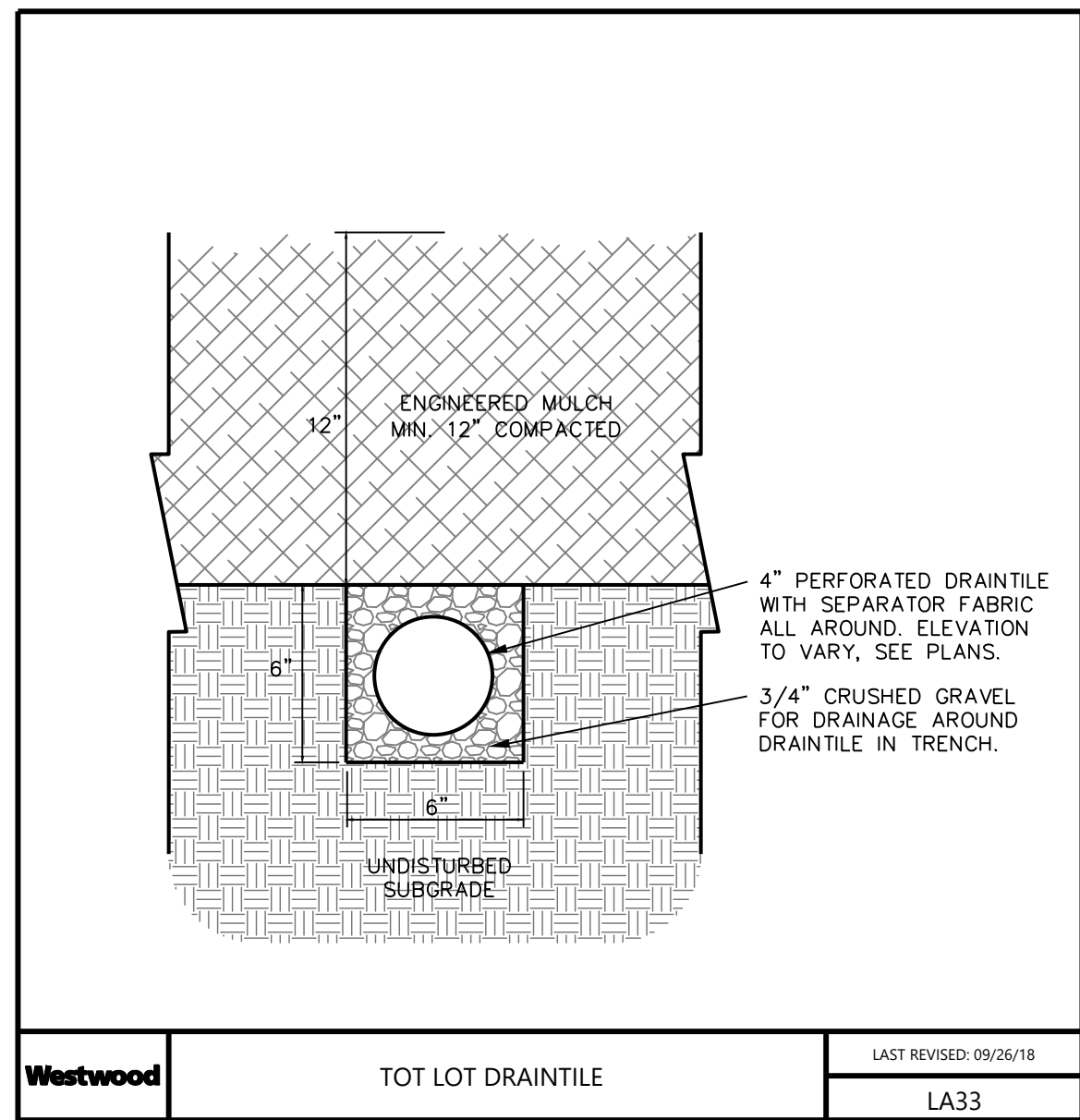
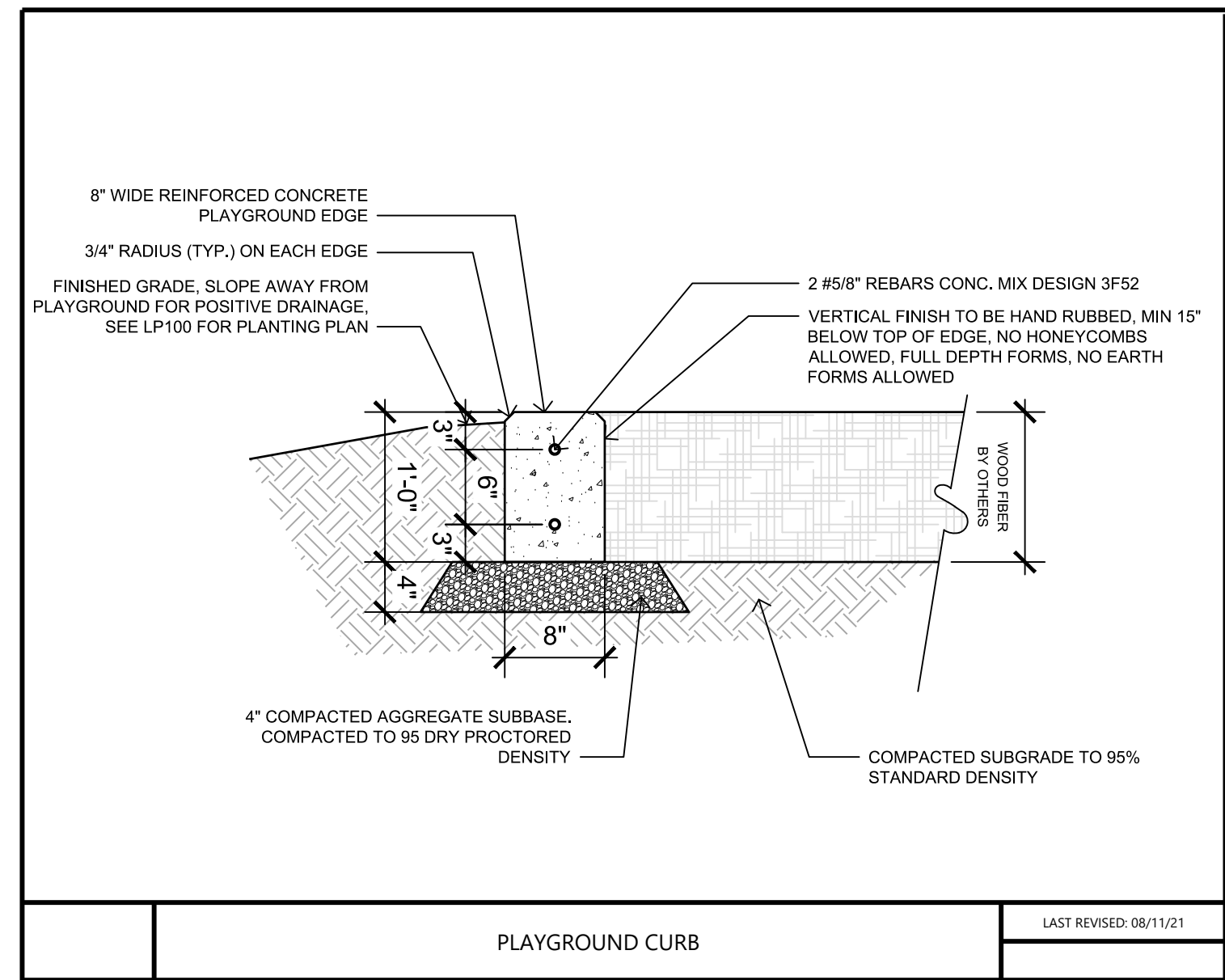


MONUMENT SIGN PLANT SCHEDULE

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
EVERGREEN SHRUBS	3			
TAY	3	Taunton Yew / Taxus medii 'Taunton'	#5 CONT.	4' O.C.
DECIDUOUS SHRUBS	4			
CGB	4	Chicagoland Green Boxwood / Buxus 'Glencoe'	#5 CONT.	3' O.C.
PERENNIALS	27			
MNS	12	May Night Salvia / Salvia x nemorosa 'May Night'	#1 CONT.	18" O.C.
AFS	9	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 CONT.	18" O.C.
KFG	6	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	24" O.C.

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.

TOT LOT CURB & DRAINAGE DETAILS



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

INITIAL ISSUE: 05/02/22
REVISIONS:
△ 05/24/22 CITY COMMENTS
△ 06/21/22 WATERSHED COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Nicholas Meyer
NICHOLAS T. MEYER
DATE: 06/22/22 LICENSE NO. 53774

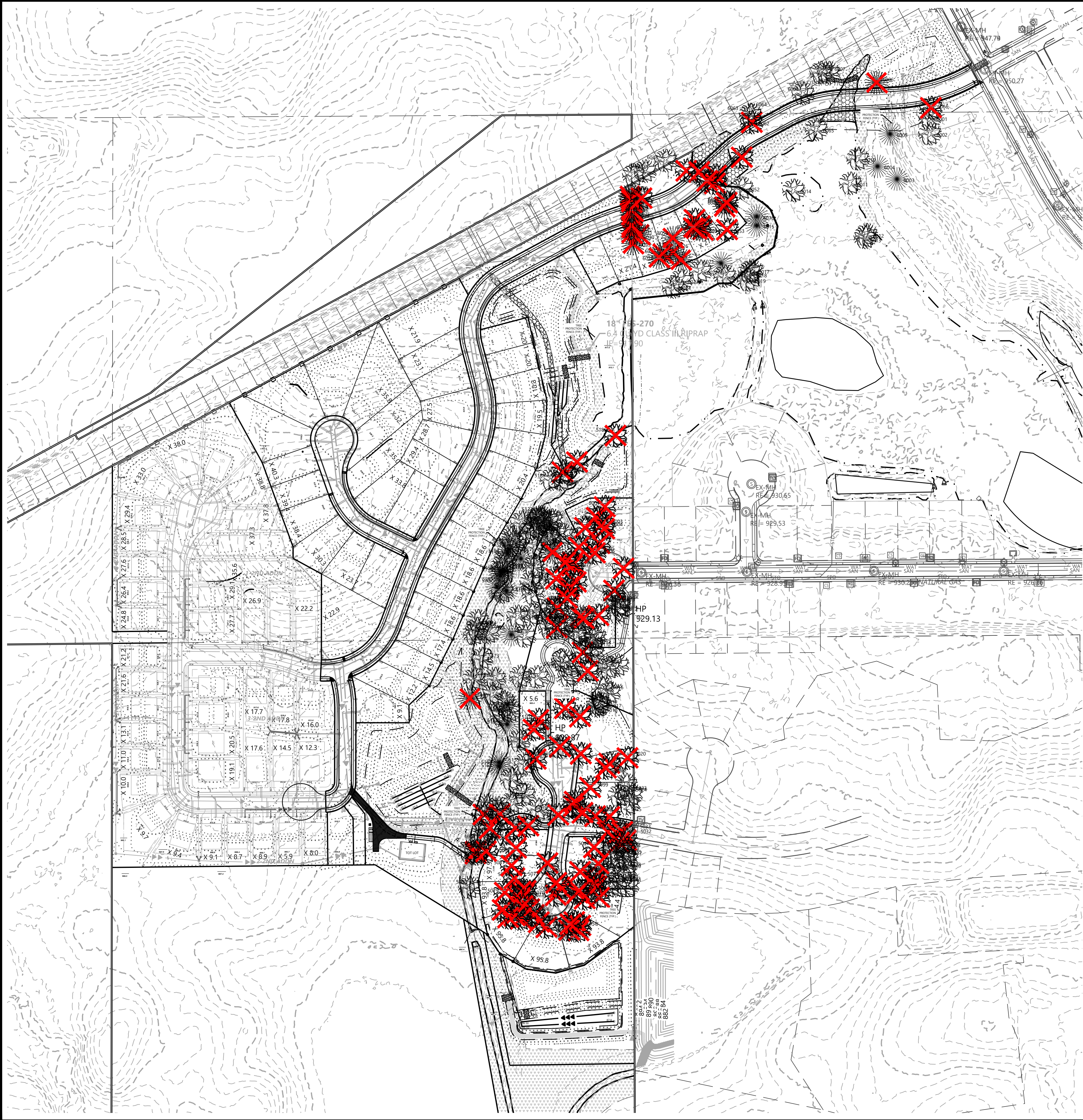
OAK CREEK
CHASKA, MINNESOTA

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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 DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER:
7 OF **7**
DATE: 06/22/22



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

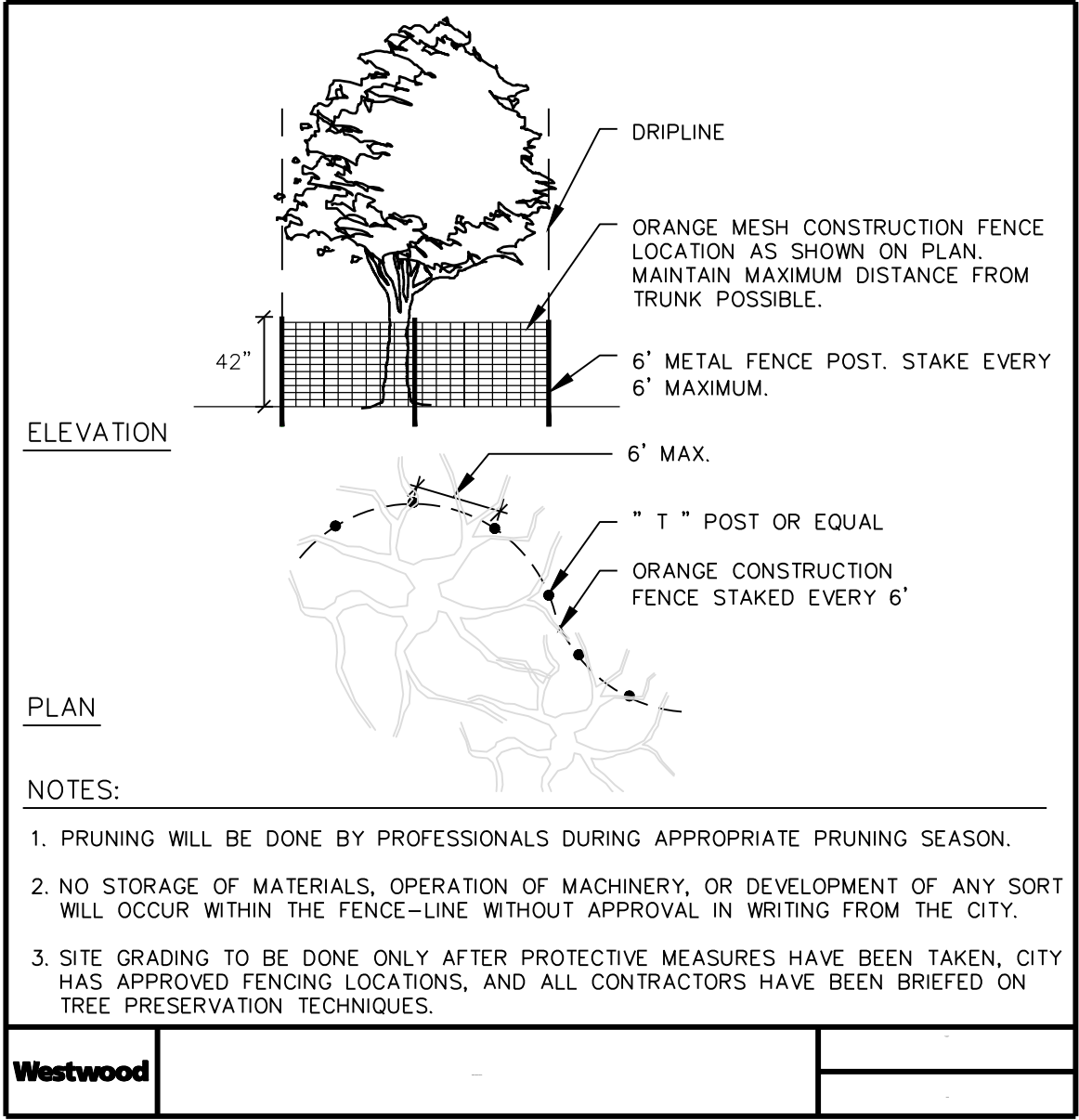
TREE INVENTORY REGULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES - 12" DBH OR LARGER
CONIFEROUS TREES - 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE: 1' HT. = 2.4" DBH 15' HT. = 7" DBH

TREE INVENTORY CALCULATIONS

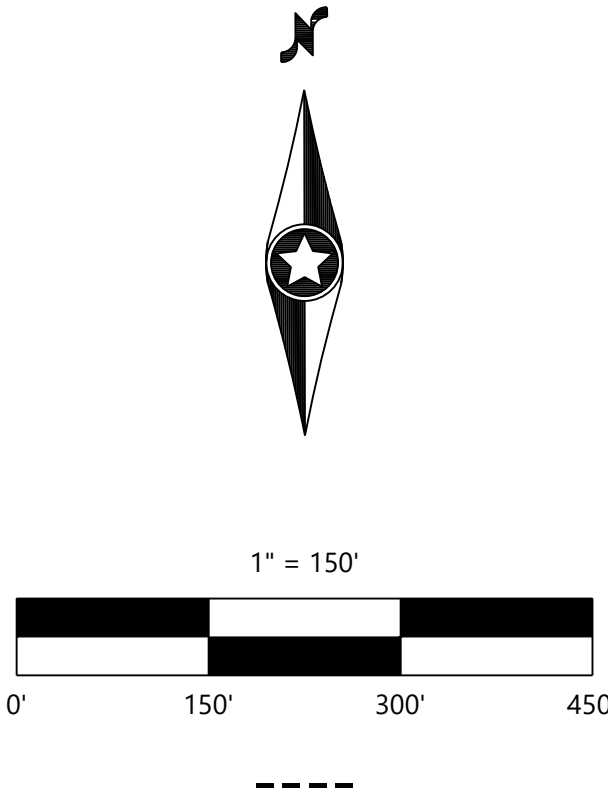
Tree Inventory Calculations	
Total Healthy Caliper Inches Onsite	4,610 DBH In.
Total Healthy Trees Onsite	216 Trees
Total Healthy Caliper Inches Saved	2,468 DBH In.
Total Healthy Trees Saved	106 Trees
Total Healthy Caliper Inches Remove	2,142 DBH In.
Total Healthy Trees Removed	110 Trees

TREE PROTECTION DETAIL



CONTRACTOR: DOBOSZENSKI AND SONS

RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/15/22
WESTWOOD PROFESSIONAL SERVICES



DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	150'
VERTICAL SCALE:	30' OR 15'

INITIAL ISSUE:	04/22/2022	08/01/22	WATERSHED COMMENTS
REVISIONS:		08/04/22	TRAIL GRADE REV
05/24/22	CITY COMMENTS	08/09/22	CITY REVIEW COMMENTS
06/21/22	WATERSHED COMMENTS	08/25/22	REV HOUSE STYLE L5,B1
06/28/22	OAK CREEK DRIVE GRADE & PAD L1-2; B3	12/15/22	RECORD PLAN
07/22/22	CCWMO REVIEW COMMENTS	09/19/22	CITY COMMENTS
07/26/22	CITY COMMENTS	08/29/22	CCWMO REVIEW COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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OF THE STATE OF MINNESOTA

Nicholas M...

DATE: 09/19/22 LICENSE NO. 53774

OAK CREEK

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

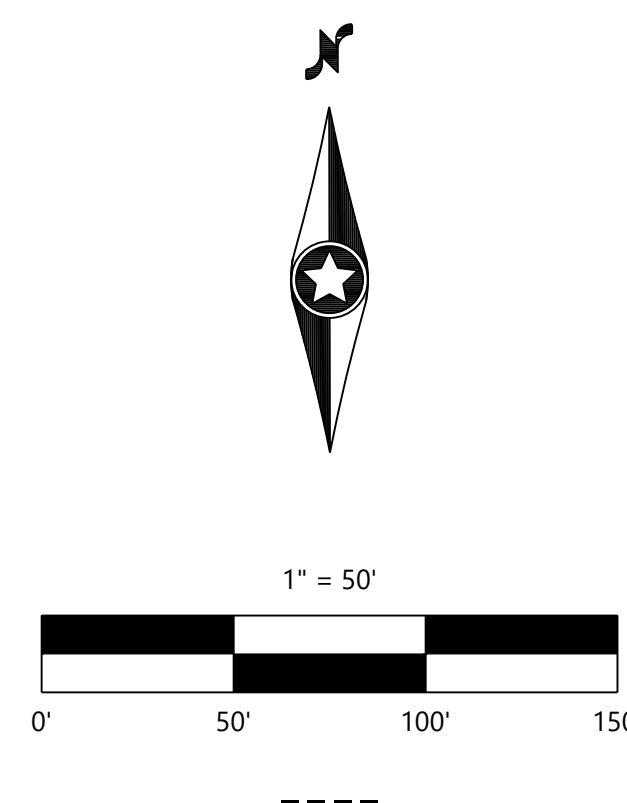
**OVERALL TREE
PRESERVATION PLAN**

PROJECT NUMBER: 0024429.00

SHEET NUMBER:

15 OF **20**

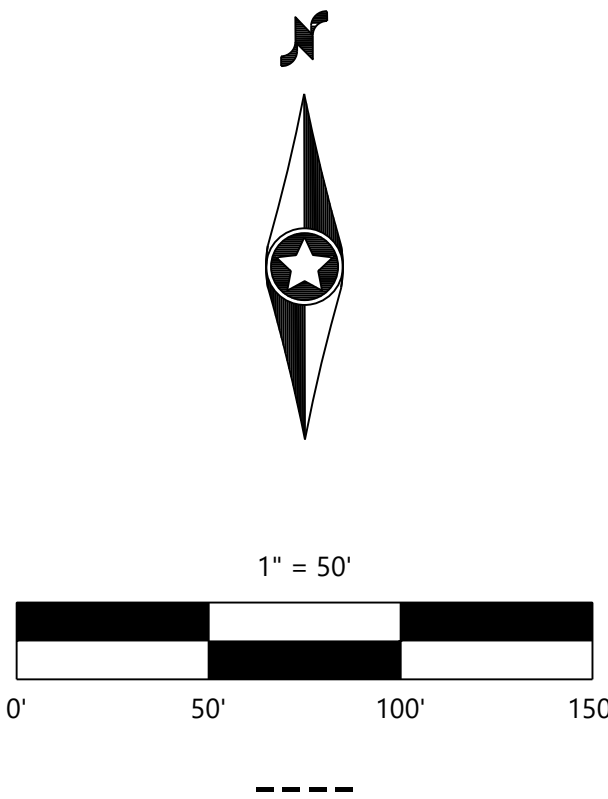
DATE: 09/19/22



SHEET NUMBER:
16 OF **20**
DATE: 09/19/22



CONTRACTOR: DOBOSZENSKI AND SONS
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY: Ben Passolt DATE 12/15/22
WESTWOOD PROFESSIONAL SERVICES



DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50' 0.000005"
VERTICAL SCALE:	10' 0" OR 5'

INITIAL ISSUE:	04/22/2022	08/01/22	WATERSHED COMMENTS
REVISIONS:		08/04/22	TRAIL GRADE REV
05/24/22	CITY COMMENTS	08/09/22	CITY REVIEW COMMENTS
06/21/22	WATERSHED COMMENTS	08/25/22	REV HOUSE STYLE L5,B1
06/28/22	OAK CREEK DRIVE GRADE & PAD L1-2; B3	12/15/22	RECORD PLAN
07/22/22	CCWMO REVIEW COMMENTS	09/19/22	CITY COMMENTS
07/26/22	CITY COMMENTS	08/29/22	CCWMO REVIEW COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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 M...

DATE: 09/19/22 LICENSE NO. 53774

OAK CREEK

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.

**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0024429.00

SHEET NUMBER:

17 OF **20**

DATE: 09/19/22

[illegible]

INITIAL ISSUE:	04/22/2022	▲	08/01/22	WATERSHED COMMENTS	
REVISIONS:		▲	08/04/22	TRAIL GRADE REV	
▲	05/24/22	CITY COMMENTS	▲	08/09/22	CITY REVIEW COMMENTS
▲	06/21/22	WATERSHED COMMENTS	▲	08/25/22	REV HOUSE STYLE L5.B1
▲	06/28/22	OAK CREEK DRIVE GRADE & PAD 1.1-2; BS	▲	12/15/22	RECORD PLAN
▲	07/22/22	COWMO REVIEW COMMENTS	▲	09/19/22	CITY COMMENTS
▲	07/26/22	CITY COMMENTS	▲	08/29/22	COWMO REVIEW COMMENT

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

DATE: 09/19/22 LICENSE NO. 53774

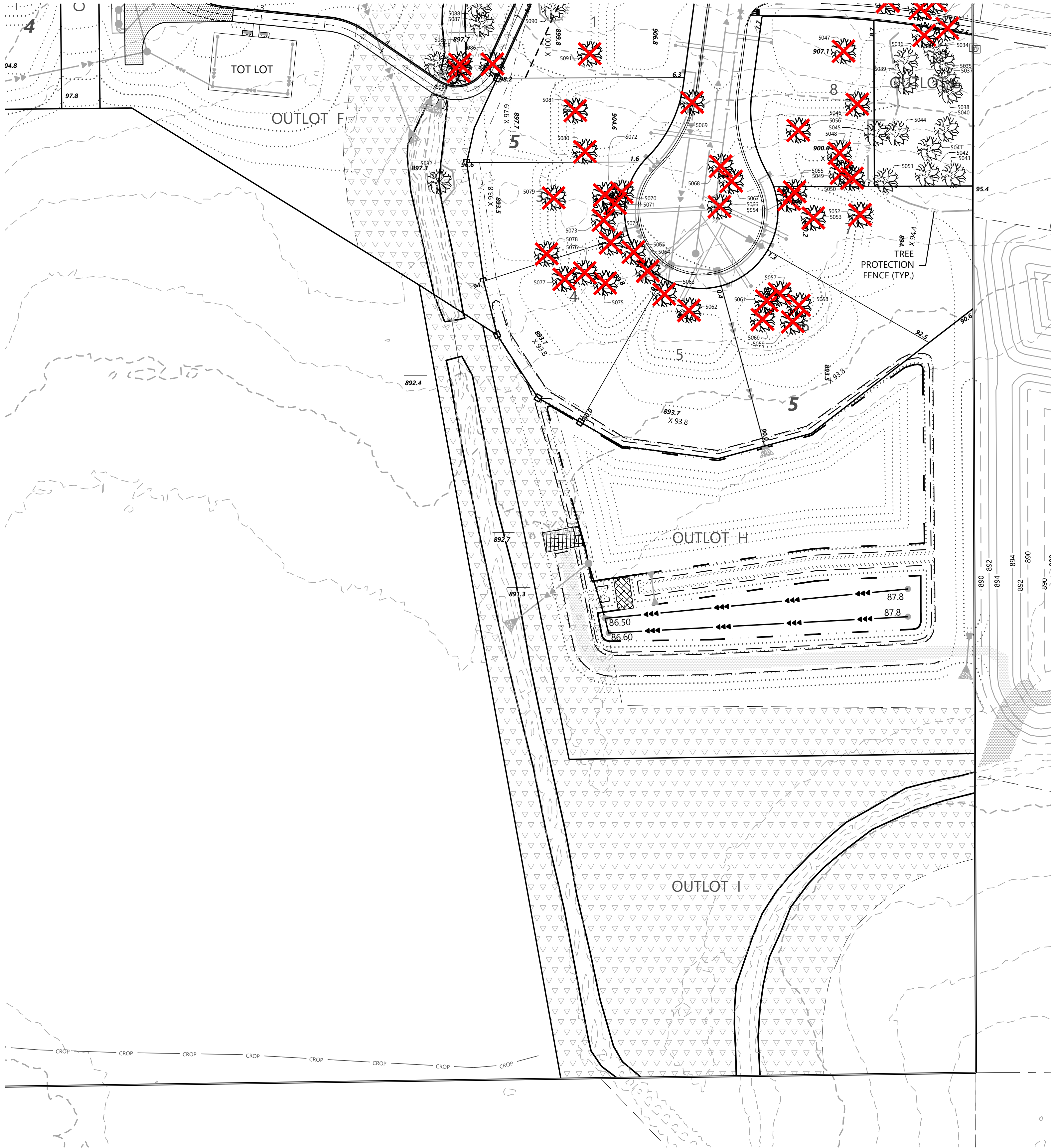
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Westwood Professional Services, Inc.

PROJECT NUMBER: 0024429.00

DATE: 09/19/22



TREE PRESERVATION DATA

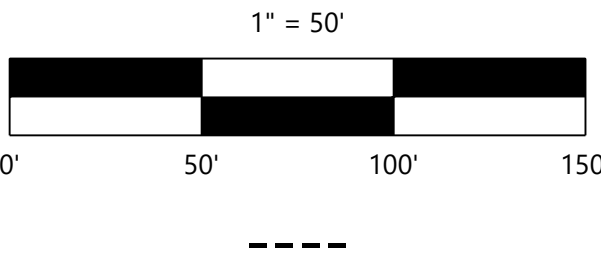
TREE TAG	SPECIES	SIZE (DBH)	NOTES	STATUS
5001	Red Oak	37	BD-35%	Removed-Exempt-Unhealthy
5002	Bur Oak	43		Removed
5003	Bur Oak	24		Removed
5004	Bur Oak	24		Removed
5005	Bur Oak	29		Removed
5006	Bur Oak	23		Removed
5007	Ash	43	EAB	Removed-Exempt-Unhealthy
5008	Sugar Maple	38		Removed
5009	Red Oak	26		Saved 1)
5010	Bur Oak	20	X	Saved
5011	Bur Oak	25		Saved
5012	Bur Oak	26		Saved
5013	Bur Oak	25		Saved
5014	Bur Oak	41		Saved
5015	Bur Oak	29		Saved
5016	Bur Oak	59		Saved
5017	American Elm	12		Saved
5018	American Elm	14		Saved
5019	Bur Oak	29		Saved
5020	Red Oak	39	BD-20%, Dead	Removed-Exempt-Unhealthy 1)
5021	Bur Oak	13		Removed
5022	Bur Oak	28		Removed
5023	Bur Oak	31		Saved
5024	Bur Oak	28		Saved
5025	Red Oak	37		Saved
5026	Bur Oak	22		Saved 1)
5027	Bur Oak	26		Removed
5028	Bur Oak	29		Removed
5029	Bur Oak	35		Removed
5030	Bur Oak	20		Removed
5031	Bur Oak	13		Removed
5032	Bur Oak	18		Removed
5033	Bur Oak	20		Removed
5034	Bur Oak	34		Saved
5035	Bur Oak	21		Saved
5036	Bur Oak	15		Saved
5037	Bur Oak	28		Saved
5038	Bur Oak	24		Saved
5039	Bur Oak	28		Saved
5040	Bur Oak	28		Saved
5041	Bur Oak	25		Saved
5042	Bur Oak	20		Saved
5043	Bur Oak	45		Saved
5044	Bur Oak	19		Saved
5045	Bur Oak	39		Saved 1)
5046	Bur Oak	32		Removed
5047	Bur Oak	24		Removed
5048	Bur Oak	18		Removed
5049	Bur Oak	18		Removed
5050	Bur Oak	19		Removed
5051	Bur Oak	23		Saved
5052	Bur Oak	32		Removed
5053	Bur Oak	32		Removed
5054	Bur Oak	23		Removed
5055	American Elm	12		Removed
5056	Bur Oak	28		Removed
5057	Bur Oak	26		Removed
5058	Fruit Tree	19		Removed
5059	Bur Oak	31		Removed
5060	Bur Oak	19		Removed
5061	Bur Oak	19		Removed
5062	Basswood	18		Removed
5063	Bur Oak	30		Removed
5064	Bur Oak	27		Removed
5065	Bur Oak	17		Removed
5066	Bur Oak	34		Removed
5067	Bur Oak	20		Removed
5068	Bur Oak	25		Removed
5069	Basswood	34		Removed
5070	Bur Oak	25		Removed
5071	Bur Oak	17		BD-15%
5072	Bur Oak	16		Removed
5073	Bur Oak	24		Removed
5074	Bur Oak	16		Removed
5075	Bur Oak	16		Removed
5076	Bur Oak	30		Removed
5077	Bur Oak	26		Removed
5078	Basswood	35	X BD, Dead	Removed-Exempt-Unhealthy
5079	Bur Oak	26		Removed
5080	Bur Oak	24		Removed
5081	Bur Oak	30		Removed
5082	Siberian Elm	17	Invasive	Saved-Exempt-Invasive
5084	Siberian Elm	12	Invasive	Removed-Exempt-Invasive 1)
5085	Bur Oak	29		Removed-Exempt-Unhealthy 1)
5086	Bur Oak	19		Removed
5087	Basswood	29	BD, Dead	Saved-Exempt-Unhealthy
5088	Bur Oak	25		Saved
5089	Bur Oak	24		Removed
5090	Bur Oak	28		Saved 1)
5091	Bur Oak	28		Removed
5092	Bur Oak	34		Removed

TREE TAG	SPECIES	SIZE (DBH)	NOTES	STATUS
5093	Bur Oak	22		Removed
5094	Bur Oak	22		Saved
5095	Bur Oak	32		Removed
5096	Bur Oak	23		Removed
5097	Bur Oak	30		Removed
5098	Bur Oak	29		Removed
5099	Bur Oak	24		Removed
5100	Bur Oak	29		Removed
5101	Bur Oak	28		Removed
5102	Basswood	41	PD, Dead	Removed-Exempt-Unhealthy
5103	Bur Oak	35		Removed
5104	Bur Oak	21		Removed
5105	Red Oak	36	BD-40%	Removed-Exempt-Unhealthy
5106	Bur Oak	28		Saved
5107	Red Oak	24		Saved
5108	Bur Oak	28		Saved
5109	Red Oak	42	BD-60%	Removed-Exempt-Unhealthy 1)
5110	Bur Oak	24	Dead	Removed-Exempt-Unhealthy 1)
5111	Bur Oak	22		Saved
5112	Bur Oak	18		Saved
5113	Bur Oak	24		Saved
5114	Bur Oak	20		Saved
5115	Red Oak	39	BD, Dead	Removed-Exempt-Unhealthy
5116	Bur Oak	18		Saved
5117	Bur Oak	22		Saved
5118	Eastern Red Cedar	7		Removed
5119	Bur Oak	27		Removed
5120	Bur Oak	26		Removed
5121	Bur Oak	24		Saved
5122	Bur Oak	19		Saved
5123	Bur Oak	16		Saved
5124	Bur Oak	17		Saved
5125	Bur Oak	21		Saved
5126	Bur Oak	13		Saved
5127	Bur Oak	16		Saved
5128	Bur Oak	20		Saved
5129	Bur Oak	18		Saved
5130	Bur Oak	27		Saved 1)
5131	Bur Oak	12		Saved
5132	Bur Oak	26		Saved
5133	Eastern Red Cedar	9		Removed
5134	Bur Oak	17		Saved
5135	Bur Oak	23		Removed
5136	Bur Oak	24		Removed
5137	Bur Oak	16		Removed
5138	Bur Oak	24		Removed
5139	Bur Oak	26		Removed
5140	Bur Oak	29		Removed
5141	Bur Oak	24	X	Removed
5142	Bur Oak	38		Removed
5143	Bur Oak	22		Removed
5144	Bur Oak	24		Removed
5145	Bur Oak	20		Saved 1)
5146	Bur Oak	19		Saved
5147	Bur Oak	24		Saved
5148	Bur Oak	29		Saved
5149	Bur Oak	28	PD	Removed-Exempt-Unhealthy 1)
5150	Bur Oak	19		Saved
5151	Bur Oak	18		Saved
5152	Bur Oak	28		Saved
5153	Red Oak	70	BD-35%	Saved-Exempt-Unhealthy
5154	Bur Oak	35		Removed
5155	Bur Oak	34		Saved
5156	Black Willow	28	BD-30%	Saved-Exempt-Unhealthy
5157	Bur Oak	37		Saved
5158	Bur Oak	39		Saved
5159	Basswood	39		Removed
5160	Bur Oak	42		Saved
5161	American Elm	12		Removed
5162	Bur Oak	32		Saved
5163	Eastern Red Cedar	7		Saved
5164	Eastern Red Cedar	7		Saved
5165	Ash	12	EAB	Saved-Exempt-Unhealthy
5166	Eastern Red Cedar	9	X	Saved
5167	Siberian Elm	12	Invasive	Saved-Exempt-Invasive
5168	Red Oak	32		Saved
5169	Eastern Red Cedar	6		Saved
5170	American Elm	12		Saved
5171	Bur Oak	30		Saved
5172	Basswood	29		Saved
5173	Siberian Elm	13	Invasive	Saved-Exempt-Invasive
5174	Sugar Maple	26		Saved
5175	Eastern Red Cedar	10		Saved
5176	Bur Oak	50	BD-10%	Saved
5177	Ash	30	BD-65% EAB	Saved-Exempt-Unhealthy
5178	Bur Oak	32		Saved
5179	Ash	13	EAB	Saved-Exempt-Unhealthy
5180	Eastern Red Cedar	5		Saved
5181	Bur Oak	30		Saved
5182	Bur Oak	40		Saved
5183	Bur Oak	34		Saved

TREE TAG	SPECIES	SIZE (DBH)	NOTES	STATUS
5184	Eastern Red Cedar	7		Saved
5185	American Elm	12	BD, Dead	Removed-Exempt-Unhealthy
5186	American Elm	12	BD, Dead	Removed-Exempt-Unhealthy
5187	Boxelder	14		Removed
5188	American Elm	14		Saved
5189	Ash	37	EAB	Saved-Exempt-Unhealthy
5190	Basswood	30	X	Saved
5191	American Elm	20		Saved
5192	Bur Oak	74		Saved
5193	Basswood	22		Saved
5194	Eastern Red Cedar	13		Saved
5195	Eastern Red Cedar	6		Saved
5196	Basswood	30		Saved
5197	Basswood	36	X	Saved
5198	Eastern Red Cedar	7		Saved
5199	Eastern Red Cedar	6		Saved
5200	Eastern Red Cedar	9		Saved
5201	Eastern Red Cedar	11		Saved
5202	Eastern Red Cedar	21		Saved
5203	Basswood	37	X	Saved
5204	Basswood	21		Saved
5205	American Elm	12		Saved
5206	Red Oak	29		Saved
5207	Eastern Red Cedar	15		Removed
5208	Bur Oak	34		Saved
6001	Cottonwood	13		Offsite
6002	Cottonwood	12		Offsite
6003	Eastern Red Cedar	2		Offsite
6004	Eastern Red Cedar	2		Offsite
6005	Eastern Red Cedar	2		Offsite
6006	Eastern Red Cedar	1		Removed
6007	Boxelder	18		Offsite
6008	Boxelder	22		Offsite
6009	Boxelder	12	x	Saved
6010	American Elm	14		Offsite
6011	Ash	13	EAB	Offsite
6012	Black Willow	23	x	Offsite
6013	Black Willow	54		Offsite
6014	American Elm	12		Offsite
6015	Eastern Red Cedar	2		Saved
6016	Eastern Red Cedar	3		Saved
6017	Cottonwood	14		Offsite
6018	Cottonwood	15		Offsite
6019	Cottonwood	14		Offsite
6020	Boxelder	12		Saved
6021	Eastern Red Cedar	2		Saved
6022	Ash	12	EAB	Saved-Exempt-Unhealthy
6023	Ash	12	EAB	Saved-Exempt-Unhealthy
6024	Ash	13	EAB	Saved-Exempt-Unhealthy
6025	Eastern Red Cedar	6		Removed
6026	Eastern Red Cedar	5		Removed
6027	Eastern Red Cedar	4		Removed
6028	Eastern Red Cedar	1		Removed
6029	Eastern Red Cedar	8		Removed
6030	Eastern Red Cedar	2		Removed
6031	Eastern Red Cedar	5		Removed
6032	Eastern Red Cedar	7		Removed
6033	Eastern Red Cedar	3		Removed
6034	Eastern Red Cedar	2		Removed
6035	Eastern Red Cedar	7		Removed
6036	Eastern Red Cedar	7		Removed
6037	Eastern Red Cedar	10		Removed
6038	Eastern Red Cedar	3		Removed
6039	Eastern Red Cedar	3		Removed
6040	Eastern Red Cedar	2		Removed
6041	Boxelder	14	x	Offsite
6042	Boxelder	14		Offsite
6043	Boxelder	12		Offsite
6044	American Elm	12		Removed
6045	Ash	12	EAB	Removed-Exempt-Unhealthy
6046	Ash	15	EAB	Removed-Exempt-Unhealthy
6047	Ash	13	EAB	Removed-Exempt-Unhealthy
6048	Ash	15	EAB	Removed-Exempt-Unhealthy
6049	Ash	14	EAB	Removed-Exempt-Unhealthy
6050	Eastern Red Cedar	1		Removed
6051	Eastern Red Cedar	1		Removed
6052	Ash	15	EAB	Offsite
6053	Ash	12	EAB	Removed-Exempt-Unhealthy
6054	Eastern Red Cedar	4		Removed
6055	American Elm	4		Removed
6056	Ash	12	EAB	Removed-Exempt-Unhealthy
6057	Eastern Red Cedar	3		Removed
6058	Eastern Red Cedar	2		Removed
6059	Eastern Red Cedar	1		Removed
6060	Black Cherry	12		Removed
6061	Boxelder	12		Removed
6062	Ash	13	EAB	Removed-Exempt-Unhealthy
6063	American Elm	16		Offsite
6064	Boxelder	18	x	Offsite
6065	Ash	14	pd 40% trunk	Offsite
6066	Cottonwood	12		Removed

NOTE: 1) 5/24/22 SITE VISIT / FIELD REVIEW WITH CITY

CONTRACTOR: DOBOSZENSKI AND SONS
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Fossolt DATE 12/15/22
WESTWOOD PROFESSIONAL SERVICES



DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	*****
VERTICAL SCALE:	*** OR ***

INITIAL ISSUE:	04/22/2022	08/01/22	WATERSHED COMMENTS
REVISIONS:		08/04/22	TRAIL GRADE REV
	05/24/22	CITY COMMENTS	08/09/22 CITY REVIEW COMMENTS
	06/21/22	WATERSHED COMMENTS	08/25/22 REV HOUSE STYLE L5,B1
	06/28/22	OAK CREEK DRIVE GRADE & PAD L1-2; B3	12/15/22 RECORD PLAN
	07/22/22	CCWMO REVIEW COMMENTS	09/19/22 CITY COMMENTS
	07/26/22	CITY COMMENTS	08/29/22 CCWMO REVIEW COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
Nicholas M...
DATE: 09/19/22 LICENSE NO. 53774

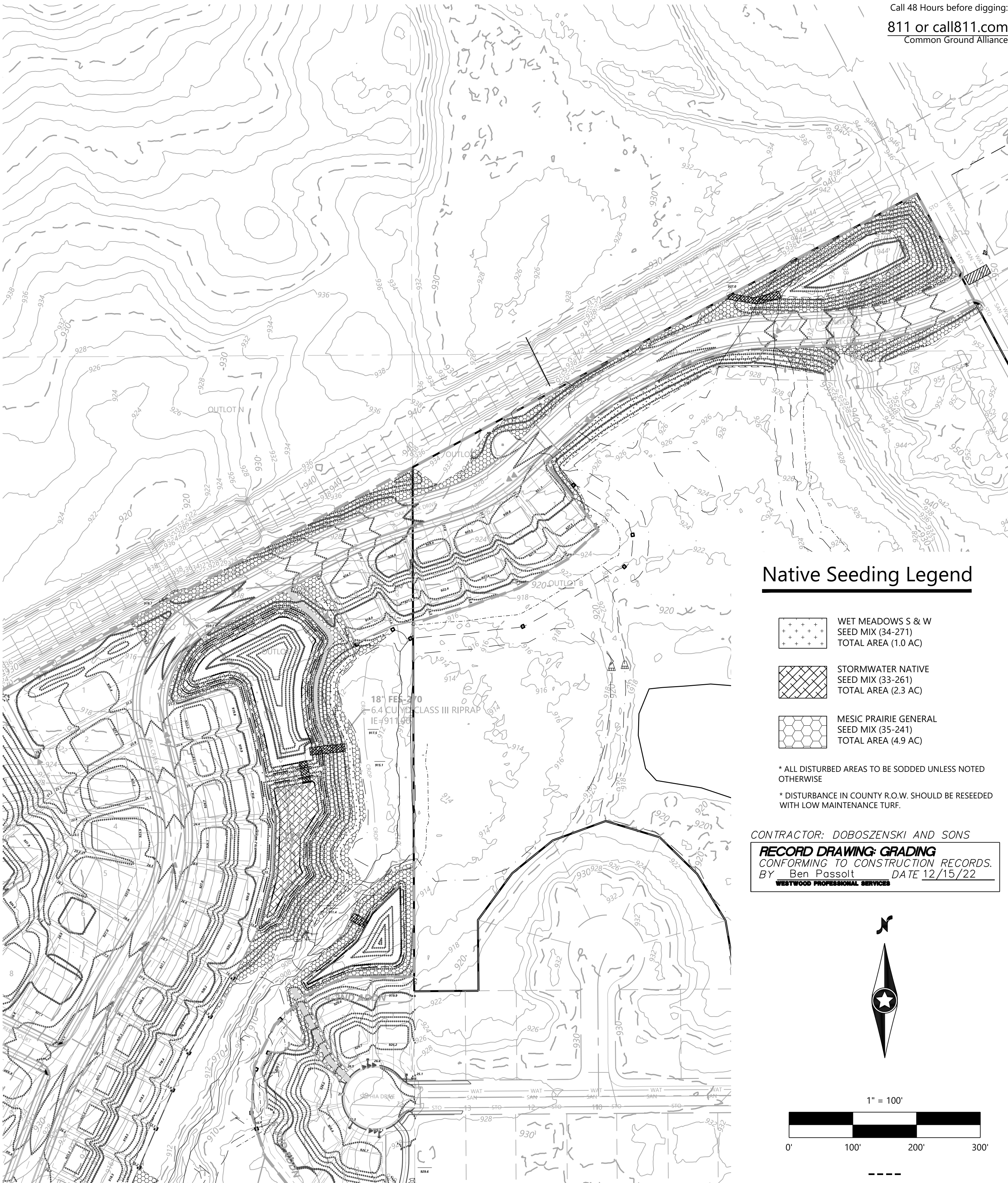
OAK CREEK
CHASKA, MN

Westwood
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Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
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**TREE PRESERVATION
PLAN & DATA**

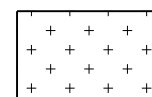
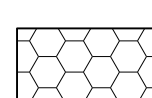
PROJECT NUMBER: 0024429.00

SHEET NUMBER:
19 OF **20**
DATE: 09/19/22



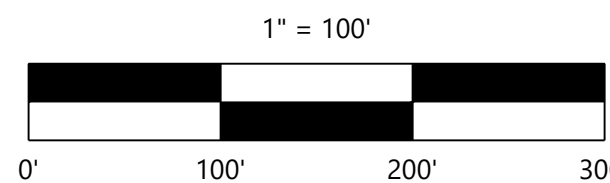
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Native Seeding Legend

-  WET MEADOWS S & W
SEED MIX (34-271)
TOTAL AREA (1.0 AC)
-  STORMWATER NATIVE
SEED MIX (33-261)
TOTAL AREA (2.3 AC)
-  MESIC PRAIRIE GENERAL
SEED MIX (35-241)
TOTAL AREA (4.9 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* DISTURBANCE IN COUNTY R.O.W. SHOULD BE RESEEDED WITH LOW MAINTENANCE TURF.

CONTRACTOR: DOBOSZENSKI AND SONS
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
By Ben Passolt DATE 12/15/22
WESTWOOD PROFESSIONAL SERVICES



OAK CREEK

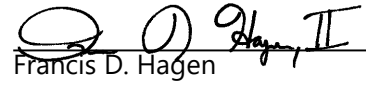
DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: 99.999999'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/22/2022
REVISIONS:
06/21/22 WATERSHED COMMENTS
06/28/22 OAK CREEK DRIVE GRADE & PAD L1-2; B3
07/22/22 CCWMO REVIEW COMMENTS
07/26/22 CITY COMMENTS
08/01/22 WATERSHED COMMENTS
08/04/22 TRAIL GRADE REV
08/09/22 CITY REVIEW COMMENTS
08/25/22 REV HOUSE STYLE L5,B1
12/15/22 RECORD PLAN
09/19/22 CITY COMMENTS
08/29/22 CCWMO REVIEW COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

Francis D. Hagen
DATE: 09/19/22 LICENSE NO. 53774

OAK CREEK
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.

SEEDING PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER:

20 OF **20**

DATE: 09/19/22

MELCHERT • HUBERT • SJODIN, PLLP

MEMORANDUM

DATE: April 17, 2023

TO: City Council for the City of Chaska

FROM: Jacob M. Saufley, Esq.

RE: Title Commitment Review to the Proposed Final Plat for Oak Creek 2nd Addition

I have reviewed the title commitment dated February 12, 2023 issued by DHI Title Agency relating to the real property to be platted as Oak Creek 2nd Addition located in Chaska, Minnesota. The title commitment and associated documents indicate that the developer, DR Horton, Inc. – Minnesota, a Delaware corporation, is the fee owner of all the real property to be included within the proposed final plat to Oak Creek 2nd Addition. The developer acquired ownership of the real property by warranty deed recorded on June 6, 2022 in Carver County, Minnesota.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/17/2023**

Subject: Rear Building Addition — Variance Request to Deviate from the Bavaria Road Building Setback (Section 15.28.100.A and PRD-53)

Applicant: Jimmy Son

Location: 1142 Rosemary Lane

Case No.: 2023-09

Synopsis: Applicant is requesting the approval of a variance request to deviate from the Bavaria Road building setback in order to build an addition on the rear portion of their home

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2023-36 denying the request

Background

The subject property at 1142 Rosemary Lane is part of the development known as Nickel Creek, which was previously called Stone Rose. The concept plan for Stone Rose was approved at the May 10, 2006, Planning Commission meeting and the March 19, 2007, City Council meeting.

On August 20, 2007, the rezoning (PRD-53; Ord. No. 808) and Preliminary Plat for Stone Rose was approved. In July of 2010, the developer of Stone Rose received approval of a revised Preliminary Plat for the subject property, which was then renamed to "Nickel Creek" and a Zoning Ordinance Amendment (Ord. No. 842) to Ordinance No. 808 in order to update the exhibits and new lot/block numbers of the plat. Both ordinances refer to PRD-47 (Ord. No. 785) to establish development standards (ie. setbacks).

In May of 2011, the Final Plat for the first phase of Nickel Creek (24 lots) was approved. In January of 2012, the Final Plat for the second phase of Nickel Creek (45 lots) was approved.

On April 15, 2013, the final plat for Nickel Creek 4th Addition (known as the third phase) was approved. This plat was approved for 46 lots, which includes 1142 Rosemary Lane. This lot, along with 9 other lots on Rosemary Lane, have rear yards abutting Bavaria Road. An outlot, Outlot A, was created in this plat to preserve significant trees. Within this outlot there are a number of significant trees, however, there are 3 significant bur oak trees (ranging in size from 29-31 caliper inches) that are located directly between 1142 Rosemary Lane and 1146 Rosemary Lane.

Existing Conditions

The property, 1142 Rosemary Lane, is legally described as Lot 8, Block 1 of Nickel Creek 4th Addition, and is approximately 0.27 acres (11,823 square feet) in size. The property currently consists of a two-story single-family home with a small shed and attached deck in the rear yard. The rear yard directly abuts Bavaria Road. The home is currently setback 5 feet from the north property line, 13 feet from the south property line, and 127 feet from the centerline of Bavaria Road. The attached deck is 115 feet from the centerline of Bavaria Road. There are 3 significant bur oak trees (29-31 caliper inches) that are situated just north of this lot).

Land Use

The property, 1142 Rosemary Lane, is currently zoned PRD-53 (Planned Residential District) and is in the Nickel Creek 4th Addition. The PRD-53 zoning has the following setback requirements for 1142 Rosemary Lane:

- Front: 26 feet
- Rear: 30 feet
- Side: 5 feet
- Side, corner: 20 feet
- Bavaria Road: 125 feet from the centerline for buildings; 115 feet from centerline for attached decks

Bavaria Road Classification

The City's 2040 Comprehensive Plan guides Bavaria Road (between Pioneer Trail and 82nd Street) as being upgraded to an arterial roadway as Chaska and surrounding community growth occurs. Arterial roadways, and any County or State roads, are generally used more intensively, and require greater setbacks to accommodate existing and future lane widths, medians, trails and boulevards for safety and traffic operations. As currently classified, and established by City regulations, this portion of Bavaria Road requires a building setback of 125 feet from its centerline.

VARIANCE FACTS

Minnesota State Statutes Chapter 462.357, Subdivision 6, (2), requires that: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems." *Each of the factors listed in the above definition must be satisfied in order to grant a variance.*

The State Statute, which identifies the "practical difficulties" standard, supersedes the City's ordinance pertaining to Variances Section 15.08.080, which retains the outdated "Undue Hardship" standard in granting variances. As required by State law, the "Practical Difficulties" standard will apply to this request.

For reference “Undue hardship” meant *the property in question cannot be put to a reasonable use if used under conditions required by the official controls.*

“Practical Difficulties” means *the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

In order for a variance to be granted, the applicant must show how they meet the following:

- Conditions that create a *practical difficulty*, (see definition above) that would prohibit reasonable development without a Variance;
- Conditions on the property that create a *practical difficulty*, that are not present on similar sized lots in the same area and zoning district; and
- Relationships with abutting property that will not be adversely affected by the Variance, or alter the essential character of the locality.

In addition to the above 3 factors, the following are some of the questions Staff asks with each variance request to understand the need for the variance.

- The variance shall not impair the health, safety, comfort and general welfare of the public?
- The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?
- Variances shall not allow a use in a district that is not otherwise allowed?
- The variance should not be greater than necessary to accomplish the landowner’s objective?
- Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?
- The variance, if granted, would not alter the essential character of the locality (neighborhood)?
- Conforming to City Code, the property could not be put to a “reasonable” use?
- The variance would improve an existing non-conforming condition.
- The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?
- Are there unique characteristics to the property itself (not the applicant’s personal use of the property) that prevent compliance with the code?

STAFF EVALUATION

The applicant is requesting a variance from zoning regulations that establish a 125-foot setback from the centerline of Bavaria Road.¹

¹ Because there are several ordinances (Section 15.28.100.A, and Ord. Nos. 808 and 842 for PRD-53) establishing the same 125-foot setback from the centerline of Bavaria Road, Staff has analyzed this variance request in relation to all of these ordinances. An action on this variance request by the Council shall serve to approve or deny the requested setback variance for each of those ordinances establishing a 125-foot setback from the centerline of Bavaria Road.

Section 15.28.100.A states:

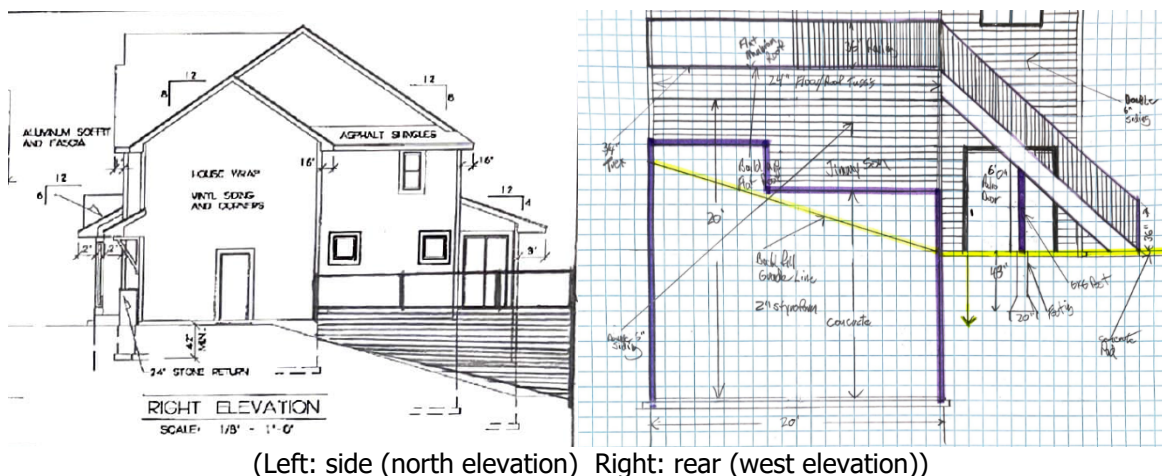
"Setback From Principal Roadway. No building shall be located closer to the centerline of a public road than as established below:

Minor Arterial

*- 125 feet each side (Audubon Road north of existing Highway 212 [County Road 17]) (Engler Boulevard [County Road 10]) (Lyman Boulevard [County Road 18]) (Pioneer Trail [County Road 14]) (**Bavaria Road north of Pioneer Trail**) (CR 140 from CR 61 to CR 11)*

Setbacks for attached decks shall be ten (10) feet less than the requirement for buildings."

The applicant is proposing to add a rear building addition to their existing home for the purpose of an underground sport court that would encroach into the Bavaria Road building setback. The building addition shows a deviation of 12 feet into the Bavaria Road setback (113 feet from centerline). In essence, the applicant is proposing to add a building addition within the footprint of where the deck currently sits today.



As noted above, attached decks can encroach into the rear building setback up to 10 feet. In this instance the deck setback would be 115 from the centerline of Bavaria Road. It should be noted that the City allows up to 2-foot cantilevers into setbacks as long as the posts meet the required setback. The existing attached deck on this home meets this standard, and as such, shows to be 113 from the centerline of Bavaria Road on the property survey.

Applicant's Statement

The applicant states that their home as is, is a beautifully constructed home. But over the course of the pandemic, they have continued to be situated more at home than they had ever imagined. The applicant's wife and the applicant almost exclusively work from home and the constant struggle to quarantine their kids when sicknesses arise from school/childcare has also weighed on them. With Minnesota winters as long as they are, and them being conservative with the uptick in not just covid, but RSV, the flu, and other illnesses, they are unable to adequately use community centers and gyms to maintain a healthy/active lifestyle. With RSV specifically, two out of three of their children have been especially affected, having to spend time hospitalized at Childrens in the Pediatric ICU due to an especially severe case. As a result,

especially in the winter, they try to minimize to the greatest extent possible unnecessary exposures in community settings. Because of this, they are requesting a variance against the setback on their rear property to construct an indoor gymnasium, that is of a minimal dimension to be put to use by not only their family, but others in the neighborhood when it's safe to do so, to live a healthy lifestyle, and continue to practice various sports activities that the kids (and the adults) use is an essential outlet to support their mental and physical health: Basketball, Volleyball, Baseball, Gymnastics, Ninja Warrior, pickle ball, badminton. Simply put, physical activity and taking care of their physical health is a fundamental part of their treatment and coping, and this sport court addition is absolutely critical to that effort.

The applicant states that many, if not most, similar sized homes and lots in their neighborhood and throughout the city are not as restrictive as theirs in terms of the rear setback regulations, which for their home requires a 125 foot setback from the center road line of Bavaria road and their property. Unfortunately, due to this rear setback, the applicant believes there are no practical alternative locations, development concepts or reasonable space requirements that would reduce or eliminate this request. The location of the sport court addition they have proposed is the most practical and reasonable location to build their desired sport court and is the only one that wouldn't require a very significant and costly change to their existing house (such as full modification/movement of an exterior wall). It is also similarly sized to other indoor sport courts in homes located in other neighborhoods that may be comparable to theirs (for example, Robert Thomas homes in The Harvest, Chaska). Their intention is to build the sport court underneath their existing deck footprint and build down as to not alter the essential character of the neighborhood.

The applicant states that because they have chosen to build toward the back of their home and requesting a variance against the setback, they will be adhering to the setback requirements of the side of their home, thus, not adversely affecting their relationship or spacing with their abutting neighbors. They believe they are being mindful of the requested variance to build their sport court toward the back of their private back yard, building down and within the current design of their deck so as to not be a burden to their neighbors, whom they have a great relationship with and are committed to maintaining. With the proper construction and engineering plans, they do not foresee impairment of the health and safety of the public, especially since it will be built in their private backyard that is fenced in and not accessible to the public. The applicant believes that they are requesting a variance that is minor in scale of 10-15' from the back of their home to add a sport court underneath their current deck. They believe it is designed to not take up any more space than is needed and will follow the current look and feel of their home and neighborhood. Because it would be built in their fenced-in private back yard, they will not be increasing any congestion to the public streets, increase fire danger or endanger public safety.

Variance Standards & Staff Analysis

Conditions that create a practical difficulty that would prohibit reasonable development without a Variance

Staff's analysis of the property concludes that there are no apparent unique characteristics or conditions present. There are no wetlands, wooded steep slopes, or other physical conditions that create an unfair situation for the property. The Bavaria Road setback alone cannot be

constituted as a practical difficulty. This setback applies equally to other lots within the immediate vicinity and has allowed reasonable development to occur.

Conditions on the property that create a practical difficulty that are not present on similar sized lots in the same area and zoning district

Staff's analysis of the property and applicant's statement conclude that there are no apparent unique characteristics or conditions present. This lot is similar in size and character to the other lots on Rosemary Lane, and thus should not be looked at differently in regards to the Bavaria Road setback. The Bavaria Road setback is applied on all lots adjacent to the roadway and not just this lot.

Relationships with abutting property that will not be adversely affected by the Variance, or alter the essential character of the locality

Granting a variance to encroach into the Bavaria Road setback would set a negative precedence for the surrounding area and abutting property. There are no unique considerations for granting the variance and thus other properties with similar conditions could seek variance requests for the Bavaria Road if the variance request is granted. Granting this variance, and potentially other variances with similar conditions, would create a detrimental effect on the established viewsheds and separation along Bavaria Road.

The variance shall not impair the health, safety, comfort and general welfare of the public?

From staff's perspective the proposed rear addition does not necessarily have a direct impairment on the health, safety, comfort and general welfare of the public, however indirectly, granting this variance would set a negative precedence (with no unique characteristics to the property) that conflicts with the City regulations and the similarly established properties in the area that have met the building setback. And therefore, the variance, if granted, would have an unfair advantage over other properties.

The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?

Staff's analysis is that the proposal is contrary to the Comprehensive Plan, Official Map and ordinances of the City. The 2040 Comprehensive Plan guides Bavaria Road to be a minor arterial roadway, which, per ordinance (Section 15.28.100.A), requires a certain building setback (125 feet from centerline). Setbacks are assigned to various roadways in the City ranging from collector roads up to state highways. Setbacks are based on the current and proposed volume and improvements of such roadways to create adequate separation and safety. Bavaria Road is classified in the City's Comprehensive Plan as a future minor arterial. As such the requested setback is inconsistent with the current classification and the future minor arterial classification, and therefore is inappropriate. The request for a variance from this building setback is contrary to the intent and purpose of the Comprehensive Plan and zoning ordinance of the City.

Variances shall not allow a use in a district that is not otherwise allowed?

The variance will not allow a use in the zoning district that is not otherwise allowed.

The variance should not be greater than necessary to accomplish the landowner's objective?

In staff's opinion the variance proposal is greater than necessary to accomplish the landowner's objective. A proposal to add an indoor sport court is not a necessity for a home to be reasonably used. The building addition would total 20 feet high (~10 feet will show above ground, and remainder will be below) and roughly 567 square feet of area.

Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?

In staff's perspective, the indoor sport court is not necessary to make the home usable. Additionally, there is space behind the garage and to the side of the home that could be added on while still meeting the required setback. Another concept to explore would be an outdoor sport court in the rear yard.

The variance, if granted, would not alter the essential character of the locality (neighborhood)?

In staff's opinion, the variance would alter the essential character of the locality. The proposal to add an addition encroaching into the building setback along Bavaria Road would set a negative precedence for other properties along Bavaria Road in part because there are no unique characteristics to the property that prevent compliance with the Chaska Zoning Code. Bavaria Road is classified as a minor arterial in the City's 2040 Comprehensive Plan and thus requires a setback of 125 feet from the centerline.

In addition, the area north of Pioneer Trail along Bavaria Road is primarily rural-type properties (RR-2 or PRD-R-LS), and cluster developments (Chevalle), and because of that they are spaced out and setback a great distance from Bavaria Road. The homes along Rosemary Lane are some of the closest homes to Bavaria Road as they are set right up to the 125 foot centerline setback. Allowing the variance would impede on that viewshed further.

Conforming to City Code, the property could not be put to a "reasonable" use?

In staff's perspective, the property is already put to reasonable use conforming to the building setback. The property is currently being put to reasonable use having a single-family home, attached garage and accessory shed which is consistent with other homes in the neighborhood. The request to add an indoor sport court is not generally a use that is necessary for a property to be "reasonably" used.

The variance would improve an existing non-conforming condition.

There are no non-conformities that staff are aware of.

The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?

In staff's opinion, the variance would impair the public safety component of the road setback. The setback is put in place to provide adequate separation from higher used roads, and thus upholding the required setback would maintain proper safety measures.

FINDINGS

Staff has determined that there is no practical difficulty impacting the applicant as related to the property and the applicable regulations that establish a 125-foot setback the centerline of Bavaria Road, and therefore a variance should not be granted, for the reasons stated throughout this report and summarized as follows:

1. Practical difficulties due to unique physical characteristics of the property do not exist. The property is similar in size and character to the other lots on Rosemary Lane. The Bavaria Road setback is applied on all lots adjacent to the roadway and not just this lot.
2. The Bavaria Road setback regulation alone cannot be considered a practical difficulty to grant a variance. This setback equally applies to other lots on Rosemary Lane abutting Bavaria Road, and all lots along Bavaria Road north of Pioneer Trail, and thus is not unique to this property. Furthermore, the setback regulation has not resulted in an unreasonable use of the property.
3. The variance, if granted, will alter the essential character of the area. A rear building addition encroaching into the minimum building setback would set a negative precedence for other homes along Bavaria Road. Granting this variance would alter the viewshed along the roadway.
4. The variance, if granted, is contrary to the intent and purpose of the City's Comprehensive Plan and zoning regulations (Section 15.28.100.A and PRD-53), which require a 125-foot centerline setback from Bavaria Road based upon its current and future classification. The 125 foot setback is necessary as it seeks to provide adequate separation and safe conditions for nearby uses.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, March 28, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, May 27th, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Wednesday, July 26th, 2023. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, July 26th, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 04/12/23:

Motion to recommend approval of the major variance request to encroach into the Bavaria Road setback twelve (12) feet for the purpose of an indoor sport court building addition (Zoning Ordinance 15.28.100.A), to the City Council based on the following findings:

FINDINGS:

1. The request for a variance is reasonable and the variance is the most appropriate measure to approve the request. The variance request is not changing the general footprint and size of the structure as it presently sits today.
2. The lots on Rosemary Lane are situated differently, and closer, in relation to the Bavaria Road setback compared to other lots along Bavaria Road to justify the approval of the variance request.

Vote was (4 ayes, 3 nays) to recommend approval of the major variance request.

CITY COUNCIL ACTION REQUESTED:

Motion to adopt Resolution No. 2023-36 denying the major variance request to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition, as established by the City regulations, based upon the staff report and the following findings:

1. **Practical difficulties due to unique physical characteristics of the property do not exist. The property is similar in size and character to the other lots on Rosemary Lane. The Bavaria Road setback is applied on all lots adjacent to the roadway and not just this lot.**
2. **The Bavaria Road setback regulation alone cannot be considered a practical difficulty to grant a variance. This setback equally applies to other lots on Rosemary Lane abutting Bavaria Road, and all lots along Bavaria Road north of Pioneer Trail, and thus is not unique to this property. Furthermore, the setback regulation has not resulted in an unreasonable use of the property.**
3. **The variance, if granted, will alter the essential character of the area. A rear building addition encroaching into the minimum building setback would set a negative precedence for other homes along Bavaria Road. Granting this variance would alter the viewshed along the roadway.**
4. **The variance, if granted, is contrary to the intent and purpose of the City's Comprehensive Plan and zoning regulations (Section 15.28.100.A and PRD-53), which require a 125-foot centerline setback from Bavaria Road based upon its current and future classification. The 125 foot setback is necessary as it seeks to provide adequate separation and safe conditions for nearby uses.**

If the City Council wishes to approve the major variance request, make a motion to adopt Resolution No. 2023-37 approving the major variance request based on the findings and conditions listed therein.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/17/2023 **RESOLUTION NO.** 2023-36

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution denying the major Variance to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition/Jimmy Son/PC #2023-09

WHEREAS, the property, 1142 Rosemary Lane, is legally described as Lot 8, Block 1 of Nickel Creek 4th Addition, and is approximately 0.27 acres (11,823 square feet) in size and is currently zoned PRD-53; and

WHEREAS, the home is currently setback 5 feet from the north property line, 13 feet from the south property line, and 127 feet from the centerline of Bavaria Road, and the attached deck is 115 feet from the centerline of Bavaria Road; and

WHEREAS, there are 3 significant bur oak trees (29-31 caliper inches) that are situated just north of this lot); and

WHEREAS, the City's 2040 comprehensive plan guides Bavaria Road (between Pioneer Trail and 82nd Street) as being upgraded to an arterial roadway as Chaska and surrounding community growth occurs; and

WHEREAS, arterial roadways, and any County or State roads, are generally used more intensively, and require greater setbacks to accommodate existing and future lane widths, medians, trails and boulevards for safety and traffic operations; and

WHEREAS, as currently classified, and established by City regulations, this portion of Bavaria Road requires a building setback of 125 feet from its centerline; and

WHEREAS, Minnesota State Statutes Chapter 462.357, Subdivision 6, (2), requires that: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan; and

WHEREAS, Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance; and

WHEREAS, "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems." ; and

WHEREAS, each of the factors listed in the above definition must be satisfied in order to grant a variance; and

WHEREAS, the applicant is requesting a variance from zoning regulations that establish a 125-foot setback from the centerline of Bavaria Road; and

WHEREAS, because there are several ordinances (Section 15.28.100.A, and Ord. Nos. 808 and 842 for PRD-53) establishing the same 125-foot setback from the centerline of Bavaria Road, staff has analyzed this variance request in relation to all of these ordinances; and

WHEREAS, an action on this variance request by the Council shall serve to approve or deny the requested setback variance for each of those ordinances establishing a 125-foot setback from the centerline of Bavaria Road; and

WHEREAS, the applicant is proposing to add a rear building addition to their existing home for the purpose of an underground sport court that would encroach into the Bavaria Road building setback; and

WHEREAS, the building addition shows a deviation of 12 feet into the Bavaria Road setback (113 feet from centerline); and

WHEREAS, staff's analysis of the property concludes that there are no apparent unique characteristics or conditions present; and

WHEREAS, the Bavaria Road setback alone cannot be constituted as a practical difficulty; and

WHEREAS, this setback applies equally to other lots within the immediate vicinity and has allowed reasonable development to occur; and

WHEREAS, granting a variance to encroach into the Bavaria Road setback would set a negative precedence for the surrounding area and abutting property; and

WHEREAS, staff's analysis is that the proposal is contrary to the Comprehensive Plan, Official Map and ordinances of the City; and

WHEREAS, the 2040 Comprehensive Plan guides Bavaria Road to be a minor arterial roadway, which, per ordinance (Section 15.28.100.A), requires a certain building setback (125 feet from centerline); and

WHEREAS, setbacks are assigned to various roadways in the City ranging from collector roads up to state highways; and

WHEREAS, setbacks are based on the current and proposed volume and improvements of such roadways to create adequate separation and safety; and

WHEREAS, Bavaria Road is currently a collector road, but is classified in the City's Comprehensive Plan as a future minor arterial; and

WHEREAS, as such the requested setback is inconsistent with the current classification and the future minor arterial classification, and therefore is inappropriate; and

WHEREAS, the request for a variance from this building setback is contrary to the intent and purpose of the Comprehensive Plan and zoning ordinance of the City; and

WHEREAS, the variance would impair the public safety component of the road setback; and

WHEREAS, the setback is put in place to provide adequate separation from higher used roads, and thus upholding the required setback would maintain proper safety measures; and

WHEREAS, on April 12, 2023 the Planning Commission recommended approval to the City Council of the major variance request to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition (PC #2023-09); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby denies the major variance request to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition (PC #2023-09), subject to the following findings:

FINDINGS:

- 1. Practical difficulties due to unique physical characteristics of the property do not exist. The property is similar in size and character to the other lots on Rosemary Lane. The Bavaria Road setback is applied on all lots adjacent to the roadway and not just this lot.**
- 2. The Bavaria Road setback regulation alone cannot be considered a practical difficulty to grant a variance. This setback equally applies to other lots on Rosemary Lane abutting Bavaria Road, and all lots along Bavaria Road north of Pioneer Trail, and thus is not unique to this property. Furthermore, the setback regulation has not resulted in an unreasonable use of the property.**
- 3. The variance, if granted, will alter the essential character of the area. A rear building addition encroaching into the minimum building setback would set a negative precedence for other homes along Bavaria Road. Granting this variance would alter the viewshed along the roadway.**
- 4. The variance, if granted, is contrary to the intent and purpose of the City's Comprehensive Plan and zoning regulations (Section 15.28.100.A and PRD-53), which require a 125-foot centerline setback from Bavaria Road based upon its current and future classification. The 125 foot setback is necessary as it seeks to provide adequate separation and safe conditions for nearby uses.**

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/17/2023 **RESOLUTION NO.** 2023-37

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution approving the major Variance to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition/Jimmy Son/PC #2023-09

WHEREAS, the property, 1142 Rosemary Lane, is legally described as Lot 8, Block 1 of Nickel Creek 4th Addition, and is approximately 0.27 acres (11,823 square feet) in size and is currently zoned PRD-53; and

WHEREAS, the home is currently setback 5 feet from the north property line, 13 feet from the south property line, and 127 feet from the centerline of Bavaria Road, and the attached deck is 115 feet from the centerline of Bavaria Road; and

WHEREAS, there are 3 significant bur oak trees (29-31 caliper inches) that are situated just north of this lot); and

WHEREAS, the City's 2040 comprehensive plan guides Bavaria Road (between Pioneer Trail and 82nd Street) as being upgraded to an arterial roadway as Chaska and surrounding community growth occurs; and

WHEREAS, arterial roadways, and any County or State roads, are generally used more intensively, and require greater setbacks to accommodate existing and future lane widths, medians, trails and boulevards for safety and traffic operations; and

WHEREAS, as currently classified, and established by City regulations, this portion of Bavaria Road requires a building setback of 125 feet from its centerline; and

WHEREAS, Minnesota State Statutes Chapter 462.357, Subdivision 6, (2), requires that: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan; and

WHEREAS, Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance; and

WHEREAS, "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems." ; and

WHEREAS, each of the factors listed in the above definition must be satisfied in order to grant a variance; and

WHEREAS, the applicant is requesting a variance from zoning regulations that establish a 125-foot setback from the centerline of Bavaria Road; and

WHEREAS, because there are several ordinances (Section 15.28.100.A, and Ord. Nos. 808 and 842 for PRD-53) establishing the same 125-foot setback from the centerline of Bavaria Road, staff has analyzed this variance request in relation to all of these ordinances; and

WHEREAS, an action on this variance request by the Council shall serve to approve or deny the requested setback variance for each of those ordinances establishing a 125-foot setback from the centerline of Bavaria Road; and

WHEREAS, the applicant is proposing to add a rear building addition to their existing home for the purpose of an underground sport court that would encroach into the Bavaria Road building setback; and

WHEREAS, the building addition shows a deviation of 12 feet into the Bavaria Road setback (113 feet from centerline); and

WHEREAS, on April 12, 2023 the Planning Commission recommended approval to the City Council of the major variance request to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition (PC #2023-09); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the major variance request to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition (PC #2023-09), subject to the following findings and conditions:

FINDINGS:

- 1. The request for a variance is reasonable and the variance is the most appropriate measure to approve the request. The variance request is not changing the general footprint and size of the structure as it presently sits today.**
- 2. The lots on Rosemary Lane are situated differently, and closer, in relation to the Bavaria Road setback compared to other lots along Bavaria Road to justify the approval of the variance request.**

CONDITIONS:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Existing Conditions survey, prepared by Pioneer Engineering, dated October 26, 2015**
 - b. Proposed Conditions survey, prepared by Pioneer Engineering, dated October 26, 2015**
 - c. Elevation Drawings (pgs 1-2), drawn by Corbins LLC, dated April 17, 2023**
- 2. A building permit shall be applied for prior to construction of the building addition.**

- 3. Preservation and protection of the oak trees on Outlot A of Nickel Creek 4th Addition through the course of construction shall be required.**
- 4. Provision of a construction access plan to be reviewed and approved by Engineering prior to issuance of a building permit.**

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: April 4, 2023
Subject: 1142 Rosemary Lane

Bavaria Road between Pioneer Trail and 82nd Street currently is designated as a major collector road within the overall transportation network. The City's 2040 comprehensive plan guides this section as being upgraded to an arterial roadway as Chaska and surrounding community growth occurs. Arterial roads require greater setbacks for roadways to accommodate lane widths, medians, trails and boulevards for safety and traffic operations. With future County highway extensions planned and traffic patterns in the area projected to increase, the City is not able to modify the standards that were put in place with the original approvals.

CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION

DATE: 2/22/2023 PLANNING CASE NUMBER: 304480080

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		\$198.00	\$416.00		
Site Alteration Permit (HPC)					
Mining/Filling Permit (Account Codes B & C)					
Total Amount Due		\$ 614.00 +	\$ 125.00 +	Equals	\$ 739.00

Location of Property: 1142 Rosemary Lane

Legal Description of Property: Block 001- Lot 008

Existing Zoning: PRD53 Use: Residential home

Description of Request:

Number of Acres: Lots Units

Owner Name: Jimmy Son Phone: 818-314-8593

Street: Rosemary Ln City: Chaska State: MN Zip: 55318

Applicant Name: Scott Corbin-Corbins LLC Phone: 612-270-1432

Street: 8850 Mccoll Dr City: Savage State: MN Zip: 55378

Property Owner Signature: Date: 3/6/2023

Applicant Signature: Date:

(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



City of Chaska
Application for Building Permit

Today's Date: 2/13/2023

Permit Number: B

1. Lot: 8 Block: 1 Addition: NORTH CREEK FOURTH P.I.D.

Site Address: 1142 ROSEMARY LN CHASKA MN 55318

2. Owner: Name JIMMY SON Email SON.JIMMY@GMAIL.COM Phone 818-314-8593

Address 1142 ROSEMARY LN City CHASKA State MN Zip 55318

3. Contractor: Name SCOTT CORBIN Email CORBINSLLC@GMAIL.COM Phone 612-270-1432

Address 8850 MCCOLL DR City SAVAGE State MN Zip 55378

4. Contact: Name ASHLEA ANDERSON Email CORBINSLLC@GMAIL.COM Phone 612-772-1082

5. Type of Work: New ☐ Addition ☒ Alteration ☐ Repair ☐ Move ☐ Demolition ☐

6. Describe Work: SPORT COURT

7. Estimated Value Including Labor: \$80,000.00 Building Dept value:

8. Material Filed with Application: ☒ One set of Plans ☒ Certified Survey (Res.) ☐ Truss Specs
☒ Site Plan (Comm.) ☐ Energy Calculations ☐ Ventilations Forms (Res)

9. Special Conditions:

10. Contractor License#: BC760651 Lead Certification#: NAT-F220814-1

I hereby certify that the information contained herein is correct and agree to do the proposed work in accordance with provisions of the ordinances of the City of Chaska, and State Building codes. I further agree that any plans and specifications submitted herein shall become part of this permit application. This permit becomes invalid if work is suspended or abandoned for more than 180 days.

PRINT NAME: SCOTT CORBIN

SIGNATURE: DATED: 2/13/2023

of: ☒ Contractor ☐ Authorized Agent ☐ Owner

Occupancy Group: A B E F H I M R S U I.R.C.

Division: 1 2 3 4 A&A

PERMIT FEE SCHEDULE:

PERMIT FEE	\$	(\$60.00 Minimum)	SAC	\$
SURCHARGE	\$		SEWER TAP FEE	\$
PLAN CHECK FEE	\$		SEWER HOOK-UP FEE	\$
PENALTY	\$		WATER HOOK-UP	\$
OTHER	\$		WATER TAP	\$
TECHNOLOGY FEE	\$	5.00	SITE INSPECTION	\$
			ESCROW (\$2,500.00)	\$
			TOTAL DUE	\$

Approved By: Date:

Received By: Date: Ch.# \$

Receipted in By: Check ☐ Cash ☐

Date:

One City Hall Plaza, Chaska, MN 55318 / PH: (952) 448-9200 / Email: inspections@chaskamn.com



City of Chaska
Contractor Information Form



Contractor Business Name Corbins LLC

*Contractor Business Name is the name registered with the Department of Labor and Industry for the license/registration/bond.

License/Registration/Bond Number: 1. BC760651 Expiration Date 3/31/2025

License/Registration/Bond Number: 2. _____ Expiration Date _____

License/Registration/Bond Number: 3. _____ Expiration Date _____

Lead Certification Number: NAT-F220814-1 Expiration Date 1/13/2026

Mailing Address: Street 8850 McColl Dr City Savage State MN Zip 55378

Physical Address: Street 8850 Mccoll Dr City Savage State 553 Zip 55378

Primary Contact: Name Ashlea Anderson

Email corbinsllc@gmail.com Phone 6127721082

*Provide any additional points of contact below

Point of Contact: Name Ashlea Anderson

Email Corbinsllc@gmail.com Phone 6127721082

Point of Contact: Name Scott Corbin

Email corbinsllc@gmail.com Phone 6122701432

Point of Contact: Name _____

Email _____ Phone _____

DEPARTMENT OF
LABOR AND INDUSTRY

LICENSE/CERTIFICATE/REGISTRATION DETAIL

Class Type:	RESIDENTIAL BLDG CONTRACTOR	Number:	BC123456
Application No:	123456	Status:	ISSUED
Expire Date:	3/31/2023	Effect Date:	1/14/2022
Orig Date:	1/14/2022	Print Date:	1/17/2022
Enforcement Action:	NO		
Workplace Experience:	N/A		

EXAMPLE

Legal Contractor Business Name

Name:

Address:

Phone:

ABC CONSTRUCTION LLC

123 ABC ST
Chaska, MN 55318

555-555-5555

City of Chaska – 1 City Hall Plaza, Chaska MN – 952-448-9200 – inspections@chaskamn.com

1142 Rosemary Lane
Chaska, MN 55318

March 6, 2023

Carver County Board of Adjustment
600 E. 4th Street
Chaska, MN 55318

Dear Board of Adjustment Member:

We are requesting a variance for a reduced rear setback for our home at 1142 Rosemary Lane in Chaska, so that we can add an indoor sport court that will support the health of our young family.

Our responses to the narrative requirements are as follows:

- **Conditions that create a hardship that would prohibit reasonable development without a Variance:**
 - *Our home as is, is a beautifully constructed home. But over the course of the pandemic, we have continued to be situated more at home than we had ever imagined. My wife and I almost exclusively work from home and the constant struggle to quarantine our kids when sicknesses arise from school/childcare has also weighed on us. With Minnesota winters as long as they are, and us being conservative with the uptick in not just covid, but RSV, the flu, and other illnesses, we are unable to adequately use community centers and gyms to maintain a healthy/active lifestyle. With RSV specifically, two out of three of our children have been especially affected, having to spend time hospitalized at Childrens in the Pediatric ICU due to an especially severe case. As a result, especially in the winter, we try to minimize to the greatest extent possible unnecessary exposures in community settings. Because of this, we are requesting a variance against the setback on our rear property to construct an indoor gymnasium, that is of a minimal dimension to be put to use by not only our family, but others in the neighborhood when it's safe to do so, to live a healthy lifestyle, and continue to practice various sports activities that the kids (and us adults) use as an essential outlet to support our mental and physical health: Basketball, Volleyball, Baseball, Gymnastics, Ninja Warrior, pickle ball, badminton. Our intention is to build the sport court underneath our existing deck footprint and build down as to not alter the essential character of our neighborhood.*
 - *The impact of physical activity on mental health is well established and cannot be understated. On a very personal note, our family, especially in the last few years, has been dealing with some serious grief/mental health challenges, due in part to the deaths of multiple immediate family members. Simply put, physical activity and taking care of our physical health is a fundamental part of our treatment and coping, and this sport court addition is absolutely critical to that effort.*
- **Conditions on the property that create a hardship that are not present on similar sized lots in the same area and zoning district; and**
 - *Many, if not most, similar sized homes and lots in our neighborhood and throughout the city are not as restrictive as ours in terms of the rear setback regulations, which for our home requires a 125 foot setback from the center road line of Bavaria road and our property. Unfortunately, due to this rear setback, there are no practical alternative locations, development concepts or reasonable space requirements that would reduce or eliminate this request. The location of the sport court addition we have proposed is the*

most practical and reasonable location to build our desired sport court and is the only one that wouldn't require a very significant and costly change to our existing house (such as full modification/movement of an exterior wall).

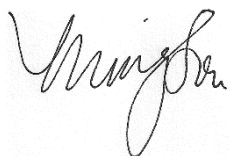
- **Relationships with abutting property that will not be adversely affected by the Variance.**
 - *Because we have chosen to build toward the back of our home and requesting a variance against the setback, we will be adhering to the setback requirements of the side of our home, thus, not adversely affecting our relationship or spacing with our abutting neighbors.*
- **Addressing the following items:**
 1. **The variance shall not impair the health, safety, comfort and general welfare of the public?**
 - *We are being mindful of the requested variance to build our sport court toward the back of our private back yard, building down and within the current design of our deck so as to not be a burden to our wonderful neighbors, whom we have a great relationship with and are committed to maintaining. With the proper construction and engineering plans, we do not foresee impairment of the health and safety of the public, especially since it will be built in our private backyard that is fenced in and not accessible to the public.*
 2. **The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?**
 - *We are requesting a minor variance of 10-15' from the back of our home to add our sport court underneath our deck, which shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any of the ordinances of the city. It is designed to not take up any more space than is needed and will follow the current look and feel of our home and neighborhood.*
 3. **Variances shall not allow a use in a district that is not otherwise allowed?**
 - *The variance will allow us to build an indoor sport court for our family's use. We are not intending to use it in a manner that is otherwise not allowed.*
 4. **The variance should not be greater than necessary to accomplish the landowner's objective?**
 - *The variance will allow us to build a small indoor basketball court that will suffice as a gymnasium to be used by our family and neighborhood friends. It is similarly sized to other indoor sport courts in homes comparable to ours (for example, Robert Thomas homes in The Harvest, Chaska).*
 5. **Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?**
 - *There are no other practical alternative locations, development concepts or reasonable space requirements that would reduce or eliminate this request, particularly because the rearmost exterior wall of our home already sits in close proximity to this 125 foot setback. Building to the side would almost assuredly require us to request an additional variance to the side setbacks between us and abutting neighbors, would alter the character of our house, and may cause an eye sore to our neighbors/the public.*
 6. **The variance, if granted, would not alter the essential character of the locality (neighborhood)?**

- *We have constructed our plans so as to minimize the effect this variance might have on relationships with abutting properties and the character of our neighborhood. More specifically, we propose to build this sport court beneath our currently existing deck, and as a result we expect this addition to be barely noticeable, with little to no impact on the look and character of our neighborhood.*
- 7. Conforming to City Code, the property could not be put to a “reasonable” use?**
- *Because we are in need of an alternative to gymnasiums and recreation centers due to the pandemic to remain active and healthy, especially during long Minnesota winters, we are not able to adequately use our home (as it is) to exercise and practice sports, which is a fundamental component of our health.*
- 8. The variance would improve an existing non-conforming condition.**
- *We are not aware of any non-conforming conditions of our home.*
- 9. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?**
- *We have planned for our structure to be built down and underneath our deck as to not impair any supply of light and air to adjacent properties as well as diminish or impair property values within the neighborhood; the construction will be barely noticeable. Because it would be built in our fenced private back yard, we will not be increasing any congestion to the public streets, increase fire danger or endanger public safety.*

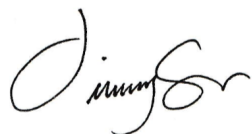
This project has been critical to us for many years, so much so that we planned to build another home (including investing thousands of dollars to draw up plans) elsewhere just so we could get a sport court, however we were unable to move forward with those plans because of the exorbitant cost, but also because over that time our family has become even more deeply and sincerely emmeshed with our neighbors and neighborhood. After having moved and lived on both coasts then settling in the Twin Cities, for the first time, we feel like we have a home and a *community* in the Nickel Creek neighborhood of Chaska. Us adults and our children have made close bonds and friendships within this close-knit community. This addition would allow for our young children and their neighborhood friends to play and practice for years to come. We have much support from our neighbors, as they are excited to partake as well in using the addition (when everyone is healthy!), especially when there are few alternatives during the harsh winter months that are as conveniently located as our own home.

We appreciate your consideration of this request. Please let us know if we can provide any further information to facilitate your review.

Sincerely,



Nicole J. Son



Jimmy Son

1142 Rosemary Lane
Chaska, MN 55318

March 4, 2023

Carver County Board of Adjustment
600 E. 4th Street
Chaska, MN 55318

Dear Board of Adjustment Member:

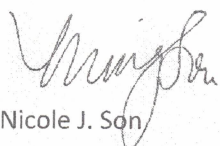
We are requesting a variance for a reduced rear setback for our home at 1142 Rosemary Lane in Chaska, so that we can add an indoor sport court that will support the health of our young family.

The hardship we are encountering stems from the rear property line of our home, which borders Bavaria Road. According to our communication with the City, Bavaria Road falls under the "minor arterial in shoreland district" future functional class of road (as shown in the Roadway Systems Plan, Figure 4.13), which requires a 125 foot setback from centerline, per Carver County Code Section 152.034 Setbacks, Table D. Unfortunately, due to this rear setback, there are no practical alternative locations, development concepts or reasonable space requirements that would reduce or eliminate this request, particularly because the rearmost exterior wall of our home already sits in close proximity to this 125 foot setback. We are proposing a standard sized Sport Court, built such that it would extend approximately 105' from the centerline of Bavaria Road. We believe this 105' may fall within the provision for "Reduced setback" of "right-of-way plus 50 feet" outlined in Table D of 152.034. We have constructed our plans so as to minimize the effect this variance might have on relationships with abutting properties and the character of our neighborhood. More specifically, we propose to build this sport court beneath our currently existing deck, and as a result we expect this addition to be barely noticeable, with little to no impact on the look and character of our neighborhood.

The addition of a sport court to our home is needed in order to increase the health of our family, with the added benefit of providing a recreational area where we have the option of hosting our wonderful close community of neighbors. Conditions resulting from the Covid-19 pandemic have significantly decreased the physical and mental health of our family, due to decreases in physical activity and increased stress. This has further increased the importance of this sport court for our family, as we now spend much more time at home (both my husband and I now work from home almost exclusively), and we've faced increased challenges utilizing outside recreational/exercise facilities. Our three children range in age from 3 to 7, so this sport court will provide a much needed healthy outlet for fun and physical activity for the rest of their time at home, particularly during the winter months, which can be especially challenging with small kids. A fundamental requirement of a sport court for our family is the ability to play basketball, thus we have designed the size of the court to be a size reasonable for this use, and no greater.

We appreciate your consideration of this request. Please let us know if we can provide any further information to facilitate your review.

Sincerely,



Nicole J. Son

March 2, 2023

City of Chaska
One City Hall Plaza
Chaska, MN. 55318-1962

Re: Variance (Residential) – SUPPORT

Dear City of Chaska,

On behalf of the Son family, I, as an adjacent neighbor, would like to express support for granting the residential variance for their home addition.

We have spoken to the Son family to understand the construction plans for their addition and it does not pose risk, annoyance/disturbance to us. In-fact, the plans they have discussed with us seem to be the least intrusive of designs, which is much appreciated.

Your service, and dedication of your professional staff, are admired and much appreciated.

Sincerely,



Kevin Vickerman, Ph. D.
1138 Rosemary Ln.
Chaska, MN 55318

February 28, 2023

City of Chaska
One City Hall Plaza
Chaska, MN. 55318-1962

Re: Variance (Residential) – SUPPORT

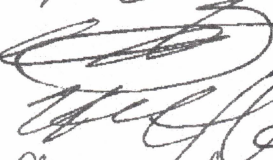
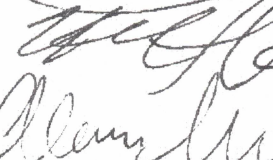
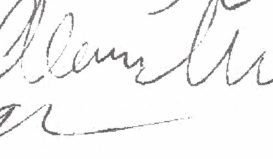
Dear City of Chaska,

On behalf of the Son family the following neighbors and residents of the neighborhood of Nickel Creek would like to express support for granting the residential variance for their home addition.

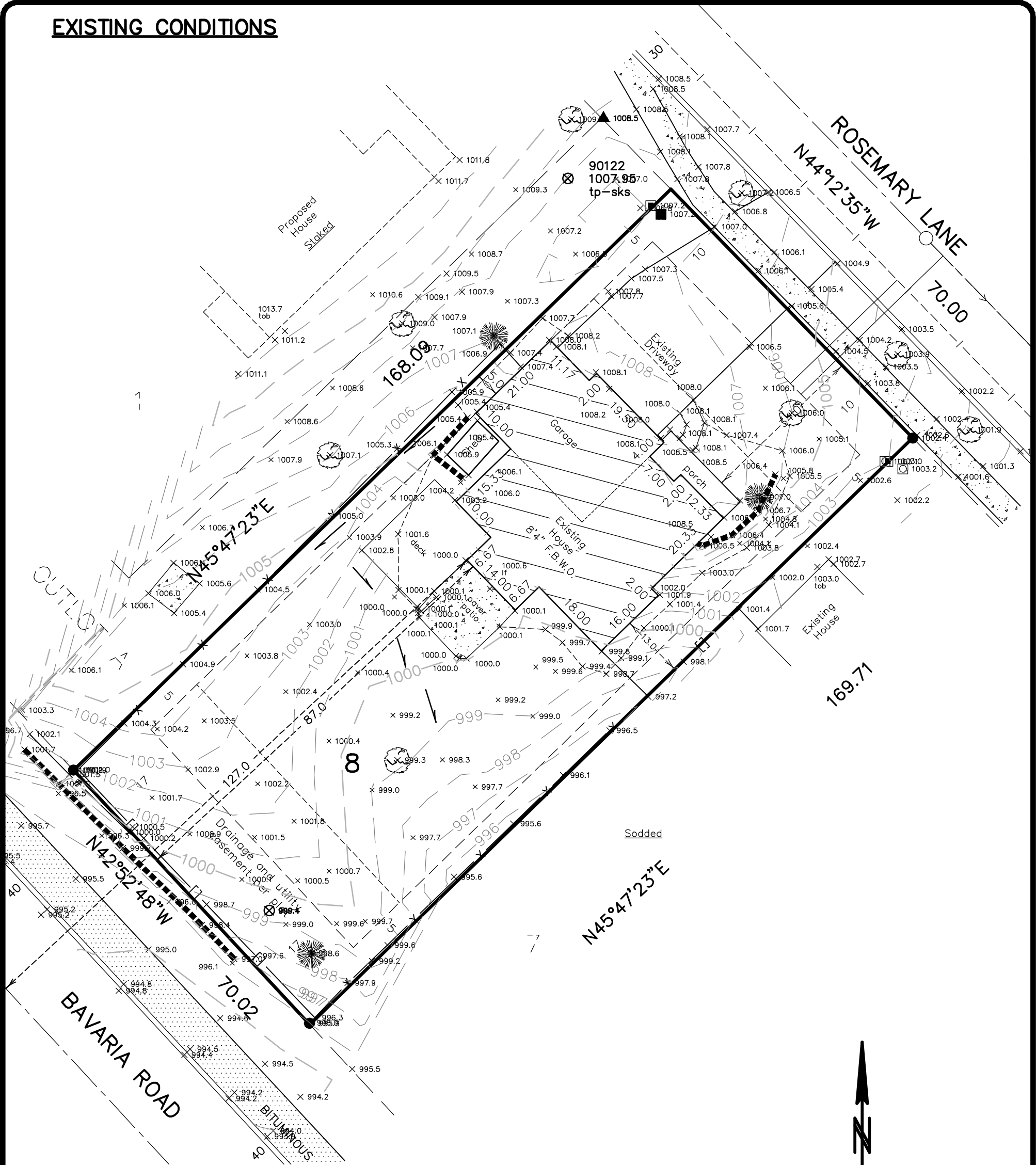
We have spoken to the Son family to understand the construction plans for this addition. The residence is privately situated where the back of the house, and where the planned addition to be added will be, does not pose risk or disturbance to the rest of the neighborhood.

Your service, and dedication of your professional staff, are admired and much appreciated.

Sincerely,

Josh Lemoine	1182 Rosemary Ln	
Mike Hener	1154 Rosemary Ln	
Chris Hrapsky	1177 Rosemary Ln.	
Kevin Hefebey	1176 Rosemary Ln	
Alexis McQuine	1181 Rosemary Lane	
Greg Larson	1157 Rosemary Lane	

EXISTING CONDITIONS



- Denotes retaining wall designed and built by others.
- Denotes existing tree C
- Denotes existing tree D
- Denotes service
- Denotes television box
- Denotes electric box
- Denotes telephone box
- X 000.00 Denotes existing elevation
- (000.00) Denotes proposed elevation
- Denotes drainage flow direction
- Denotes spike
- X ——— Denotes fence (iron)
- # ——— Denotes fence (chain link)
- [] ——— Denotes fence (wood)

Lot area = 11823 SF
House area = 1814 SF
Porch area = 106 SF
Patio area = 33 SF
Driveway area = 900 SF
Total Impervious Area = 2853 SF
Impervious Coverage = 24.1%

Scale: 1" = 20'

We hereby certify to Key-Land Homes that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 10/23/15.

Signed: Pioneer Engineering, P.A.

BY: Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299 email-phawkinson@pioneereng.com

Revisions:
1.) 10-26-15 Stake house
2.) client grade revisions

PIONEEREngineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

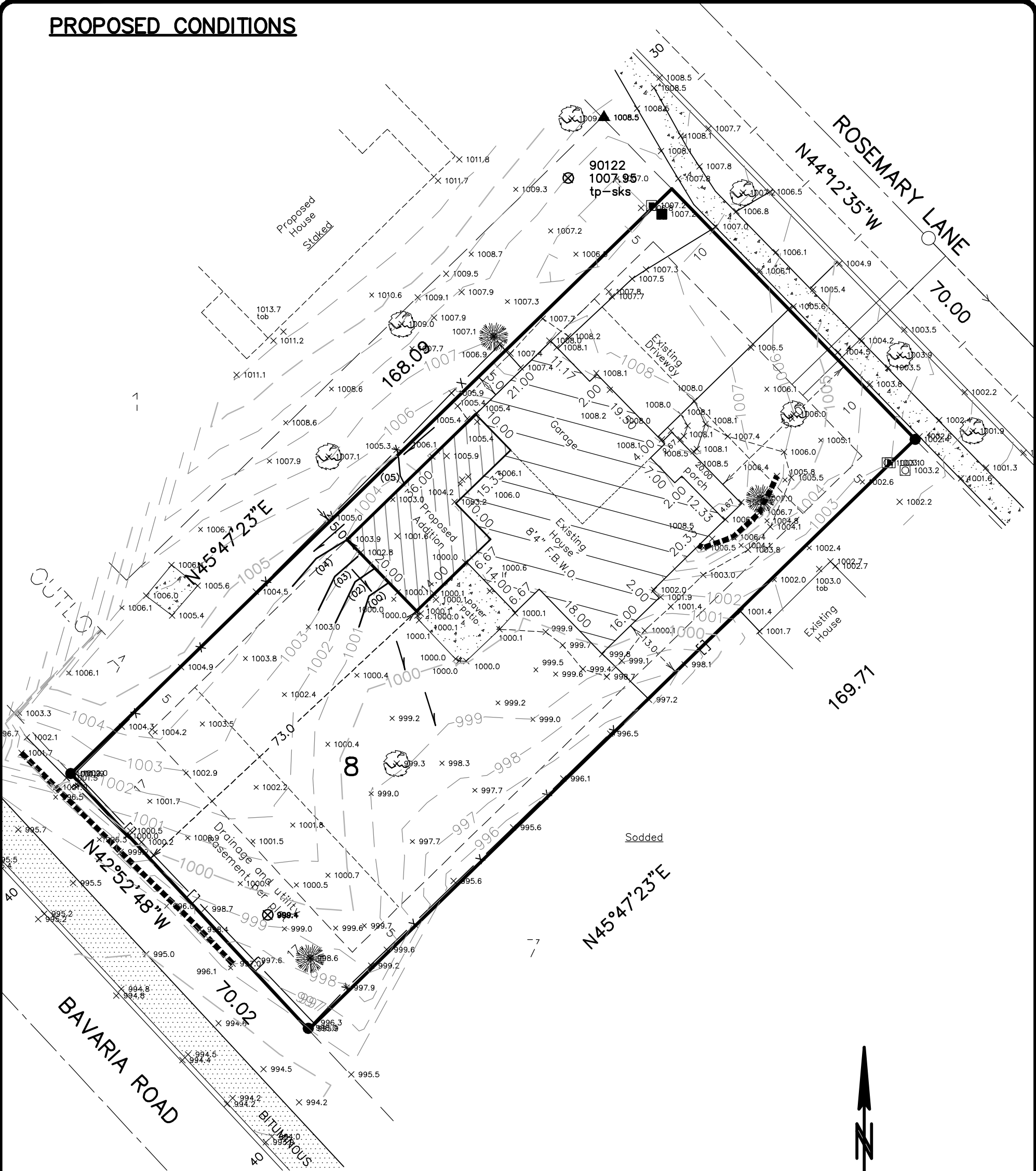
2422 Enterprise Drive Ph. : (651) 681-1914
Mendota Heights, MN 55120 Fax: (651) 681-9488
www.pioneereng.com

Project #: 123037000 Folder #: 7609 Drawn by: MTW

Lot 8, Block 1,
NICKEL CREEK FOURTH ADDITION
according to the recorded plat thereof
Carver County, Minnesota
Address: 1142 Rosemary Lane, Chaska, Minnesota
House Model: 3679-V Elevation: A
Buyer: Son

Property Exhibit for:
Corbins, LLC
8850 McColl Dr
Savage, MN 55378
Phone: (612) 297-3267

PROPOSED CONDITIONS



- Denotes retaining wall designed and built by others.
- Denotes existing tree C
- Denotes existing tree D
- Denotes service
- Denotes television box
- Denotes electric box
- Denotes telephone box
- X 000.00 Denotes existing elevation
- (000.00) Denotes proposed elevation
- Denotes drainage flow direction
- Denotes spike
- X ——— Denotes fence (iron)
- # ——— Denotes fence (chain link)
- [] ——— Denotes fence (wood)

Service invert elevation 994.94 per plan by others

Lot area = 11823 SF
House area = 2381 SF
Porch area = 106 SF
Paver Patio area = 212 SF
Driveway area = 900 SF
Total Impervious Area = 3599 SF
Impervious Coverage = 30.4%

Scale: 1" = 20'

We hereby certify to Key-Land Homes that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 10/23/15.

Signed: Pioneer Engineering, P.A.

BY: Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299 email-phawkinson@pioneereng.com

Revisions:
1.) 10-26-15 Stake house
2.) client grade revisions

PIONEEREngineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive Ph. : (651) 681-1914
Mendota Heights, MN 55120 Fax: (651) 681-9488
www.pioneereng.com

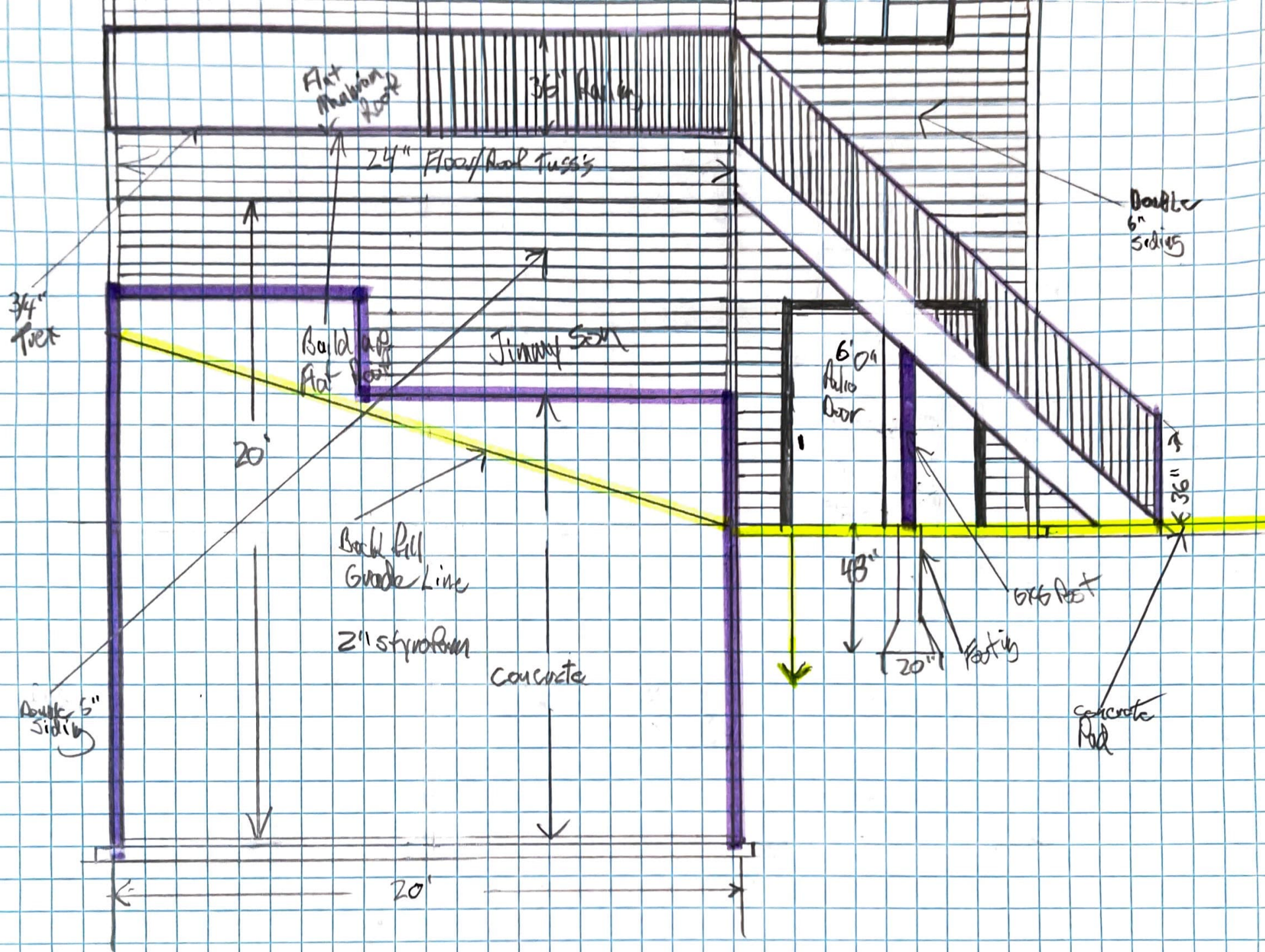
Project #: 123037000 Folder #: 7609 Drawn by: MTW

Lot 8, Block 1,
NICKEL CREEK FOURTH ADDITION
according to the recorded plat thereof
Carver County, Minnesota

Address: 1142 Rosemary Lane, Chaska, Minnesota
House Model: 3679-V Elevation: A
Buyer: Son

Property Exhibit for:
Corbins, LLC

8850 McColl Dr
Savage, MN 55378
Phone: (612) 297-3267



Viral
Siding
To
Match
House

















REQUEST FOR ACTION CHASKA CITY COUNCIL 04/17/23

Subject: Ess Lot & Ernst Home (Chaska Yards) – Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA), and Variance

Applicant: Carvery County CDA

Location: 217 Walnut Street and 211 Walnut Street

Case No.: 2023-01

Synopsis: Applicant seeks to obtain approval of a preliminary plan to construct 3 new housing units on 217 Walnut Street and rehab the Ernst Home for a total of 4 owner-occupied units

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolutions and Ordinance approving the request

BACKGROUND

In the middle of 2014, the City approved and invested in the relocation of the Riedele House (Ernst House) from the Firemen's Park lot to the empty lot at 211 Walnut Street to help aid in the redevelopment efforts of Firemen's Park and preserve the historic home. The home has since been relocated and has been sitting vacant on this lot for some time.

In late 2014, a fire caused major damage to the Ess House at 217 Walnut Street, which is on the lot just north of the Ernst House. In 2015, the City stepped in to purchase it, with the express goal of saving the building. The City went through two grant cycles (2015 & 2016) with the State Historic Preservation Office (SHPO) in hopes of obtaining significant funds to help save the home. The City was unsuccessful in both of these grant applications and thus had no other option but to demolish the home, which was done in 2017.

In December 2018, a Concept Plan was approved for 7 residential rental units by Talle & Associates, Inc. In June 2019, a Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PRD-74) was approved for the same project. The project did not move forward from Preliminary approval, citing financing issues.

The City currently owns both parcels. The City has been marketing the Ess lot and Ernst Home for redevelopment so that the Ess lot can be built on and the Ernst House can be rehabbed.

In January 2022, Carver County CDA proposed a Concept Plan for a 4-unit owner-occupied project. The project consisted of 3 new housing units, and the rehabilitation of the Ernst House. The project was reviewed at the City's HPC meeting on January 4, 2022 and comments were received; a formal approval was not done at this time. The project was also reviewed and recommended approval by the Planning Commission (January 12, 2022) and ultimately approved by the City Council (January 24, 2022).

In February 2023, the preliminary plan was first reviewed by the Planning Commission. It was noted at the Planning Commission meeting that the applicant wished to split the site into separate lots for each unit, however, did not have a plat showing this at the time. They opted to withdraw their preliminary application, prior to City Council, so that they could work on the preliminary plat for the site. They also wanted to work on a solution that would eliminate the need for an HOA as the CDA did not want or could sustain the management of such. Tonight we are looking at a revised preliminary plat drawing that shows separate lots for each unit, plus the re-reviewal of the preliminary site & building plan, zoning ordinance amendment (ZOA) and a variance request to deviate from setbacks.

Changes Since Initial Preliminary Submittal

The following are changes that have occurred on the plans since the initial preliminary review in February 2023:

- **Lots**; the preliminary plat shows the creation of 5 separate lots:
 - 1 lot for each housing unit (4 total), and their respective garage and surface stall units
 - 1 lot for the City owned parking lot south of the Ess & Ernst sites
- **Common Areas Eliminated**; the common areas shown before (courtyard, shared gardens and yard games) have been eliminated. These areas have been transformed into private yard areas for each of the units. The reason to eliminate the common areas was due to the CDA not wanting to have an HOA on the site. Having an HOA would require more management on the CDA's end, which they feel they don't have adequate resources to do.
- **Fencing**; the fencing on the north side has been reoriented to go up to the north property line; this change was done to address a comment received at Planning Commission about providing sufficient yard space for Unit 2. As noted above, the elimination of the common areas also resulted in more yard space for each unit. There may be a minor change to the orientation of the fencing so that electric crews can access the utilities that exist on the north side. These changes will be reflected in the final plans.
- **Landscaping**; coniferous landscaping has been added to the north property line between Units 1 & 2 in response to a comment received at Planning Commission. Staff would argue that this coniferous layer be extended into Unit 3's yard to help screen the loading area of Von Hanson's.
- **Detached Garage**; the detached garage was slightly increased in size to include additional indoor storage.
- **Decks & Side Entrances**; Units 2 & 3 had their attached decks reoriented to the side of the homes so that yard access was more efficient. Unit 1 has also included a side entrance so that there is direct access to their yard.

PROJECT GOALS

The developer has identified the following goals below for this project:

- Build on the historic fabric of Downtown Chaska
- Provide high quality open spaces for residents
- Add high-quality housing to the town center to create new walkable housing option for residents

- Contribute to the historic preservation of the city's architectural heritage

CURRENT PROPOSAL

The applicant, Carver County CDA, is requesting approval of a Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) to PRD-74, and Variance from the PRD Building Setbacks (Section 15.16.020.F.1) to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage. One garage and one surface parking space will be provided for each housing unit. These units will be brought into the Carver County Community Land Trust and sold as affordable housing units at 80% Area Median Income (AMI). Also included in the preliminary plan is the existing City-owned parking lot to the south of this site.

ADHERENCE WITH SECTION 15.16.020.F PLANNED RESIDENTIAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

- **Building Setbacks.** *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.*
 - **Proposed: Building heights are lower than 30 feet, so 30 feet would apply for perimeter setbacks; the nearest setback to the property line which forms the perimeter of the total property is 7 feet 8 inches.**
 - **Proposed: The minimum spacing between the proposed buildings is 8 feet.**
 - **Variance from Section 15.16.020.F.1 will be required**
- **Lot Coverage.** *The total ground area occupied by buildings in a PRD shall not exceed 20 percent of the total site area in the project. If the total project is to be staged over a period of time, open space shall be provided so that the ground coverage of any one stage shall not exceed 30 percent of the applicable site.*
 - **Proposed: 17.7% (4,567 square foot building divided by 25,775 square foot total site area)**
- **Floor Area Ratio (FAR).** *There shall be a maximum floor area ratio of 0.5. Floor area ratio shall be determined by dividing the sum total of the building floor area by the gross area of the total site.*
 - **Proposed: 0.32 (8,339 square foot floor area divided by 25,775 square foot gross area of the total site area)**

Adjacent properties

The site is bound on the north by commercial, to the west by an alleyway and commercial, the south by a city-owned parking lot, a residential building and commercial businesses, and the east by Walnut Street and residential.

Existing Conditions

The Ess lot (0.2 acres) and Ernst Home lot (0.2 acres) together are 0.4 acres in total. The Ess lot is currently vacant and used to house the Joseph Ess House. In 2014 a fire caused significant damage to the home and it was subsequently demolished in 2017. The Ernst Home was originally located on the Firemen's Park lot but was subsequently relocated to 211 Walnut

Street to aid in the redevelopment of the park. It has been sitting vacant on 211 Walnut Street since 2015. The City owned parking lot (0.2 acres) currently accesses off Walnut Street and the mid-block alley, and will remain as is.

Land Use

The two lots and City-owned parking lot are currently in the Planned Residential Development (PRD-74) zoning district, which was put in place with the previous Talle & Associates, Inc. project. This zoning district allows for multi-family residential, however, will be amended to reflect the new use and layout.

Layout/Transportation/Sidewalks

The new houses are organized around a small central open space. The ownership of this open space is shared by each of the new units. Both the new housing and the Ernst House will also have private yards, separated by low fences, to clearly define spaces that are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a walkway provides access to the garages and the garbage/recycling bins for residents.

Currently, the available vehicle access points for the property are in the rear from the alleyway via a small parking area; there is a detached garage also situated near the rear of the property that will provide an interior stall for each housing unit. The alleyway gains access from 3rd Street East, and from the City-owned parking lot to the south, however the 3rd street access will eventually be relocated to the parking lot just west of it when the paseo goes in.

Paseo

It should be noted that as a part of the Downtown Master Plan, the paseo concept was mentioned as a part of the alleyway in the rear of these lots. Specifically, *"Main Street" will be complemented by attractive "Town Center" cross-streets, as well as the Brick City Paseo paralleling it to the east and west.* The paseo concept was a plan to mitigate noise, buffer and provide a beautiful walk for pedestrians. The alleyway behind the businesses fronting Highway 41 was targeted as a paseo opportunity to give pedestrians an alternative versus walking down the busy highway. The paseo is planned to undergo implementation with the Highway 41 project happening this summer, however most of the work in this area is planned for 2024. A portion of that paseo design is included on the next page.

Setbacks

The setbacks are defined by PRD-74. Namely, the front yard setback (east) is 10 feet. The rear yard setback shall be 20 feet. The side yard setback is 5 feet. Parking setbacks are 3 feet from property lines.

The project proposes to amend the current PRD-74 so the south property line setback is 3 feet, the north property line setback is 7 feet, and interior property line setbacks are 2 feet. The rear yard and front yard setbacks will remain the same. The reason the south property line setback has to change is due to the fact that the City has to move the south lot line so that the southern retaining wall is within City ownership. Fundamentally speaking, the location of the buildings and parking have not changed since February 2023, just the lot line.

As noted earlier in this report, the general PRD development standards require a 30 foot perimeter setback and a 25 foot building separation. A variance is being requested to deviate from these standards.

Architecture

The architecture of the new construction will be very important for this project as it is a site that is located in downtown Chaska and also a national district (Walnut Street Historic District).

Ernst Home

The Ernst Home will be relatively unchanged on the front and side exteriors with the exception of maintenance work that is greatly needed. The rear is proposing to include a one-story back entrance enclosed porch. The Historic Ernst Home that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house. The following are proposed maintenance work and changes on the home:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.
 - The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.
- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.

- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Units

The new units are designed to be “respectful” to the historic Ernst Home. These units will be gabled roof units with lap siding (fiber cement). Brick is not used on these new buildings in order to keep costs down as well as not create a false sense of history. The new units will have two different floor plans, but their orientations shifted around the central open space. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The exterior details will include:

- 4” lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.

The applicant states that the goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units. They also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the commons.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

New Detached Garage

There is a detached garage proposed in the rear of the property that will house 4 parking stalls, plus 4 surface stalls. The garage is placed in the southwest corner of the site. This service

structure has a flat roof. The design of the structure includes the following as stated by the applicant:

- It fits into the context of downtown and is not precedence setting. Please see the attached map in the narrative:
 - Unlike other residential areas in the historic district, this is a unique site that shares an alley and block with commercial structures. This is very similar to the other facing block on Chestnut. Both blocks are noted in green on the map. It has a similar configuration of where a few residential structures back up to a block dominated by flat roof main street buildings. On both blocks the residential structures have pitched roofs and most of the other structures have flat roofs. In fact, the other block has no garages, we assume they park on the street. We feel the flat roof garage is appropriate in this context and differentiation of use as it already exists on another block downtown.
 - Also on the map, there are other structures in the historic district that have flat roof additions to their historic pitched roof structures. These are noted in blue.
 - There are two, including one that is a historic designated house, that has a flat roof garage. These are noted with a red circle.
- Another reason for the flat roof is because this garage is at the high point of the site; storm water control is critical. Instead of pitching more water into the alley, the flat roof directs stormwater much more efficiently by being able to go directly into the new storm water utilities on the site.
- A pitched roof would make the garage taller on this high/visually exposed point of the site. The intention is to reduce the scale of this utilitarian building on the site.
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

The HPC commented in February 2023 about the flat roof design. They concluded that the flat roof design is amenable and appropriate for the site. SHPO has also echoed these comments.

The elevation drawings for the new housing units have improved since Concept Plan. The design of the new units are more compatible with the Ernst Home in the following ways:

- Window openings are similar in scale and profiles
- The lap siding used will provide cohesiveness with other downtown residential properties and not overpower the Ernst Home's Chaska brick design
- Front porch/side decks will be included to bring a nod to the Ernst Home's front porch layout
- Trim detailing in the cornice, corners, mid-sections and on the windows will provide added interest and tie in historic elements

The color of the new units will be a dark gray color with white trim. The white trim will match the details of the Ernst Home well. The dark gray will significantly contrast with the Chaska brick, however, staff wonders if the color can still contrast but be more compatible. Staff would ask the applicant to explore lighter color options that provide contrast but are more cohesive to the surrounding area.

Landscaping & Fencing

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	22.25 caliper inches (9 trees)	62.5 caliper inches (21 trees)
Understory Trees	3	7
Shrubs	24	34

Landscaping meets the landscaping requirements for the site. A surplus of overstory and shrubs will be incorporated on the site to enhance the edges and communal areas. In sum, the landscaping proves to be acceptable. Since February 2023, the applicant has added 16 coniferous trees to the north property line in response to Planning Commission feedback received in February. Staff would advise that additional coniferous trees be added to the north side of Unit 3 to help screen the Von Hanson's loading area.

It should be noted that there are existing boulevard trees along Walnut Street. In the event that these trees are damaged or removed from construction of this site, they will need to be replaced.

In addition to landscaping, the housing units will have fencing to delineate the private yard spaces. The fence designs proposed will be a 4 foot decorative style fence. This type of fencing will also aid in enhancing some of the edges of the site, including the west edge facing the paseo. The fencing shown on Unit 1 shall be pulled back to the side elevation. This comment is also echoed by SHPO in their March 2023 letter.

Parking

The parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall). In total, there will be 8 on-site parking stalls for 4 dwelling units. Staff finds that this meets the parking requirements for this type and size of use. Additional on-street parking is provided in front of the buildings.

Lighting

Lighting is shown in the form of wall packs and bollards. Wall packs are shown at the doors of each unit. Bollards will be used to illuminate the east-west connection from the paseo to Walnut Street. All lighting must meet the City's zoning ordinance section 15.28.250.

Shared Agreement

Ingress and egress for all units will be reserved through an access easement against the property, as well as deed covenant. The deed covenant would also require the owners to maintain the sidewalks, and driveways.

Preliminary Plat

The project is pursuing preliminary plat at this time. The preliminary plat shows the following lot layout:

- **Lot 1, Block 1:** Unit 1 house, yard, garage stall and surface stall (although this lot is non-contiguous, the County can place these "lots" in one PID)
- **Lot 2, Block 1:** Unit 2 house, yard, garage stall and surface stall (although this lot is non-contiguous, the County can place these "lots" in one PID)
- **Lot 3, Block 1:** Unit 3 house, yard, garage stall and surface stall
- **Lot 4, Block 1:** Unit 4 house, yard, garage stall and surface stall
- **Lot 5, Block 1:** City owned parking lot

Currently the existing Ernst House lot is showing to encroach into the City-owned parking lot to the south. The plat will correct this encroachment by pulling back the south lot line of Lot 4 to the north edge of the retaining wall. The City will own and maintain the south retaining wall. There are no outlots proposed.

Zoning Ordinance Amendment (ZOA)

The project is proposing to amend the PRD-74 zoning district, which is the current zoning for the property. As noted in the background of this report, the PRD-74 zoning was put in place with the former Talle & Associates project (Ernst Home Apartments). In that regard, the zoning reflects an old plan and thus will be updated to reflect what's currently proposed. The following are proposed changes to the ordinance:

- Update the approving graphic exhibits to reflect the current project
- Include updated setbacks for the north, south and interior property lines for buildings and parking
- Include building separation

Please note the changes that are being sought in the PRD-74 ordinance are to reflect the new preliminary plat layout. The locations of buildings and parking are not fundamentally changing from February 2023 when this was first reviewed, rather just the orientation of proposed lot lines.

Variance to Section 15.16.020.F.1 (PRD Building Setbacks)

Variance Facts

Minnesota State Statutes Chapter 462.357, Subdivision 6, (2), requires that: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems." *Each of the factors listed in the above definition must be satisfied in order to grant a variance.*

The State Statute, which identifies the “practical difficulties” standard, supersedes the City’s ordinance pertaining to Variances Section 15.08.080, which retains the outdated “Undue Hardship” standard in granting variances. As required by State law, the “Practical Difficulties” standard will apply to this request.

For reference “Undue hardship” meant *the property in question cannot be put to a reasonable use if used under conditions required by the official controls.*

“Practical Difficulties” means *the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

In order for a variance to be granted, the applicant must show how they meet the following:

- Conditions that create a *practical difficulty*, (see definition above) that would prohibit reasonable development without a Variance;
- Conditions on the property that create a *practical difficulty*, that are not present on similar sized lots in the same area and zoning district; and
- Relationships with abutting property that will not be adversely affected by the Variance, or alter the essential character of the locality.

In addition to the above 3 factors, the following are some of the questions Staff asks with each variance request to understand the need for the variance.

- The variance shall not impair the health, safety, comfort and general welfare of the public?
- The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?
- Variances shall not allow a use in a district that is not otherwise allowed?
- The variance should not be greater than necessary to accomplish the landowner’s objective?
- Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?
- The variance, if granted, would not alter the essential character of the locality (neighborhood)?
- Conforming to City Code, the property could not be put to a “reasonable” use?
- The variance would improve an existing non-conforming condition.
- The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?
- Are there unique characteristics to the property itself (not the applicant’s personal use of the property) that prevent compliance with the code?

Details of Variance Request

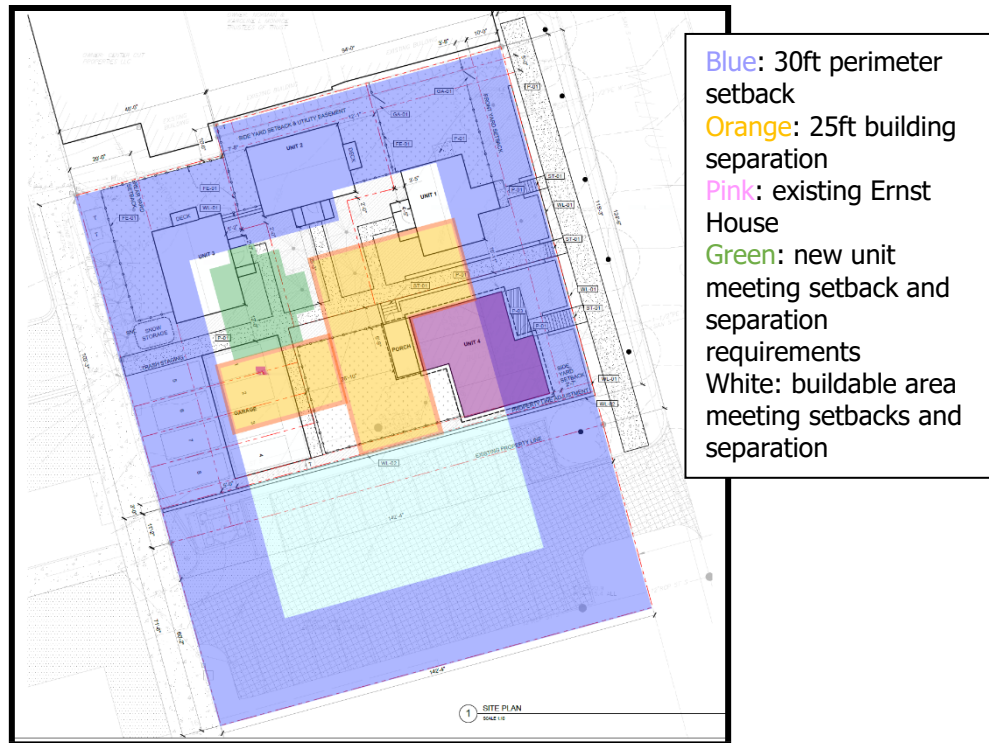
The applicant is requesting a variance from zoning section 15.16.020.F.1. which relates to Building Setbacks and Building Separation on PRD sites. The code states as follows: *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the*

building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet. Based on this code section, the subject property would need to provide a 30 foot setback from the perimeter of the PRD area, which includes the City owned parking lot site. The site plan shows the lowest perimeter setback of 7 feet 8 inches on the north perimeter property line, 12.5 feet on the east perimeter property line, 20 feet on the west perimeter property line, and over 70 feet from the south perimeter property line. In addition, the minimum building spacing proposed is 8 feet. Therefore, a variance will need to be obtained from zoning section 15.16.020.F.1 for building setbacks and building separation.

Applicant Statement

The property owner states that the practical difficulty lies in the fact that placing PRD requirements on these small lots makes their development extremely difficult. By looking at the exhibit on the next page, one can see that the building setbacks and separation applied would only make it feasible for one unit to locate on the property. It would also negate the allowance for a detached structure. The density of these lots following PRD requirements creates less density than historically existed on this site with homes and outbuildings. Doing so, would create a negative impact on the integrity of the National Walnut Street Historic District. The PRD setbacks and building separation are also contrary to the layout and configuration of other downtown lots in the area. The variance request will not alter the essential character of the locality, rather adhering strictly to code will alter the character of the locality in a negative way. By allowing a variance to the Building Setback and Building Separation, the plan will better integrate into the neighborhood and better follow the historic configuration of these lots, which is important for the integrity of the national historic district. In addition, the variance request:

- Will not impair the health, safety, comfort and general welfare of the public in this area. The density and configuration proposed is typical for this area of Chaska.
- Will not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City as the proposal only reinforces the Comprehensive Plan's zoning density and planning for this area.
- Will not alter the essential character of the neighborhood as denser lots were historically developed here.
- Will not impair an adequate supply of light and air to adjacent property. The new units are low and the adjacent properties to the north have few windows. The windows that do exist will not be blocked as the units will be set back from these walls.
- Will provide the required number of off-street parking as required by code and not increase parking congestion on the streets or public parking lots.
- Will most likely increase the property values on the neighborhood as the current lot is vacant with a vacant historic structure that needs significant repair.



Variance Standards and Staff Analysis

Finding 1. *Conditions that create a hardship, or practical difficulty, that would prohibit reasonable development without a Variance;*

The request to deviate from the building setbacks and building separation is due to the difficulty and unreasonableness of meeting such requirements. As shown above, the site would not achieve a layout and density that is common in downtown Chaska if the setbacks and building separation were strictly applied. The historic Ernst Home that sits on the property, has essentially established the limited layout of the PRD setback and building separation requirements. The Ernst Home was a part of a greater community initiative to redevelop Firemen's Park. The Ernst Home was relocated from the Firemen's Park area and situated in downtown to help facilitate this redevelopment project while also preserving the important history that the Ernst Home encompasses, and provide a positive contribution to the National Walnut Street Historic District. The location of the Ernst Home mimicked the location of the former home that existed on its parcel before it was demolished, which was also important to maintain the streetscape for the nationally designated Walnut Street Historic District. Overall, the difficulties that exist on the site and per the PRD regulations are not something that were created by the applicant.

The proposed development would easily meet the setback and building separation requirement on a 3-acre+ site that is more commonly found outside of downtown. Downtown is unique in terms of the varying lot sizes and setbacks that are found through the commercial and residential areas. This site in particular is unique in that it contains commercial and residential in one block. The regulations are proving to show that they are not compatible with downtown's configuration and density. Variances exist in order to provide flexibility for exactly this scenario.

As noted by staff findings, the requested variance is reasonable in light of the practical difficulties in complying with the ordinance. Staff finds that the 1st finding is met.

Finding 2. *Conditions on the property that create a hardship, or practical difficulty, that are not present on similar sized lots in the same area and zoning district;*

The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance. The Comprehensive Plan guides this area for Downtown Mixed Use, which allows for a variety of uses from commercial to residential. Residential uses are allowed densities between 12-40 units per net acre. The project proposes a density of 6.6 units an acre so it's less than what this site calls for. The applicant proposes to develop the subject property into residential homes, which is a reasonable use that is consistent with the general purpose and intent of both the Comprehensive Plan and the established zoning. The intent of the PRD building setbacks and building separation is to create spread out, less dense neighborhoods. This intent does not fit the downtown fabric. In addition, the Comprehensive Plan references the Downtown Master Plan in terms of how the area will develop. The historic Ernst Home was a part of a downtown catalyst site to redevelop Firemen's Park. The Ernst Home was relocated to its current site in downtown so that it could be preserved. The proposal this evening is consistent with the objective to preserve the Ernst Home and meet the requirements of the historic district as established and reviewed by the Heritage Preservation Commission and the State Historic Preservation Office (SHPO).

As noted by staff findings, the proposed use is consistent with, and meets the general purpose and intent of, the comprehensive plan and zoning ordinances by allowing the construction of residential homes on the subject property while also providing a configuration that is suitable and compatible with downtown Chaska. The proposed use also meets the objective to preserve the Ernst Home and make it usable once again; which is imperative for its longevity. Staff finds that the 2nd finding is met.

Finding 3. *Relationships with abutting property that will not be adversely affected by the Variance.*

The proposed use will not alter the essential character of the locality, and will not adversely affect the abutting properties. The PRD setbacks and building separation are contrary to the layout and configuration of other downtown lots in the area. The variance request will not alter the character of the locality, rather adhering strictly to code will alter the character of the locality in a negative way. By allowing a variance to the Building Setback and Building Separation, the plan will better integrate into the neighborhood and better follow the historic configuration of these lots, and as a result will provide a more positive impact on the neighboring properties.

As noted by staff findings, the building setbacks and building separation provided by the applicant's proposed site plan does not conflict with the essential character of the locality rather it mimics and fits with the overall context. Staff finds that the 3rd finding is met.

The variance shall not impair the health, safety, comfort and general welfare of the public?

The variance will not impair the health, safety, comfort and general welfare of the public. The proposal is designed to emulate the context of downtown and the historic district it is locating in. The setbacks and building separation proposed are in harmony with both those contexts. Adhering strictly to the setbacks and building separation would impair the general context to which it locates in. Resultingly, the Ernst Home is at risk of not being used and properly maintained. The national Walnut Street Historic District would also be at risk of losing its integrity with a historic Ernst Home in a risky position, and a vacant district lot not being filled in.

The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?

The variance is consistent with the objectives of the Comprehensive Plan, and Downtown Master Plan. The proposal allows the continuation of the Firemen's Park redevelopment project that sought to preserve the historic Ernst Home. The proposal to add more housing units to this area will allow the Ernst Home to be occupied once again.

Variances shall not allow a use in a district that is not otherwise allowed?

The variance will not allow a use in the zoning district that is not otherwise allowed.

The variance should not be greater than necessary to accomplish the landowner's objective?

The variance is not greater than necessary to accomplish the landowner's objective. The setbacks proposed are greater than what is found on this block, and for downtown Chaska.

Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?

There are no alternative concepts that would eliminate the request. The alternatives would be to place a building in the middle of the site that would conflict with the streetscape of the national historic district and the Ernst Home.

The variance, if granted, would not alter the essential character of the locality (neighborhood)?

The variance would not alter the essential character of the locality, in fact, it would align and enhance the essential character of the locality. The proposal to add additional housing units to this site will allow the Ernst Home to be used, and maintained, once again, and it will fill in a historic streetscape that has been vacant for 6+ years.

Conforming to City Code, the property could not be put to a "reasonable" use?

Conforming to City Code, the property could not be put to reasonable use. As noted in the above exhibit, the property would have to place a building in the middle of the site and be setback from the streetscape. This would be contrary to the layout of downtown and the national Walnut Street Historic District.

The variance would improve an existing non-conforming condition.

There are no non-conformities that staff are aware of.

The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?

The variance will enhance property values within this block by filling in an otherwise vacant site, and allowing the Ernst Home to be used and maintained once again. Parking can be accommodated on site.

Accordingly, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the perimeter building setback to 7 feet 8 inches, and the building separation to 8 feet.

Variance Findings

Staff believes there is an undue hardship (practical difficulty) on the applicant, and therefore a variance should be granted, for the following reasons:

1. The property in question cannot be put to reasonable use under the current setbacks and building separation. The property currently is vacant on the north side and contains the historic Ernst Home on the south side. The unique physical constraint on the property comes from the existing Ernst Home which has set a precedence for the setback from the streetscape (Walnut Street), plus establishes a significant building separation limitation on the vacant lot to the north. The national Walnut Street Historic District would be severely hampered if the vacant area is not filled in, and the Ernst Home is not occupied.
2. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the existing placement of the historic Ernst Home, which was a part of a larger community objective to preserve the building and facilitate a downtown redevelopment site (Firemen's Park). The national Walnut Street Historic District also emphasizes the importance of a consistent streetscape. Adhering to the PRD building setbacks and building separation would conflict with such emphasis.
3. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan, downtown master plan and zoning ordinance. The Comprehensive Plan guides this area to be Downtown Mixed Use, which promotes a density of 12-40 units per net acre for residential uses. The project will be 6.6 units per net acre and create a configuration that will be harmonious with the surrounding context and national historic district. The proposal will further reinforce the Downtown Master Plan's redevelopment project of Firemen's Park in providing a use that will save the Ernst Home.
4. The proposed use, if granted, will not alter the essential character of the locality because the reduction in the setback and building separation will allow the site to provide a configuration and density that is consistent with downtown Chaska and necessary for the national Walnut Street Historic District. The essential character will be negatively altered if a variance is not granted.

HPC Meeting February 7, 2023 and SHPO Comments

The City and applicant conducted a Heritage Preservation Commission meeting on Tuesday, February 7, 2023. A Site Alteration Permit (SAP) was approved by HPC at that time. In sum, the HPC were favorable of the layout proposed, and were happy with the changes done to the new housing units. They also stated that the flat roof on the detached garage was a suitable application to help with scaling down the building compared to the Ernst Home. SHPO also echoed this comment in their latest letter.

In addition to the HPC, the State Historic Preservation Office (SHPO) has provided comments on the current project. Comments were provided shortly after Concept Plan approval in 2022, and updated comments were provided on March 27, 2023. The March 2023 comment letter is attached in the packet. It provides analysis related to the design of Unit 1 (unit facing Walnut St), fence location, retaining wall design, and the detached garage. The applicant will be required to submit another formal application for their review, which they will need to do after Preliminary Plan approvals have been received.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Monday, March 13, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Friday, May 12th, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Tuesday, July 11th, 2023. The City may, with the petitioner's consent, extend the review period beyond the Tuesday, July 11th, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 04/12/23:

Motion to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-8), prepared by MacDonald & Mack, dated March 13, 2023 and March 29, 2023
 - b. Aerial Exhibit, prepared by MacDonald & Mack, dated March 10, 2023
 - c. Existing Conditions, prepared by MacDonald & Mack, dated March 10, 2023
 - d. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - e. Site Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - f. Preliminary Plat, prepared by MacDonald & Mack, dated March 10, 2023
 - g. Landscape Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - h. Overlay Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - i. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - j. Utility Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - k. Paving and Geometric Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - l. Turning Movement Analysis, prepared by MacDonald & Mack, dated March 13, 2023
 - m. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated March 13, 2023
 - n. Storm Water Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - o. Photometric Plan, prepared by Pulse, dated December 20, 2022

- p. Chaska Yards – Concept Renderings (pgs 1-17), prepared by MacDonald & Mack, dated March 10, 2023
 - q. Chaska Yards – Fencing Spec, prepared by MacDonald & Mack, dated March 10, 2023
 - r. Ernst House – Building Elevations, prepared by MacDonald & Mack
 - s. Ernst House – Floor Plan, prepared by MacDonald & Mack
 - t. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack
 - u. Chaska Yards – Floor Plans, prepared by MacDonald & Mack
 - v. Chaska Yards – Garage, prepared by MacDonald & Mack
2. Adherence with the City Engineers Memo dated April 5, 2023.
 3. Adherence with the SHPO letter dated March 27, 2023.
 4. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 5. Provision that mechanical equipment will be fully screened from view.
 6. Provision of decorative garage doors to be used on the detached garage.
 7. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 8. Provision that building code is adhered to for all buildings.
 9. Provision to explore lighter color options for the new housing units, and to be addressed at final submittal.
 10. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 11. Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 12. Provision that Unit 1's eastern fence is pulled back to be in line with the side elevation, and to be shown on the final plans.
 13. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.
 14. Provision of continued coordinate with the Engineering Department related to utility connections to the site.
 15. Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
 16. Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat.
 17. Provision of additional coniferous trees added to the north property line of Unit 3, and to be addressed at final submittal.
 18. Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit.
 19. Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit.

Motion to recommend approval of the Zoning Ordinance Amendment to PRD-74.

Motion to recommend approval of the Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the Building Setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet, based on the staff report and the following findings:

1. The property in question cannot be put to reasonable use under the current setbacks and building separation. The property currently is vacant on the north side and contains

the historic Ernst Home on the south side. The unique physical constraint on the property comes from the existing Ernst Home which has set a precedence for the setback from the streetscape (Walnut Street), plus establishes a significant building separation limitation on the vacant lot to the north. The national Walnut Street Historic District would be severely hampered if the vacant area is not filled in, and the Ernst Home is not occupied.

2. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the existing placement of the historic Ernst Home, which was a part of a larger community objective to preserve the building and facilitate a downtown redevelopment site (Firemen's Park). The national Walnut Street Historic District also emphasizes the importance of a consistent streetscape. Adhering to the PRD building setbacks and building separation would conflict with such emphasis.
3. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan, downtown master plan and zoning ordinance. The Comprehensive Plan guides this area to be Downtown Mixed Use, which promotes a density of 12-40 units per net acre for residential uses. The project will be 6.6 units per net acre and create a configuration that will be harmonious with the surrounding context and national historic district. The proposal will further reinforce the Downtown Master Plan's redevelopment project of Firemen's Park in providing a use that will save the Ernst Home.
4. The proposed use, if granted, will not alter the essential character of the locality because the reduction in the setback and building separation will allow the site to provide a configuration and density that is consistent with downtown Chaska and necessary for the national Walnut Street Historic District. The essential character will be negatively altered if a variance is not granted.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-38 approving the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards) (PC #2023-01).

Motion to adopt Resolution No. 2023-39 approving the Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the Building Setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet.

Motion to adopt Ordinance No. 1033 approving the zoning ordinance amendment (ZOA) to PRD-74.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/17/2023 **RESOLUTION NO.** 2023-38

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution approving the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards)/Carver County CDA/PC #2023-01

WHEREAS, the applicant, Carver County CDA, is requesting approval of a concept plan to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage; and

WHEREAS, one garage and one surface parking space would be provided for each housing unit; and

WHEREAS, these units will be affordable housing units sold to households at 80% Area Median Income (AMI); and

WHEREAS, the new houses are organized around a small central open space; and

WHEREAS, the ownership of this open space is shared by each of the new units; and

WHEREAS, both the new housing and the Ernst House will also have private yards, separated by low fences, to clearly define spaces that are for personal use; and

WHEREAS, the site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House; and

WHEREAS, because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge; and

WHEREAS, the color of the new units will be a dark gray color with white trim; and

WHEREAS, the white trim will match the details of the Ernst Home well, however, the dark gray will significantly contrast with the Chaska brick, however, staff wonders if the color can still contrast but be more compatible; and

WHEREAS, staff would ask the applicant to explore lighter color options that provide contrast but are more cohesive to the surrounding area; and

WHEREAS, since February 2023, the applicant has added 16 coniferous trees to the north property line in response to Planning Commission feedback received in February; and

WHEREAS, staff would advise that additional coniferous trees be added to the north side of Unit 3 to help screen the Von Hanson's loading area; and

WHEREAS, it should be noted that there are existing boulevard trees along Walnut Street, and in the event that these trees are damaged or removed from construction of this site, they will need to be replaced by the developer; and

WHEREAS, the fence designs proposed will be a 4 foot decorative style fence; and

WHEREAS, the fencing shown on Unit 1 shall be pulled back to the side elevation; and

WHEREAS, ingress and egress for all units will be reserved through an access easement against the property, as well as deed covenant; and

WHEREAS, the deed covenant would also require the owners to maintain the sidewalks, and driveways; and

WHEREAS, the preliminary plat shows the following lot layout:

- **Lot 1, Block 1:** Unit 1 house, yard, garage stall and surface stall (although this lot is non-contiguous, the County can place these "lots" in one PID)
- **Lot 2, Block 1:** Unit 2 house, yard, garage stall and surface stall (although this lot is non-contiguous, the County can place these "lots" in one PID)
- **Lot 3, Block 1:** Unit 3 house, yard, garage stall and surface stall
- **Lot 4, Block 1:** Unit 4 house, yard, garage stall and surface stall
- **Lot 5, Block 1:** City owned parking lot; and

WHEREAS, on April 12, 2023 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards) (PC #2023-01); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards) (PC#2023-01), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-8), prepared by MacDonald & Mack, dated March 13, 2023 and March 29, 2023
 - b. Aerial Exhibit, prepared by MacDonald & Mack, dated March 10, 2023
 - c. Existing Conditions, prepared by MacDonald & Mack, dated March 10, 2023
 - d. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - e. Site Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - f. Preliminary Plat, prepared by MacDonald & Mack, dated March 10, 2023
 - g. Landscape Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - h. Overlay Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - i. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - j. Utility Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - k. Paving and Geometric Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - l. Turning Movement Analysis, prepared by MacDonald & Mack, dated March 13, 2023
 - m. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated March 13, 2023
 - n. Storm Water Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - o. Photometric Plan, prepared by Pulse, dated December 20, 2022
 - p. Chaska Yards – Concept Renderings (pgs 1-17), prepared by MacDonald & Mack, dated March 10, 2023
 - q. Chaska Yards – Fencing Spec, prepared by MacDonald & Mack, dated March 10, 2023
 - r. Ernst House – Building Elevations, prepared by MacDonald & Mack

- s. Ernst House – Floor Plan, prepared by MacDonald & Mack
 - t. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack
 - u. Chaska Yards – Floor Plans, prepared by MacDonald & Mack
 - v. Chaska Yards – Garage, prepared by MacDonald & Mack
2. Adherence with the City Engineers Memo dated April 5, 2023.
 3. Adherence with the SHPO letter dated March 27, 2023.
 4. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 5. Provision that mechanical equipment will be fully screened from view.
 6. Provision of decorative garage doors to be used on the detached garage.
 7. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 8. Provision that building code is adhered to for all buildings.
 9. Provision to explore lighter color options for the new housing units, and to be addressed at final submittal.
 10. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 11. Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 12. Provision that Unit 1's eastern fence is pulled back to be in line with the side elevation, and to be shown on the final plans.
 13. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.
 14. Provision of continued coordinate with the Engineering Department related to utility connections to the site.
 15. Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
 16. Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat.
 17. Provision of additional coniferous trees added to the north property line of Unit 3, and to be addressed at final submittal.
 18. Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit.
 19. Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/17/2023 **RESOLUTION NO.** 2023-39

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution approving the major Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the Building Setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet / Carver County CDA/PC #2023-01

WHEREAS, the applicant, Carver County CDA, is requesting approval of a Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) to PRD-74, and Variance from the PRD Building Setbacks (Section 15.16.020.F.1) to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage; and

WHEREAS, the applicant is requesting a variance from zoning section 15.16.020.F.1. which relates to Building Setbacks and Building Separation on PRD sites, and states as follows: *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.*; and

WHEREAS, based on this code section, the subject property would need to provide a 30 foot setback from the perimeter of the PRD area, which includes the City owned parking lot site; and

WHEREAS, the site plan shows the lowest perimeter setback of 7 feet 8 inches on the north perimeter property line, 12.5 feet on the east perimeter property line, 20 feet on the west perimeter property line, and over 70 feet from the south perimeter property line; and

WHEREAS, the minimum building spacing proposed is 8 feet; and

WHEREAS, therefore, a variance will need to be obtained from zoning section 15.16.020.F.1 for building setbacks and building separation; and

WHEREAS, the site would not achieve a layout and density that is common in downtown Chaska if the setbacks and building separation were strictly applied; and

WHEREAS, the historic Ernst Home that sits on the property, has essentially established the limited layout of the PRD setback and building separation requirements; and

WHEREAS, the Ernst Home was a part of a greater community initiative to redevelop Firemen's Park; and

WHEREAS, the Ernst Home was relocated from the Firemen's Park area and situated in downtown to help facilitate this redevelopment project while also preserving the important history that the Ernst Home encompasses, and provide a positive contribution to the National Walnut Street Historic District; and

WHEREAS, the location of the Ernst Home mimicked the location of the former home that existed on its parcel before it was demolished, which was also important to maintain the streetscape for the nationally designated Walnut Street Historic District; and

WHEREAS, overall, the difficulties that exist on the site and per the PRD regulations are not something that were created by the applicant; and

WHEREAS, the proposed development would easily meet the setback and building separation requirement on a 3-acre+ site that is more commonly found outside of downtown; and

WHEREAS, downtown is unique in terms of the varying lot sizes and setbacks that are found through the commercial and residential areas; and

WHEREAS, this site in particular is unique in that it contains commercial and residential in one block; and

WHEREAS, the regulations are proving to show that they are not compatible with downtown's configuration and density; and

WHEREAS, the proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance; and

WHEREAS, the Comprehensive Plan guides this area for Downtown Mixed Use, which allows for a variety of uses from commercial to residential; and

WHEREAS, residential uses are allowed densities between 12-40 units per net acre, and the project proposes a density of 6.6 units an acre so it's less than what this site calls for; and

WHEREAS, the applicant proposes to develop the subject property into residential homes, which is a reasonable use that is consistent with the general purpose and intent of both the Comprehensive Plan and the established zoning; and

WHEREAS, the intent of the PRD building setbacks and building separation is to create spread out, less dense neighborhoods, and this intent does not fit the downtown fabric; and

WHEREAS, the proposal this evening is consistent with the objective to preserve the Ernst Home and meet the requirements of the historic district as established and reviewed by the Heritage Preservation Commission and the State Historic Preservation Office (SHPO); and

WHEREAS, the proposed use will not alter the essential character of the locality, and will not adversely affect the abutting properties; and

WHEREAS, the PRD setbacks and building separation are contrary to the layout and configuration of other downtown lots in the area; and

WHEREAS, the variance request will not alter the character of the locality, rather adhering strictly to code will alter the character of the locality in a negative way; and

WHEREAS, by allowing a variance to the Building Setback and Building Separation, the plan will better integrate into the neighborhood and better follow the historic configuration of these lots, and as a result will provide a more positive impact on the neighboring properties; and

WHEREAS, on April 12, 2023 the Planning Commission recommended approval to the City Council of the major Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the Building Setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the major Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the Building Setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet (PC #2023-01), subject to the following findings:

- 1. The property in question cannot be put to reasonable use under the current setbacks and building separation. The property currently is vacant on the north side and contains the historic Ernst Home on the south side. The unique physical constraint on the property comes from the existing Ernst Home which has set a precedence for the setback from the streetscape (Walnut Street), plus establishes a significant building separation limitation on the vacant lot to the north. The national Walnut Street Historic District would be severely hampered if the vacant area is not filled in, and the Ernst Home is not occupied.**
- 2. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the existing placement of the historic Ernst Home, which was a part of a larger community objective to preserve the building and facilitate a downtown redevelopment site (Firemen's Park). The national Walnut Street Historic District also emphasizes the importance of a consistent streetscape. Adhering to the PRD building setbacks and building separation would conflict with such emphasis.**
- 3. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan, downtown master plan and zoning ordinance. The Comprehensive Plan guides this area to be Downtown Mixed Use, which promotes a density of 12-40 units per net acre for residential uses. The project will be 6.6 units per net acre and create a configuration that will be harmonious with the surrounding context and national historic district. The proposal will further reinforce the Downtown Master Plan's redevelopment project of Firemen's Park in providing a use that will save the Ernst Home.**
- 4. The proposed use, if granted, will not alter the essential character of the locality because the reduction in the setback and building separation will allow the site to provide a configuration and density that is consistent with downtown Chaska and necessary for the national Walnut Street Historic District. The essential character will be negatively altered if a variance is not granted.**

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 1033

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 966 (PRD-74)
WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Zoning Ordinance Amendment. The boundaries of the Zoning Districts as established by Ordinance No. 966 (PRD-74) and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby amended and zoned to Planned Residential District No. 74 (PRD-74) for all of Block 1 of the recorded plat of Chaska Yards.

The following graphic exhibits shall serve as the general guide for development of the Chaska Yards area:

1. Aerial Exhibit, prepared by MacDonald & Mack, dated March 10, 2023
2. Existing Conditions, prepared by MacDonald & Mack, dated March 10, 2023
3. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
4. Site Plan, prepared by MacDonald & Mack, dated March 10, 2023
5. Preliminary Plat, prepared by MacDonald & Mack, dated March 10, 2023
6. Landscape Plan, prepared by MacDonald & Mack, dated March 10, 2023
7. Overlay Plan, prepared by MacDonald & Mack, dated March 10, 2023
8. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
9. Utility Plan, prepared by MacDonald & Mack, dated March 13, 2023
10. Paving and Geometric Plan, prepared by MacDonald & Mack, dated March 13, 2023
11. Turning Movement Analysis, prepared by MacDonald & Mack, dated March 13, 2023
12. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated March 13, 2023
13. Storm Water Plan, prepared by MacDonald & Mack, dated March 10, 2023

14. Photometric Plan, prepared by Pulse, dated December 20, 2022
15. Chaska Yards – Concept Renderings (pgs 1-17), prepared by MacDonald & Mack, dated March 10, 2023
16. Chaska Yards – Fencing Spec, prepared by MacDonald & Mack, dated March 10, 2023
17. Ernst House – Building Elevations, prepared by MacDonald & Mack
18. Ernst House – Floor Plan, prepared by MacDonald & Mack
19. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack
20. Chaska Yards – Floor Plans, prepared by MacDonald & Mack
21. Chaska Yards – Garage, prepared by MacDonald & Mack

Section II. **PRD-74 District regulations.** Permitted uses and regulations applicable to the PRD-74 District shall be as follows:

A. Intent

The intent of PRD-74 is to create a unique and qualitative residential development that recognizes, complements and utilizes the downtown historic context and its services.

B. Permitted Uses

Permitted uses shall be the following:

1. **Lot 1, Block 1, Chaska Yards**
 - a) Detached single-family
2. **Lot 2, Block 1, Chaska Yards**
 - a) Detached single-family
3. **Lot 3, Block 1, Chaska Yards**
 - a) Detached single-family
4. **Lot 4, Block 1, Chaska Yards**
 - a) Detached single-family
5. **Lot 5, Block 1, Chaska Yards**
 - a) Public parking lot

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off street parking and loading facilities as regulated by Section 15.28.030 of the zoning ordinance.

2. Lots 1-4, Block 1, Chaska Yards: One Monument Sign for all lots with the following regulations:
 - a. Maximum 12 square feet in area
 - b. Maximum 6 feet in height
 - c. No internal illumination
 - d. Setback 10 feet from property lines

D. Building Setbacks & Building Separation

1. Minimum building setbacks shall be as follows:

- a. Front (east) Setback: 10 feet
- b. Rear (west) Setback: 20 feet
- c. Side (south) Setback: 3 feet
- d. Side (north) Setback: 7 feet
- e. Interior Lot Lines: 2 feet

2. Minimum parking setbacks shall be as follows:

- a. All Property Lines: 3 feet

3. Minimum building separation shall be as follows:

- a. 8 feet

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 966 (PRD-74)
WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Zoning Ordinance Amendment. The boundaries of the Zoning Districts as established by Ordinance No. 966 (PRD-74) and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby amended and zoned to Planned Residential District No. 74 (PRD-74) for all of Block 1 of the recorded plat of **Chaska Yards**.

The following graphic exhibits shall serve as the general guide for development of the **Chaska Yards** area:

- i. Aerial Exhibit, prepared by MacDonald & Mack, dated March 10, 2023**
- ii. Existing Conditions, prepared by MacDonald & Mack, dated March 10, 2023**
- iii. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023**
- iv. Site Plan, prepared by MacDonald & Mack, dated March 10, 2023**
- v. Preliminary Plat, prepared by MacDonald & Mack, dated March 10, 2023**
- vi. Landscape Plan, prepared by MacDonald & Mack, dated March 10, 2023**
- vii. Overlay Plan, prepared by MacDonald & Mack, dated March 10, 2023**
- viii. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023**
- ix. Utility Plan, prepared by MacDonald & Mack, dated March 13, 2023**
- x. Paving and Geometric Plan, prepared by MacDonald & Mack, dated March 13, 2023**
- xi. Turning Movement Analysis, prepared by MacDonald & Mack, dated March 13, 2023**
- xii. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated March 13, 2023**
- xiii. Storm Water Plan, prepared by MacDonald & Mack, dated March 10, 2023**

- xiv. **Photometric Plan, prepared by Pulse, dated December 20, 2022**
- xv. **Chaska Yards – Concept Renderings (pgs 1-17), prepared by MacDonald & Mack, dated March 10, 2023**
- xvi. **Chaska Yards – Fencing Spec, prepared by MacDonald & Mack, dated March 10, 2023**
- xvii. **Ernst House – Building Elevations, prepared by MacDonald & Mack**
- xviii. **Ernst House – Floor Plan, prepared by MacDonald & Mack**
- xix. **Chaska Yards – Unit Elevations, prepared by MacDonald & Mack**
- xx. **Chaska Yards – Floor Plans, prepared by MacDonald & Mack**
- xxi. **Chaska Yards – Garage, prepared by MacDonald & Mack**

Section II. **PRD-74 District regulations.** Permitted uses and regulations applicable to the PRD-74 District shall be as follows:

A. Intent

The intent of PRD-74 is to create a unique and qualitative residential development that recognizes, complements and utilizes the downtown historic context and its services.

B. Permitted Uses

Permitted uses shall be the following:

- 1. **Lot 1, Block 1, Chaska Yards**
 - a) Detached single-family
- 2. **Lot 2, Block 1, Chaska Yards**
 - a) Detached single-family
- 3. **Lot 3, Block 1, Chaska Yards**
 - a) Detached single-family
- 4. **Lot 4, Block 1, Chaska Yards**
 - a) Detached single-family
- 5. **Lot 5, Block 1, Chaska Yards**
 - a) Public parking lot

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

- 1. Off street parking and loading facilities as regulated by Section 15.28.030 of the zoning ordinance.

2. Lots 1-4, Block 1, Chaska Yards: One Monument Sign with the following regulations:
 - a. Maximum 12 square feet in area
 - b. Maximum 6 feet in height
 - c. No internal illumination
 - d. Setback 10 feet from property lines

D. Building Setbacks & Building Separation

1. Minimum building setbacks shall be as follows:

- a. Front (east) Setback: 10 feet
- b. Rear (west) Setback: 20 feet
- c. Side (south) Setback: 3 feet
- d. Side (north) Setback: 7 feet
- e. Interior Lot Lines: 2 feet

2. Minimum parking setbacks shall be as follows:

- a. All Property Lines: 3 feet

3. Minimum building separation shall be as follows:

- a. 8 feet

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: February 8, 2023
Subject: Chaska Yards Preliminary Plat

The Chaska Yards site is bounded by Walnut Street on the east and a city alleyway (future paseo) on the west. Coordination with the TH 41/CSAH 61 Downtown Chaska project will be important from a construction access and phasing standpoint. Access to the site via Walnut street will be restricted during the highway closure.

The site utility plans propose connections to the sanitary sewer and water mains that exist within Walnut Street and are readily available to be connected. Connections to city utilities will not be available until TH 41 is reopened to through traffic which is planned for the fall of 2023. The final construction plans will need to be coordinated with the City utility departments.

Stormwater will be routed through the site from the west and will need to be finalized in partnership with the TH 41 / CSAH 61 project. An easement will be required for any storm sewer pipes that carry public drainage.

March 27, 2023

VIA E-MAIL

Todd Grover
MacDonald & Mack Architects
400 South Fourth Street, Suite 712
Minneapolis MN 55415

RE: Riedele (Ernst) House Site/Proposed Chaska Yards Housing Project
211 – 217 Walnut Street North
Chaska, Carver County
SHPO Number: 2022-0683

Dear Mr. Grover,

Thank you for continuing consultation with our office regarding the above-referenced project. Information received in our office via e-mail on February 13 and March 14, 2023 has been reviewed pursuant to the responsibilities given the State Historic Preservation Office by the Minnesota Historic Sites Act (Minn. Stat. 138.665-666) and the Minnesota Field Archaeology Act (Minn. Stat. 138.40).

We last wrote to you on April 11, 2022 providing comments on the 30% design phase for the proposed project. We appreciate the fact that the design team has taken into consideration the comments and recommendations we provided at that time and incorporated into a subsequent design phase.

We have now completed a review of your letter dated February 13, 2023, a submission which included the following documentation described as 60% design phase:

- Chaska Yards Concept Renderings (22 pages, dated 1/18/2023); and
- Chaska Yards at the Historic Ess Site 60% Percent Drawings (4 sheets, dated 12/6/2022).

Subsequent to the February 13th submittal, in response to request for more information from our office, you submitted updated site plan drawings (dated 3/13/2023) and updated renderings and floor plans for the new units (dated 3/10/2023).

We have taken the listed documentation (above) into consideration as part of our review.

We continue to understand that the project proponent, Carver County, will utilize State Housing Infrastructure Funds to construct the project. The proposed project, which will involve rehabilitation of the existing Riedele (Ernst) House at 211 Walnut Street and construction of three new housing units on the adjacent vacant lot, is located within and has the potential to affect the **Walnut Street Historic District**, a designated historic property which is listed in the National Register of Historic Places (NRHP). Accordingly, the proposed project is an undertaking subject to review and consultation under Minn. Stat. 138.665, Subd. 2.

We appreciate the extensive narrative description as provided in your February 13th letter with responses to comments we provided in April 2022 at the 30% design stage, and design modifications to the project since our previous review. As you are aware, in order for our office to agree that the proposed state-funded undertaking will not adversely affect the designated historic district, we must reach agreement regarding the proposed design's consistency with the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings* (Standards) and associated guidelines. This review for consistency with the Standards applies to both the rehabilitation of the Riedele (Ernst) House and adjacent new construction within the historic district boundary.

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287 mn.gov/admin/shpo ■ mnshpo@state.mn.us

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

Based upon our review of the 60% project plans/renderings submitted on February 13th and the updated design-related materials we received on March 14th, we agree that the overall historic building rehabilitation and new construction plan has been designed consistent with the Standards; however, additional details (such as windows, siding, etc.) will need to be more clearly defined in order to fully understand the overall effect. We make the following recommendations as you move forward in subsequent design phases:

- For the door facing Walnut Street on Unit 1, we agree that a half-glazed door may be an improvement; however, at a minimum the two sidelites should have a bottom rail that matches the height of the door's bottom rail.
- Removal of the upper deck single lite sliding glass doors is a great improvement to the compatibility of the front façade of Unit 1.
- From the drawings received 3/14/23 it appears that Unit 1 is no longer a split level. Please share comparable elevation drawings of the Ernst with the new designs to illustrate compatibility in height.
- The new designs appear to have eliminated the window well at Unit 1. Please confirm that is the case and submit a basement plan for this unit or other means to illustrate.
- Staff recommends pulling the fence back to be even with the front elevation on unit 1.
- Can the overall height of the retaining wall be reduced? Could an earth bank be used in some locations instead of block retaining?
- Staff agrees that the flat roof is least visually intrusive of the garage options we have seen previously. By necessity the garage is rather large, so the reduction in visible size is welcomed.

Please consider the comments provided in this letter. We look forward to subsequent consultation with you and others as the design for the proposed Chaska Yards project proceeds. Feel free to contact me at (651) 201-3290 or if you have any questions regarding our review of this project or would like to discuss next steps.

Sincerely,



Sarah J. Beimers
Environmental Review Program Manager

Cc via email:

Chuck Swanson, Carver County CDA
Elizabeth Hanson, City of Chaska

March 13, 2023

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55138

RE: Preliminary Site Plan Review – Chaska Yards at the Historic Ess Site

Thank you for the opportunity to submit this Preliminary Site Plan for the Ernst House Site in Downtown Chaska. Working with the Carver County CDA our team of MacDonald & Mack Architects, Close Associates, Damon Farber, and BKBM are excited about this affordable housing development that will transform this site in the local and national historic district to be a vital part of the community. These four units will be brought into the Carver County Community Land Trust and sold to households at 80% AML.

The goal of this project is to build on the unique historic fabric of Downtown Chaska. With its overlapping national and local historic districts, it contains a rich collection of commercial and residential structures that have evolved through 165-years of development. This collection of affordable houses on the Historic Ess site will utilize the moved Ernst House and add 3 more houses to the site. These structures are designed to be compatible and complimentary to the Ernst House and the context of the historic district. By building on and adding to this central site of the City, we will be striving to meet the mission of the City to enhance and maintain the high quality of life while respecting its historic roots.

Carver County CDA will be using State Housing Infrastructure Funds, which will require State Historic Preservation Office review. We have met with SHPO and received their 30% review comments which have been shared with the City of Chaska. We hope to submit this same package to SHPO and receive review comments in early December for their 60% review.

The Concept Plan approval was contingent upon showing more details of the connection to the paseo, better descriptions of the exterior detailing of the new units and addressing setbacks. These are all addressed in the information below and attached.

Historic Development

This site was the historic location of the Ess House. Several years ago, the Ernst House was moved to this site and alongside the Ess House with the intention to fill the empty space in the historic district. After the loss of the Ess House to fire, the empty site was prime for a revived life. Our proposal now offers an opportunity to add residential use back to the site. As part of the process, and to best respond to the existing and historic density of the site, we carefully developed a concept that best fits the historic setting. This was done by looking at historic documentation (Sanborn maps and historic images) and overlaying them with the changes that have occurred in time to ensure the development is compatible.

Existing Site Narrative

The site is bordered on the north by the backsides of several commercial structures that front onto East 3rd St. These rear elevations are utilitarian, with few windows, a dumpster behind the westerly structure (Von Hanson's Meats), "volunteer" trees and bushes, and signs of deferred maintenance. The site design will respond to the buildings with screening.

To the east, the site fronts onto N. Walnut Street and has clear views of a large 3+ story apartment building with single family homes to its south. Existing street trees will eventually help mitigate the scale of the apartment building, which seems out of character with surrounding residences.

To the south, the site overlooks a city-owned parking lot and rooftops of commercial buildings fronting onto E. 2nd St. Views of side and rear walls that form the west side of the alley as it descends to 2nd are also part of the viewshed. In addition to these immediate elements, there are distant views of apartment buildings and more distant treetops. The openness to the south allows plentiful sunlight into the site and provides welcome opportunities for community gardening, play areas and gathering spaces.

To the west, the site faces onto the alley and rear elevations of commercial buildings (some with second story uses) and parking lots that serve them. Power lines and poles run along the east side of the alley and feed buildings on both sides. The parking lots are not well organized or maintained and present an unsightly view. The proposed Paseo plan could significantly improve the character of the space, but screening to minimize the impact of the alley and parking lots is still desirable. Planned garages and fencing will help mitigate the alley's impact.

In addition to the overhead power lines along the west edge of the site, there are underground utilities that will need to be further vetted, including an apparent underground gas line (which may need to be relocated; the survey only identifies a small warning sign), an existing 12" storm sewer line (that may be partially abandoned and doesn't interfere with proposed plans), subgrade utility lines to the Ernst House from Walnut, and subgrade utility stubs from Walnut to the site of the former Ess House.

The site drops relatively gently from the northwest corner to the southeast corner, allowing for ample opportunities to intercept surface water and manage it on-site. In addition, the open portion of the south side of the site (west of the Ernst House) could accommodate a well field for geothermal heating, should it be feasible. The relative flatness of the site also provides the opportunity to have new housing units and the Ernst House relate well to each other to create a "sense of community" within the development. An east-west walkway through the site is planned to primarily serve immediate residents and their guests, although the walk could also allow periodic use by non-residents.

Chaska Yards Site Concept

The new houses are organized around a small central open space. The ownership of this open space is shared by each of the new units. Both the new housing and the Ernst House will also have private yards, separated by low fences, to clearly define spaces that are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a low gate from the Paseo will reinforce that the interior site is not a public space but may occasionally be traversed by visitors. The walkway provides access to the garages and the

garbage/recycling bins for residents. Access to the sidewalks will be covered by a shared use agreement.

The concept of defensible space is integral to the site layout, establishing clear transitions between public, semi-public, and private spaces on the site. This “hierarchy” creates a safer environment for residents and reinforces the concept of “eyes on the street,” a proven, passive approach to enhancing site security.

The frontage along Walnut borrows from the private houses across Walnut and elsewhere in the community: houses typically are located with a common setback that aligns with neighboring houses, with side yards between houses. On this site, the new house fronting onto Walnut is designed to match the setback of the Ernst House yet show deference to the larger, historic home with simpler massing and details. The central walk intersects with walks that go to both the Ernst House and the new house, establishing a symmetry between the two. Along the public sidewalk, a limestone wall, composed of stone blocks that are available on-site, will further define the site edge and provide an elegant elevation to street.

A primary goal of the project is to provide high quality open spaces for residents. To reduce the footprint of parking we located the second parking stall for each unit in front of the garages. The garage is also extended to the east to provide each unit a space to store bikes, lawn mowers, tools, or a small work area. The alternative is to introduce an east-west drive isle and parking lot that prevents the formation of communal open spaces on site. We will continue to analyze how these spaces will work with the Paseo, knowing that design is still in early phases of development to ensure these two spaces function as planned. There is also on-street parking along Walnut that could be used by residents and visitors. Walnut is not a commercial street and should not have the same parking demand that other streets have in the district.

The site will be divided into 4 private lots with the center sidewalk and the garage sidewalk falling under a shared use agreement.

Ernst House Concept

The Historic Ernst house that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.
 - The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, but also the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.

- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.
- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Concept

The new units will have two different floor plans. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The Secretary of the Interior's Standards and Chaska's Preservation Design Manual for New Construction Considerations emphasize that the design of new buildings in Historic Districts need to respect their older neighbors with similar massing, opening orientation, and materials but also be "of their time". It seemed appropriate for the new houses on this site to be slightly smaller, shorter than the existing/historic Ernst House in deference to its size and history. The proposed project development:

- Reflects the current and historic rhythm that was on this site and along the street with openings between buildings and reestablishing the visual continuity of the street.
- Creates a density of structures like when the Ess House and outbuildings occupied the site.
- The scales of the new houses are shorter than the Ernst house, again, giving deference to the historic structures in the district.
- Pitched roofs are on the dominant house form to reflect the typical residential forms found in the district.

As we begin to look at the exterior details of the house, we have found several baseline characteristics of the historic district that we used to understand the direction and detailing the new units:

- The more decorative ornamentation was typically found on the larger houses that fronted City Square. The smaller houses in the broader historic district used much simpler elements.
- In addition, the details found on newer houses or additions to historic houses were typically simpler than the historic structures.
- The predominant siding material used in the district when newer houses or additions were built is horizontal lap siding. This offers a distinct differentiation between the original, historic brick buildings and reflects more recent changes.
- Shutters were infrequently used. Even the historic photos of the Ernst House show that shutters were never installed on that house. Adding shutters to this site would be inappropriate.
- The porch detailing on the Ernst House is original (as noted above) but is still very simple. Any decorative detailing on the new units must not overpower the limited detailing on the historic house.
- The window and door trim on the Ernst House is original, and very simple.

To reinforcing the new units' respectful role (as an affiliated group of structures around Ernst), we are proposing the exterior details include:

- 4" lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.
- Since we want to keep these units as affordable as possible, and as we refine these details, we will work with our contractor to identify designs that be efficient and inexpensive to build.
 - The goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units.
 - We also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

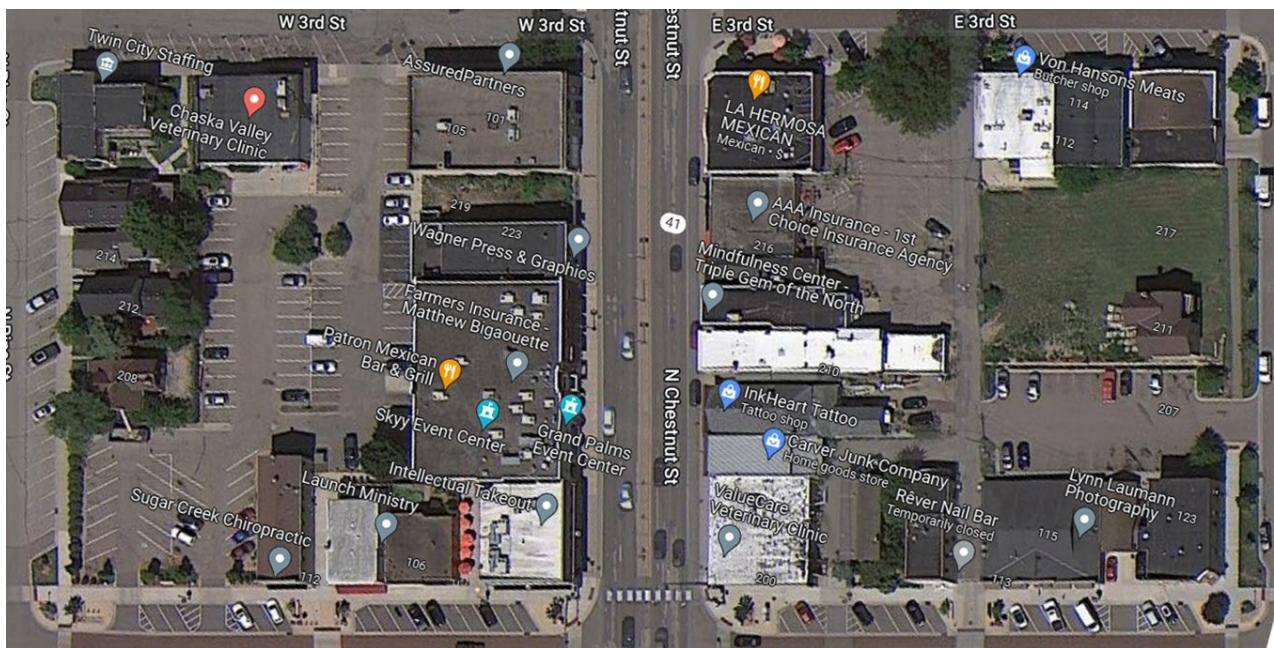
- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the center of the site with access to the share use sidewalk.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

The garage is placed in the southwest corner of the site. This service structure has a flat roof. This is a deliberate move for a few reasons:

- It fits into the context of downtown and is not precedence setting. Please see the attached map:
 - Unlike other residential areas in the historic district, this is a unique site that shares an alley and block with commercial structures. This is very similar to the other facing block on Chestnut. Both blocks are noted in green on the map. It has a similar configuration of where a few residential structures back up to a block dominated by flat roof main street buildings. On both blocks the residential structures have pitched roofs and most of the other structures have flat roofs. In fact, the other block has no garages, we assume they park on the street. We feel the flat roof garage is appropriate in this context and differentiation of use as it already exists on another block downtown.
 - Also on the map, there are other structures in the historic district that have flat roof additions to their historic pitched roof structures. These are noted in blue.
 - There are two, including one that is a historic designated house, that has a flat roof garage. These are noted with a red circle.
- Another reason for the flat roof is because this garage is at the high point of the site; storm water control is critical. Instead of pitching more water into the alley, the flat roof directs stormwater much more efficiently by being able to go directly into the new storm water utilities on the site.
- A pitched roof would make the garage taller on this high/visually exposed point of the site. The intention is to reduce the scale of this utilitarian building on the site.
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

One focus of the development is to incorporate sustainable practices into all design efforts. As the design progresses, we will endeavor to include:

- A highly insulated envelope using structural insulated panels (SIPs).
- Geothermal heating and cooling, if possible.
- Solar panels on the flat roof of the garage.
- Storm water management and potential reuse on-site.
- Material durability analysis for changing climates.
- Sustainable materials, finishes, and construction practices.



March 29, 2023

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55138

RE: Preliminary Site Plan Review – Chaska Yards at the Historic Ess Site – Additional Information

Ms. Hanson,

Thank you for your letter of March 20, 2023 requesting a few additional pieces of information for the Chaska Yards submittal. Below and attached is the information requested.

Shared Agreement Explanation

Ingress and egress for all units will be reserved through an easement against the property, as well as a deed covenant. The deed covenant would also require unit owners to maintain the sidewalks. We would also include sidewalk maintenance responsibilities in the ground leases with the CDA.

Building Setback (15.16.020.F.1) Variance:

In the Building Setbacks (15.16.020.F.1) section it notes that setbacks at the perimeter need to be at least 30' or the heights of the buildings. Most of the houses are under 30', so the minimum 30' was used to calculate the setbacks. Additionally, the section notes that the minimum spacing between principal buildings shall be 25'. We have diagramed these measurements on the attached site plan:

- Blue – 30' setback
- Light blue – area occupied by the City parking lot
- Purple – the current Ernst/Riedele House
- Orange – 25' setbacks from the Ernst/Riedele House
- Green – The one of the units placed on the site (note, with the additional 25' setback, only one unit could be placed on the site)

As diagramed, the setbacks and existing conditions create a hardship for the development of these lots. The lots are currently zoned as a C-3 which allows for a very dense development. However, placing PRD requirements on these small lots makes their development extremely difficult. In fact, the density of these lots following PRD requirements creates less density than historically existed on this site. By allowing a variance to the Building Setback, the plan will better integrate into the neighborhood and better follow the historic configuration of these lots. In addition, the proposed plan:

- Will not impair the health, safety, comfort and general welfare of the public in this area. A denser block typical for this area of Chaska.

- Will not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City as it only reinforces the C3 zoning density and planning for this area.
- Will not alter the essential character of the neighborhood as denser lots were historically developed here.
- Will not impair an adequate supply of light and air to adjacent property. The new units are low and the adjacent properties to the north have few windows. The windows that do exist will not be blocked as the units will be set back from these walls.
- Will provide the required number of off-street parking as required by code and not increase parking congestion on the streets or public parking lots.
- Will most likely increase the property values on the neighborhood as the current lot is vacant with a vacant structure that needs significant repair.

Lot Coverage (15.16.020.F.2) Variance:

Please see the attached plan showing the lot PRD. No variance needed.

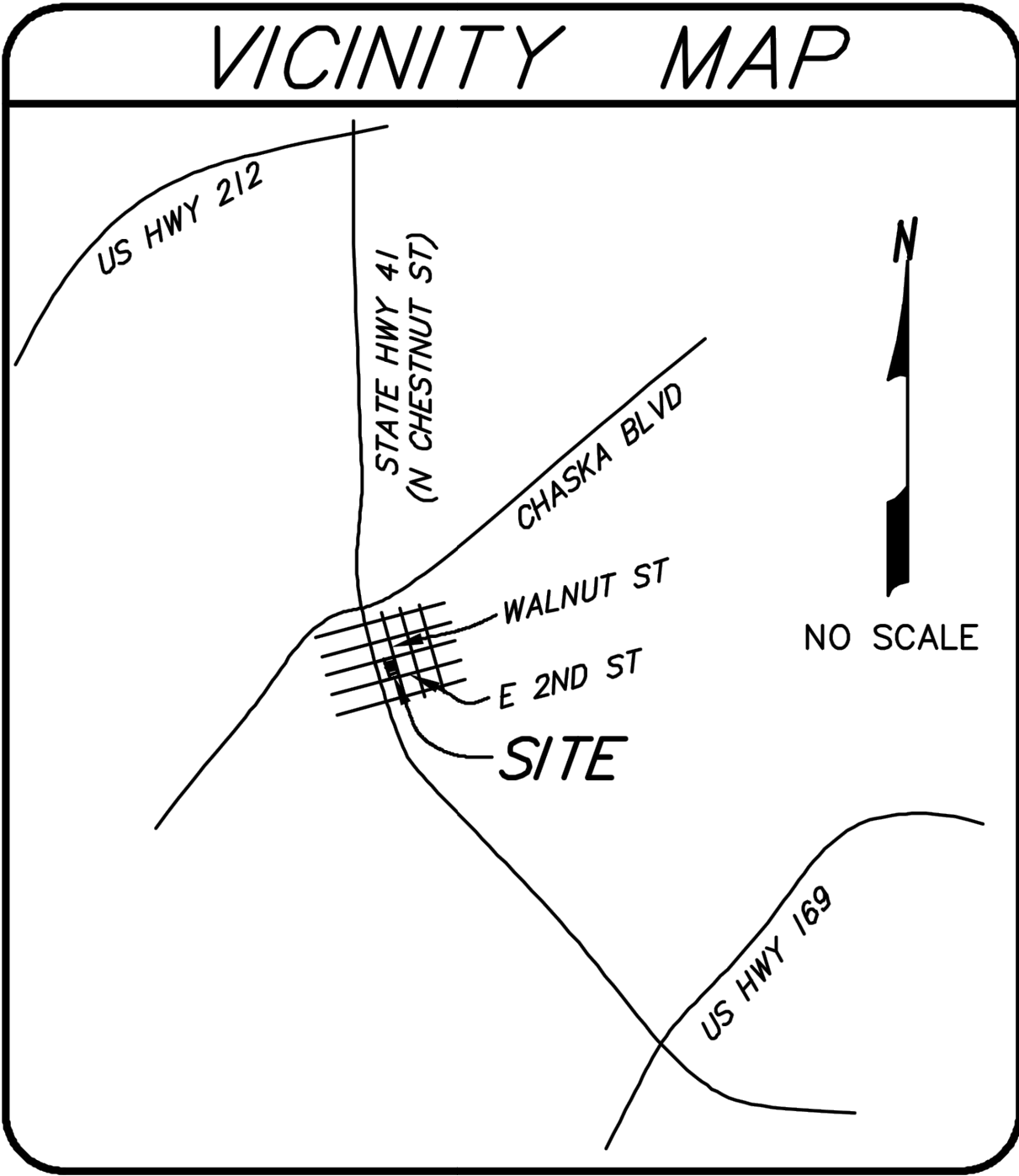
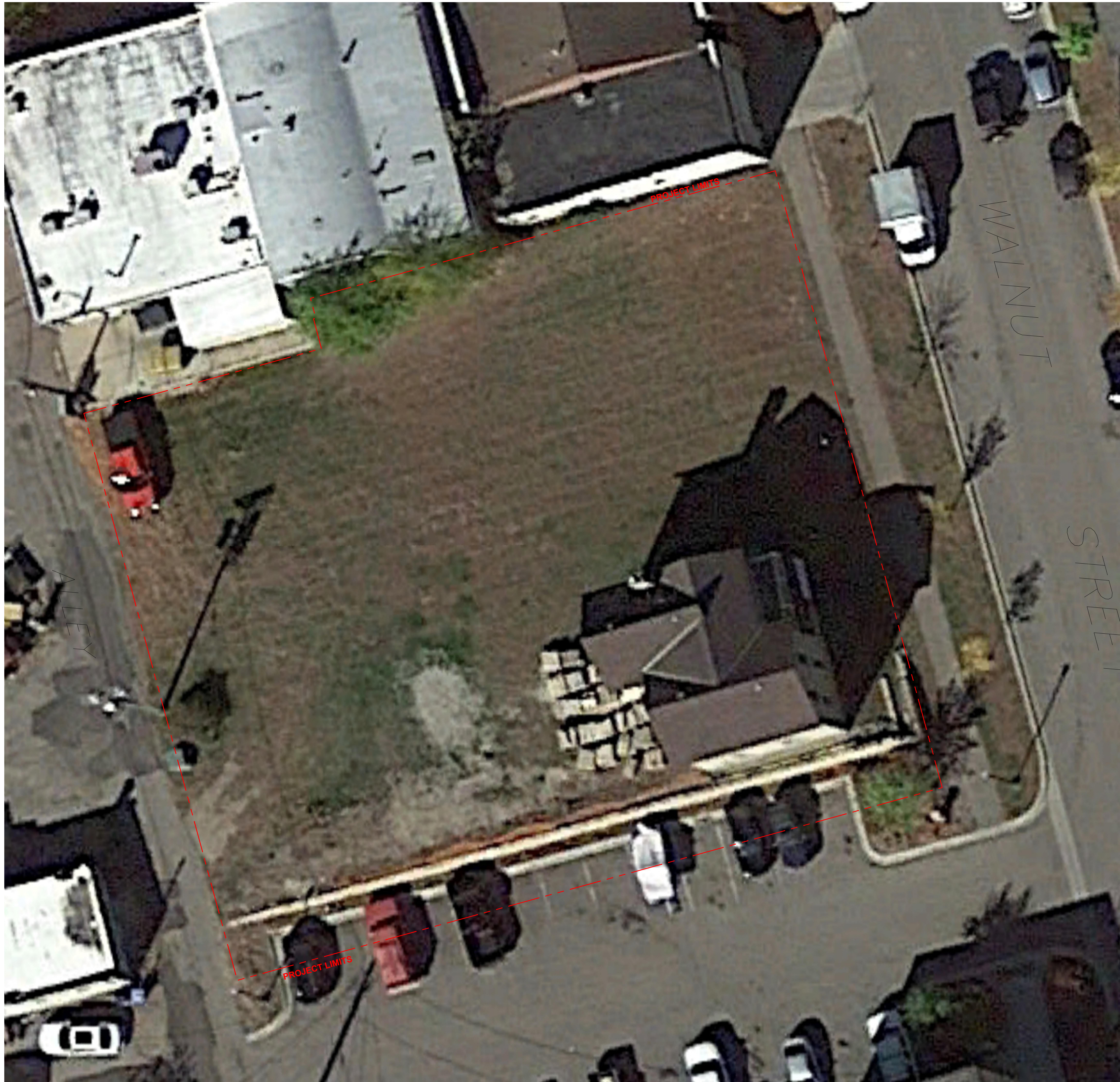
- The full square footage of the lots currently is: 25,775 sf
- The square footage of the area occupied by buildings is: 4,567 (including the garage)
- This is a coverage of 17.7%

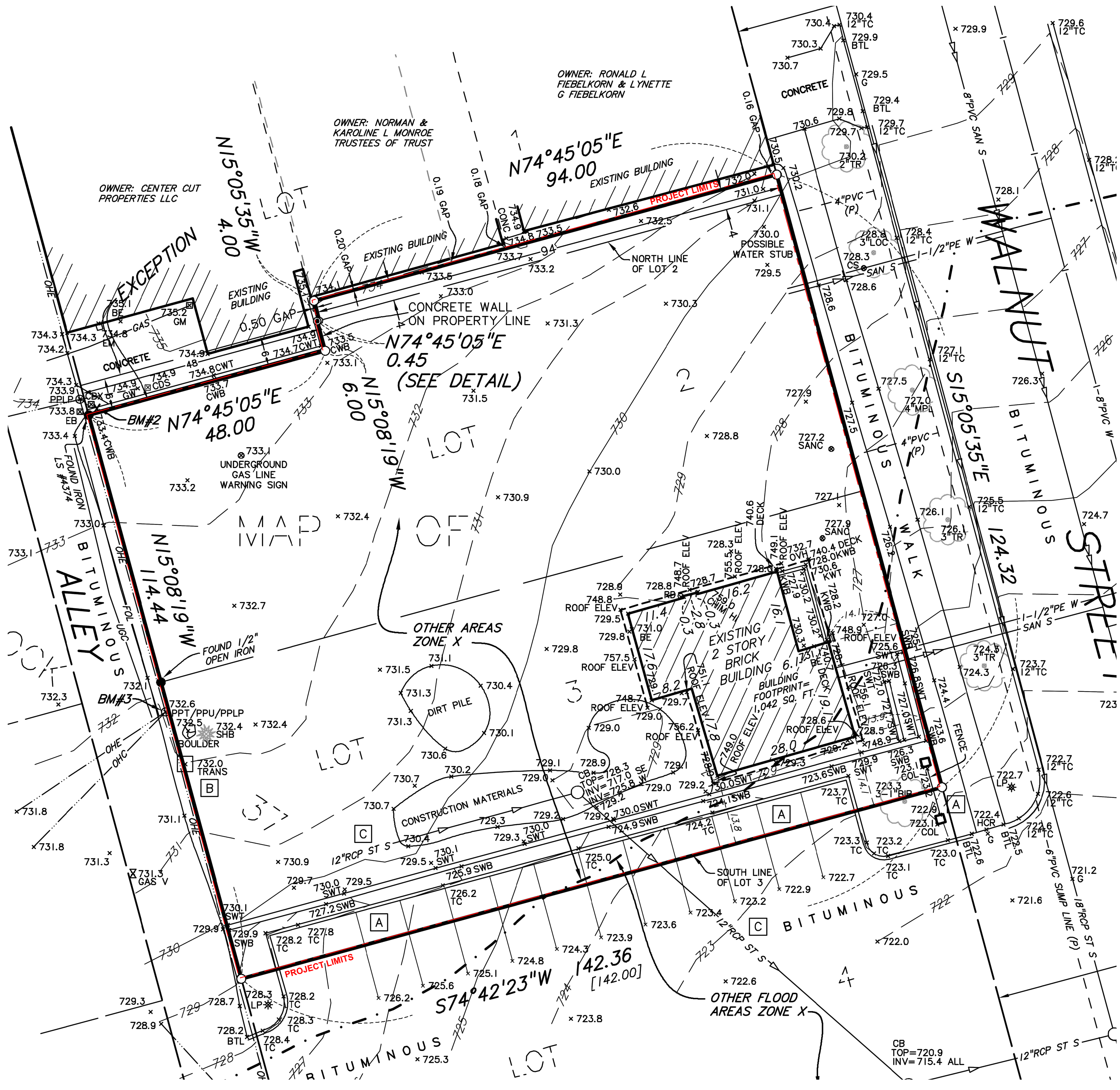
Preliminary Plat - Updated

See attached plan showing the adjacent lot and setback dimensions for each building from their respective property lines. As noted above, the lot coverage is 17.7%

Detached Garage Plans

See attached for the garage plans showing a garage door facing west and a personnel door facing east to the shared walkway.



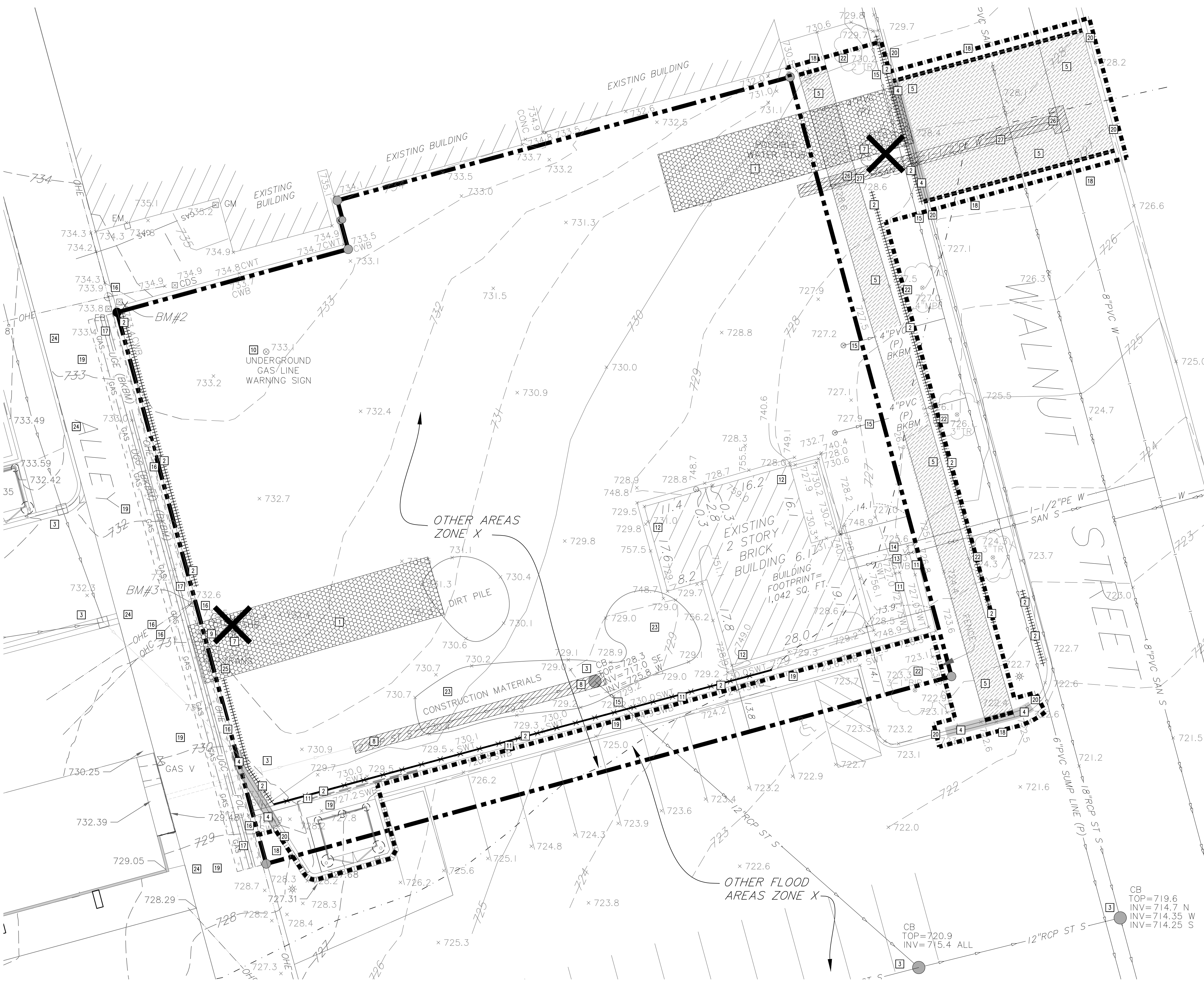


LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CDS Denotes civil defense siren
- CHIM HI Denotes chimney height
- COL Denotes building column
- CONC Denotes concrete
- CS Denotes curb stop
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- EB Denotes electric box
- EM Denotes electric meter
- FOL Denotes fiber optic line
- G Denotes gutter
- GAS V Denotes gas valve
- GM Denotes gas meter
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall top
- LP Denotes light pole
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OVH Denotes overhang
- (P) Denotes per plan
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- ROOF ELEV Denotes roof elevation
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- BIR Denotes Birch tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SHB Denotes shrub
- TR Denotes deciduous tree

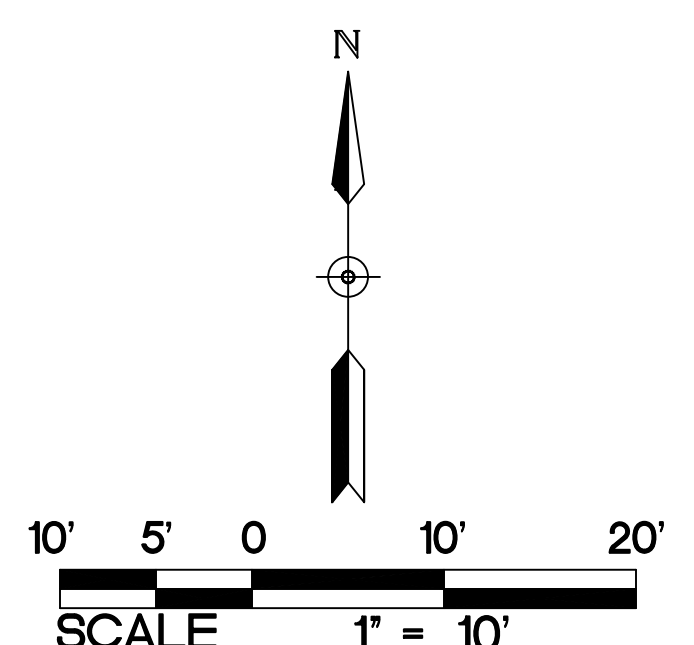
1 EXISTING CONDITIONS
SCALE 1:10





ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	=====
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	-----
SAWCUT LINE (APPROX.)	-----
CONSTRUCTION ENTRANCE	[Pattern]
BITUMINOUS REMOVAL	[Pattern]
CONCRETE REMOVAL	[Pattern]
PIPE REMOVAL	[Pattern]
CURB REMOVAL	[Pattern]
ESTIMATE LOCATION OF JOINT UTILITY TRENCH	+++
TREE REMOVAL	X



NOTE:
STORM SEWER INLETS NOT SHOWN ON
PLAN MAY RECEIVE RUNOFF FROM
CONSTRUCTION ACTIVITIES. INSTALL INLET
SEDIMENT PROTECTION PER DETAILS
4/C500, 5/C500, AND 6/C500 ON ALL
STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR
TO BIDDING TO OBTAIN CLEAR
UNDERSTANDING OF THE FULL SCOPE OF
TREE, UNDER BRUSH, AND OTHER
VEGETATION CLEARING THAT NEEDS TO
OCCUR.

NOTE:
PRIOR TO THE START OF CONSTRUCTION,
THE CONTRACTOR SHALL POTHOLE AND
DETERMINE THE LOCATION AND ELEVATION
OF EXISTING UNDERGROUND UTILITIES.
CONTACT CIVIL ENGINEER IF EXISTING
UTILITIES TO REMAIN WILL BE IMPACTED BY
PROPOSED WORK.

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED
TO BE PROPERTY LINE UNLESS OTHERWISE
SHOWN.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500. CONSTRUCTION ACCESS SHALL DEPEND ON SCHEDULING OF CITY PROJECTS. CONTRACTOR TO COORDINATE WITH CITY ENGINEER AND RECEIVE ALL NECESSARY PERMITS FOR CONSTRUCTION ACCESS OFF OF WALNUT AND THROUGH THE PASEO.
 2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500, 5/C500, AND 6/C500.
 4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 6. SAWCUT AND REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 8. REMOVE STORM SEWER PIPES AND STRUCTURES IN THEIR ENTIRETY TO THE EXTENTS SHOWN.
 9. REMOVE BOULDER.
 10. CONTRACTOR SHALL FIELD VERIFY EXISTING GAS LINE AND CONTACT CITY, CIVIL ENGINEER, AND UTILITY OWNER WITH FINDING. CONTRACTOR SHALL COORDINATE RELOCATION WITH CITY, CIVIL ENGINEER, AND UTILITY OWNER.
 11. EXISTING RETAINING WALL TO REMAIN. PROTECT AT ALL TIMES.
 12. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 13. EXISTING SANITARY SEWER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
 14. EXISTING WATER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
 15. EXISTING STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
 16. EXISTING POWER POLE, OVERHEAD ELECTRICAL LINE, AND OVERHEAD COMMUNICATION LINES TO BE REMOVED BY OTHERS.
 17. EXISTING UNDERGROUND UTILITY LINES TO REMAIN. PROTECT AT ALL TIMES. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 18. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
 19. EXISTING CONCRETE TO REMAIN. PROTECT AT ALL TIMES.
 20. EXISTING CONCRETE CURB TO REMAIN. PROTECT AT ALL TIMES.
 21. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
 22. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 23. REMOVE EXISTING CONSTRUCTION MATERIALS.
 24. EXISTING UNDERGROUND CHASKA ELECTRIC LINE TO REMAIN. PROTECT AT ALL TIMES. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 25. TRANSFORMER TO BE REMOVED BY OTHERS.
 26. REMOVE EXISTING WATER SERVICE. CUT OUT SERVICE CORP AND 4'-FT OF MAINLINE. REFER TO UTILITY PLAN FOR REPAIR OF MAINLINE.
 27. REMOVE EXISTING SANITARY SEWER SERVICE. CUT SEWER SERVICE 2'-FT FROM MAINLINE. CAP.

DEMOLITION AND REMOVAL NOTES:

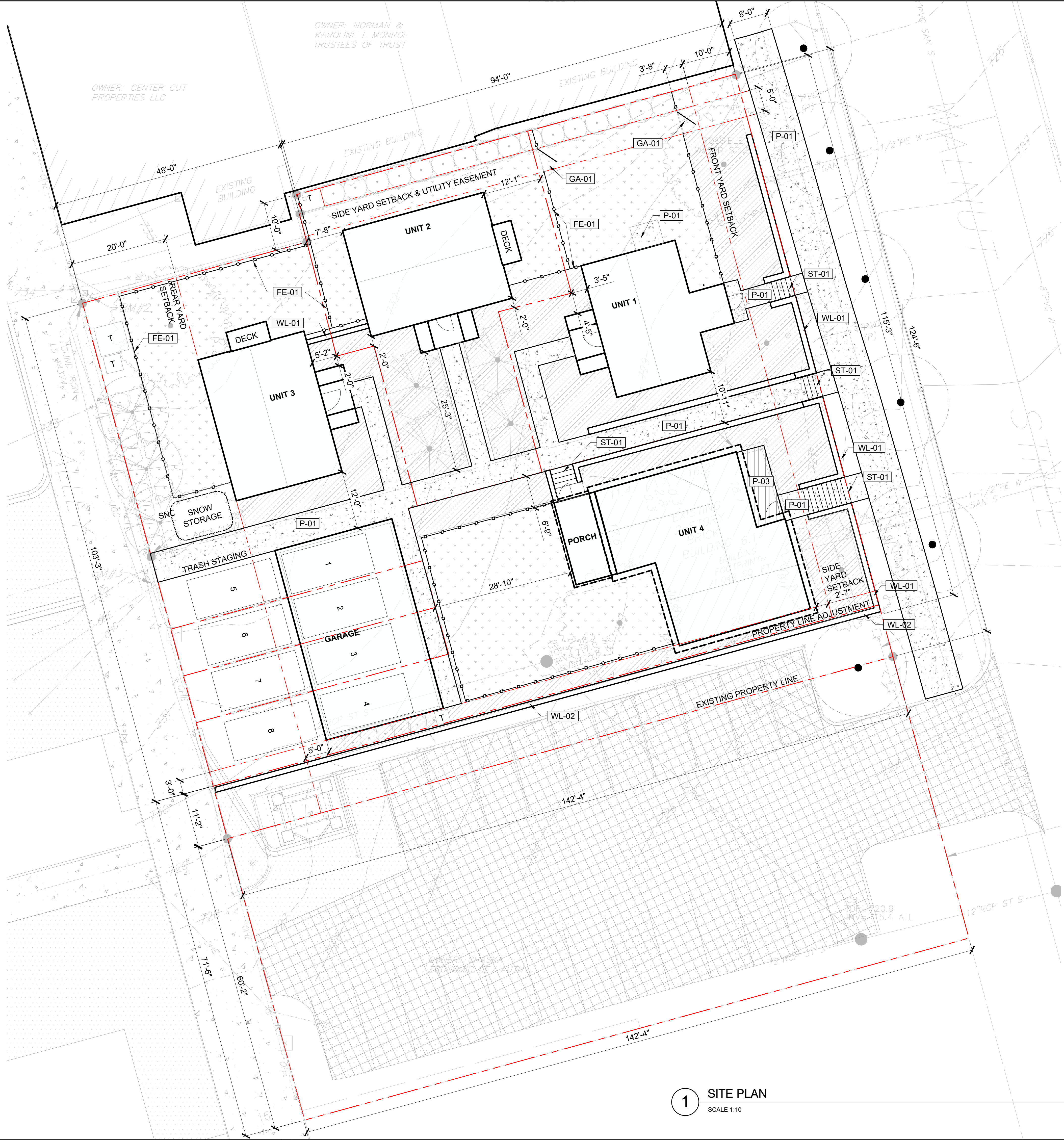
1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF CHASKA AND LOWER MINNESOTA RIVER WATERSHED DISTRICT. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT LOWER MINNESOTA RIVER WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
5. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
6. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
7. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
9. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 881-2455.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF CHASKA. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF CHASKA STANDARDS AND SPECIFICATIONS.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL
UTILITIES ARE IN THE PROCESS OF
RELOCATION AS PART OF THE CITY PASEO
PROJECT. ESTIMATE OF CURRENT
UNDERGROUND UTILITY LOCATIONS PROVIDED
BY CHASKA ELECTRIC, GSOC DESIGN LOCATE
AND SURVEY TO BE COMPLETED PRIOR TO
CONSTRUCTION DOCUMENTS. CONTRACTOR TO
CONTACT GSOC TO CONFIRM LOCATION OF
SMALL UTILITIES PRIOR TO CONSTRUCTION.

1
C100
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 10'

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF CHASKA AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF CHASKA FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.



MATERIALS SCHEDULE

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY
FE-01	FENCE TYPE 01 - 4' HGT WOOD SLAT FENCE	322 LF
SYMBOL	GATE DESCRIPTION	QTY
GA-01	GATE TYPE 01 - TIMBER GATE	2
SYMBOL	PAVING DESCRIPTION	QTY
P-01	PAVING TYPE 01 - CONCRETE	2,591 SF
P-03	PAVING TYPE 03 - DECKING	93 SF
SYMBOL	STAIRS DESCRIPTION	QTY
ST-01	STAIR TYPE 01 - CIP STAIRS	
SYMBOL	WALL DESCRIPTION	QTY
WL-01	WALL TYPE 01 - LIMESTONE WALL TO MATCH EXISTING	206 LF
WL-02	WALL TYPE 02 - EXISTING LIMESTONE WALL	141 LF

1

PARKING STALL

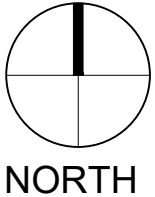
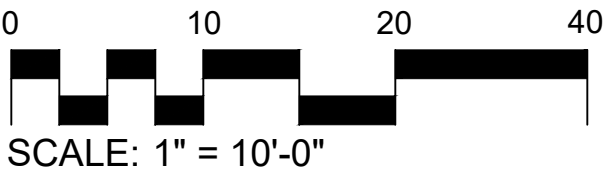
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TRANSFORMER

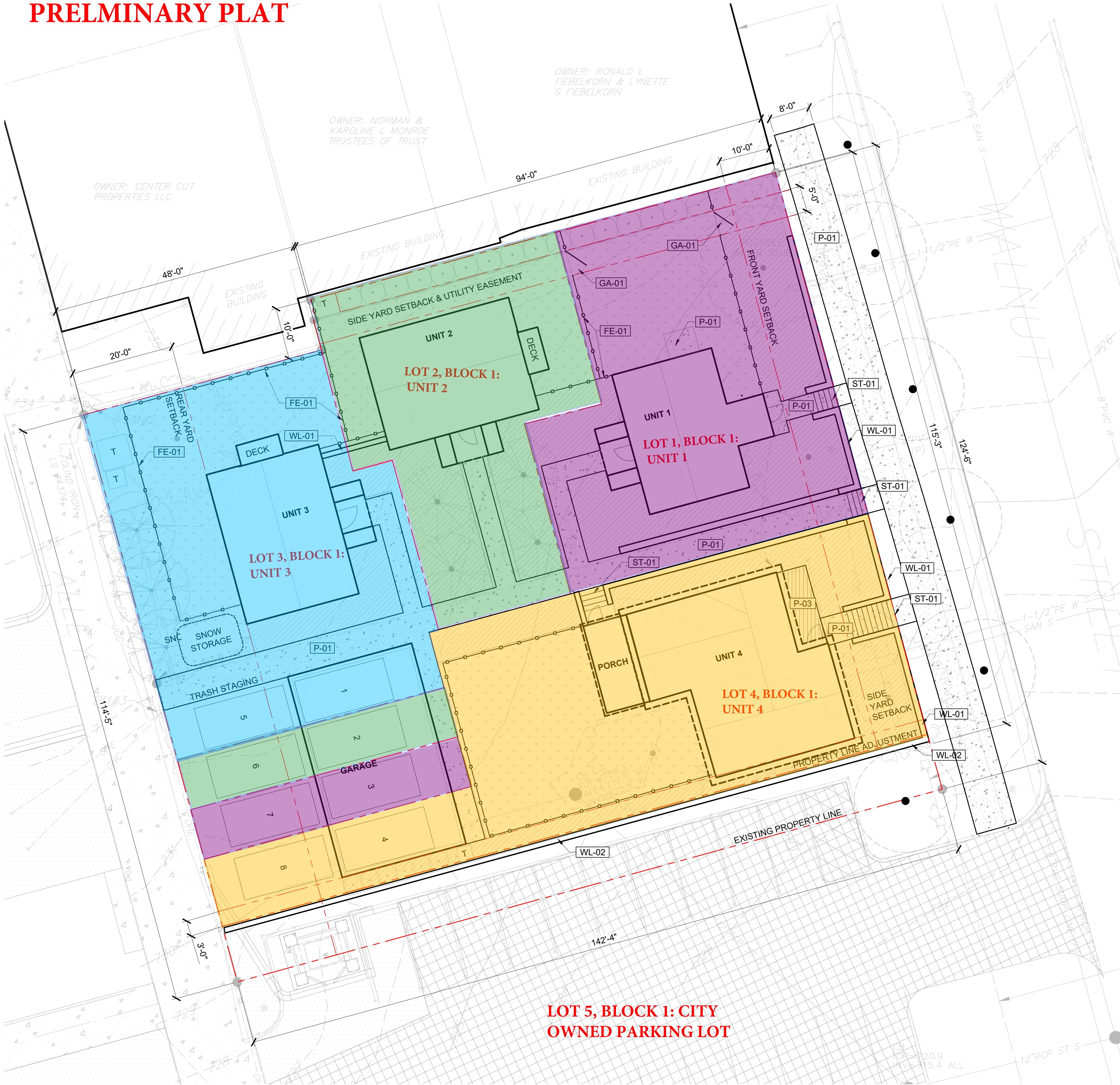
SITE INFORMATION

SITE AREA: 17,230 SQ FT

1 SITE PLAN
SCALE 1:10



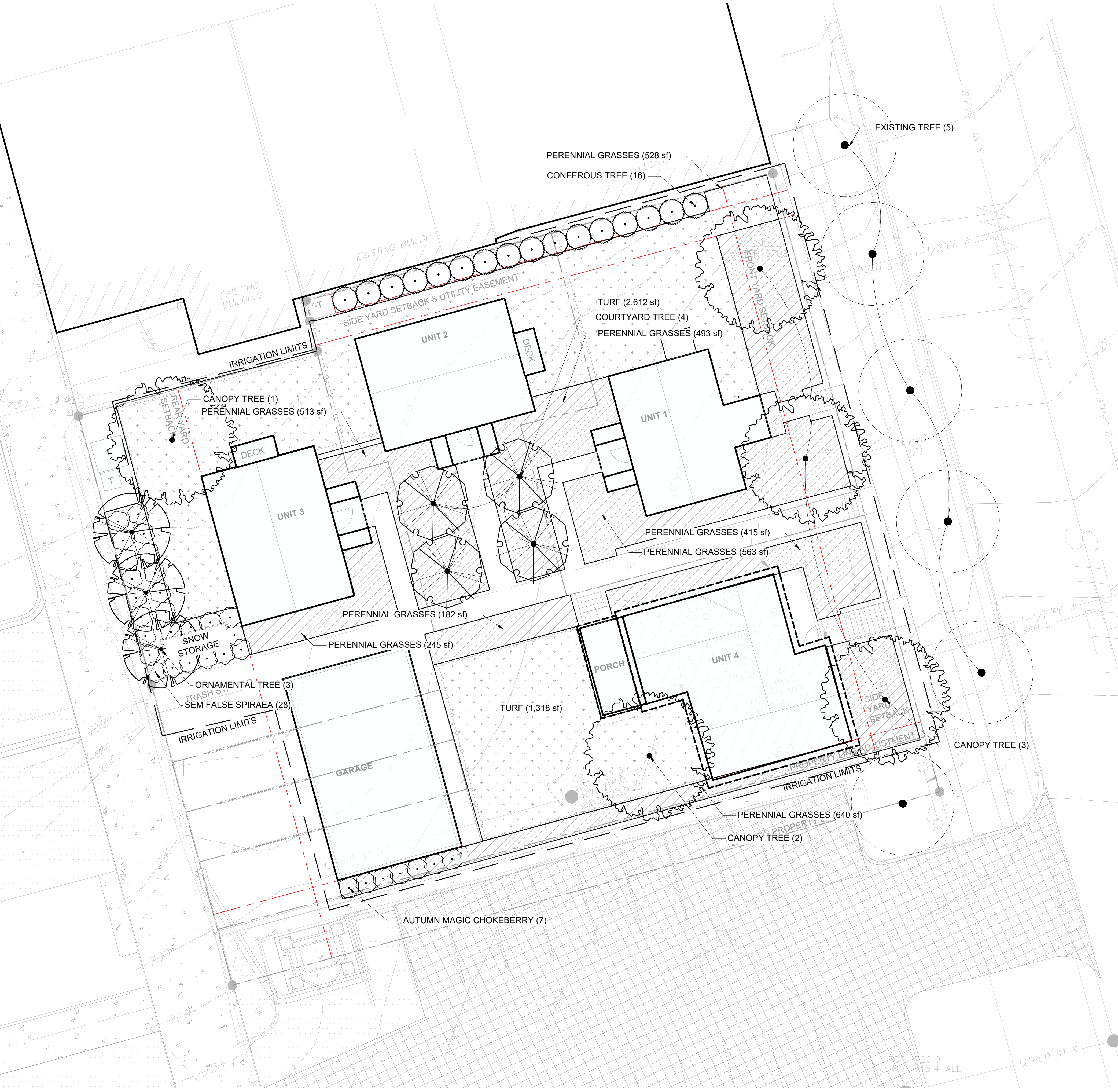
PRELIMINARY PLAT



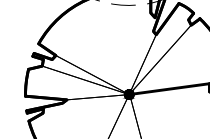
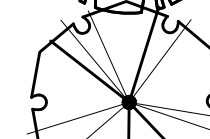
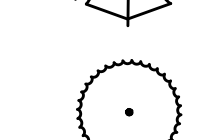
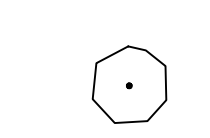
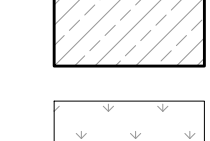
MATERIALS SCHEDULE

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY
[FE-01]	FENCE TYPE 01 - 4' HGT WOOD SLAT FENCE	322 LF
SYMBOL	GATE DESCRIPTION	QTY
[GA-01]	GATE TYPE 01 - TIMBER GATE	2
SYMBOL	PAVING DESCRIPTION	QTY
[P-01]	PAVING TYPE 01 - CONCRETE	2,591 SF
[P-03]	PAVING TYPE 03 - DECKING	93 SF
SYMBOL	STAIRS DESCRIPTION	QTY
[ST-01]	STAIR TYPE 01 - CIP STAIRS	
SYMBOL	WALL DESCRIPTION	QTY
[WL-01]	WALL TYPE 01 - LIMESTONE WALL TO MATCH EXISTING	206 LF
[WL-02]	WALL TYPE 02 - EXISTING LIMESTONE WALL	141 LF
[1]	PARKING STALL	
[T]	TRANSFORMER	

SITE INFORMATION
SITE AREA: 17,230 SQ FT



CONCEPT PLANT SCHEDULE

	CANOPY TREE 2.5" CAL WHITE OAK -	5
	EXISTING TREE -	6
	ORNAMENTAL TREE 2" CAL SERVICEBERRY -	3
	COURTYARD TREE 2" CAL QUAKING ASPEN -	4
	CONFEROUS TREE 6' HGT HOLMSTRUP ARBORVITAE -	16
	AUTUMN MAGIC CHOKEBERRY ARONIA MELANOCARPA 'AUTUMN MAGIC' - #5 - 48" OC -	7
	SEM FALSE SPIRAEA SORBARIA SORBIFOLIA 'SEM' - #3 - 48" O.C. -	28
	PERENNIAL GRASSES -	3,580 SF
	TURF SOD -	3,819 SF

OVERSTORY TREE PLANTING REQUIREMENTS

TREE CAL INCH SHOULD EQUAL GROSS SQ FT OF HOMES DIVIDED BY 320.

UNIT 1: 1,340 SF
UNIT 2: 1,340 SF
UNIT 3: 1,340 SF
UNIT 4: 3,100 SF

TOTAL: 7,120 SF
REQUIRED CAL INCH: 22.25

PROPOSED CAL INCH: 62.5 (22.5 DECIDUOUS ,
40 CONIFEROUS)

SHRUB PLANTING REQUIREMENTS

THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

SITE PERIMETER: 515 LF
REQUIRED # OF SHRUBS: $\frac{515}{30} = 18$

TOTAL AREA OF BUILDING: 7,120 SF
REQUIRED # OF SHRUBS: $\frac{7,120}{300} = 24$

PROPOSED # OF SHRUBS: 34

UNDERSTORY TREE PLANTING REQUIREMENTS

THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.

REQUIRED OVERSTORY CAL INCH: 22.25
REQUIRED UNDERSTORY CAL INCH: 5.5

PROPOSED UNDERSTORY CAL INCH: 6

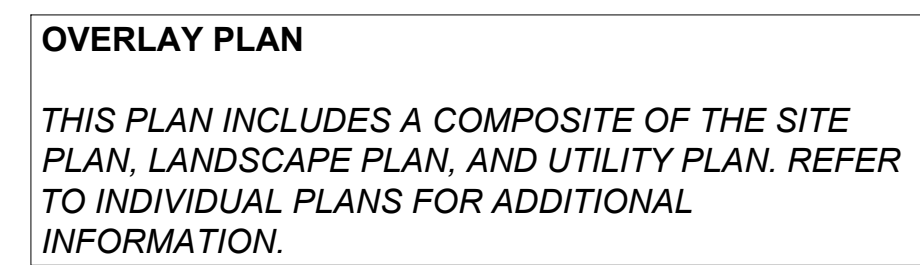
USABLE OPEN SPACE REQUIREMENTS

SUFFICIENT, USABLE OPEN SPACE SHALL BE PROVIDED FOR MULTI-FAMILY RESIDENTIAL BUILDING SITES. FOR SITES UNDER 43,560 SQUARE FEET (1 ACRE) IN GROSS SITE AREA, A MINIMUM OF 10% OF THE GROSS SITE AREA SHALL BE SHARED OPEN SPACE BUT IN NO CASE BE LESS THAN 2,500 SQUARE FEET IN SIZE; THE MINIMUM DIMENSIONS FOR SUCH OPEN SPACES SHALL BE 50 FEET IN LENGTH AND 50' IN WIDTH.

SITE AREA: 15,930 SF

REQUIRED USABLE OPEN SPACE: 1,593 SF

PROPOSED USABLE OPEN SPACE: 4,870 SF



PASEO DESIGN NOTES:

- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL UTILITIES ARE IN THE PROCESS OF RELOCATION AS PART OF THE CITY PASEO PROJECT. ESTIMATE OF CURRENT UNDERGROUND UTILITY LOCATIONS PROVIDED BY CHASKA ELECTRIC. GSOC DESIGN LOCATE AND SURVEY TO BE COMPLETED PRIOR TO CONSTRUCTION DOCUMENTS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES PRIOR TO CONSTRUCTION.

ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

APPROXIMATE DISTURBED AREA IS 0.32 ACRES

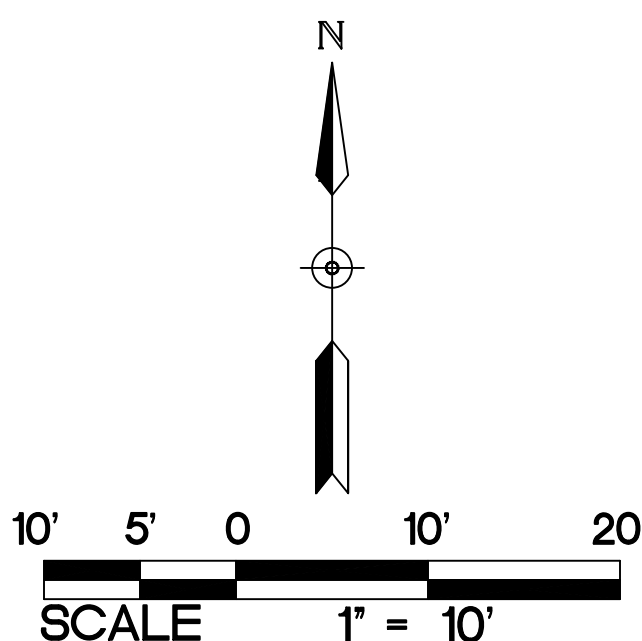
NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	■■■■■■■■■■
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	■■■■■■■■■■
SAWCUT LINE (APPROX.)	■■■■■■■■■■
PROPOSED CONTOUR	722.0
DRAIN TILE	---
STORM SEWER	---
RETAINING WALL	---
PROPOSED EASEMENT	---
FUTURE PROPERTY LINE	---
PROPOSED FENCE	---
CATCH BASIN	■
MANHOLE	●
EROSION CONTROL BLANKET (TEMPORARY)	■
ROCK CONSTRUCTION ENTRANCE	■
DRAINAGE FLOW ARROW	→
RETAINING WALL SPOT ELEVATION	722.0
SPOT ELEVATION	722.0
SOIL BORING	SB-1
CONCRETE WASHOUT AREA	■

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State ONE CALL AT 851-454-0002 FOR FIELD LOCATING MAPPED UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 30.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 730.00.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.



RETAINING WALL NOTES:

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE ELEVATION OF THE BURIED BLOCK COURSE.
- ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 48 INCHES. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
- STACKED LIMESTONE WALL BY LANDSCAPE ARCHITECT.

WALKWAY NOTES:

- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0
- INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C5.0 AND 3/C5.0.
- INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0.
- APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
- EXACT LOCATION OF GAS SERVICE IS NOT KNOWN. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER AND OWNER WITH FINDINGS.

1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C200 1" = 10'

EROSION CONTROL NOTES:

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL

MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.

- UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
- MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
- RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
- ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, ALLEYS, AND CURB LINES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

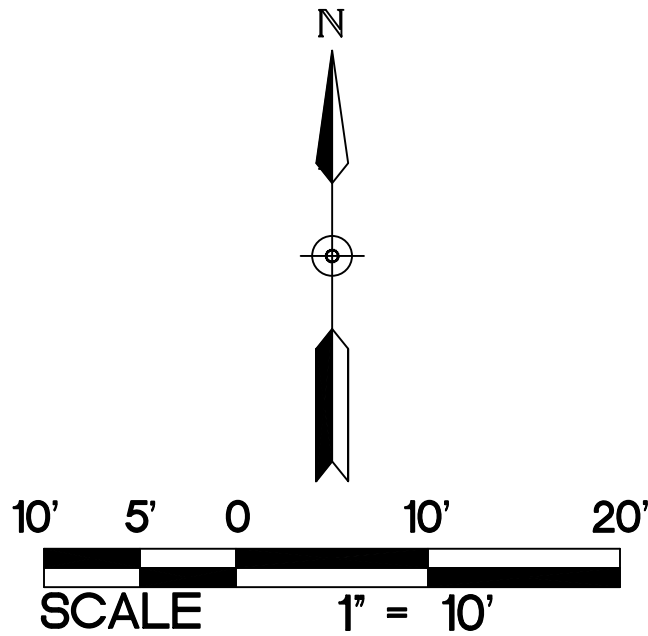
- PASEO DESIGN NOTES:
- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
 - AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PE	Polyethylene
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain

NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES. CONTACT CIVIL ENGINEER IF EXISTING UTILITIES TO REMAIN WILL BE IMPACTED BY PROPOSED WORK.

- UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:
- FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
 - PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	----
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
SANITARY SEWER	----->
WATER PIPE	----->
STORM SEWER	----->
RETAINING WALL	----->
PROPOSED EASEMENT	----
FUTURE PROPERTY LINE	----
PROPOSED FENCE	----
GATE VALVE, OR CURB BOX AND STOP	●
FIRE HYDRANT	●
CLEANOUT	●
CATCH BASIN	●
MANHOLE	●



KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL 8-INCH BY 8-INCH TEE AND GATE VALVE.
- STUB 1.5-INCH PE WATER SERVICE TO BUILDING. STUB WITHIN 5-FEET OF BUILDING. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH BY 6-INCH TEE.
- INSTALL 8-INCH GATE VALVE.
- INSTALL 6-INCH GATE VALVE AND HYDRANT.
- CONTRACTOR SHALL CONNECT TO EXISTING 8-INCH PVC SANITARY SEWER WITH 8-INCH PVC WYE.
- INSTALL SANITARY SEWER CLEAN OUT. REFER TO DETAIL 3/C5.1. REFER TO SEWER TABLE FOR ADDITIONAL FITTINGS AT THIS LOCATION.
- INSTALL 2-INCH CORPORATION STOP AND BOX.
- LOCATION OF PROPOSED SANITARY SEWER SERVICE. STUB WITHIN 5-FEET OF BUILDING. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH BY 4-INCH PVC REDUCER.
- CONTRACTOR SHALL SUPPORT EXISTING PUBLIC AND SMALL UTILITIES DURING WORK ITEMS THAT UNDERMINE EXISTING UTILITIES.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER, ARCHITECT, AND OWNER WITH FINDINGS.
- INSTALL 8-INCH PLUG.
- INSTALL 4-FT OF NEW 8-INCH WATERMAIN.

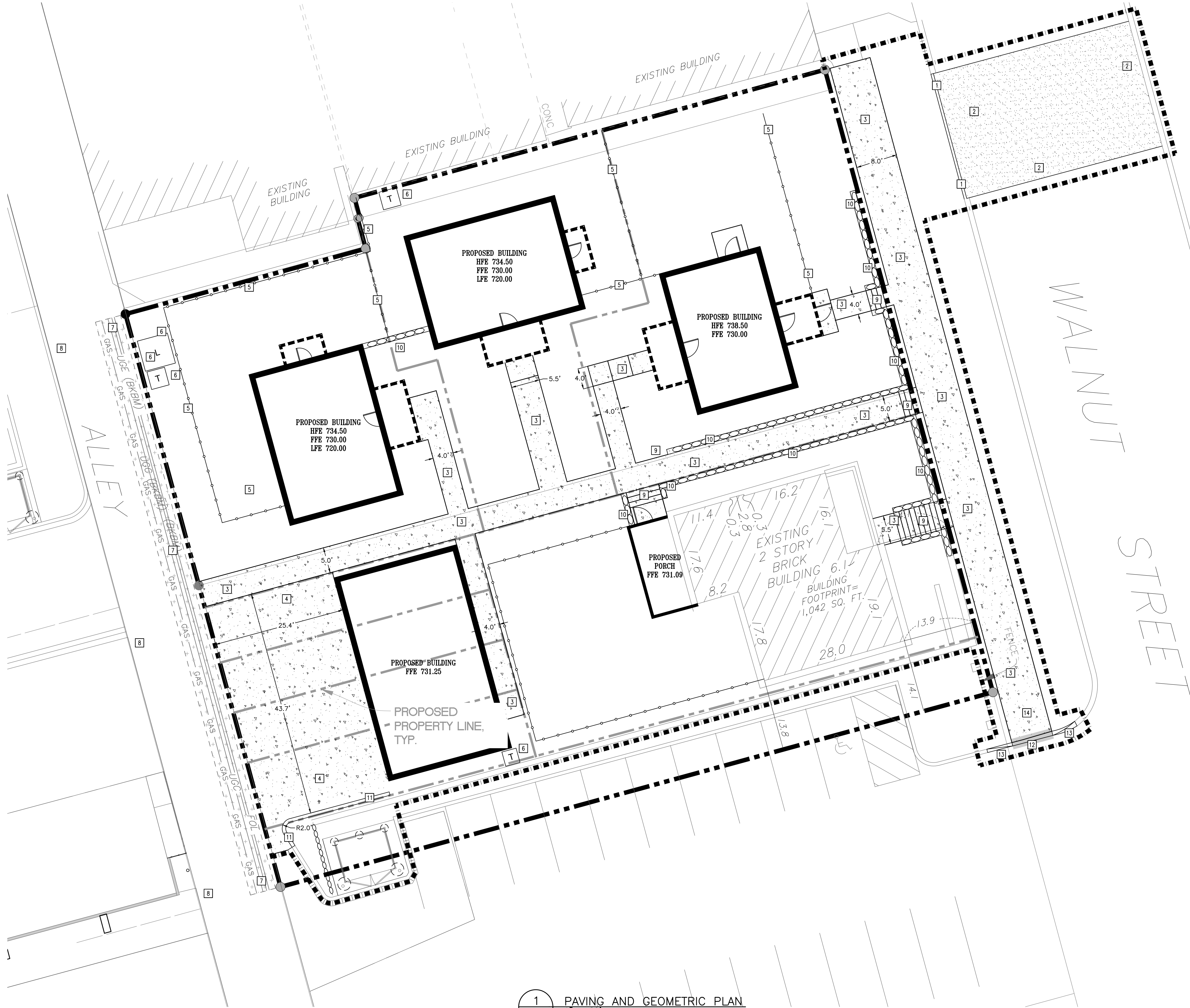
STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
CB-702 STANTEC	CB-702 STANTEC	NA		NE = 727.13	-----
STRM #1	48" CB MH	R-2390	729.75	SE = 717.00 NW = 722.57 SW = 725.71	46 L.F. OF 12" RCP @ 2.04%, STRM #2 19 L.F. OF 8" PVC @ 1.00%, STRM #15
STRM #2	48" MH	R-1733	729.48	SE = 723.50 W = 725.36 NE = 723.50	57 L.F. OF 12" PVC @ 1.00%, STRM #7 6 L.F. OF 10" PVC @ 1.44%, STRM #3
STRM #3	48" CB MH	R-3067	729.11	SW = 723.59 NW = 724.60 SE = 723.88 E = 823.59	32 L.F. OF 8" PVC @ 3.62%, STRM #4 13 L.F. OF 8" PVC @ 3.55%, STRM #9 35 L.F. OF 4" PVC @ 1.00%, STRM #10
STRM #4	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.75	SE = 725.75 NW = 726.80	12 L.F. OF 8" PVC @ 1.00%, STRM #5
STRM #5	ADS Yard Drain	8" DURACAST IN-LINE GRATE	733.00	E = 726.92	-----
STRM #7	48" MH	R-1733	731.60	E = 725.93 SW = 726.55 S = 725.94 N = 727.23	20 L.F. OF 12" RCP @ 2.93%, CB-702 STANTEC 43 L.F. OF 8" PVC @ 0.95%, TD-707 STANTEC 11 L.F. OF 8" PVC @ 2.47%, STRM #8
STRM #8	ADS Yard Drain	8" DURACAST IN-LINE GRATE	731.50	S = 727.50	-----
STRM #9	48" CB MH	R-2390	728.85	NW = 724.35	-----
STRM #10	ADS Yard Drain	4" DURACAST IN-LINE GRATE	824.79	W = 823.94	-----
STRM #11	4" CO	R-2390	728.95	E = 723.56 N = 724.00 SW = 723.56	28 L.F. OF 4" PVC @ 0.50%, STRM #12 9 L.F. OF 4" PVC @ 1.00%, STRM #13
STRM #12	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.50	S = 724.14	-----
STRM #13	4" PVC 45 DEGREE BEND	NA		NE = 723.65 W = 723.65	----- 4 L.F. OF 4" PVC @ 4.24%, STRM #14
STRM #14	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.80	E = 723.84	-----
STRM #15	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.90	NE = 725.90	-----
TD-707 STANTEC	16" TRENCH DRAIN STANTEC	NA		N = 726.35	-----

UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF CHASKA. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SCHD 40 PVC UNLESS NOTED OTHERWISE.
- STORM SEWER PIPING SHALL BE SCHD 40 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10- FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

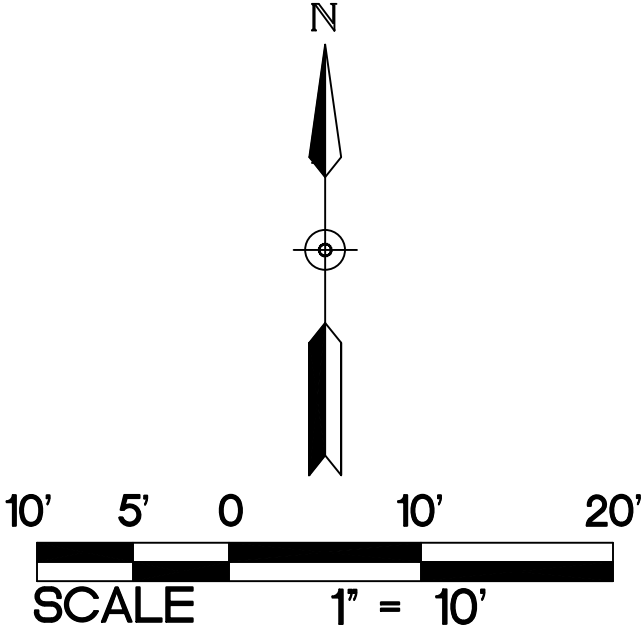
SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SAN #1	8" PVC WYE CONNECTION TO SAN MAIN	NA		W = 716.05	75 L.F. OF 8" PVC @ 2.00%, SAN #2
SAN #2	8" BY 4" PVC WYE	NA		E = 717.54 W = 717.54 S = 717.54	8 L.F. OF 8" PVC @ 2.00%, SAN #3 16 L.F. OF 4" PVC @ 4.10%, SAN #8
SAN #3	8" PVC 45 DEGREE BEND & CO	NA	730.85	E = 717.70 W = 717.70	----- 2 L.F. OF 8" PVC @ 2.00%, SAN #4
SAN #4	8" BY 4" PVC WYE	NA		E = 717.75 S = 717.75 W = 717.75	----- 21 L.F. OF 8" PVC @ 1.04%, SAN #5 9 L.F. OF 4" PVC @ 4.15%, SAN #9
SAN #5	8" BY 4" PVC REDUCER	NA		N = 717.97 S = 717.97	----- 21 L.F. OF 4" PVC @ 1.04%, SAN #6
SAN #6	8" PVC 45 DEGREE BEND & CO	NA	729.52	N = 718.18 W = 718.18	----- 35 L.F. OF 4" PVC @ 1.04%, SAN #7
SAN #7	Sanitary Sewer Service Connection	NA		E = 718.54	-----
SAN #8	Sanitary Sewer Service Connection	NA		N = 724.00	-----
SAN #9	Sanitary Sewer Service Connection	NA		E = 718.11	-----

1
C300
UTILITY PLAN
1" = 10'



ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
RETAINING WALL	---
FUTURE PROPERTY LINE	---
PROPOSED FENCE	---
FLAT CURB	---
BITUMINOUS PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---
JOINT UTILITY TRENCH	---
CHASKA ELECTRICAL TRENCH	---



- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- 1. INSTALL MODIFIED B612 MODIFIED PARKBOARD VERTICAL CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C501.
 - 2. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C501.
 - 3. INSTALL CONCRETE WALK. REFER TO DETAIL 6/C501.
 - 4. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 7/C501.
 - 5. INSTALL FENCE. REFER TO ARCHITECTURAL PLANS AND DETAILS.
 - 6. APPROXIMATE LOCATION OF ELECTRICAL AND COMMUNICATION BOXES. REFER TO SMALL UTILITY PLANS FOR EXACT LOCATIONS.
 - 7. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 - 8. EXISTING UNDERGROUND CHASKA ELECTRIC TRENCH. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 - 9. INSTALL CONCRETE STEPS. REFER TO DETAIL 8/C501.
 - 10. DRY STACKED LIMESTONE WALL. REFER TO LANDSCAPE ARCHITECT'S DRAWING
 - 11. INSTALL CURB WALL. REFER TO DETAIL 2/C502.
 - 12. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C502.
 - 13. INSTALL NOSE DOWN CURB SECTION. REFER TO DETAIL 4/C502.
 - 14. INSTALL MNDOT PEDESTRIAN CURB RAMP. REFER TO DETAIL 5/C502 AND GRADING PLAN.

- PAVING NOTES:**
- 1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
 - 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - 3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
 - 4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
 - 5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
 - 6. FOLLOW ALL CITY OF CHASKA RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
 - 7. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
 - 8. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
 - 9. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
 - 10. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 - 11. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.

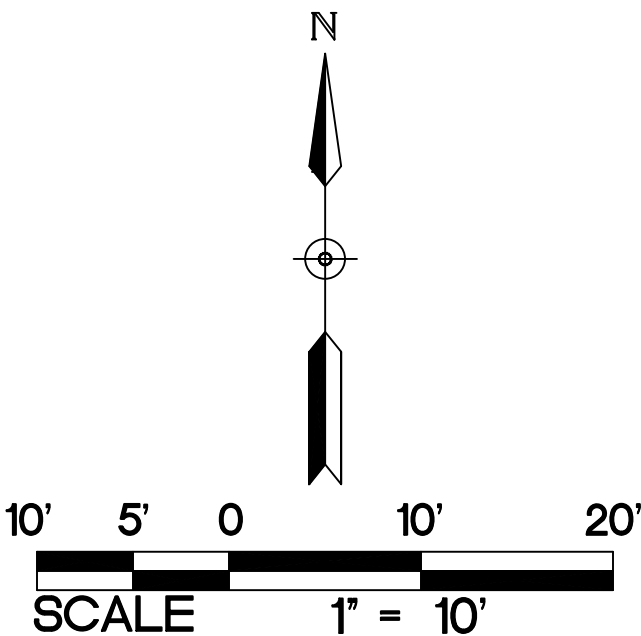
1 PAVING AND GEOMETRIC PLAN
C400 1" = 20'

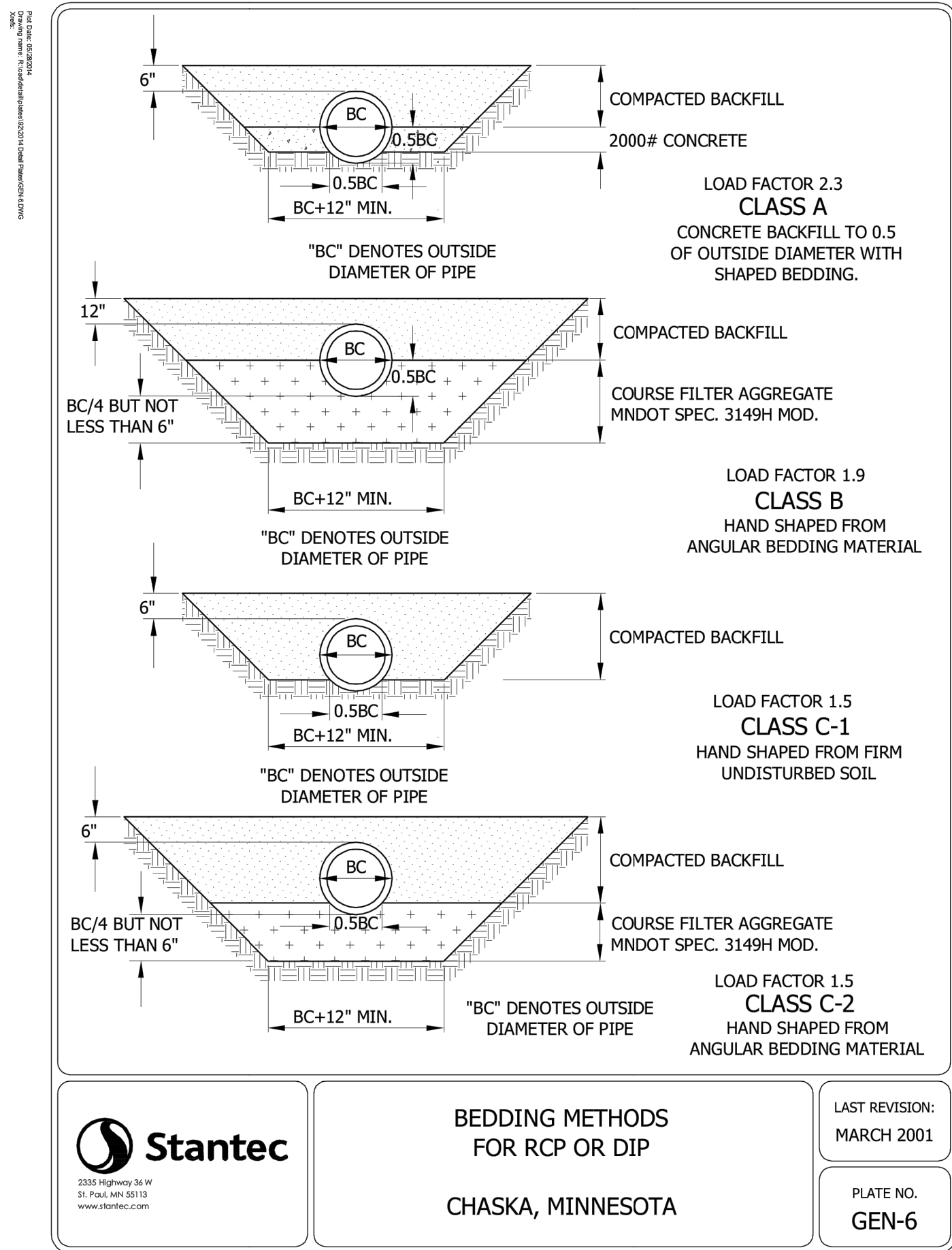


ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

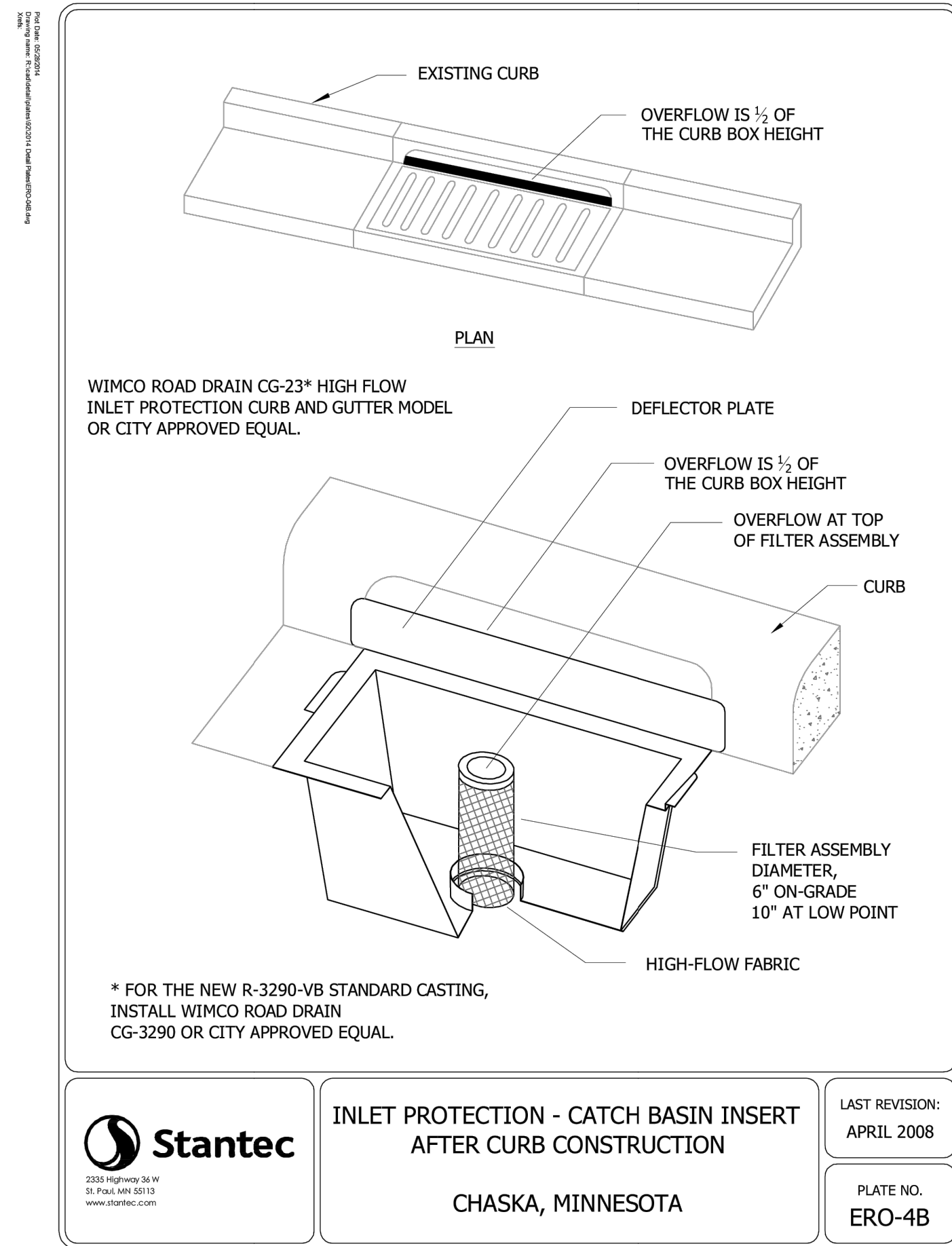
PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
RETAINING WALL	
FUTURE PROPERTY LINE	
PROPOSED FENCE	
FLAT CURB	
BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
JOINT UTILITY TRENCH	
CHASKA ELECTRICAL TRENCH	

VEHICLE COLORS	
BLUE	FRONT TIRES
GREEN	VEHICLE BODY
BLACK	REAR TIRES

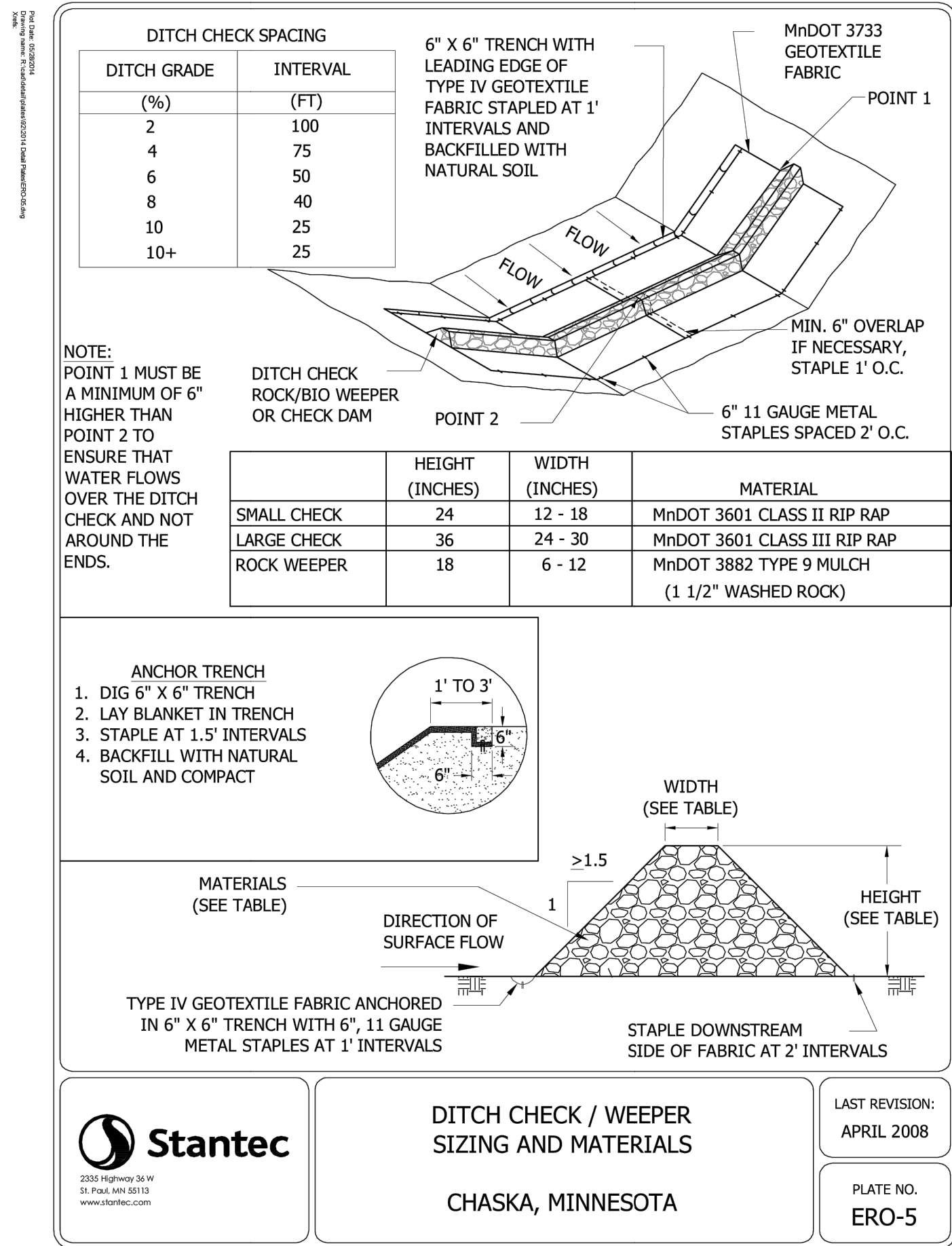




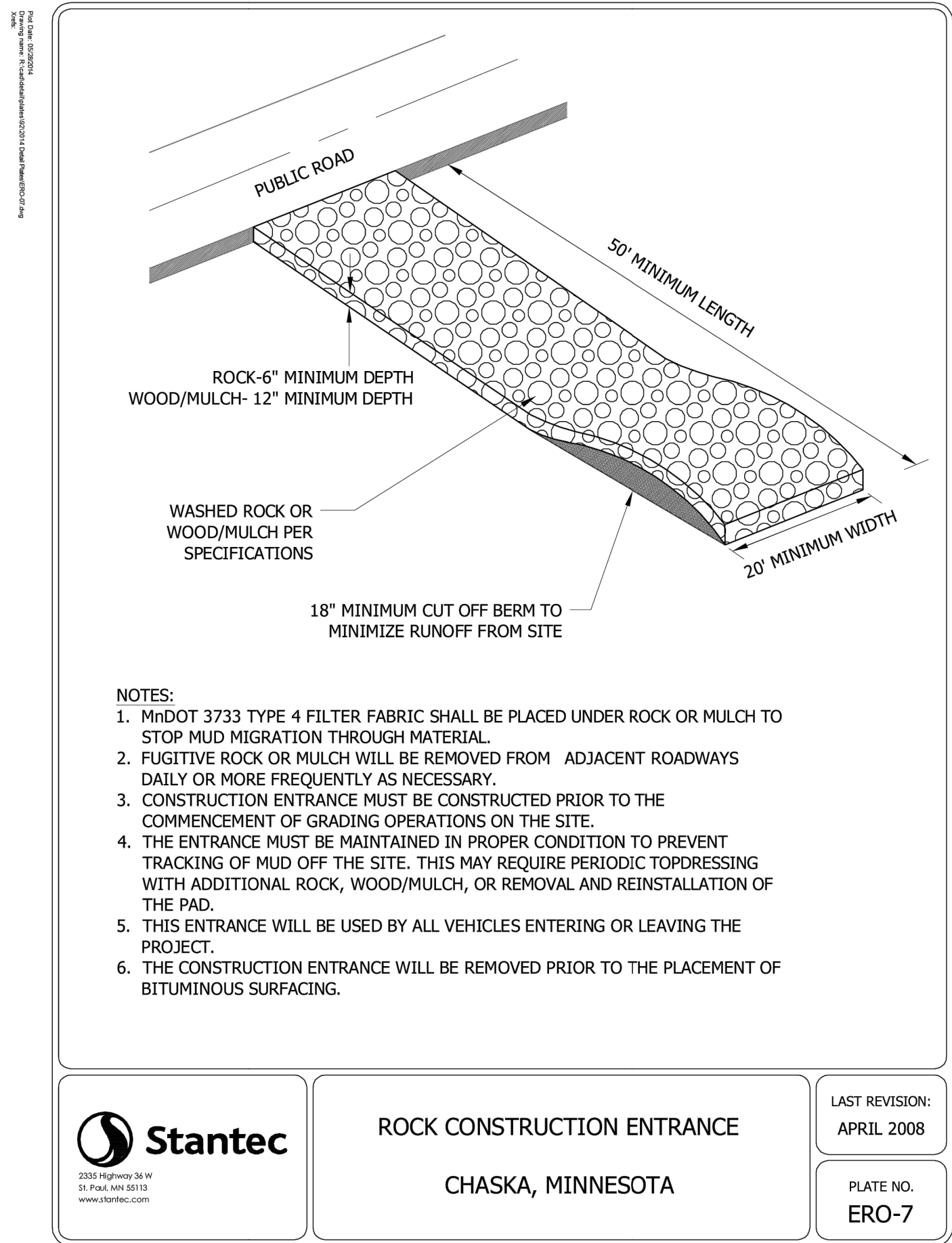
7 PIPE BEDDING
C500 NOT TO SCALE



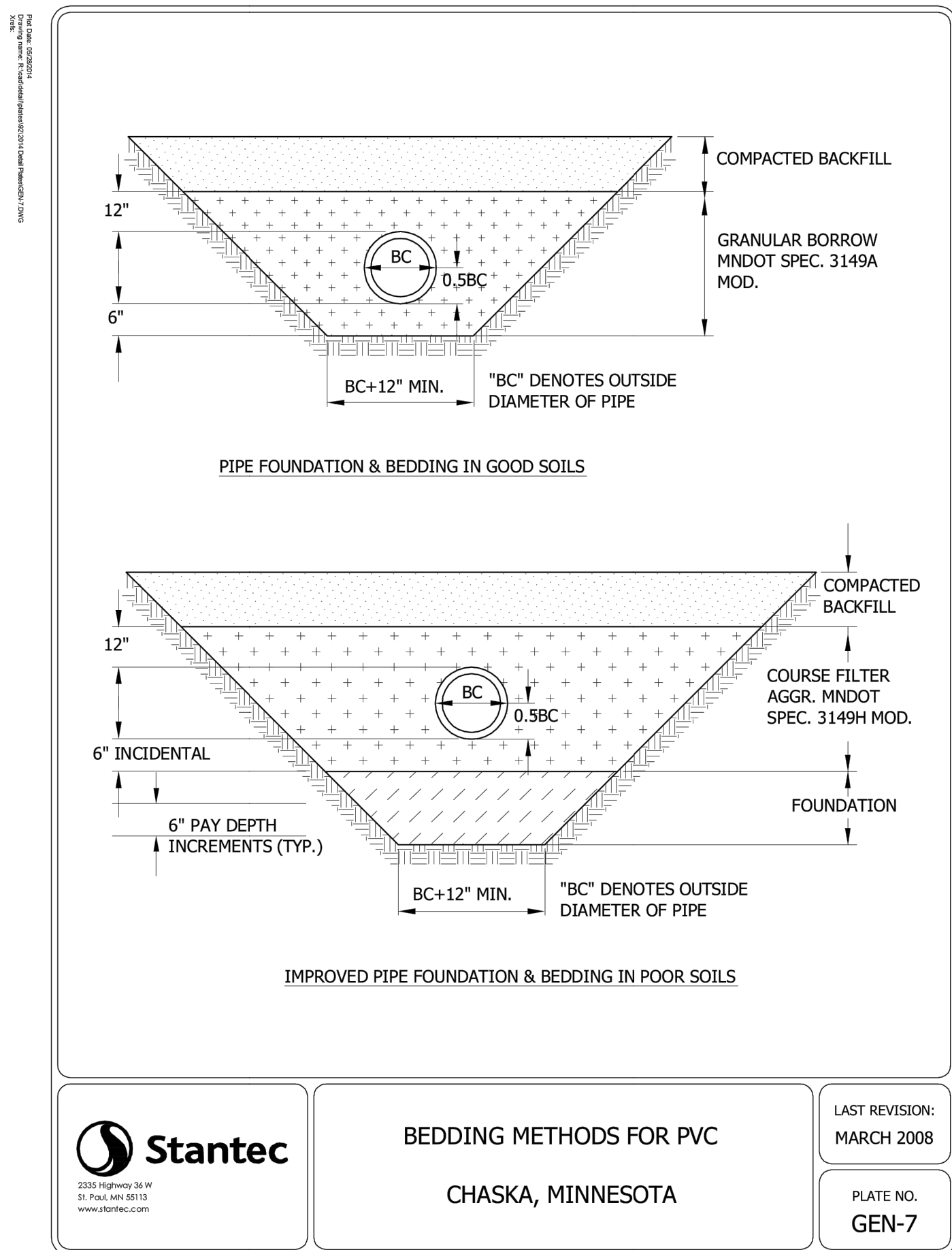
5 INLET PROTECTION
C500 NOT TO SCALE



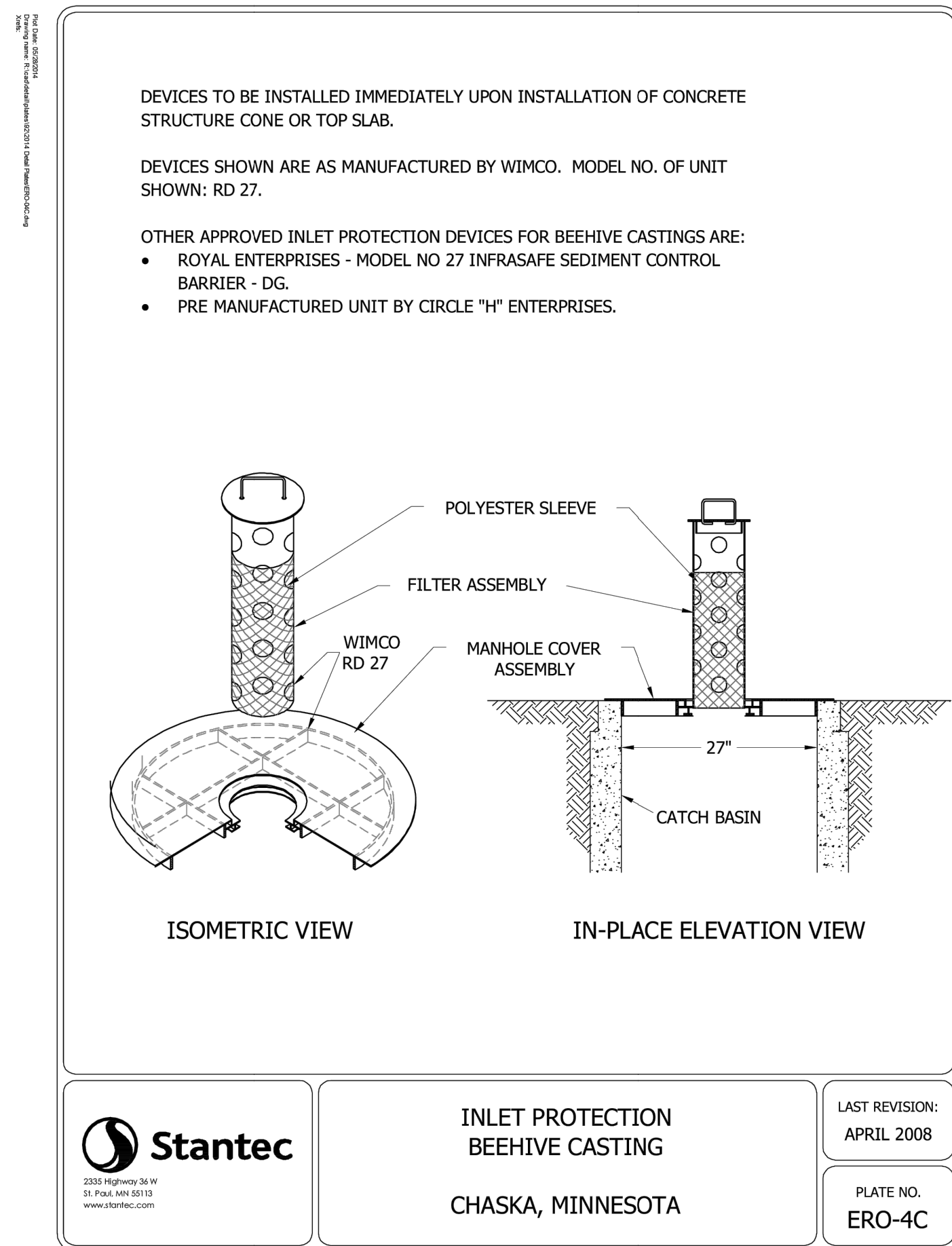
3 BIO LOG
C500 NOT TO SCALE



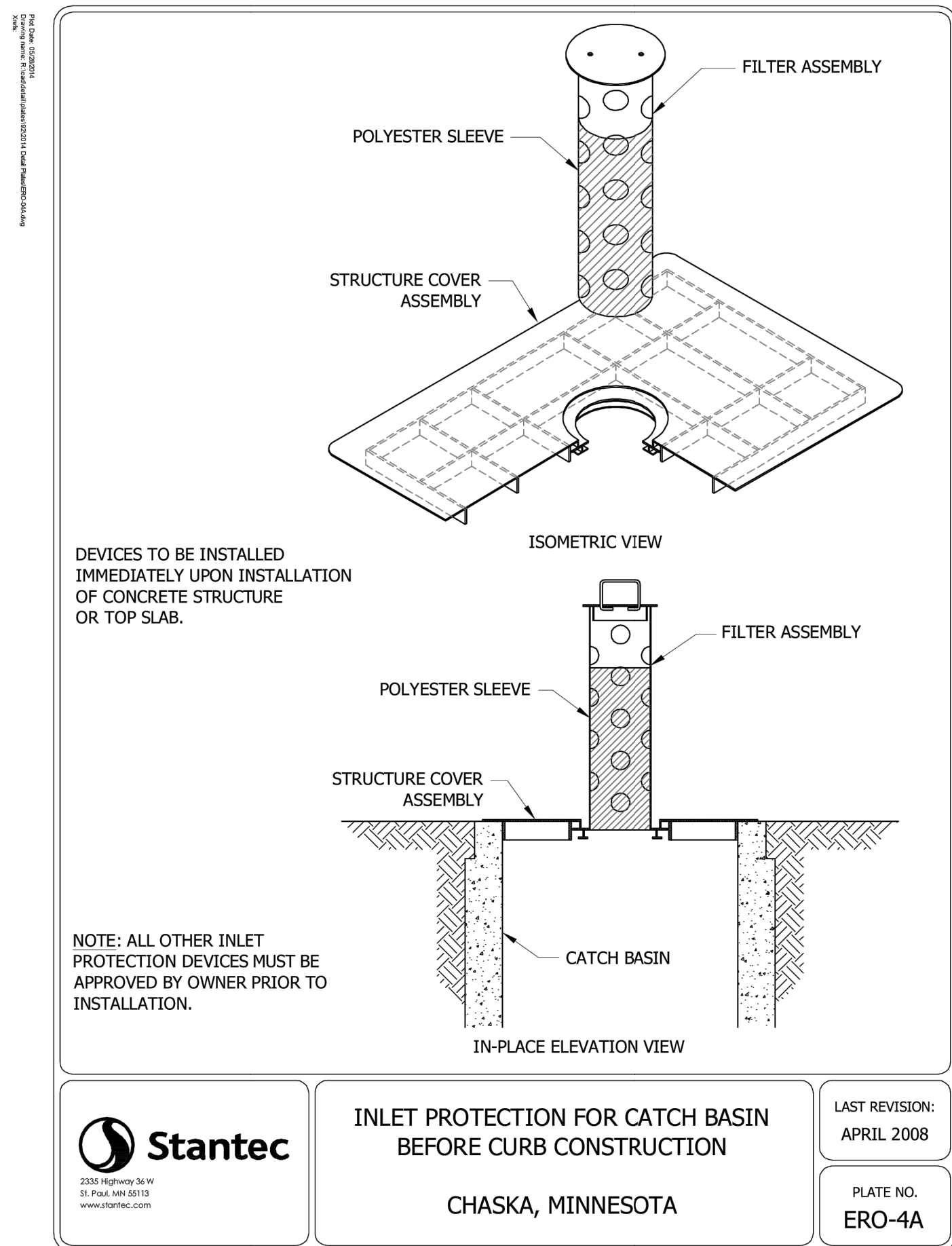
1 CONSTRUCTION ENTRANCE
C500 NOT TO SCALE



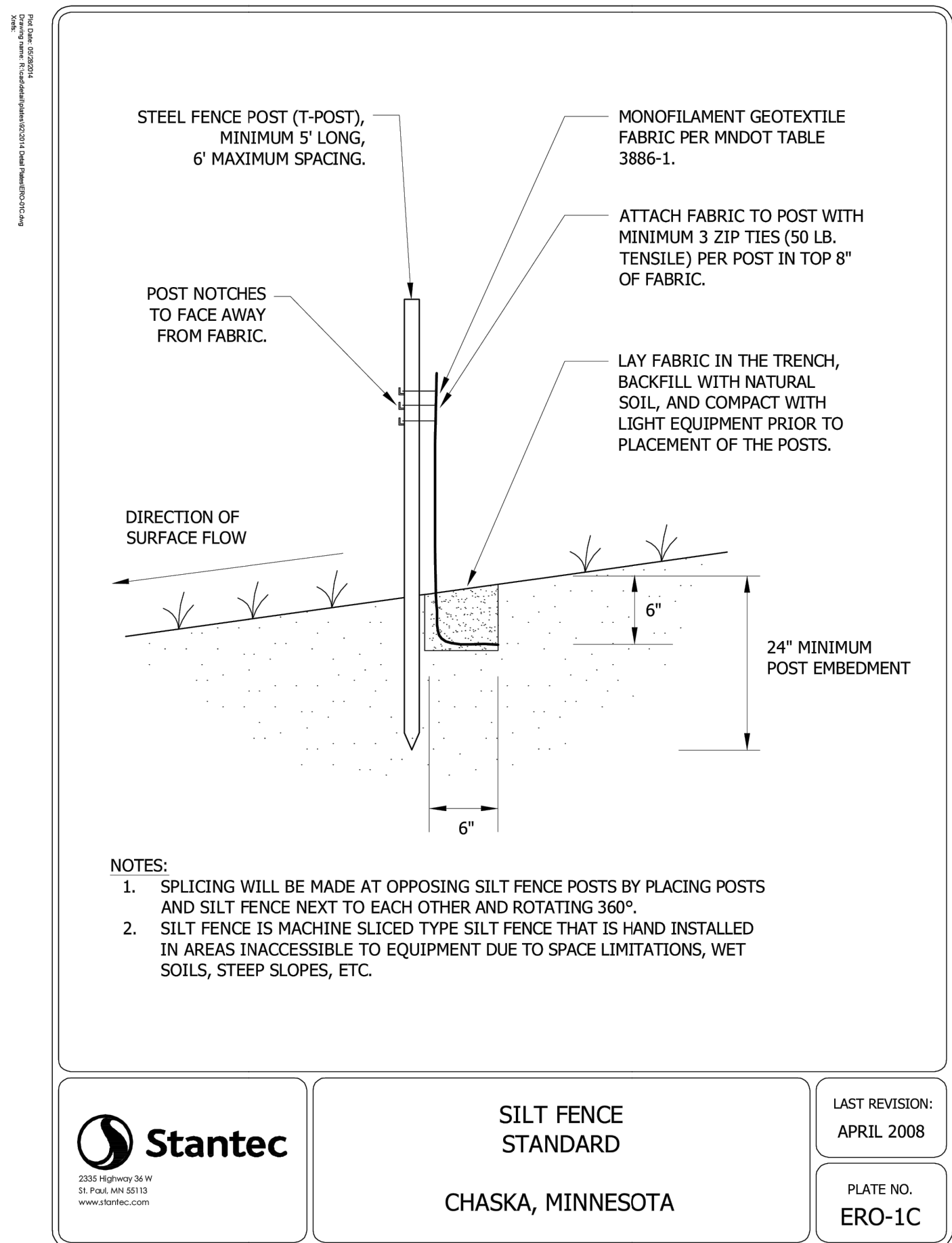
8 PVC PIPE BEDDING
C500 NOT TO SCALE



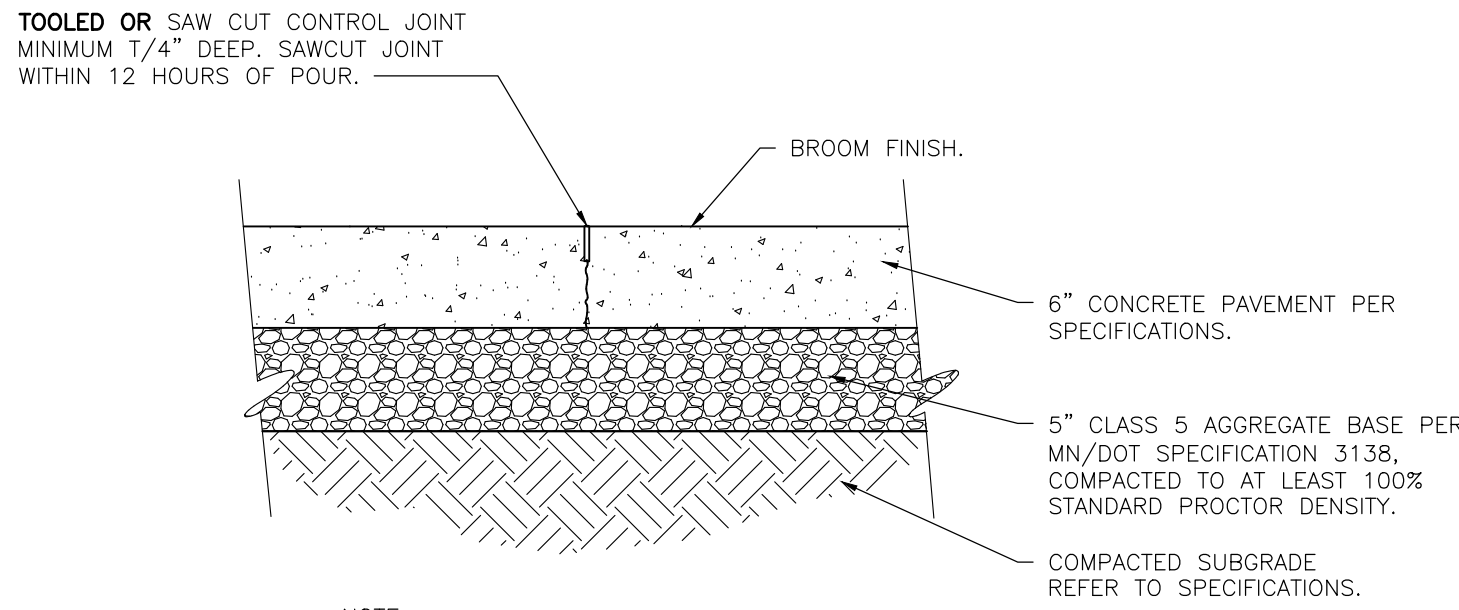
6 INLET PROTECTION
C500 NOT TO SCALE



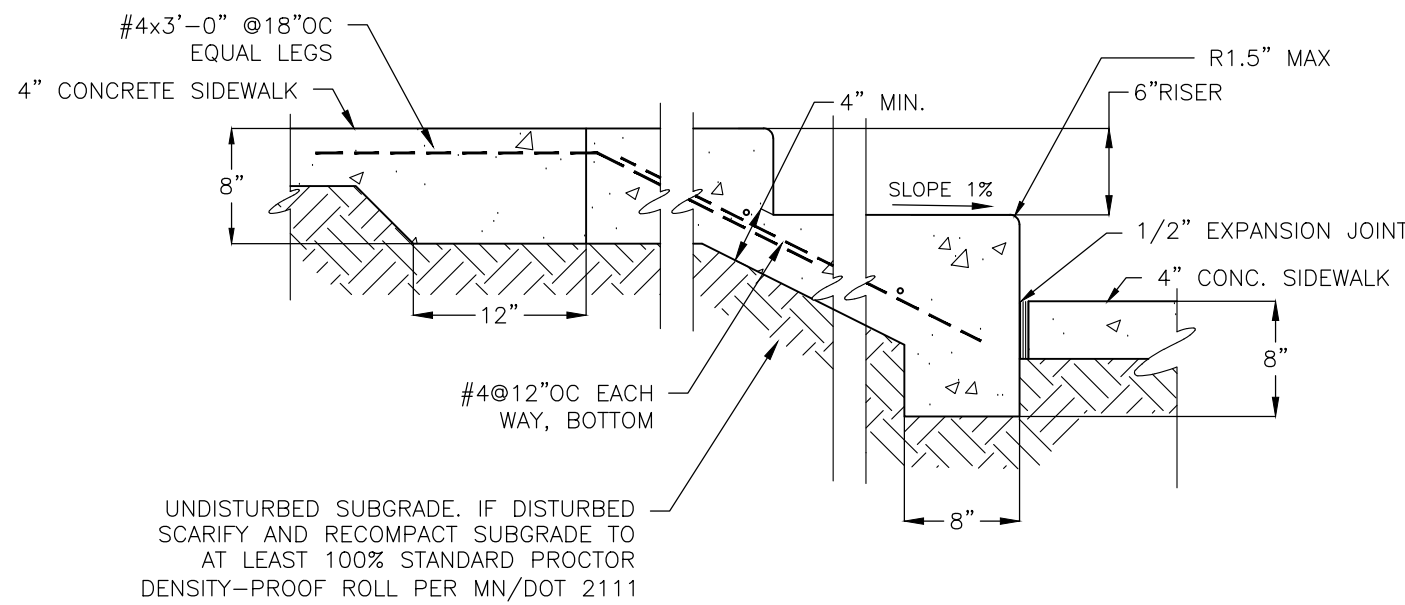
4 INLET PROTECTION
C500 NOT TO SCALE



2 SILT FENCE
C500 NOT TO SCALE

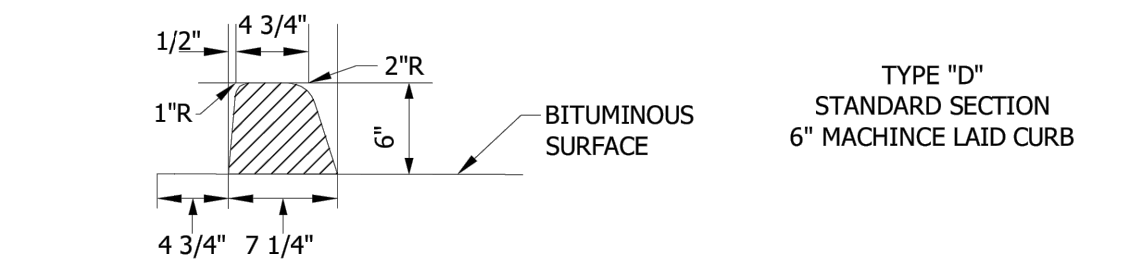
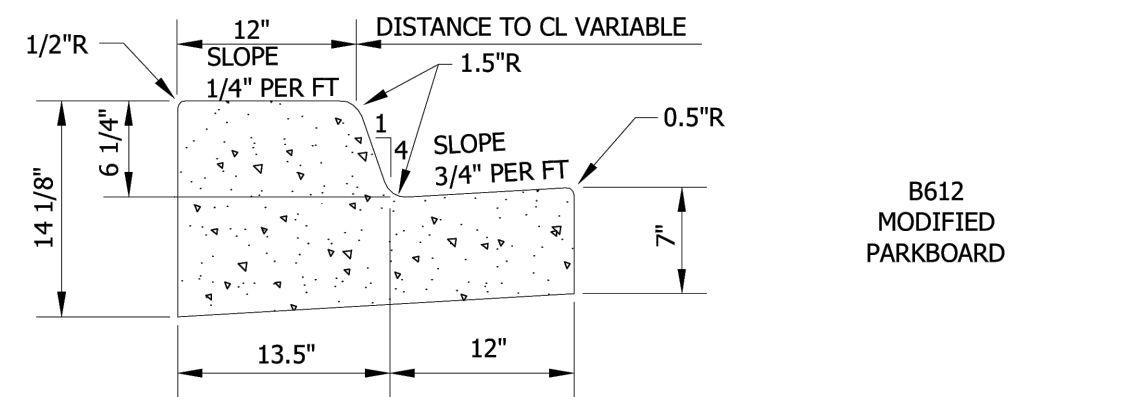
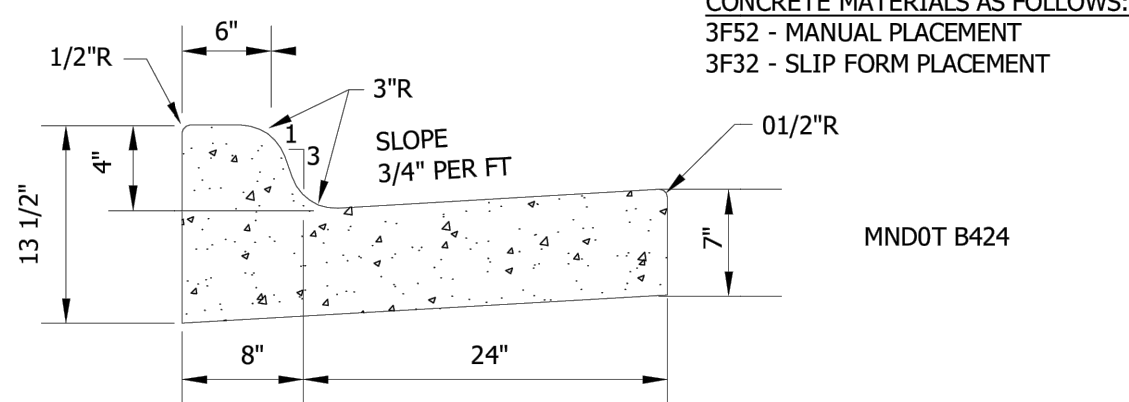


7
C501 CONCRETE PAVEMENT
NOT TO SCALE



1. ALL REBAR TO BE EPOXY COATED.
2. ALL REBAR TO BE COVERED BY 2" CONCRETE.
3. CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
4. REFER TO GRADING PLAN FOR NUMBER OF STAIRS AND HEIGHT.

8
C501 CONCRETE STEP
NOT TO SCALE

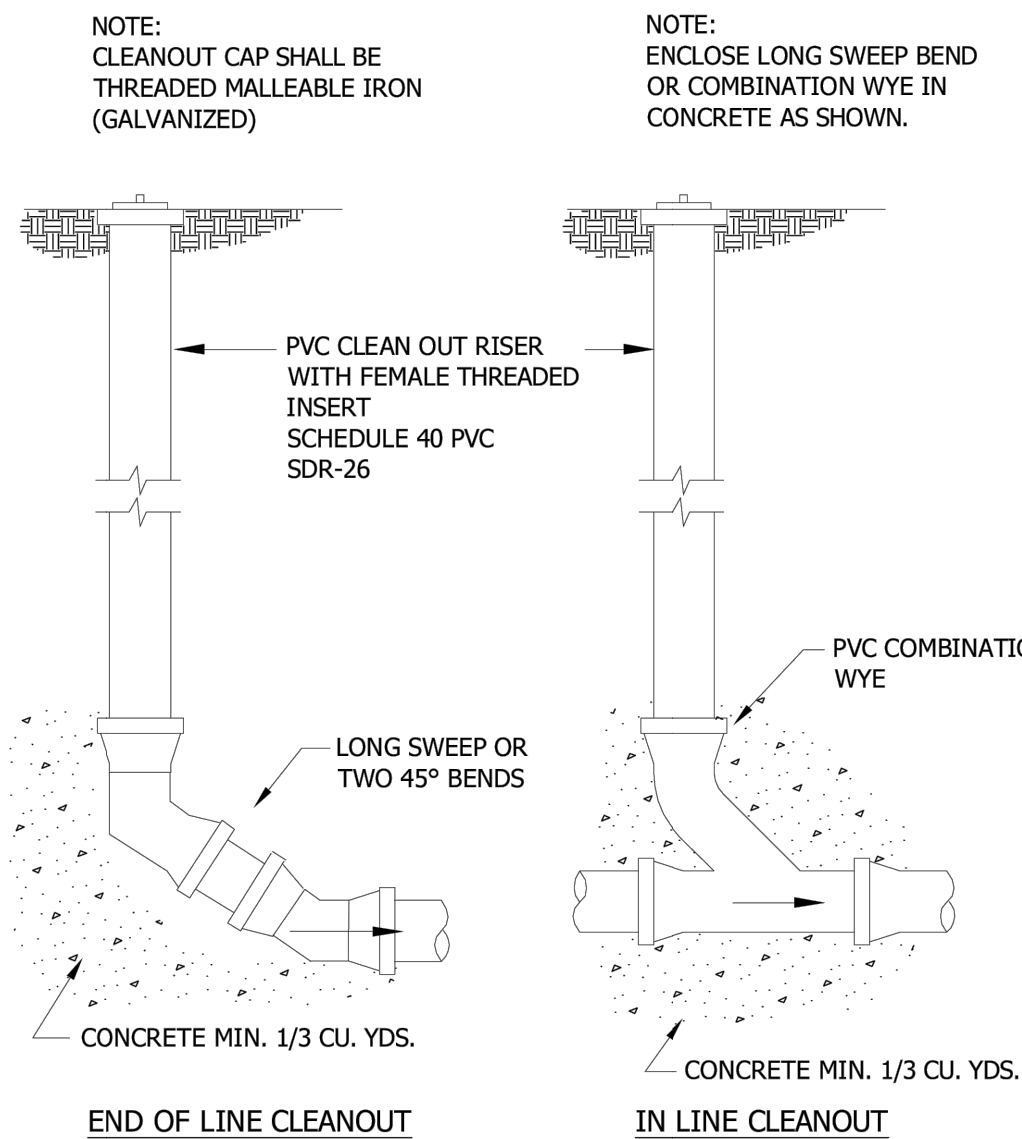


NON STARDARD CURB AND GUTTER
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-1A

5
C501 INLET PROTECTION
NOT TO SCALE



- NOTE:
1. IF CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD
A-1 CASTING, MARKED WITH "SEWER" ON LID.
2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP
SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

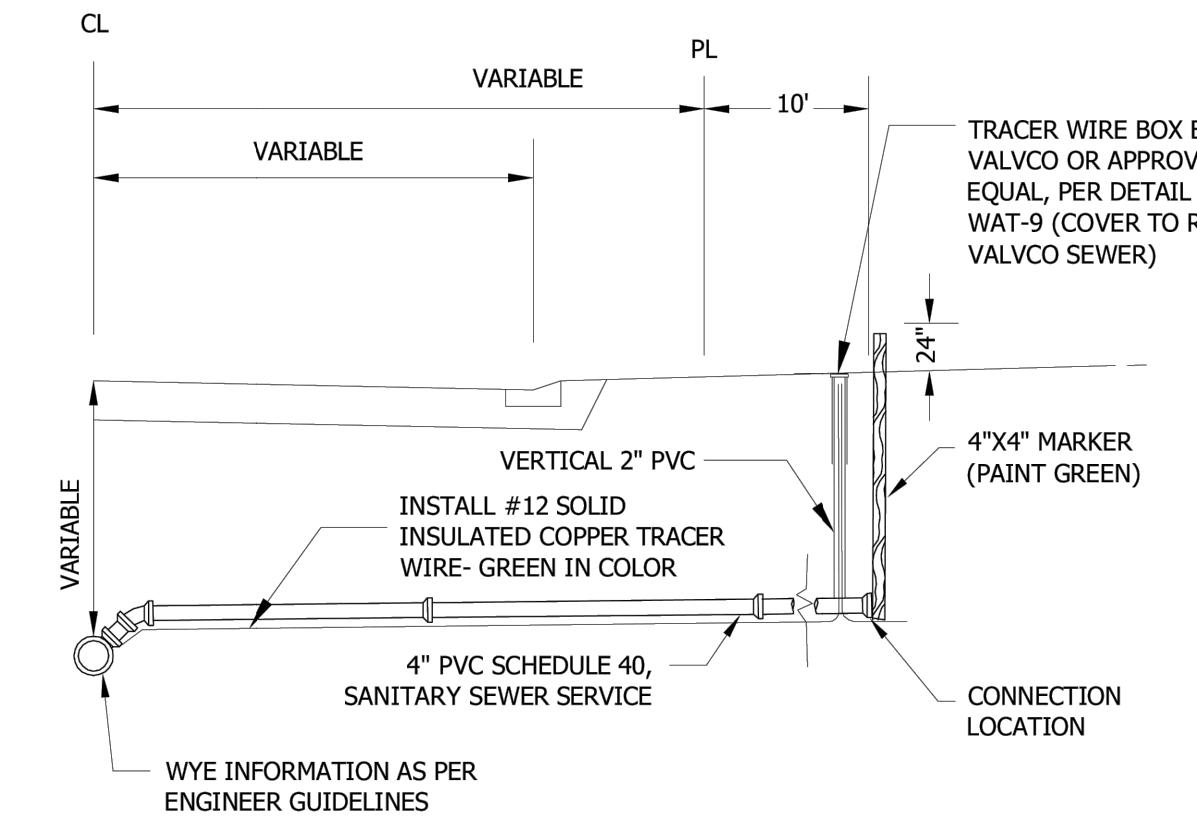


SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
SER-4

3
C501 SERVICE LINE CLEANOUT
NOT TO SCALE



- NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1
EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE
(3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE
SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE
AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE
FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY
OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM
MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO
SCH 40 INSTALLED AT CONNECTION LOCATION.

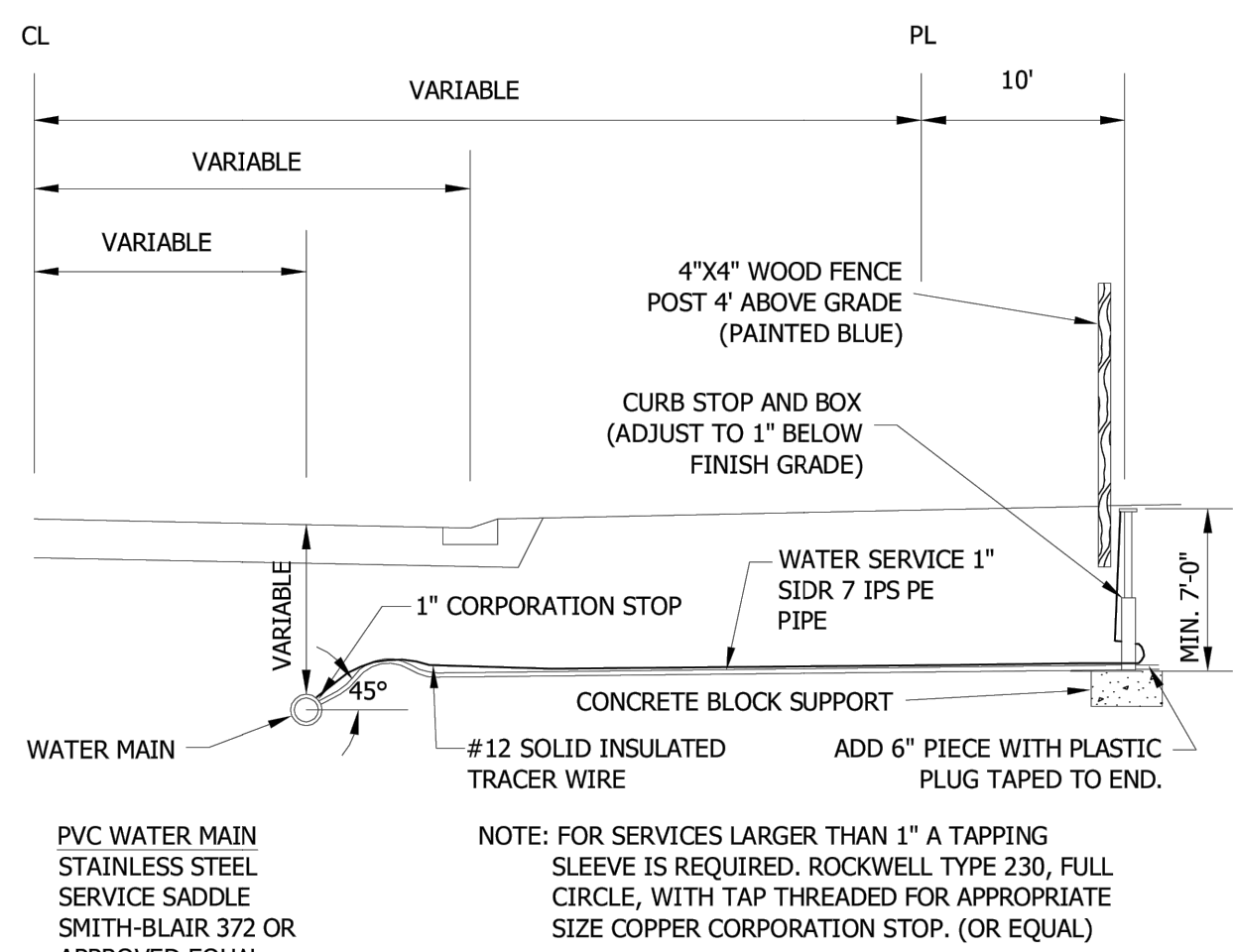


SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
SER-1

1
C501 SANITARY SEWER CONNECTION
NOT TO SCALE



- CORPORATION STOP
MUELLER B25009N
FORD FB1001-4Q
A.Y. MCDONALD 74704B
- CURB STOP
MUELLER B25222N
FORD B66444M-Q
A.Y. MCDONALD 76104
- CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 75615 OR 75614

- NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN
FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING,
MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

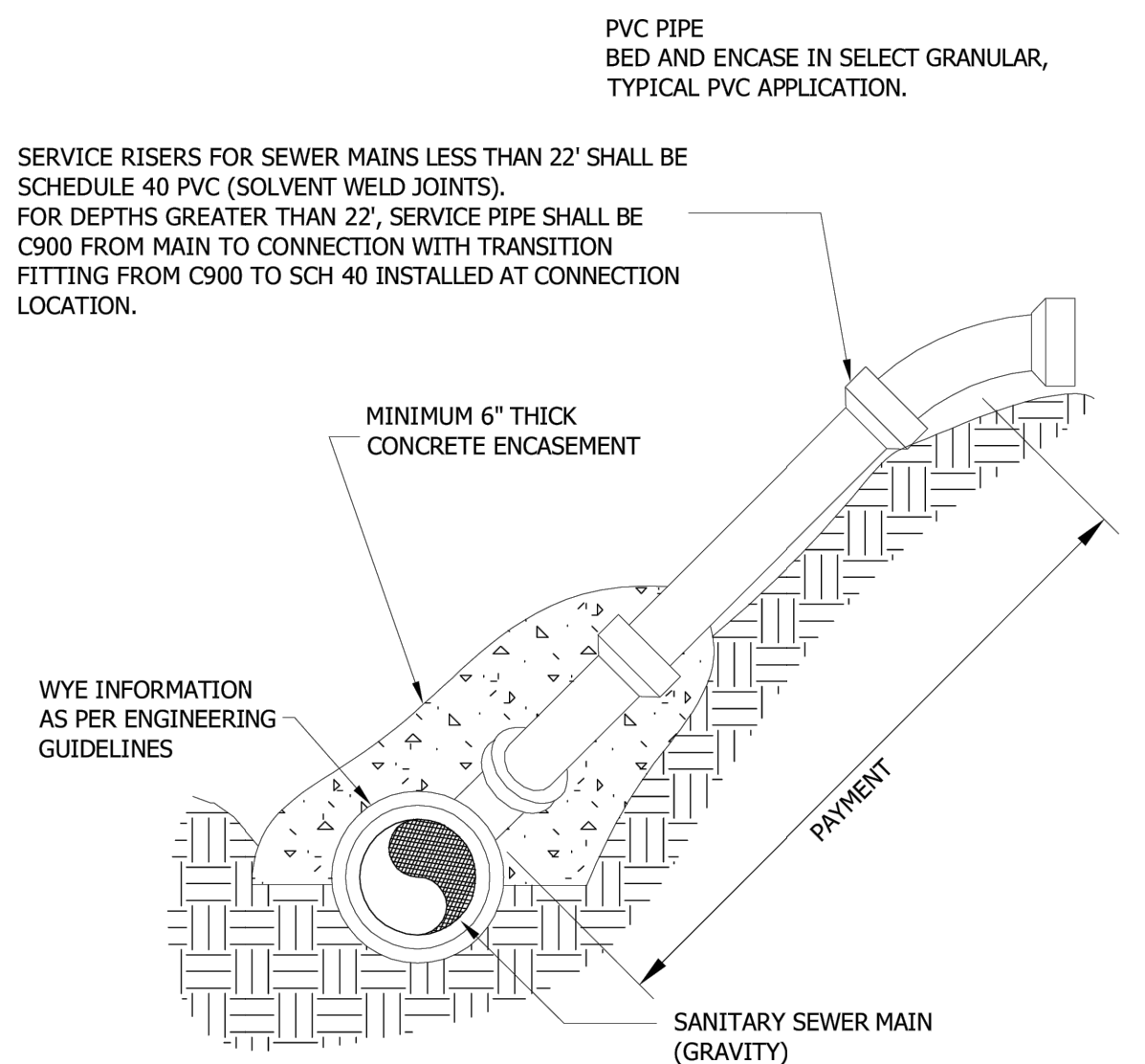


WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A

4
C501 WATER SERVICE CONNECTION
NOT TO SCALE

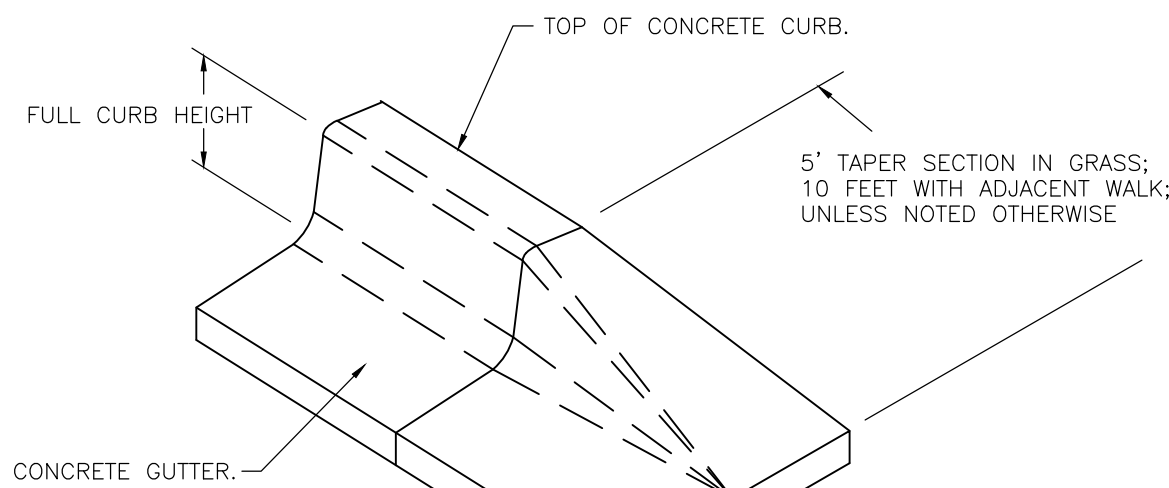


SERVICE RISER
CHASKA, MINNESOTA

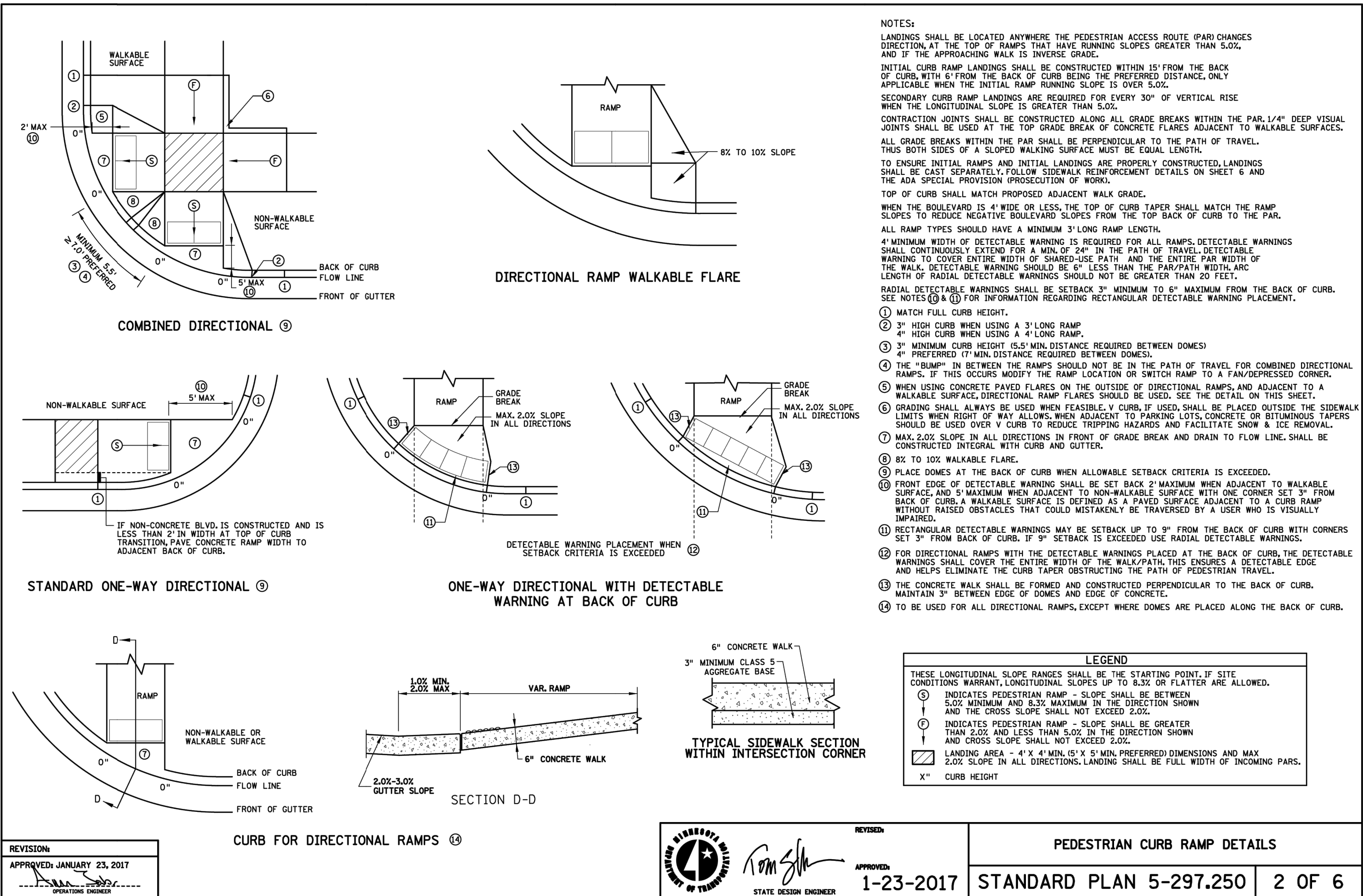
LAST REVISION:
MARCH 2016

PLATE NO.
SER-3

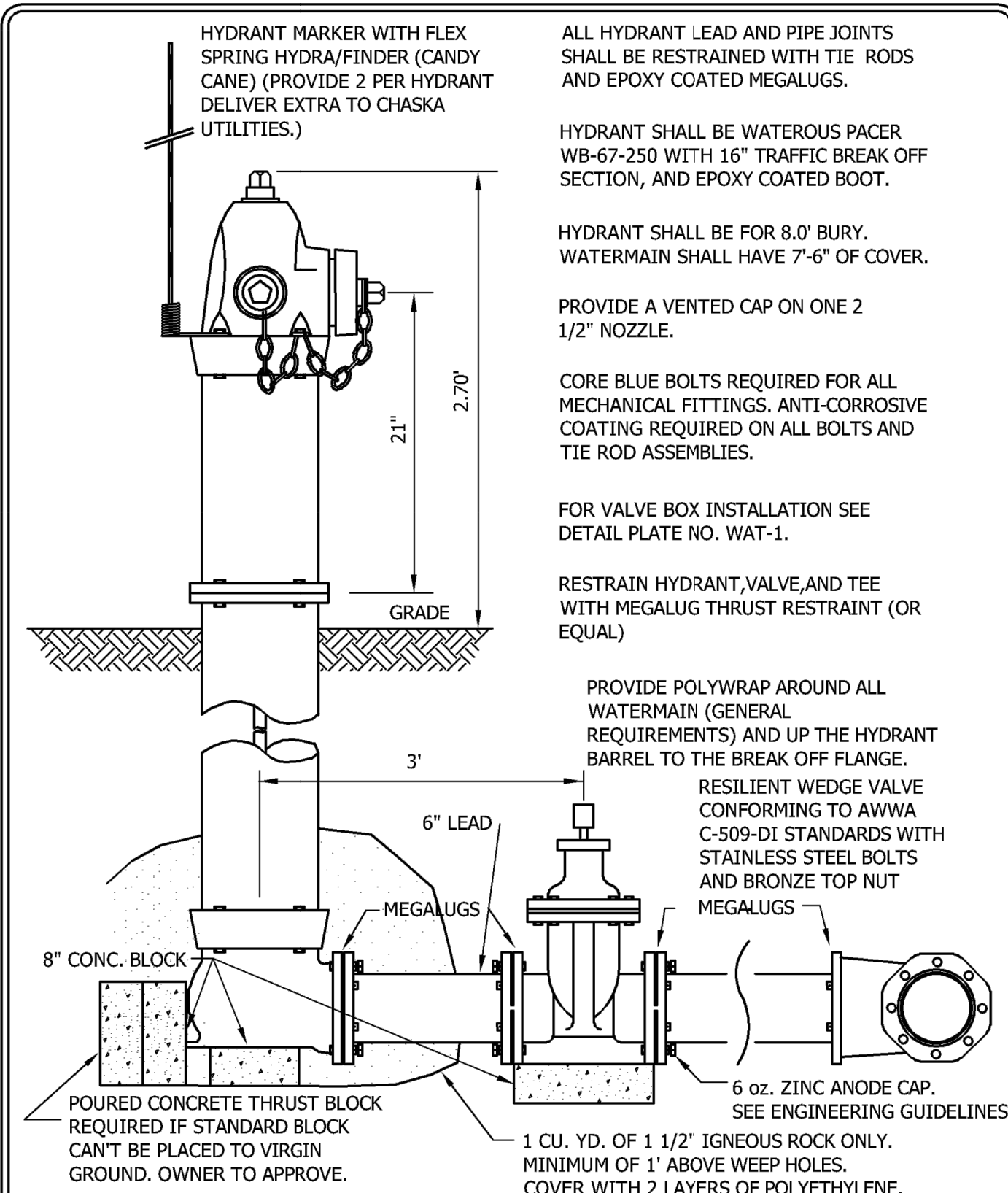
2
C501 SANITARY SERVICE RISER
NOT TO SCALE



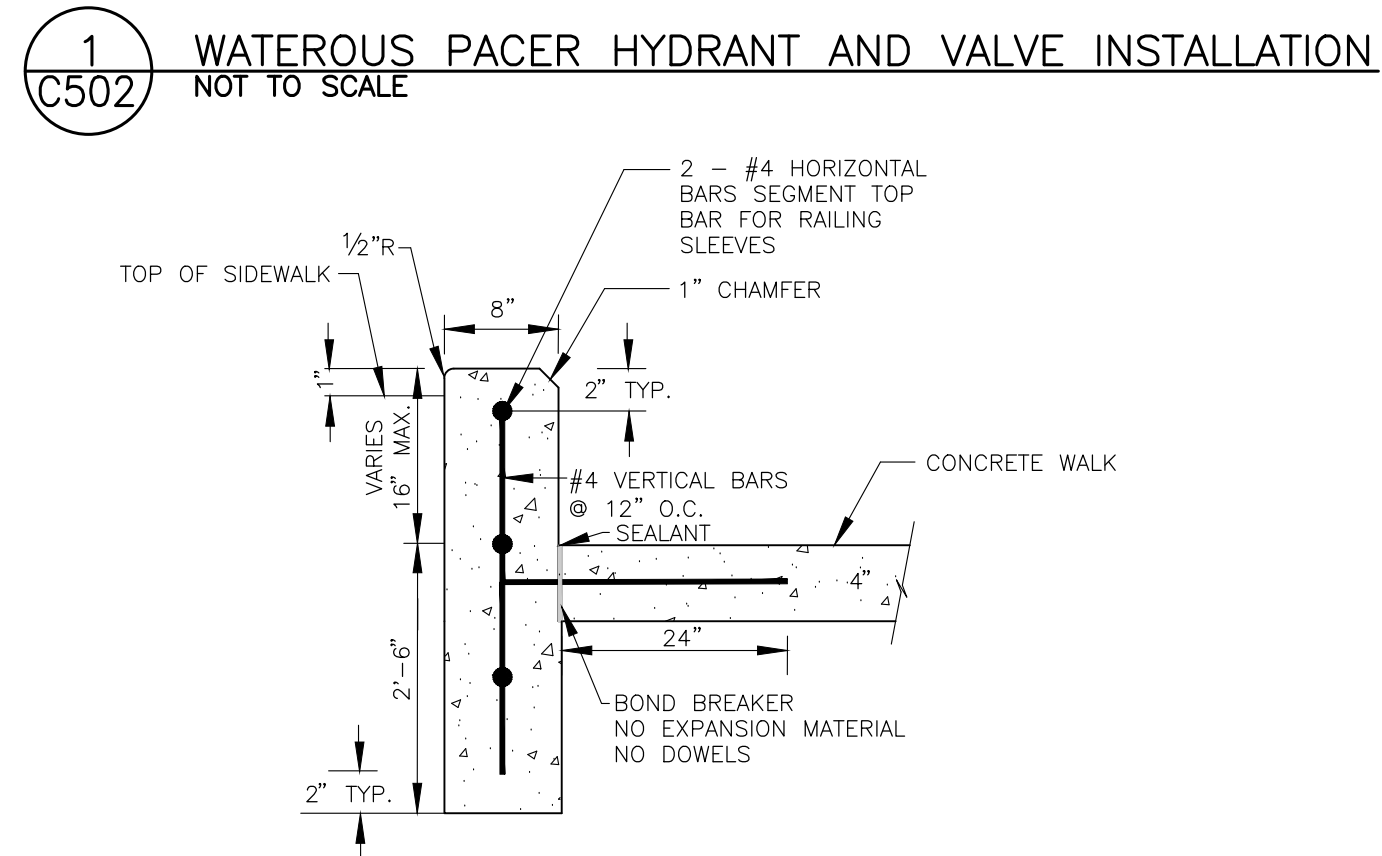
4 NOSE-DOWN CURB SECTION
C502 NOT TO SCALE



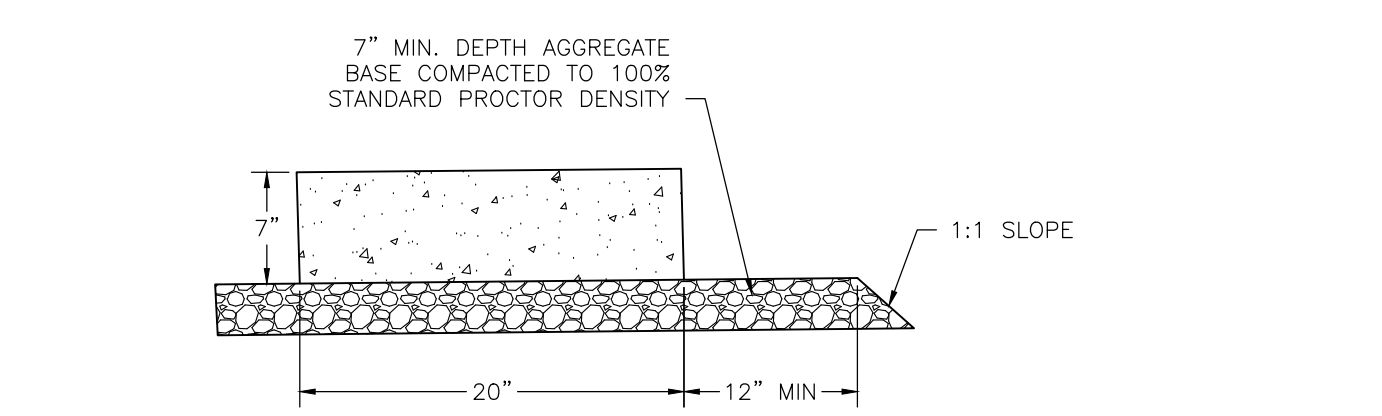
5 MNDOT PEDESTRIAN CURB RAMP
C502 NOT TO SCALE



1 WATEROUS PACER HYDRANT AND VALVE INSTALLATION
C502 NOT TO SCALE



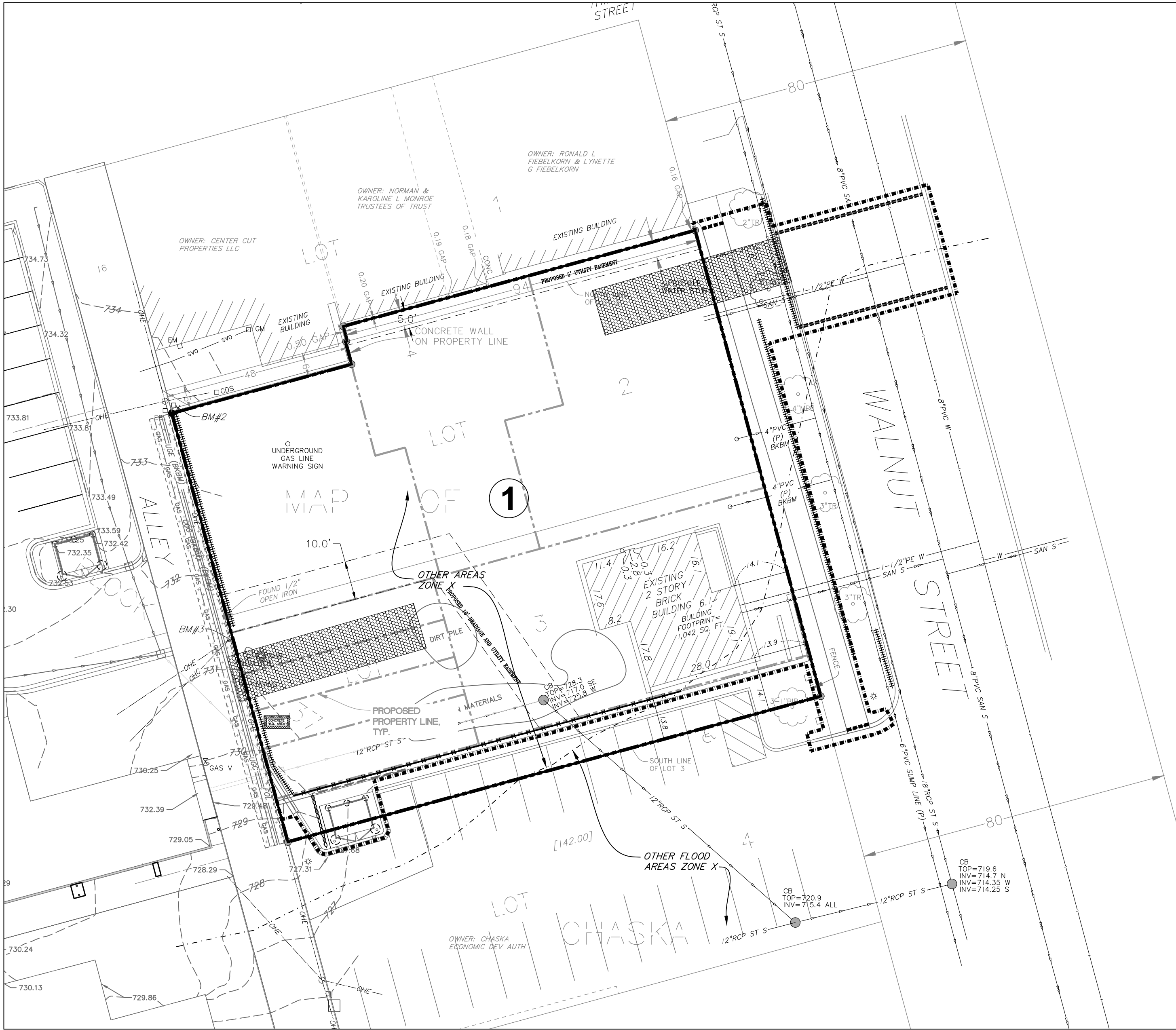
2 6-INCH WIDE CURB WALL
C502 NOT TO SCALE



NOTE:

1. CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

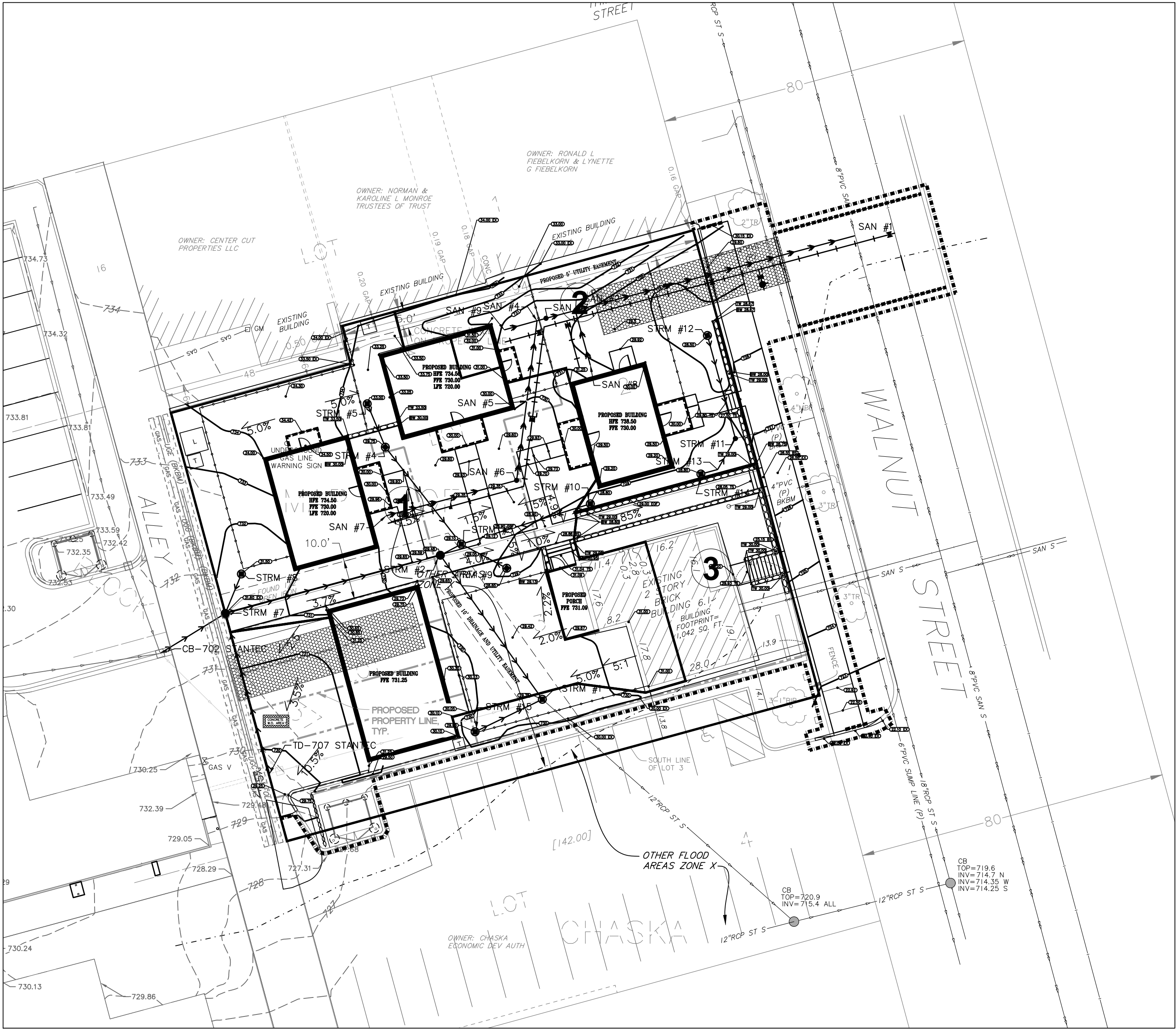
3 FLAT CURB/CONCRETE EDGER
C502 NOT TO SCALE



1
C600
1"=20'

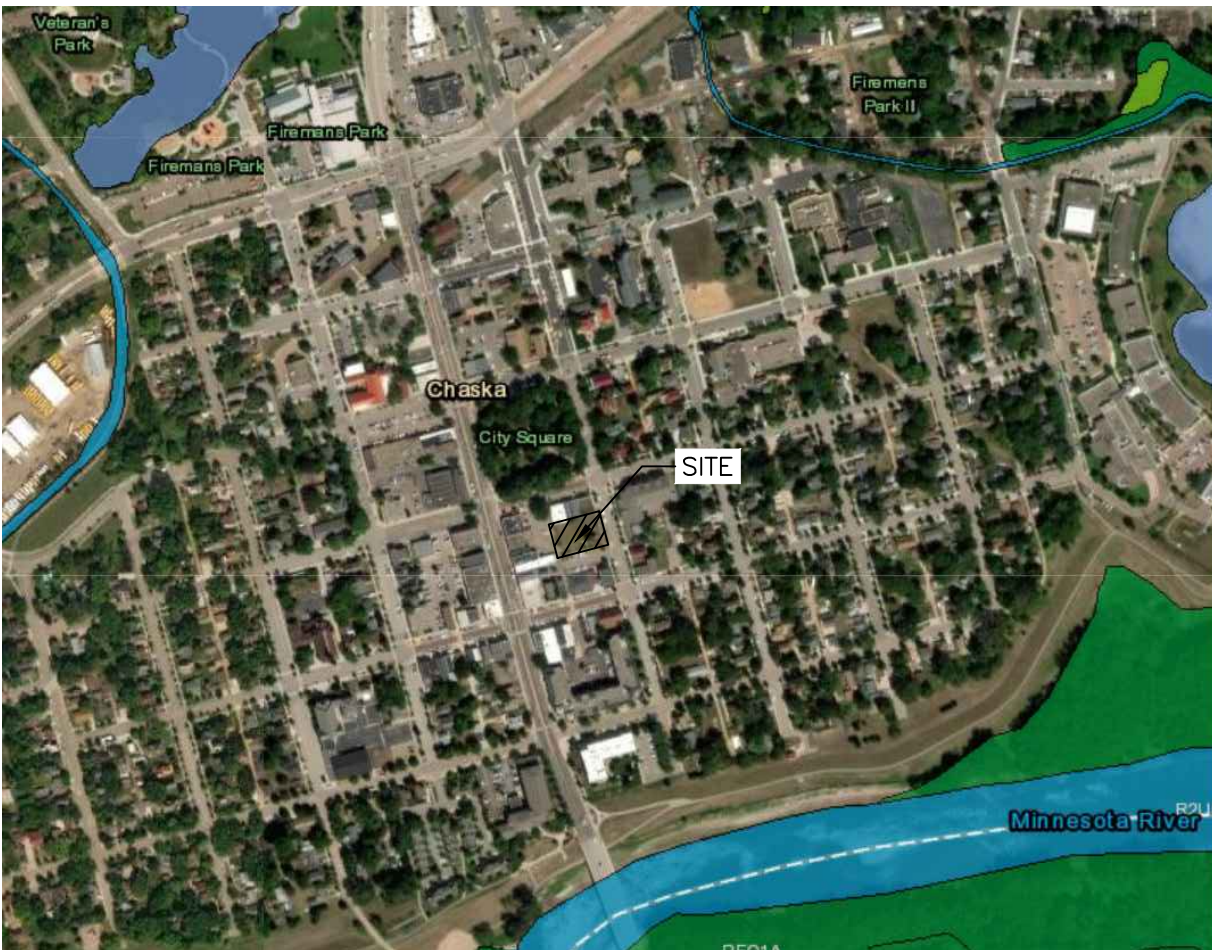
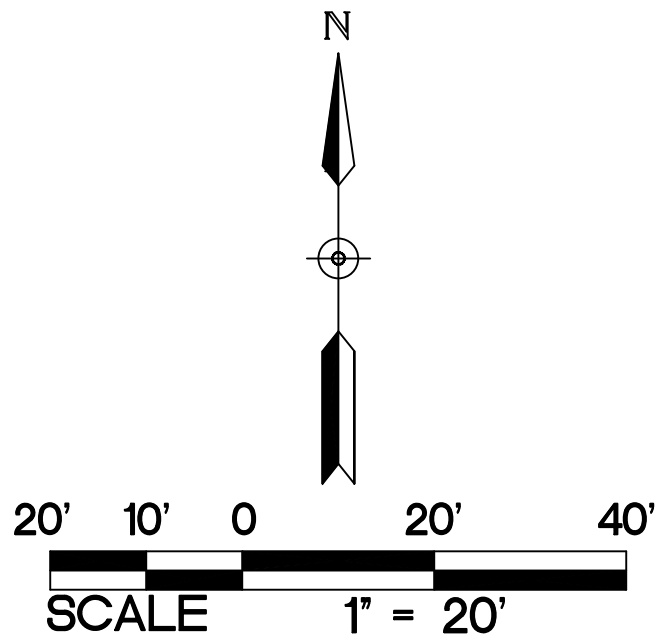
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.03	0.36	0.40	0.31	0.85	2.41		OVERLAND FLOW TO CITY RIGHT OF WAY
TOTAL	0.03	0.36	0.40	0.31	0.85	2.41		

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.24") RUNOFF (CFS)	100-YR STORM (7.32") RUNOFF (CFS)
EXISTING SITE	0.31	0.85	2.41
PROPOSED SITE	0.93	1.60	3.27



2
C600
1"=20'

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.10	0.11	0.20	0.44	0.78	1.63		12" RCP STORM SEWER WITHIN SOUTHERN PARKING LOT
2	0.02	0.06	0.08	0.11	0.22	0.53		EXISTING 4" PVC STORM LATERAL
3	0.09	0.03	0.12	0.38	0.60	1.11		OVERLAND FLOW TO CITY ROW
TOTAL	0.21	0.19	0.40	0.93	1.60	3.27		



VICINITY MAP
CHASKA, MINNESOTA

PROJECT NARRATIVE

THE EXISTING SITE IS LOCATED WITHIN THE DOWNTOWN CHASKA AREA, AND WAS FORMERLY DEVELOPED AS SINGLE FAMILY HOUSING. THE SITE IS 0.40 ACRES, CONSISTING OF ONE SINGLE FAMILY RESIDENCE AND COMPRISED OF 0.36 ACRES OF PERVIOUS GREEN SPACE. THE LOT HAS BEEN PREPARED FOR FUTURE DEVELOPMENT, CLEAR AND WITH EXISTING STORMWATER INFRASTRUCTURE. THE SITE HAS TWO POSSIBLE STORM SEWER CONNECTIONS, AN EXISTING 12 INCH RCP AND TWO EXISTING 4 INCH PVC LATERALS THAT CONNECT TO A 6 INCH PVC HEADER. DEVELOPMENT STATUS, EXISTING INFRASTRUCTURE, AND OTHER INFORMATION UNDER THE PROPOSED PROJECT, THE SITE WOULD BE REDEVELOPED TO INCLUDE THREE NEW SINGLE FAMILY HOMES, RETAINING WALLS, SHARED AND PRIVATE YARD SPACE, WALKWAYS, PATIOS, AND A SHARED GARAGE. THE IMPROVEMENTS SHALL INCREASE THE AMOUNT OF IMPERVIOUS FROM 0.04 ACRES TO 0.21 ACRES. STORMWATER RUNOFF SHALL BE COLLECTED BY NYOPLAST CATCH BASINS THAT WILL CONVEY RUNOFF TO THE CITY STORMWATER SYSTEM VIA THE EXISTING 12 INCH RCP OR THE 4 INCH PVC LATERALS. SEE THE PROPOSED DRAINAGE AREAS TABLE ANT FIGURE 2/C6.0 FOR A SUMMARY OF THE STORMWATER RUNOFF UNDER THE PROPOSED PROJECT.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	7	LT-01A	Single	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 BOLLARD	10.5	957
	3	LT-01B	Back-Back	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 TWIN BOLLARD	21	957
	9	LT-02	Single	0.900	LIGMAN LEW-30011-T3-W30 WALL MOUNT AT 8FT	13.8	1376

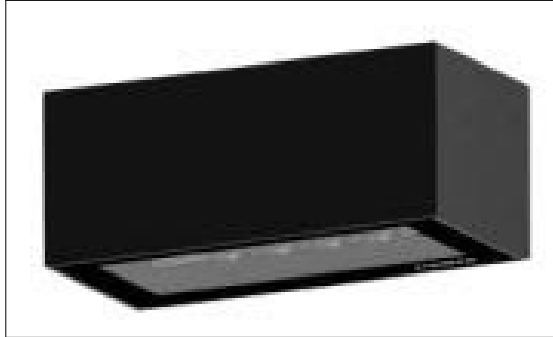
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	0.88	23.7	0.0	N.A.	N.A.



TYPE LT-01A



TYPE LT-01B



TYPE LT-02



Plan View
Scale: 1 inch= 20 Ft.

GENERAL NOTES:

- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.

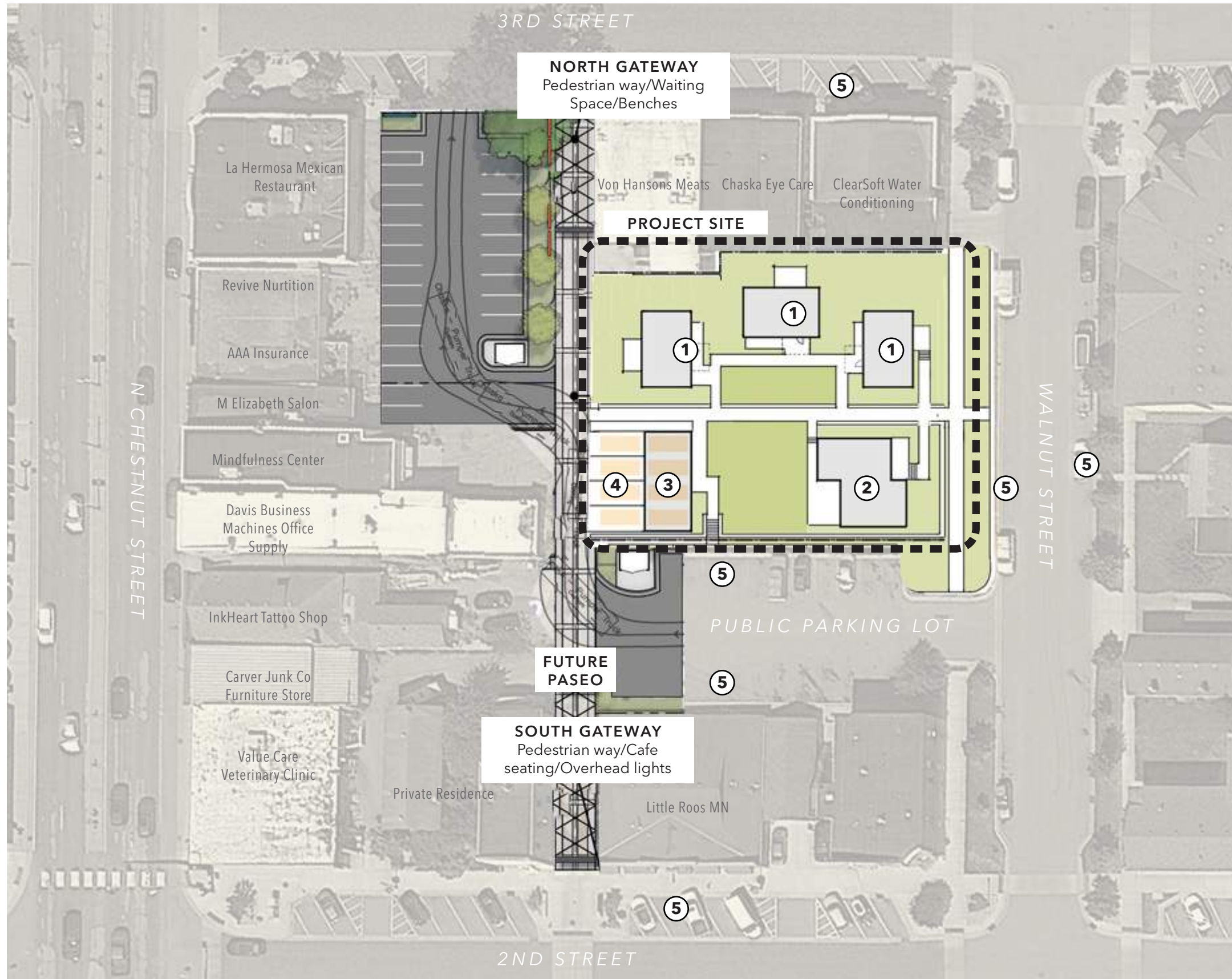


#	Date	Comments

Revisions	

Drawn By: SANDY
Checked By: ROB C. ARLIN
Date:12/20/2022
Scale: AS NOTED

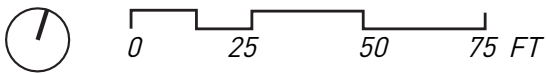
CHASKA YARDS



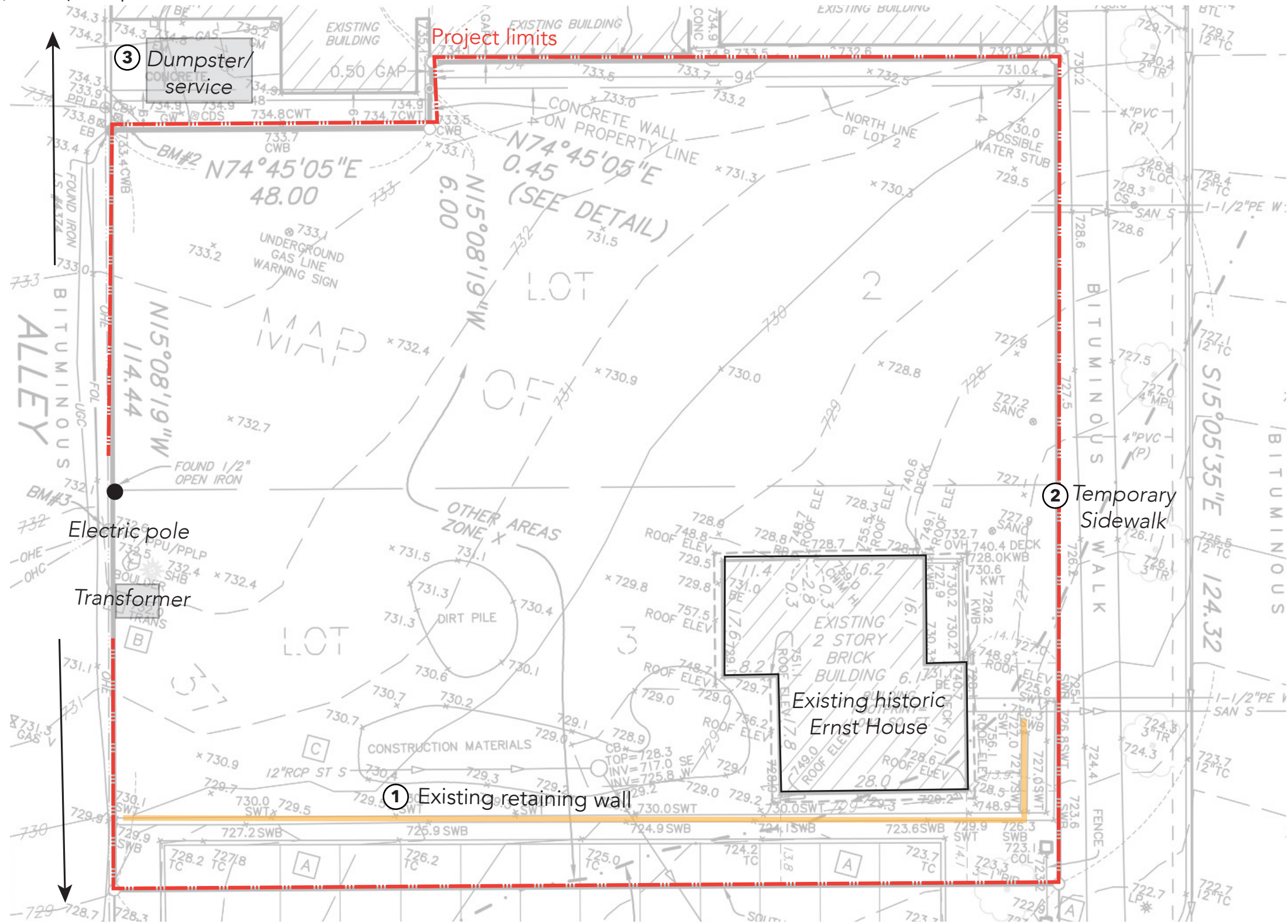
CHASKA YARDS

context plan

- ① PROPOSED HOUSING UNITS
 - ② HISTORIC ERNST HOUSE (RENOVATED)
 - ③ GARAGE
 - ④ ON SITE PARKING
 - ⑤ EXISTING PUBLIC PARKING
- Public parking removed off Chesnut St with hwy 41 reconstruction



1/2 block to
park/open space

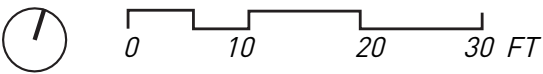


1/2 block to
commercial street

Public parking lot

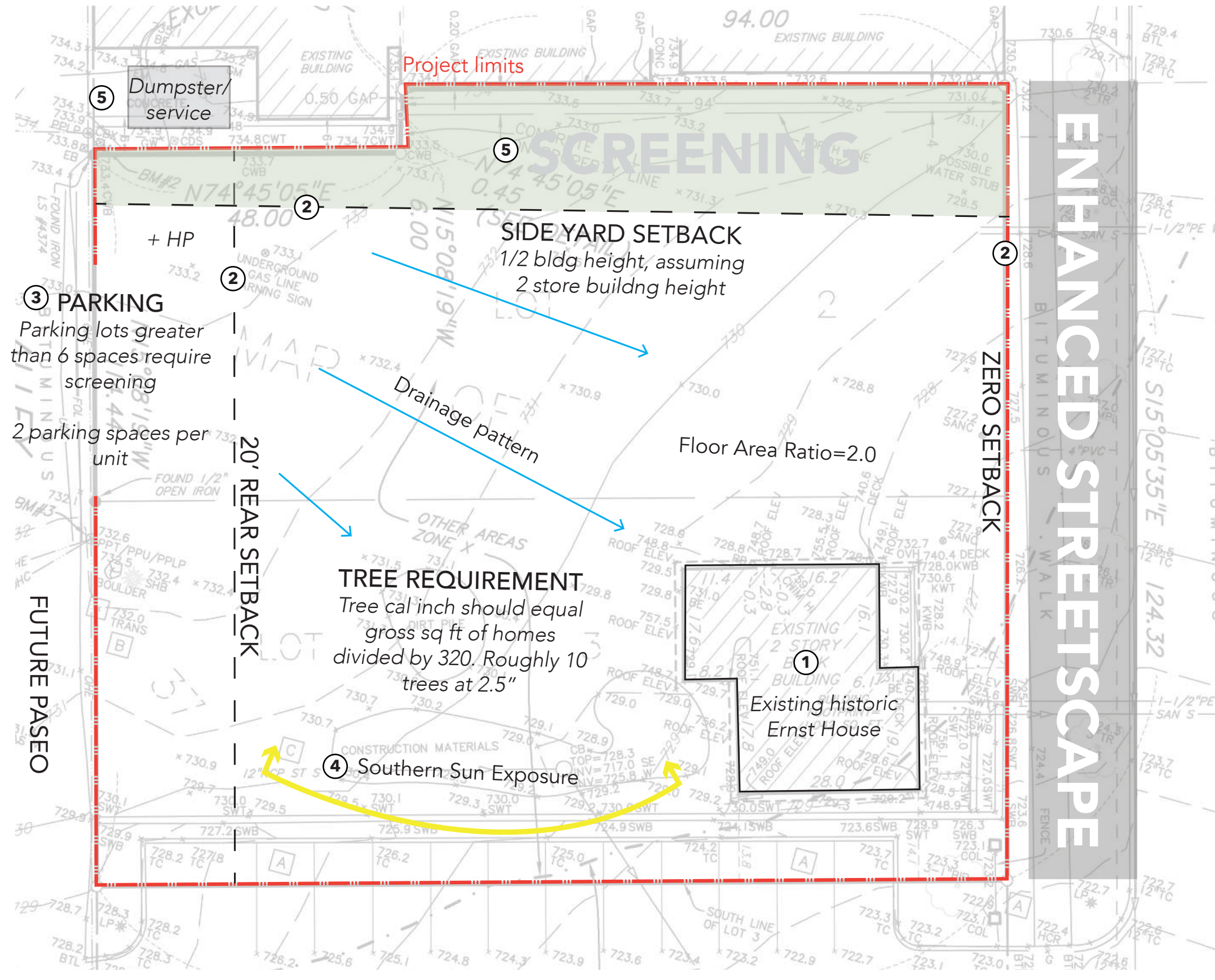
CHASKA YARDS

existing conditions plan

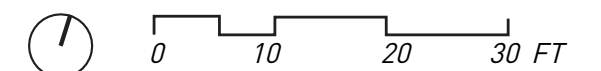


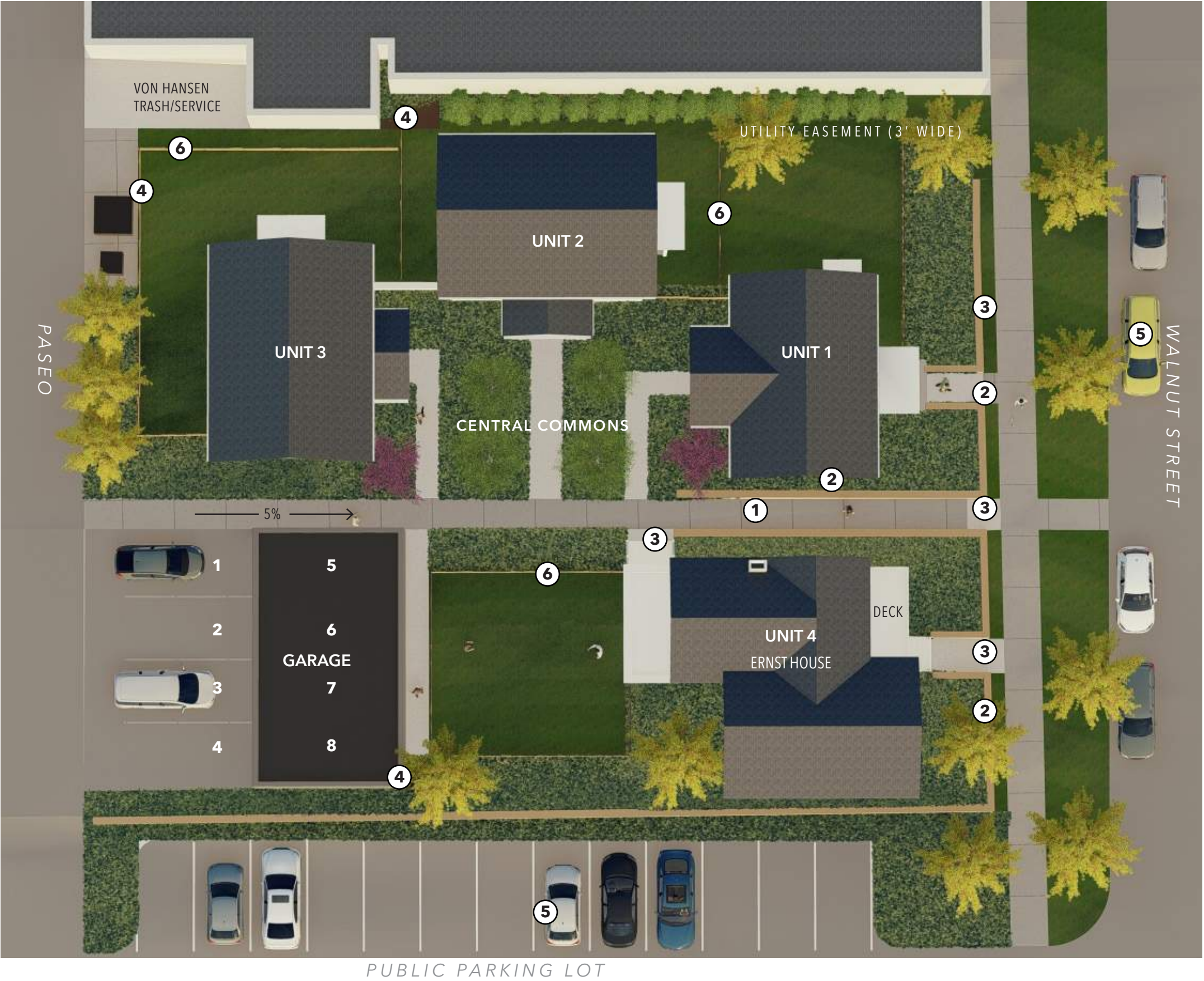
CHASKA YARDS

site forces plan



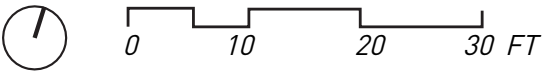
- 1 HISTORIC ERNST HOUSE
- 2 SETBACK REQUIREMENTS
- 3 PARKING REQUIREMENTS (8 STALLS)
- 4 SOUTHERN EXPOSURE UTILIZED FOR COMMONS
- 5 SCREEN ADJACENT STRUCTURES





CHASKA YARDS
site plan

- 1 CENTRAL WALKWAY
- 2 LIMESTONE RETAINING WALL
- 3 STAIRS
- 4 TRANSFORMERS
- 5 EXISTING PUBLIC PARKING
- 6 FENCING



CHASKA YARDS
southwest birdseye view



CHASKA YARDS
southeast birdseye view



CHASKA YARDS
northeast birdseye view



CHASKA YARDS
northwest birdseye view



CHASKA YARDS
walnut street birdseye view



CHASKA YARDS
walnut street view



CHASKA YARDS
walnut street frontage



CHASKA YARDS
walnut street frontage



CHASKA YARDS
commons birdseye view



CHASKA YARDS
commons eye level view



CHASKA YARDS
commons eye level view



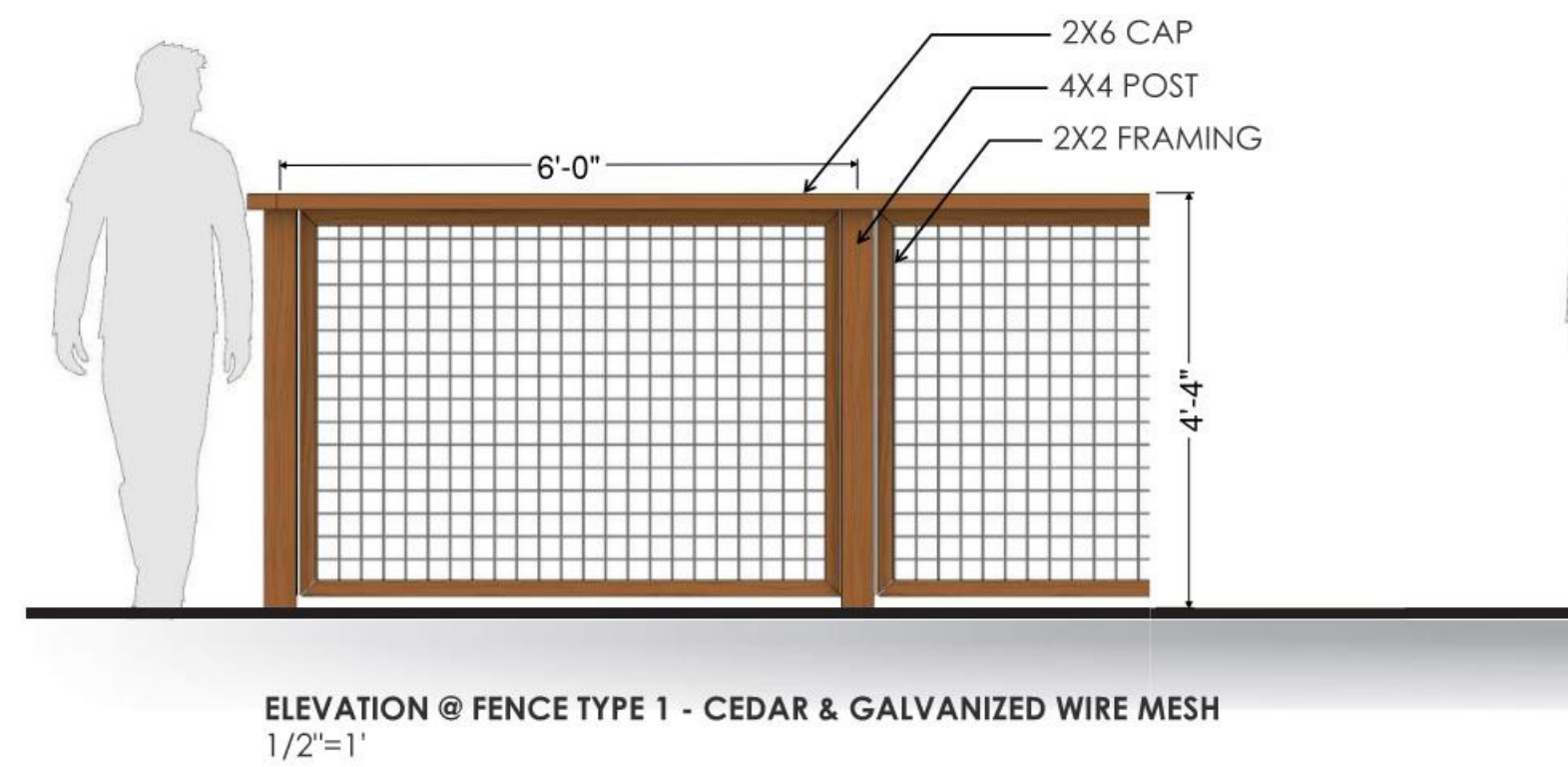
CHASKA YARDS
paseo view - looking north



CHASKA YARDS
paseo view - looking south

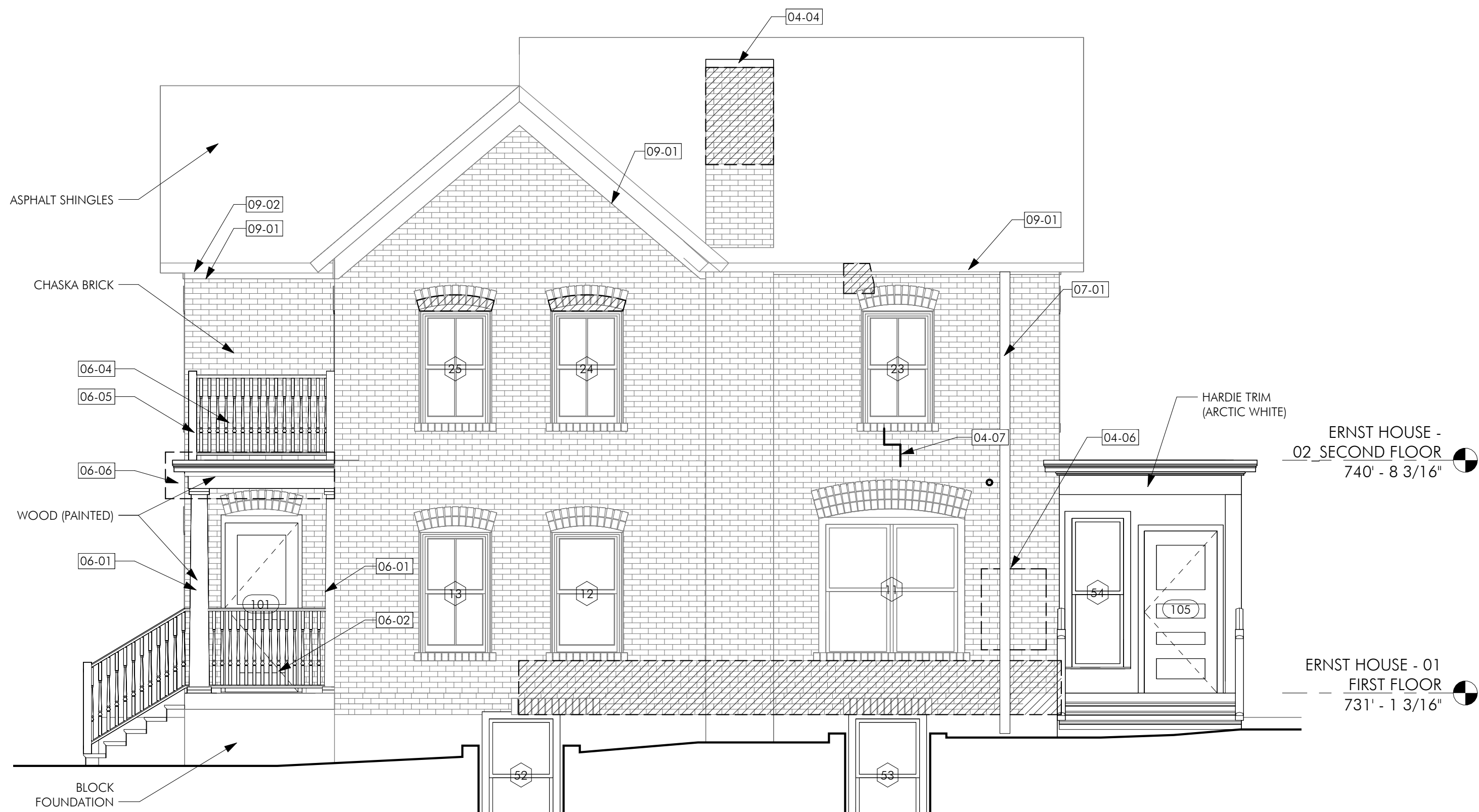


CHASKA YARDS
fencing specifications: custom cedar

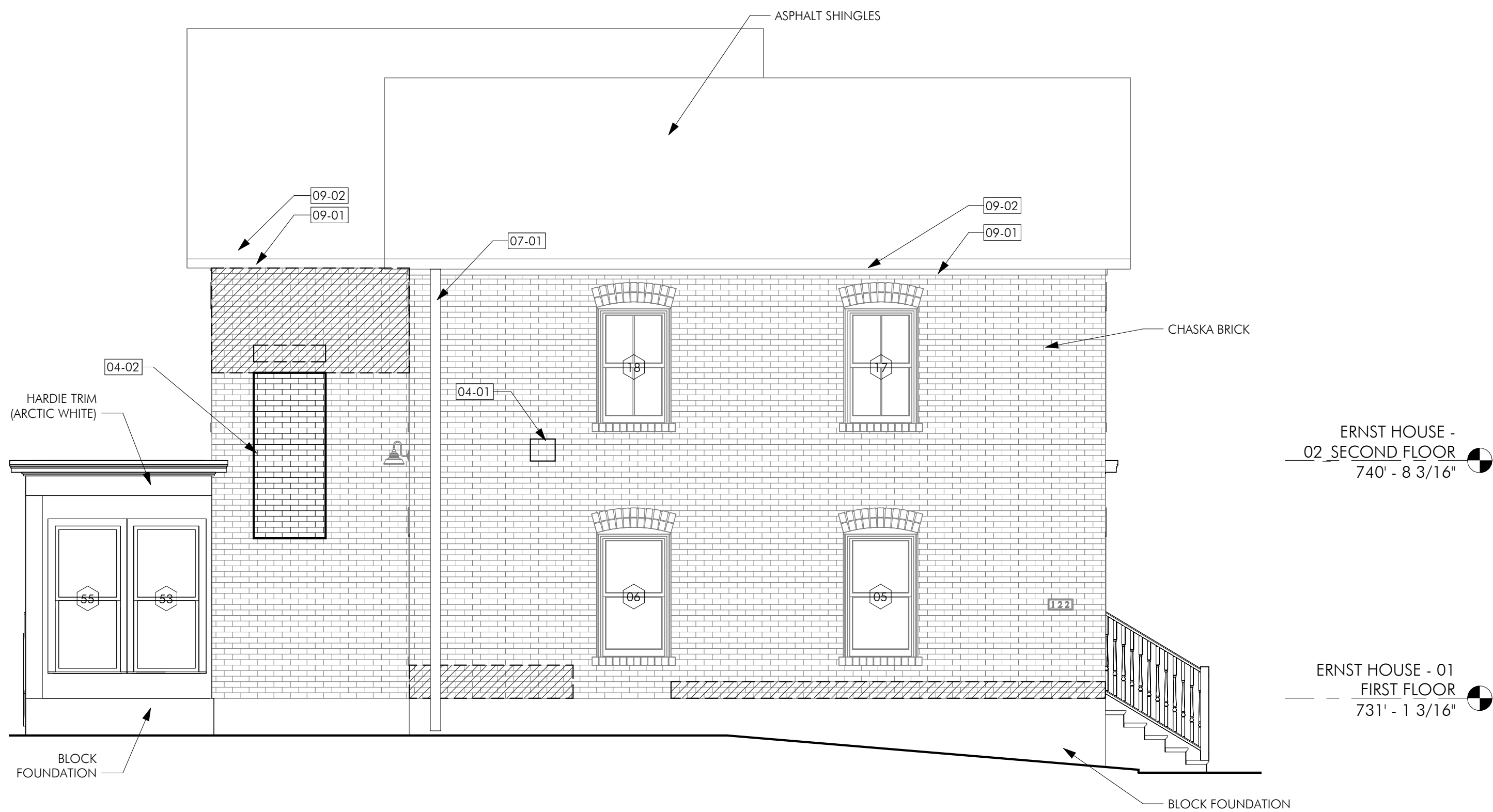




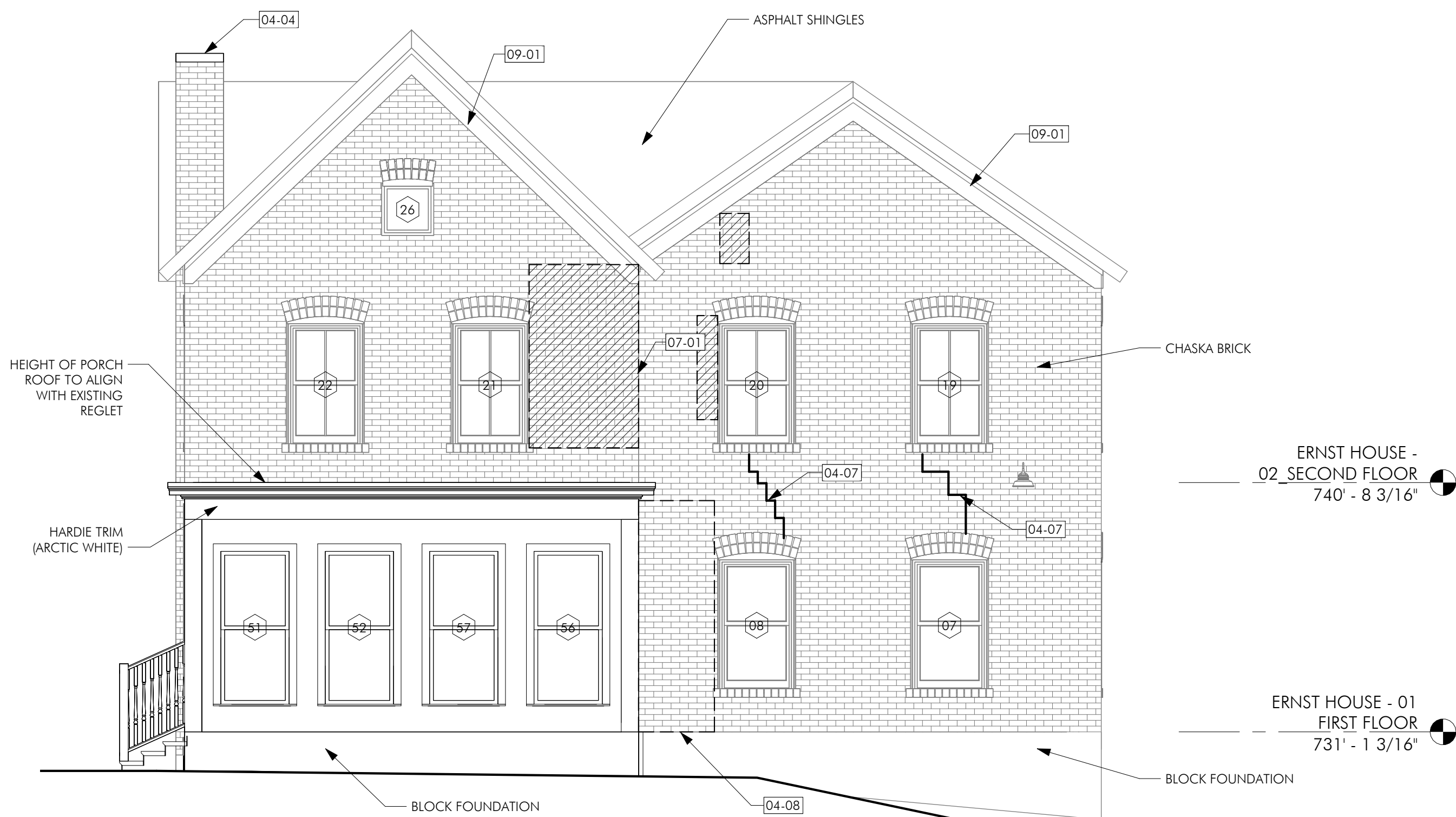
1 | ERNST HOUSE - EAST ELEVATION
A201 | 1/4" = 1'-0"



2 | ERNST HOUSE - NORTH ELEVATION
A201 | 1/4" = 1'-0"



3 | ERNST HOUSE - SOUTH ELEVATION
A201 | 1/4" = 1'-0"



4 | ERNST HOUSE - WEST ELEVATION
A201 | 1/4" = 1'-0"

SHEET NOTES

- PLEASE REFER TO G000 FOR GENERAL NOTES AND SPECIAL REQUIREMENTS.
- ALL MEASUREMENTS TAKEN FROM FINISH FACE OF WALLS.

WORK ON ENTIRE HOUSE

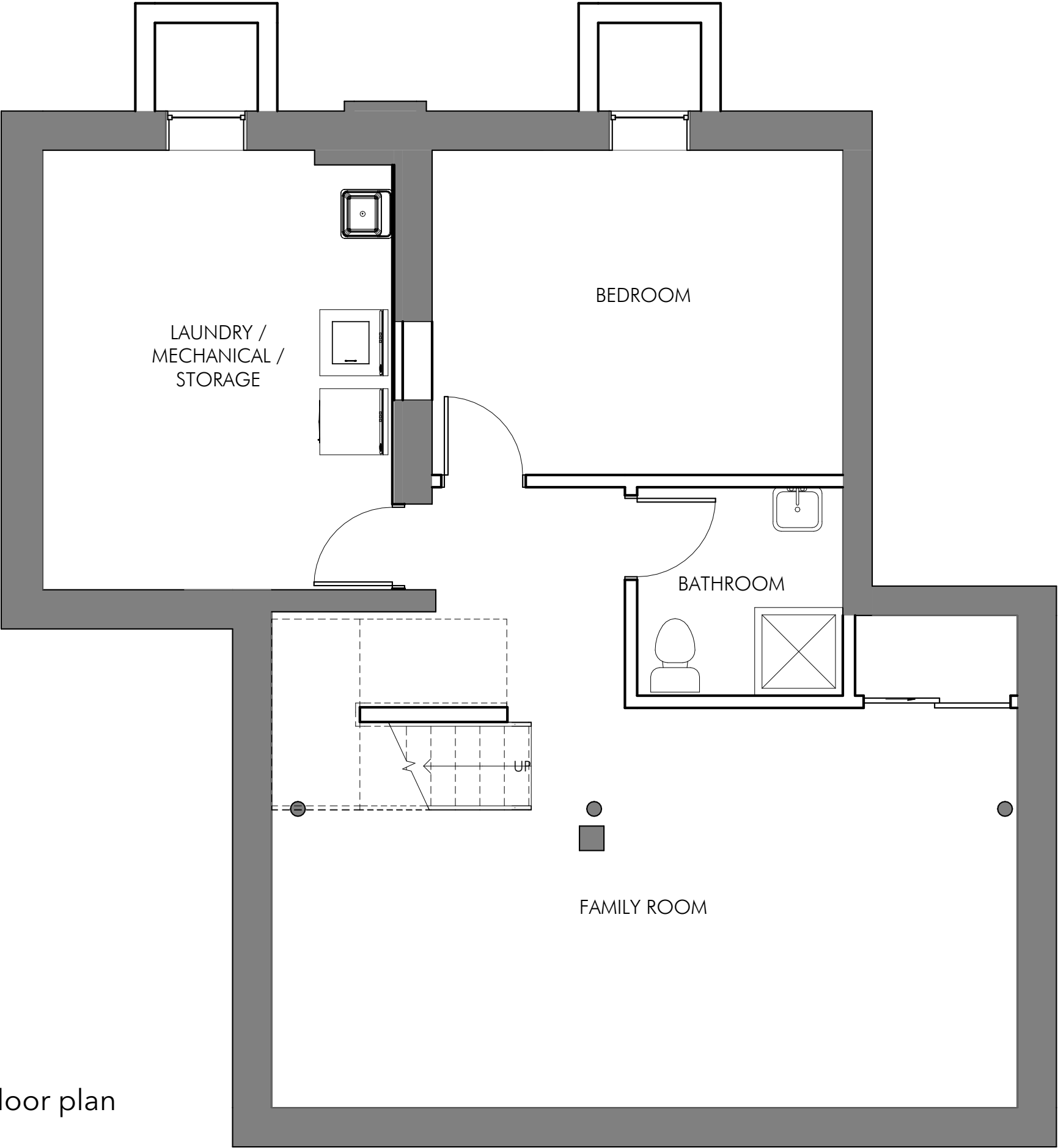
- CLEAN MASONRY WITH GENTLEST MEANS POSSIBLE. REMOVE LOOSE PAINT.

KEYNOTES

04-01	REMOVE EXISTING MORTAR FILLED HOLE. INSTALL BRICK TO MATCH EXISTING.
04-02	RECONSTRUCT WALL AT DOOR REMOVAL.
04-04	INSTALL CONCRETE CHIMNEY CAP.
04-06	FILL HOLES RESULTING FROM REMOVED METER BOXES.
04-07	REPAIR CRACK IN MASONRY.
04-08	REMOVE PAINT WITH GENTLEST MEANS POSSIBLE.
06-01	INSTALL SALVAGED PORCH COLUMNS SURROUNDS AND PLASTERS. REPAIR AS NEEDED TO MATCH EXISTING. USE CONSOLIDANT. SCRAPE AND REPAINT.
06-02	INSTALL PORCH RAILING. PAINT.
06-04	INSTALL BALCONY BALUSTRADE TO MATCH EXISTING. PAINT.
06-05	INSTALL BALCONY POST. PAINT.
06-06	REMOVE DETERIORATED MEMBERS OF PORCH CEILING. REPLACE STRUCTURE AS NEEDED. INSTALL NEW WOOD FASCIA, CROWN MOLDING, AND DENTILS. PAINT.
07-01	PROVIDE DOWNSPOUT.
09-01	SCRAPE AND REPAINT WOOD TRIM AT CORNICE AND SOFFIT OF HOUSE OR PORCH.
09-02	SCRAPE AND REPAINT EXISTING GUTTERS.

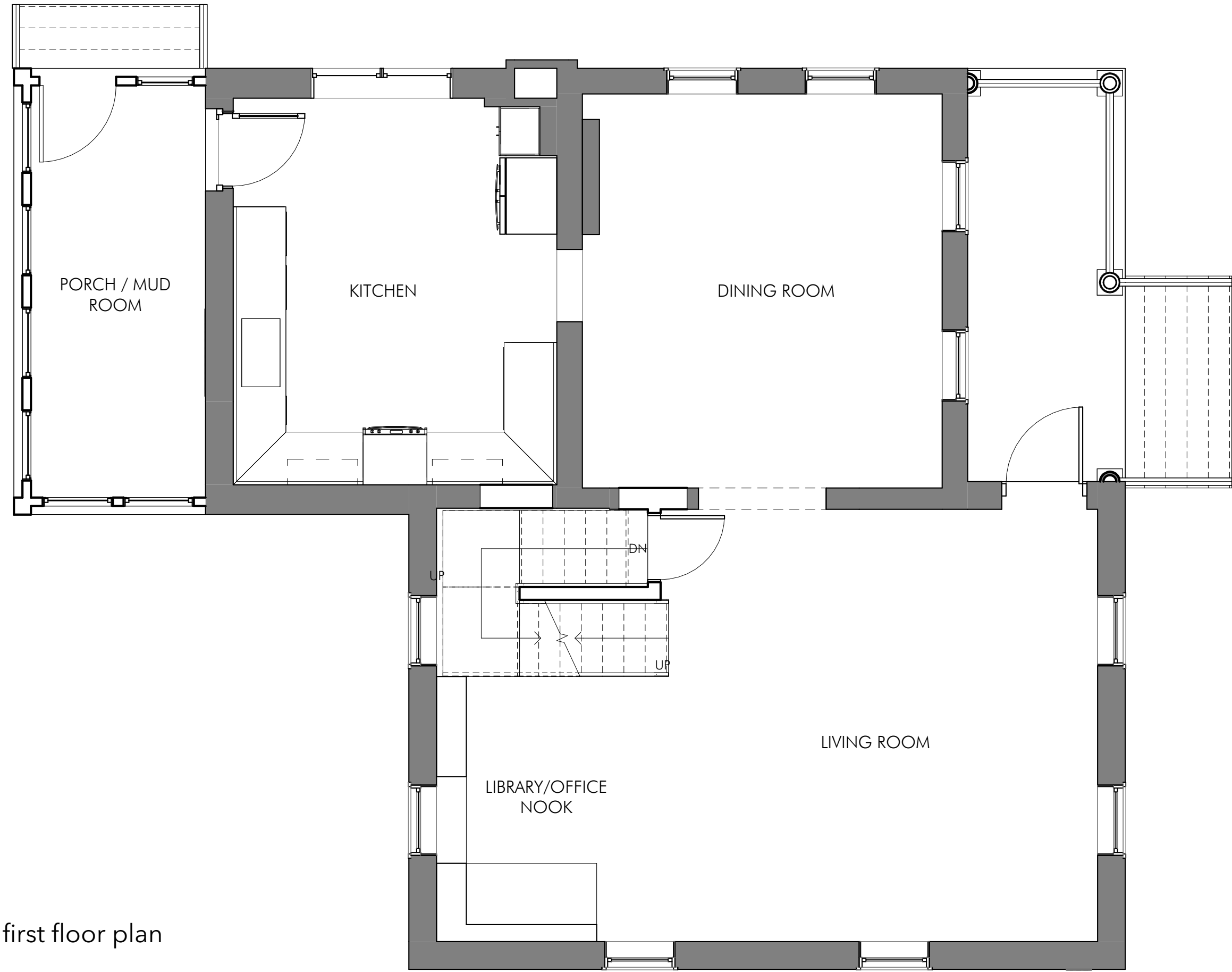
LEGEND

- MASONRY CRACK
▨ REPOINT BRICK



basement floor plan

CHASKA YARDS
Ernst House



first floor plan



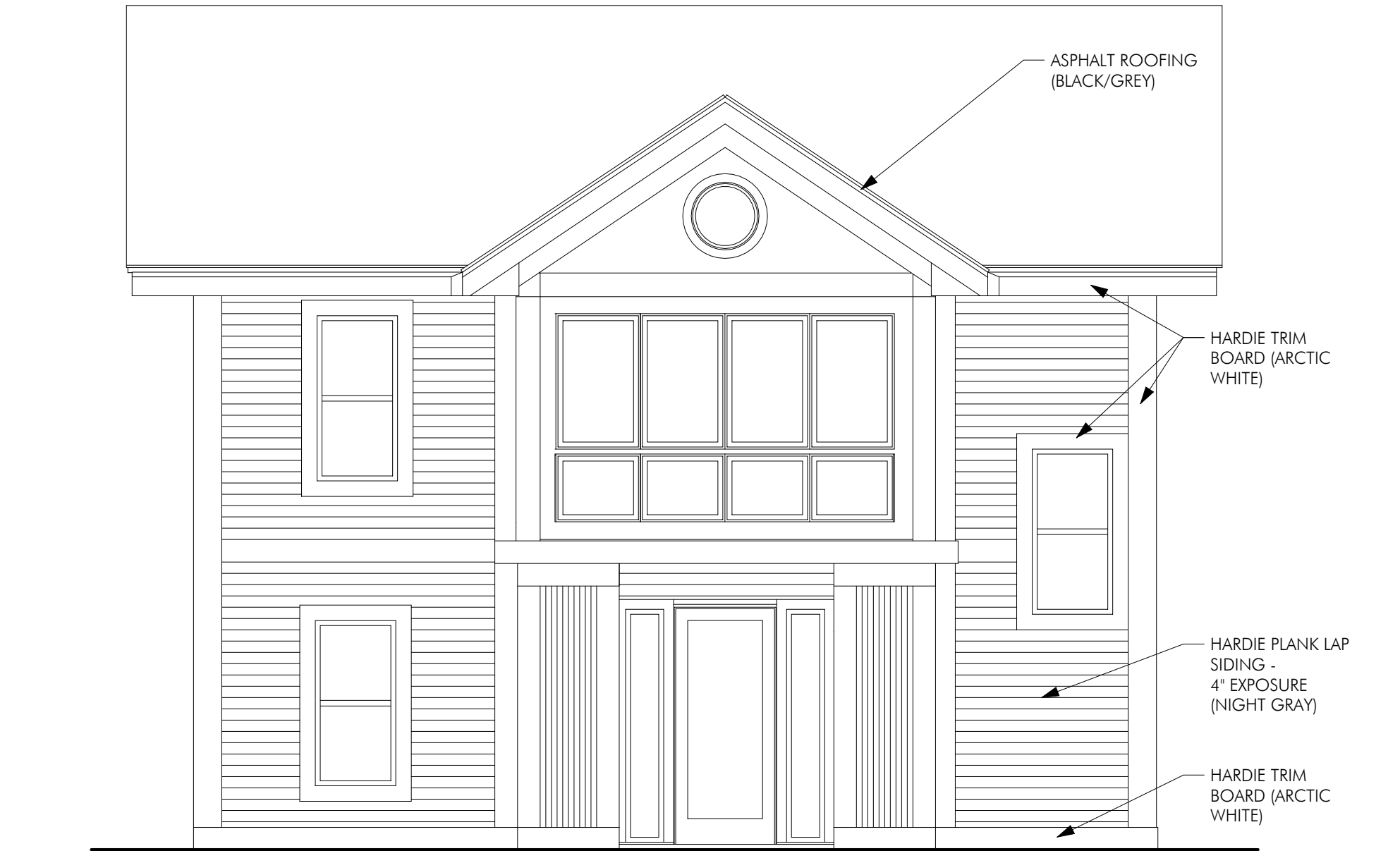
second floor plan



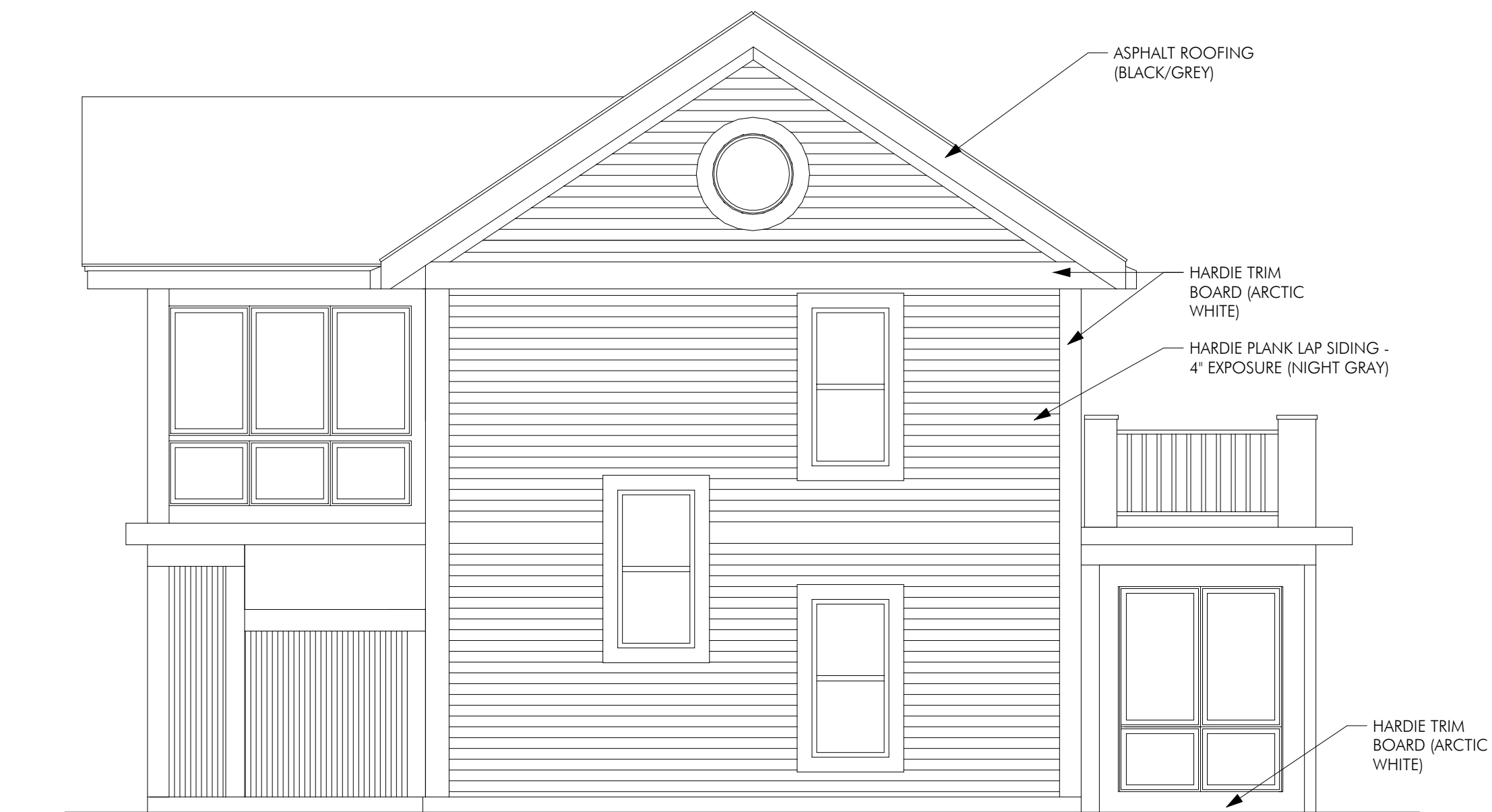
1 | CHASKA YARDS - Unit 1 - EAST ELEVATION
A251 | 1/4" = 1'-0"



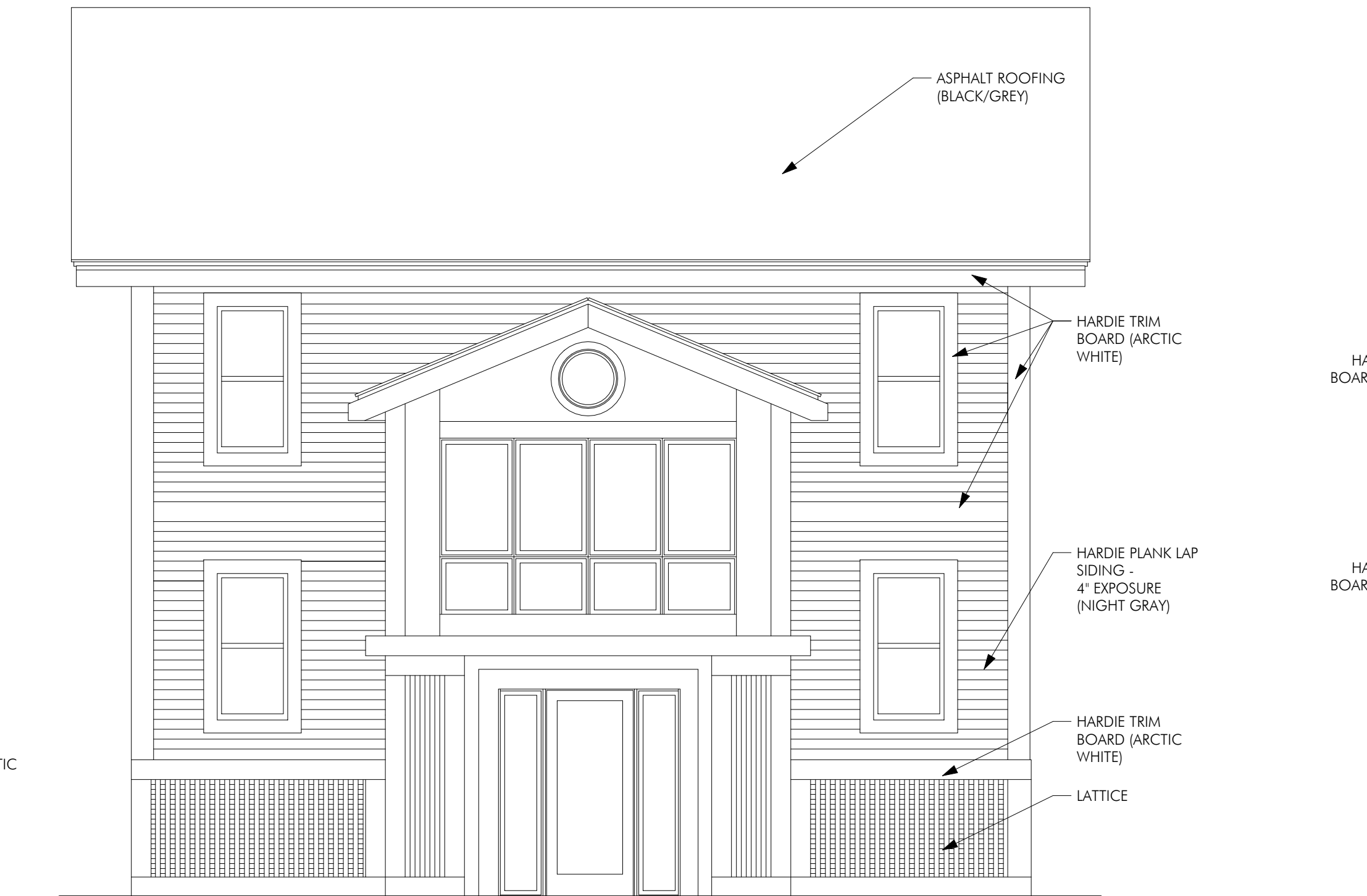
3 | CHASKA YARDS - Unit 1 - NORTH ELEVATION
A251 | 1/4" = 1'-0"



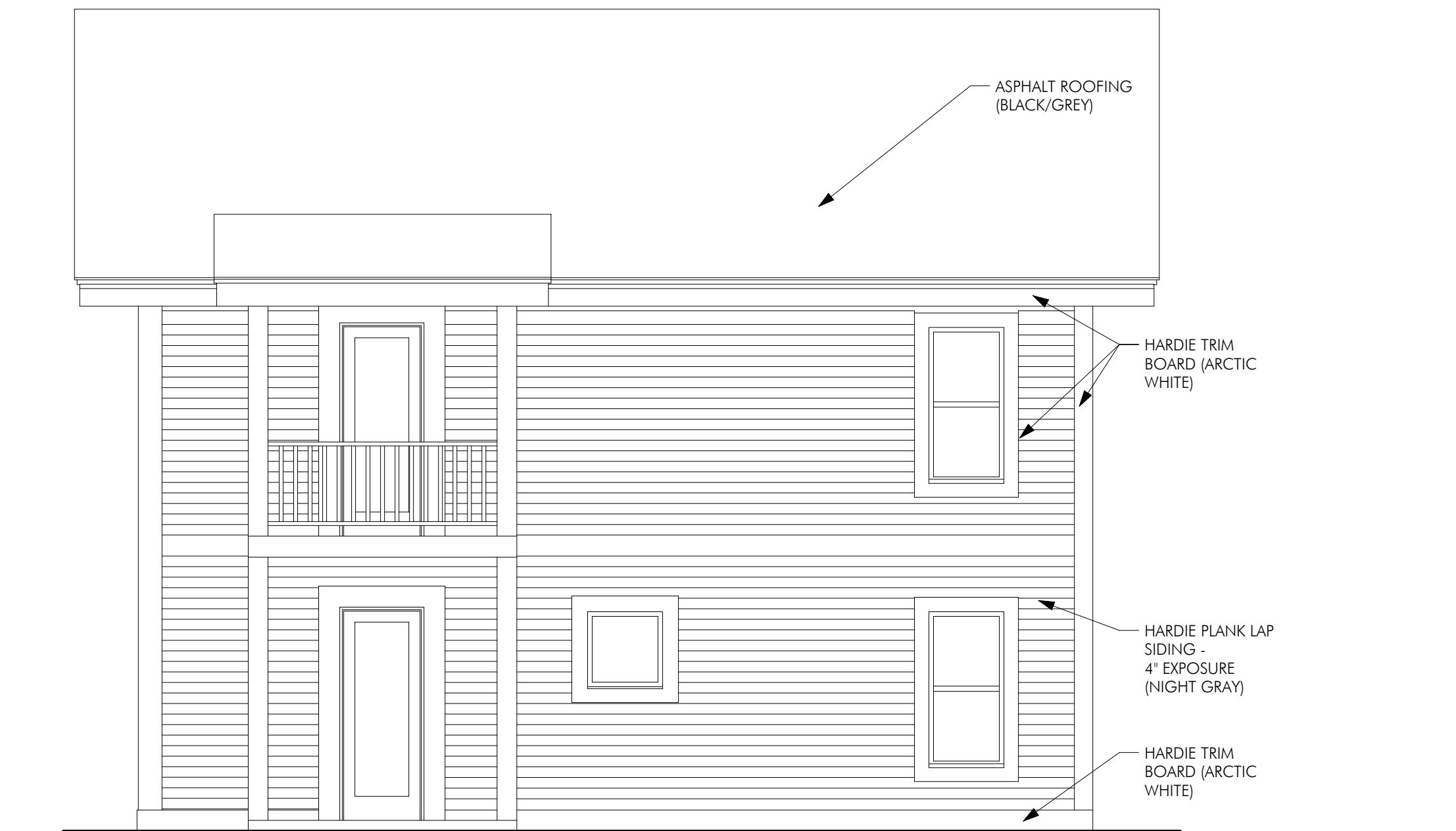
2 | CHASKA YARDS - Unit 1 - WEST ELEVATION
A251 | 1/4" = 1'-0"



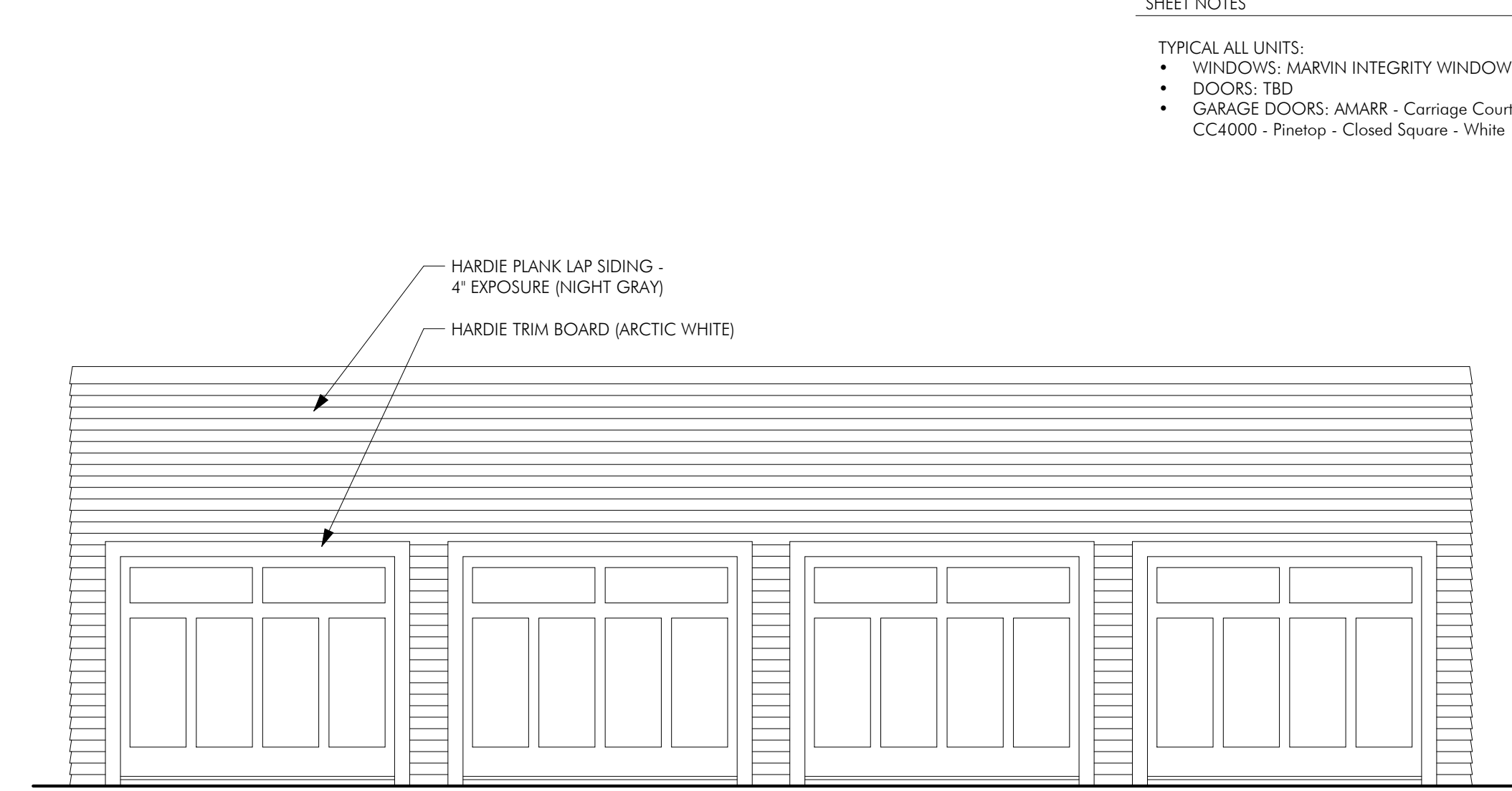
4 | CHASKA YARDS - Unit 1 - SOUTH ELEVATION
A251 | 1/4" = 1'-0"



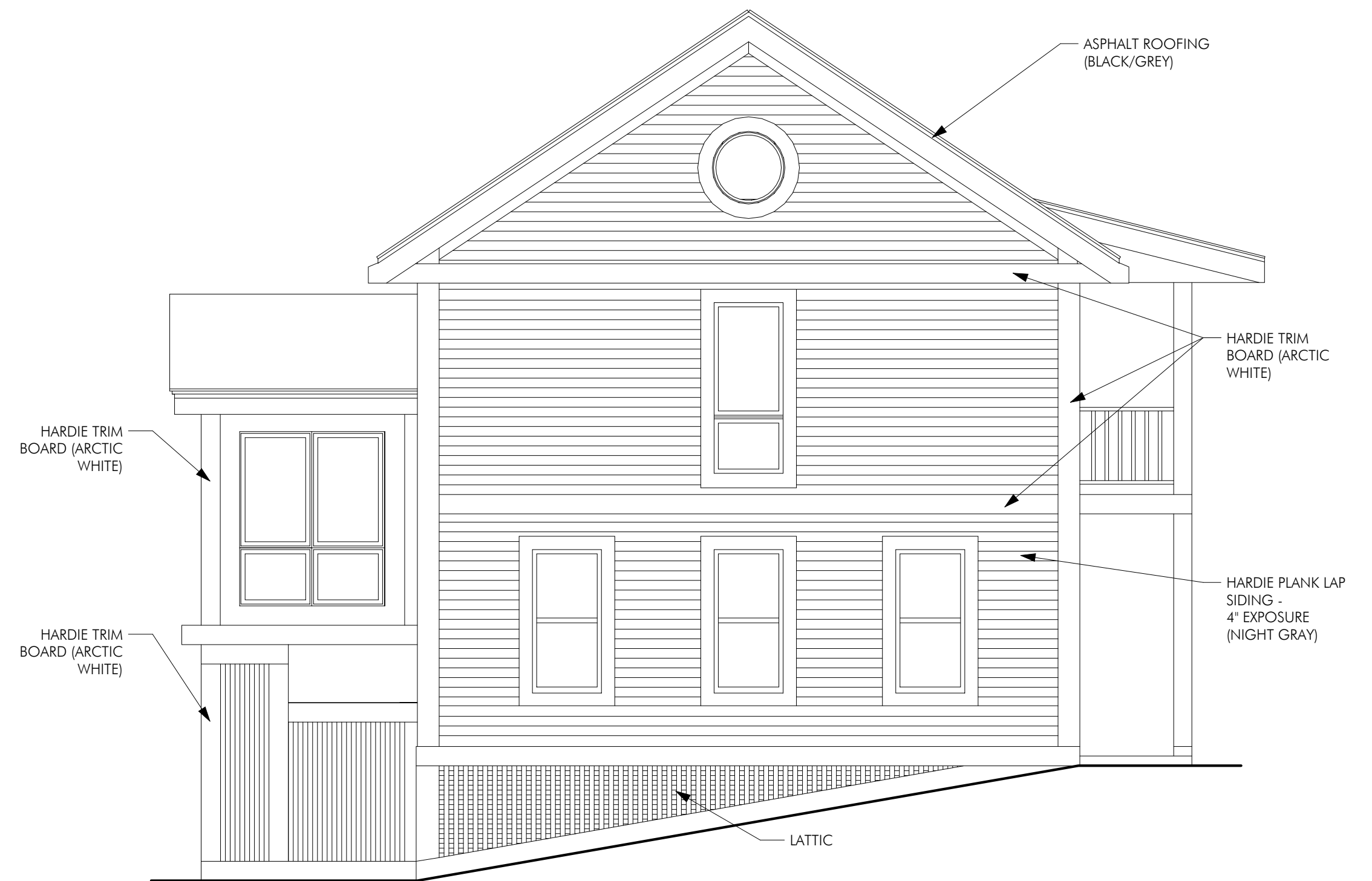
5 | CHASKA YARDS - Unit 2&3 - A ELEVATION
A251 | 1/4" = 1'-0"



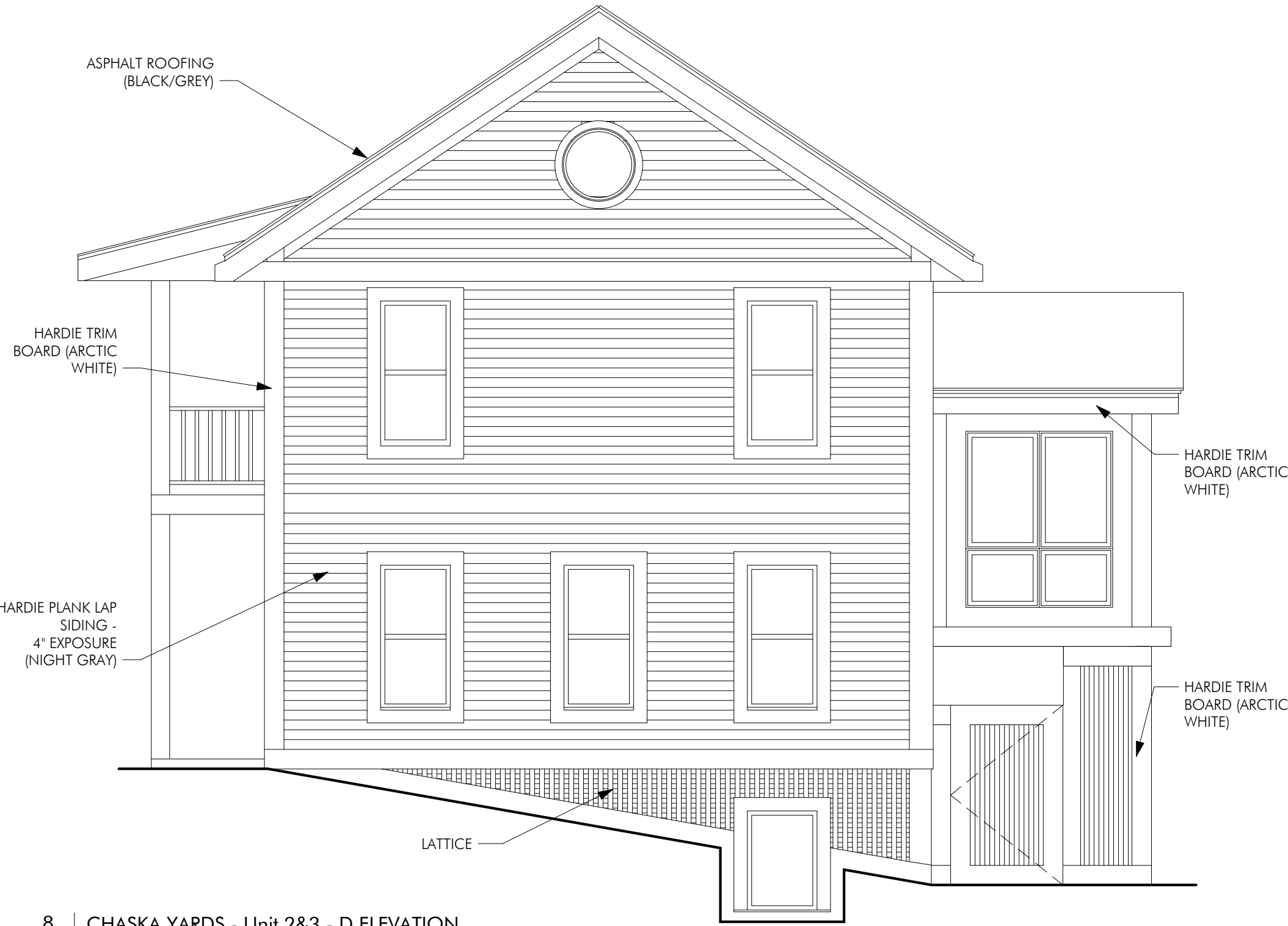
7 | CHASKA YARDS - Unit 2&3 - C ELEVATION
A251 | 1/4" = 1'-0"



9 | CHASKA YARDS - Garage - WEST ELEVATION
A251 | 1/4" = 1'-0"



6 | CHASKA YARDS - Unit 2&3 - B ELEVATION
A251 | 1/4" = 1'-0"

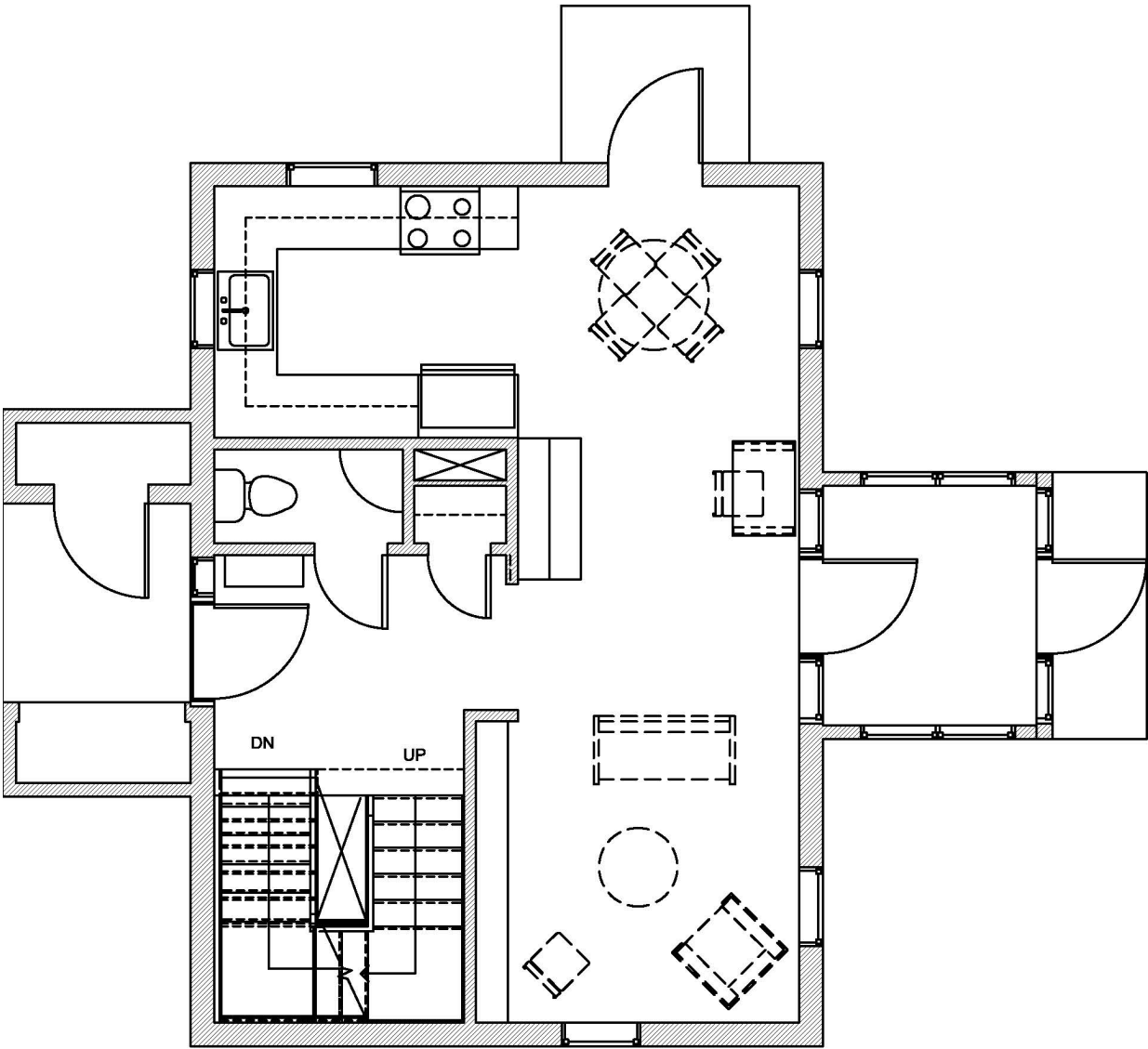


8 | CHASKA YARDS - Unit 2&3 - D ELEVATION
A251 | 1/4" = 1'-0"

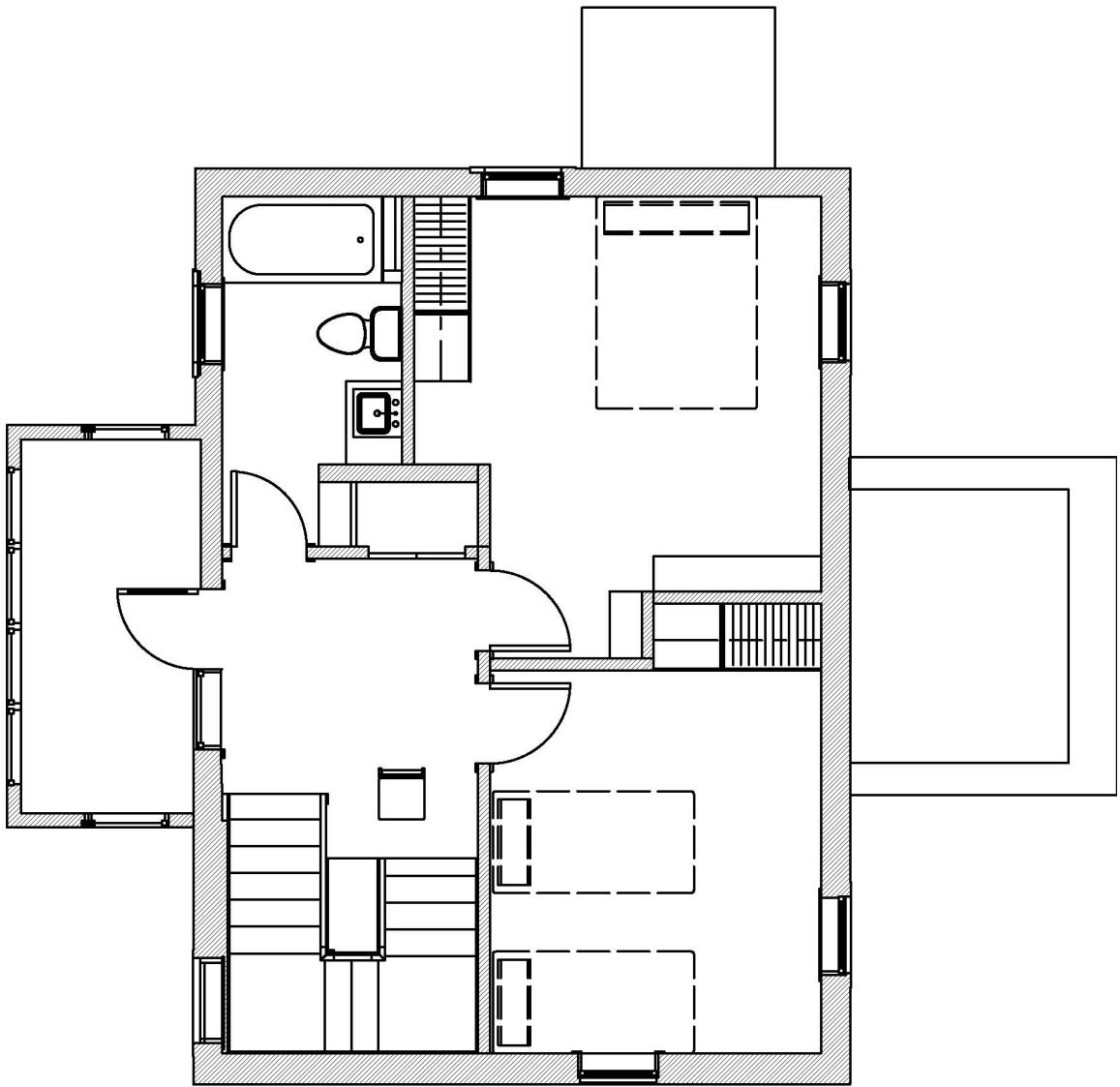
SHEET NOTES

- TYPICAL ALL UNITS:
- WINDOWS: MARVIN INTEGRITY WINDOWS
 - DOORS: TBD
 - GARAGE DOORS: AMARR - Carriage Court - CC4000 - Pinetop - Closed Square - White

CHASKA YARDS
Unit 1

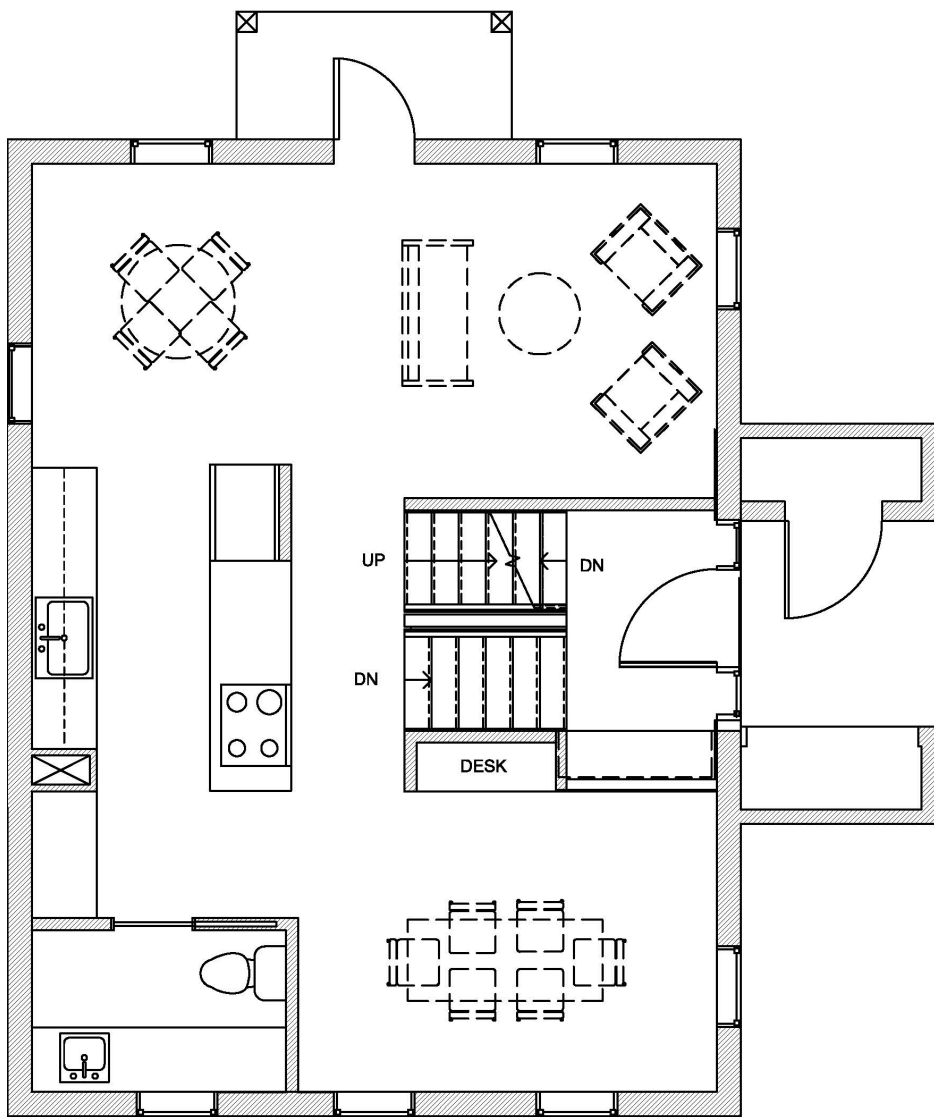


main level floor plan

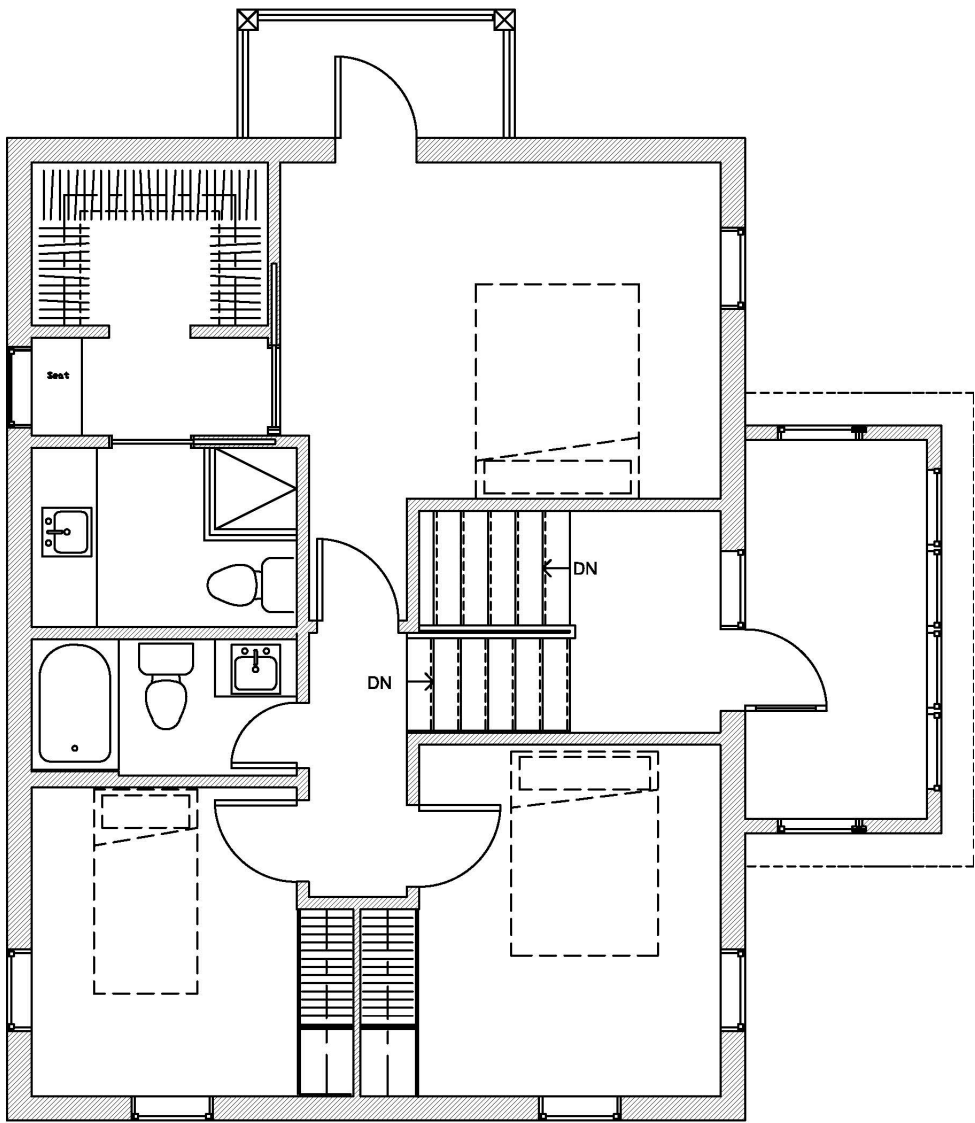


upper level floor plan

CHASKA YARDS
Unit 2&3

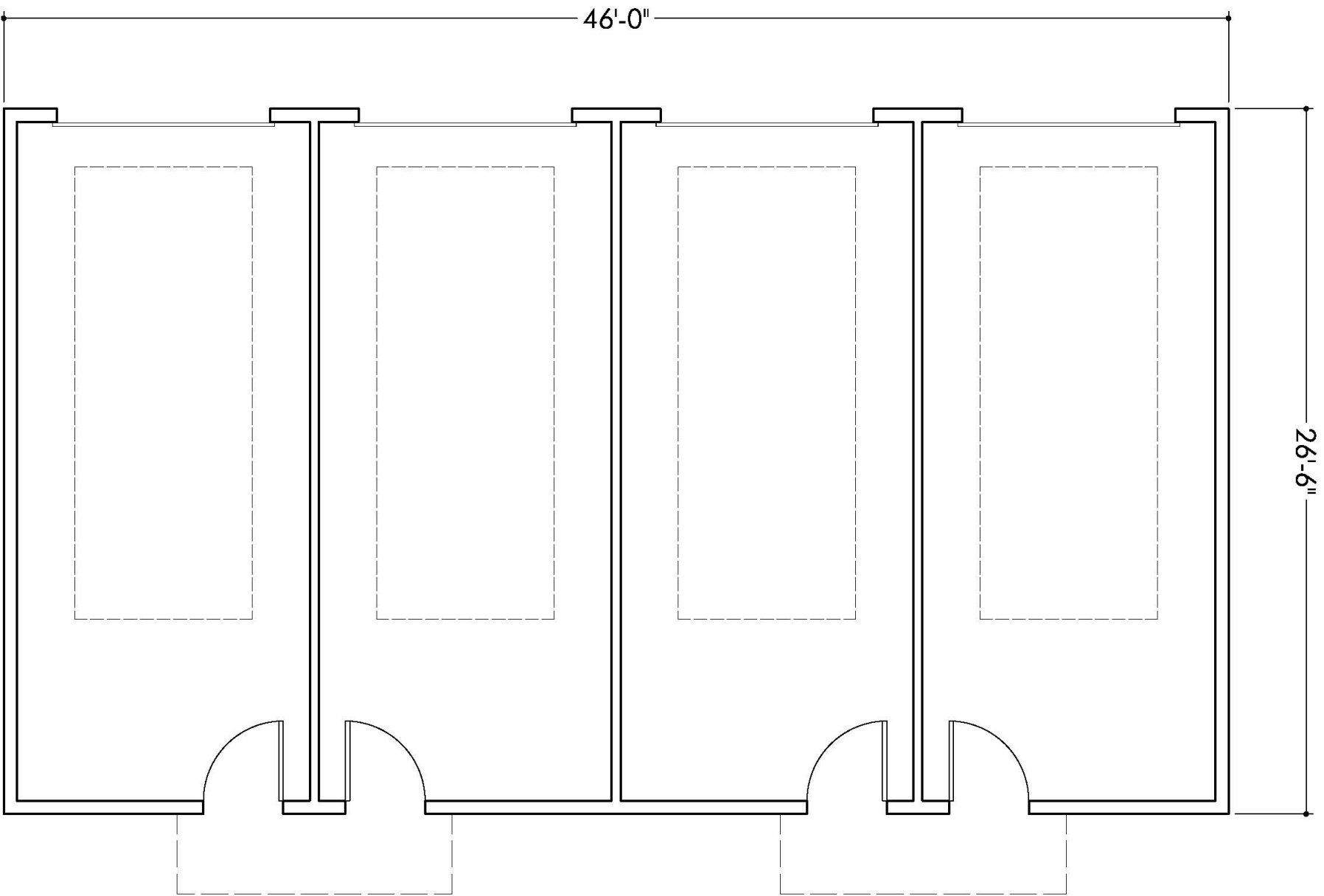


main level floor plan

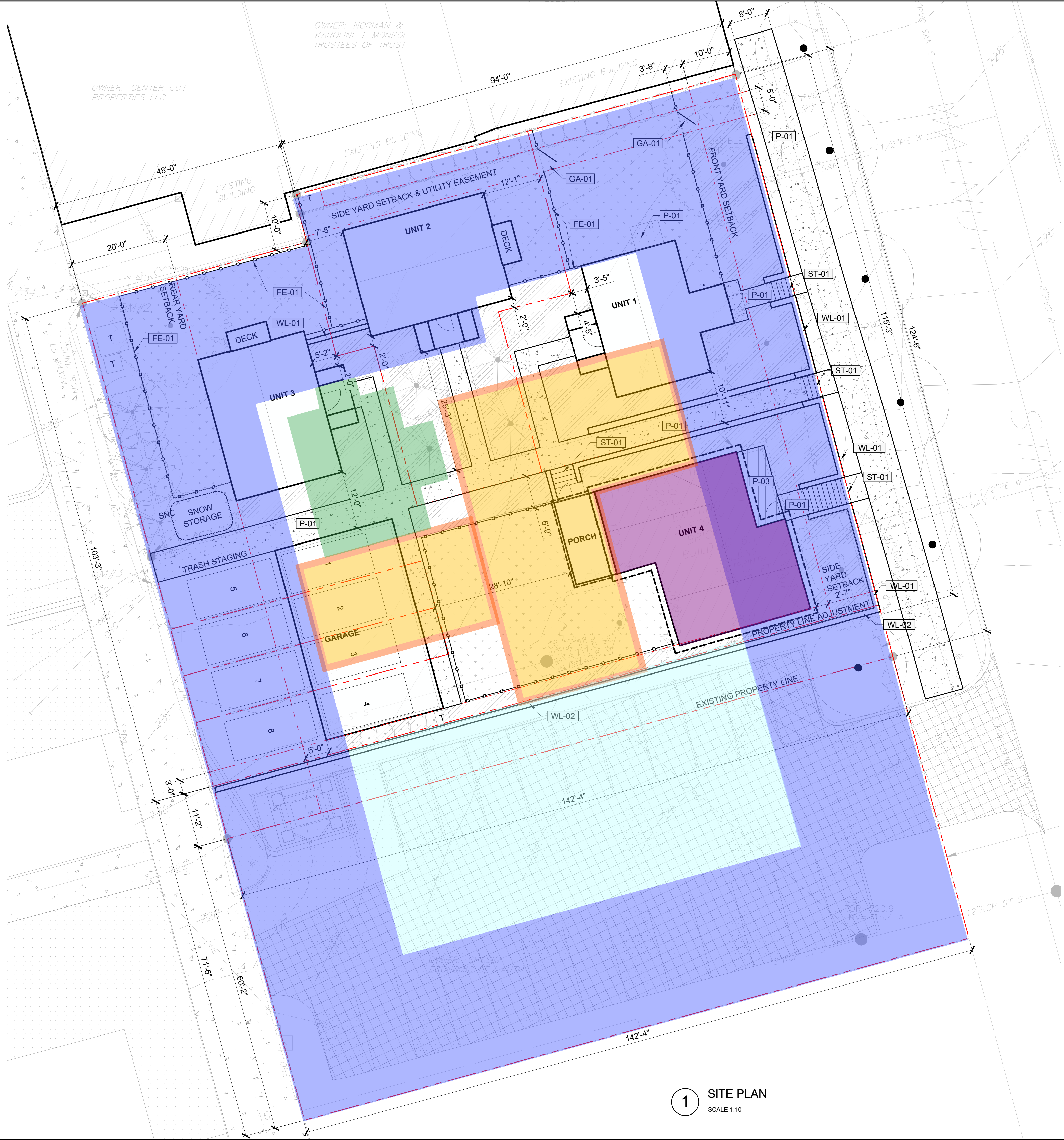


upper level floor plan

CHASKA YARDS
Garage



foor plan



MATERIALS SCHEDULE

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY
FE-01	FENCE TYPE 01 - 4' HGT WOOD SLAT FENCE	322 LF
SYMBOL	GATE DESCRIPTION	QTY
GA-01	GATE TYPE 01 - TIMBER GATE	2
SYMBOL	PAVING DESCRIPTION	QTY
P-01	PAVING TYPE 01 - CONCRETE	2,591 SF
P-03	PAVING TYPE 03 - DECKING	93 SF
SYMBOL	STAIRS DESCRIPTION	QTY
ST-01	STAIR TYPE 01 - CIP STAIRS	
SYMBOL	WALL DESCRIPTION	QTY
WL-01	WALL TYPE 01 - LIMESTONE WALL TO MATCH EXISTING	206 LF
WL-02	WALL TYPE 02 - EXISTING LIMESTONE WALL	141 LF

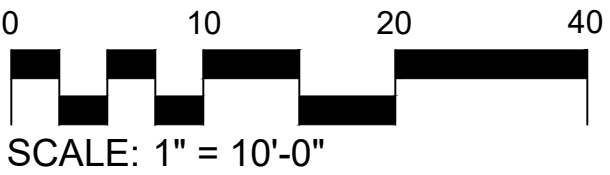
- 1

PARKING STALL
- T

TRANSFORMER

SITE INFORMATION
SITE AREA: 17,230 SQ FT

1 SITE PLAN
SCALE 1:10



REQUEST FOR ACTION CHASKA CITY COUNCIL 04/17/2023

Subject: 3740 Chestnut Street (former Treehouse site) – Concept Plan

Applicant: Audrius Asakenas

Location: 3740 Chestnut Street

Case No.: P.C. No. 2023-11

Synopsis: The applicant is requesting approval of the Concept Plan for an industrial building at 3740 Chestnut Street

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the request

BACKGROUND

The site at 3740 Chestnut Street was the former Treehouse site since 1991. Treehouse specialized in providing a safe space for teens to use and build relationships. They have since vacated the site and sold the property to Audrius Asakenas who plans to redevelop.

Project Goals

The identified goals for this project include the following:

- Provide business and employment opportunities for family-owned and start-up entrepreneurs within the city of Chaska.
- Provide the ability for small businesses to start and then expand their business elsewhere in the Chaska area so a new start-up can utilize the same space and continue the growth cycle.
- Develop an under-utilized site to a job sustaining and taxable benefit for the city of Chaska.
- Develop the site by utilizing the natural topography and environmental amenities to create a project that complements the surrounding area.
- Uphold the small-town value initiative of the city by being a locally owned family business supporting families and businesses in Chaska and the surrounding area.

Neighborhood Meeting

The City of Chaska requires neighborhood meetings prior to a Concept Plan application being submitted with the city per zoning ordinance Section 15.08.120. The purpose of this is *to provide an opportunity for informal communication between applicants, occupants, and owners of nearby properties that may be affected by a proposed development application, educate the occupants and owners about the proposed development application, receive comments and address concerns about the proposed development application, incorporate feedback and input into development proposals*

wherever possible, and proactively resolve conflicts and outstanding issues, where possible.

The applicant conducted a neighborhood meeting on Tuesday, February 7th from 5:30pm-7:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. No one showed up to the meeting.

Per City staff request, the applicant reached out individually to some of the tenants within Pondview to establish a dialogue. To date, the applicant has received responses from River Valley Dance and Edwards Sales. It appears the responses received were supportive of the project (attached in the packet). The applicant also plans to reach out to TEL directly.

Zoning & Comprehensive Plan

Currently, the site is zoned Open (O), which is a "holding zone" until it develops and a proper zoning district can be put in place.

The Comprehensive Plan guides this piece of property for Industrial, which allows for the following: *"Lots or parcels guided for buildings and associated office, administrative and truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products. Also included are scientific research, investigation, testing, experimentation, wholesaling (except live animals), contractors, goods movement facilities, communication, and utilities."*

The proposal to add an industrial building is consistent with the Comprehensive Plan's guidance for the site.

Existing Conditions

The site is located on the north side of Chaska. The site is 2.18 acres and contains a single-family home, detached garage, and scattering of trees. The site currently shares highway access with the Pondview development to the south.

Adjacent properties

The site is bounded on the south by Pondview (industrial); the north by land owned by TEL; the east by Highway 41 (Chestnut Street); and the west by Big Woods Lake.

CURRENT REQUEST

The applicant and property owner, Audrius Asakenas, is requesting Concept Plan approval for the construction of a multi-tenant office/warehouse/manufacturing building totaling approximately 16,000 square feet in size and one-story tall. This facility is set up to provide space for 8 tenants with square footage around 1,900.

Anticipated Tenants

The tenants anticipated are typically small, emerging businesses that don't require a lot of space. Most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces. The tenants this building is targeted for will range in uses including small production operations, manufacturing,

product distribution or professional services that need space for equipment. They typically use their own vehicles or a business van or truck. All business activities will be conducted in the building or off site. The property owner states that they will not allow outdoor storage or vehicle repair businesses as tenants.

This building and anticipated tenants will be similar to Chaska Tech Center that was approved in 2022 off of Fire Lane and Chaska Boulevard near downtown Chaska.

Site Layout

The site is situated on the west side of Highway 41. The proposed building is situated in the middle of the site with parking and drive aisles circling around it. The vehicle circulation is cut off on the west side of the site due to wooded steep slope setbacks. It is a rectangular building with garage doors oriented on the north and south sides of the building. Access to the site will be gained from the existing shared access on Highway 41.

Building Location/Design

The location of the building sits near the middle of the site. The location anticipates the highway 41 setback to the east and wooded steep slope setbacks to the west. The building is rectangular and will be one-story tall (approximately 38 feet at its tallest point). The building will total approximately 16,000 square feet and provide 8 total tenant spaces. Garage and pedestrian doors will be oriented on the north and south sides of the building. Each tenant will have separate signage above their space. It is unclear if these signs will be cohesive. Staff would advise the applicant to create a sign plan to indicate the type of signs that will be used. This will be needed at preliminary submittal.

The proposed building will be constructed with masonry/stone base, EIFs, aluminum wood-look siding, glass, and overhead metal doors. The applicant states the materials chosen were to emulate a more neutral/natural look to match the surrounding context.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Building Materials	
Class I	Masonry (Natural Stone) and Glass (% unknown)
Class II	EIFs, Aluminum Siding (% unknown)
Class III	None
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material

PROVIDED	Unknown
-----------------	---------

The applicant will have to provide in the preliminary how they meet the Building Design and Materials ordinance for industrial buildings.

In order to be classified as a Class I material, any brick used needs to be a full modular face brick. Or if stone is used it must be a natural stone. The applicant will have to indicate that on their elevation plans in the preliminary submittal.

The overall building provides a variety of material applications. In staff's opinion, it appears that the elevations read too "piece-meal" and the materials do not capture a cohesive design. Staff would advise the applicant to further explore additional design elements on the building that could help harmoniously blend the building materials more. Also, the applicant should look into the color palette of the building materials used that show how the building will fit into Chaska. This shall be addressed during their preliminary submittal.

Additionally, because this building will be a multi-tenant building with multiple storefronts, it will be important that the front doors used on the north and south facades are decorative, or provide for some interest (i.e. glazing and paneling). The same can be said for the eight overhead doors on the north and south facades. These doors, since they will be highly visible, shall also be decorative. The applicant will be required to provide for decorative front doors and overhead doors that are oriented on the south and north facades during their preliminary submittal.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	150 feet from centerline
Big Woods Lake	50 feet from edge
Wooded Steep Slope	50 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
Highway 41	90 feet from centerline
Wooded Steep Slope	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

44 parking spaces (20 initial installation; 24 proof of parking) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing	16,000 sf	1ps/350sf	46 parking spaces
		REQUIRED	46 parking spaces
		PROVIDED	44 parking spaces

According to this table the applicant is not meeting the required amount of parking spaces needed for the use of the site. The site plan will need to show how it meets parking in the preliminary submittal.

The access into the site will be from a shared access at Highway 41. This access is shared with the southern Pondview buildings/tenants. A shared access easement will be required across the highway 41 access (if there isn't one already) to allow for this site and the adjoining sites to have full use of this access. This easement will need to be recorded at time of final plat recording.

MnDOT and City staff are currently working with all property owners who share the access to determine a project to improve safety at the development entrance. Conversations surrounding this topic are still ongoing.

The TEL property (3455 Lyman Blvd) directly abuts the northern side of this site. There appears to be buildable land on the TEL property that is situated immediately north of 3740 Chestnut Street. Because of this it will be important that this site preserve access through their site so that TEL can access this area. Staff notes this due to the access restrictions that exist on Highway 41, and it appears the south side of the TEL property can only obtain vehicle access out to the highway through 3740 Chestnut Street's site.

The applicant states that the site will mostly consist of employees and business vehicles. Due to the nature of the targeted businesses, it is expected that small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks being no more than 30 feet in length.

The site provides dead end parking on the west sides of the site. Staff would argue that this layout provides poor circulation for users but also emergency vehicles. It is unclear how the site would be able to accommodate a fire truck. The site plan will need to show a fire truck turning exhibit at preliminary submittal.

Landscaping & Tree Preservation

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	50 caliper inches (18 trees)	unknown
Understory Trees	5	unknown
Shrubs	53	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements.

Planting islands will be required in the parking lot areas. The planting islands will need to take up at least 10% of the total parking area and be at least 10 feet wide. This will need to be shown on the landscape plan at preliminary submittal.

The site is currently wooded, and it appears that wooded steep slopes exist on the west side. This area will need to be evaluated with City staff to determine the delineations of wooded steep slopes. In addition, it will be important for the applicant to evaluate tree preservation on the site, where possible. Significant trees such as oaks and maples should be given higher priority for preservation, if present.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal how they meet the City's lighting ordinance.

Utilities

A watermain exists along the Highway 41 and is available for connection while public gravity sanitary sewer is not. By code the property does not require a connection to City sewer as it falls outside the distance threshold for available public sewer. Gravity sewer does exist in the area and would need to be explored further to serve the property should the applicant wish to pursue the option. The details of sewer extensions would be more understood should this be a part of the preliminary process.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Tuesday, March 7, 2023. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, May 6, 2023 (60 days), however the City can provide the petitioner with written reasons for an additional 60-day review period, which would extend to a deadline of **Wednesday, July 5, 2023 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Wednesday, July 5, 2023 date. Lastly, if the City

denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 04/12/23:

Motion to recommend approval to the City Council of the Concept Plan for 3740 Chestnut Street, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4)
 - b. Aerial Exhibit, submitted by Moore Engineering, Inc.
 - c. Site Exhibit (pg 1), submitted by Moore Engineering, Inc., dated January 16, 2023
 - d. GIS Slope Analysis, submitted by Moore Engineering, Inc., dated December 14, 2022
 - e. Existing Conditions (pg 3), submitted by Moore Engineering, Inc., dated February 21, 2023
 - f. Future Conditions (pg 4), submitted by Moore Engineering, Inc., dated February 21, 2023
 - g. Concept Development Plan (pg 5), submitted by Moore Engineering, Inc., dated January 23, 2023
 - h. Turning Movements, submitted by Moore Engineering, Inc.
 - i. Schematic Floor Plan (pg SD01), submitted by Thielen & Green, dated January 20, 2023
 - j. Schematic Elevations (pg SD02), submitted by Thielen & Green, dated January 20, 2023
2. Adherence with the Engineers Memo dated April 4, 2023.
3. Compliance with the MnDOT memo when made available.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
5. Provision of easements for the shared access (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. Provision of a material board to be submitted at preliminary submittal.
9. Utilization of modular face brick or natural stone as a Class I material.
10. No exterior storage will be permitted.
11. Provision of a wooded steep slope field walk with staff to determine the wooded steep slope delineations prior to preliminary submittal.
12. Provision of a 50 foot building/parking setback and a 30 foot no grade/no mow setback from the edge of 18% wooded steep slopes.
13. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
14. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
15. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
16. Provision that signage for all tenants to use similar signing methods and design.
17. Provision of a sign plan to be submitted at preliminary.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.

19. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
20. Provision that all mechanical equipment will be fully screened from view.
21. Compliance with Section 15.28.120 Building Design/Materials and Site Design.
22. Provision to further explore more building design elements in line with the context of Chaska, and to be addressed at preliminary submittal.
23. Provision to further explore more design methods to allow a more cohesive look with the material applications, and to be addressed at preliminary submittal.
24. Provision to further explore design methods on the east façade so it can read like a “front” façade, and to be addressed at preliminary submittal.
25. Coordination with Electric Department on service locations.
26. Provision of decorative front doors and overhead doors on the south and north facades, and to be shown on the elevations and as specs at preliminary submittal.
27. Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.
28. Provision of a tree preservation plan to be submitted at preliminary.
29. Provision of a fire truck turning exhibit to be submitted at preliminary.
30. Provision of a truck turning exhibit showing back-ups from overhead doors
31. Provision to further explore vehicle circulation through the site, and the elimination of dead-end parking lots, and to be addressed at preliminary submittal.
32. Preservation of a vehicle access for the northern TEL property through the 3740 Chestnut Street site, and to be shown at preliminary submittal.
33. Provision of irrigation for the landscaped and sodded areas of the site.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-40 approving the Concept Plan for 3740 Chestnut Street (PC #2023-11).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/17/2023 **RESOLUTION NO.** 2023-40

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution approving the Concept Plan for 3740 Chestnut Street/Audrius Asakenas/PC #2023-11

WHEREAS, the applicant conducted a neighborhood meeting on Tuesday, February 7th from 5:30pm-7:00pm, and no one showed up to the meeting; and

WHEREAS, the site is 2.18 acres and contains a single-family home, detached garage, and scattering of trees; and

WHEREAS, the site currently shares highway access with the Pondview development to the south; and

WHEREAS, the applicant and property owner, Audrius Asakenas, is requesting Concept Plan approval for the construction of a multi-tenant office/warehouse/manufacturing building totaling approximately 16,000 square feet in size and one-story tall; and

WHEREAS, the tenants anticipated are typically small, emerging businesses that don't require a lot of space; and

WHEREAS, most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces; and

WHEREAS, the tenants this building is targeted for will range in uses including small production operations, manufacturing, product distribution or professional services that need space for equipment; and

WHEREAS, they typically use their own vehicles or a business van or truck; and

WHEREAS, all business activities will be conducted in the building or off site; and

WHEREAS, the property owner states that they will not allow outdoor storage or vehicle repair businesses as tenants; and

WHEREAS, access to the site will be gained from the existing shared access on Highway 41; and

WHEREAS, the building is rectangular and will be one-story tall (approximately 38 feet at its tallest point); and

WHEREAS, the proposed building will be constructed with masonry/stone base, EIFs, aluminum wood-look siding, glass, and overhead metal doors; and

WHEREAS, the applicant will have to provide in the preliminary how they meet the Building Design and Materials ordinance for industrial buildings; and

WHEREAS, in order to be classified as a Class I material, any brick used needs to be a full modular face brick, or if stone is used it must be a natural stone; and

WHEREAS, it appears that the elevations read too “piece-meal” and the materials do not capture a cohesive design; and

WHEREAS, staff would advise the applicant to further explore additional design elements on the building that could help harmoniously blend the building materials more; and

WHEREAS, the applicant should look into the color palette of the building materials used that show how the building will fit into Chaska; and

WHEREAS, 44 parking spaces (20 initial installation; 24 proof of parking) are proposed as a part of this project; and

WHEREAS, the applicant is deficient by 2 parking spaces, and will need to show how it meets parking in the preliminary submittal; and

WHEREAS, a shared access easement will be required across the highway 41 access (if there isn’t one already) to allow for this site and the adjoining sites to have full use of this access; and

WHEREAS, the TEL property (3455 Lyman Blvd) directly abuts the northern side of this site; and

WHEREAS, there appears to be buildable land on the TEL property that is situated immediately north of 3740 Chestnut Street; and

WHEREAS, because of this it will be important that this site preserve access through their site so that TEL can access this area; and

WHEREAS, staff notes this due to the access restrictions that exist on Highway 41, and it appears the south side of the TEL property can only obtain vehicle access out to the highway through 3740 Chestnut Street’s site; and

WHEREAS, due to the nature of the targeted businesses, it is expected that small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks being no more than 30 feet in length; and

WHEREAS, the site provides dead end parking on the west sides of the site; and

WHEREAS, staff would argue that this layout provides poor circulation for users but also emergency vehicles; and

WHEREAS, it is unclear how the site would be able to accommodate a fire truck; and

WHEREAS, the site plan will need to show a fire truck turning exhibit at preliminary submittal; and

WHEREAS, planting islands will be required in the parking lot areas; and

WHEREAS, the site is currently wooded, and it appears that wooded steep slopes exist on the west side; and

WHEREAS, this area will need to be evaluated with City staff to determine the delineations of wooded steep slopes; and

WHEREAS, in addition, it will be important for the applicant to evaluate tree preservation on the site, where possible; and

WHEREAS, significant trees such as oaks and maples should be given higher priority for preservation, if present; and

WHEREAS, a watermain exists along the Highway 41 and is available for connection while public gravity sanitary sewer is not; and

WHEREAS, gravity sewer does exist in the area and would need to be explored further to serve the property should the applicant wish to pursue the option; and

WHEREAS, on April 12, 2023 the Planning Commission recommended approval to the City Council of the Concept Plan for 3740 Chestnut Street (PC #2023-11); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for 3740 Chestnut Street (PC#2023-11), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4)
 - b. Aerial Exhibit, submitted by Moore Engineering, Inc.
 - c. Site Exhibit (pg 1), submitted by Moore Engineering, Inc., dated January 16, 2023
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2. Adherence with the Engineers Memo dated April 4, 2023.
3. Compliance with the MnDOT memo when made available.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
5. Provision of easements for the shared access (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. Provision of a material board to be submitted at preliminary submittal.
9. Utilization of modular face brick or natural stone as a Class I material.
10. No exterior storage will be permitted.
11. Provision of a wooded steep slope field walk with staff to determine the wooded steep slope delineations prior to preliminary submittal.
12. Provision of a 50 foot building/parking setback and a 30 foot no grade/no mow setback from the edge of 18% wooded steep slopes.
13. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
14. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.

15. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
16. Provision that signage for all tenants to use similar signing methods and design.
17. Provision of a sign plan to be submitted at preliminary.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
20. Provision that all mechanical equipment will be fully screened from view.
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22. Provision to further explore more building design elements in line with the context of Chaska, and to be addressed at preliminary submittal.
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29. Provision of a fire truck turning exhibit to be submitted at preliminary.
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31. Provision to further explore vehicle circulation through the site, and the elimination of dead-end parking lots, and to be addressed at preliminary submittal.
32. Preservation of a vehicle access for the northern TEL property through the 3740 Chestnut Street site, and to be shown at preliminary submittal.
33. Provision of irrigation for the landscaped and sodded areas of the site.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of April, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska

Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: April 4, 2023
Subject: 3740 Chestnut Street Concept Plan

The concept plan for 3740 Chestnut Street proposes a new small business center north of the Pondview business development area between Peavey Road and Lyman Boulevard. The existing topography drains from east to west with a central area being relatively flat with a berm located near the highway. The western edge of the site consists of steep wooded slopes extending down to the lake. The site plan will require a storm water management plan that meet City, county, and state standards. It will be important the site plan considers how stormwater will be managed while protecting the lake and integrity of the slopes neighboring the lake.

In terms of City utilities, watermain exists along the Highway 41 and is available for connection while public gravity sanitary sewer is not. By code the property does not require a connection to City sewer as it falls outside the distance threshold for available public sewer. Gravity sewer does exist in the area and would need to be explored further to serve the property should the applicant wish to pursue the option. The details of sewer extensions would be more understood should this be a part of the preliminary process.

The site has access off Highway 41 via a shared driveway with the parcels to the south. MnDOT and City staff are currently working with all property owners who share the access to determine a project to improve safety at the development entrance. The property owner has been informed of and is encouraged to participate in the ongoing discussions to consider modifying the access onto the highway.

CONCEPT PLAN NARRATIVE 3740 CHESTNUT STREET

We are proposing the development of the 2.18-acre site as a small entrepreneurial business center. It is our intent to develop the site with a single, 1-story building that provides individual warehouse/manufacturing space with a small office for local business tenants.

Neighborhood Meeting

A neighborhood meeting was held at the site on Tuesday February 7th from 5:30 to 7:00 pm. Meeting notices were mailed to the property owners within 500 feet of the site on January 26, 2023. The invitation included a description of the project and the proposed site plan. At the meeting location we created a packet of information that included maps of the surrounding area, site plan, site plan with topography, concept architectural design and potential building layout plus turning radius for typical delivery vehicles. We received no attendees at the meeting and received no communication from the invitees or anyone else. We confirmed with city staff that staff did not receive any communication for the project as well.

Per city staff request we have reached out individually to the tenant businesses within the Pondview buildings to the south of our site. We will provide the city with updates on our efforts and the correspondence that we receive. As of this time we have contacted all of the Pondview tenants and received responses from River Valley Dance and Edwards Sales (attached email) I also talked personally with Precision Heating and Cooling. All responses received were supportive of the project. We recently received contact information for the property to the north (TEL) and will be reaching out to them regarding the project.

Understanding of Place & Site Forces

The site is unique as it is an industrial guided site that is just over two-acres with minimal disturbance, except for a single-family structure and driveway. Its natural amenities of rolling topography and trees adjacent to an open water basin add to the site's unique characteristics and charm. The site slopes east to west with a relatively flat open area in the central portion of the site that extends northward into the neighboring property. This central flat area provides for a natural building location with little impact to trees. The existing home is in this area. A vegetated berm exists along the eastern edge of the site providing screening and buffer from County Road 41. The highpoint of the berm is in the northeast corner of the site sloping downward west and south where it flattens out at the shared driveway. The shared driveway provides access to the home and the Pondview business buildings to the south. The only public visibility from 41 into the site is from this access point.

The western portion of the property consists of a vegetated slope extending down to the water's edge. The slope is approximately 145 feet in depth and consists of varied trees and underbrush. Portions of the slope will be over 18%, thus requiring additional setbacks and preservation. The slope extends to the north and south creating a natural corridor along the water. The city owns the slope to the south of the site plus the land across the water which provides a publicly protected natural area. With natural slopes falling east to west it is expected that stormwater ponding will be toward the southwestern area of the site taking advantage of natural drainage patterns.

Beyond our property lines we have four distinctive neighboring uses. To the west is the above-mentioned slope and water's edge. The land to the north is vacant and undisturbed. The site features of this land generally mimic our own with a flat central portion that slopes down to the west and up to the east where it creates a berm along County Road 41. The land to the east is County Road 41 with a fully developed business park beyond. To the south are the Pondview business buildings. The buildings are located in the central portion of the site with parking to the east and a vegetative slope to the west.

The development pattern in this area is generally prescribed by County Road 41 to the east and the protected slope and water body to the west. By placing buildings in the central flat area of the sites you are minimizing tree loss and grading plus taking advantage of the natural screening of the eastern berm and the vista views to the west.

Like Pondview, it is expected that building placement will take advantage of the views to the west with the building design to incorporate the natural grades. The parking lot will likely be to the eastern side due to setbacks and favorable street access. We expect that this same development pattern will happen to the north of our site. It is our intent to talk with the property owner to the north to see if there are opportunities to work together on shared grading and/or access to minimize the need of retaining walls and pavement for parking and circulation.

Utility Services

Outside of the natural forces that will be utilized to shape this project another force is the location of city sewer services. There are no public sewer lines available to the site. The closest public line is south near the Peavey Road intersection or to the east along Peavey Road. There is a private sewer line along the west side of the southerly Pondview building, but not abutting our site. Another private line exists east of County Rd 41. Access to these lines will require private agreements. Without access to the existing private lines we will need to work with the city on a public service or some type of future connection with the property to the north. For temporary services we will be evaluating the existing on-site sewer system to determine if it can be utilized, or if a new system is required. City water is available from a public line along County Road 41.

Grading and Stormwater Ponding

The project site slopes east to west with an elevation change of 52 feet. The proposed building will be constructed in the central area of the site, where the current house exists. The central area is relatively flat with a grade change of approximately 12 feet. The western side consists of slopes over 18% and we will be providing the necessary setback and erosion controls to protect the slope and water body. The concept plan shows a projected top of 18% slope based on GIS mapping and LIDAR contours. The top of slope will need to be field verified by city staff. A vegetative berm exists along the eastern edge providing natural screening from County Road 41. Retaining walls will likely be needed on the interior side of the easterly berm and along the north property line. The height and length of the walls will be determined once the floor elevation and building pad location is approved.

Working with the natural slopes of the site we are proposing ponding along the southern edge of the site. Depending on soils conditions and stormwater requirements the pond may need to extend along the west side of the building site and/or placed underground.

Parking and Turning Movement

Vehicle traffic will mostly consist of employees and business vehicles. Due to the nature of the targeted businesses, it is expected that small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks being no more than 30-feet in length. The parking plan shows the placement and distribution of the stalls in a manner to serve each of the proposed tenant spaces. Drive isles are 24 feet with additional width in front of tenant bay doors. Sidewalks are shown to provide pedestrian access to each tenant space.

To minimize grading near the western slope we are proposing not to have a loop driveway around the building, preferring to keep the natural grades along the west undisturbed. We are showing turn-around stubs for trucks and emergency vehicles to maneuver and turn around at the south and north ends of the building. Once a topographical survey and city determination of the 18% slope are complete, we will be able to better define the circulation patterns within the site.

Other circulation consideration include utilizing a proof-of parking plan, thus reducing the number of stalls to approximately 20. This allows the potential to minimize pavement and runoff in addition to increasing landscape and traffic maneuverability. Another consideration is connecting our parking and traffic circulation with the property owner to the north. By extending an access to the north property we can minimize future curb cuts onto County Road 41 and possibly share parking and vehicle circulation.

Building Tenants

The targeted tenant is a small business operator with few employees. The typical business will likely be a former home-occupation business that is expanding and needs a slightly larger place away from a residential neighborhood. The type of work generally consists of small production operations, manufacturing, product distribution or professional services that need space for equipment. They typically use their own vehicles or a business van or truck. All business activities will be conducted in the building or off site. We are not allowing outdoor storage or vehicle repair businesses as tenants.

Chaska's Core Strategies

The proposed project reinforces Chaska's Mission Statement to be the Best Small Town in Minnesota by implementing the pertinent principles of the city's Core Strategies. The key elements that are brought forward in the plan are **providing local small business entrepreneurship opportunities to an area guided for employment while encompassing environmentally sensitive surroundings.**

The site is currently underutilized per the city's comprehensive plan and long-range planning. The site is guided industrial, a land use that promotes the expansion of employment and tax base opportunities. However, it is currently zoned Open Development and is occupied by a single-unit residential home formally utilized by the school district. There are no jobs associated with the site and it provides minimal tax revenue. The proposed use will generate small business opportunities for family operations and entrepreneurs from the local area to serve the local area. The core business model is to provide space that allows for limited manufacturing, production, warehousing, distribution operations with a small office space. As these businesses grow it is anticipated they will expand their operation to another area of the city allowing a new entrepreneur to start-up a small business in Chaska to serve Chaska.

Due to the developmental and environmental complexities we believe a small development project can harmoniously nestle into the site with limited vehicle impact and public visibility. In compliance with city wetland and slope setbacks any building and parking will be 145 feet from the edge of the western waterbody. This will allow for the preservation of the trees and slope along the site's western edge thus keeping a large natural wildlife corridor and views. We will be encouraging tenants to take advantage of the natural amenities by providing a gazebo and trail on the west side of the building where employees can take time to enjoy the beauty of the area.

The style of building itself is compatible to the natural setting as a one-story single building. The building materials will consist of neutral colors and materials to match the natural surroundings with an asphalt shingled roof. We plan to provide small tenant signs, with an address at each of the tenant doors and possibly a monument sign at the site entrance with tenant names. A detailed sign plan will be submitted with the future site plan.

The west side of the building will be screened by the natural corridor and 145-foot setback. The north and east side will be below the natural grade and partially screened by a future retaining wall and an existing berm along the eastern edge of the site. The land to the north is vacant. The south side will transition into the neighboring Pondview business center which it currently shares a driveway access.

The small-town values most emphasized by this project is the purchase by a Chaska resident who wanted to start a small business to serve the local area. The owner, Audrius Asakenas, settled in the area with his wife and two children because they believed Chaska was the best place to raise a family and grow a business. They hope that this project can support others who want to make Chaska home for their families and businesses as well.

Project Goals and Guiding Principles

The guiding principles brought forward in the plan is to provide local small business entrepreneurship opportunities to an area guided for employment while encompassing environmentally sensitive surroundings. The project goals are:

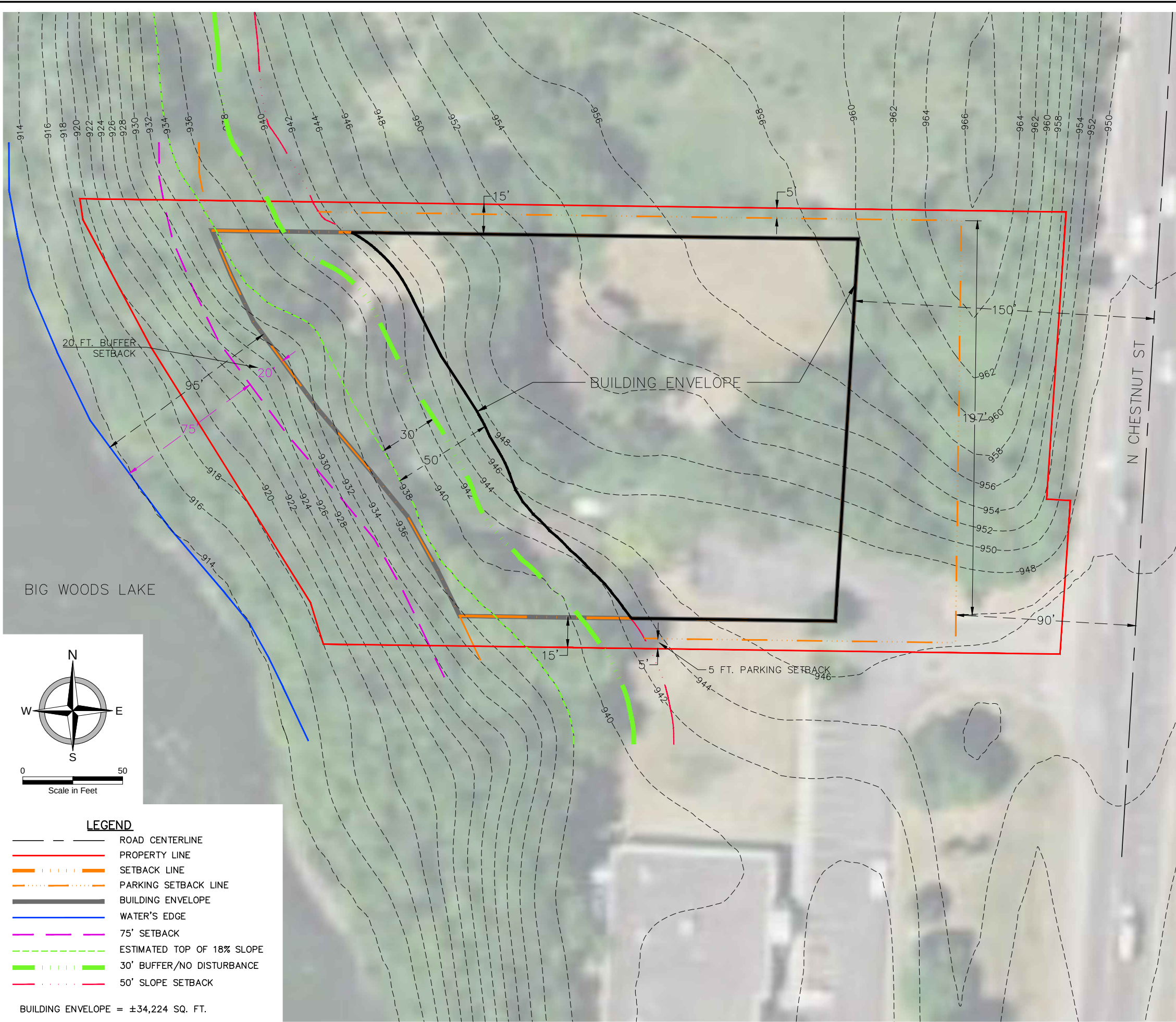
- Provide business and employment opportunities for family-owned and start-up entrepreneurs within the city of Chaska.
- Provide the ability for small businesses to start and then expand their business elsewhere in the Chaska area so a new start-up can utilize the same space and continue the growth cycle.
- Develop an under-utilized site to a job sustaining and taxable benefit for the city of Chaska.
- Develop the site by utilizing the natural topography and environmental amenities to create a project that complements the surrounding area.
- Uphold the small-town value initiative of the city by being a locally owned family business supporting families and businesses in Chaska and the surrounding area.

We look forward to sharing our proposed project with you and are excited to bring this opportunity to the city.

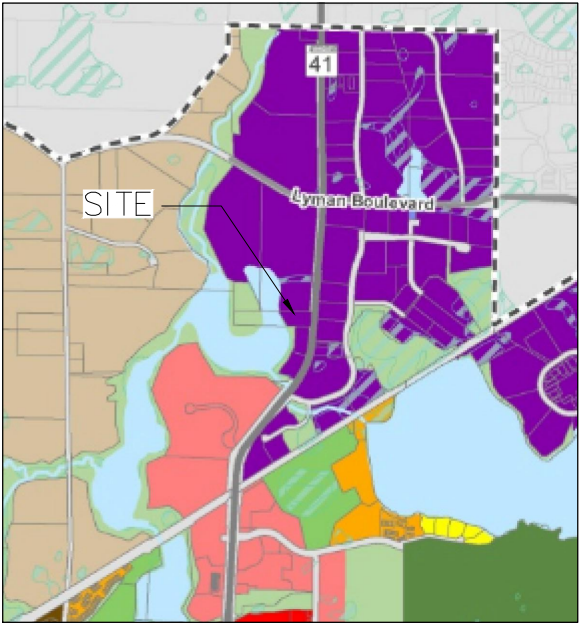


3740 Chestnut
Chaska, Minnesota 55318

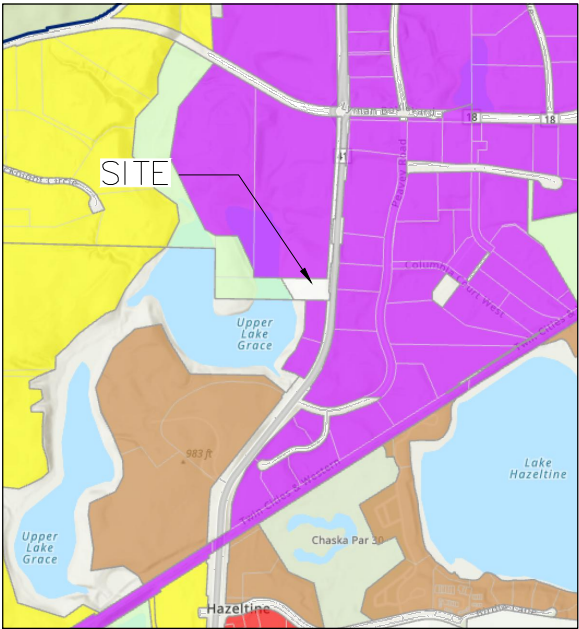




PRELIMINARY



COMP PLAN



ZONING MAP



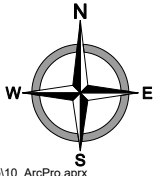
SITE EXHIBIT
DUE DILIGENCE
3740 N CHESTNUT ST
CHASKA, CARVER COUNTY, MINNESOTA
SITE 9

DATE:	01.16.23
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	----
DRAFTER:	LFB
REVIEWER:	----

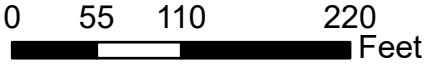


CITY OWNED

CHASKA, CARVER COUNTY, MINNESOTA
PID #300210200



Map Scale: 1:1,500



Legend

- GIS SLOPE ANALYSIS** Source: Digital Elevation Model from USGS TNM Download V2, nationalmap.gov
- Parcel Boundary #300210200
 - Slope 18% or higher
 - Contours 2 ft
 - Parcel Boundary

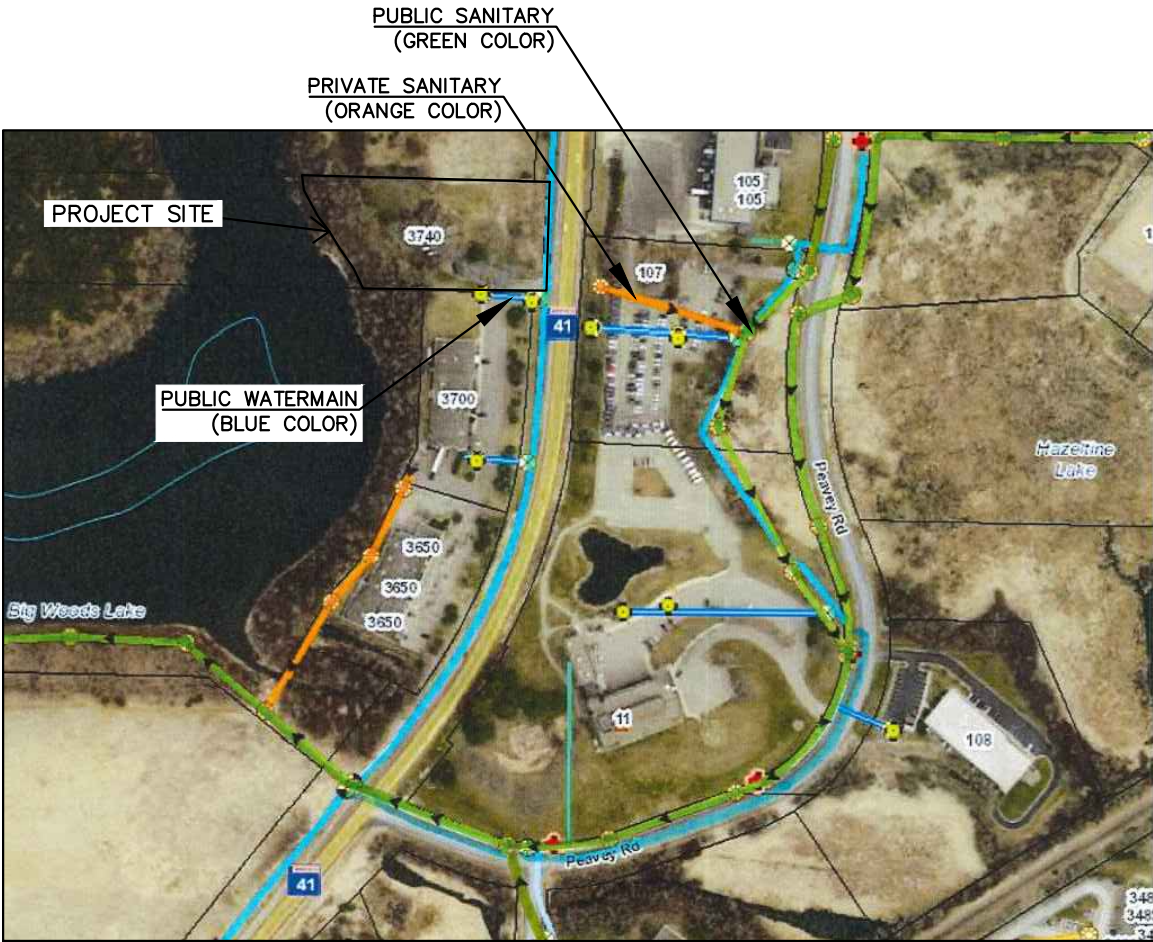


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Horizontal Datum: NAD 1983 HARN Adj MN Carver Feet Vertical Datum: NAVD 1988
Q:\Projects\22000\22900\22983 EfmShukalovich ChaskaMN 3740N\ChstnutSt\1000-Miscellaneous\09-Project Management (R1)\01-GIS\10_ArcPro\10_ArcPro.aprx

EXISTING CONDITIONS

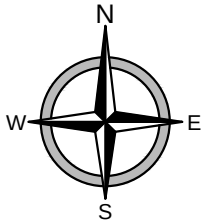


PROJECT CONTEXT MAP – GOOGLE EARTH AERIAL (N.T.S.)

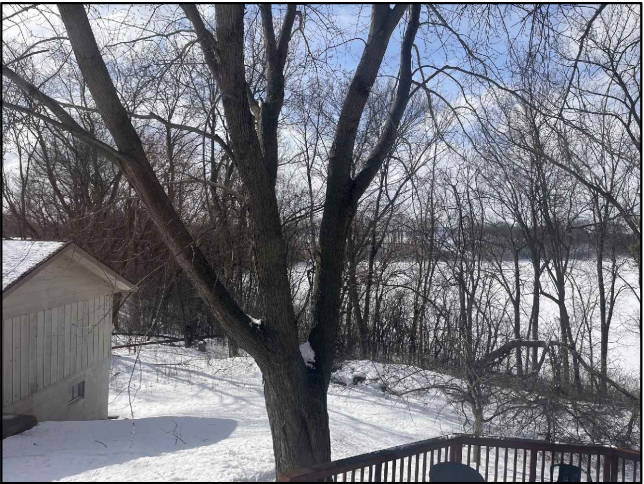


EXISTING UTILITIES MAP – FROM CITY OF CHASKA (N.T.S.)

PRELIMINARY



1. VIEW LOOKING EAST TOWARD HWY 41



2. VIEW LOOKING SOUTHWEST ACROSS BIG WOODS LAKE



3. VIEW LOOKING WEST ACROSS BIG WOODS LAKE

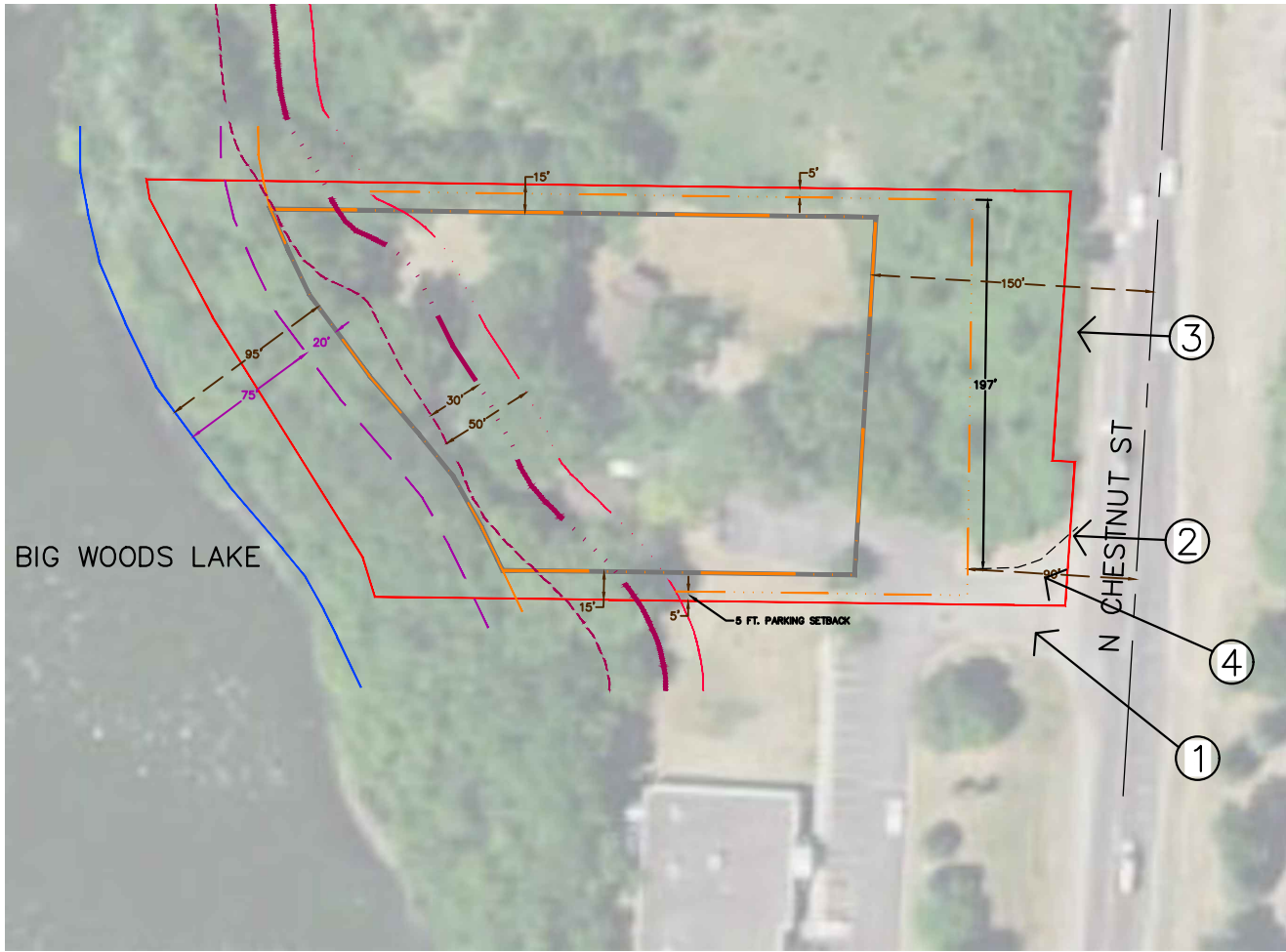


4. VIEW LOOKING NORTHWEST ACROSS BIG WOODS LAKE

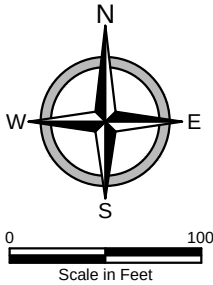
VIEWS FROM INTERIOR OF LOT

EXISTING CONDITIONS
DUE DILIGENCE
3740 N CHESTNUT ST
CHASKA, CARVER COUNTY, MINNESOTA

DATE:	02.21.23
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	----
DRAFTER:	CEF
REVIEWER:	----



SITE PLAN - SCALE: 1"=100'-0"



EXTERIOR VIEWS FROM CR 41

PRELIMINARY



4. ELEVATED STREET VIEW LOOKING NORTHWEST TOWARDS SITE



1. VIEW LOOKING NORTHWEST INTO SITE



2. VIEW LOOKING WEST ACROSS EXISTING BERM

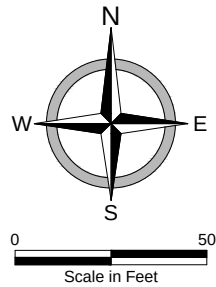


3. VIEW LOOKING WEST ACROSS EXISTING BERM



FUTURE CONDITIONS
DUE DILIGENCE
3740 N CHESTNUT ST
CHASKA, CARVER COUNTY, MINNESOTA

DATE:	02.21.23
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	----
DRAFTER:	CEF
REVIEWER:	----



PRELIMINARY



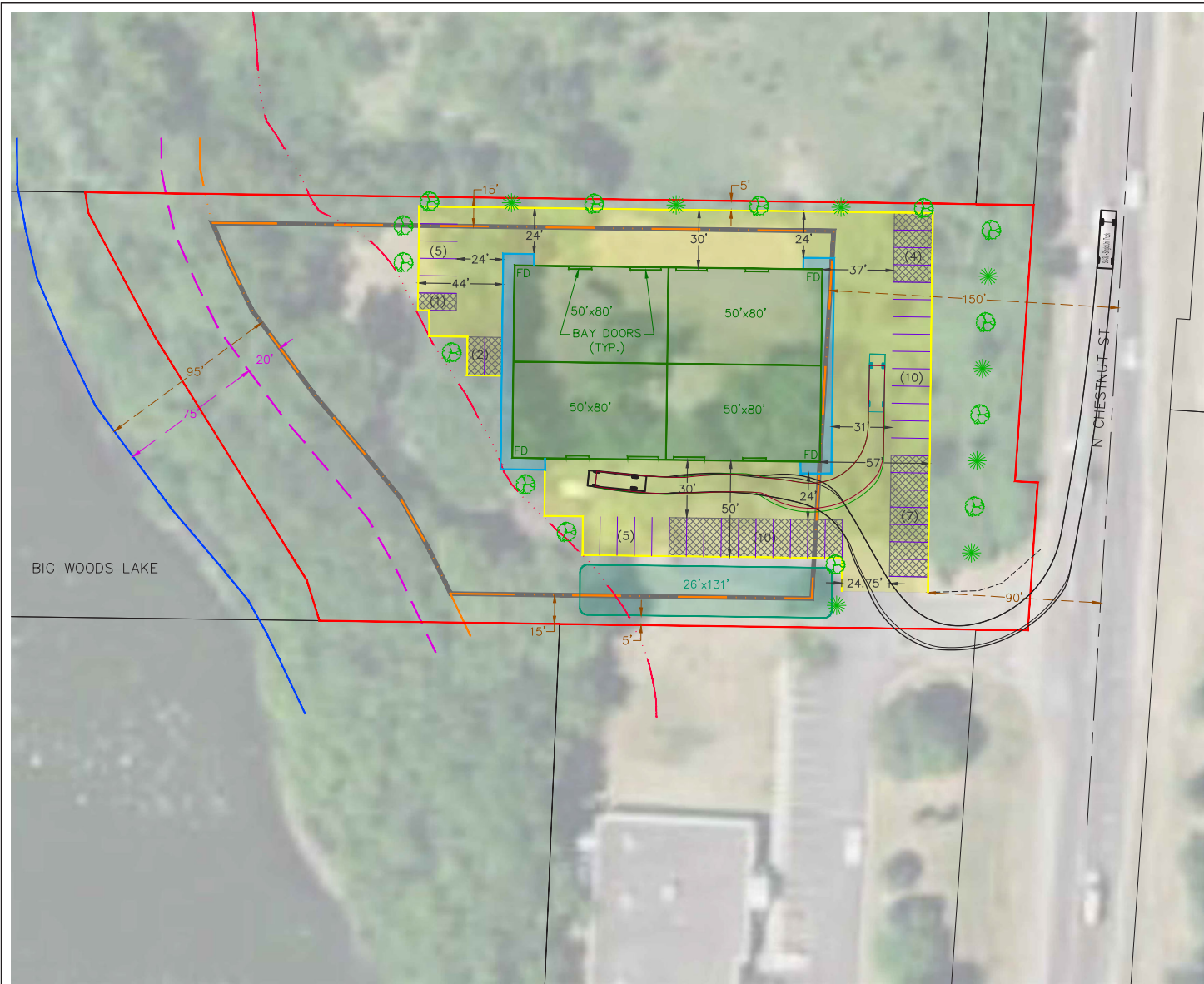
- LEGEND**
- FD FRONT DOOR LOCATION
 - PROPOSED TREE
 - ROAD CENTERLINE
 - PROPERTY LINE
 - SETBACK LINE
 - BUILDING ENVELOPE
 - WATER'S EDGE
 - 75' BUFFER
 - PROPOSED SLOPE SETBACK
 - BUILDING
 - PARKING LOT
 - PROOF OF PARKING
 - 6' WIDE SIDEWALK
 - POND
 - PARKING STALLS (9'x20')
 - (44) # OF PARKING STALLS

BUILDING/PARKING ENVELOPE = ±49,611 SQ. FT.

CONCEPT DEVELOPMENT PLAN

SITE EXHIBIT
DUE DILIGENCE
3740 N CHESTNUT ST
CHASKA, CARVER COUNTY, MINNESOTA

DATE:	01.23.23
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	----
DRAFTER:	LFB
REVIEWER:	----



PRELIMINARY

moore
engineering, inc.

LEGEND

- FD FRONT DOOR LOCATION
- PROPOSED TREE
- ROAD CENTERLINE
- PROPERTY LINE
- SETBACK LINE
- BUILDING ENVELOPE
- WATER'S EDGE
- 75' BUFFER
- PROPOSED SLOPE SETBACK
- BUILDING
- PARKING LOT
- PROOF OF PARKING
- 6' WIDE SIDEWALK
- POND
- PARKING STALLS (9'x20')
- (44) # OF PARKING STALLS

BUILDING ENVELOPE = 48,250 SQ. FT.

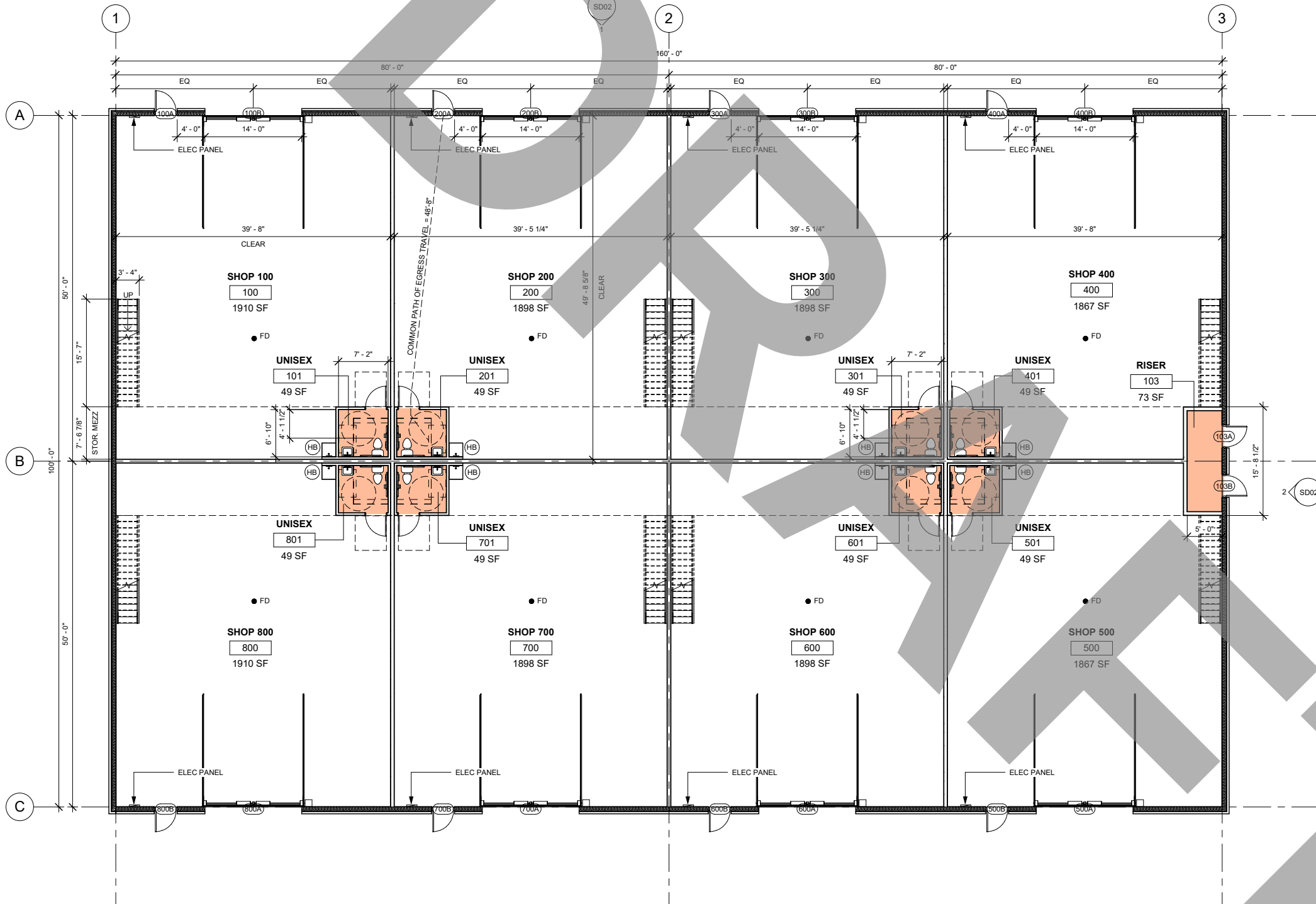
**TURNING MOVEMENTS: SU-30
SINGLE UNIT TRUCK
DUE DILIGENCE
3740 N CHESTNUT ST
CHASKA, CARVER COUNTY, MINNESOTA**

DATE:	01.31.23
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	---
DRAFTER:	JJN
REVIEWER:	---

Turning Movements

TYPICAL 30 FOOT TRUCK





① SCHEMATIC LAYOUT
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE:	2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE:	2020 MINNESOTA ENERGY CODE
ACCESSIBILITY:	2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL:	2020 MECHANICAL AND FUEL GAS CODE
PLUMBING:	2020 MINNESOTA PLUMBING CODE
FIRE:	2020 MINNESOTA FIRE CODE
ELECTRICAL:	MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

PROJECT AREA:	16,000 SF
CONSTRUCTION TYPE:	V-B
BUILDING SPRINKLED:	YES
504.3 ALLOWABLE BUILDING HEIGHT:	60'-0"
504.4 ALLOWABLE STORIES:	2 STORIES
506.2 ALLOWABLE AREA:	34,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE:	V-B
PRIMARY STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
NONBEARING EXTERIOR WALLS AND PARTITIONS:	0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL)
SPRINKLED: YES

803.13 INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	C
CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS:	C
ROOMS AND ENCLOSED SPACES:	C

CHAPTER 10: MEANS OF EGRESS

1004	FUNCTION OF SPACE: INDOOR ROOM#	ROOM NAME	LOAD FACTOR (PER 1004.5)	OCCUPANT LOAD
•	100	SHOP 100	200 / 1910	009.55
•	200	SHOP 200	200 / 1899	009.45
•	300	SHOP 300	200 / 1899	009.45
•	400	SHOP 400	200 / 1868	009.34
•	500	SHOP 500	200 / 1868	009.34
•	600	SHOP 600	200 / 1899	009.45
•	700	SHOP 700	200 / 1899	009.45
•	800	SHOP 800	200 / 1910	009.55
TOTAL OCCUPANT LOAD:				075.58

1006.2	NUMBER OF EXITS:	8 REQUIRED; 8 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<100'-0" REQUIRED; 48'-8" PROV
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 48'-8" PROV
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

- 2902.01 MINIMUM NUMBER OF FIXTURES:
GROUP "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL):
- REQUIRED: 0.00 WC, 0.00 LAV
 - WC: 1 PER 100 PER SEX
 - LAV: 1 PER 100 PER SEX
 - SERVICE SINK: 1
 - FOOTNOTE "H" A DRINKING FOUNTAIN SHALL NOT BE REQUIRED IN BUILDINGS OR TENANT SPACES HAVING AN OCCUPANT LOAD OF LESS THAN 50.
- 2902.2 SEPARATE FACILITIES:
- SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 25 OR LESS.
- PROVIDED: 0.75 WC, 0.75 LAV, 1 SERVICE SINK
- 75.58 / 2 = 037.79 MALE/ FEMALE
 - 1. 037.79 / 100 = 0.37 WC EACH
 - 2. 037.79 / 100 = 0.37 LAV EACH

CITY STAMP AREA

THIELEN & GREEN

2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

CHESTNUT BUSINESS PARK

3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01/20/2023
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PERMIT & BID SET	
FOR CONSTRUCTION	

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

NOT FOR CONSTRUCTION

KRIS THIELEN
REGISTRATION NO: 59237 DATE: 01/23/2023

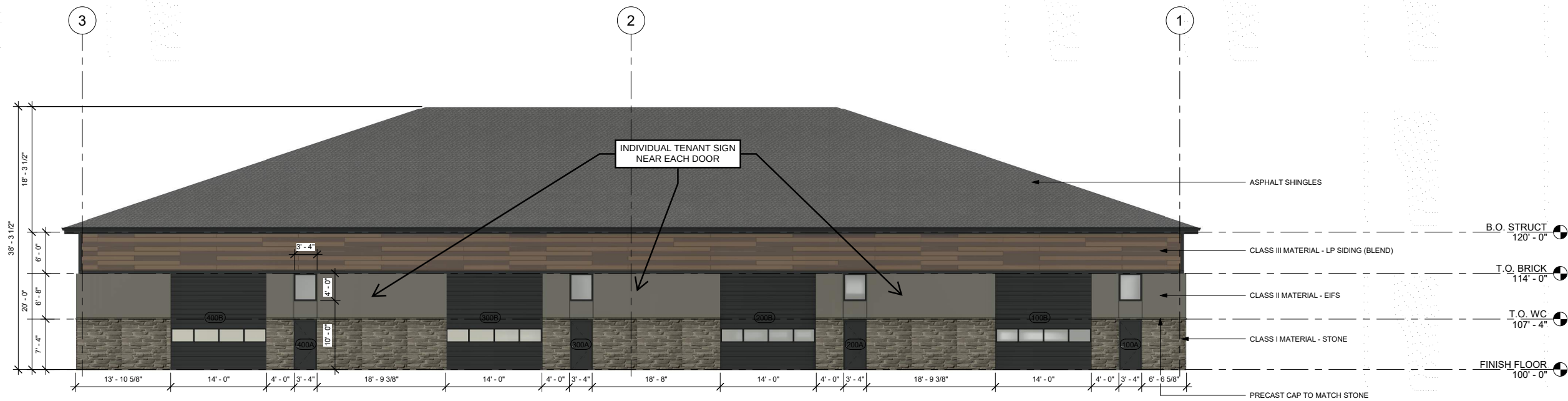
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC FLOOR PLAN

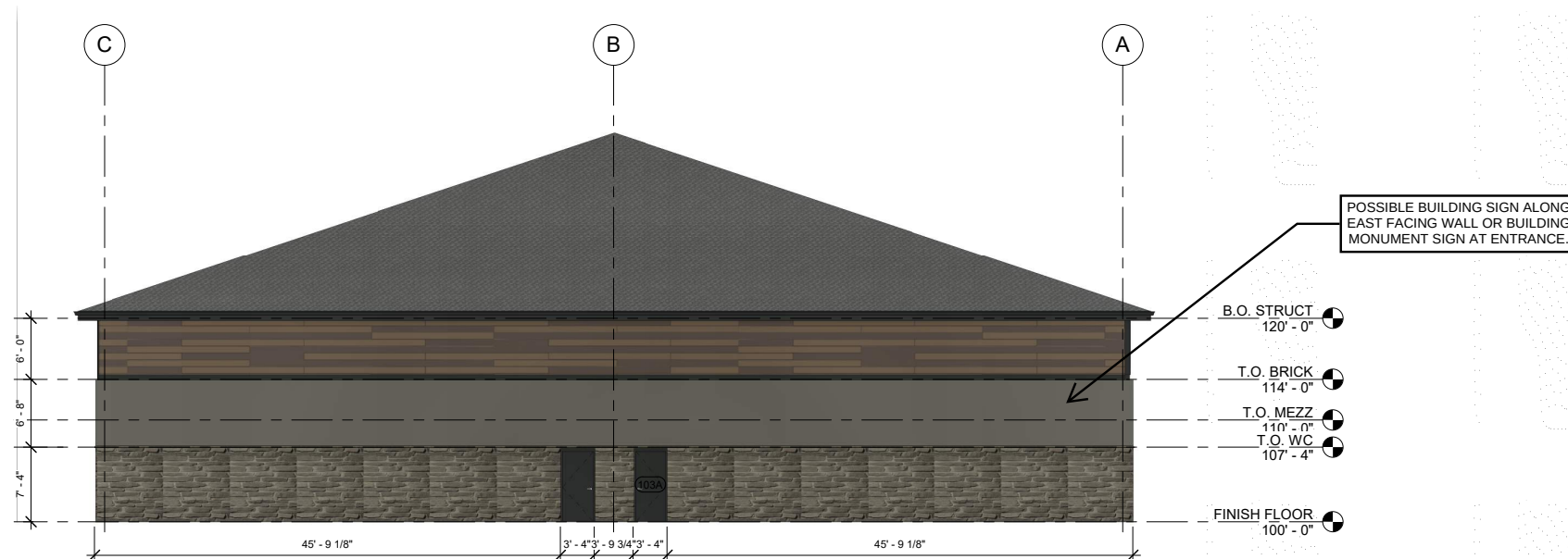
Project Number 140_2023
Date 01/23/2023
Drawn By KPG
Checked By KPG, KMT

SD01

Scale As indicated



1 EXTERIOR ELEVATION @ N/S
1/8" = 1'-0"



2 EXTERIOR ELEVATION @ EAST
1/8" = 1'-0"

8

CITY STAMP AREA

THIELEN & GREEN

2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

**CHESTNUT
BUSINESS PARK**

3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01/20/2023
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PERMIT & BID SET	
FOR CONSTRUCTION	

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NOT FOR CONSTRUCTION

KRIS THIELEN

REGISTRATION NO: 59237 DATE: 01/23/2023

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC ELEVATIONS	
Project Number	140_2023
Date	01/23/2023
Drawn By	KPG
Checked By	KPG, KMT

SD02

Scale 1/8" = 1'-0"

January 24, 2023

NEIGHBORHOOD MEETING TUESDAY FEBRUARY 7TH, 5:30—7:00 PM

PROPOSED DEVELOPMENT OF 3740 N CHESTNUT STREET

MEETING HELD AT EXISTING HOME, 3740 N CHESTNUT STREET

Hello Neighbors, we are inviting you to join us for an open house to review our plans for the development of 3740 N Chestnut Street. We have purchased the property and are the current owners. In considering the future use of the property we believe that a small entrepreneurial office sharing building is a good fit for the site and surrounding area. It is our intent to develop the site with a single 1-story building that would provide office space with warehouse/manufacturing space for small business tenants.

Our proposed plan is enclosed. We look forward to sharing our ideas, and yours, as we pursue this project. You are invited as part of the neighborhood meeting requirement of the city application process for neighbors within 500 feet of the site. City staff are aware of our project but will not be attending the meeting. We look forward to seeing you and hearing your thoughts on our project.

Sincerely

Audrius Asakenas,
612-865-4100

Elizabeth Hanson

From: Ted Stauber <tedstauber@edwardssales.com>
Sent: Monday, February 27, 2023 11:38 AM
To: Tom Goodrum
Cc: Audrius
Subject: RE: Proposed Development at 3740 Chestnut

Hi Tom,

I didn't see the notice for the meeting on 2/7 – may have missed it due to a heavy travel schedule lately. Thank you for contacting me though, I'll review and discuss the plans with the other building owner, Robert Braudt.

Have you been made aware of the upcoming construction of a traffic circle at HWY41 and Peavey?

Best,

Ted Stauber
President
Edwards Sales Corporation
C: 952-210-8963
O: 952-929-6794

Keeping Buildings Warm And Dry Since 1954

From: Tom Goodrum <Tom.Goodrum@mooreengineeringinc.com>
Sent: Wednesday, February 22, 2023 12:26 PM
To: Ted Stauber <tedstauber@edwardssales.com>
Cc: Audrius <audrius_asakenas@yahoo.com>
Subject: FW: Proposed Development at 3740 Chestnut

Hello Ted

I'm representing the owner (Audrius) of the parcel north of the dance studio, formally the Tree House. We are proposing to remove the existing home and construct a 16,000 square foot office/warehouse building to serve up to 8 small businesses. We held a neighborhood meeting on February 7th at the site. Notices of the meeting were mailed to the taxpayers of the properties within 500 feet of the site. We did not hear from any of the notified persons. Because we are adjacent to your business, we wanted to reach out to you directly to make sure you are aware of our project and to receive any comments you may have. Attached is the information provided for the neighborhood meeting .

We are making application for Concept Plan Review with the city where public meetings will be conducted for your consideration.

Tom Goodrum
Senior Project Manager
moore engineering, inc.

Direct 612.699.0428 | Cell 612.791.6337
2 Carlson Parkway, Suite 110, Plymouth, MN 55447
tom.goodrum@mooreengineeringinc.com | www.moreengineeringinc.com

Elizabeth Hanson

From: Rev. Robert Braudt <revrobertbraudt@yahoo.com>
Sent: Wednesday, February 22, 2023 2:45 PM
To: Tom Goodrum
Cc: jocelyn@rvdadance.com; Audrius
Subject: Re: Proposed Development at 3740 Chestnut

Tom,
Thank you for reaching out. We did not receive the notice about the February 7th meeting until after the event. It did not get flagged as urgent. Our apologies.

We wish you the best for the development of your project. Our greatest concerns would be nuisance related: smell, noise, congestion. We may need to have some communication around shared resources: driveway entrance, sewer access, lawn care, snow removal. I don't know how current you are with the Hwy 41 projects and how it will affect our driveway entrance/exit, and accessibility during construction. Many things have been promised but also seem to evaporate between meetings. The owner of 3650 to the south of us would like to connect with me regarding some challenges with snow piles, so there might be an opportunity to connect with him as well.

Look forward to staying connected.

Rev. Robert Braudt
C: 612-839-2111
RevRobertBraudt@yahoo.com

On Feb 22, 2023, at 12:23 PM, Tom Goodrum <Tom.Goodrum@mooreengineeringinc.com> wrote:

Hello Jocelyn and Robert
I'm representing the owner (Audrius) of the parcel north of the dance studio, formally the Tree House. We are proposing to remove the existing home and construct a 16,000 square foot office/warehouse building to serve up to 8 small businesses. We held a neighborhood meeting on February 7th at the site. Notices of the meeting were mailed to the taxpayers of the properties within 500 feet of the site. We did not hear from any of the notified persons. Because we are adjacent to your business, we wanted to reach out to you directly to make sure you are aware of our project and to receive any comments you may have. Attached is the information provided for the neighborhood meeting .

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Tom Goodrum
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Direct 612.699.0428 | Cell 612.791.6337
2 Carlson Parkway, Suite 110, Plymouth, MN 55447
tom.goodrum@mooreengineeringinc.com | www.moreengineeringinc.com

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<NEIGHBORHOOD MEETING TUESDAY FEBRUARY 7TH.docx>
<22983_SiteMeetingExhibit_8.pdf>
<Architectual Design 1 Exhibit.pdf>
<30_ foot Turning Movements_20230131 4.pdf>
<30- foot Turning Movements_20230131 3.pdf>

REQUEST FOR ACTION CHASKA CITY COUNCIL 4/17/2023

Subject: Transient Accommodation Renewals

Prepared By: Denise Beebe, Senior Clerk

Background

In 2018 City Council adopted, and in 2021 amended, an ordinance requiring hotel and motel operations, known as transient accommodations be licensed (This section of the City Code is included as an attachment). The purpose of the ordinance is to ensure transient accommodations take steps and implement measures to discourage the use of their facilities for criminal activities and to protect the safety of their guests and the public.

As part of the license, one of three levels is assigned. The level corresponds to the any special requirements that need to be met to address public safety, nuisances, and deter crime. The level is determined annually by qualifying calls for service over the past year.

- Level I - 0 to 9 annual qualifying calls for service; 0 annual qualifying felony complaints.
- Level II - 10 to 19 annual qualifying calls for service; 1 annual qualifying felony complaints.
- Level III - 20 or more annual qualifying calls for service; 2 or more annual qualifying felony complaints.

Earlier this year, qualifying calls were reviewed by the Chaska Police Department. Based upon that review, Super 8 will be classified as a Level II (same as the previous year) and TownSquare Place will be classified as a Level III (previously a Level II).

On March 2, 2023, both facilities were contacted regarding their status level and the special requirements that are a part of these status levels. Both licensees have had follow-up meetings with the Chaska Police Department and are working with them to meet these special requirements. Police Chief Ryan Seibert will be at the April 17 City Council meeting to provide a more detailed update on his department's work with each of these facilities.

Transient Accommodations Level I (License fee of \$300): None

Transient Accommodations Level II (\$600): Super 8

Transient Accommodations Level III (\$900): TownSquare Place

Renewal paperwork and fees have been received from both TownSquare Place and Super 8.

CITY COUNCIL ACTION REQUESTED

Motion to approve the 2023-2024 transient accommodation licenses effective May 1, 2023 through April 30, 2024.

5.20 Transient Accommodations

5.20.010 Purpose

5.20.020 License Required

5.20.030 Definitions - Transient Accommodations*

5.20.040 Restrictions On Issuing Licenses

5.20.050 Licensing Process And Renewal

5.20.060 License Fee

5.20.070 License Period

5.20.080 Transfer Of Licenses

5.20.090 Level I Transient Accommodation

5.20.100 Level II Transient Accommodation

5.20.110 Level III Transient Accommodations

5.20.120 Background Checks

5.20.130 Revocation And Suspension Of License

5.20.140 Reapplication After License Action

5.20.150 Violations

5.20.010 Purpose

It is the purpose of these CMCO 5.20.010 to 5.20.150 to ensure that hotels and motels (referred to in these sections as "transient accommodations") are taking steps and implementing measures as may be needed to protect the safety of their guests and the public, mitigate nuisances, and to discourage the occurrence of criminal activities at their facilities. Frequent safety, nuisance, and criminal activity incidents at one location impact those who frequent that location and can have a widespread effect on the surrounding neighborhood and community. Those owning and operating transient accommodations in the City have an enhanced responsibility to assure their guests and visitors have accommodations that are safe, secure, and free from unreasonable noise and nuisances. It is recognized that any time incidents are reported to the City that they merit consideration and the potential response from emergency services that draw on City resources. Excessive reports of incidents on any transient accommodation licensee property, therefore, merit further collaboration between the licensee and the City and reasonable countermeasures on the part of the licensee.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.020 License Required

It is unlawful for any person, firm, or corporation to operate a transient accommodation in the City without a transient accommodation license issued pursuant CMCO 5.20.010 to 5.20.150. A separate license is required for each transient accommodation property.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.030 Definitions - Transient Accommodations***Annual**

qualifying calls for service: All qualifying calls for service that occurs in a calendar year.

Annual qualifying felony complaints: Any incident at or concerning a transient accommodation that results in a felony charging instrument that is signed by a judge, regardless of the outcome or legal status is of any subsequent criminal litigation arising from that charging instrument. The effective date for determination of an annual qualifying felony complaint is the date the corresponding charging instrument is signed by a judge, not the date of the underlying circumstances of the incident which may also count towards an annual qualifying call for service.

Any condition: Any of the conditions outlined in CMCO 5.020.090, 5.020.100, and 5.020.110.

Any additional conditions: Any conditions in addition to those as outlined in CMCO 5.020.090, 5.020.100, or 5.020.110 which reasonably support and promote the purpose of this article as stated in CMCO 5.20.010.

Qualifying Call for service means the following;

- A. Any report made to the police department, or any emergency service, including all calls to 911 or any emergency services dispatch through a third party alarm or another automated safety system, from or concerning a transient accommodation in connection with an incident occurring at that transient accommodation property; or
- B. Any incident observed by police, any other law enforcement official, or another government personnel at or concerning a transient accommodation property; or
- C. Any incident responded by police, any other law enforcement official, or any other government personnel at or concerning a transient accommodation property.
- D. Calls that first originate from the owner, manager, or another agent of the licensee transient accommodation, and that are reported before any other notification from any other source on a particular incident, are exempted from qualifying as a call for service. This exception to qualification as a call for service shall be void in its entirety and unavailable to this licensee for the same entire calendar year in which it occurs if at any time the licensee or any agent thereof is found to have threatened, discouraged, or in any way influenced any person from initiating a call for service for any reason.
- E. Nothing in this section or article shall be construed to reduce the determination of Level I through Level III transient accommodation based on annual qualifying felony complaints. The exception in paragraph "D" of this definition does not apply to annual qualifying felony complaints.
- F. The same facts and circumstances that give rise to a qualifying call for service may also count towards an annual qualifying felony complaint.

Hearing Officer: The Chaska City Administrator or the Chaska Assistant City Administrator

Incident means any of the following occurrences;

- A. Charged and uncharged criminal activity, or suspicion thereof; or
- B. Violation of any federal, state, or local law, rule, regulation, or ordinance, suspicion thereof; or
- C. Violation of any health, fire, or building regulation; or
- D. Any circumstances where any risk to life, safety, or the health of any person is suspected; or

- E. Any circumstances where any damage to any property of any person is suspected; or
- F. All reports of the same occurrences described in lines A through E above, whether or not initial reports are proven in fact. After a report of any of the above occurrences a change in circumstances, shall not remove those occurrences or reports thereof from the meaning of this definition.

Level I, II, and III transient accommodations shall be determined by annual qualifying calls for service and annual qualifying felony complaints associated with each transient accommodation in the most recent previous calendar year. The number of qualifying annual calls for service and the number of annual qualifying felony complaints may fit into respective ranges at different levels, in which case the highest level shall control.

- A. Level I transient accommodation - 0 to 9 annual qualifying calls for service; 0 annual qualifying felony complaints.
- B. Level II transient accommodation - 10 to 19 annual qualifying calls for service; 1 annual qualifying felony complaints.
- C. Level III transient accommodation - 20 or more annual qualifying calls for service; 2 or more annual qualifying felony complaint.

Lodging unit: One self-contained unit within a transient accommodation designated by number, letter, or some other method of identification that is designed or used for overnight accommodations. A lodging unit shall not be rented for fewer than 12 hours. A lodging unit shall not include areas or rooms not utilized for overnight accommodations such as banquet rooms, meeting rooms, business centers, pool areas, and workout rooms.

Police department: The Chaska Police Department.

Transient accommodation: Any facility such as a hotel, motel, condominium, resort, or any other facility or place offering six or more lodging units to guests for periods of less than thirty days, but not including jails, hospitals, care facilities, senior living centers, residential treatment facilities, prisons, detention homes, and similar facilities.

Transient accommodation property: Any land containing a facility for transient accommodation including any associated parking areas, recreation areas, loading areas, or other amenities located on the same parcel of property.

(Ord. No. 948, 4/2/18)

Annual qualifying calls for service: All qualifying calls for service that occurs in a calendar year.

Annual qualifying felony complaints: Any incident at or concerning a transient accommodation that results in a felony charging instrument that is signed by a judge, regardless of the outcome or legal status is of any subsequent criminal litigation arising from that charging instrument. The effective date for determination of an annual qualifying felony complaint is the date the corresponding charging instrument is signed by a judge, not the date of the underlying circumstances of the incident which may also count towards an annual qualifying call for service.

Any condition: Any of the conditions outlined in CMCO 5.020.090, 5.020.100, and 5.020.110.

Any additional conditions: Any conditions in addition to those as outlined in CMCO 5.020.090, 5.020.100, or 5.020.110 which reasonably support and promote the purpose of this article as stated in CMCO 5.20.010.

Qualifying Call for service means the following;

- A. Any report made to the police department, or any emergency service, including all calls to 911 or any emergency services dispatch through a third party alarm or another automated safety system, from or concerning a transient accommodation in connection with an incident occurring at that transient accommodation property; or
- B. Any incident observed by police, any other law enforcement official, or another government personnel at or concerning a transient accommodation property; or
- C. Any incident responded by police, any other law enforcement official, or any other government personnel at or concerning a transient accommodation property.
- D. Calls that first originate from the owner, manager, or another agent of the licensee transient accommodation, and that are reported before any other notification from any other source on a particular incident, are exempted from qualifying as a call for service. This exception to qualification as a call for service shall be void in its entirety and unavailable to this licensee for the same entire calendar year in which it occurs if at any time the licensee or any agent thereof is found to have threatened, discouraged, or in any way influenced any person from initiating a call for service for any reason.
- E. Nothing in this section or article shall be construed to reduce the determination of Level I through Level III transient accommodation based on annual qualifying felony complaints. The exception in paragraph "D" of this definition does not apply to annual qualifying felony complaints.
- F. The same facts and circumstances that give rise to a qualifying call for service may also count towards an annual qualifying felony complaint.

Hearing Officer: The Chaska City Administrator or the Chaska Assistant City Administrator

Incident means any of the following occurrences;

- A. Charged and uncharged criminal activity, or suspicion thereof; or
- B. Violation of any federal, state, or local law, rule, regulation, or ordinance, suspicion thereof; or
- C. Violation of any health, fire, or building regulation; or
- D. Any circumstances where any risk to life, safety, or the health of any person is suspected; or
- E. Any circumstances where any damage to any property of any person is suspected; or
- F. All reports of the same occurrences described in lines A through E above, whether or not initial reports are proven in fact. After a report of any of the above occurrences a change in circumstances, shall not remove those occurrences or reports thereof from the meaning of this definition.

Level I, II, and III transient accommodations shall be determined by annual qualifying calls for service and annual qualifying felony complaints associated with each transient accommodation in the most recent previous calendar year. The number of qualifying annual calls for service and the number of annual qualifying felony complaints may fit into respective ranges at different levels, in which case the highest level shall control.

- A. Level I transient accommodation - 0 to 9 annual qualifying calls for service; 0 annual qualifying felony complaints.
- B. Level II transient accommodation - 10 to 19 annual qualifying calls for service; 1 annual qualifying felony complaints.

- C. Level III transient accommodation - 20 or more annual qualifying calls for service; 2 or more annual qualifying felony complaint.

Lodging unit: One self-contained unit within a transient accommodation designated by number, letter, or some other method of identification that is designed or used for overnight accommodations. A lodging unit shall not be rented for fewer than 12 hours. A lodging unit shall not include areas or rooms not utilized for overnight accommodations such as banquet rooms, meeting rooms, business centers, pool areas, and workout rooms.

Police department: The Chaska Police Department.

Transient accommodation: Any facility such as a hotel, motel, condominium, resort, or any other facility or place offering six or more lodging units to guests for periods of less than thirty days, but not including jails, hospitals, care facilities, senior living centers, residential treatment facilities, prisons, detention homes, and similar facilities.

Transient accommodation property: Any land containing a facility for transient accommodation including any associated parking areas, recreation areas, loading areas, or other amenities located on the same parcel of property.

(Ord. No. 948, 4/2/18)

HISTORY

Adopted by Ord. [MC 2021-989](#) on 3/1/2021

5.20.040 Restrictions On Issuing Licenses

A transient accommodation license shall not be issued or renewed if any of the following circumstances exist:

- A. The applicant submits an incomplete license application or fails to submit the required application fee;
- B. The applicant was not truthful in any of the information provided to the City as part of its request for a license;
- C. The transient accommodation is not in compliance with the requirements of CMCO 5.020.010 to 5.020.150, or with any condition placed on its current transient accommodation license;
- D. The transient accommodation property is not in compliance with any applicable federal, state, or local law, rule, regulation, or ordinance.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.050 Licensing Process And Renewal

- A. A new transient accommodation shall obtain a transient accommodation license before opening for business. A new transient accommodation that had not previously operated within the City shall initially qualify for a Level I transient accommodation license. The City may charge a

reduced license fee for a new transient accommodation license based on the number of months remaining in the particular licensing period.

- B. Transient accommodations must obtain the required level of transient accommodation license from the City by no later than May 1 each year. All requirements applicable to the particular level of license and any additional conditions placed on the license must be completed and fully implemented by the licensee by August 1. Failure to comply with the requirements applicable to the licensee level, or any additional conditions issued by the City Council, shall constitute sufficient grounds for the revocation, suspension, or non-renewal of the transient accommodation license.
- C. It is the responsibility of transient accommodations to request a determination of level for the next licensing period after the end of a calendar year. The City may respond any time up until the issuance or denial of a license to the transient accommodation. This paragraph shall not be construed to limit, nullify, or as a defense against the City's level determination, grant, denial, or any other action regarding a transient accommodation license.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.060 License Fee

The fee for a transient accommodations license shall be as set forth by City Council resolution. The City Council may establish a separate fee for each licensing level.

(Ord. No. 948, 4/2/18)

5.20.070 License Period

All transient accommodations licenses shall expire on April 30 each year.

(Ord. No. 948, 4/2/18)

5.20.080 Transfer Of Licenses

A transient accommodation license may be transferred to a new owner of a transient accommodation continuing to operate on the same transient accommodation property for which the license was issued. Written notice of the transfer shall be provided to the City within ten (10) business days after the transfer. The notice shall be submitted by filing a complete license application. A transient accommodation license shall not be transferred or relocated to a transient accommodation located on a different site. Violations under this article shall attach to the license and run with it. Ownership change shall not serve to vitiate recognition of annual qualifying calls for service or annual qualifying felony complaints occurring before the license or ownership transfer date, which shall accrue to the new license owner.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.090 Level I Transient Accommodation

A Level I transient accommodation is eligible for a transient accommodation license without needing to comply with any special requirements beyond complying with any conditions the City Council may

impose on the license. The license shall be issued upon application, payment of applicable fees, and proper licensing with all applicable government agencies, including the Minnesota Department of Health.

(Ord. No. 948, 4/2/18)

5.20.100 Level II Transient Accommodation

A Level II transient accommodation is required to meet the following special requirements, designed to enable efficient services that address public safety, nuisances, and deter crime, to be eligible for a transient accommodation license, and shall comply with any conditions the City Council may impose on the license.

- A. Obtain and maintain a record of all guests renting the lodging unit.
- B. Submit a management plan to the City detailing steps the establishment intends to take to reduce criminal activity, improve site safety, and comply with this article
- C. Consult with the police department to obtain such inspection services and advice regarding crime prevention as may be needed to address the types and calls for service made to the transient accommodation property.
- D. Consult with the police department to keep apprised of police activity occurring on the transient accommodation property.
- E. Install and operate a surveillance camera, with a recorder, that shall retain 30 days of continuous activity in the lobby at all times. Such recordings shall be made available to police or City officials within 48 hours of the request.
- F. Undergo a police department crime prevention, and safety assessment from any other recommended agency, of the transient accommodation property.
- G. Submit to onsite inspections from any City official to determine compliance with this section, and any other conditions set by the City tied to a transient accommodation license, and any other law, rule, code, or regulation associated with the licensee's property or business.
- H. Enforce the following guest rules:
 - 1. Prohibit guests from producing loud noises that unreasonably disturb the tranquility of the other guests or those adjacent to the transient accommodation property, and;
 - 2. Alcohol may not be consumed in common areas except for designated banquet or reception rooms or areas.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.110 Level III Transient Accommodations

Level III transient accommodations are required to meet the following special requirements, designed to deter crime, to be eligible for a transient accommodation license, and shall comply with any conditions the City Council may impose on the license.

- A. Conform to the special requirements set forth in CMCO5.20.100 for a Level II transient accommodation.

- B. Conduct background checks on all owners, managers, and employees of the transient accommodations.
- C. Hold semi-annual employee training sessions assisted by the police department.
- D. Provide 24-hour front desk personnel.
- E. Issue parking passes to all vehicles allowed to park on the transient accommodation property, with each pass marked with an issue date and expiration date.
- F. Remove all graffiti and repair all vandalism within seven (7) days of occurrence.
- G. Install lighting in all common areas with minimum maintained lighting of 1.5 foot-candles at ground level.
- H. Install and operate video monitoring equipment in all parking lots on the transient accommodation property that are monitored and recorded at the front desk at all times.
- I. Have a licensed, armed, and uniformed security guard on the premises every day from 6:00 p.m. until 6:00 a.m.
- J. Submit to scheduled semi-annual audits by the City to verify compliance with the above-referenced requirements.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.120 Background Checks

- A. To the extent a transient accommodation is required by this section to conduct background checks on its owners, managers, and employees, such background checks must comply with and include the following:
 - 1. A Minnesota statewide criminal history check covering at least the last three years, which must be conducted by a company providing criminal history check services utilizing the most recent update of the Minnesota criminal history files;
 - 2. A statewide criminal history check from the person's previous states of residence covering the last three years if the person has not resided in Minnesota for at least the three years preceding the history check; and
 - 3. A criminal history check conducted in all seven counties in the Twin Cities metropolitan area (the counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington) covering at least the last three years, including all misdemeanor, gross misdemeanor, and felony convictions.
- B. The transient accommodation shall retain the criminal history check information for the duration of the person's employment, but in no case less than two years, and shall make the information available for inspection upon request by the City Administrator or the City Administrator's designee.

(Ord. No. 948, 4/2/18)

5.20.130 Revocation And Suspension Of License

A transient accommodation license may be revoked, suspended, or not renewed by the City Council, upon recommendation of the City Administrator, by this section.

- A. The City Council may revoke, suspend, or not renew a transient accommodation license upon any of the following grounds:
1. A false statement, misrepresentation, or fraudulent statement on any application or other information or report required by these CMCO 5.20.010 to 5.20.150.
 2. Failure to pay the application fee, fine, penalty, reinstatement fee, special assessment, real estate taxes, utility bill within 30 days of mailing by the City, or another financial claim due to the City under this Code;
 3. Failure to comply with any of the special requirements imposed in CMCO 5.20.010 to 5.20.150 applicable to the particular license level;
 4. Failure to comply with any of the conditions placed on the license by the City Council;
 5. Failure to implement the management plan, if one is required, for the transient accommodation;
 6. Failure to continuously comply with any zoning, health, building, nuisance, or other City Codes, including failing to comply with any corrective orders issued within the time specified in the order;
 7. Failure to obtain or maintain any licenses required for the transient accommodation; or
 8. Failure to comply with any other applicable federal, state, or local law, rule, regulation, or ordinance.
- B. A decision to revoke, suspend, or not renew a transient accommodation license shall be preceded by written notice to the applicant or licensee of the alleged grounds therefor and the applicant or licensee will be given an opportunity to request a hearing before the Hearing Officer who shall conduct a hearing and make written findings of fact and recommendations to the City Council before final action is taken to revoke, suspend, or not renew the license. At said hearing, the Hearing Officer shall hear the evidence presented by the City Police Department or such other person knowing the facts pertinent to the matter and to evidence submitted by the applicant or licensee. An applicant or licensee waives its right to a hearing if it fails to submit a written request for a hearing to the City within ten (10) days of the issuance of the written notice. The hearing officer shall conduct such hearing as soon thereafter as possible, but no later than ten (10) days after receipt of such request for a hearing, and submit his (her) findings and recommendations to the City Council on or before the next, regularly regular scheduled Council meeting. At said Council meeting the council shall decide to either revoke, suspend, or not renew a transient accommodation license and shall identify the specific grounds for the decision.
- C. The written decision to either revoke, suspend, or not renew a transient accommodation license shall identify the specific grounds for the decision. Upon issuance of the written decision, no lodging unit within the transient accommodation may be offered or used for any period of time by guests until a new transient accommodation license is issued.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.140 Reapplication After License Action

Reapplication for a transient accommodations license after the City Council has revoked, suspended, or not renewed a license shall be in accordance with this section.

- A. A transient accommodation license may be suspended for up to ninety (90) days and may, after the period of suspension, be reinstated subject to compliance with these CMCO 5.20.010 to 5.20.150 and any conditions imposed by the City Council at the time of suspension.
- B. A transient accommodation license revoked or not renewed by the City Council will not be reinstated or issued until the owner has applied for and secured a new transient accommodation license and complied with all conditions imposed at the time of revocation or nonrenewal. The City Council may impose a period following the revocation or nonrenewal of the owner's previous license during which a new transient accommodation license may not be submitted. A decision not to renew a transient accommodation license may take the form of a suspension or revocation.
- C. An application for a new transient accommodation license following the revocation, suspension, or nonrenewal of the license must be accompanied by a reinstatement fee, as specified by City Council resolution, in addition to all other application and related fees.
- D. The conditions of approval of any subsequent application for a license to operate a transient accommodation on the same property following a period of revocation or denial of renewal of a transient accommodation license shall be based upon the transient accommodation property's history of annual qualifying calls for service and annual qualifying felony complaints before the revocation or non-renewal.
- E. No subsequent application for a transient accommodation license on the same property following a period of revocation or nonrenewal shall be approved unless the applicant presents a corrective action plan that is approved by the City to help ensure the conditions and causes of the prior revocation or nonrenewal are appropriately addressed. Implementation of, and compliance with, the corrective action plan shall be a condition of the license.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

5.20.150 Violations

- A. Any person, firm, or corporation who violates any provision of this article is, upon conviction, guilty of a misdemeanor. The penalty that may be imposed for a misdemeanor is a sentence of not more than 90 days or a fine of not more than \$1,000.00, or both. Each day upon which a violation of these CMCO 5.20.010 to 5.20.150 occurs constitutes a separate offense.
- B. Nothing in this section shall be construed as a waiver of any applicable state license requirements or from compliance with any applicable civil and criminal laws.

(Ord. No. 948, 4/2/18)

HISTORY

Amended by Ord. [MC 2021-989](#) on 3/1/2021

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

April 17, 2023

Paid and Unpaid Invoices:

Check #'s 346372-346553

\$1,695,512.13

Paid Electronic Invoices:

Wire #'s 3659-3671

\$375,981.07

Amount for Approval-Council Meeting:

April 17, 2023

\$2,071,493.20

PROCESSED BY THE U.S. MARSHAL SERVICE

U.S. MARSHAL SERVICE

U.S. MARSHAL SERVICE

U.S. MARSHAL SERVICE

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U.S. MARSHAL SERVICE

City of Chaska

VENDOR INVOICE LIST

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006	SCOTT A HUTNICK									
111817	CHECK DATE: 04/04/2023	03/31/2023	040423-2	346372	450.00	450.00	04/15/2023	INV	PD	Mar Animal Control
107858	ABDO EICK AND MEYERS LLP									
469262	CHECK DATE: 04/18/2023	03/31/2023	041823	346395	8,745.00	8,745.00	04/30/2023	INV	PD	MAR FINANCE TEMP-THORS
103825	ACUSHNET COMPANY									
300454918	CHECK DATE: 04/18/2023	03/29/2023	041823	346396	-140.00	-140.00	06/27/2023	CRM	PD	RESALE-CREDIT
915315297	CHECK DATE: 04/18/2023	03/28/2023	041823	346396	152.39	152.39	04/27/2023	INV	PD	RESALE
915315937	CHECK DATE: 04/18/2023	03/28/2023	041823	346396	-51.50	-51.50	04/27/2023	CRM	PD	RESALE-CREDIT
915320446	CHECK DATE: 04/18/2023	03/29/2023	041823	346396	682.16	682.16	06/27/2023	INV	PD	RESALE
915320449	CHECK DATE: 04/18/2023	03/29/2023	041823	346396	151.17	151.17	06/27/2023	INV	PD	RESALE
915337465	CHECK DATE: 04/18/2023	03/31/2023	041823	346396	1,140.72	1,140.72	04/30/2023	INV	PD	RESALE
915337466	CHECK DATE: 04/18/2023	03/31/2023	041823	346396	1,167.67	1,167.67	04/30/2023	INV	PD	RESALE
915337467	CHECK DATE: 04/18/2023	03/31/2023	041823	346396	327.81	327.81	04/30/2023	INV	PD	RESALE
915364452	CHECK DATE: 04/18/2023	04/03/2023	041823	346396	845.98	845.98	05/03/2023	INV	PD	DEMO/RENTALS
915390811	CHECK DATE: 04/18/2023	04/05/2023	041823	346396	7,865.63	7,865.63	05/05/2023	INV	PD	RANGE BALLS
915390840	CHECK DATE: 04/18/2023	04/05/2023	041823	346396	76.22	76.22	06/04/2023	INV	PD	RESALE
915402895	CHECK DATE: 04/18/2023	04/06/2023	041823	346396	1,743.66	1,743.66	05/06/2023	INV	PD	RESALE
915415439	CHECK DATE: 04/18/2023	04/07/2023	041823	346396	131.47	131.47	12/03/2023	INV	PD	DEMO/RENTALS

Report generated: 04/13/2023 09:57
 User: 8482mrob
 Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					14,093.38					
106669 ADIDAS AMERICA INC										
6159259310		03/28/2023	041823	346397	2,937.98	2,937.98	05/27/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
6159259311		03/28/2023	041823	346397	2,106.08	2,106.08	05/27/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
					5,044.06					
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC										
551930401		03/31/2023	041823	346398	635.12	635.12	04/30/2023	INV	PD	Mar Collection Commiss
CHECK DATE: 04/18/2023										
111220 AKUTHOTA, LAKSHMI										
2012819.002		04/07/2023	041823	346399	210.00	210.00	05/07/2023	INV	PD	RFD DEPOSIT FOR ROOM R
CHECK DATE: 04/18/2023										
PAYEE: AKUTHOTA, LAKSHMI										
100073 AMARIL UNIFORM CO										
IV242739		03/27/2023	041823	346400	280.21	280.21	04/27/2023	INV	PD	B. HEITZ FR CLOTHING -
CHECK DATE: 04/18/2023										
IV242740		03/27/2023	041823	346400	496.00	496.00	04/27/2023	INV	PD	S. KORTUEM FR CLOTHING
CHECK DATE: 04/18/2023										
IV242742		03/27/2023	041823	346400	304.00	304.00	04/27/2023	INV	PD	S. KORTUEM INITIAL CLO
CHECK DATE: 04/18/2023										
IV242746		03/27/2023	041823	346400	332.00	332.00	04/27/2023	INV	PD	S. KORTUEM FR CLOTHING
CHECK DATE: 04/18/2023										
IV243074		04/03/2023	041823	346400	224.86	224.86	05/03/2023	INV	PD	M. STEINBAUER - FR CLO
CHECK DATE: 04/18/2023										
					1,637.07					
111165 DUANE C ORVEDAHL										
111818		03/28/2023	041823	346401	100.00	100.00	04/28/2023	INV	PD	Deposit for Chaska Lod
CHECK DATE: 04/18/2023										
100089 AMERICAN PRESSURE INC										
133543		03/28/2023	041823	346402	535.02	535.02	04/28/2023	INV	PD	PRESSURE WASHER SUPPLI
CHECK DATE: 04/18/2023										

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 Program ID: apinvlist

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100119 SHAKOPEE VALLEY FORD										
350578FOW		03/29/2023	041823	346403	175.46	175.46	04/29/2023	INV	PD	#122 SEAT PAD AND COVE
CHECK DATE:	04/18/2023									
351183FOW		04/04/2023	041823	346403	41.58	41.58	05/04/2023	INV	PD	#1214 DRIVER DOOR WIND
CHECK DATE:	04/18/2023									
					217.04					
100122 ARAMARK REFRESHMENT SERVICES										
2769164-REISSUE		11/14/2022	041323	346391	139.10	139.10	04/30/2023	INV	PD	REPLACE LOST AP CHECK
CHECK DATE:	04/13/2023									
3848877		03/29/2023	041823	346404	81.14	81.14	04/29/2023	INV	PD	Coffee for the Break R
CHECK DATE:	04/18/2023									
5004047		03/31/2023	041823	346404	160.59	160.59	04/30/2023	INV	PD	COFFEE FOR FD
CHECK DATE:	04/18/2023									
					380.83					
109198 ARCHER MECHANICAL										
29566		03/29/2023	041823	346405	818.40	818.40	04/29/2023	INV	PD	RINK #2 MWA UNIT PILOT
CHECK DATE:	04/18/2023									
105023 ARTS CONSORTIUM OF CARVER COUNTY										
2012813.002		04/04/2023	041823	346406	105.00	105.00	05/04/2023	INV	PD	RFD PERMIT CHARGES-NEW
CHECK DATE:	04/18/2023									
100146 ASPEN MILLS INC										
311690		04/05/2023	041823	346407	130.87	130.87	05/05/2023	INV	PD	DUTY UNIFORM-ANDERSON
CHECK DATE:	04/18/2023									
101930 AXON ENTERPRISE INC										
INUS148286		04/01/2023	041823	346408	2,940.00	2,940.00	05/01/2023	INV	PD	Squad Fleet package
CHECK DATE:	04/18/2023									
100174 BAUER BUILT TIRE AND BATTERY										
180290399		03/30/2023	041823	346409	687.48	687.48	05/15/2023	INV	PD	#1222 TIRES
CHECK DATE:	04/18/2023									
180290452		04/03/2023	041823	346409	992.46	992.46	05/15/2023	INV	PD	#142 TIRES FOR STREET
CHECK DATE:	04/18/2023									

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 Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
180290453		04/03/2023	041823	346409	599.00	599.00	05/15/2023	INV	PD	#1222 TIRES FOR TAHOE
CHECK DATE: 04/18/2023										
180290648		04/07/2023	041823	346409	-680.48	-680.48	05/07/2023	CRM	PD	#1222 POLICE TIRE CRED
CHECK DATE: 04/18/2023										
103816 BAYCOM INC					1,598.46					
EQUIPINV_043126		04/05/2023	041823	346410	38,436.00	38,436.00	05/05/2023	INV	PD	Squad tough books/dock
CHECK DATE: 04/18/2023										
100190 BERMUDA SANDS APPAREL LLC										
112539		03/30/2023	041823	346411	302.51	302.51	04/29/2023	INV	PD	TC STAFF UNIFORMS
CHECK DATE: 04/18/2023										
108188 COLM S BLACK										
1470		04/07/2023	041823	346412	585.00	585.00	05/07/2023	INV	PD	OAK 19 BEER LINE CLEAN
CHECK DATE: 04/18/2023										
100201 BCBSM INC										
230331170300		03/31/2023	041123	346379	187,868.42	187,868.42	04/20/2023	INV	PD	MAY EMP INS PREM-MEDIC
CHECK DATE: 04/11/2023										
102279 BOLTON & MENK INC										
0309050		03/24/2023	041823	346413	174,884.70	174,884.70	05/05/2023	INV	PD	TH 41 & CSAH 61 IMPROV
CHECK DATE: 04/18/2023										
100214 BORDER STATES INDUSTRIES INC										
926023200	230041	03/28/2023	041823	346414	790.00	790.00	04/25/2023	INV	PD	CONNECT TRANS 6 5/8 CO
CHECK DATE: 04/18/2023										
926039983		03/30/2023	041823	346414	694.61	694.61	04/25/2023	INV	PD	WIRE PULLING LUBE
CHECK DATE: 04/18/2023										
926056802	230044	04/03/2023	041823	346414	859.75	859.75	05/25/2023	INV	PD	ELBOW LOAD BREAK 4/0 A
CHECK DATE: 04/18/2023										
100247 BROADWAY AWARDS INC					2,344.36					
52607		04/07/2023	041823	346415	49.09	49.09	05/07/2023	INV	PD	TAGS FOR ACTIVE FF PHO
CHECK DATE: 04/18/2023										

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 Program ID: apinv1st

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100251 BROCK WHITE COMPANY LLC C/O CSG										
15792845-00		03/17/2023	041823	346416	16,816.00	16,816.00	04/17/2023	INV	PD	CRACK SEAL MATERIAL
CHECK DATE: 04/18/2023										
100275 CALLAWAY GOLF										
936187613		03/23/2023	041823	346417	147.20	147.20	07/21/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
936241138		03/31/2023	041823	346417	-50.00	-50.00	07/21/2023	CRM	PD	RESALE-CREDIT
CHECK DATE: 04/18/2023										
936254145		04/03/2023	041823	346417	3,250.00	3,250.00	07/02/2023	INV	PD	RANGE BALLS
CHECK DATE: 04/18/2023										
936261254		04/03/2023	041823	346417	237.60	237.60	08/01/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
936304392		04/10/2023	041823	346417	2,376.00	2,376.00	08/08/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
					5,960.80					
111221 CAR-CO AUTO PARTS INC										
00490705073		03/20/2023	041823	346418	203.30	203.30	04/20/2023	INV	PD	PAINT SUPPLIES - PARKS
CHECK DATE: 04/18/2023										
00490705366		03/24/2023	041823	346418	809.68	809.68	04/24/2023	INV	PD	PAINT SUPPLIES
CHECK DATE: 04/18/2023										
					1,012.98					
100323 CDW GOVERNMENT INC										
HN50416		03/22/2023	041823	346419	15.26	15.26	04/21/2023	INV	PD	SERIAL CABLE FOR SIGN
CHECK DATE: 04/18/2023										
HP22711		03/23/2023	041823	346419	338.00	338.00	04/22/2023	INV	PD	NETWORK CABLES-IT INVE
CHECK DATE: 04/18/2023										
HP81115		03/25/2023	041823	346419	591.00	591.00	04/24/2023	INV	PD	NETWORK CABLES-IT INVE
CHECK DATE: 04/18/2023										
					944.26					
100332 CENTERPOINT ENERGY RESOURCES CORP										
105010300/MAR23		04/04/2023	041323	346392	5,256.67	5,256.67	05/02/2023	INV	PD	MAR 3210 CHASKA BLVD G
CHECK DATE: 04/13/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
64030791582/MAR23 CHECK DATE: 04/13/2023		04/04/2023	041323	346392	91.47	91.47	05/02/2023	INV	PD	MAR	216 W 4TH ST GAS S
64030828871/MAR23 CHECK DATE: 04/13/2023		04/04/2023	041323	346392	115.86	115.86	05/02/2023	INV	PD	MAR	423 N WALNUT ST GA
100337 QWEST CORPORATION					5,464.00						
313773369/APR23 CHECK DATE: 04/11/2023		04/01/2023	041123	346380	53.40	53.40	04/27/2023	INV	PD	APR	CCC BURGLAR ALARM
636173757 CHECK DATE: 04/11/2023		04/01/2023	041123	346381	850.10	850.10	05/01/2023	INV	PD	APR	INTERNET SERVICE
636177437 CHECK DATE: 04/06/2023		04/01/2023	040623	346376	356.21	356.21	05/01/2023	INV	PD	APR	SIP PHONE BILL
111217 CHASKA CAR WASH LLC					1,259.71						
1 CHECK DATE: 04/18/2023		04/03/2023	041823	346420	30.00	30.00	05/04/2023	INV	PD	BLDG	INSP CAR WASHES F
111213 CHASKA COMMONS LLC FEB-APR 2023 CHECK DATE: 04/13/2023		04/04/2023	041323	346393	4,425.00	4,425.00	05/04/2023	INV	PD	UNIT 3	RENT-210 N CHES
100372 CHASKA MORAVIAN CHURCH 111976 CHECK DATE: 04/18/2023		02/22/2023	041823	346421	435.00	435.00	05/05/2023	INV	PD	Trash	overage fees-Hwy
100377 CHASKA ROTARY CLUB 6136 CHECK DATE: 04/18/2023		04/05/2023	041823	346423	361.50	361.50	05/05/2023	INV	PD	2nd Qtr	Dues, Meals, R
6153 CHECK DATE: 04/18/2023		04/05/2023	041823	346422	361.50	361.50	05/05/2023	INV	PD	2nd Qtr	Dues, Meals, R
110240 CINTAS CORPORATION NO 2					723.00						
5131106963 CHECK DATE: 04/18/2023		11/01/2022	041823	346424	588.41	588.41	12/01/2022	INV	PD	1st Aide	supplies-CCC+
5153277050		04/10/2023	041823	346424	230.60	230.60	05/11/2023	INV	PD	First aide	supplies-PD

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/18/2023										
					819.01					
109942 MANSFIELD TOP SERVICES INC										
42009007239		03/30/2023	041823	346425	275.68	275.68	04/29/2023	INV	PD	Mar Event Ctr Labor
CHECK DATE: 04/18/2023										
102659 CIVICPLUS LLC										
258539		04/12/2023	041823	346426	103.14	103.14	05/12/2023	INV	PD	SSL Certs-chaskapolice
CHECK DATE: 04/18/2023										
100418 CLEARSOFT INC										
162-317		04/01/2023	041823	346427	75.00	75.00	04/27/2023	INV	PD	APR FD WATER SOFTENER
CHECK DATE: 04/18/2023										
104831 PACIFIC RIM VENTURES INC										
1517158-00		04/07/2023	041823	346428	208.00	208.00	05/07/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
100419 CLOVER CONDOMINIUM ASSOCIATION										
498838-17	230005	04/15/2023	041823	346429	419.95	419.95	05/01/2023	INV	PD	MAY COMMUNITY ROOM DUE
CHECK DATE: 04/18/2023										
111222 CNH ARCHITECTS LTD										
2706		03/31/2023	041823	346430	18,532.56	18,532.56	05/10/2023	INV	PD	PUBLIC SAFETY CAMPUS D
CHECK DATE: 04/18/2023										
100441 COMMERCIAL STEAM TEAM INC										
25920		04/03/2023	041823	346431	701.14	701.14	04/18/2023	INV	PD	TC CARPET CLEANING
CHECK DATE: 04/18/2023										
105466 COMPUTER INTEGRATION TECHNOLOGIES INC										
347040		03/31/2023	041823	346432	246.40	246.40	04/30/2023	INV	PD	APR CYBER SECURITY TRA
CHECK DATE: 04/18/2023										
107686 CONCENTRA HEALTH SERVICES INC										
16346669		03/01/2023	041823	346433	580.00	580.00	04/06/2023	INV	PD	RANDOM DRUG TESTING-JA

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/18/2023										
103057 CUSTOMIZED FIRE RESCUE TRAINING INC										
2234		12/31/2022	041823	346434	650.00	650.00	05/07/2023	INV	PD	FF TRAINING
CHECK DATE: 04/18/2023										
100490 DAKOTA SUPPLY GROUP										
S102201955.001	230040	03/27/2023	041823	346435	15,857.56	15,857.56	05/25/2023	INV	PD	ELBOW 4/0 MCM 600 AMP
CHECK DATE: 04/18/2023										
110412 IMPERIAL BAG AND PAPER CO LLC										
4066332		04/04/2023	041823	346436	14,244.00	14,244.00	05/04/2023	INV	PD	Carpet Cleaner-CCC
CHECK DATE: 04/18/2023										
4066470		04/04/2023	041823	346436	5,700.00	5,700.00	05/04/2023	INV	PD	Floor Sweeper-CCC
CHECK DATE: 04/18/2023										
102550 DECKER, KYLE					19,944.00					
111830		03/17/2023	041823	346437	233.84	233.84	05/03/2023	INV	PD	MILEAGE-FIRE OFFICER S
CHECK DATE: 04/18/2023										
100550 DOTCOM PRINTING INC										
26742		03/29/2023	041823	346438	1,274.78	1,274.78	04/28/2023	INV	PD	TOKEN BAGS
CHECK DATE: 04/18/2023										
26749		04/08/2023	041823	346438	336.00	336.00	04/18/2023	INV	PD	TC STAFF UNIFORMS
CHECK DATE: 04/18/2023										
					1,610.78					
100598 ELLINGSON DRAINAGE INC										
34201		03/31/2023	041823	346439	32,700.00	32,700.00	04/30/2023	INV	PD	WO# 12765 BORING - POR
CHECK DATE: 04/18/2023										
34202		03/31/2023	041823	346439	7,900.00	7,900.00	04/30/2023	INV	PD	WO# 12765 PORTION BILL
CHECK DATE: 04/18/2023										
					40,600.00					
110104 RALNY FALLS VENTURES LLC										
614		03/29/2023	041823	346440	955.00	955.00	04/29/2023	INV	PD	FF GEAR DECON
CHECK DATE: 04/18/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100625 EUREKA CONSTRUCTION INC										
53290150-7		03/14/2023	041823	346441	180,602.60	180,602.60	04/14/2023	INV	PD	CREEK RD UTILITY & ST
CHECK DATE: 04/18/2023										
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY										
165719748		03/22/2023	040423-2	346373	756.55	756.55	04/22/2023	INV	PD	APR EMP INS PREM-VISIO
CHECK DATE: 04/04/2023										
111170 ELLIOTT AUTO SUPPLY CO INC										
1-8527298		04/05/2023	041823	346442	240.24	240.24	05/05/2023	INV	PD	SHOP SUPPLIES FOR MAIN
CHECK DATE: 04/18/2023										
100649 FEDERAL EXPRESS CORPORATION										
8-082-84636		03/29/2023	040623	346377	65.49	65.49	04/13/2023	INV	PD	LARIAT CLOSING, UB FRO
CHECK DATE: 04/06/2023										
8-090-37359		04/05/2023	041323	346394	35.01	35.01	04/20/2023	INV	PD	UB SHIPPING FROM US BA
CHECK DATE: 04/13/2023										
					100.50					
110169 FELHABER LARSON FENLON AND VOGT PA										
701461		04/05/2023	041823	346443	14,538.00	14,538.00	05/05/2023	INV	PD	TH 41 PROJECT-PROPERTY
CHECK DATE: 04/18/2023										
100653 FERGUSON ENTERPRISES INC										
0002140		04/05/2023	041823	346444	89.47	89.47	05/05/2023	INV	PD	SINK REPAIR CITY HALL
CHECK DATE: 04/18/2023										
100658 FERGUSON WATERWORKS										
0508825		03/24/2023	041823	346445	2,958.03	2,958.03	04/24/2023	INV	PD	HILL TOWER DEMO - PRES
CHECK DATE: 04/18/2023										
0508825-1		03/27/2023	041823	346445	731.04	731.04	04/27/2023	INV	PD	HILL TOWER DEMO - PRES
CHECK DATE: 04/18/2023										
0509031		03/28/2023	041823	346445	141.60	141.60	04/28/2023	INV	PD	MANHOLE HOOKS
CHECK DATE: 04/18/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100655 FERRELLGAS 7780961					3,830.67					
1122218770 CHECK DATE: 04/18/2023		03/01/2023	041823	346446	47.03	47.03	04/03/2023	INV	PD	PROPANE
1122728507 CHECK DATE: 04/18/2023		03/23/2023	041823	346446	46.63	46.63	04/23/2023	INV	PD	PROPANE
100673 FLEETPRIDE INC					93.66					
106863877 CHECK DATE: 04/18/2023		04/04/2023	041823	346447	340.38	340.38	05/04/2023	INV	PD	#114 AIR BAG ASSIST SP
100693 FS3 INC										
82240 230043 CHECK DATE: 04/18/2023		03/31/2023	041823	346448	1,360.32	1,360.32	04/30/2023	INV	PD	COND COUPLER SHUR-LOCK
110270 GARTNER REFRIGERATION INC										
IP009514 CHECK DATE: 04/18/2023		01/08/2023	041823	346449	163.36	163.36	04/30/2023	INV	PD	5 Gallons of Compresso
101463 GOPHER STATE ONE CALL										
3030285 CHECK DATE: 04/18/2023		03/31/2023	041823	346450	211.95	211.95	04/30/2023	INV	PD	MARCH LOCATES
100785 HACH COMPANY										
13473094 CHECK DATE: 04/18/2023		02/20/2023	041823	346451	1,746.13	1,746.13	03/31/2023	INV	PD	WTP CHEMICALS
13477415 CHECK DATE: 04/18/2023		02/22/2023	041823	346451	133.58	133.58	03/31/2023	INV	PD	NITRATE FOR WTP
100848 HIGH TECH CLEANING INC					1,879.71					
18636 CHECK DATE: 04/18/2023		04/01/2023	041823	346452	3,294.00	3,294.00	05/01/2023	INV	PD	CITY HALL-Cleaning Ser
18637 CHECK DATE: 04/18/2023		04/01/2023	041823	346452	520.00	520.00	05/01/2023	INV	PD	COMMUNITY ROOM-CLOVER
18638		04/01/2023	041823	346452	1,593.00	1,593.00	05/01/2023	INV	PD	FIRE STATION-Cleaning

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
18639	CHECK DATE: 04/18/2023	04/01/2023	041823	346452	1,215.00	1,215.00	05/01/2023	INV	PD	HISTORY CENTER-Cleanin
18641	CHECK DATE: 04/18/2023	04/01/2023	041823	346452	2,100.00	2,100.00	05/01/2023	INV	PD	MSB-Cleaning Services
18642	CHECK DATE: 04/18/2023	04/01/2023	041823	346452	185.00	185.00	05/01/2023	INV	PD	STANTEC BUILDING
18643	CHECK DATE: 04/18/2023	04/01/2023	041823	346452	665.00	665.00	05/01/2023	INV	PD	WTP
18683	CHECK DATE: 04/18/2023	03/28/2023	041823	346452	876.84	876.84	04/28/2023	INV	PD	OAK 19 CLEANING
18699	CHECK DATE: 04/18/2023	04/06/2023	041823	346452	171.28	171.28	05/06/2023	INV	PD	ELECTRIC BREAKROOM - M
18700	CHECK DATE: 04/18/2023	04/06/2023	041823	346452	425.96	425.96	05/06/2023	INV	PD	ELECTRIC BREAKROOM - M
					11,046.08					
106982 HUE LIFE LLC										
2732	CHECK DATE: 04/18/2023	03/26/2023	041823	346453	7,103.80	7,103.80	04/10/2023	INV	PD	Strategic Planning Ret
100878 HUEBSCH										
84176/MAR2023	CHECK DATE: 04/18/2023	03/31/2023	041823	346454	1,306.13	1,306.13	04/10/2023	INV	PD	MAR RUG/MAT SVC
108162 HYDRO-DESIGNS INC										
0071446-IN	CHECK DATE: 04/18/2023	03/31/2023	041823	346455	680.96	680.96	04/30/2023	INV	PD	MAR RPZ TESTING
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP										
2023/0407-ICMA	CHECK DATE: 04/11/2023	04/07/2023	041123	346382	5,574.09	5,574.09	04/07/2023	INV	PD	040723 Payroll - 457 &
104751 IMPACT MAILING OF MINNESOTA INC										
205091	CHECK DATE: 04/18/2023	03/28/2023	041823	346456	9,161.98	9,161.98	04/30/2023	INV	PD	Mar Bills
205098		03/28/2023	041823	346456	1,179.29	1,179.29	04/30/2023	INV	PD	Mar Reminders

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/18/2023										
205100		03/28/2023	041823	346456	572.92	572.92	04/30/2023	INV	PD	Mar Finals
CHECK DATE: 04/18/2023										
106350 HARTEL ENTERPRISES INC					10,914.19					
1911701006802		03/29/2023	041823	346457	23.30	23.30	04/28/2023	INV	PD	TRAILER TESTER BATTERY
CHECK DATE: 04/18/2023										
110528 INVOICE CLOUD INC										
3052-2023_3		03/31/2023	041823	346458	12,269.20	12,269.20	04/30/2023	INV	PD	Mar UB Payment Process
CHECK DATE: 04/18/2023										
111212 JABIL INC										
112038		04/06/2023	041823	346459	210,000.00	210,000.00	05/06/2023	INV	PD	Remit MIF Grant to Jab
CHECK DATE: 04/18/2023										
111168 JM TEST SYSTEMS LLC										
S796700-IN		03/28/2023	041823	346460	456.46	456.46	04/28/2023	INV	PD	RUBBER GLOVE/SLEEVE TE
CHECK DATE: 04/18/2023										
S796927-IN		03/29/2023	041823	346460	1,125.96	1,125.96	04/29/2023	INV	PD	RUBBER BLANKET/LINE GU
CHECK DATE: 04/18/2023										
					1,582.42					
108948 AUDRANN INC										
1413968		03/28/2023	041823	346461	1,228.80	1,228.80	05/12/2023	INV	PD	MINI SPLIT, PAD & STAN
CHECK DATE: 04/18/2023										
1413968-01		03/31/2023	041823	346461	375.52	375.52	05/15/2023	INV	PD	LINESET FOR FD MINUS S
CHECK DATE: 04/18/2023										
1414172		03/29/2023	041823	346461	27.96	27.96	05/13/2023	INV	PD	HVAC BELTS - FIRE DEPT
CHECK DATE: 04/18/2023										
1414775		04/04/2023	041823	346461	652.59	652.59	05/19/2023	INV	PD	HVAC CLEANERS/DRAIN PA
CHECK DATE: 04/18/2023										
					2,284.87					
101018 KRISS PREMIUM PRODUCTS INC										
182551		03/23/2023	041823	346462	1,042.50	1,042.50	04/22/2023	INV	PD	Chemicals for treating
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101043 LANO EQUIPMENT INC										
01-983325		03/29/2023	041823	346463	1,165.17	1,165.17	04/29/2023	INV	PD	#810 BACKUP CAMERA KIT
CHECK DATE: 04/18/2023										
01-983829		03/31/2023	041823	346463	103.49	103.49	04/30/2023	INV	PD	#719 STROBE LIGHT HARN
CHECK DATE: 04/18/2023										
01-983845		03/31/2023	041823	346463	154.52	154.52	04/30/2023	INV	PD	# 154 CUTTING EDGE FOR
CHECK DATE: 04/18/2023										
					1,423.18					
101050 LAW ENFORCEMENT LABOR SERVICES INC										
Apr-23		04/07/2023	041123	346383	1,755.00	1,755.00	04/07/2023	INV	PD	Apr-23 Police Union Du
CHECK DATE: 04/11/2023										
105326 LENNAR										
3886	DAKOTA RIDGE	04/03/2023	041823	346464	1,500.00	1,500.00	05/03/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 04/18/2023										
101071 LENZEN CHEVROLET BUICK INC										
86632		03/16/2023	041823	346465	14.75	14.75	04/16/2023	INV	PD	#705 MIRROR BEZEL
CHECK DATE: 04/18/2023										
86673		03/24/2023	041823	346465	32.16	32.16	04/24/2023	INV	PD	#202 DOOR HANDLE INTER
CHECK DATE: 04/18/2023										
86721		03/30/2023	041823	346465	41.80	41.80	04/30/2023	INV	PD	CCC #40 TRANSMISSION F
CHECK DATE: 04/18/2023										
86734		04/04/2023	041823	346465	24.00	24.00	05/04/2023	INV	PD	#202 OIL PRESSURE SENS
CHECK DATE: 04/18/2023										
86735		04/04/2023	041823	346465	-125.11	-125.11	05/04/2023	CRM	PD	#705 MIRROR PARTS RETU
CHECK DATE: 04/18/2023										
86736		04/04/2023	041823	346465	65.34	65.34	05/04/2023	INV	PD	#202 OIL SENSOR
CHECK DATE: 04/18/2023										
86737		04/04/2023	041823	346465	430.87	430.87	05/04/2023	INV	PD	#705 DRIVER DOOR MIRRO
CHECK DATE: 04/18/2023										
86742		04/04/2023	041823	346465	184.67	184.67	05/04/2023	INV	PD	#202 ENGINE PARTS-OIL
CHECK DATE: 04/18/2023										

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					668.48					
108385 LEVELWEAR INC										
422439-S1		04/05/2023	041823	346466	590.66	590.66	07/04/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
422440-S1		04/05/2023	041823	346466	446.08	446.08	07/04/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
422819-S1		04/06/2023	041823	346466	12,500.11	12,500.11	07/05/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
					13,536.85					
101099 LOGAN, JOSH										
111831		03/19/2023	041823	346467	171.16	171.16	04/29/2023	INV	PD	DUTY BOOT REIMBURSEMENT
CHECK DATE: 04/18/2023										
105710 MACQUEEN EMERGENCY GROUP										
P13870		04/05/2023	041823	346468	164.41	164.41	05/05/2023	INV	PD	FLAMEFIGHTER/AXE
CHECK DATE: 04/18/2023										
101124 MACQUEEN EQUIPMENT										
P48473		03/29/2023	041823	346469	5,296.31	5,296.31	04/29/2023	INV	PD	#142 ELGIN SWEEPER PART
CHECK DATE: 04/18/2023										
103449 MADDEN GALANTER HANSEN LLP										
112160		04/05/2023	041823	346470	100.00	100.00	05/05/2023	INV	PD	MAR LEGAL-LABOR RELATIONSHIP
CHECK DATE: 04/18/2023										
103176 MANSFIELD OIL COMPANY										
24159118		04/06/2023	041823	346471	5,500.15	5,500.15	05/06/2023	INV	PD	DYED DIESEL W/ COLDFLOW
CHECK DATE: 04/18/2023										
24159119		04/06/2023	041823	346471	12,200.36	12,200.36	05/06/2023	INV	PD	UNLEADED FUEL
CHECK DATE: 04/18/2023										
24159120		04/06/2023	041823	346471	2,692.93	2,692.93	05/06/2023	INV	PD	DYED DIESEL W/ COLDFLOW
CHECK DATE: 04/18/2023										
					20,393.44					
111215 MCCOY, MATT										
111837		03/17/2023	041823	346472	234.49	234.49	04/29/2023	INV	PD	MILEAGE-FIRE OFFICER SALARY

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/18/2023										
111219 MENTH, ERIC										
111977		03/27/2023	041823	346473	32.00	32.00	05/05/2023	INV	PD	REIMB-CLASS B EXAM FEE
CHECK DATE: 04/18/2023										
101183 METROPOLITAN COUNCIL										
MAR 2023 SAC		03/31/2023	041823	346474	36,902.25	36,902.25	04/30/2023	INV	PD	MAR SAC CHARGES
CHECK DATE: 04/18/2023										
101182 METROPOLITAN COUNCIL										
0001154453		04/04/2023	041823	346475	10,877.53	10,877.53	05/04/2023	INV	PD	WTP STRENGTH CHARGE 20
CHECK DATE: 04/18/2023										
0001154475		04/04/2023	041823	346476	289,383.60	289,383.60	05/01/2023	INV	PD	MAY SEWER SERVICES FOR
CHECK DATE: 04/18/2023										
101187 METRO SALES INC										
INV2259764		04/05/2023	041823	346477	163.00	163.00	05/05/2023	INV	PD	Contract Invoice
CHECK DATE: 04/18/2023										
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES										
51615		03/29/2023	041823	346478	277.50	277.50	04/29/2023	INV	PD	4 HR Drivers Class-Cha
CHECK DATE: 04/18/2023										
111104 MILLER MENDEL INC										
3474		04/02/2023	041823	346479	4.50	4.50	05/02/2023	INV	PD	Background - New Offic
CHECK DATE: 04/18/2023										
3550		04/02/2023	041823	346479	20.00	20.00	05/02/2023	INV	PD	Background - New offic
CHECK DATE: 04/18/2023										
101217 MINNESOTA CHILD SUPPORT PMT CTR										
PR0407230014462992		04/07/2023	041123	346384	109.14	109.14	04/07/2023	INV	PD	040723 Payroll - Child
CHECK DATE: 04/11/2023										
PR040723001510208001		04/07/2023	041123	346385	184.58	184.58	04/07/2023	INV	PD	040723 Payroll - child
CHECK DATE: 04/11/2023										

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101221 MINNESOTA COUNTY/CITY MANAGERS ASSOCIATION					293.72					
111939 CHECK DATE: 04/18/2023		04/04/2023	041823	346480	232.00	232.00	05/01/2023	INV	PD	MEMBERSHIP DUES-E DURB
101337 MINNESOTA DEPARTMENT OF HEALTH										
111812 CHECK DATE: 04/18/2023		03/31/2023	041823	346481	23.00	23.00	04/15/2023	INV	PD	D. ABRAHAM CLASS B REN
111891 CHECK DATE: 04/18/2023		03/27/2023	041823	346482	23.00	23.00	04/27/2023	INV	PD	E. MENTH CLASS B LICEN
101247 MINNESOTA MUNICIPAL UTILITIES ASSN					46.00					
61382 CHECK DATE: 04/18/2023		04/01/2023	041823	346483	1,687.50	1,687.50	05/01/2023	INV	PD	JOB SAFETY TRAINING AP
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT										
Apr-23 CHECK DATE: 04/11/2023		04/07/2023	041123	346386	5,103.00	5,103.00	04/07/2023	INV	PD	Apr-23 Local #320 Unio
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE										
107050711/MAR23 CHECK DATE: 04/04/2023		03/27/2023	040423-2	346374	874.30	874.30	04/22/2023	INV	PD	MAR ST LITES-TOWN COUR
105308 MINNESOTA VALLEY UTILITY SERVICES LLC										
1349 CHECK DATE: 04/18/2023		03/31/2023	041823	346484	4,660.80	4,660.80	04/30/2023	INV	PD	SUBSTATION MAINT-MAR
101283 MLEEA										
5359 CHECK DATE: 04/18/2023		03/10/2023	041823	346485	5,850.00	5,850.00	04/12/2023	INV	PD	2023 Explorer Conferen
101341 MINNESOTA DEPT OF LABOR & INDUSTRY										
MARCH0190352023 CHECK DATE: 04/18/2023		03/31/2023	041823	346486	4,801.86	4,801.86	04/30/2023	INV	PD	MAR PERMIT SURCHARGES
107445 MONSIDO LLC										

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INV-24962 CHECK DATE: 04/18/2023		04/03/2023	041823	346487	3,203.92	3,203.92	05/03/2023	INV	PD	WEB & ACCESSIBILITY CO
105853 MOR GOLF AND UTILITY INC										
37767 CHECK DATE: 04/18/2023		03/31/2023	041823	346488	38.79	38.79	04/30/2023	INV	PD	CART REPAIR PART-FUSE
101323 MORRISSEY, KEVIN										
112098 CHECK DATE: 04/18/2023		03/28/2023	041823	346489	25.00	25.00	05/11/2023	INV	PD	EMT RECERTIFICATION FE
101327 MP NEXLEVEL LLC										
1123050 CHECK DATE: 04/18/2023		03/24/2023	041823	346490	750.00	750.00	04/24/2023	INV	PD	FIBER ANNUAL CONTRACT
1123079 CHECK DATE: 04/18/2023		03/31/2023	041823	346490	113.40	113.40	04/30/2023	INV	PD	1st Qtr Gopher State L
1123079A CHECK DATE: 04/18/2023		03/31/2023	041823	346490	4,097.64	4,097.64	04/30/2023	INV	PD	Q1 Fiber Locate/Mainte
1769945 CHECK DATE: 04/18/2023		03/30/2023	041823	346490	3,950.00	3,950.00	04/30/2023	INV	PD	41/61 DWNTWN RECON - W
101280 MINNESOTA PUBLIC GOLF ASSOCIATION					8,911.04					
2023 CHECK DATE: 04/18/2023		04/05/2023	041823	346491	100.00	100.00	05/01/2023	INV	PD	2023 MEMBERSHIP DUES
103088 SID TOOL CO INC										
99283846 CHECK DATE: 04/18/2023		03/20/2023	041823	346492	62.19	62.19	04/20/2023	INV	PD	SAFETY GLASSES
101354 MTI DISTRIBUTING INC #700767										
1365165-00 CHECK DATE: 04/18/2023		03/24/2023	041823	346493	18,635.90	18,635.90	04/24/2023	INV	PD	#560 SAND PRO W/ TRADE
101357 MUELLER SYSTEMS LLC										
65709922 CHECK DATE: 04/18/2023		03/31/2023	041823	346494	392.00	392.00	04/30/2023	INV	PD	YRLY HANDHELD MAINTENA

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101365 STAR GROUP LLC										
4472/MAR2023 CHECK DATE: 04/06/2023		03/31/2023	040623	346378	4,917.55	4,917.55	04/20/2023	INV	PD	MAR PARTS & SUPPLIES
111218 NEUBAUER, KYLE										
111879 CHECK DATE: 04/18/2023		04/03/2023	041823	346495	322.13	322.13	05/03/2023	INV	PD	SHADE TREE REFUND-2 JU
107999 NICE HEALTHCARE LLC										
24392303 CHECK DATE: 04/11/2023		03/31/2023	041123	346387	5,464.01	5,464.01	04/30/2023	INV	PD	MAR EMP INS PREM-MEDIC
24392303pp CHECK DATE: 04/18/2023		03/31/2023	041823	346496	44,258.46	44,258.46	04/15/2023	INV	PD	APR-DEC EMP INS PREM-M
					49,722.47					
102654 NORTH AMERICAN SAFETY INC										
INV75555 CHECK DATE: 04/18/2023		03/29/2023	041823	346497	938.71	938.71	04/29/2023	INV	PD	DEPT SAFETY CLOTHING -
INV75559 CHECK DATE: 04/18/2023		03/29/2023	041823	346497	452.47	452.47	04/29/2023	INV	PD	DEPT SAFETY CLOTHING -
INV75591 CHECK DATE: 04/18/2023		03/30/2023	041823	346497	63.96	63.96	04/30/2023	INV	PD	DEPT SAFETY CLOTHING -
					1,455.14					
101425 NORTHERN SAFETY TECHNOLOGY INC										
55578 CHECK DATE: 04/18/2023		03/28/2023	041823	346498	302.18	302.18	04/28/2023	INV	PD	#723 STROBE LIGHT - SE
101470 O'REILLY AUTOMOTIVE STORES INC										
556275/MAR2023 CHECK DATE: 04/11/2023		03/28/2023	041123	346388	16.81	16.81	04/20/2023	INV	PD	MAR PARTS & SUPPLIES
110570 ODP BUSINESS SOLUTIONS LLC										
304158965001 CHECK DATE: 04/18/2023		03/17/2023	041823	346499	93.98	93.98	04/22/2023	INV	PD	COPY PAPER

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111216	OSBORNE PROPERTIES LIMITED PARTNERSHIP									
159000110-2023-1		03/23/2023	041823	346500	500.00	500.00	05/03/2023	INV	PD	MAR REBATE-BUSINESS LI
CHECK DATE: 04/18/2023										PAYEE: OSBORNE PROPERTIES LIMITED PARTNERSHIP
101491	PATCHIN MESSNER APPRAISALS INC									
22072F		04/05/2023	041823	346501	3,696.25	3,696.25	05/06/2023	INV	PD	Hwy 41 Appraisals-Parc
CHECK DATE: 04/18/2023										
109623	PER MAR SECURITY AND RESEARCH CORPORATION									
3038201		04/10/2023	041823	346502	841.42	841.42	04/30/2023	INV	PD	REKEY LOCKS AT FD
CHECK DATE: 04/18/2023										
101536	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC									
3106028328		03/26/2023	041823	346503	499.14	499.14	04/29/2023	INV	PD	MAIL MACHINE LEASE 1/3
CHECK DATE: 04/18/2023										
111067	PLANETIZEN									
PC7551		04/06/2023	041823	346504	781.20	781.20	05/06/2023	INV	PD	Planning Commissioner
CHECK DATE: 04/18/2023										
101557	POWER SYSTEM ENGINEERING INC									
9046479		04/05/2023	041823	346505	1,372.50	1,372.50	05/05/2023	INV	PD	COORDINATION STUDY
CHECK DATE: 04/18/2023										
9046480		04/05/2023	041823	346505	969.00	969.00	05/05/2023	INV	PD	EV CHARGING LOAD STUDY
CHECK DATE: 04/18/2023										
9046564		04/06/2023	041823	346505	14,111.10	14,111.10	05/06/2023	INV	PD	CHASKA MN RIVER - SCAD
CHECK DATE: 04/18/2023										
					16,452.60					
101563	PRAIRIE FIRE THEATRE									
111821		03/27/2023	041823	346506	2,090.00	2,090.00	04/27/2023	INV	PD	Theater Camp 3/26-4/1
CHECK DATE: 04/18/2023										
101571	PREMIUM WATERS INC									
417080-03-23		03/31/2023	041823	346507	13.89	13.89	04/30/2023	INV	PD	CLUBHOUSE WATER
CHECK DATE: 04/18/2023										
614343-03-23		03/31/2023	041823	346508	65.84	65.84	04/30/2023	INV	PD	Water cooler-PD

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/18/2023										
101576 FORNER ENTERPRISES INC					79.73					
20236492		04/04/2023	041823	346509	1,352.00	1,352.00	05/04/2023	INV	PD	W/S TRAILER SETUP
CHECK DATE: 04/18/2023										
101581 PROMOTION SELECT										
57860		03/14/2023	041823	346510	335.85	335.85	04/29/2023	INV	PD	Mugs and imprinting fo
CHECK DATE: 04/18/2023										
103055 QUALITY PROPANE INC										
3409963		04/03/2023	041823	346511	12.96	12.96	05/06/2023	INV	PD	Zamboni LP Gas
CHECK DATE: 04/18/2023										
107855 STAPLES INC										
31409112		03/16/2023	041823	346513	96.55	96.55	04/16/2023	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/18/2023										
31486396		03/21/2023	041823	346513	66.57	66.57	04/20/2023	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/18/2023										
31786166		04/05/2023	041823	346512	74.90	74.90	05/05/2023	INV	PD	Report Covers for Ann
CHECK DATE: 04/18/2023										
31812191		04/06/2023	041823	346512	59.78	59.78	05/06/2023	INV	PD	Batteries and Post-its
CHECK DATE: 04/18/2023										
31812253		04/06/2023	041823	346512	50.34	50.34	05/06/2023	INV	PD	Staplers and tape disp
CHECK DATE: 04/18/2023										
31812287		04/06/2023	041823	346512	43.46	43.46	05/06/2023	INV	PD	Scissors, staple remov
CHECK DATE: 04/18/2023										
31812497		04/06/2023	041823	346512	80.75	80.75	05/06/2023	INV	PD	Highlighters and white
CHECK DATE: 04/18/2023										
101684 R & R SPECIALTIES OF WISCONSIN INC					472.35					
0078626-IN		03/30/2023	041823	346514	65.00	65.00	04/30/2023	INV	PD	Zamboni Blade Sharpeni
CHECK DATE: 04/18/2023										
0078716-IN		04/11/2023	041823	346514	446.65	446.65	05/11/2023	INV	PD	Zamboni Edger Replacem
CHECK DATE: 04/18/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101616 RDO EQUIPMENT COMPANY					511.65					
P9927270		03/29/2023	041823	346515	3,027.12	3,027.12	04/29/2023	INV	PD	#710 DIRT SEPARATOR ON
CHECK DATE: 04/18/2023										
P9944970		04/04/2023	041823	346515	449.53	449.53	05/04/2023	INV	PD	#710 ENGINE THROTTLE S
CHECK DATE: 04/18/2023										
101629 REIF, DAVE					3,476.65					
111833		03/08/2023	041823	346516	63.00	63.00	05/03/2023	INV	PD	PLT & BOILER LICENSE R
CHECK DATE: 04/18/2023										
101638 RURAL ELECTRIC SUPPLY COOPERATIVE										
891362-00	230042	03/31/2023	041823	346517	2,026.80	2,026.80	04/30/2023	INV	PD	SPLICE 1/0 QUICK FIX 5
CHECK DATE: 04/18/2023										
101699 SAFETY-KLEEN SYSTEMS INC										
91346478		03/29/2023	041823	346518	409.44	409.44	04/29/2023	INV	PD	PARTS CLEANER SOLUTION
CHECK DATE: 04/18/2023										
101738 SCHILLING SUPPLY COMPANY										
910874-00		03/27/2023	041823	346519	1,071.43	1,071.43	04/27/2023	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 04/18/2023										
911856-00		03/24/2023	041823	346519	3,841.67	3,841.67	04/24/2023	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 04/18/2023										
101720 SCHMIEG, CRAIG					4,913.10					
112099		04/02/2023	041823	346520	714.13	714.13	05/11/2023	INV	PD	MILEAGE/PKG-LINEWORKER
CHECK DATE: 04/18/2023										
105713 TOWING SERVICES INC										
213189		04/04/2023	041823	346521	181.00	181.00	05/04/2023	INV	PD	Towing - Squad 1212 -
CHECK DATE: 04/18/2023										
110939 DEVTHIRTY3 LLC										
1524		03/31/2023	041823	346522	9,756.25	9,756.25	04/30/2023	INV	PD	Bldg Insp Doc Scanning

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CHECK DATE: 04/18/2023										
102576 SOUTHWEST CHRISTIAN HIGH SCHOOL INC										
068244		04/01/2023	041823	346523	1,209.00	1,209.00	04/15/2023	INV	PD	SW Christian Hockey Ga
CHECK DATE: 04/18/2023										
101828 SOUTHWEST NEWS MEDIA										
2179336		03/09/2023	041823	346524	30.72	30.72	04/20/2023	INV	PD	Easement Vacation-401
CHECK DATE: 04/18/2023										
2179337		03/09/2023	041823	346524	591.36	591.36	04/20/2023	INV	PD	Shoreland Mgmt Ord 202
CHECK DATE: 04/18/2023										
2179733		03/23/2023	041823	346524	107.52	107.52	04/20/2023	INV	PD	2023 overlay Bids
CHECK DATE: 04/18/2023										
2179734		03/23/2023	041823	346524	107.52	107.52	04/20/2023	INV	PD	2023 overlay Bids
CHECK DATE: 04/18/2023										
2179933		03/30/2023	041823	346524	384.00	384.00	04/20/2023	INV	PD	Golf Cart Ordinance
CHECK DATE: 04/18/2023										
2179934		03/30/2023	041823	346524	65.28	65.28	04/20/2023	INV	PD	Prelim Plans-Ernst & E
CHECK DATE: 04/18/2023										
2179935		03/30/2023	041823	346524	61.44	61.44	04/20/2023	INV	PD	Setback Variance-1142
CHECK DATE: 04/18/2023										
					1,347.84					
101857 ST ANDREWS PRODUCT COMPANY										
29341		04/04/2023	041823	346525	515.19	515.19	05/04/2023	INV	PD	BULK AND RESALE TEES
CHECK DATE: 04/18/2023										
102802 SUPER RADIATOR COILS										
265000007-2023-1		03/24/2023	041823	346526	2,500.00	2,500.00	05/03/2023	INV	PD	MAR REBATE-VARIABLE FR
CHECK DATE: 04/18/2023										
101925 TALLMAN EQUIPMENT CO INC										
3351317		03/22/2023	041823	346527	88.36	88.36	04/21/2023	INV	PD	WIRE BRUSH SET
CHECK DATE: 04/18/2023										
101932 TAYLOR MADE GOLF CO INC										
36584407		03/31/2023	041823	346528	249.07	249.07	05/30/2023	INV	PD	RESALE

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CHECK DATE: 04/18/2023										
36584461		03/31/2023	041823	346528	376.80	376.80	05/30/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
36589165		04/03/2023	041823	346528	116.46	116.46	05/03/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
36604728		04/10/2023	041823	346528	116.46	116.46	05/10/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
101937 TDS MEDIA DIRECT INC					858.79					
91109		04/06/2023	041823	346529	245.00	245.00	05/04/2023	INV	PD	TC ADVERTISING-AMERICI
CHECK DATE: 04/18/2023										
110392 THE SUPERLATIVE GROUP INC										
14525		04/01/2023	041823	346530	3,000.00	3,000.00	05/01/2023	INV	PD	Corporate Partnership
CHECK DATE: 04/18/2023										
104165 THINK SMALL										
2012821.002		04/10/2023	041823	346531	140.00	140.00	05/10/2023	INV	PD	RFD PERMIT CHARGES
CHECK DATE: 04/18/2023										
104908 TIMESAVER OFF SITE SECRETARIAL INC										
M28098		03/31/2023	041823	346532	393.50	393.50	04/29/2023	INV	PD	HRC 3/9, COUNCIL 3/20
CHECK DATE: 04/18/2023										
101995 TRANE										
313489870		04/03/2023	041823	346533	883.00	883.00	05/03/2023	INV	PD	CITY HALL MAINTENANCE
CHECK DATE: 04/18/2023										
101994 TRAVISMATHEW LLC										
91189364		03/29/2023	041823	346534	247.20	247.20	04/28/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
91201152		04/04/2023	041823	346534	411.40	411.40	05/04/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
102002 TREBIATOWSKI, COREY					658.60					

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 Program ID: apinvlst

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111834		03/17/2023	041823	346535	234.49	234.49	04/29/2023	INV	PD	MILEAGE-FIRE OFFICER S
CHECK DATE: 04/18/2023										
102007 TRENCHERS PLUS INC										
IT06417		04/03/2023	041823	346536	96.22	96.22	05/03/2023	INV	PD	#127 SAFETY SWITCH FOR
CHECK DATE: 04/18/2023										
110504 ROBERT A TUFANO										
008761		04/07/2023	041823	346537	5,000.00	5,000.00	05/05/2023	INV	PD	Critical Incident Comm
CHECK DATE: 04/18/2023										
102028 TWIN CITY WATER CLINIC INC										
18738		03/29/2023	041823	346538	510.00	510.00	04/28/2023	INV	PD	WTP MARCH SAMPLES
CHECK DATE: 04/18/2023										
110053 TX CHILD SUPPORT SDU										
PR0407230012725283		04/07/2023	041123	346389	115.38	115.38	04/07/2023	INV	PD	040723 Payroll - Child
CHECK DATE: 04/11/2023										
102064 US BANK										
6868943		03/24/2023	041823	346539	1,700.00	1,700.00	05/03/2023	INV	PD	2020A TRUSTEE FEES
CHECK DATE: 04/18/2023										
107815 UTILITY LOGIC LLC										
13870		03/28/2023	041823	346540	93.52	93.52	04/27/2023	INV	PD	LOCATOR PART
CHECK DATE: 04/18/2023										
13876		03/31/2023	041823	346540	556.44	556.44	04/30/2023	INV	PD	GAS MONITOR
CHECK DATE: 04/18/2023										
110799 VERIZON CONNECT FLEET USA LLC										
376000045622		04/03/2023	041823	346541	279.20	279.20	05/03/2023	INV	PD	Data Processing - GPS
CHECK DATE: 04/18/2023										
102102 VERIZON WIRELESS										
9930825991		03/23/2023	040423-2	346375	577.75	577.75	04/15/2023	INV	PD	MAR CRADLEPOINTS
CHECK DATE: 04/04/2023										

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102104 VESSCO INC										
090643		04/05/2023	041823	346542	719.90	719.90	05/05/2023	INV	PD	KMNO4 PUMPHEAD
CHECK DATE: 04/18/2023										
102109 VICTORIA REPAIR & MANUFACTURING										
10566		03/28/2023	041823	346543	72.00	72.00	04/28/2023	INV	PD	GOLF COURSE - MAINTENA
CHECK DATE: 04/18/2023										
102115 VIKING AUTOMATIC SPRINKLER CO										
1025-F271895		04/06/2023	041823	346544	790.00	790.00	05/06/2023	INV	PD	HISTORY CENTER SPRINKL
CHECK DATE: 04/18/2023										
102227 ONVOY LLC										
0009426230401		04/01/2023	041123	346390	406.03	406.03	04/25/2023	INV	PD	APR EDU CTR INTERNET/E
CHECK DATE: 04/11/2023										
0009486230401		04/01/2023	041123	346390	1,015.08	1,015.08	04/25/2023	INV	PD	APR CITY HALL ETHERNET
CHECK DATE: 04/11/2023										
102133 WAGNER PRESS & GRAPHICS					1,421.11					
36291		03/22/2023	041823	346545	15.00	15.00	04/22/2023	INV	PD	TRIMMING BLVD TREES PO
CHECK DATE: 04/18/2023										
36296		03/23/2023	041823	346545	2,333.50	2,333.50	04/22/2023	INV	PD	Spring Summer Activity
CHECK DATE: 04/18/2023										
102146 WATER SPECIALTY OF MINNESOTA INC					2,348.50					
12918		04/05/2023	041823	346546	2,934.28	2,934.28	05/05/2023	INV	PD	Pool Chemicals
CHECK DATE: 04/18/2023										
102166 WESCO DISTRIBUTION INC										
204863	230039	03/27/2023	041823	346547	26,576.00	26,576.00	04/28/2023	INV	PD	1760=COND UD ALUM 750
CHECK DATE: 04/18/2023										
204864	230038	03/27/2023	041823	346547	23,782.50	23,782.50	04/27/2023	INV	PD	1575=COND UD ALUM 750
CHECK DATE: 04/18/2023										

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					50,358.50					
110788 WEX HEALTH INC										
0001714703-IN		03/31/2023	041823	346548	196.00	196.00	04/30/2023	INV	PD	MAR VEB A PARTICIPANT F
CHECK DATE: 04/18/2023										
111112 WILLIAMS SCOTSMAN INC										
9017117013		03/14/2023	041823	346549	120.00	120.00	04/14/2023	INV	PD	CLOVER RIDGE WARMING H
CHECK DATE: 04/18/2023										
102192 WILSON SPORTING GOODS CO										
4541463982		04/06/2023	041823	346550	673.65	673.65	07/05/2023	INV	PD	RESALE
CHECK DATE: 04/18/2023										
102189 WM MUELLER & SONS										
285047		03/28/2023	041823	346551	138.40	138.40	04/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 04/18/2023										
285083		03/29/2023	041823	346551	94.59	94.59	04/25/2023	INV	PD	WO# 12765 SAND FOR DIR
CHECK DATE: 04/18/2023										
285084		03/29/2023	041823	346551	252.80	252.80	04/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 04/18/2023										
285116		03/30/2023	041823	346551	215.20	215.20	04/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 04/18/2023										
285162		04/03/2023	041823	346551	247.20	247.20	05/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 04/18/2023										
285215		04/04/2023	041823	346551	348.00	348.00	05/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 04/18/2023										
285303		04/07/2023	041823	346551	240.00	240.00	05/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 04/18/2023										
					1,536.19					
111214 WYFFELS, PETE										
111832		03/29/2023	041823	346552	100.00	100.00	04/30/2023	INV	PD	DOT PHYSICAL EXAM REIM
CHECK DATE: 04/18/2023										
102220 XIGENT SOLUTIONS LLC										
10509		04/01/2023	041823	346553	1,778.44	1,778.44	05/01/2023	INV	PD	APR VULNERABILITY SVC
CHECK DATE: 04/18/2023										

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10510 CHECK DATE: 04/18/2023		04/01/2023	041823	346553	13,914.69	13,914.69	05/01/2023	INV	PD	APR SUPPORT SVC
10511 CHECK DATE: 04/18/2023		04/01/2023	041823	346553	4,701.00	4,701.00	05/01/2023	INV	PD	APR RECOVERY SVC
289 INVOICES					1,695,512.13					

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY										
111951		04/07/2023		040723	3667	6,991.97	6,991.97	04/07/2023	DIR	PD 040723 Payroll - HCSP
CHECK DATE: 04/07/2023										
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY										
111952		04/07/2023		040723	3668	850.00	850.00	04/07/2023	DIR	PD 040723 Payroll - MNDCP
CHECK DATE: 04/07/2023										
101756 MII LIFE INCORPORATED										
40570776		04/04/2023		040523	3661	308.79	308.79	04/05/2023	DIR	PD 4/5/23 FSA REIMB-HEALT
CHECK DATE: 04/05/2023										
40577914		04/11/2023		041223	3671	212.43	212.43	04/12/2023	DIR	PD 4/12/23 FSA REIMB-HEAL
CHECK DATE: 04/12/2023										
					521.22					
100927 INTERNAL REVENUE SERVICE										
111945		04/07/2023		040723	3665	147,636.54	147,636.54	04/07/2023	DIR	PD 040723 Payroll - SS, M
CHECK DATE: 04/07/2023										
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES										
111946		04/07/2023		041023	3669	29,566.20	29,566.20	04/10/2023	DIR	PD 040723 Payroll - MN St
CHECK DATE: 04/10/2023										
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
111947		04/07/2023		WIRE_001	3662	14,992.65	14,992.65	04/07/2023	DIR	PD 040723 Payroll - 457 C
CHECK DATE: 04/06/2023										
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
111950		04/07/2023		WIRE_001	3663	5,844.92	5,844.92	04/07/2023	DIR	PD 040723 Payroll - Roth
CHECK DATE: 04/06/2023										
107499 OLD NATIONAL BANK										
2023/04/01 DS -ONB		04/01/2023		040323-1	3660	38,228.32	38,228.32	04/03/2023	DIR	PD ONB-LOC DS PMT DUE 4/1
CHECK DATE: 04/03/2023										
104668 OPTUM BANK INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111949		04/07/2023	WIRE_001	3664	19,185.07	19,185.07	04/07/2023	DIR	PD	040723 Payroll - HSA C
CHECK DATE: 04/06/2023										
101525 PITNEY BOWES POSTAGE										
2023/0411-PB		04/11/2023	041223	3670	1,200.00	1,200.00	04/12/2023	DIR	PD	4/11/23 REPLENISH POST
CHECK DATE: 04/12/2023										
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION										
111948		04/07/2023	040723	3666	110,589.88	110,589.88	04/07/2023	DIR	PD	040723 Payroll - PERA
CHECK DATE: 04/07/2023										
101973 CARVER COUNTY TITLE MANAGEMENT INC										
HWY 41-FEES-201 CHES		03/30/2023	040323	3659	374.30	374.30	04/03/2023	DIR	PD	210 CHESTNUT RECODING
CHECK DATE: 04/03/2023										
					374.30					
13 INVOICES					375,981.07					

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report

April 17, 2023

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

April 17th: We will be having a Work Session prior to this meeting starting at 5:45 pm. This will be a joint work session in conjunction with the Park Board and HPC. The purpose of the Work Session will be to go over improvements that are being proposed for City Square Park and the process we will need to go through to get these improvements permitted from State Agencies. We want to make sure that before we start the permitting process that everyone is in agreement with what we are proposing and to also understand what process we will have to go through to complete work in the park. We will have a regular Council meeting to follow.

May 1st: At this point we are not planning on having a work session prior to this Council meeting. There will be a regular meeting this evening.

It should be noted that Memorial Day is on the 5th Monday of the month. We will not be having a meeting on that day.

If you have any questions, or are unable to attend any of these meetings, please let me know.

UPCOMING HIGHWAY 41/61 ACTIVITIES

As Elise shared with the Council, we will start to see the main sections of Highway 41 closing down for reconstruction within the next couple of weeks. The first section of the closure will be from Highway 61 down to 5th Street. This will start on Monday, April 24th. Then starting on Monday May 1st, the remainder of Highway 41 will close from 5th Street down to the Minnesota River Bridge. This full section will be closed for about 45 days before we are able to open First Street again to allow traffic onto Walnut and Pine Streets. With the closure starting on April 24th, trucks will no longer be allowed to come into downtown Chaska and will be stopped by Highway Patrol stationed south of the Minnesota River Bridge. We were able to communicate these closures to the businesses at the Downtown Business Alliance meeting Friday providing them with a full 2-week notice before the entire stretch of the road is shut. This closure does align with the schedule we have been providing to date.

If there are any questions about this, please do not hesitate to contact me.

CHRISTMAS IN MAY 2023

Just a reminder that Christmas in May will be coming up on Saturday, May 6th starting at 7 am. A change in this year's event is that we will be having the breakfast at St. John's Elementary School Gym and dispersing to projects from there. We have several different projects we will be working on this year, so we really encourage you to participate if you are able. We have 5 houses we will be working on the day of the event and 2 additional projects we will be doing ahead of time.

As in the past, if Council members are interested/willing to be runners for the event, please let me know. This is an important position to keep the flow of activity going throughout the day and the more we have, the more efficient it runs. Runners typically start the day around 6 am and are complete around 5 pm. Just drop me a note if that is something you are willing to be a part of-I have got a note from two of you so far interested in volunteering.

COMMUNITY CENTER MASTERPLAN UPDATE

As a quick update to the Master Planning process, the Citizen Task Force working on this project will be meeting next Tuesday evening, April 18th. The intent of this meeting will be for the Task Force to come to a conclusion on their preliminary recommendations for what to include in the Master Planning Document so that we can then take these preliminary plans/costs/funding options to the public in an Open House sometime in late May or early June. The purpose of this open house will be to provide residents an opportunity to review the work that has gone on, ask questions about what is being proposed, and ultimately provide any feedback that they would like to see considered to be incorporated into the plan. Feedback from this Open House will then be used by the Task Force in one last meeting to develop their final recommendations that will then be brought back through a formal process for the Park Board and Council to consider sometime during the summer months.

I am very pleased with the work that has occurred and think there are exciting options that have been developed for the City to consider as a part of this process. If there are any questions on this, please feel free to let me know.

UPCOMING EVENTS:

SW METRO CHAMBER OF COMMERCE FIRST RESPONDER'S LUNCHEON: On Wednesday April 26th, there will be a lunch held by the Chamber to honor all local first responders in the SW Chamber's 4 communities. This lunch will be at the Chaska Event Center and is scheduled to go from 10:30-1.

TASTE OF CHASKA: The Taste of Chaska will be held on Wednesday, May 10th from 4-8 pm. This year's event will be held at Firemen's Park. There will be local vendors with music provided by Howes, Butchart and Scott Band.

OUT OF OFFICE

Just a note, Elise and I will be out at the annual Minnesota City/County Manager's Association Conference April 26th-28th. We will both be available by phone or email during this conference if anything pops up. For immediate issues where different Staff may be needed, just call Denise or Vicki and they will be able to help you get directed to the right Staff member to address any particular issue that arises.

City of Chaska Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: April 14, 2023

RE: Financial Reports – Year-To-Date (YTD) Ending February 28, 2023

FINACIAL REPORTS

Enclosed are year-to-date financial reports as of February 28, 2023.

Each fund includes the adopted budget compared to YTD actuals, and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

Each report includes revenue and expenditures as of 02/28/22. This will allow you to compare each fund's activity to the prior year.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll through February.
- YTD vendor payments that:
 - 1) were previously approved by the City Council, or
 - 2) are pending approval by the Council at the April 17th meeting.

These draft reports do not include the following revenues and expenditures/expenses:

- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

	2023				PERCENT	2022
	BUDGETED AMOUNTS		ACTUAL AS OF	VARIANCE WITH	OF BUDGET	ACTUAL AS OF
	ORIGINAL	AMENDED	2/28/2023	AMENDED BUDGET	RECEIVED/ EXPENDED	2/28/2022
REVENUES:						
Property Taxes *	\$ 10,590,388	\$ 10,590,388	\$ -	\$ (10,590,388)	0%	\$ -
Franchise Fees (Cable TV & Gas)	762,000	762,000	-	(762,000)	0%	-
Licenses	205,780	205,780	76,004	(129,776)	37%	70,564
Permits:						
Building	1,035,098	1,035,098	663,639	(371,459)	64%	253,651
Other Permits	35,798	35,798	8,929	(26,869)	25%	4,360
Intergovernmental:						
Federal	-	-	-	-		-
State	588,387	588,387	128,927	(459,460)	22%	121,100
Regional, County, School & Local	169,470	169,470	-	(169,470)	0%	-
Charges For Services:						
General Government	100,300	100,300	7,138	(93,162)	7%	31,694
Public Safety	47,837	47,837	2,331	(45,506)	5%	1,766
Public Works	14,260	14,260	618	(13,642)	4%	455
Parks & Recreation	293,764	592,038	73,206	(518,832)	12%	35,593
Administrative Charges	5,536,060	5,536,060	901,658	(4,634,402)	16%	853,452
Fines And Forfeitures	40,223	40,223	3,901	(36,322)	10%	2,005
Investment Earnings	25,000	25,000	(7,955)	(32,955)	-32%	(5,112)
Other Revenue	186,850	189,850	18,143	(171,707)	10%	7,431
TOTAL REVENUES	19,631,215	19,932,489	1,876,539	(18,055,950)	9%	1,376,959
EXPENDITURES:						
General Government:						
Mayor & Council	191,078	191,078	32,232	158,846	17%	16,324
Communications	73,447	73,447	6,832	66,615	9%	4,952
Administration	1,122,615	1,122,615	135,242	987,373	12%	149,026
Human Resources	462,885	462,885	96,315	366,570	21%	79,095
Elections	13,906	13,906	6,480	7,426	47%	116
Finance/Admin Services	1,860,432	1,860,432	204,946	1,655,486	11%	215,612
Information Services & Fiber Sys.	1,328,176	1,328,176	230,318	1,097,858	17%	277,848
Legal - City Attorney	120,000	120,000	20,512	99,488	17%	24,399
Community Development	417,903	417,903	67,800	350,103	16%	81,427
Engineering	635,216	635,216	84,066	551,150	13%	72,316
Government Buildings	216,612	216,612	36,335	180,277	17%	43,924
Facility Maintenance	761,846	761,846	92,235	669,611	12%	116,038
Total General Government	7,204,116	7,204,116	1,013,313	6,190,803	14%	1,081,077
Public Safety:						
Police	6,103,812	6,103,812	989,762	5,114,050	16%	951,751
Fire	2,547,084	2,547,084	377,978	2,169,106	15%	362,137
Building Inspections (Comm.Dev)	781,511	781,511	174,889	606,622	22%	151,499
Civil Defense	5,814	5,814	74	5,740	1%	221
Total Public Safety	9,438,221	9,438,221	1,542,703	7,895,518	16%	1,465,608
Public Works:						
Administration	424,883	424,883	64,723	360,160	15%	77,795
Streets & Alleys	1,935,240	1,935,240	185,698	1,749,542	10%	182,090
Snow Removal	284,555	284,555	226,524	58,031	80%	133,467
Signs	7,000	7,000	-	7,000	0%	-
Municipal Services/Building	211,196	211,196	49,727	161,469	24%	40,208
Tree Maintenance	64,968	64,968	170	64,798	0%	528
Total Public Works	2,927,842	2,927,842	526,842	2,401,000	18%	434,088
Parks & Recreation:						
Administration	638,389	788,546	121,701	666,845	15%	111,375
Community Events ***	164,350	169,550	18,032	151,518	11%	-
Programs (Youth/Teen/Adult/Sr.) ***	442,628	588,545	83,787	504,758	14%	41,491
Beach/Firemen's Park	123,425	123,425	1,728	121,697	1%	3,781
Hockey & Skating Rinks	12,481	12,481	2,821	9,660	23%	5,595
Park Maintenance	1,319,372	1,319,372	145,819	1,173,553	11%	147,767
Total Parks & Recreation	2,700,645	3,001,919	373,888	2,628,031	12%	310,009
Unallocated	267,991	267,991	(11,195)	279,186	-4%	14,216
Debt Service	116,400	116,400	16,227	100,173	14%	1,463
TOTAL EXPENDITURES	22,655,215	22,956,489	3,461,778	19,494,711	15%	3,306,461
OTHER FINANCING SOURCES (USES):						
Transfers In **	5,004,000	5,004,000	650,000	(4,354,000)	13%	639,230
Transfers Out	(1,980,000)	(1,980,000)	-	1,980,000	0%	-
NET TRANSFERS	3,024,000	3,024,000	650,000	(2,374,000)	21%	639,230
NET CHANGE IN FUND BALANCES	\$ -	\$ -	\$ (935,239)	\$ (935,239)		\$ (1,290,272)

* Tax settlements are received from Carver County in June/July and December.

** Transfers In include estimates

*** Includes Park & Rec programs previously recorded as Community Center activity.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

	2023			PERCENT OF BUDGET RECEIVED/ EXPENDED	2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET		ACTUAL AS OF 2/28/2022
REVENUES:					
Property Taxes *	\$ 6,000	\$ -	\$ (6,000)	0%	\$ -
Charges For Services/Lot Sales	2,400	150	(2,250)	6%	300
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	150	(8,550)	2%	300
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	13,500	-	13,500	0%	-
NET CHANGE IN FUND BALANCES	\$ (4,800)	\$ 150	\$ 4,950		\$ 300

* Tax settlements are received from Carver County in June/July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 02/28/23 AND 02/28/22

	2023			PERCENT OF BUDGET % RECEIVED/ EXPENDED	2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET		ACTUAL AS OF 2/28/2022
REVENUES:					
Property Taxes *	\$ 196,308	\$ -	\$ (196,308)	0%	\$ -
Intergovernmental	-	-	-	0%	-
Charges For Services	263,886	21,991	(241,895)	8%	28,750
Special Assessments	40,000	-	(40,000)	0%	-
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Leases/Rent	32,400	-	(32,400)	0%	5,402
TOTAL REVENUES	527,194	21,991	(505,203)	4%	34,152
EXPENDITURES:					
Current:					
Administration:					
Professional Services	18,905	346	18,559	2%	347
Other Charges and Special Events	47,120	-	47,120	0%	-
Administrative Fees	360,486	30,041	330,445	8%	44,383
Economic Development Projects/Programs:					
Professional Services	61,309	14,641	46,668		14,639
Other Charges and Special Events	19,674	-	19,674	0%	-
Debt Service:					
Principal	16,800	-	16,800	0%	-
Interest	2,900	-	2,900	0%	-
TOTAL EXPENDITURES	527,194	45,028	482,166	9%	59,369
NET CHANGE IN FUND BALANCES	\$ -	\$ (23,037)	\$ (23,037)		\$ (25,217)

* Tax settlements are received from Carver County in June/July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

	2023			PERCENT OF BUDGET	2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 2/28/2022
REVENUES:					
Property Taxes *	\$ 4,106,500	\$ -	\$ (4,106,500)	0%	\$ -
Charges For Services	30,500	-	(30,500)	0%	-
Leases (tower)	109,000	50,269	(58,731)	46%	56,113
TOTAL REVENUES	4,246,000	50,269	(4,195,731)	1%	56,113
EXPENDITURES:					
Current:					
General Government	10,000	-	10,000		6,359
Public Safety	-	5,044	(5,044)		-
Public Works	-	-	-		4,697
Debt Service:					
Issuance Costs & Fiscal Agent Fees	93,000	-	93,000		-
Capital Outlay:					
Furniture And Equipment					
Communications	30,500	-	30,500	0%	-
Admin. Services-Information Technology	270,000	71,329	198,671	26%	-
Police	-	-	-	#DIV/0!	32,272
Fire	250,000	-	250,000	0%	-
Public Works	341,000	-	341,000	0%	73,049
TOTAL EXPENDITURES	994,500	76,373	918,127	8%	116,377
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,251,500	(26,104)	(3,277,604)		(60,264)
OTHER FINANCING SOURCES (USES):					
Transfers In	32,000	-	(32,000)	0%	-
Transfers Out	(3,686,000)	-	3,686,000	0%	-
Bonds Issued	402,500	-	(402,500)	0%	-
Leases Issued	-	-	-		32,273
Sale of Capital Assets	-	-	-		174
TOTAL OTHER FINANCING SOURCES (USES)	(3,251,500)	-	3,251,500		32,447
NET CHANGE IN FUND BALANCES	\$ -	\$ (26,104)	\$ (26,104)		\$ (27,817)

* Tax settlements are received from Carver County in June/July and December.

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

				PERCENT OF BUDGET	2022
	BUDGET	ACTUAL AS OF 02/28/23	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 2/28/2022
OPERATING REVENUES:					
Residential & Senior Sales	\$ 10,326,000	\$ 1,695,643	\$ (8,630,357)	16%	\$ 1,448,458
Commercial Sales	1,078,000	200,378	(877,622)	19%	179,684
Industrial Sales	30,904,000	5,261,533	(25,642,467)	17%	4,064,992
Electric Service Charges	1,944,000	709,221	(1,234,779)	36%	2,069,950
Other Sales	1,025,000	253,790	(771,210)	25%	440,731
TOTAL OPERATING REVENUES	45,277,000	8,120,565	(37,156,435)	18%	8,203,815
OPERATING EXPENSES:					
Purchased Power	27,292,000	5,127,938	22,164,062	19%	5,240,999
Distribution:					
Personnel Services	1,993,084	313,585	1,679,499	16%	270,942
Supplies, Services & Other Charges	793,346	108,755	684,591	14%	117,283
Administration:					
Personnel Services	417,093	63,365	353,728	15%	35,813
Supplies, Services & Other Charges	3,371,534	572,069	2,799,465	17%	545,653
Utility Billing:					
Personnel Services	311,848	55,026	256,822	18%	38,355
Supplies, Services & Other Charges	384,785	45,927	338,858	12%	67,002
Conservation Programs	482,350	27,106	455,244	6%	108,820
Capital Outlay	1,390,000	81,188	1,308,812	6%	70,543
TOTAL OPERATING EXPENSES	36,436,040	6,394,959	30,041,081	18%	6,495,410
OPERATING INCOME	8,840,960	1,725,606	(7,115,354)		1,708,405
NON-OPERATING REVENUES:					
Investment Earnings	16,700	(22,274)	(38,974)	-133%	(12,521)
Intergovernmental	-	-	-		-
TOTAL NON-OPERATING REVENUES	16,700	(22,274)	(38,974)		(12,521)
NON-OPERATING EXPENSES:					
Debt Service - Principal	450,000	-	450,000	0%	-
Debt Service - Interest	253,000	-	253,000	0%	-
Debt Service - Agent Fees	450	500	(50)		500
TOTAL NON-OPERATING EXPENSES	703,450	500	702,950	0%	500
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	8,154,210	1,702,832	(6,451,378)		1,695,384
CAPITAL CONTRIBUTIONS	-	-	-		-
TRANSFERS IN (OUT):					
Transfers (Out)	(7,288,710)	(650,000)	6,638,710		(639,230)
TOTAL TRANSFERS IN (OUT)	(7,288,710)	(650,000)	6,638,710		(639,230)
CHANGE IN NET POSITION	\$ 865,500	\$ 1,052,832	\$ 187,332		\$ 1,056,154

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 02/28/2023 AND 02/28/2022

	2023			PERCENT	2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 2/28/2022
OPERATING REVENUES:					
Residential Sales	\$ 1,917,000	\$ 161,520	\$ (1,755,480)	8%	\$ 149,109
Commercial Sales	1,224,000	125,142	(1,098,858)	10%	113,779
Industrial Sales	452,000	65,144	(386,856)	14%	58,121
Other Sales	576,040	147,675	(428,365)	26%	116,999
TOTAL OPERATING REVENUES	4,169,040	499,481	(3,669,559)	12%	438,008
OPERATING EXPENSES:					
Pumping	296,896	60,637	145,655	20%	74,333
Treatment	358,984	61,904	189,585	17%	62,996
Distribution:					
Personnel Services	619,456	91,918	527,538	15%	73,539
Supplies, Services & Other Charges	371,051	34,759	336,292	9%	40,297
Administration:					
Personnel Services	135,516	21,378	114,138	16%	21,157
Supplies, Services & Other Charges	705,394	112,756	592,638	16%	108,865
Utility Billing:					
Personnel Services	77,961	10,335	67,626	13%	18,889
Supplies, Services & Other Charges	67,495	10,670	56,825	16%	12,728
Capital Outlay	393,500	314,595	78,905	80%	39,093
TOTAL OPERATING EXPENSES	3,026,253	718,952	2,109,202	24%	451,897
OPERATING INCOME	1,142,787	(219,471)	(1,560,357)	-19%	(13,889)
NON-OPERATING REVENUES:					
Investment Earnings	9,300	(8,102)	(17,402)	-87%	(3,209)
Intergovernmental	-	-	-		330
Lease - Bountiful Basket	31,800	-	(31,800)	0%	5,195
TOTAL NON-OPERATING REVENUES	41,100	(8,102)	(49,202)	-20%	2,316
NON-OPERATING EXPENSES:					
Debt Service - Principal	812,173	146,235	665,938	18%	133,035
Debt Service - Interest	156,457	36,193	120,264	23%	38,307
Issuance Costs & Fiscal Agent Fees	-	75	(75)		60
Old Water Treatment Plant/Bountiful Basket	1,922	276	1,646		142
TOTAL NON-OPERATING EXPENSES	970,552	182,779	787,773	19%	171,544
INCOME (LOSS) BEFORE TRANSFERS	213,335	(410,352)	(821,786)		(183,117)
TRANSFERS IN (OUT):					
Transfers In	400,000	-	(400,000)		-
Transfers (Out)	(234,855)	-	234,855		-
NET TRANSFERS IN (OUT)	165,145	-	(165,145)		-
CHANGE IN NET POSITION	\$ 378,480	\$ (410,352)	\$ (986,931)		\$ (183,117)

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

	ORIGINAL BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET	PERCENT OF BUDGET RECEIVED/ EXPENDED	2022 ACTUAL AS OF 2/28/2022
OPERATING REVENUES:					
Residential Sales	\$ 2,084,000	\$ 328,875	\$ (1,755,125)	16%	\$ 273,780
Commercial Sales	1,417,300	240,398	(1,176,902)	17%	201,607
Industrial Sales	1,752,200	245,756	(1,506,444)	14%	220,761
Other Sales	1,074,950	268,200	(806,750)	25%	216,922
TOTAL OPERATING REVENUE	6,328,450	1,083,229	(5,245,221)	17%	913,070
OPERATING EXPENSES:					
Pumping	25,092	2,042	23,050	8%	3,265
Treatment	3,712,603	928,151	2,784,452	25%	768,069
Collection:					
Personnel Services	619,458	91,283	528,175	15%	73,684
Supplies, Services & Other Charges	191,306	9,713	181,593	5%	26,138
Administration:					
Personnel Services	135,514	21,378	114,136	16%	21,157
Supplies, Services & Other Charges	691,085	111,543	579,542	16%	108,473
Utility Billing:					
Personnel Services	77,961	10,334	67,627	13%	18,889
Supplies, Services & Other Charges	71,484	10,681	60,803	15%	12,758
Capital Outlay	92,000	-	92,000	0%	-
TOTAL OPERATING EXPENSES	5,616,503	1,185,125	4,431,378	21%	1,032,433
OPERATING INCOME	711,947	(101,896)	(813,843)		(119,363)
NON-OPERATING REVENUES:					
Investment Earnings	5,100	(1,479)	(6,579)	-29%	-
Intergovernmental	-	-	-		-
TOTAL NON-OPERATING REVENUES	5,100	(1,479)	(6,579)	-29%	-
NON-OPERATING EXPENSES:					
Debt Service - Principal	271,852	-	271,852	0%	-
Debt Service - Interest	117,340	58,471	58,869	50%	61,758
Issuance Costs & Fiscal Agent Fees	-	275	(275)		265
TOTAL NON-OPERATING EXPENSES	389,192	58,746	330,446		62,023
INCOME (LOSS) BEFORE TRANSFERS	327,855	(162,121)	(489,976)		(181,386)
TRANSFERS IN (OUT):					
Transfers In	-	-	-		-
Transfers (Out)	(327,855)	-	327,855		-
TOTAL TRANSFERS IN (OUT)	(327,855)	-	327,855		-
CHANGE IN NET POSITION	\$ -	\$ (162,121)	\$ (162,121)		\$ (181,386)

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

	2023				PERCENT OF BUDGET RECEIVED/ EXPENDED	2022	
	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET		ACTUAL AS OF 2/28/2022	
OPERATING REVENUES:							
Admissions	\$ 306,700	\$ 306,700	\$ 56,049	\$ (250,651)	18%	\$ 53,561	
Memberships	1,242,673	1,242,673	200,440	(1,042,233)	16%	157,321	
Rentals	1,082,003	1,082,003	325,896	(756,107)	30%	307,073	
Charges for Services/Lessons	575,691	430,848	74,327	(356,521)	17%	89,253	
Lease Revenue	357,600	357,600	-	(357,600)	0%	-	
Other Revenue	204,375	198,101	2,083	(196,018)	1%	9,679	
TOTAL OPERATING REVENUE	\$ 3,769,042	\$ 3,617,925	\$ 658,795	\$ (2,959,130)	18%	\$ 616,887	
OPERATING EXPENSES:							
Personnel Services	2,441,859	2,320,870	387,114	1,933,756	17%	346,786	
Operating Supplies	262,317	237,167	37,192	199,975	16%	51,619	
Professional Services	821,918	782,968	179,418	603,550	23%	212,266	
Other Charges	808,890	777,239	37,891	739,348	5%	77,605	
Capital Outly	-	-	23,663	(23,663)		166,090	
TOTAL OPERATING EXPENSES	4,334,984	4,118,244	665,278	3,452,966	16%	854,366	
OPERATING INCOME (LOSS)	(565,942)	(500,319)	(6,483)	493,836		(237,479)	
NON-OPERATING REVENUES:							
Investment Earnings (Charges)	(11,400)	(11,400)	1,408	12,808	-12%	2	
Debt Procceds	303,000	303,000	-	-		-	
TOTAL NON-OPERATING REVENUES	291,600	291,600	1,408	12,808	0%	2	
NON-OPERATING EXPENSES:							
Debt Service - Principal	358,000	358,000	-	358,000	0%	-	
Debt Service - Interest	137,800	137,800	2,994	134,806	2%	3,599	
Issuance Costs & Fiscal Agent Fees	2,750	2,750	1,700	1,050	62%	1,700	
TOTAL NON-OPERATING EXPENSES	498,550	498,550	4,694	493,856	1%	5,299	
INCOME (LOSS) BEFORE TRANSFERS	(772,892)	(707,269)	(9,769)	1,000,500		(242,776)	
TRANSFERS IN (OUT):							
Transfers In	700,420	700,420	-	(700,420)	0%	-	
CHANGE IN NET POSITION	\$ (72,472)	\$ (6,849)	\$ (9,769)	\$ 300,080		\$ (242,776)	

2022 includes program activity that was moved to the General fund, Park and Recreation function, in 2023.

CHASKA PAR 30 FUND / THE LOOP (Closed During Construction)
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 02/28/23 AND 02/28/22

	2023			2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET	ACTUAL AS OF 2/28/2022
OPERATING REVENUES:				
Green Fees	\$ -	\$ -	\$ -	\$ -
Cart Rental	-	-	-	-
Merchandise & Other Sales	-	-	-	-
TOTAL OPERATING REVENUES	-	-	-	-
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	894	(894)	430
Golf - Club House:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	-	-	-
Capital Outlay - Golf Course Construction	-	33,268	(33,268)	87,193
TOTAL OPERATING EXPENSES	-	34,162	(34,162)	87,623
OPERATING INCOME (LOSS)	-	(34,162)	(34,162)	(87,623)
NON-OPERATING REVENUES:				
Investment Earnings (Charges)	-	788	788	6
Refunds/Reimbursements	-	-	-	-
TOTAL NON-OPERATING REVENUES	-	788	788	6
CHANGE IN NET POSITION	\$ -	\$ (33,374)	\$ (33,374)	\$ (87,617)

Golf course is closed for construction
2023 Budget will be adopted once the opening date is known

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 02/28/23 AND 02/28/22

	2023			PERCENT OF BUDGET	2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH AMENDED BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 2/28/2022
OPERATING REVENUES:					
Green Fees	\$ 1,776,000	\$ 33,431	\$ (1,742,569)	2%	\$ 27,728
Driving Range	155,000	2,491	(152,509)	2%	2,112
Golf Rentals	430,000	-	(430,000)	0%	-
Merchandise	300,000	35,022	(264,978)	12%	2,485
Other Sales	184,000	43,607	(140,393)	24%	39,728
TOTAL OPERATING REVENUE	\$ 2,845,000	\$ 114,551	\$ (2,730,449)	4%	\$ 72,053
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	812,541	89,935	722,606	11%	82,645
Supplies, Services & Other Charges	313,586	22,300	291,286	7%	27,180
Golf - Club House:					
Personnel Services	625,128	61,489	566,639	10%	58,206
Supplies, Services & Other Charges	473,896	32,767	441,129	7%	66,595
Merchandise for Resale	225,000	52,670	172,330	23%	1,833
Capital Outlay	1,491,000	48,080	1,442,920	3%	-
TOTAL OPERATING EXPENSES	3,941,151	307,241	3,636,910	8%	236,459
OPERATING INCOME	(1,096,151)	(192,690)	906,461		(164,406)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(2,600)	(2,538)	62		(1,028)
Bond Proceeds	1,232,000	-	(1,232,000)		-
TOTAL NON-OPERATING REVENUES	1,229,400	(2,538)	62		(1,028)
NON-OPERATING EXPENSES:					
Debt Service - Principal	186,000	-	186,000	0%	-
Debt Service - Interest	93,600	(22)	93,622	0%	26,027
TOTAL NON-OPERATING EXPENSES	279,600	(22)	279,622	0%	26,027
CHANGE IN NET POSITION	\$ (146,351)	\$ (195,206)	\$ 1,186,145		\$ (191,461)

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 02/28/23 AND 02/28/22

	2023			PERCENT OF BUDGET RECEIVED/ EXPENDED	2022	
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET		ACTUAL AS OF 2/28/2022	
OPERATING REVENUES:						
Residential Sales	\$ 1,221,000	\$ 206,879	\$ (1,014,121)	17%	\$ 189,401	
Industrial Sales	884,000	151,188	(732,812)	17%	138,908	
All Other Receipts	14,385	834	(13,551)	6%	706	
TOTAL OPERATING REVENUE	2,119,385	358,901	(1,760,484)	17%	329,015	
OPERATING EXPENSES:						
Collections:						
Personnel Services	399,600	4,800	394,800	1%	33,700	
Supplies, Services & Other Charges	287,253	15,121	272,132	5%	8,616	
Administration:						
Personnel Services	222,637	33,942	188,695	15%	21,381	
Supplies, Services & Other Charges	418,599	34,320	384,279	8%	65,948	
Utility Billing:						
Personnel Services	51,974	2,982	48,992	6%	-	
Supplies, Services & Other Charges	63,741	11,916	51,825	19%	12,706	
Capital Outlay	348,003	5,824	342,179	2%	513,141	
TOTAL OPERATING EXPENSES	1,791,807	108,905	1,682,902	6%	655,492	
OPERATING INCOME (LOSS)	327,578	249,996	(77,582)		(326,477)	
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	5,500	(4,890)	(10,390)	-89%	(2,850)	
Refunds and Reimbursements	-	-	-		20,810	
TOTAL NON-OPERATING REVENUES	5,500	(4,890)	(10,390)		17,960	
NON-OPERATING EXPENSES:						
Debt Service - Principal	210,184	-	210,184	0%	-	
Debt Service - Interest	78,055	38,992	39,063	50%	41,019	
Issuance Costs & Fiscal Agent Fees	-	200	(200)		175	
TOTAL NON-OPERATING EXPENSES	288,239	39,192	249,047	14%	41,194	
INCOME (LOSS) BEFORE TRANSFERS	44,839	205,914	161,075		(349,711)	
TRANSFERS IN (OUT):						
Transfers In	207,870	-	(207,870)	0%	-	
Transfers (Out)	(252,000)	-	252,000	0%	-	
NET TRANSFERS IN (OUT)	(44,130)	-	44,130		-	
CHANGE IN NET POSITION	\$ 709	\$ 205,914	\$ 205,205		\$ (349,711)	

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 02/28/2023 AND 02/28/2022

	2023			PERCENT OF BUDGET	2022
	BUDGET	ACTUAL AS OF 2/28/2023	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 2/28/2022
OPERATING REVENUES:					
Memberships	\$ 146,000	\$ 26,276	\$ (119,724)	18%	\$ 23,086
Rentals	182,716	21,897	(160,819)	12%	15,518
Lessons	265,000	60,275	(204,725)	23%	66,982
Leagues	260,000	-	(260,000)	0%	83,459
Leases	388,000	50,365	(337,635)	13%	54,575
Other Revenue	54,484	6,688	(47,796)	12%	9,330
TOTAL OPERATING REVENUES	1,296,200	165,501	(1,130,699)	13%	252,950
OPERATING EXPENSES:					
Administration:					
Personnel Services	367,663	50,379	317,284	14%	49,811
Supplies, Services & Other Charges	417,046	66,147	350,899	16%	73,903
Event Center:					
Personnel Services	109,794	17,971	91,823	16%	15,595
Supplies, Services & Other Charges	18,001	4,188	13,813	23%	859
Curling Center:					
Personnel Services	211,356	39,793	171,563	19%	37,926
Supplies, Services & Other Charges	78,825	17,687	61,138	22%	8,451
Crooked Pint	61,910	6,477	55,433	10%	8,441
Capital Outlay	15,000	-	15,000		-
TOTAL OPERATING EXPENSES	1,279,595	202,642	1,076,953	16%	194,986
OPERATING INCOME (LOSS)	16,605	(37,141)	(53,746)		57,964
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,154)	9,200	21,354		16
NON-OPERATING EXPENSES:					
Debt Service-Principal	1,085,000	1,085,000	-	100%	1,050,000
Debt Service-Interest	497,906	200,712	297,194	40%	216,139
Issuance Costs & Fiscal Agent Fees	1,600	-	1,600	0%	1,600
TOTAL NON-OPERATING EXPENSES	1,584,506	1,285,712	298,794	81%	1,267,739
INCOME (LOSS) BEFORE TRANSFERS	(1,580,055)	(1,313,653)	266,402		(1,209,759)
TRANSFERS IN (OUT):					
Transfers In	1,584,506	1,285,700	(298,806)	81%	1,267,740
CHANGE IN NET POSITION	\$ 4,451	\$ (27,953)	\$ (32,404)		\$ 57,981