



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, December 13, 2023
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the November 8th 2023 Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for the Public Safety Facility/City of Chaska/PC #2023-26
7. Action Items
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the October 16th, November 6th and 20th City Council Meeting Minutes
 - 9.B. Receive the October 16th Draft EDA Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
NOVEMBER 8, 2023**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Urbanski, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioners Gaare and Aasen

Also present: Nate Kabat, Community Development Director; Liz Hanson, City Planner; and Ashley Cauley, City Planner.

3. Adopt the Agenda

Motion by Commissioner Urbanski, second by Commissioner Baswa, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the October 11, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Olson, second by Commissioner Purdy, to approve the minutes of the October 11, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Public Hearing: Recommend Approval of the Preliminary Site and Building Plan and Rezoning for the Public Safety Facility/City of Chaska/PC #2023-25

City Planner Cauley presented the item to the Commission.

Commissioner Olson asked about change of the western drive and asked if his understanding was correct that the police would enter and exit out of the secured area through a parking lot, in order to get to Engler.

City Planner Cauley explained that, generally, the Police Department would utilize the eastern access and noted that the western drive is just to add some additional circulation options but would not be their primary access.

Commissioner Olson stated that the last time they spoken, he thought it was to be used for emergencies, but now it looks as though they are putting that in a place where there is a public parking lot and asked if that was the smartest choice.

Community Development Director Kabat stated that the primary plan, for example, 90% of the days, would be to have that western access to be used primarily for officers to come and go as they begin their shifts and the eastern access would be used for the emergency response function. He noted that the Police Department does not see these plans as a major concern and were comfortable with this plan.

Commissioner Olson noted that one of the renderings showed the park size and asked how it had gotten smaller than what it was originally.

City Planner Cauley explained that as more information was provided about the stormwater plans, they found that they would now be utilizing ponds rather than underground chambers.

Commissioner Urbanski noted that he was not present when the Concept Plan was presented to the Commission and asked if there was anything unique to this building from a sustainability standpoint.

City Planner Cauley suggested that the architect could answer that question.

Chair Brass asked for clarification on the changes planned to the pedestrian sidewalk on the north side.

City Planner Cauley explained that included as a condition of approval was a requirement to provide a connection along the northern property line for pedestrian access.

Community Development Director Kabat noted that part of that desire is looking at the pedestrian changes that may occur with the Engler project. He explained that this was a link that the City wanted to continue to explore.

Commissioner Olson asked if that would be part of the County's enhancement of Engler to incorporate a sidewalk on the south side or if it would be the City's.

Community Development Director Kabat stated that at the end of the day, those pedestrian facilities, as part of the Engler project, will be with the City's participation.

Chair Brass stated that he had asked because the connection for people getting across had come up in past discussions.

Community Development Director Kabat noted that it had been part of the conversation the whole time, but noted that there are other connections that are more circuitous, as well as a trail to the north.

Commissioner Olson stated that he was disappointed to see just 3 or 4 bullet points following their requirement of community meetings and reporting back to the Commission. He stated that

feels this should have been an opportunity for the Commission to know what the dialogue was however, they were not given much information they were given.

Community Development Director Kabat stated that he had attended the meeting which was pretty straight forward. He noted that there really wasn't much more to the dialogue than what was reflected in the bullet points.

Chair Brass asked if the overall feeling from the meeting was positive.

Community Development Director Kabat stated that there were questions about budget and how this would be paid for and how the municipal services building would be used which are things that aren't necessarily within the Planning Commission's purview. He stated that he thinks the other consistent comments were related to the park and what will happen there.

Chairperson Brass opened the public hearing at 7:35 p.m. There being no public comment, Chair Brass closed the public hearing at 7:36 p.m.

Quinn Hutson and Brooke Jacobson, CNH Architects introduced themselves and noted that they kept sustainability in mind when they were designing the building. He reviewed some of the elements that are included in the plans such as using the water from the stormwater pond for irrigation, high insulation argon windows, high efficiency energy systems, and also designing for potential future solar panels on the roof.

Commissioner Urbanski noted that if the City is going to be asking developers to incorporate various sustainability efforts within their plans, he feels the City, in its own projects, should be setting a good example for them.

Commissioner Olson asked about the design set up with the evolution of Electric Vehicles (EV), for example, if the police force decided to switch over to that type of vehicle.

Ms. Jacobson, CNH Architects, explained that they are providing conduit out to pretty much every section of parking areas, so if charging stations are needed in the future, they could easily be installed. She stated that the framework would all be there so they would just need to run it back to the electrical room. She noted that within the apparatus bays and parking garage, they will have plenty of space available to accommodate EV charging in the future.

Mr. Hutson stated that they are sizing the main electrical service for that extra load in the future as well.

Commissioner Purdy asked if there would be a traffic light installed at the exit coming out of the fire station.

Community Development Director Kabat noted that will be part of the whole Engler project discussions and explained that they are exploring a number of options as to what will happen out there. He stated that they are looking at a number of ways to provide a warning or signalized system that would notify drivers that there was an emergency vehicle approaching. He explained

that he would expect that to be connected to the Opticon system that is embedded in the emergency vehicles.

Commissioner Olson stated that they had discussed the issue of the police sharing the driveway on the west, but wanted to talk more specifically about fire now. He stated that there are 34 stalls that will be designated for fire in the 'U' area and the north side of the building. He asked if they would be able to access the building quickly if they were coming in for an emergency situation. He explained that he was trying to imagine the use of the west drive for both fire and police.

Ms. Jacobson explained that the internal parking in the 'U' area is where the duty crew or the first to respond to the calls will park. She noted that in a situation where there is a larger 'all call' event, that they will park in the northern parking area. She explained that usually when they are responding they are coming into the facility to learn about what is happening and where they are needed, rather than simply being expected to respond right away.

Commissioner Olson asked how they would know which area they should park in and noted that they have two different parking lots for the same team who are all trying to come to the same place.

Community Development Director Kabat explained that he feels these kinds of details will be handled in the training process. He stated that the model for staffing in their Fire Department is rapidly changing from a purely on-call response because they have duty crews that are on for most of the time which means they are actively stationed at the facility and ready for calls. He stated that most responses are able to be handled with the duty crew without the need for the additional volunteer Firefighters would need to respond.

Commissioner Campbell stated that he believes they will be able to figure it out after one call and gave examples of how the response in an all call situation works. He noted that there is really not a traffic jam of them trying to get in and out.

Commissioner Olson stated that he just wants it to be made clear to everybody what the expectations are.

Community Development Director Kabat noted that both the Police and Fire Departments have been integrated into the design process the entire time and the plans had been done with their needs and wants in mind.

Commissioner Urbanski noted that he thinks this looks like a nice building and asked if they should add a condition related to the warning system for drivers about the emergency vehicles.

Community Development Director Kabat explained that he was hesitant to add it as a condition since it would be undertaken through a separate process.

Commissioner Urbanski stated that he just wanted to make sure everyone was on the same page with that detail.

Motion by Commissioner Urbanski, second by Commissioner Purdy, to recommend approval to the City Council of the Preliminary Site & Building Plan for 285 Engler Blvd and the adjacent, unaddressed Meadow Park property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits, unless modified by the conditions below:
 - a. Project Narrative
 - b. Site Exhibit, dated Oct. 27, 2023
 - c. Site plans, dated Oct. 2, 2023
 - d. Grading plan, dated Oct. 27, 2023
 - e. Utility plan, dated Oct. 27, 2023
 - f. Paving plan, dated Oct. 27, 2023
 - g. Illumination plan, dated Oct. 27, 2023
 - h. Landscaping plan and details, dated Oct. 27, 2023
 - i. Building elevations and renderings, dated Oct. 27, 2023
 - j. Floor plans, dated Oct. 3, 2023
 - k. Truck turning exhibits, dated Oct. 27, 2023
2. Prior to the release of a permit:
 - a. Properties must be tax combined with Carver County.
 - b. Coordination with the City Engineer regarding utilities, grading, access, and drainage.
 - c. Coordination with Carver County regarding access onto Engler Blvd.
 - d. Provide and east-west pedestrian connection along Engler Blvd.
 - e. Submit a stormwater management plan meeting City and Carver County WMO standards.
 - f. Submit an illumination plan complying with Sec. 15.28.250.
 - g. Mechanical equipment must be screened from view.
 - h. Compliance with applicable zoning requirements, in particular Sec. 15.28 (Special Regulations) and Sec. 15.28.120 (Building Design/ Materials and Site Design).
 - i. Coordination with Electric Department on service locations.
 - j. Submit a landscaping plan that comply with Sec. 15.28.070. This plan should meet the minimum requirement for understory trees and contemplate proposed utilizes and minimize overlap when possible.
 - k. Trash enclosure and ancillary buildings must comply with Section 15.28.120.
 - l. Submit an irrigation plan.
3. All building signage requires a sign permit and must comply with the sign ordinance
4. Providing additional information about a warning sign for traffic regarding the emergency vehicles

Motion carried.

Motion by Commissioner Brass, second by Commissioner Baswa, to recommend approval of the rezoning of the property at 285 Engler Blvd (fire station property) from P2, Public Buildings, to PCD, Planned Commercial District; and rezoning of the adjacent, unaddressed property (Meadow Park) from PMD 03, Planned Multi-Use Development District, to PCD, Planned Commercial District.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the September 18, 2023 and October 2nd, 2023 City Council Meeting Minutes
- b. Receive the September 18, 2023 EDA Meeting Minutes

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Kerber, to adjourn the meeting at 7:50 pm.

Motion carried.

December 1, 2023

Submittal	Final Site Plan Review
Applicant	City of Chaska Matt Podhrasky, City Administrator Ryan Seibert, Chief of Police Stephen Kraus, Fire Chief
Preparer	CNH Architects Quinn Hutson, AIA Brooke Jacobson, AIA 7300 147 th Street West Apple Valley, MN 55124

Introduction

Based on the Strategic Plan (2021-2025) developed by the Chaska City Council including a goal to reinvest in core assets, a Public Safety Facility was determined to be a top priority. The intent of this facility is to house the Police Department and the Fire Department on a single campus. The location of the new facility has been identified as 285 Engler Boulevard, the site of the current Fire Station.

The new Public Safety Facility is being designed to address the many current facility shortfalls and prepare for the future facility needs of both public safety departments. The current facilities currently lack sufficient staff space, training spaces, garage space, appropriate security, health and wellness elements, and an emergency operations center. In addition, the new facility will incorporate spaces to welcome the public to the campus and provide meeting and gathering areas that can be used to serve the whole Chaska Community.

If approved, the Public Safety Facility design will progress to the development of final building plans and site development for the entire campus. The process is planned for completion of the design and construction documents by the end of 2023 allowing for a 2024 construction start and completion in 2025.

Guiding Principles

At the outset of the Public Safety Facility design process the city staff design committee identified nine principles that were critical for guiding the design of the facility. These guiding principles highlight the

values to be considered as decisions are being made throughout the design process. Returning to these guiding principles has been and will continue to be beneficial particularly when evaluating difficult or competing choices. The guiding principles are the following:

- Functional & Flexible
- Innovative
- Safe & Secure
- Engaging & Connecting
- Honor History
- Sustainable
- Health & Wellness
- Fiscally Responsible
- Future Focused

Existing Conditions

The existing site consists of two adjacent city owned lots with a combined size of 9.37 acres. The main lot listed as Lot 1, Block 1 of the Fire Station Addition is 6.15 acres in size on which the current Chaska Fire Station is built. The adjacent lot platted as Outlot A of the North Meadow Fourth Addition is 3.22 acres in size and makes up Meadow Park.

The main lot holds the 23,000 square foot Fire Station which is a two story central building with apparatus bays flanking each side. The existing building is mostly brick exterior with a central gabled roof of standing-seam metal. This site is generally flat with significant paving as typical for fire station operations. There is a berm to the south side of the site which also holds a majority of the site's trees.

The smaller lot is developed as a park with a playground improvement. The west side of the property holds a large wetland / stormwater pond as well as a small portion of another pond to the northwest corner. Other than the ponds, the rest of the site is relatively flat grass lawn area with a few trees at the perimeter.

Both properties are zoned P2 – Public Buildings. The site is abutted to the south and west by properties zoned PMD – Planned Multi-Use Development. The southern portion of this adjacent land is developed as single-family residences while the west adjacency is a large 3-story apartment complex identified as Chaska Place. To the east of the site are lots zoned PCD – Planned Commercial Development holding a two-story office building. The north side of the site is bordered by County Highway 10 /Engler Boulevard. Across this street the land is zoned R1A – Low Density Single Family Residence however the entire area directly to the north of Engler Boulevard is a wetland / stormwater pond area separating the single family lots from the development site.

The site's vehicle access is off County Road 10 / Engler Boulevard on the north side currently with two standard drives and wide curb cut for apparatus. There are three pedestrian paths connecting to the site from the adjacent residential neighborhoods – two at the southwest corner of the site and the other on the northwest corner. These paths connect through the site mostly on the fire station property and provide access to the playground structure at the park. There are no sidewalks along the south side of Engler Boulevard along the development site or adjacent blocks.

Proposed Development

The proposed development is to provide a new Public Safety Facility at 285 Engler Boulevard, the site of the current Chaska Fire Station. This facility and the surrounding site will house the operations of the fire department, police department, as well as public gathering space and a revised city park area. The Public Safety Facility building consists of a Floor Area of 71,501 total square feet of building area measured to exterior face of walls which includes first floor area and a small second floor. There is also an accessory cold storage building of 1,468 square feet. The building footprint is 61,084 square feet which represents a total site coverage of 15.3% of the combined lots. In addition to the above ground floor area, there is a partial basement of 27,850 square feet total.

The site is designed to welcome the public to the campus at the main entry drive on the west side of the building. The drive leads into the site and its public parking area with the park on the west and building main entry on the east. A prominent entry element will provide a clear and welcoming visual cue for the public to identify the facility entrance both from Engler Boulevard as well as when entering the main drive. The parking is also situated to serve the adjacent Meadow Park and will include strong pedestrian connections from the building and parking lot to the park land.

The proposed building location towards the northeast on the site is based on several important influences. First, the building is set tight to the building setback on the north side off of Engler Boulevard in order to maximize the remaining space to the back of the site adjacent to the single family residents. To maximize the park footprint, the building is also set to the far east side of the site allowing just enough room for the public safety staff driveway to exit on this side. This is also a side of the site where screening is not as relevant as it abuts the office building on the PCD zoned property.

The site design creates multiple zones as is critical for safety and security associated with police and fire operations. In addition to the park and public areas on the west half of the site, there will be a police department zone on the southeast quadrant and a fire department zone on the northeast portion of the site.

The police department will include a gated and fenced area for staff and in-use squad car parking as is typical in a modern police facility. This fence will be prefinished metal picket style. There will also be significant landscape plantings and up to a five foot high berm screening the southern side of the site where single family residents are located. The development of the landscape plan at this buffer area has been refined to show a mixture of trees and more open shrub areas as requested by the neighbors during the earlier open house. Also, within the police site quadrant will be a ramp exiting the basement police squad parking and then routing to Engler Boulevard along the east side of the site for all police operations including call responses.

For the fire department zone of the site, the separation is focused on limiting public vehicular access to only the west drive allowing public safety response traffic only on the east drives. This portion of the site will limit traffic by the use of signage prohibiting public access and will be reinforced by the design of the new Engler Boulevard in cooperation with Carver County engineering staff. The east wing of the fire department portion of the building will house eight apparatus bays with their main response doors facing directly onto Engler Boulevard to promote safe and efficient response for the large apparatus of the fire department. The apparatus curb cut area has been reduced to a single wide curb cut in response to Carver County feedback.

Welcoming & Community Focused Facility

From the beginning of the design process for the Chaska Public Safety Facility there has been a focus on providing facility and site design that connects to and serves the community as is appropriate for the home of the city's public safety staff. From the exterior the visitor to the site will enter the site where identified by the monument signage and have a direct view of the tall, glass entry clerestory building element. This main entry design is intended to clearly identify the common police department and fire department public entrance. This entry further connects directly across the parking lot to Meadow Park further connecting to the community at this location.

The site design also considers the opportunity to provide public gatherings not only at the park, but also to provide the flexibility to host public safety open house events. This includes providing connections along the north side of the property connecting to the apparatus bays that would be opened to support public activities. Electrical power has also been added to site light poles on this north side in preparation to support food trucks, inflatables, or other open house activities.

As the guest enters the main lobby, the public will quickly identify the fire department reception desk and the entrance to the police department lobby and reception area. At the back portion of the main public lobby is also a conference room and large training room, both of which can support public gatherings for community meetings or other special events. Finally, along the fire department side of the main lobby is a history museum holding one of the historic fire trucks as well as many other artifacts and images providing the opportunity for guests to browse this tie to Chaska Fire Department history.

The Public Safety Facility will also serve the community through an expanded opportunity to host the annual summer Safe Kids Camp event. With the added meeting space and connection to Meadow Park, the camp will have a wide variety of fun and educational opportunities for the youth.

Parking

The parking for the site is broken into multiple categories based on the intended use. The quantities calculated in the table below represent an ordinance required ratio for the public accessed gathering spaces within the proposed building common area and operational staff quantities for all police and fire operations. The staff parking quantities include the projected staff growth over the next 20 to 30 years as the department grows to meet the needs of the projected population growth of the City of Chaska. Since these quantities will not initially be needed, the site plan indicates some areas of future parking stalls to indicate the areas of growth if it is needed. The future parking for the police secure parking lot has been moved to a location tucked into the south berm in order to provide more room for the stormwater pond expansion area as indicated on civil and site plans.

Parking Stall Table

Space	Calculation Method	Parking Stalls Required
Public Meeting Rooms	116 occupants / 3.5 occ per stall	34 stalls
Public Guest Parking	1 stall / anticipated guest	6 stalls
Police Staff Vehicles	1 stall / staff at largest shift	40 stalls + 20 future stalls
Police Squad Cars	1 stall / squad car (basement)	29 stalls

Fire Staff Vehicles	1 stall / staff at largest shift	32 stalls + 14 future stalls
Total Required Stalls		175 stalls
Total Stalls Proposed		144 stalls+34 future = 178 stalls

The above table indicates a total of 175 stalls required for this facility. The police squad car parking is provided in the basement garage with a total of 29 stalls available inside. The police staff vehicles and temporary squad parking are on the south side of the building with 60 stalls available, 20 of which are shown as future stalls. The firefighter response parking is located on-grade behind the apparatus bays with a total of 19 stalls at this location. The remaining parking is a blend of public and firefighter use on the west and northwest side of the building where 70 stalls are indicated, 14 of which are indicated as future stalls. This approach provides sufficient flexibility to meet today's parking needs and expand the parking if needed as the departments and city grow.

Site Utilities

The site is served by the typical utilities all of which are connected to the existing fire station building. This includes a 6 inch water line that loops through the site just south of the existing building well within the footprint of the proposed construction and therefore will be relocated in the construction. The new water lines will include tapping off the existing 12" water line in Engler Boulevard with an 8" water line as shown in the submitted utility drawings. This line will remain 8" to the water service entry into the west side of the basement level of the new building. There will also be a 6" branch line serving fire hydrants to the east as well as a 6" line that continues to the south serving an additional fire hydrant as well as connecting into the existing 6" water line going to the neighborhood on the south.

The sanitary service is an 8 inch pipe located along the south side of the property flowing west and then south down to Meadow Lane. The new building will connect to this sanitary line with a 6" pipe exiting the building below the police vehicle sallyport. Finally, natural gas piping and electrical service lines are located along Engler Boulevard. These services will be extended to the new building with connections within the secure police parking lot providing higher protection of these critical infrastructure elements.

Wetlands and Stormwater Management

There are two existing stormwater pond / wetlands located on the west side of the site. With input from the city after the Concept Plan review process, it has been determined to provide stormwater treatment on-grade rather than using the large underground pipe filtration systems originally considered. To accomplish this, there will be a third pond added adjacent to the southwest pond / wetland to provide additional water quality, infiltration and rate control for the site. The stormwater will be gathered from around the site as well as from roof drains and routed to this new pond and connected storage pipes.

In more detail, stormwater runoff from the proposed project will be routed to a forebay and iron enhanced sand filter. The iron enhanced sand filter will treat the stormwater for water quality and a majority of the required runoff volume. The remaining runoff volume will be treated with a combination of soil amendment and upland preservation. The soil amendments will be utilized in the green spaces on the north side of the site and upland preservation will be utilized on the south and southwest sides of the site. The iron enhanced sand filter will outlet into the existing wetland in the

southwest corner of the site. An outlet control structure will be installed on the existing outlet for this wetland to reduce the overall runoff rates from the site.

Site Grading

The existing site generally drains from east to west towards the two wetlands. The northwest wetland drains into the southwest wetland. The southwest wetland ultimately discharges into the storm sewer in Victoria Drive.

Since the proposed building will have a consistent finished floor elevation, the area adjacent to the building will be relatively level. The site will generally be graded away from the building and into catch basins in the parking lot. Beyond the limits of the parking lot, the grades will generally slope downward to tie-into existing grades with a three to four foot drop from the public parking lot to the general park grade. There will also be a screening berm at the south side of the police parking lot.

The apparatus driveway is a site feature that is used to set the elevation of the building, and ultimately the site grading. The slope of the apparatus driveway needs to be flat enough to not cause responding vehicles to bottom-out, but still allow proper drainage away from the building. Quick response times are important to fire stations, and if the apparatus drive is too steep, it may slow down the response time as well as incur an increase in apparatus wear.

Exterior Architectural Design

Massing

The Public Safety Facility at a footprint of 61,084 square feet is significantly larger than many of the buildings within this part of Chaska although the three-story apartments to the west are taller than this development. Still, it is important to break up the building massing in multiple ways to reduce its scale and provide architectural interest. This is accomplished by creating a U-shaped footprint reducing any one façade in size and by breaking up each façade both with changes in height and stepping of building elements. The design also positions the building to the northeast side of the site maximizing the distance to the neighboring residential properties. The tallest portions of the building are likewise placed on the north portion of the site facing Engler Boulevard with the two-story fire residence area. There is also a three-story fire training hose tower which is positioned internal to the U-shaped building screening its height and the training operations that will occur at this tower. The remaining one-story portion of the building is on the south side of the facility which is closest to the single-family residential neighbors.

Image

As the first new municipal building in a series of planned updates, it is critical that the Public Safety Facility set the right tone for the future development of the City of Chaska's public buildings. As noted in the Guiding Principles, it is envisioned that this facility will honor the historic elements of Chaska's past while leading into the future. The proposed building aesthetic observes the long tradition of brickmaking in Chaska and use the common brick detailing elements shown in the attached Precedent Study as inspiration for this building while still creating a contemporary aesthetic that guides the City into the future.

While maintaining a unified aesthetic and four-sided exterior image, there are elements providing a degree of separate identity between the fire department and police department portions of the building. The fire station features arched apparatus bay doors and significant brick detailing reminiscent of the typical historic brick buildings in Chaska. This detailing is also evident in the historic fire truck display space just to the left of the main building entry. While the building design has a variety of focal points, the public entry is designed as the key visual element in the building including a large two-story clerestory providing daylight and views into the main lobby. This entry creates a transition to a somewhat simpler, clean image of the police department portion of the public safety building which provides for more cast stone masonry with a lower percentage of brick.

Since the Preliminary Site Plan submittal, there have been several changes in the visual massing with the addition of two dark material areas along what had been a long expanse of cream brick on the north façade along Engler Boulevard. These two additional accent areas further tie the north elevation to the design on the main entry west elevation.

Materials

As noted above, the use of cream-colored Chaska brick will play a major role in the exterior materials of the building. In addition, the proposed building design includes a significant amount of cast stone panels with deep recessed jointing pattern providing an appropriate scale and texture to this portion of the exterior material. This cast stone will be a deeper gray-brown tone to create contrast to the lighter brick and depth in the building aesthetics. The final major exterior material is a smooth, fiber-cement composite material (Nichiha panel) that is used as a minor accent on most of the facades to provide interest and contrast to the brick and cast stone. The fiber-cement composite panel finish is primarily a mixture of dark gray tones with some cream mixed in providing an intentional tie between the other two exterior materials. The mixture of materials are all being considered Class I materials satisfying the minimum requirements on each building elevation as indicated on the exterior finish material tables on the submittal drawings.

Exterior Signage

The Public Safety Facility is identified to the public in multiple ways both for clarity when arriving as well as wayfinding elements within the site. First there is a monument sign at the main public entrance off of Engler Boulevard made with the same materials as the main building including brick and cast stone. The north half of this monument sign has fixed cut individual letters identifying the building and including the street address. The south half of the monument sign includes an electronic sign panel that will be used to provide public service announcements for the police and fire departments as well as general city events.

Building mounted signage is located on both the north elevation along Engler Boulevard and the west elevation associated with the main building entrance. Each elevation provides two signs as allowed by the signage ordinance where each entity can have up to 40 square feet of signage.

On the north elevation there is cut metal letter fire department sign at the tower between the two banks of apparatus bays. The other north elevation sign is also cut metal letters placed on the upper portion of the stair tower on the west end of this façade identifying the building as the Chaska Public

Safety facility. Combined these signs cover 72 square feet which is under the 80 square feet allowed for the two signs.

The signage on the west elevation is focused at and above the main facility entrance to help guide visitors to the public lobby. This elevation addresses three entities – the fire department, the police department, and the public use spaces which would allow for a total of 120 square feet of signage. The main entrance doors are identified with a cut metal letter sign on the canopy leading to the front doors. In addition, there is a departmental logos interior lighted sign in front of the clerestory windows above the main public lobby. This elevation includes a total of 90 square feet of signage, well below the maximum allotted for this building by ordinance.

Mechanical Unit Screening

A complete 3-dimensional study was completed reviewing the visibility of rooftop mechanical units from adjacent properties and roadway for the Public Safety Facility. Due to parapet heights and mechanical unit placement most of the rooftop units are not visible. There is one larger air handling unit on the second floor above the firefighter dorm area that is visible from Engler Boulevard. This unit is shown to be screened by with a pre-finished louver screen system of a color to match the brick portion of the building.

The other item to be screened is the backup emergency generator which is located adjacent to the southwest corner of the police department's portion of the building. The generator will be enclosed by a 14 foot high brick wall that not only blocks the view of this unit, but further helps reduce the sound level of the generator when running.

Pedestrian Scale

While this is a large facility, attention has also been paid to developing a sense of pedestrian scale in areas where the community connects with the Public Safety Facility. Around both sides of the main entry are plaza areas with smaller landscaping garden areas and seat walls the create gathering space overlooking this entry. This plaza area also includes the site's collection of flagpoles creating a focal point adjacent to the main lobby canopy. Finally, the brick detailing and scale of the historic fire truck museum is designed to welcome the guest and provide a smaller scale front massing to connect with the public entering the building. These elements are intended to create not only human scaled elements but also to provide guidance leading the eye to the front entry and into the public lobby.

Exterior Lighting Design

The exterior lighting for the Public Safety Facility minimizes the lighting influences on adjacent properties and avoids general light pollution impacts. This lighting design includes perimeter light poles with forward-throw cutoff light fixtures all of which are dark-sky rated with zero degree light angle and concealed LED light source. These poles are placed at the outer edge of parking and drives shining away from neighboring properties resulting in light levels of 0.0 footcandles at the south property line adjacent to the residential properties and a maximum 0.5 footcandle level at the east property line abutting the business property.

There is also building mounted lighting to provide appropriate light levels nearer to the building including lights at each overhead or four-fold door and lighting over exit doors as required by code. These light fixtures also are LED sources dark-sky rated with zero degree light angle.

Finally, the design includes a row of bollard lights along the main pedestrian entry to the facilities front entrance to help identify the entrance and provide a slightly higher footcandle level at this public location.

Landscaping Design

The landscaping for this project focuses on multiple important elements to enhance the site and provide functional benefits for those on the campus and the neighborhood beyond. First, we look at using landscape elements to draw attention to the main public entry drive and create a sense of welcome for those entering the campus.

With the new campus layout Meadow Park will be revised including re-aligning the trail system to maintain connections to the different adjacent neighborhoods. This trail will include a sidewalk connection directly to the front entrance of the Public Safety Facility welcoming the public as well as staff to enter the park from the building as well as those using the park to visit the displays and common space within the building. The redesign of the park itself will be done through the Park Commission process outside of the current project.

Emphasis was placed on providing as much usable park land as practical while still meeting the needs of the new Public Safety Facility. The existing park consists of approximately 81,400 square feet of usable park land when excluding stormwater ponds. The current preliminary plan submittal shows the usable park land at 60,836 square feet of flat or gently sloping parkland after deducting the current and expanded stormwater ponds. This is almost as much usable area as what was shown at the time of Concept Plan submittal which had 62,389 square feet of usable land, without addressing the need for stormwater pond expansion on grade. The site plan was able to maintain this significant park area by eliminating the separate entrance drive that was shown originally for the public parking area on the west side of the facility.

The parking lots include multiple peninsula islands to soften and breakup the pavement surface as well as provide shade to reduce the heat island effect. There are a variety of bushes providing foundation plantings around all nonpaved areas of the building with additional perennials accenting the main entrance of the building.

Security and screening are an important part of the Public Safety Campus, particularly on the south side of the police department. The design includes a fence that encloses the police staff parking area with gates at the west drive and east side between fire department and police department paving. This fence is a prefinished metal picket fence with anti-scale arch at the top for attractive image and durable construction. The south berm area is heavily landscaped with areas of tightly spaced spruce trees mixed in with overstory maple trees with bushes below. This provides the variety of plant materials and openness requested by the neighborhood during the open house, while still creating screening to the parking lot.

Overall, there are 93 overstory deciduous trees or evergreens included in the landscape plans submitted providing 254 caliper inches of total new trees, which is 10% more than the code required goal. The

landscape also provides understory trees and 531 shrubs to further fill out the landscape areas around the site. All plant materials have been selected for hardiness, pollinator value, and ease of care.

The entire site will be irrigated with lawn areas covered with spray heads and planting beds to receive drip line for best plant health. As noted earlier, all irrigation water will be obtained from the southwest stormwater pond and pumped throughout the irrigation system.

Sustainable Facility and Site Features

With sustainability as a guiding principle for the design of this facility, there have been many features incorporated into the building and site design of the Chaska Public Safety Facility. For the site, sustainable design elements include using stormwater for exterior site irrigation, use of durable landscape planting materials, and black-sky friendly site lighting that not only has low-angle cutoff lights but also includes automatic light level dimming when the area around each light is vacant.

The buildings sustainable design while not being submitted for certification are based on LEED standards to incorporate many best practices in sustainable designed buildings. The following is a partial list of features included in this facility.

- Highly insulated exterior walls with low air infiltration design
- Double thermally broken window framing with Low-E, argon filled glazing
- Extensive clerestory windows providing daylighting deep within the building floor plan and reducing lighting demand
- Low energy LED lighting throughout
- High-efficiency heating system
- Roof solar panel ready
- Use of low or no VOC products within the building
- Elimination of all added urea-formaldehyde within wood products
- Focus on indoor air quality

Enhancing the City of Chaska

The Chaska Public Safety Campus project provides many opportunities to support the mission of Chaska and its core strategies. From the outset of this project, there has been a strong desire to create welcoming community spaces that enhance the connection between the public safety personnel and the community. The public lobby, fire truck display, and inclusion of both the large training room as well as the smaller conference room for public use will create opportunities for community gathering within the building. These public spaces are designed to emphasize access and a comfortable, friendly atmosphere for those using this common space.

The Campus will also provide quality of life improvements both for the members of the community visiting the site as well as a strong focus on health and wellness for the public safety staff serving the Chaska community. There are enhanced opportunities for health and public safety training events for the public within the lobby or at the neighboring park. For the firefighter and police officers this new facility provides a focus on health through incorporating best-practices elements such as zoning the building into hot / cold contaminant zones, particularly for firefighters returning from fire calls. Comprehensive decontamination spaces and equipment are likewise planned to remove toxins for all

public safety staff exposed to carcinogens and other biological contaminants in the line of duty. Physical health is also be emphasized with fitness spaces, both interior and exterior, provided for each department's staff.

The Police and Fire Departments are also provided with many training elements where they can further hone their individual skills as part of their Commitment to Excellence in serving the Chaska community. These will include rooms for defensive tactical training and virtual reality simulation training for the police staff and a hose / training tower and mezzanine for firefighter training. Including these elements within the facility allows regular scheduling of staff training without facility fees or leaving the city for training classes.

In summary, the Chaska Public Safety Facility and surrounding campus will provide long-term value to the City of Chaska housing the current public safety staff and providing flexibility for the anticipated growth in the needs of each department. The new campus will encourage community gathering opportunities and support the safety of the city and its residents. Finally, this project will set the tone for the upcoming municipal facility improvements focusing on quality design blending the historic fabric of Chaska with a future focused aesthetic.



Chaska, MN 55318

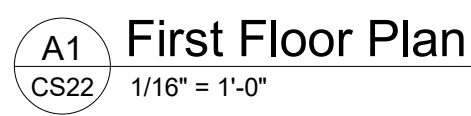
REVISIONS:

CNH NO.: 22096

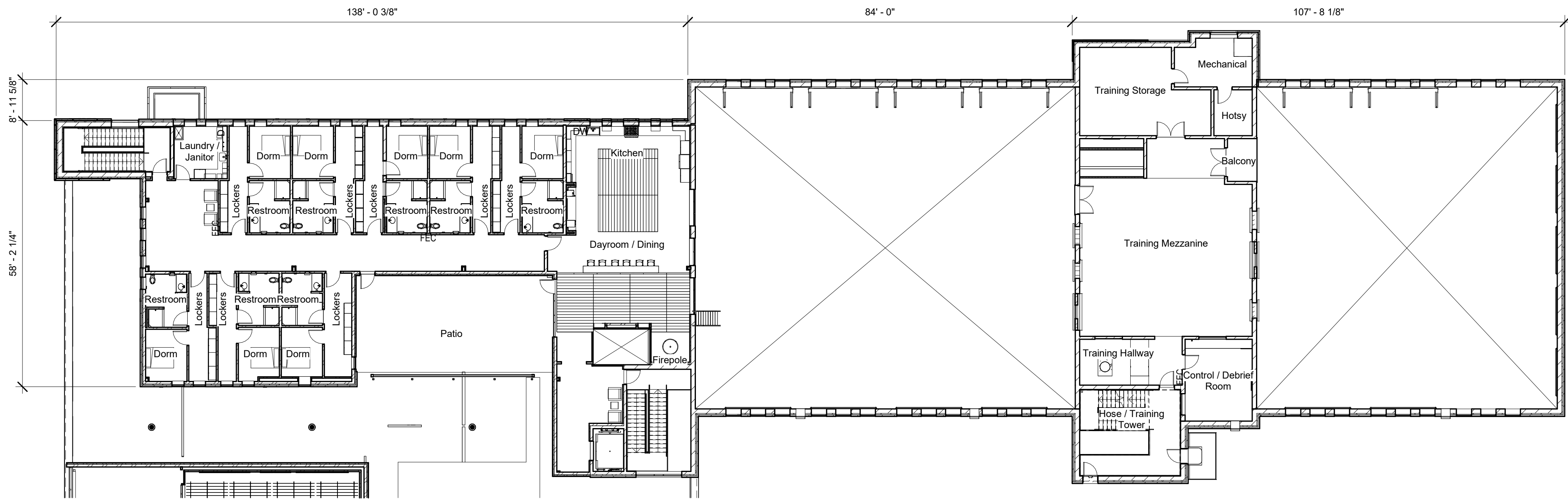
DATE: 12/01/23

First Floor Plan

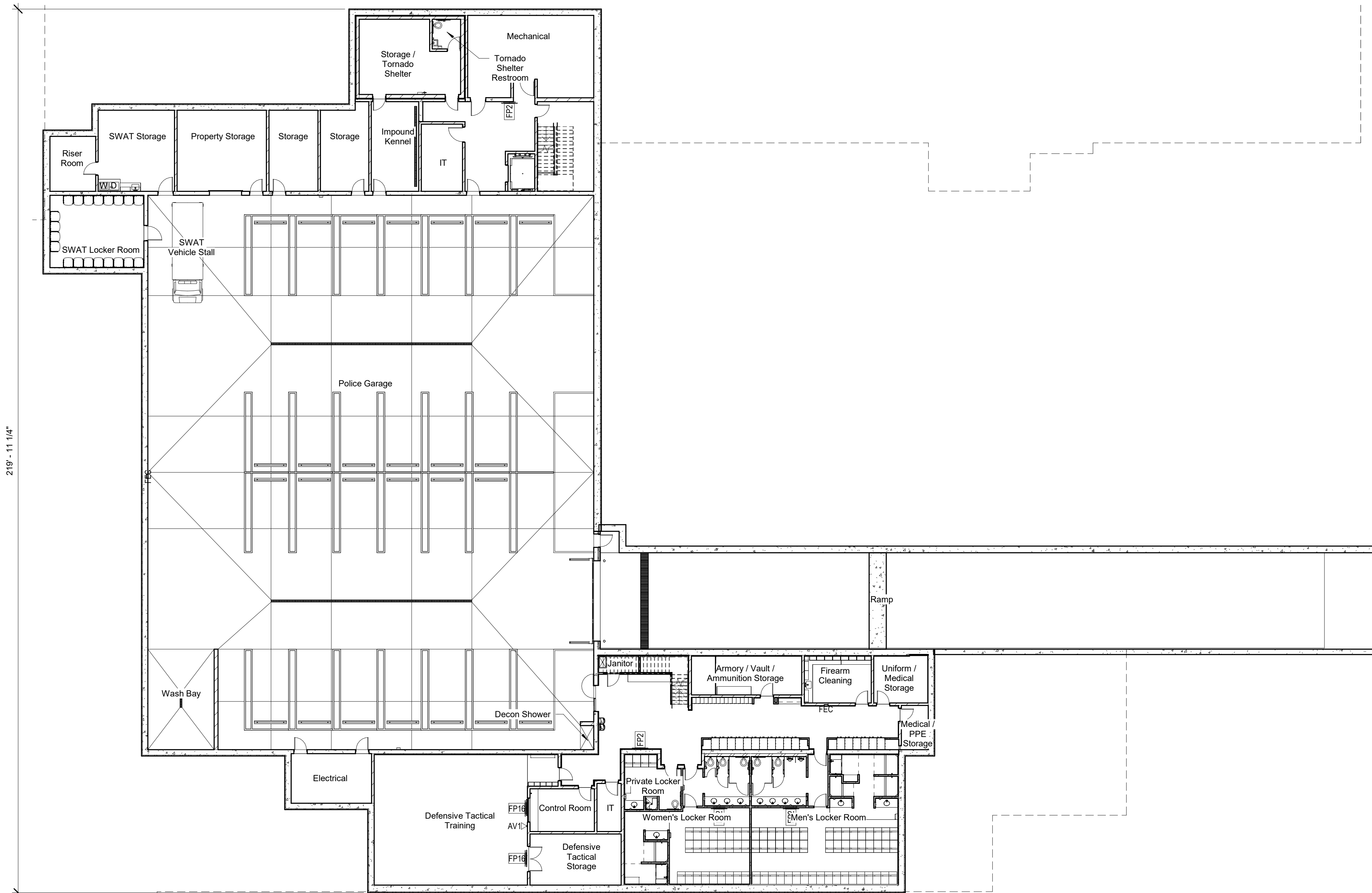
CS22



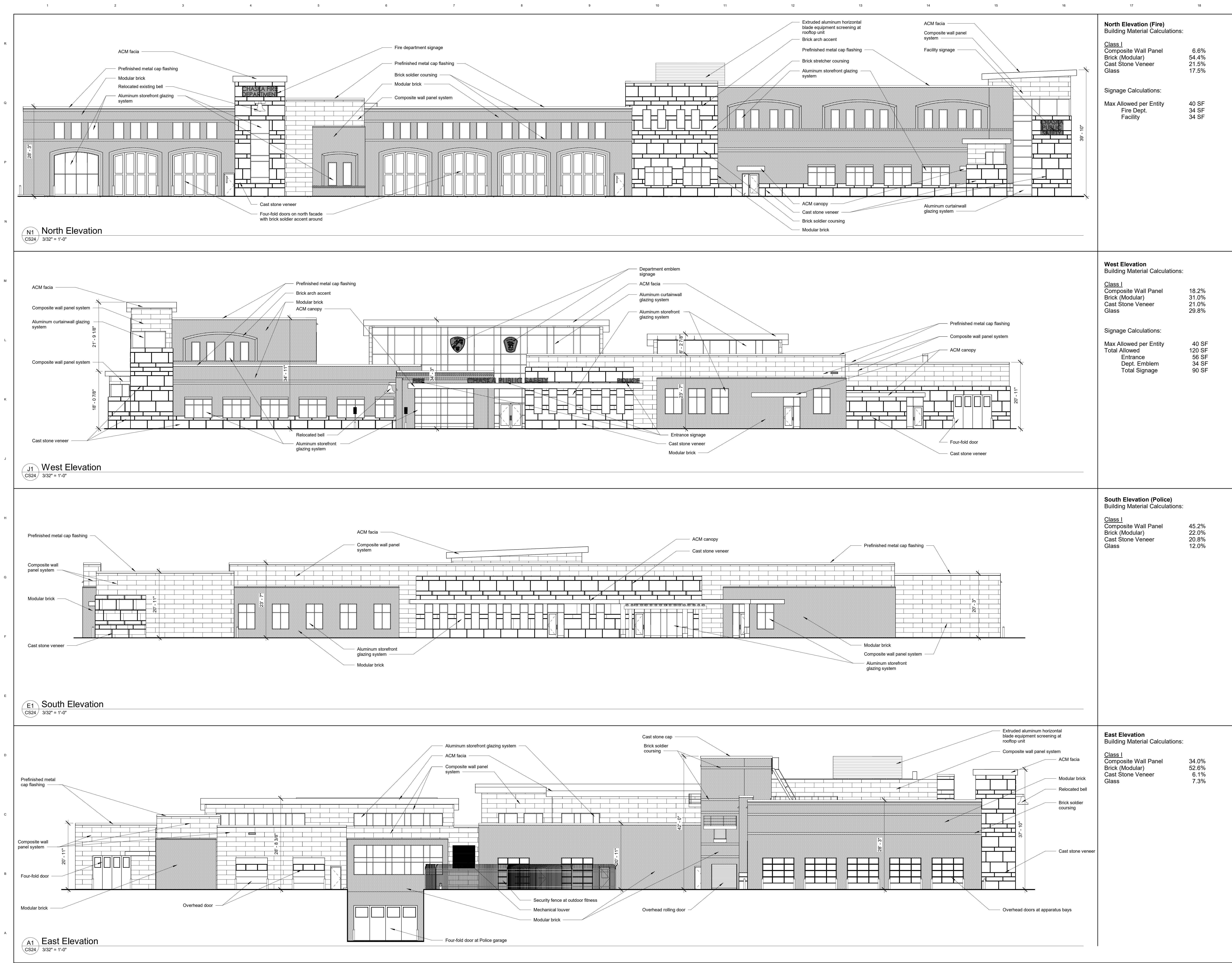
L1 Second Floor Plan
CS23 1/16" = 1'-0"



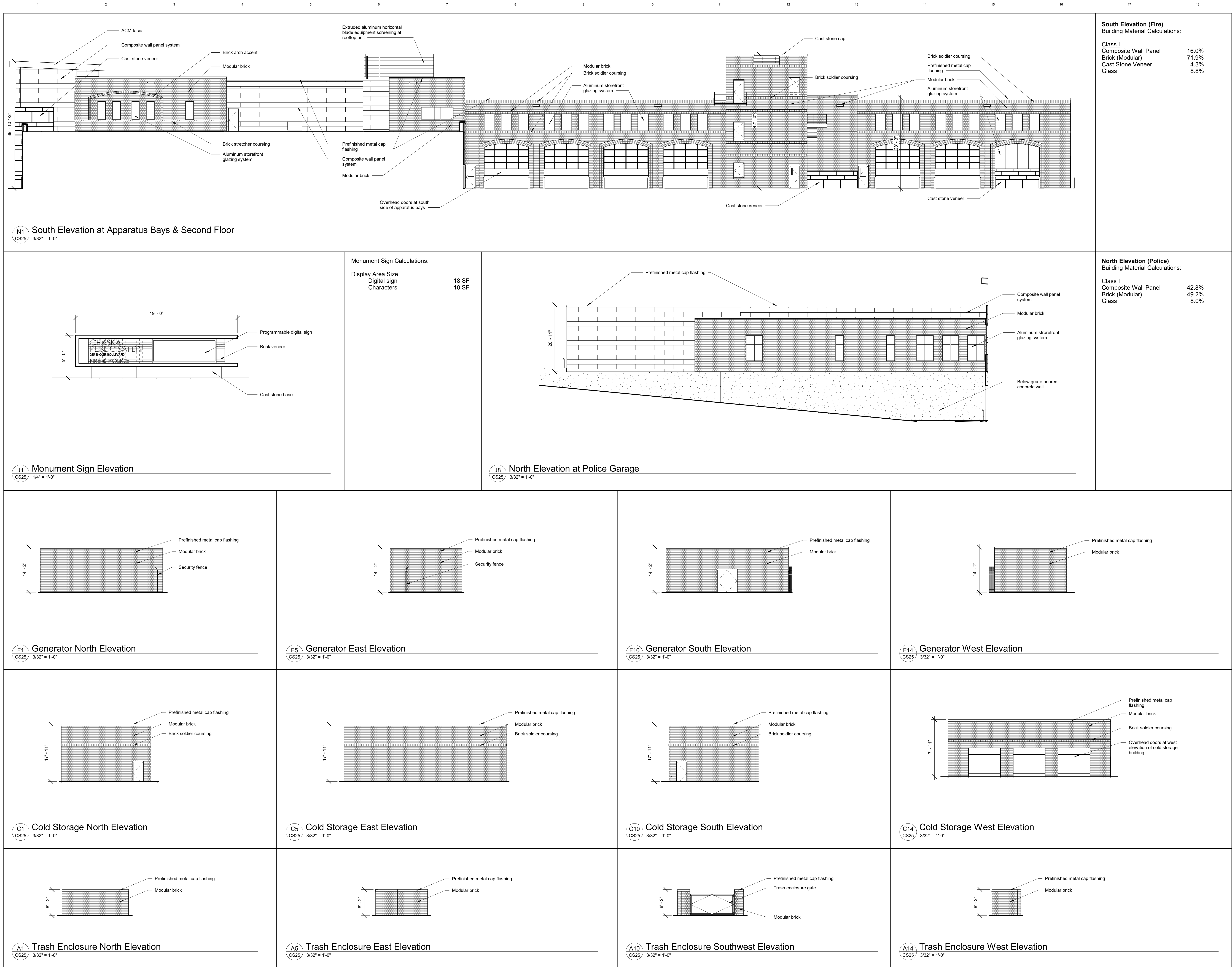
A1 Basement Floor Plan
CS23 1/16" = 1'-0"



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1/17/2025 3:55:14 PM



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J1 North Perspective - From Engler
CS26 12" = 1'-0"



A1 Northwest Perspective - From Drive
CS26 12" = 1'-0"



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A1 West Perspective - From Park
CS27 12" = 1'-0"

Composite Wall Panel - Nichiha; Corbusa Moondust

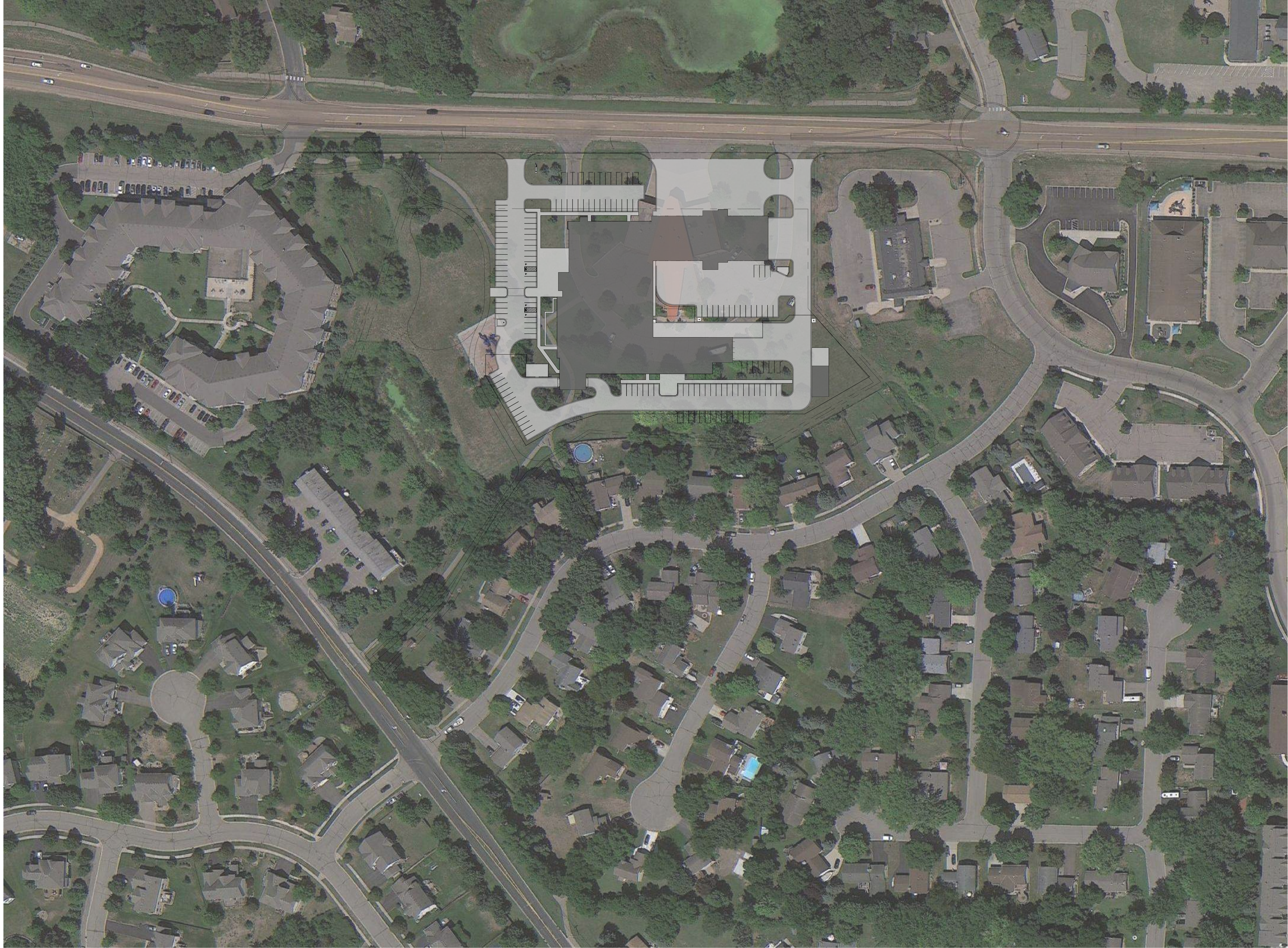


Brick - Summit Brick Company; Fawn & Ginger

Cast Stone - Dark Gray



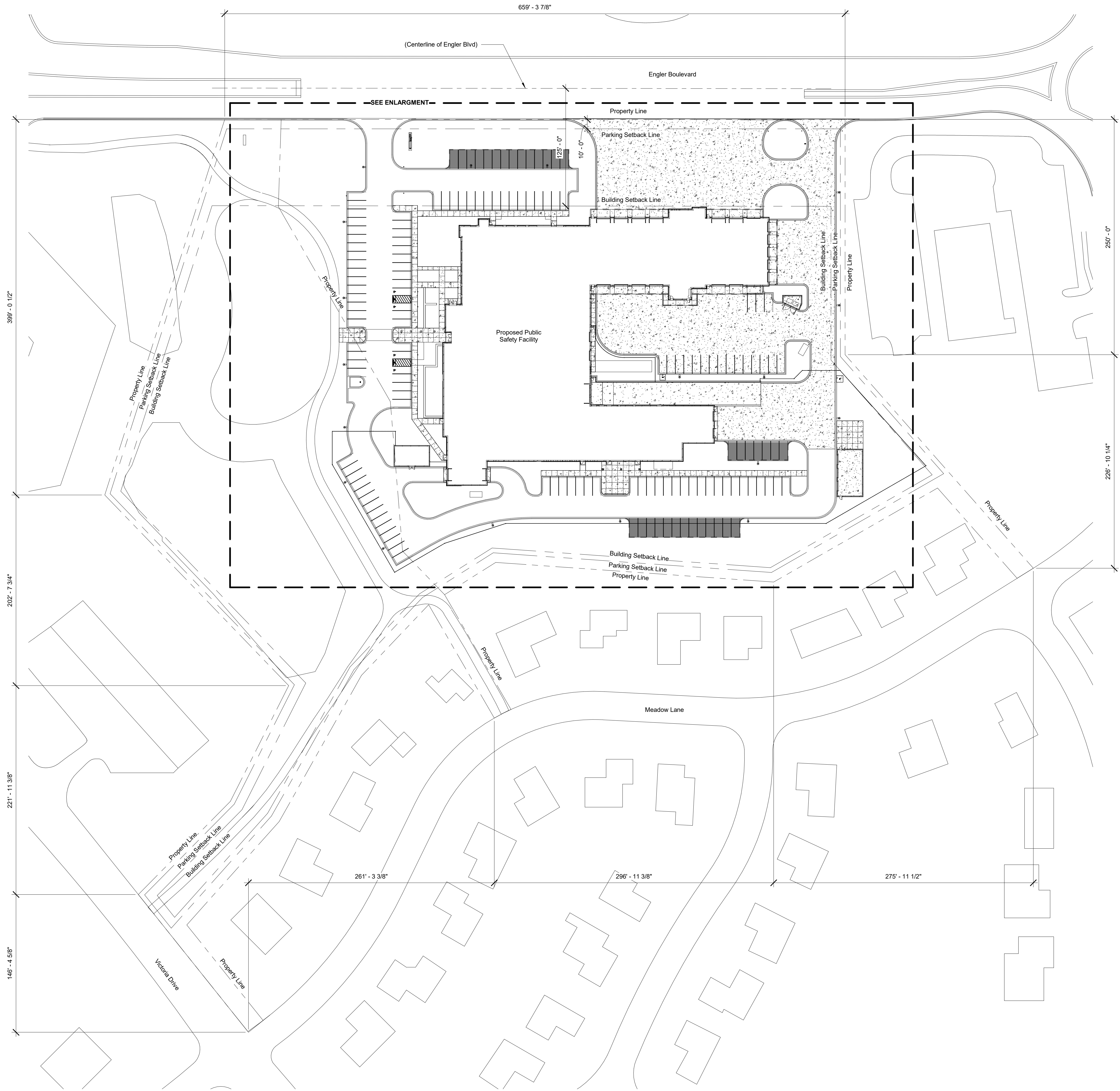
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A1 Aerial Site Exhibit
CS19 1" = 60'-0"

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A1 Overall Site Plan
CS20 1" = 50'-0"



Planning Review Summary:

Site Statistics:

Lot 1 Site Square Footage	267,994	SF
Lot 2 Site Square Footage	140,386	SF
Lot 1 Site Area	6.15	Acre
Lot 2 Site Area	3.23	Acre
Total Site Area	408,380	SF
	9.38	Acre

Building Area Statistics:

Total Proposed Building Area		
3-Story Building	99,235	SF
Total Proposed Building Area FAR	0.24	
Maximum FAR	0.80	

Lot Coverage Statistics:

Total Site Impervious Area	121,185	SF
(Parking/Sidewalks/Patios)		
Total Proposed Accessory Structure Area		
(Cold Storage/Generator/Trash Enclosure)	2,526	SF
Total Proposed Building Footprint	60,855	SF
Total Proposed Impervious Surface Area	184,566	SF
Total Proposed Impervious Surface Percentage	45 %	

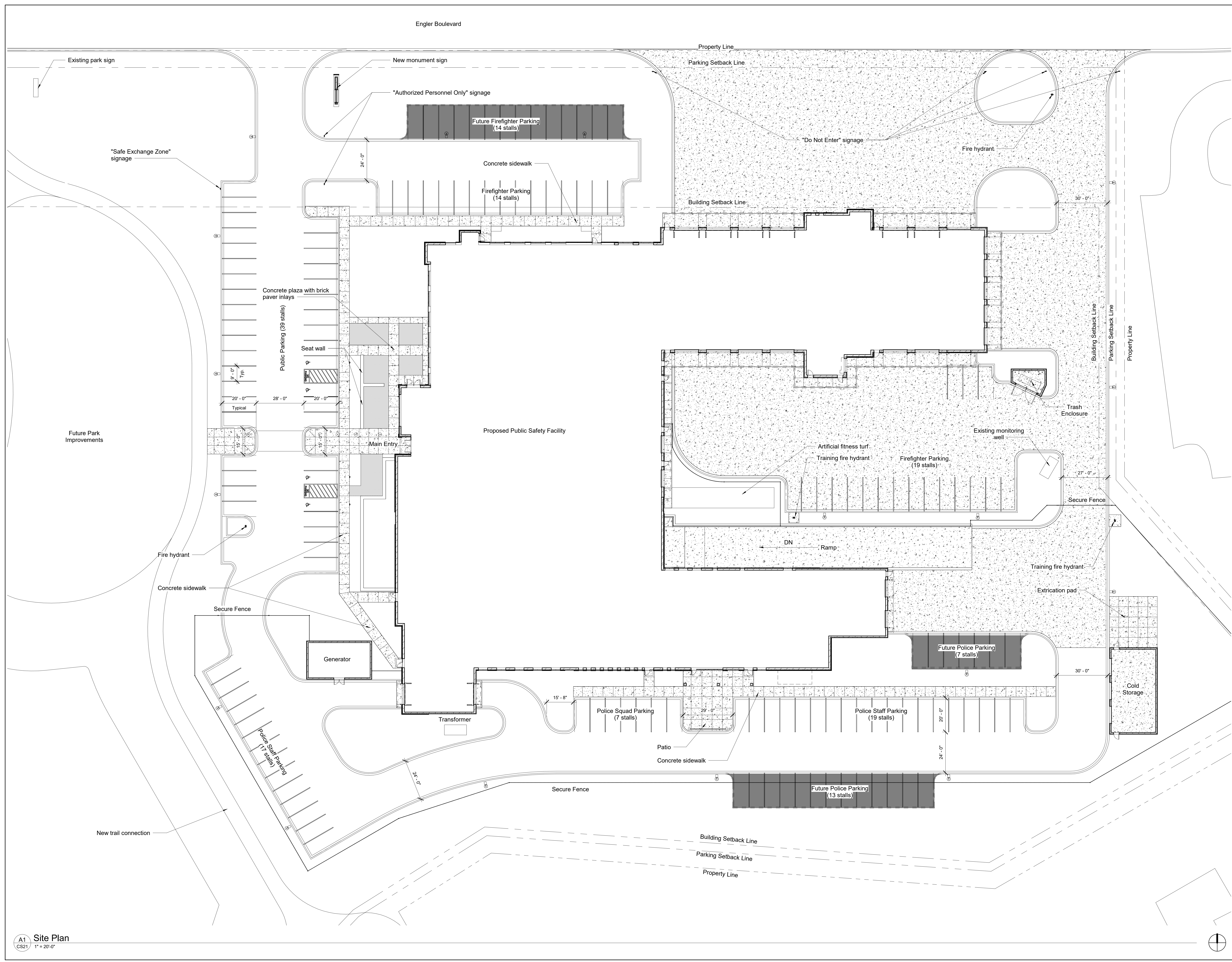
Parking Statistics:

Parking Stall Schedule		
Space	Calculation Method	Parking Stalls Required
Public Meeting Rooms	116 occupants / 3.5 occ per stall	34 stalls
Public Guest Parking	1 stall / anticipated guest	6 stalls
Police Staff Vehicles	1 stall / staff at largest shift	40 stalls + 20 future stalls
Police Squad Cars	1 stall / squad car (basement)	29 stalls
Fire Staff Vehicles	1 stall / staff at largest shift	34 stalls + 14 future stalls
Total Required Stalls		177 stalls
Total Stalls Proposed		141 stalls + 34 future stalls = 177 stalls

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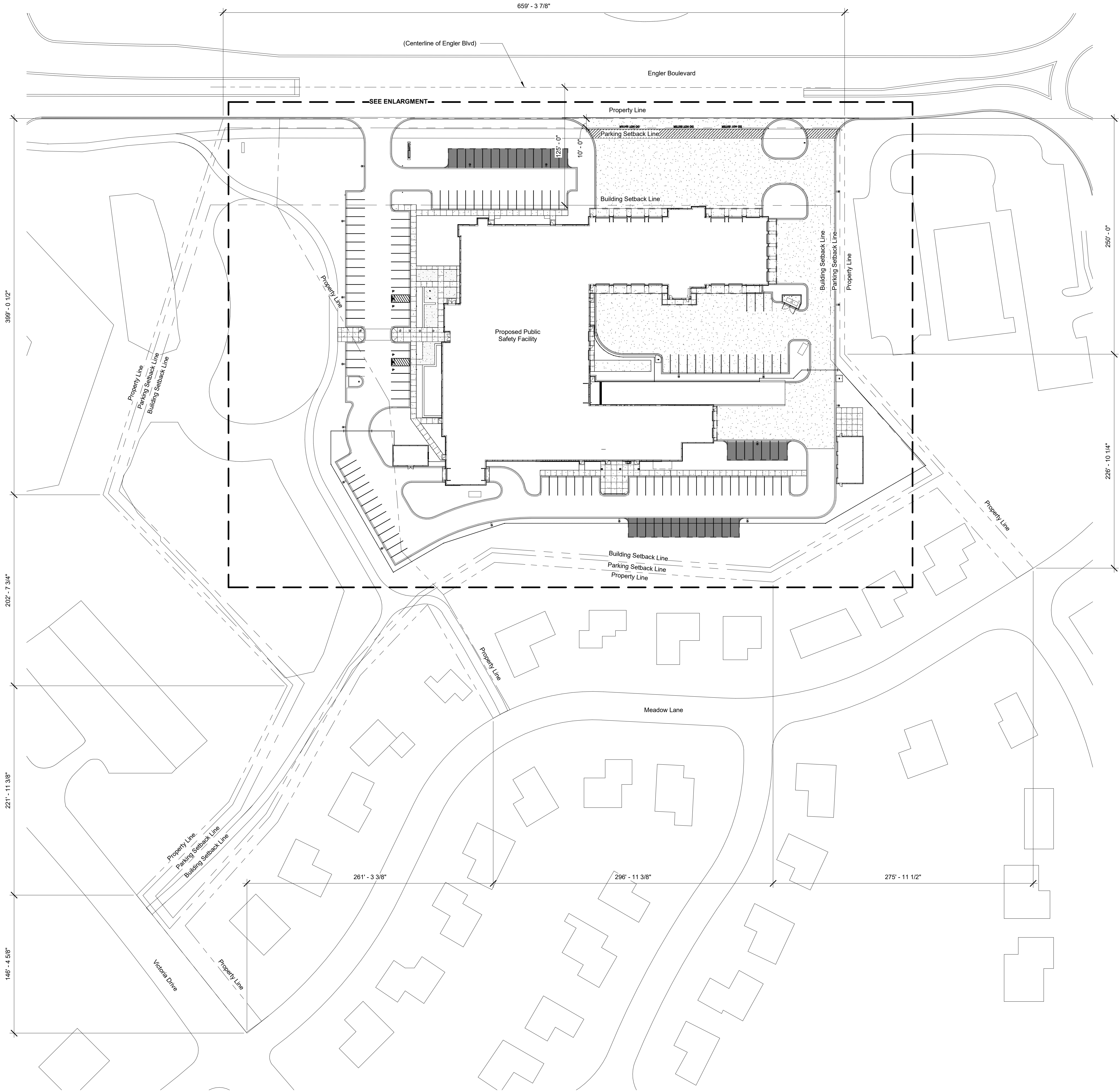
A1 Site Plan
CS21 1" = 20'-0"

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A1 Overall Site Plan
CS20 1" = 50'-0"



Planning Review Summary:

Site Statistics:

Lot 1 Site Square Footage	267,994	SF
Lot 2 Site Square Footage	140,386	SF
Lot 1 Site Area	6.15	Acre
Lot 2 Site Area	3.23	Acre
Total Site Area	408,380	SF
	9.38	Acre

Building Area Statistics:

Total Proposed Building Area		
3-Story Building	99,235	SF
Total Proposed Building Area FAR	0.24	
Maximum FAR	0.80	

Lot Coverage Statistics:

Total Site Impervious Area	121,185	SF
(Parking/Sidewalks/Patios)		
Total Proposed Accessory Structure Area		
(Cold Storage/Generator/Trash Enclosure)	2,526	SF
Total Proposed Building Footprint	60,855	SF
Total Proposed Impervious Surface Area	184,566	SF
Total Proposed Impervious Surface Percentage	45 %	

Parking Statistics:

Parking Stall Schedule		
Space	Calculation Method	Parking Stalls Required
Public Meeting Rooms	116 occupants / 3.5 occ per stall	34 stalls
Public Guest Parking	1 stall / anticipated guest	6 stalls
Police Staff Vehicles	1 stall / staff at largest shift	40 stalls + 20 future stalls
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Fire Staff Vehicles	1 stall / staff at largest shift	34 stalls + 14 future stalls
Total Required Stalls		177 stalls
Total Stalls Proposed		141 stalls + 34 future stalls = 177 stalls



Chaska, MN 55318

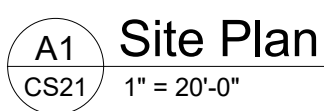
REVISIONS:

NH NO.: 22096

DATE: 12/01/23

Site Plan

CS21



DEMOLITION NOTES

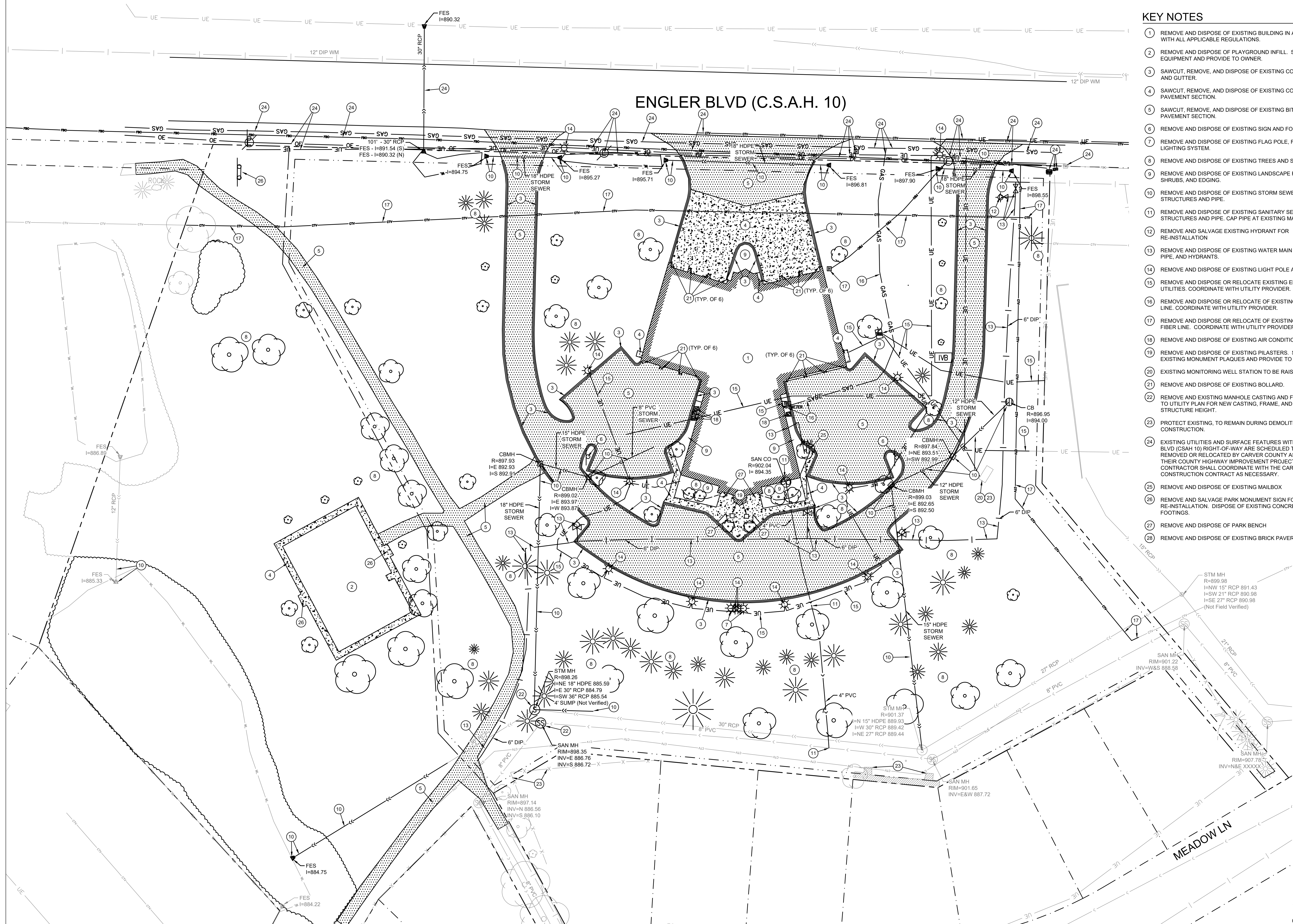
1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (851-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING TREES AND STUMPS. REFER TO LANDSCAPE PLANS.
- EXISTING TREE TO REMAIN DURING DEMOLITION AND CONSTRUCTION. REFER TO LANDSCAPE PLANS.

KEY NOTES

1. REMOVE AND DISPOSE OF EXISTING BUILDING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
2. REMOVE AND DISPOSE OF PLAYGROUND INFILL. SALVAGE PARK EQUIPMENT AND PROVIDE TO OWNER.
3. SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.
5. SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION.
6. REMOVE AND DISPOSE OF EXISTING SIGN AND FOOTING.
7. REMOVE AND DISPOSE OF EXISTING FLAG POLE, FOOTING, AND LIGHTING SYSTEM.
8. REMOVE AND DISPOSE OF EXISTING TREES AND STUMPS.
9. REMOVE AND DISPOSE OF EXISTING LANDSCAPE ROCK, SHRUBS, AND EDGING.
10. REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURES AND PIPE.
11. REMOVE AND DISPOSE OF EXISTING SANITARY SEWER STRUCTURES AND PIPE. CAP PIPE AT EXISTING MAIN.
12. REMOVE AND SALVAGE EXISTING HYDRANT FOR RE-INSTALLATION.
13. REMOVE AND DISPOSE OF EXISTING WATER MAIN STRUCTURES, PIPE, AND HYDRANTS.
14. REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND FOOTING.
15. REMOVE AND DISPOSE OR RELOCATE EXISTING ELECTRICAL UTILITIES. COORDINATE WITH UTILITY PROVIDER.
16. REMOVE AND DISPOSE OR RELOCATE OF EXISTING GAS MAIN LINE. COORDINATE WITH UTILITY PROVIDER.
17. REMOVE AND DISPOSE OR RELOCATE OF EXISTING TV AND/OR FIBER LINE. COORDINATE WITH UTILITY PROVIDER.
18. REMOVE AND DISPOSE OF EXISTING AIR CONDITIONING UNIT.
19. REMOVE AND DISPOSE OF EXISTING PILASTERS. SALVAGE EXISTING MONUMENT PLAQUES AND PROVIDE TO OWNER.
20. EXISTING MONITORING WELL STATION TO BE RAISED BY OWNER.
21. REMOVE AND DISPOSE OF EXISTING BOLLARD.
22. REMOVE AND EXISTING MANHOLE CASTING AND FRAME. REFER TO UTILITY PLAN FOR NEW CASTING, FRAME, AND ADJUSTED STRUCTURE HEIGHT.
23. PROTECT EXISTING, TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
24. EXISTING UTILITIES AND SURFACE FEATURES WITHIN ENGLER BLVD (CSAH 10) RIGHT-OF-WAY ARE SCHEDULED TO BE REMOVED OR RELOCATED BY CARVER COUNTY AS A PART OF THEIR COUNTY HIGHWAY IMPROVEMENT PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE CARVER COUNTY CONSTRUCTION CONTRACT AS NECESSARY.
25. REMOVE AND DISPOSE OF EXISTING MAILBOX.
26. REMOVE AND SALVAGE PARK MONUMENT SIGN FOR RE-INSTALLATION. DISPOSE OF EXISTING CONCRETE FOOTINGS.
27. REMOVE AND DISPOSE OF PARK BENCH.
28. REMOVE AND DISPOSE OF EXISTING BRICK PAVERS.



SYMBOL LEGEND

- NEW TRAIL BITUMINOUS PAVEMENT
SEE DETAIL
- NEW BITUMINOUS PAVEMENT
SEE DETAIL
- NEW LIGHT-DUTY CONCRETE PAVEMENT
SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT
SEE DETAIL
- NEW BRICK PAVERS
SEE LANDSCAPE ARCH.
- NEW STOOP
SEE STRUCTURAL AND ARCH.
- NEW LIGHT POLE, SEE ELECTRICAL.

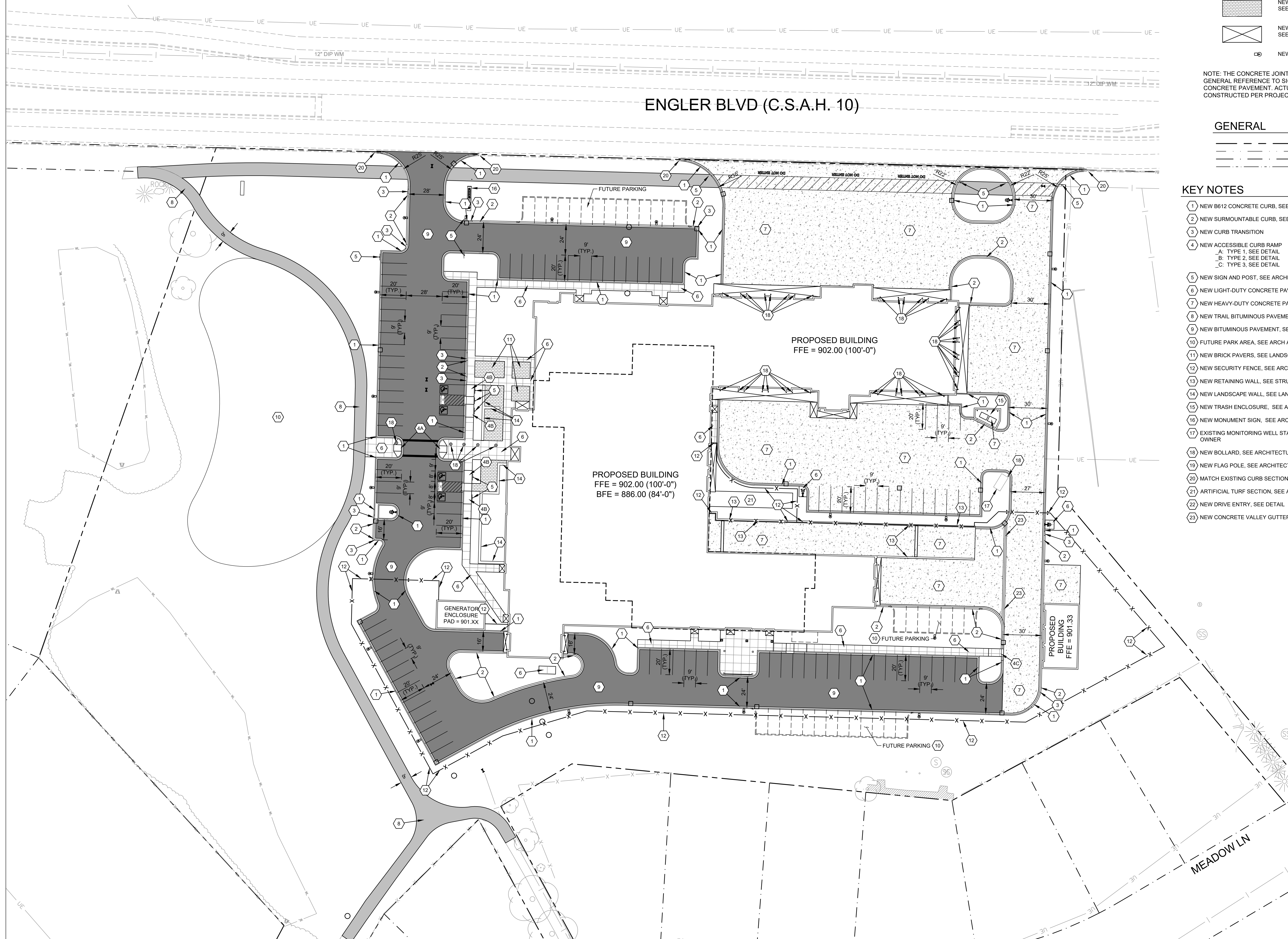
NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

KEY NOTES

- NEW B612 CONCRETE CURB, SEE DETAIL
- NEW SURMOUNTABLE CURB, SEE DETAIL
- NEW CURB TRANSITION
- NEW ACCESSIBLE CURB RAMP
A: TYPE 1, SEE DETAIL
B: TYPE 2, SEE DETAIL
C: TYPE 3, SEE DETAIL
- NEW SIGN AND POST, SEE ARCHITECTURAL
- NEW LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL
- NEW TRAIL BITUMINOUS PAVEMENT, SEE DETAIL
- NEW BITUMINOUS PAVEMENT, SEE DETAIL
- FUTURE PARK AREA, SEE ARCH AND LANDSCAPE ARCH
- NEW BRICK PAVERS, SEE LANDSCAPE ARCH.
- NEW SECURITY FENCE, SEE ARCHITECTURAL
- NEW RETAINING WALL, SEE STRUCTURAL
- NEW LANDSCAPE WALL, SEE LANDSCAPE ARCH.
- NEW TRASH ENCLOSURE, SEE ARCHITECTURAL
- NEW MONUMENT SIGN, SEE ARCHITECTURAL
- EXISTING MONITORING WELL STATION TO BE RAISED BY OWNER
- NEW BOLLARD, SEE ARCHITECTURAL
- NEW FLAG POLE, SEE ARCHITECTURAL
- MATCH EXISTING CURB SECTION
- ARTIFICIAL TURF SECTION, SEE ARCHITECTURAL
- NEW DRIVE ENTRY, SEE DETAIL
- NEW CONCRETE VALLEY GUTTER, SEE DETAIL



EROSION CONTROL NOTES

See Sheet C601 for Erosion Control Notes

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Refer to landscape architect plan for site restoration.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All pavement grades within ADA parking stalls and access aisles shall not exceed 2% in any direction.
7. Top and bottom elevations for proposed retaining wall represent finished surface grades. Actual top and bottom of foundation elevations may vary depending on manufacturer design.

SYMBOL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- EROSION CONTROL BLANKET (INSTALL ON SLOPES OF 4:1 AND GREATER)
- AMENDED SOILS AREA SEE CCWMO DETAIL
- UPLAND PRESERVATION AREA PLANTED PER CCWMO STANDARDS
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

ENGLER BLVD (C.S.A.H. 10)

PROPOSED BUILDING
FFE = 902.00 (100'-0")

PROPOSED BUILDING
FFE = 902.00 (100'-0")
BFE = 886.00 (84'-0")

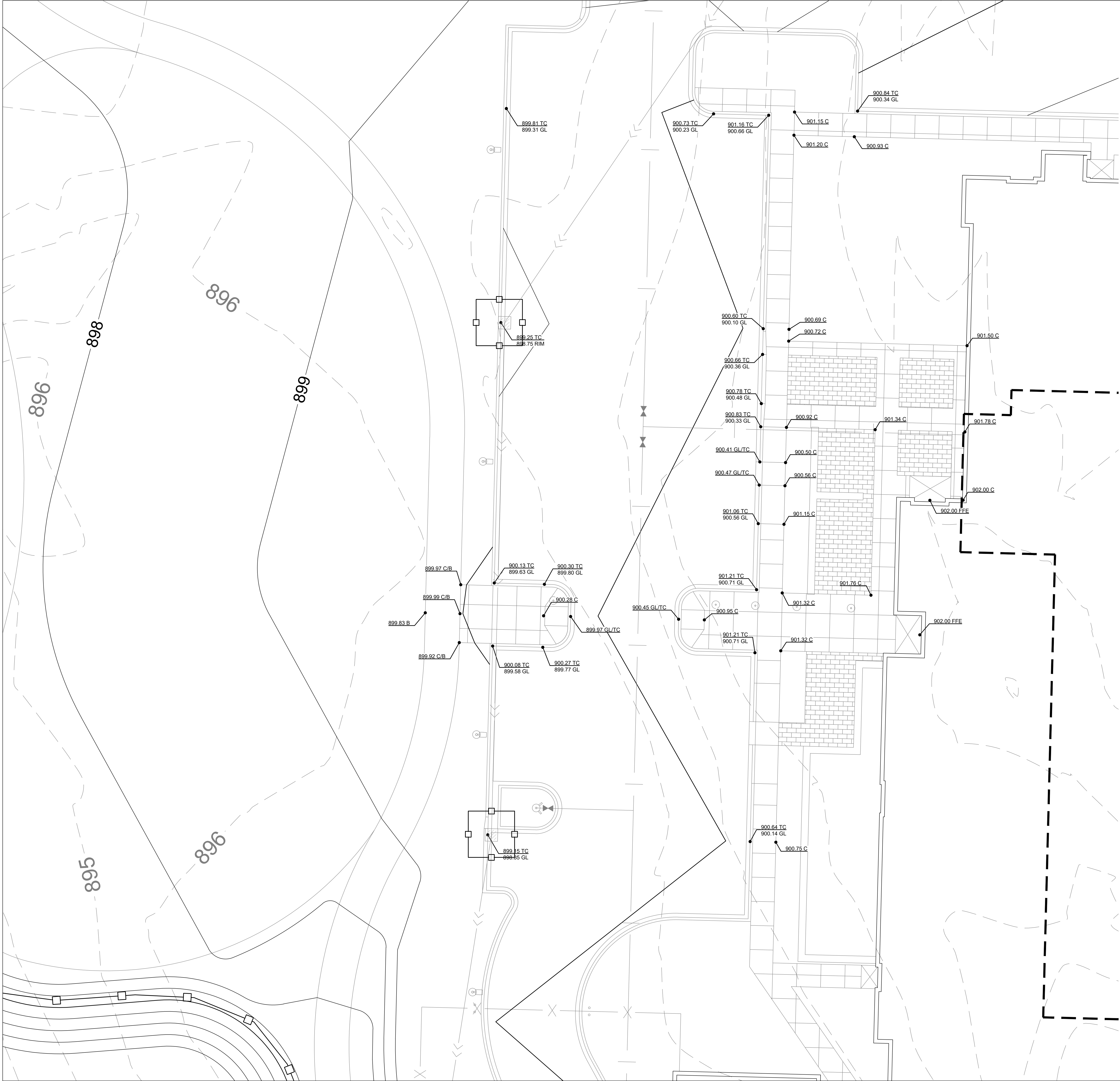
GENERATOR
ENCLOSURE
PAD = 901.XX

*TOP OF BERM = 906.50

MEADOW LN



0 15 30 60



SYMBOL LEGEND

- 950 --- EXISTING CONTOURS
--- 950 --- PROPOSED CONTOURS - MAJOR INTERVAL
--- 949 --- PROPOSED CONTOURS - MINOR INTERVAL
--- GRADE BREAK LINE
--- GRADE SLOPE
2.0%
SILT FENCE
EROSION CONTROL BLANKET
(INSTALL ON SLOPES OF 4:1 AND GREATER)
AMENDED SOILS AREA
SEE CCWMO DETAIL
UPLAND PRESERVATION AREA PLANTED
PER CCWMO STANDARDS
RIP-RAP / ROCK CONST. ENTRANCE
INLET PROTECTION
SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Refer to landscape architect plan for site restoration.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All pavement grades within ADA parking stalls and access aisles shall not exceed 2% in any direction.
7. Top and bottom elevations for proposed retaining wall represent finished surface grades. Actual top and bottom of foundation elevations may vary depending on manufacturer design.

EROSION CONTROL NOTES

See Sheet C601 for Erosion Control Notes

KEY NOTES

- 1 STORM SEWER MANHOLE, SEE DETAIL
- 2 STORM SEWER CATCH BASIN, SEE DETAIL
- 3 SANITARY SEWER MANHOLE, SEE DETAIL
- 4 NEW HYDRANT AND VALVE, SEE DETAIL
- 5 TRENCH DRAIN, SEE DETAIL
- 6 FLARED END SECTION, SEE DETAIL
- 7 BUILDING DRAIN TILE, SEE ARCH.

SYMBOL LEGEND

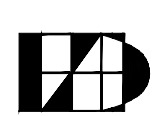
- | | | | |
|---|------------------|-------|------------------------------|
| ○ | STORM MANHOLE | — CTV | CABLE UNDERGROUND LINE |
| ○ | CATCH BASIN | — OE | ELECTRIC UNDERGROUND LINE |
| □ | CURB INLET | — UE | FIBER OPTIC UNDERGROUND LINE |
| ○ | FLARED END | — GAS | NATURAL GAS UNDERGROUND LINE |
| ○ | SANITARY MANHOLE | — T | SANITARY SEWER PIPE |
| ○ | HYDRANT | — T | TELEPHONE UNDERGROUND LINE |
| ⊗ | GATE VALVE & BOX | — DT | WATERMAIN PIPE |
| ⊗ | WATER SHUTOFF | | DRAIN TILE PIPE |
| ⊗ | LIGHT POLE | | |

ENGLER BLVD (C.S.A.H. 10)

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all on-site amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MNDOT class 3.
8. Maintain a minimum of 7' 1/2' of cover over all water lines and sanitary sewer lines. Where 7' 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MNDOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5", use 4" of insulation.
9. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12'; PVC SDR-26 for depths between 12' and 26'; and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

Larson
Engineering, Inc.



3524 Labore Road
Little Bear Lake, MN 55110
651-431-4433
www.larsoneng.com

DESIGNED BY: J. J. Larson
CHECKED BY: J. J. Larson
DATE: 12/1/23

PROJECT NAME: 285 Engler Boulevard
CITY: Chaska, MN

PROJECT NO.: 22096

DATE: 12/1/23

UTILITY PLAN

REVISIONS:

NO. DESCRIPTION

1. 12/1/23

2. 12/1/23

3. 12/1/23

4. 12/1/23

5. 12/1/23

6. 12/1/23

7. 12/1/23

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21. 12/1/23

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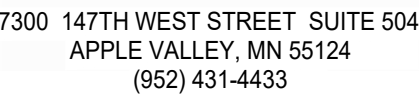
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HEREBY CERTIFY THAT THIS PLAN
 OF WORK IS BEING COMPLETED BY
 ME OR UNDER MY DIRECT SUPERVISION AND THAT
 I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: T.J. Rowe, P.E.

SIGNATURE: *T.J. Rowe*

DATE: 12/12/23

LIC. NO.: 03881

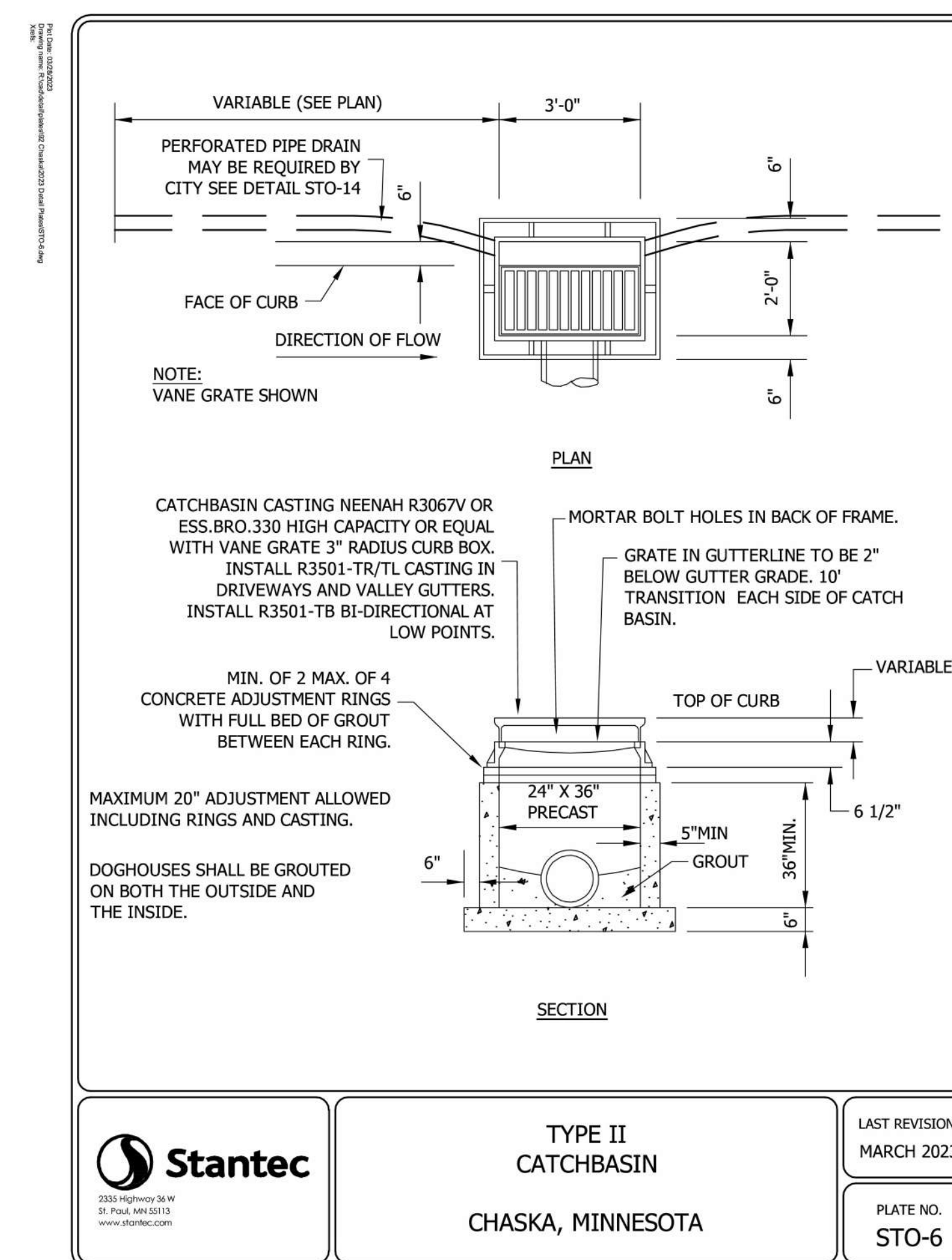


REVISIONS:

NH NO.: 22096
 DATE: 12/1/23
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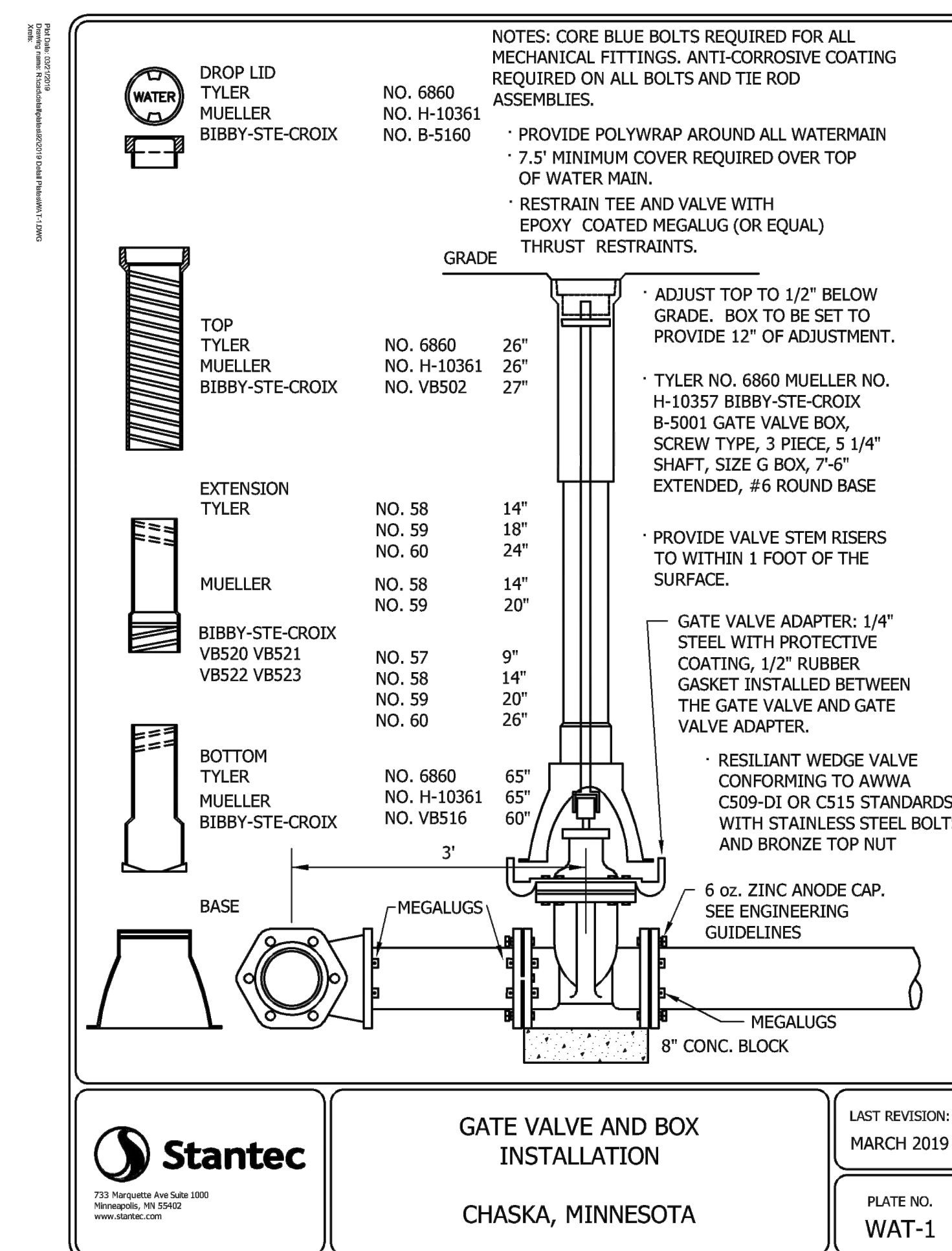
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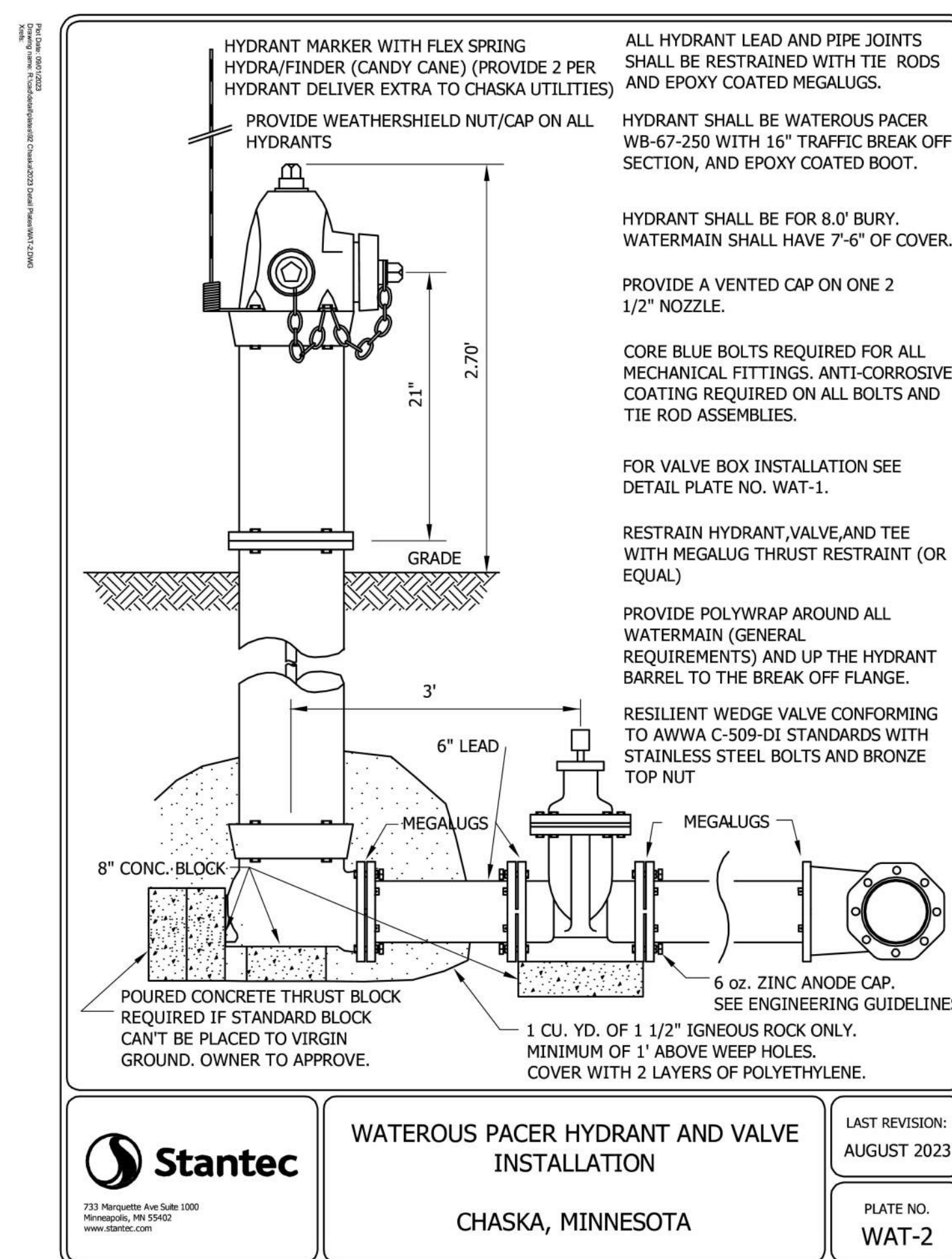
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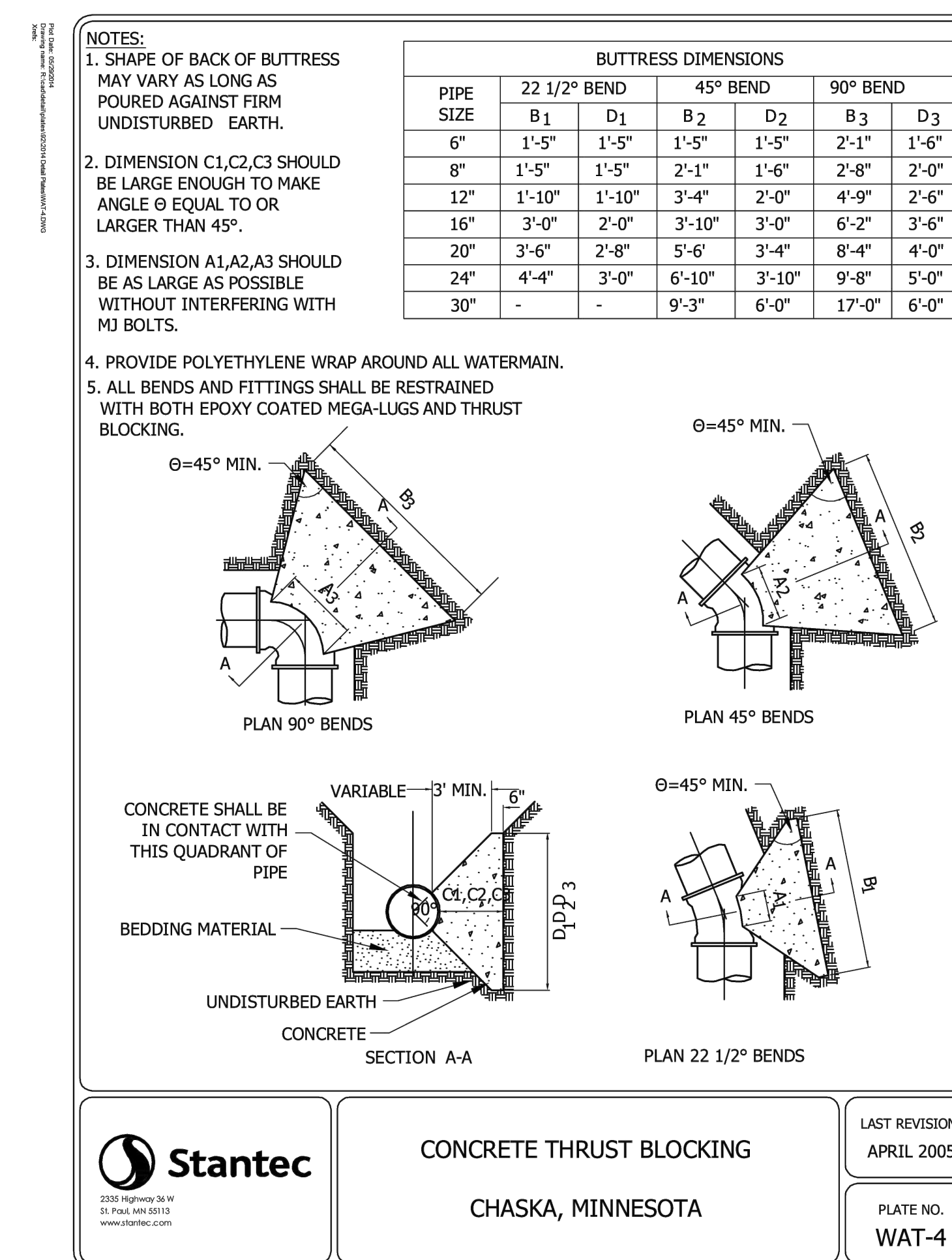
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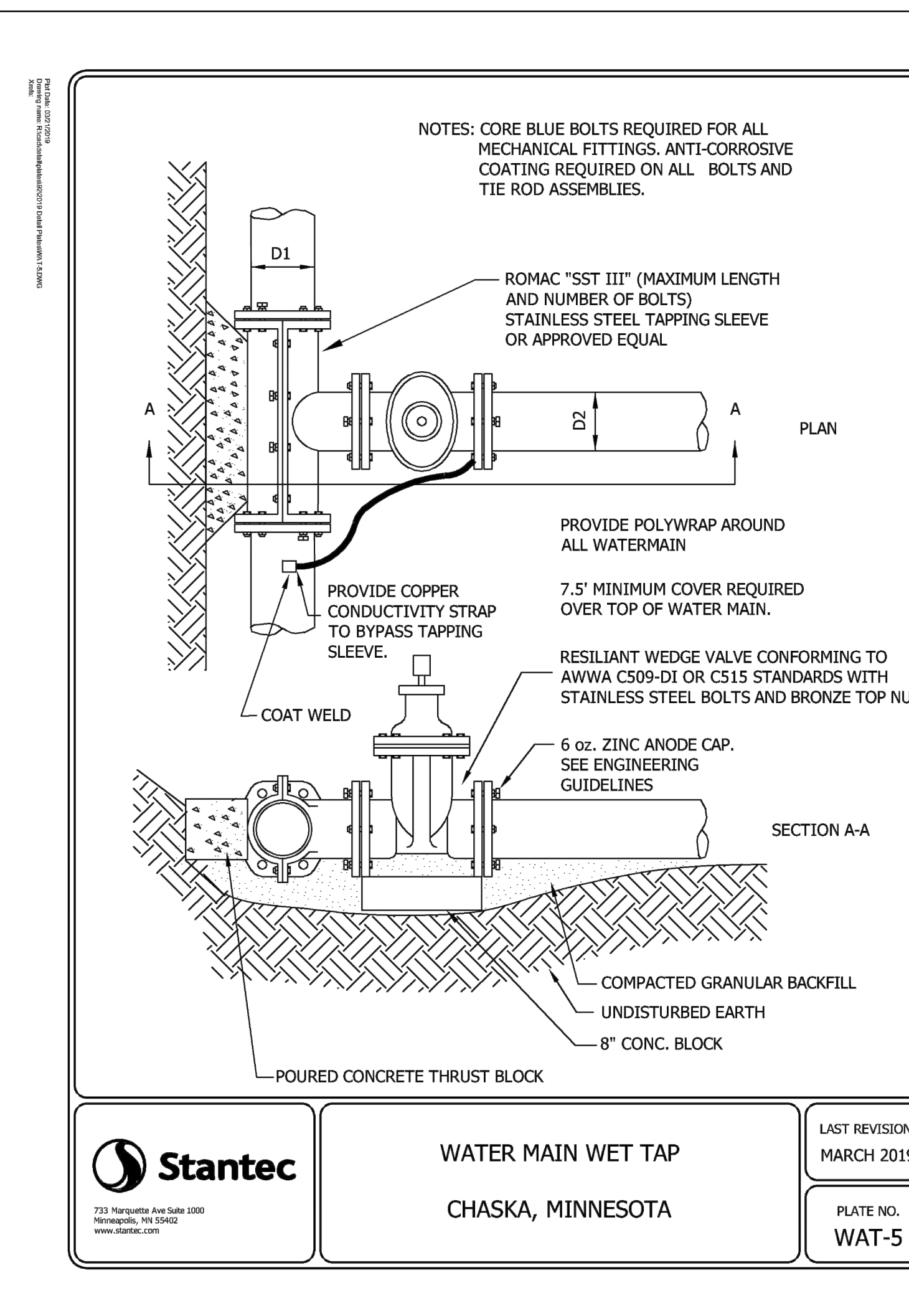
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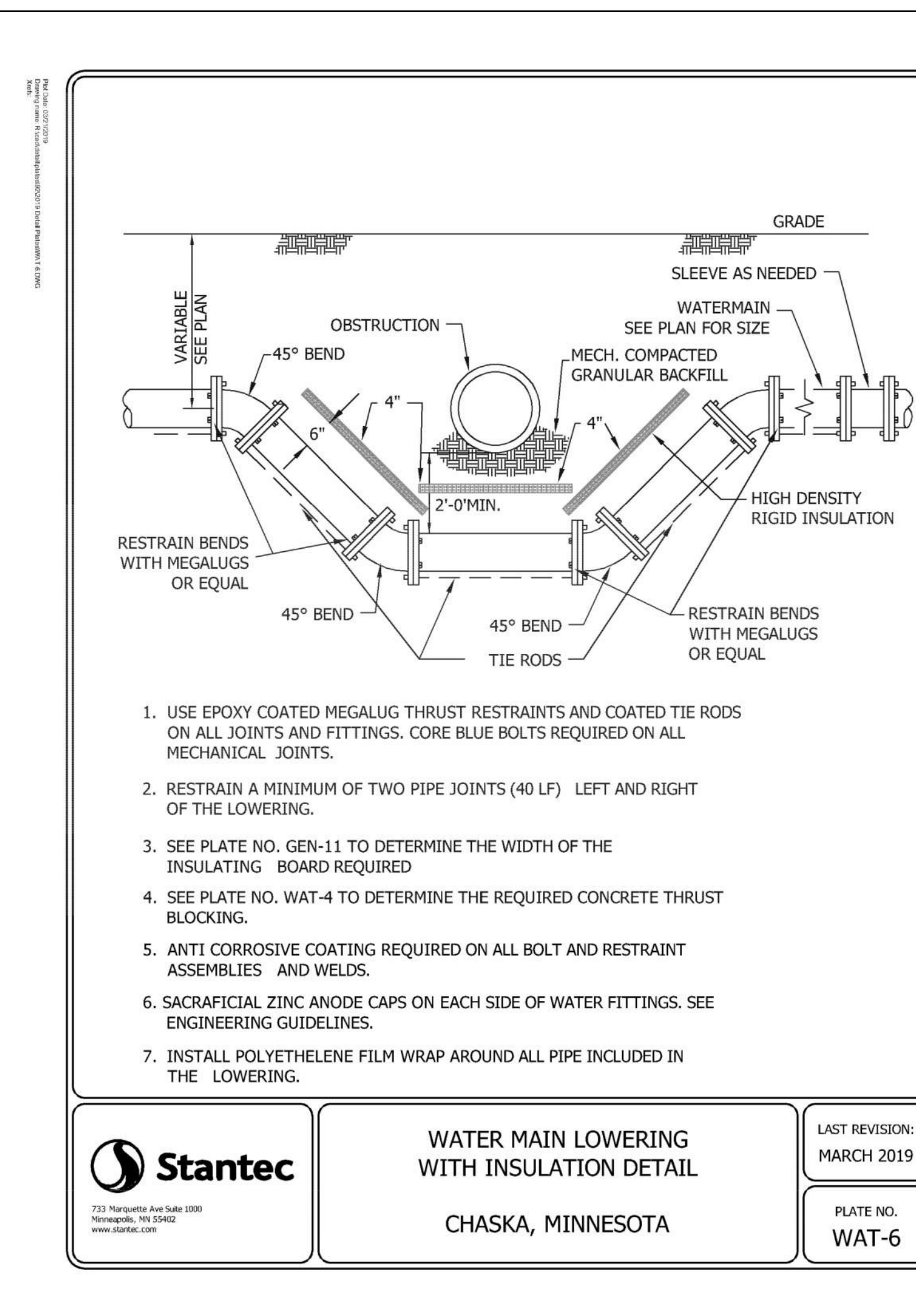
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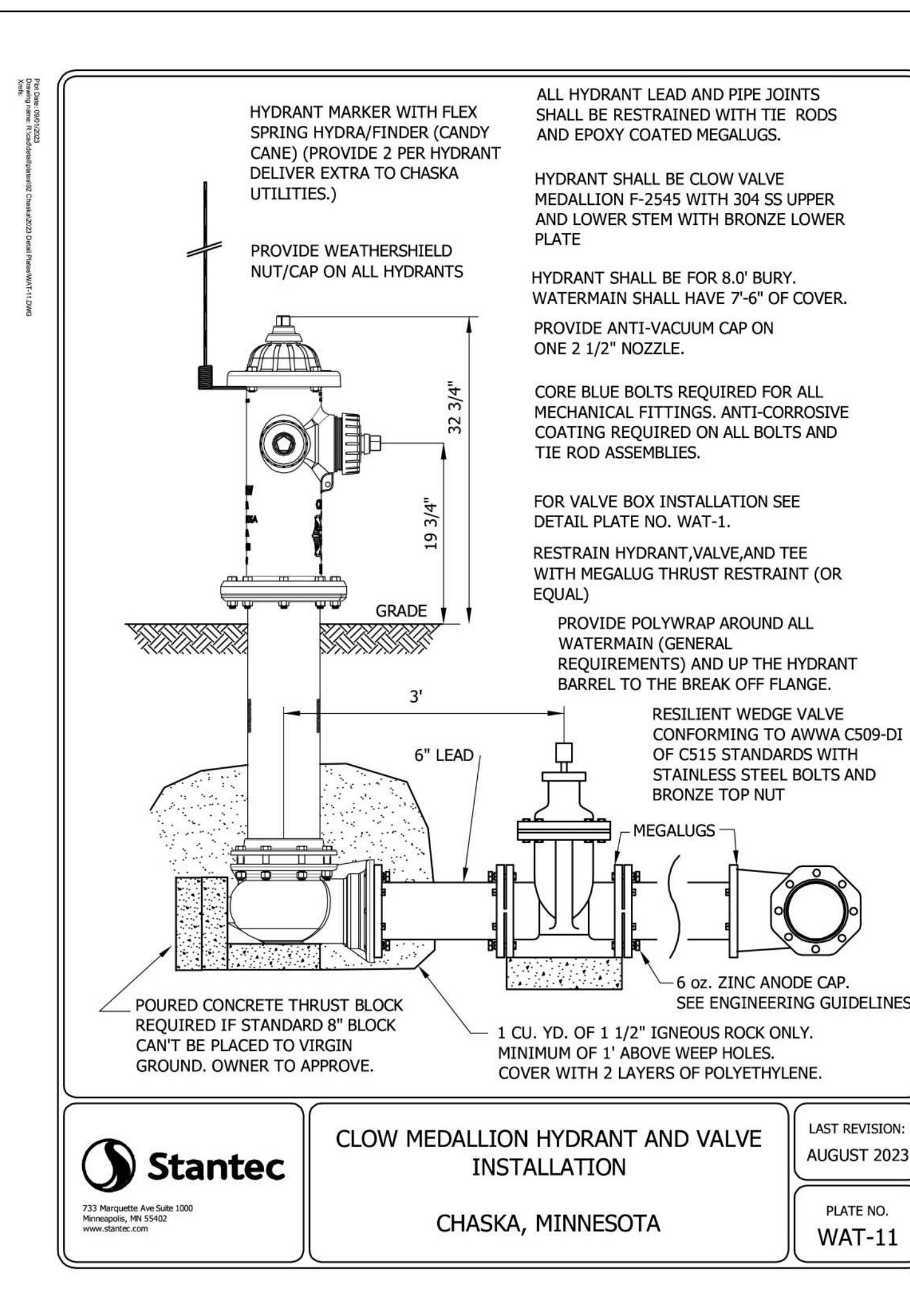
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Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

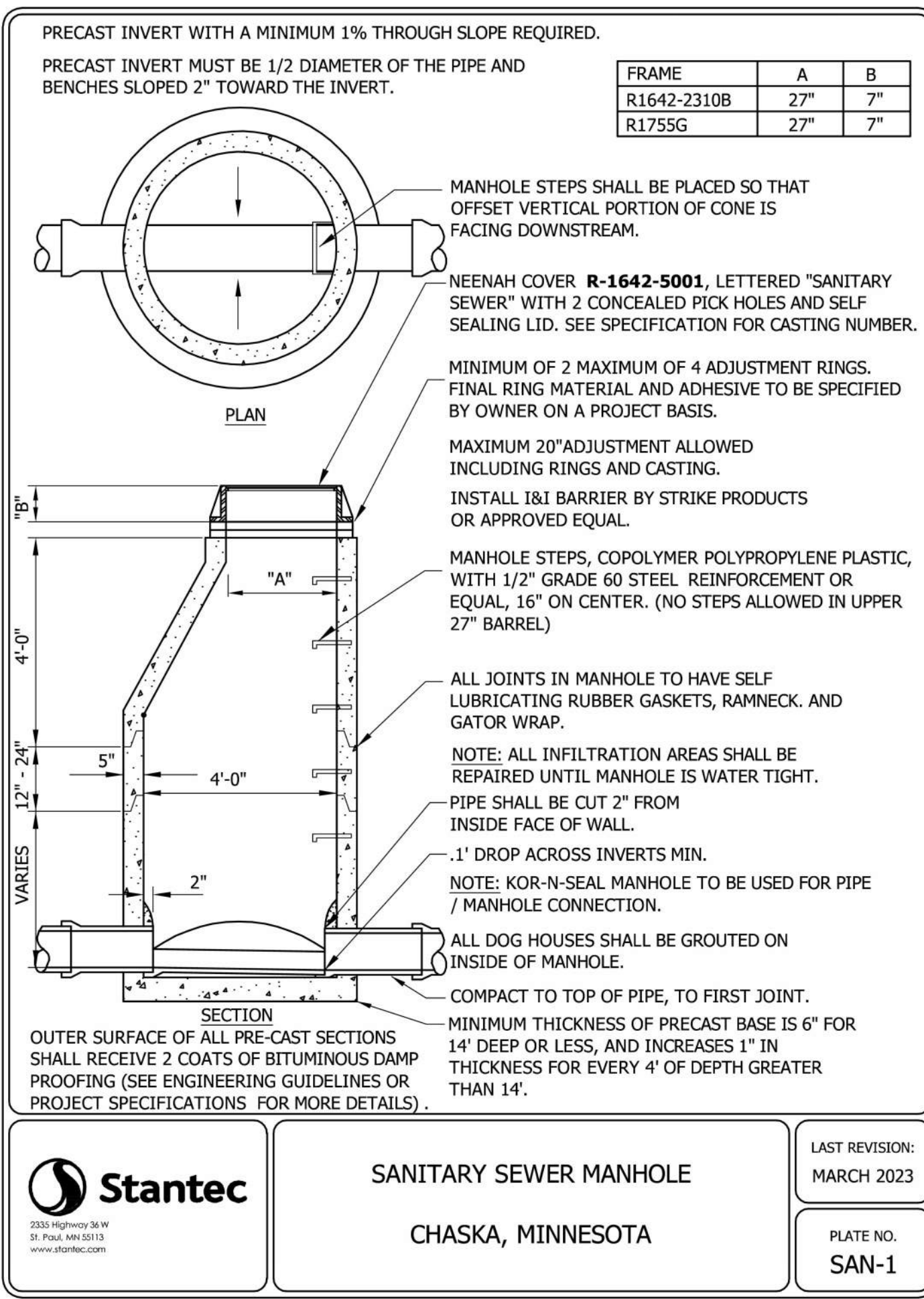
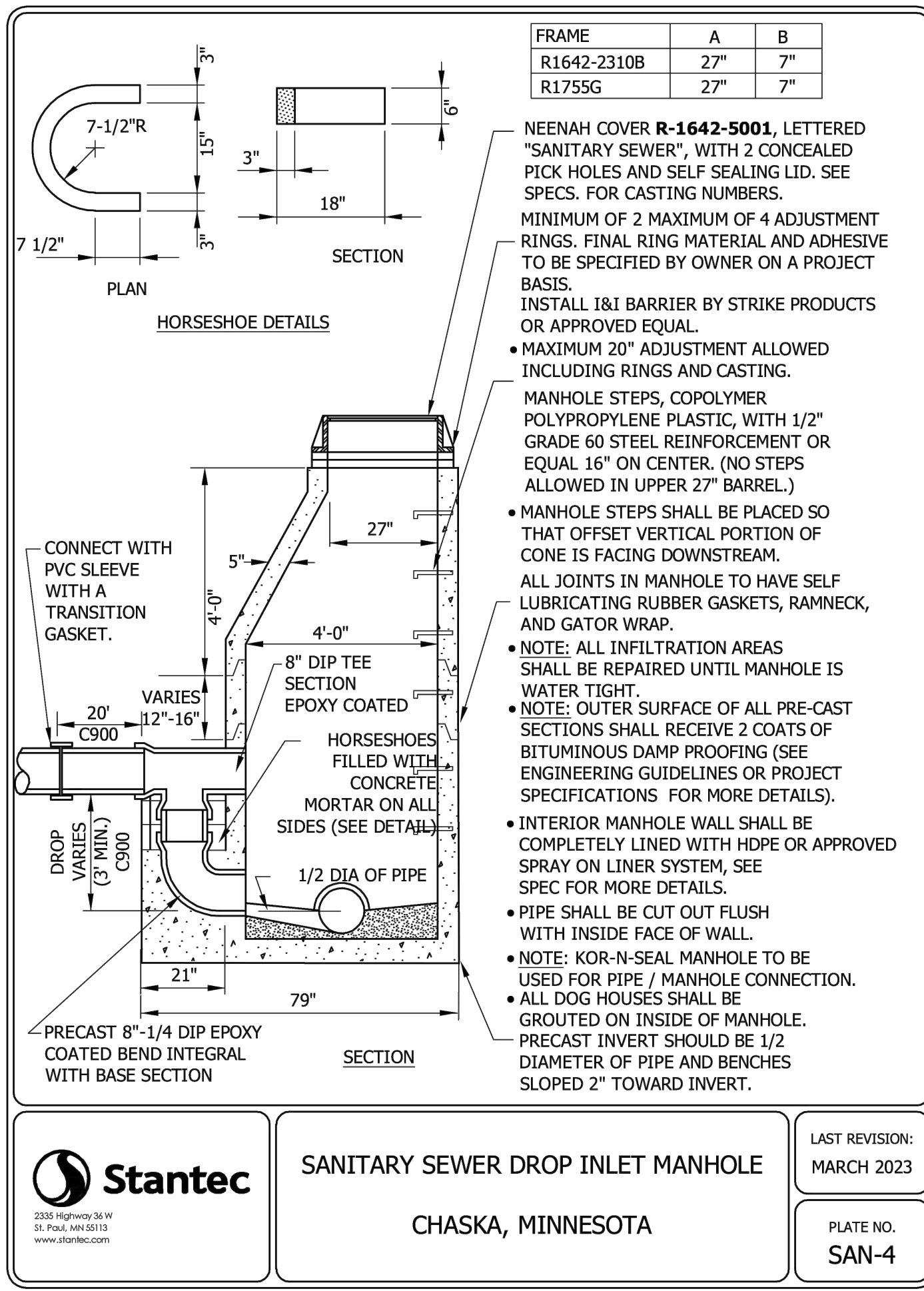
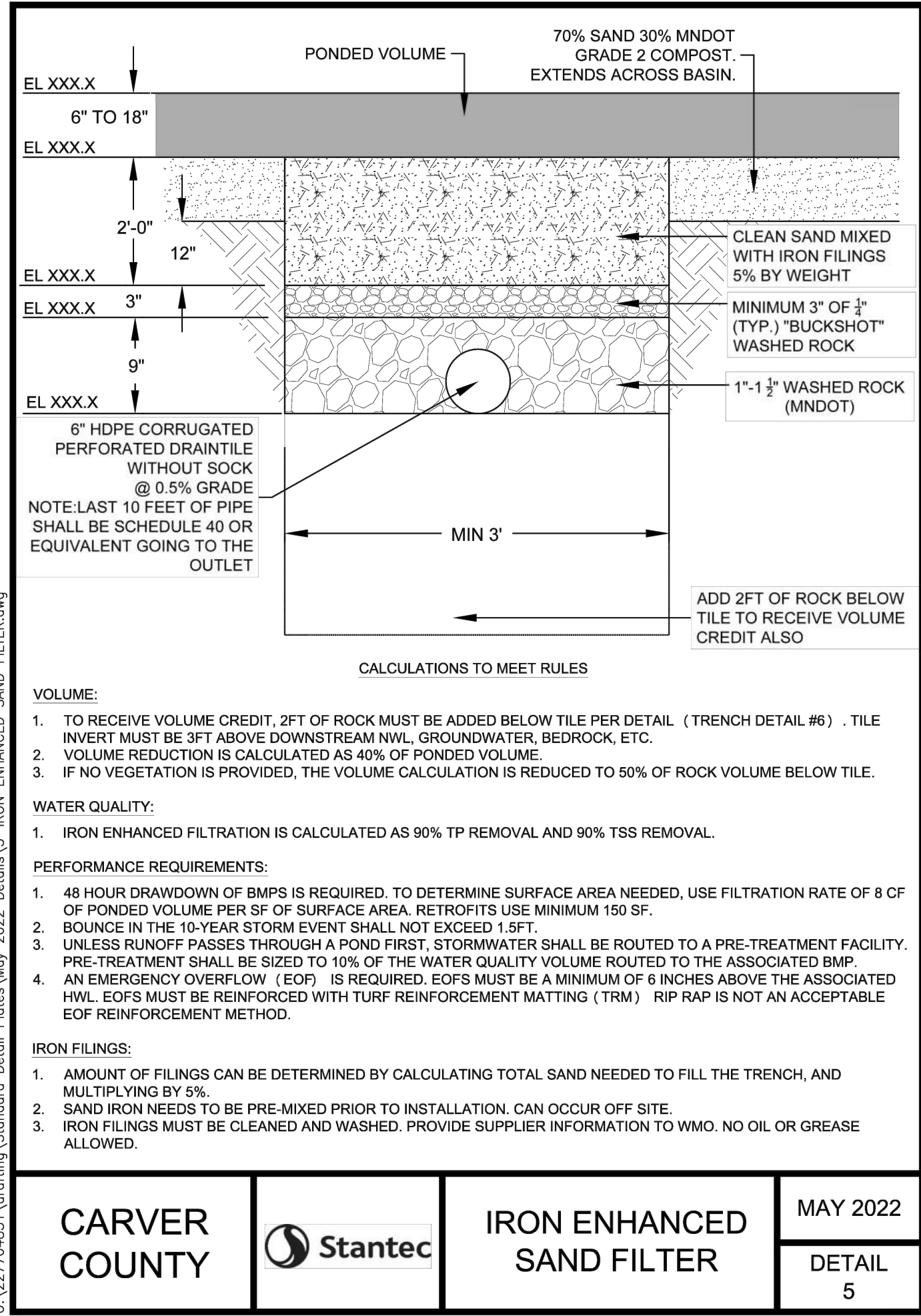
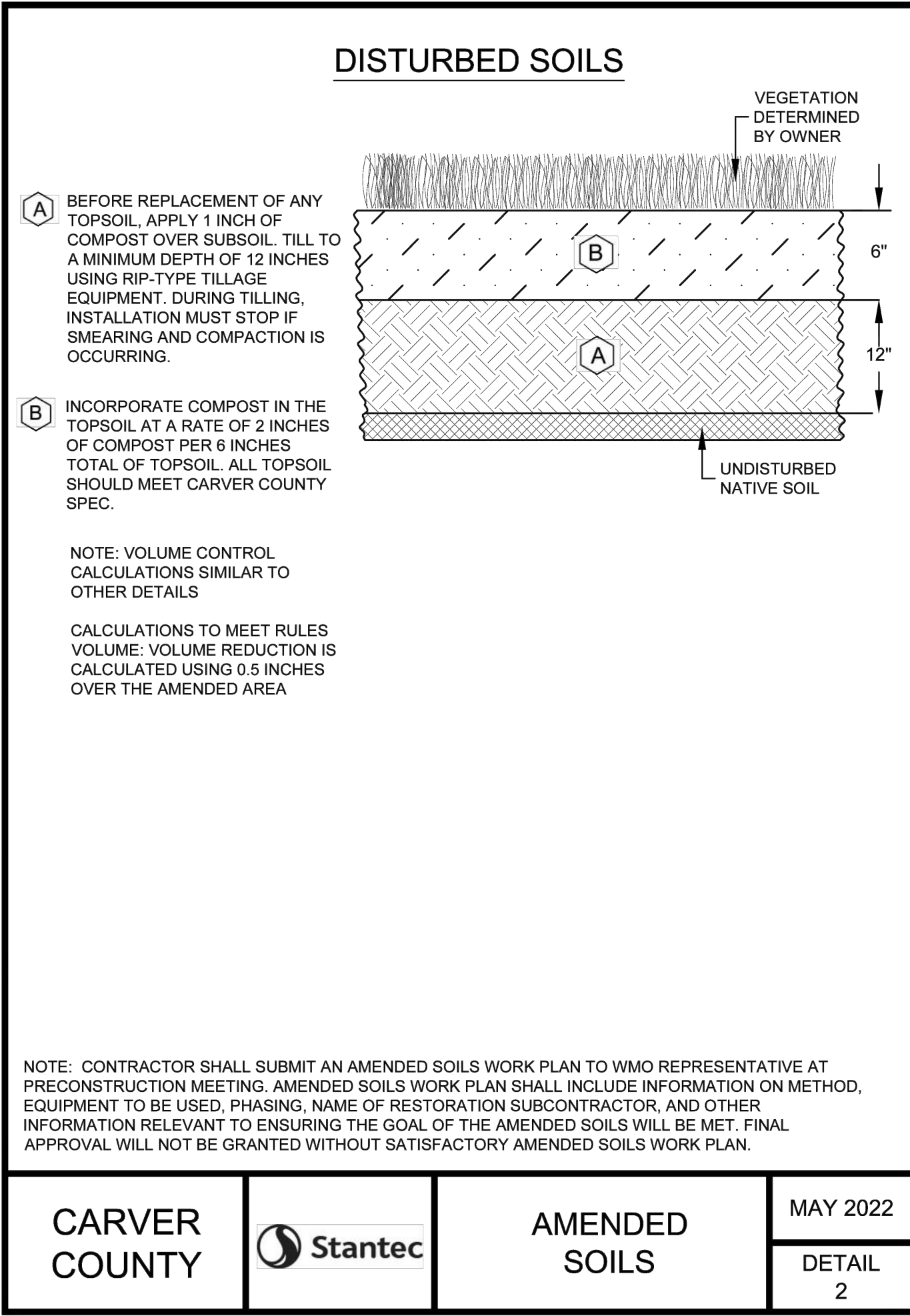
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DATE: 12/1/23
Details

C504

Larson
Engineering, Inc.
3524 Labore Road
Chaska, MN 55318
www.larsonengr.com

DESIGNED BY: J. J. Larson, P.E.
CHECKED BY: J. J. Larson, P.E.
DATE: 12/20/23

7300 147TH WEST STREET, SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433



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PROJECT SPECIFIC SWPPP INFORMATION:

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: CHASKA PUBLIC SAFETY FACILITY

PROJECT LOCATION: 285 ENGLER BLVD
CHASKA, MN 55318

PROJECT CONTACTS CITY OF CHASKA
PHONE:
EMAIL:

ENGINEER: LARSON ENGINEERING, INC.
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110
CONTACT: T.J. ROSE, P.E., 651-481-9120
TROSE@LARSONENGR.COM

CONTRACTOR: RJM CONSTRUCTION
830 BOONE AVE NORTH
GOLDEN VALLEY, MN 55427
CONTACT: TBD
PHONE:
EMAIL:

CITY WHERE WORK WILL TAKE PLACE: CHASKA, MN
COUNTY WHERE WORK WILL TAKE PLACE: CARVER

LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44° 48' 17" N, 93° 36' 26" W

PROJECT TYPE (CIRCLE ONE): RESIDENTIAL COMMERCIAL/INDUSTRIAL

ROAD CONSTRUCTION RESIDENTIAL & ROAD CONSTRUCTION

OTHER (DESCRIBE):

DATES OF CONSTRUCTION (ESTIMATED):
Construction start date: 05/2024
Construction completion date: 10/2025

PROJECT DESCRIPTION:
The project will consist of the construction of a new public safety building, parking lot, and associated stormwater and utilities. The disturbed area will be approximately 8.2 acres. The total size of the property is approximately 9.4 acres.

PROJECT LIMITS:
See the project plans, in particular the grading & erosion control plans, for site disturbance limits.

SITE DISTURBANCE SUMMARY (to nearest tenth acre):
Total number of acres to be disturbed: 8.2
Pre-Construction acres of impervious: 2.1
Post-Construction acres of impervious: 4.6
Total new impervious acres: 2.5

II. RECEIVING WATERS

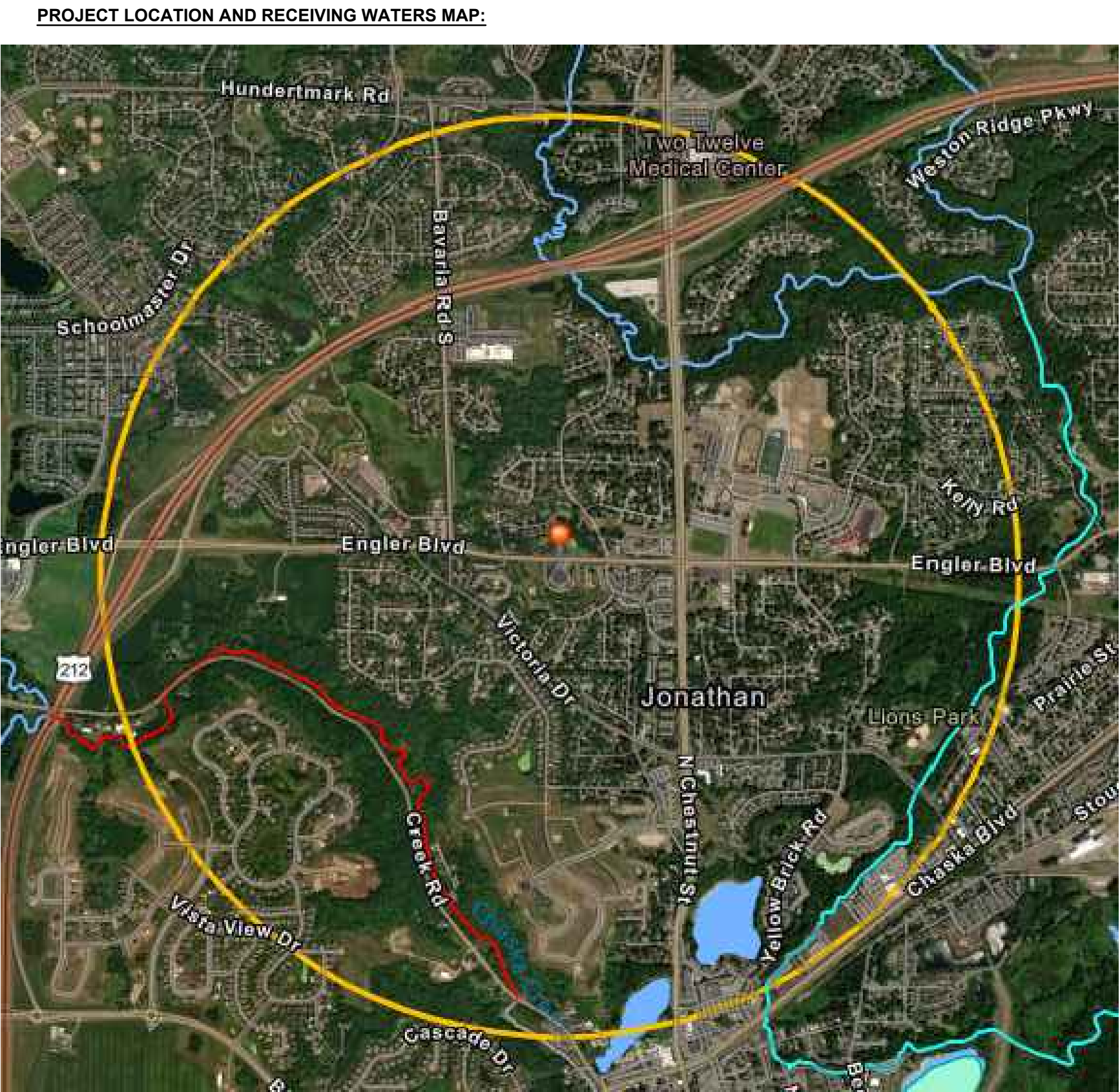
RECEIVING WATERS (WITHIN ONE MILE OF PROJECT PROPERTY EDGE):

NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
UNNAMED CREEK (EAST CREEK)	RIVER SEGMENT	NO	YES
CHASKA CREEK	RIVER SEGMENT	NO	YES

TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS
N/A

IDENTIFY WETLAND IMPACTS:
1. Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond?
No.
If yes, describe impacts and mitigation measures that were taken to address the impacts and include copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:
N/A

ENVIRONMENTALLY SENSITIVE AREAS:
1. Identify adjacent public waters where the MN DNR has declared "work in water restrictions" during fish spawning timeframes:
None identified.
2. Describe any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:
N/A



III. PROJECT PLANS AND SPECIFICATIONS

Refer to the project plans, specifications, geotechnical report, and stormwater calculations which depict various features that are relevant to this project. Such features may include, but are not limited to, the following:

- Project location and construction limits.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.)
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Locations of all temporary and permanent erosion control and sediment control best management practices (BMP's).
- Buffer zones as required in item 9.17 and 23.11 of the permit.
- Locations of potential pollution-generating activities identified in Section 12 of the permit.
- Standard details for erosion and sediment control BMP's to be installed at the site.

The anticipated erosion prevention and sediment control BMP quantities needed for the life of this project include the following. These quantities are estimated only and shall be verified by the Contractor.

BMP	Bidding Quantity	Final Quantity
Rock Construction Entrance	3 EA	_____
Silt Fence	2,260 LF	_____
Final Seeding	4.3 acres	_____
Erosion Blanket	36,100 SF	_____
Inlet Protection	20 EA	_____

TEMPORARY SEDIMENT CONTROL (SITE SPECIFIC ITEMS)

1. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location, or 5 acres or more if the site is located within 1 mile of a special or impaired water?
No.
If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Section 14.
N/A

2. Will the project include dewatering, basin draining?
No.
If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Section 10 of the permit).
N/A

3. Will the project include use of filters for backwash water?
No.
If yes, describe how filter backwash water will be managed on the site or properly disposed of:
N/A

PERMANENT STORMWATER MANAGEMENT (SITE SPECIFIC ITEMS)

1. Will the project result in one acre or more of new impervious surface or result in one acre or more of new impervious in total if the project is part of a larger plan of development?
Yes.
If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (Section 15) through infiltration unless prohibited due to one of the reasons in item 16.14 through 16.21. If infiltration is prohibited, identify other methods of stormwater treatment used (e.g. filtration, wet sedimentation basin, regional ponding, or equivalent method).
Due to clay soils not conducive to infiltration being present onsite, infiltration is not feasible. There is an existing wet pond onsite that will be expanded to accommodate the proposed impervious surface.

2. Attach design parameters for the planned permanent stormwater management system, including volume calculations, discharge rate calculations, construction details including basin depth, outlet configurations, location, design of pre-treatment devices, and timing for installation.
See stormwater calculations.

3. For infiltration systems, provide at least one soil boring, test pit, or infiltrometer test in the location of the infiltration practice for determining infiltration rates.
N/A

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.
N/A

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. Install stabilized rock construction entrance(s).
2. Install perimeter erosion control BMP's (silt fence, bio-logs, etc).
3. Install temporary construction fencing at areas not be disturbed.
4. Install inlet protection throughout project area and downstream inlets.
5. Construct temporary sediment basins/traps as necessary.
6. Strip and stockpile topsoil.
7. Complete rough grading of site.
8. Stabilize denuded areas and stockpiles.
9. Install site utilities.
10. Install temporary inlet protection at newly installed catch basins/inlets.
11. Install curb and gutter and pavement sections.
12. Place topsoil and final grading of areas to be vegetated.
13. Remove accumulated sediment from basins / ponds.
14. Final grade pond, including soil de-compaction as specified.
15. Complete stormwater basin as-built surveys (as required by project specifications and/or local jurisdictional authorities).
16. Complete permanent stabilization including plantings, seeding, and mulch.
17. Upon completion of construction activity and satisfactory vegetation establishment, remove remaining temporary erosion and sediment control BMP's.
18. Reseed / restore any areas disturbed during BMP removal.

SEEDING NOTES AND REQUIREMENTS:

1. The Contractor is responsible to salvage and preserve existing topsoil as necessary for final stabilization. All topsoil to be salvaged and re-used shall be processed as necessary to meet project specifications.
2. Prior to final seeding, all areas to be vegetated shall be scarified/decompacted and amended as specified in the plans and specifications.
3. Unless otherwise noted, all seed mixes and applications shall be in accordance with MNDOT Seeding Manual, latest edition.
4. See the project plans and specifications for seed mixtures, mulch, slope stabilization, and all other landscaping requirements.

FINAL STABILIZATION:

- Ensure Final Stabilization of the site. Final Stabilization is not complete until all of the following requirements are complete:
1. All soil disturbing activities at the site have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth over the entire pervious surface area, or other equivalent means necessary to prevent soil erosion under erosive conditions.
 2. The permanent stormwater management system is constructed and operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
 3. All temporary synthetic and structural erosion prevention and sediment control BMP's (such as silt fence, bio-logs, etc.) have been removed from the site. BMP's designed to decompose on site may be left in place.
 4. Upon correction of all erosion and sediment items and achieving vegetative cover, temporary erosion prevention and sediment control BMP's will be removed and properly disposed/recycled.
 5. Within 30 days of final stabilization, a notice of termination shall be submitted to the MPCA (see Permit Termination Req's).

GENERAL SWPPP NOTES:

1. The Contractor and all Subcontractors involved with construction activity that disturbs soil, or implements a pollution control plan as part of the Storm Water Pollution Prevention Plan (SWPPP) for this project, must comply with the requirements of the National Pollution Discharge Elimination System (NPDES) / State Disposal System (SDS) Program, General Permit MNR10001, Dated August 1, 2018.
2. The Contractor and all Subcontractors shall be responsible for reviewing the NPDES Permit in its entirety, to ensure that all SWPPP measures are in place and permit requirements fulfilled throughout the duration of the project.

SWPPP TRAINING (SECTION 21):

SWPPP PREPARER: COMPANY: LARSON ENGINEERING, INC.
CONTACT: T.J. ROSE, P.E., 612-231-8103
TROSE@LARSONENGR.COM

COURSE: DESIGN OF CONSTRUCTION SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
EXPIRATION: MAY 31, 2024

SWPPP CONTACT: CONTRACTOR: (TBD)
CONTACT: NAME, PHONE, EMAIL
COURSE INSTRUCTOR:
TRAINING ENTITY:
EXPIRATION:

This SWPPP was prepared by personnel certified in design of construction SWPPP's as listed above. Copies of respective certifications are available upon request. In accordance with Section 21 of the permit, the following individuals must receive training, and the content and extent of the training is commensurate with the individual's job duties and responsibilities with regard to activities covered under the permit:

- a. Individuals preparing the SWPPP for the project.
- b. Individuals overseeing implementation of, revising and/or amending the SWPPP, and individuals performing inspections for the project.
- c. Individuals performing or supervising the installation, maintenance and repair of BMP's.

Individuals must receive training from local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater treatment and the MN NPDES/SDS Construction Stormwater permit. Individuals shall attend a refresher-training course every three (3) years.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. The Owner and Contractor are Permittee(s) as identified by the NPDES permit.
2. The Contractor shall be responsible for all on-site implementation of the SWPPP, including all Subcontractor activities.
3. The Contractor shall provide knowledgeable and experienced person(s) in the application, installation, and maintenance of Erosion and Sediment Control BMP's throughout the project.
4. The Contractor shall provide person(s) meeting the training requirements of the NPDES permit to conduct inspection and maintenance of all erosion prevention and sediment control BMP's in accordance with permit requirements. One of these individuals must be available for an on-site inspection within 72 hours upon request by the MPCA.
5. The Contractor shall provide training documentation for all individual(s) required by the permit. This training documentation shall be recorded in the SWPPP prior to construction, or as soon as personnel for the project have been determined. Documentation shall include:
 - a. Names of personnel associated with the project required to be trained (as listed above and under Section 21 of the permit).
 - b. Dates of training, name of instructor, and entity providing training.
 - c. Content of training course or workshop including number of hours of training.

INSPECTIONS AND MAINTENANCE:

1. The Contractor shall provide person(s) meeting the training requirements to conduct inspection and maintenance of all erosion prevention and sediment control BMP's under this project in accordance with permit requirements.
2. An example MPCA construction stormwater checklist can be found at the link below. Note: This template inspection report does not address all aspects of the NPDES Permit. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the full permit requirements.

<https://www.pca.state.mn.us/sites/default/files/wq-stm2-36.docx>

RECORDS RETENTION:

The SWPPP, including all changes/amendments, and inspections and maintenance records shall be kept on site during normal working hours by individuals who have operational control of that portion of the site.

All Owner(s) shall keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the NOT as outlined in Section 4:

- a. The Final SWPPP;
- b. Any other stormwater related permits required for the project;
- c. Records of all inspection and maintenance conducted during construction;
- d. All permanent operation and maintenance agreements that have been implemented, including all Right-Of-Way, Contracts, Covenants, and other binding requirements regarding perpetual maintenance; and
- e. All required calculations for design of the temporary and permanent stormwater management systems.

1 One of the individuals described in item 21.2.a or 21.2.b of the permit or another qualified individual must complete all SWPPP changes. Changes involving the use of less stringent BMPs and/or less stringent discharge limits require the replacement of the SWPPP effective for the site characteristics.

2 The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified by the permittee or the EPA. The SWPPP shall be amended to include changes in operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater.

3 The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or NPDES officials indicate the SWPPP is not effective in eliminating or minimizing the discharge of pollutants. The SWPPP shall be amended to include changes if discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in 40 CFR 401.150, 0210, sub. 2) or the SWPPP is not consistent with the objectives of the USEPA approved TMDL.

1. All BMPs identified in the SWPPP document and construction plans shall be selected, installed, and maintained in an appropriate and functional manner in accordance with relevant manufacturer specifications and accepted engineering practices.

1. Prior to beginning any construction work at the site, locations of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence, snow fence, etc.) throughout the project site.
2. Minimize the need for disturbance of portions of the project with steep slopes. For those sloped areas which must be disturbed, use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).

1. Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practices must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been observed.
2. If downgradient sediment controls become overloaded, based on frequent failure or excessive sediment accumulation, additional sediment control practices or redundant BMPs shall be installed to eliminate the overloading concerns. All changes shall be recorded in the SWPPP.
3. Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.
4. A floating silt curtain placed in the water is not an acceptable sediment control BMP except when working on a shoreline below the waterline. Immediately after the short term construction activity is complete, installation of (or rap along the shoreline) in that area is designed, until perimeter control practices shall be installed if exposed soils still drain to a surface water.
5. Re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. Complete any short-term activity that requires removal of sediment control practices as quickly as possible. In that re-installation of sediment control practices before the next precipitation event even if the short-term activity is not complete.
6. All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MnDOT engineer). The Permittee(s) must document the need for removal in the SWPPP.
7. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in natural drains or surface waters. Sediment stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.

1. Owner and Contractor shall ensure that a trained person (as identified in Item 21.2.b) of the permit will inspect the entire construction site at a minimum:
 - Once every seven (7) days during active construction, and,
 - Within 24 hours after a rainfall event greater than 1/2 inch in 24 hours
2. Inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure their effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. Investigate and comply with the following Inspection and Maintenance requirements:
 - a. All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
 - b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and sediment must be contained within 72 hours of discovery, or as soon as field conditions allow access.
 - c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. Remove all detritus and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and remove the areas of sediment removal from the exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. Use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. Contact all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
 - d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time.
 - e. Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).
3. Inspection frequency adjustment:
 - a. Inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
 - b. where sites have permanent cover on all exposed soil and no construction activity is occurring at any time on the site, inspections may be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if construction warrant, or
 - c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.
3. All inspections and maintenance activities within 24 hours of being conducted must be recorded and retained in the SWPPP. These records must include:
 - a. Date and time of inspections
 - b. Name of person(s) conducting inspections
 - c. Location of inspections including the specific location where corrective actions are needed
 - d. Corrective actions taken (including dates, times, and party completing maintenance activities)
 - e. Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1/4 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
 - f. If any discharge is observed to be occurring during the inspection, a record of all points of the property where there is a discharge, including the location, direction, and volume of the discharge, the color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
 - g. Any amendments to the SWPPP proposed as a result of the inspection must be documented within seven (7) calendar days.
4. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area. All infiltration areas must be inspected to ensure that equipment is not being tracked into the infiltration area.

1. Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete.
2. Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under the permit terminates at midnight on the submission date of the NOT.
3. Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
 - a. construction activity has ceased for at least 90 days; and
 - b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
 - c. on areas where construction activity is not complete, permanent cover has been established; and
 - d. the site complies with Items 13.3 through 13.7 of the permit.

After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activity of one (1) or more acres in size.

4. Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner canceled the project.

5. Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter.

6. Permittees must clean the permanent stormwater system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 of the permit and is operating as designed.

7. Permittees must remove all sediment from conveyance systems prior to submitting the NOT.
8. Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. BMPs designed to decompose on-site may be left in place.

9. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

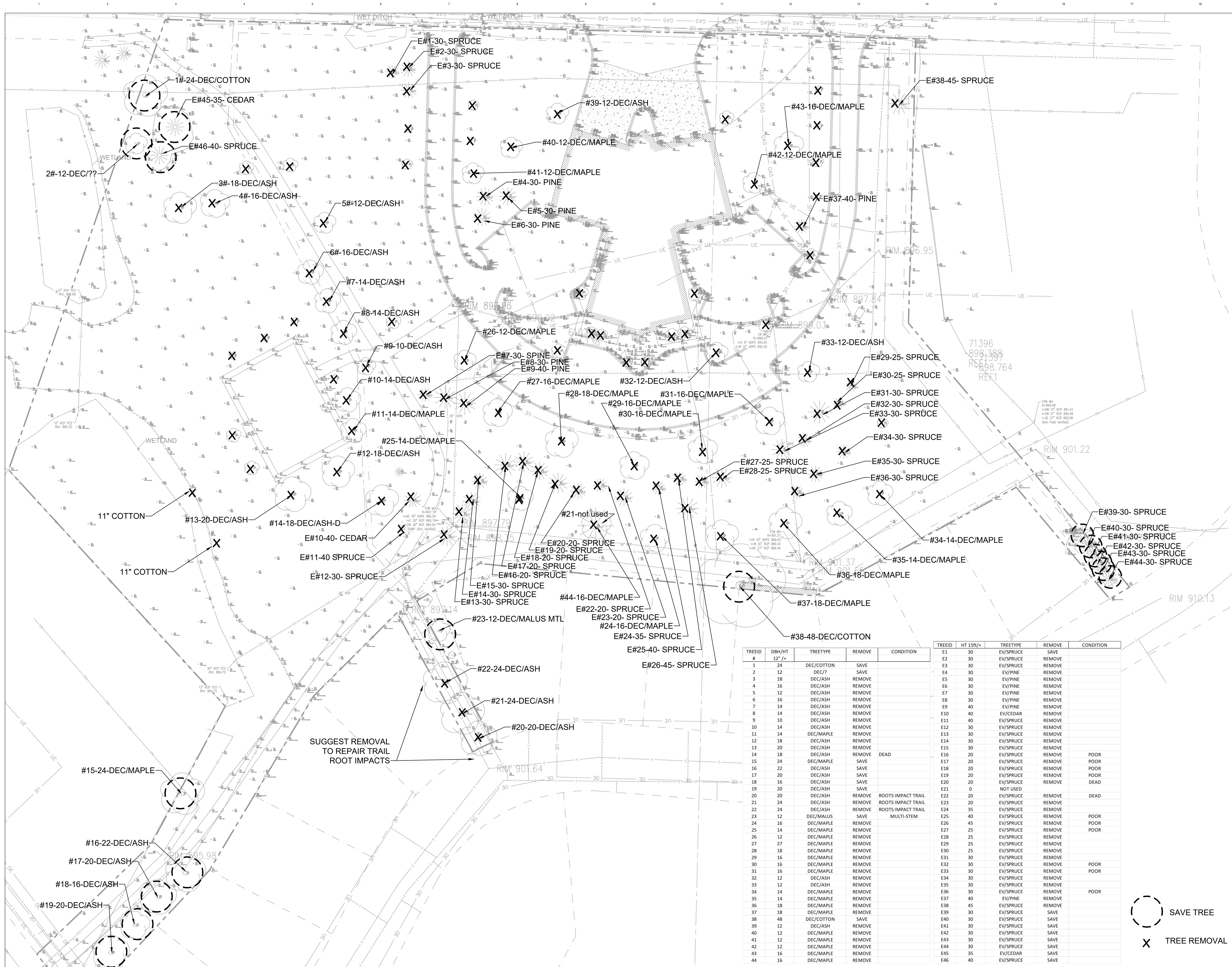
10. For construction projects on agricultural land (e.g., pipelines across cropland), disturbed land must be returned to its preconstruction agricultural condition prior to submitting the NOT.

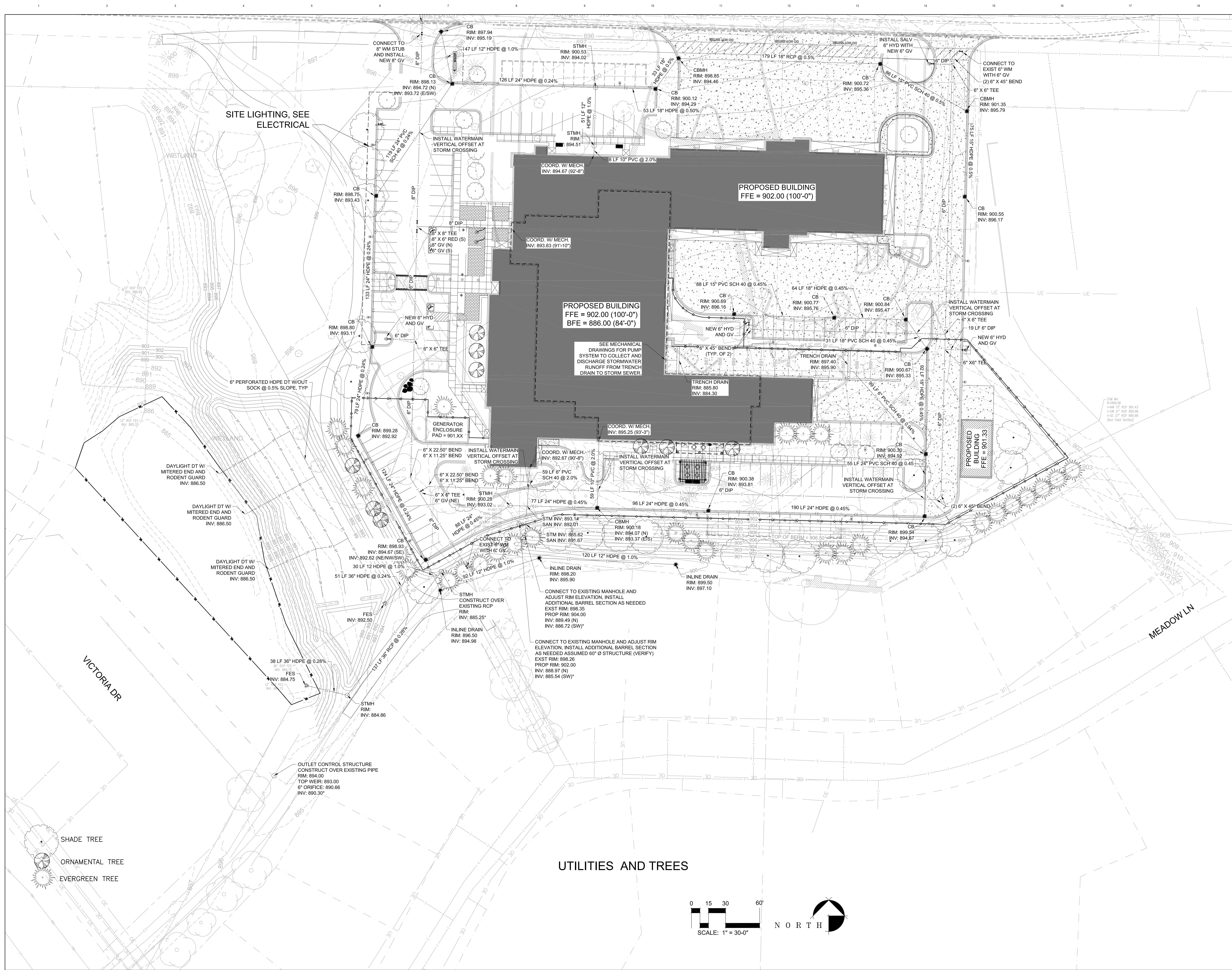
11. When submitting the NOT, permittees must include either ground or aerial photographs showing vegetative cover requirements have been met as listed above. All submitted photographs shall include the date and specific site location.

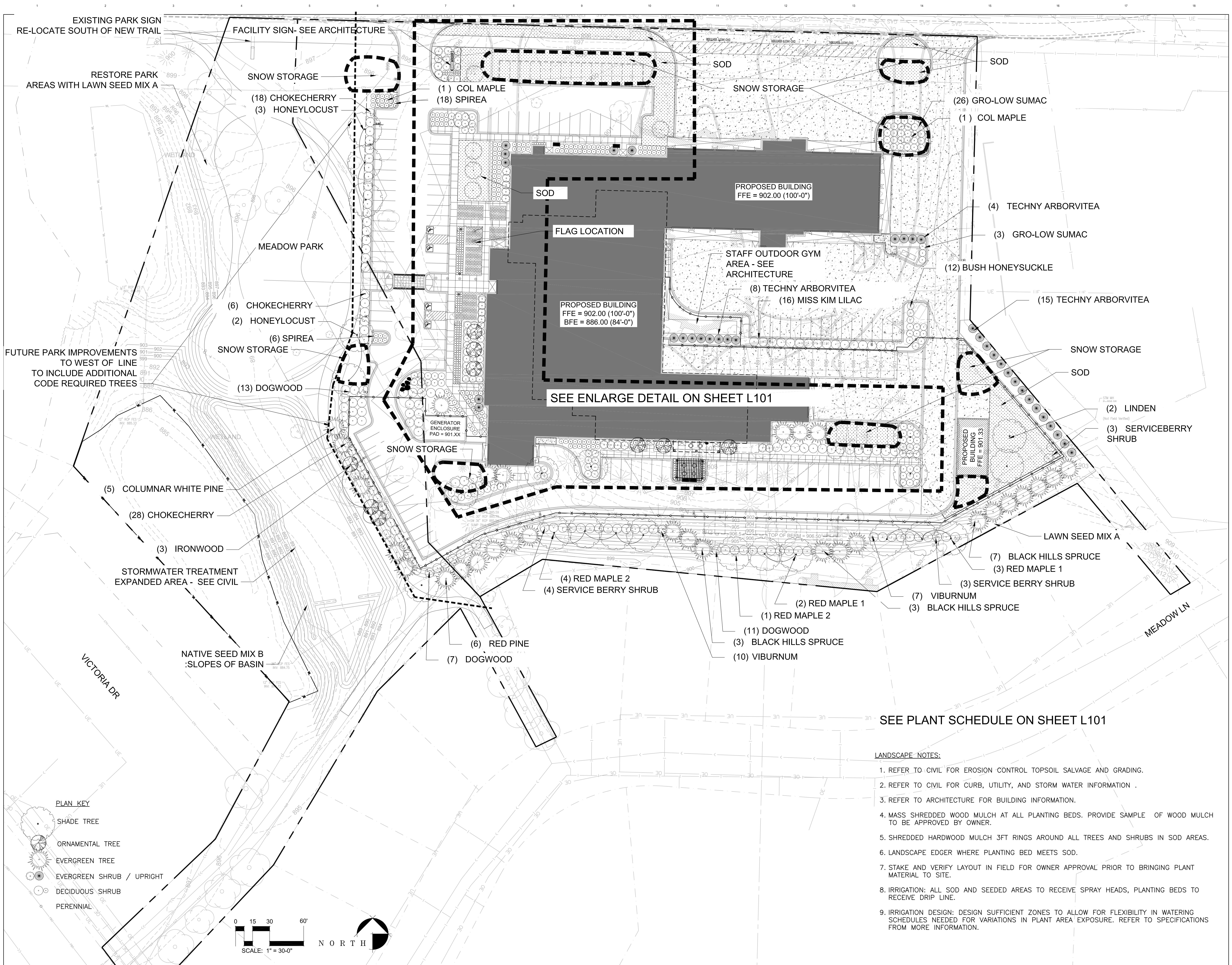
1. Upon the completion of construction activity and NPDES permit termination, in accordance with Sections 4 and 13, the Property Owner shall become the responsible party for long term operation and maintenance (O&M) of all permanent stormwater management features under this project.
2. All associated operations, inspections, maintenance, and record keeping shall be performed by trained individual(s) familiar with the site stormwater management system.
3. Record keeping of inspections and maintenance items shall be maintained by the Owner in accordance with applicable Maintenance Agreements/Declarations as required by local jurisdictional authorities.

Implement the following pollution prevention management measures on the site:

1. Discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sedimentation basin on the project site unless infeasible. Discharge from the temporary or permanent sedimentation basins to the receiving water body. If the receiving water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties.
2. Discharge water that contains oil or grease, must use an oil-water separator or suitable filtration device (e.g., cartridge filters, absorbent pads) prior to discharging the water.
3. All water from dewatering or basin-draining activities must be discharged in a manner that does not create nuisance conditions, erosion in receiving channels or downslope properties, erosion or scour in the immediate vicinity of discharge points, or inundation in wetlands causing significant adverse impact to the wetland.
4. The use of filters with backwash water, haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. Discharge backwash water to the sanitary sewer if the filter is not grantee owned, and the filter is cleaned and the filter media used in dewatering devices when required to retain adequate function.







PLANT SCHEDULE

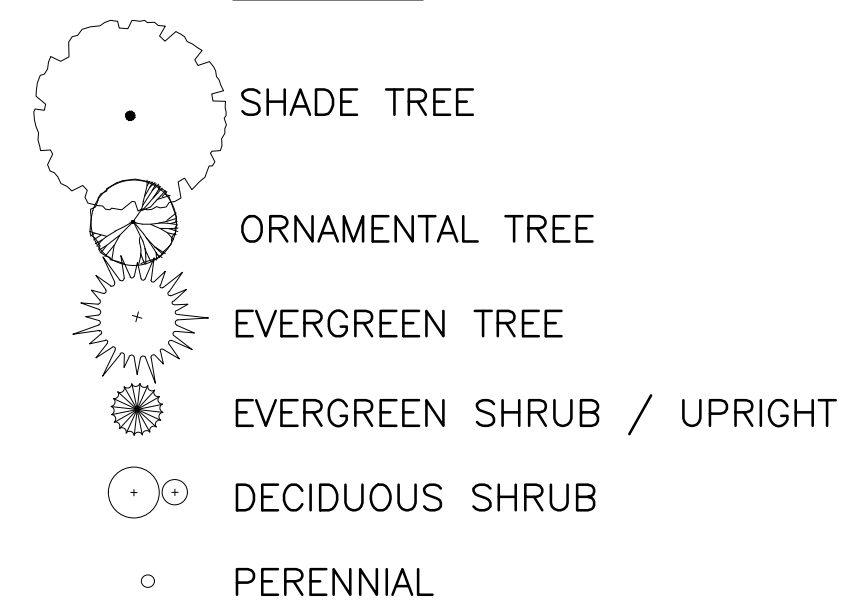
		Qty.	Common Name	Scientific Name	Size	Cont.	Comments	MATURE SIZE	
								H / width	
CAL INCH	31	DECIDUOUS TREES							
22.5	5	RED MAPLE 1	Acer rubrum "Autumn Radiance"	4.5" CAL	B&B	SINGLE STEM	50'-60' / 40'-50'		
20	5	RED MAPLE 2	Acer rubrum "Fall Fiesta"	4.0" CAL	B&B	SINGLE STEM	50'-60' / 40'-50'		
14	4	RED MAPLE COLUMNAR	Acer rubrum "Red Rocket"	3.5" CAL	B&B	SINGLE STEM	50'-60', 15'		
17.5	7	CRISMON SPIRE OAK	alba x Quercus robur (PP9,103)	2.5" CAL	B&B	SINGLE STEM	45, 15		
12.5	5	HONEYLOCUST SUNBURST	Gleditsia triacanthos var. inermis "Suncole"	2.5" x CAL	B&B	SINGLE STEM	35/30-35'		
7.5	3	RIVERBIRCH	Betula Nigra	6 FT	B&B	3-4 STEM	40-60/30-40'		
5	2	WHITESPIRE BIRCH	Betula populifolia "Whitespire"	6 FT	B&B	3-4 STEM	40-45/30"		
99	TOTAL DEC. CALIPER INCHES								
27	EVERGREEN TREES								
32.5	13	BLACK HILLS SPRUCE	Picea glauca densata	6 FT	B&B	PER PLAN	30-40' / 20-30'		
7.5	3	RED PINE	Pinus resinosa	6 FT	B&B	PER PLAN	50-80' / 30-40'		
27.5	11	WHITE COLUMNAR PINE	Pinus strobus "Fastigiata"	6 FT	B&B	PER PLAN	40' / 15'		
68	TOTAL TREES IN PLAN - 78 REQUIRED								
67.5	TOTAL EVERGREEN CALIPER INCHES								
168.5	TOTAL TOTAL CALIPER INCH - 223 REQ. (57.5 at future park plantings- ASSUME (20 TREES)								
25% CODE OF 78	13	DECIDUOUS UNDERSTORY TREES							
PLAN + FUTURE	7	SERVICEBERRY TREE MULTI-STEM	Amelanchier x grandiflora "Autumn Brilliance"	6 FT	B&B	MULTI STEM	20' / 15'		
	3	SERVICEBERRY TREE	Amelanchier x grandiflora "Autumn Brilliance"	2 1/2" CAL	B&B	SINGLE STEM	20' / 15'		
	3	IRONWOOD	Cornus virginiana	2.0" CAL	B&B	SINGLE STEM	30-50' / 25'		
20	PLAN UNDERSTORY OF REQUIRED DEC. TREES (7 REMAINING REQUIRED TO BE INSTALLED WITH PARK PROJECT)								
65	EVERGREEN SHRUB								
	5	MENDORA JUNIPER	Juniperus scopulorum "Mendora"	#5	CONT.	PER PLAN	12-15' / 4-6'		
	27	TECHNY ARBORVITAE	Thuja occidentalis "Techny"	#5	CONT.	PER PLAN	12-15' / 6-8'		
	21	UPRIGHT YEW	Taxus cuspidata "Capitata"	#5	CONT.	PER PLAN	10-12' / 5'		
	6	SPREADING JUNIPER	Juniperus communis depressa "AmiDad"	#5	CONT.	PER PLAN	12' / 4'-5'		
	17	ANDORRA JUNIPER COMPACT	Juniperus horizontal "Plumosa Compacta"	#5	CONT.	6FT	18" / 3-5'		
473	DECIDUOUS SHRUB								
	3	GRO-LOW SLIMAC	Rhus aromatica "Gro-Low"	#5	CONT.	6FT O.C.	2'8"		
		FIRELY NIGHT-GLOW BUSH HONEY/SUCKLE	Edervilla splendens 'El Madragal'	#5	CONT.	4FT O.C.	2-3' / 2-3'		
		SUPERSTAR SPIREA	Spiraea x bumalda 'Deniata' (P222,432)	#5	CONT.	4FT O.C.	2-3' / 2-3'		
		TOR SPIREA	Spiraea betulifolia 'Tor'	#5	CONT.	4FT O.C.	2-3' / 2-3'		
		BLACK CHOCOE-CHERRY	Aronia melanocarpa 'Morton'	#5	CONT.	6FT O.C.	3-4' / 3-5'		
		MISS KIM LILAC	Syringa patula 'Miss Kim'	#5	CONT.	8FT O.C.	6-8' / 5-6'		
		FIREDAZE DOGWOOD	Cornus sericea "Balsadelle" (PPAF)"	#5	CONT.	8FT O.C.	3-4' / 4-5'		
		COMPACT AMERICAN VIBURNUM	Viburnum trilobum "Bailey Compact"	#5	CONT.	8FT O.C.	5-6' / 5-6'		
		RESENT SERVICEBERRY	Amelanchier alnifolia 'Regent'	#5	CONT.	8FT O.C.	4-6' / 4-8'		
528	PLAN TOTAL SHRUBS								
222	PERENNIAL								
	18	PURPLE CONEFLOWER	Echinacea purpurea	NO. 1	CONT.	2 FT OC	36" / 24"		
	18	BLACKEYED SUSAN	Rudbeckia hirta	NO. 1	CONT.	2 FT OC	36" / 24"		
	37	ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns' (PP9,779)	NO. 1	CONT.	2 FT OC	24" / 24"		
	28	CAT MINT	Neptea fassensis' 'Kid Kat'	NO. 1	CONT.	2 FT OC	24" / 24"		
	54	PAIRINE DROPPED GRASS	Sporobolus heterophyllus	NO. 1	CONT.	2 FT OC	24" / 24"		
	67	SWITCH MINT	Panicum virgatum 'Ruby Ribbons'	NO. 1	CONT.	2 FT OC	36" / 24"		

ADDITIONAL SHADE AND UNDERSTORY TREE REQUIREMENTS WILL BE
INSTALLED WITH PARK PROJECT

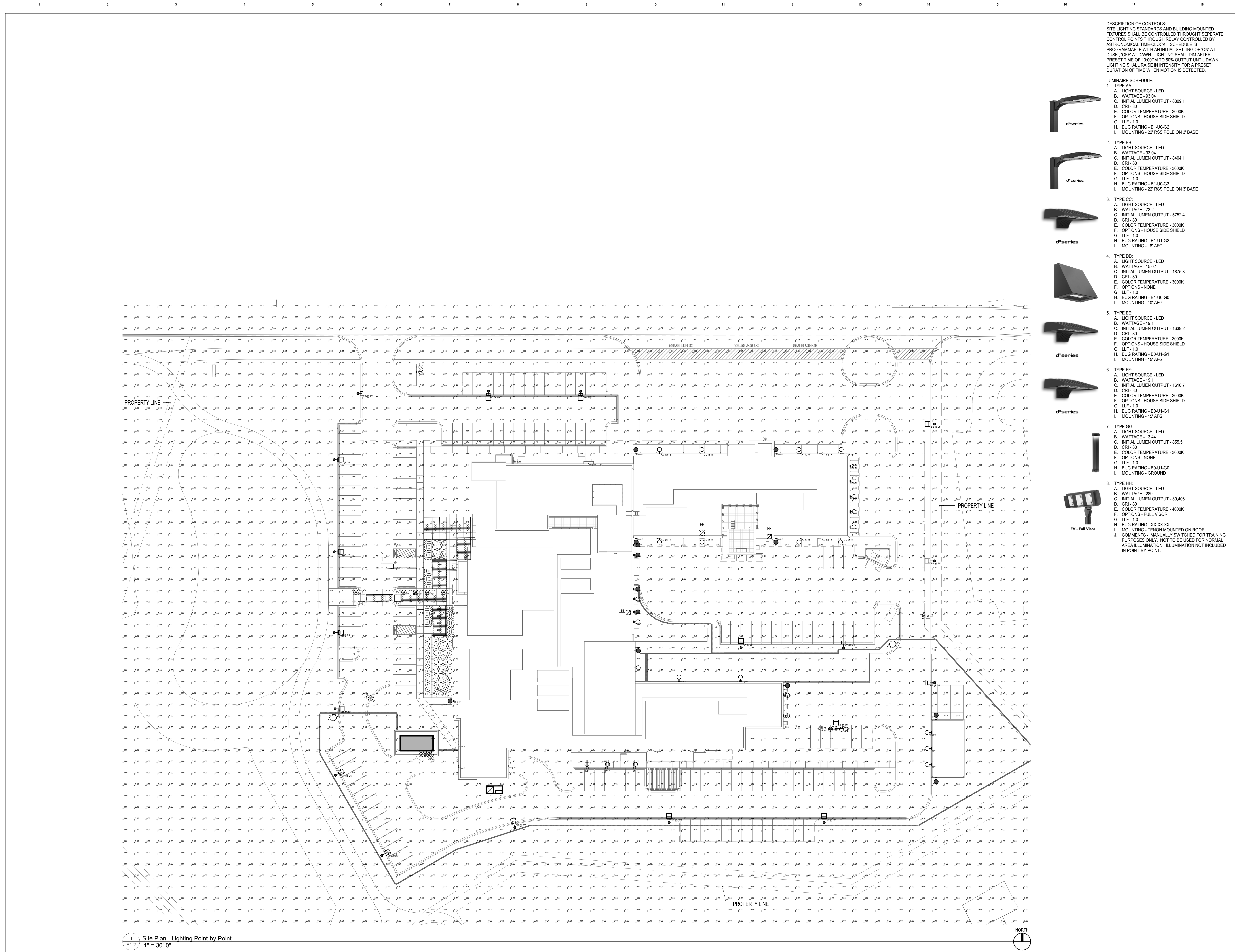
CITY CODE

1. TOTAL GROSS SF (INCLUDING 2ND FLOOR) = 71,449 SF /320 = 223 CALIPER INCH REQUIRED
2. X HT OF EVERGREEN/2.4 = X CALIPER INCHES COUNTS TOWARDS REQUIRED.
3. UNDERSTORY TREE TO EQUAL 25 % OF REQUIRED OVERSTORY COUNTS.
4. SHRUBS TO EQUAL GREATER OF : 4-PER 30LF OF SITE PERIMETER @ 3965 LF /30-132 SHRUBS - OR -
5. SHRUBS TO EQUAL 1 PER 300SF OF 64,000 SF BLD FOOT PRINT = 213 SHRUBS
6. TREE STOCK SIZE INCREASE PERCENTAGES FOR 2 STORY:
 - 60% 2.5"
 - 10% 3.0"
 - 10% 3.5"
 - 10% 4.0"
 - 10% 4.5"
8. NO MORE THAN 50% OF REQUIRED OVERSTORY TREES MAY BE OF ONE SPECIES
9. PRIORITY TO NATIVE SPECIES

PLAN KEY



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DESCRIPTION OF CONTROLS:
SITE LIGHTING STANDARDS AND BUILDING MOUNTED
FIXTURES SHALL BE CONTROLLED THROUGH SEPERATE
CONTROL POINTS THROUGH RELAY CONTROLLED BY
ASTRONOMICAL TIME-CLOCK. SCHEDULE IS
PROGRAMMABLE WITH AN INITIAL SETTING OF 'ON' AT
DUSK, 'OFF' AT DAWN. LIGHTING SHALL DIM AFTER
PRESET TIME OF 10:00PM TO 50% OUTPUT UNTIL DAWN.
LIGHTING SHALL RAISE IN INTENSITY FOR A PRESET
DURATION OF TIME WHEN MOTION IS DETECTED.

LUMINAIRE SCHEDULE:

1. TYPE AA:
A. LIGHT SOURCE - LED
B. WATTAGE - 93.04
C. INITIAL LUMEN OUTPUT - 8309.1
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B1-U0-G2
I. MOUNTING - 22' RSS POLE ON 3' BASE

2. TYPE BB:
A. LIGHT SOURCE - LED
B. WATTAGE - 93.04
C. INITIAL LUMEN OUTPUT - 8404.1
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B1-U0-G3
I. MOUNTING - 22' RSS POLE ON 3' BASE

3. TYPE CC:
A. LIGHT SOURCE - LED
B. WATTAGE - 73.2
C. INITIAL LUMEN OUTPUT - 5752.4
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B1-U1-G2
I. MOUNTING - 18' AFG

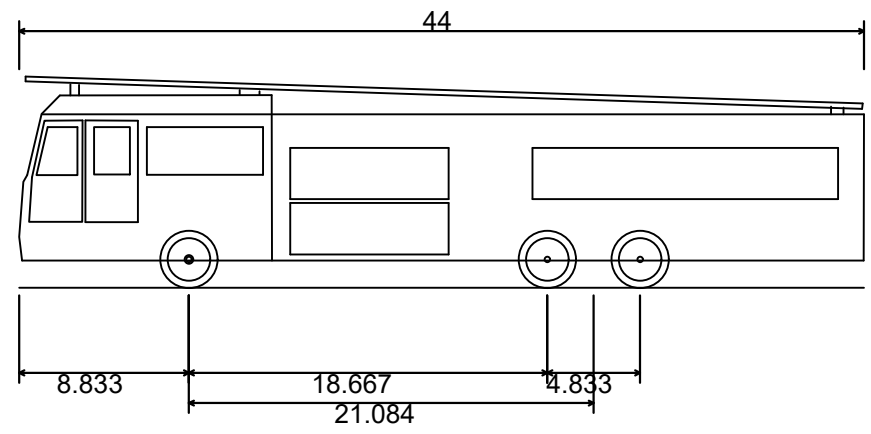
4. TYPE DD:
A. LIGHT SOURCE - LED
B. WATTAGE - 15.02
C. INITIAL LUMEN OUTPUT - 1875.8
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - NONE
G. LLF - 1.0
H. BUG RATING - B1-U0-G0
I. MOUNTING - 10' AFG

5. TYPE EE:
A. LIGHT SOURCE - LED
B. WATTAGE - 19.1
C. INITIAL LUMEN OUTPUT - 1639.2
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B0-U1-G1
I. MOUNTING - 15' AFG

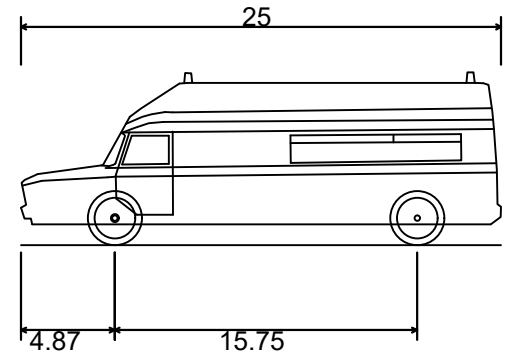
6. TYPE FF:
A. LIGHT SOURCE - LED
B. WATTAGE - 19.1
C. INITIAL LUMEN OUTPUT - 1610.7
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B0-U1-G1
I. MOUNTING - 15' AFG

7. TYPE GG:
A. LIGHT SOURCE - LED
B. WATTAGE - 13.44
C. INITIAL LUMEN OUTPUT - 855.5
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - NONE
G. LLF - 1.0
H. BUG RATING - B0-U1-G0
I. MOUNTING - GROUND

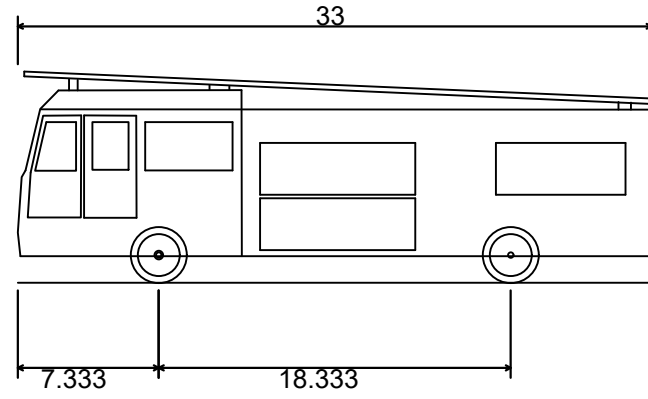
8. TYPE HH:
A. LIGHT SOURCE - LED
B. WATTAGE - 289
C. INITIAL LUMEN OUTPUT - 39,406
D. CRI - 80
E. COLOR TEMPERATURE - 4000K
F. OPTIONS - FULL VISOR
G. LLF - 1.0
H. BUG RATING - XX-XXXX
I. MOUNTING - TENON MOUNTED ON ROOF
J. COMMENTS - MANUALLY SWITCHED FOR TRAINING
PURPOSES ONLY. NOT TO BE USED FOR NORMAL
AREA ILLUMINATION. ILLUMINATION NOT INCLUDED
IN POINT-BY-POINT.



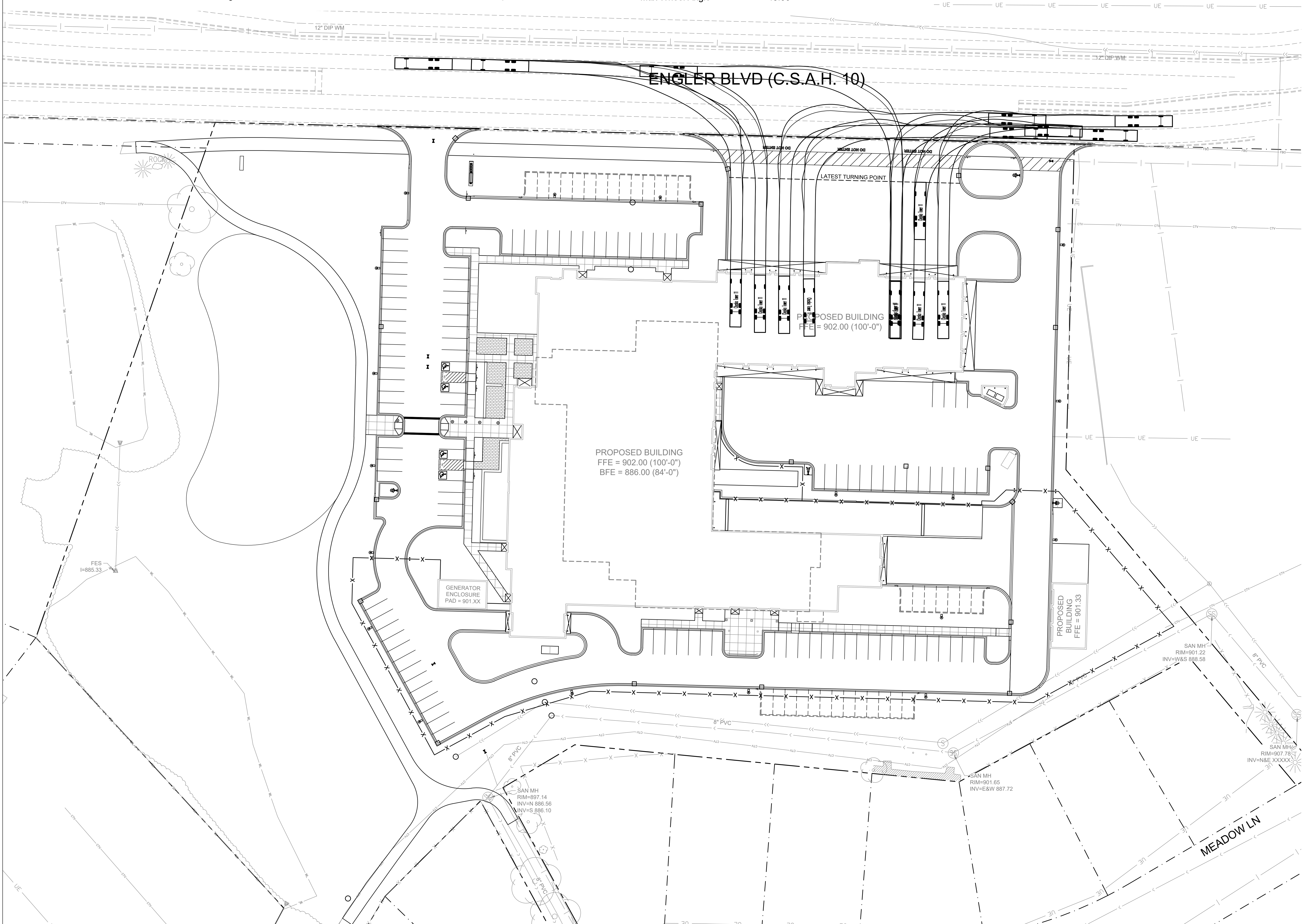
Chaska Tower 11
Overall Length 44.000ft
Overall Width 8.500ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 46.600ft



Chaska Ambulance
Overall Length 25.000ft
Overall Width 8.021ft
Overall Body Height 9.000ft
Min Body Ground Clearance 1.075ft
Track Width 8.021ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 27.400ft



Chaska Engine 11
Overall Length 33.000ft
Overall Width 8.500ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



REQUEST FOR ACTION CHASKA PLANNING COMMISSION 11/8/2023

Subject: Public Safety Facility (Fire and Police) – Rezoning and Site Plan Review

Applicant: City of Chaska

Location: 285 Engler Boulevard

Case No.: P.C. No. 2023-25

Synopsis: The applicant is requesting approval of rezoning and site plan review for a new public safety facility

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Introduction

Current police and fire facilities lack sufficient staff, training and garage spaces, appropriate security, health and wellness elements and an emergency operations center. After reviewing existing facilities, a new Public Safety Facility – containing fire and police departments – and area for a future park is proposed.

The following nine guiding principles emerged at the onset of the proposed Public Safety Facility design process:

- Functional and flexible;
- Innovative;
- Safe and secure;
- Engaging and connecting;
- Honor history;
- Sustainable;
- Health and wellness;
- Fiscally responsible;
- Future focused

The proposal includes:

1. rezoning of the property at 285 Engler Blvd (fire station property) from P2, Public Buildings, to PCD-20, Planned Commercial District;
2. rezoning of the adjacent, unaddressed property (Meadow Park) from PMD 03, Planned Multi-Use Development District, to PCD-20, Planned Commercial District; and
3. site and building plan review.

Background

Fire Station History: The existing fire station site was included in the NORTH MEADOW EIGHT ADDITION plat, originally approved in 1990. The plat included three commercial lots, one residential lot and the centralized fire station site. Several approvals, extensions and reaffirmations of the plat occurred until the plat was approved for the final time in 1993. The fire station property included frontage onto Meadow Lane to the south intended to provide a secondary access into the site.

As the fire station design process was evolving concurrently, the need for secondary site access was eliminated. As such, the FIRE STATION ADDITION plat was approved in 1993 which divided the property to allow the sale of the unused access property as a single-family lot. A small amount of the access property was retained for a pedestrian trail connection. The fire station building was approved and constructed in 1996.

The triple access onto Engler Blvd was designed to minimize vehicular conflicts between “fire fighters responding to a call and exiting fire apparatus.” The design did not contemplate “heavy public usage” or traffic controls “given the light usage and light traffic on Engler [Blvd].” The building was constructed with six apparatus bays with an opportunity to add an additional four (for a total of 10) bays in the future.

The existing fire station was not designed to accommodate the current duty crew staffing model (four paid-on-call firefighters to staff the station) which reduces average response times by more than half. The fire station does not address health and safety initiatives (cancer, cardiac and mental health). Further analysis of the existing building found that the footings and foundation could not accommodate increased height and the eastern bays would need to be demolished and rebuilt. Ultimately, the square footage of a remodeled facility would be larger than a newly constructed facility due to the need to construct additional bays on the western side of the existing building and interior flow.

Additionally, structural analysis of the existing building indicated that the footings and foundation were not built to accommodate a second floor. As a result, the eastern bays would need to be demolished and rebuilt and additional stalls would need to be added to the western side of the building.

Police Station History: The existing police station is connected to city hall and the library within downtown Chaska. It was originally constructed in 1987 and is 8,000 square feet. There were 11 sworn officers at the time of construction and the facility was anticipated to accommodate operations of the department until 2020. However, the facility lacks training space, property and evidence processing areas, a usable detention area, and is grossly undersized. In addition to the physical limitations of the building, the facility has been reconfigured and informally reprogrammed as the department has grown to 31 sworn officers and nine support staff.

Strategic Plan: The City of Chaska 2025 Strategic Plan identifies the city having quality city facilities as one of six visionary outcomes. The public safety facility was identified as a project needed to meet growth and reflect community pride.



Figure 1: Public Safety Concept Plan

Concept plan: The planning commission reviewed the concept plan at its Sept. 13th meeting. The planning commission asked questions related to impacts of the Highway 41/ Engler Blvd road improvements, greenspace, and park design, building height, parking, green infrastructure opportunities, and screening. Ultimately, the planning commission recommended approval of the concept plan.

The park and recreation commission committee reviewed the plans at their

Sept. 12th meeting. The commission supported the park plan and encouraged access to the existing playground be open as long as possible during construction. The commission also asked questions about the relationship between stormwater design and the park and trail.

The city council reviewed the concept plan at its Sept. 18th meeting. The council adopted Resolution No. 2023-077, approving the concept plan for the public safety facility.

Neighborhood meeting: In addition to the neighborhood meetings held in conjunction with the concept plan, the city held another neighborhood meeting on Oct. 25, 2023. Roughly 15 residents attended the meeting. The following is intended to summarize resident comments and questions:

- Park: Construction timing, trail paving from Meadow Lane to Victoria Drive and size.
- Screening and viewsheds: View of the stormwater pond, fencing, and facility.
- Process: Expressed appreciation regarding the description of the process from a facility remodel to a new construction. Questions about the temporary station location.
- Financial: Questions regarding the project and future operating costs.

Proposal

The following is intended to summarize the applicant's proposal.

- **Existing Conditions.** The site is 9.37 acres and is comprised of two parcels:

285 Enger Blvd is zoned Public Buildings (P2) and guided for Public/ Semi-Public by the comprehensive guide plan. This 6.15-acre property is improved with a two-story, 23,000 square foot, fire station. The existing fire station building is primarily brick, stone, and metal roofing and accents. But for a vegetated berm providing screening to the residential homes to the south, the site is relatively flat.



Wetland

Fire station

Playground

Berm

Wetland and stormwater pond

Figure 2: Aerial

Meadow Park. The property is 3.22-acres, located west of the fire station property and is improved with a playground structure and trail connections. A large wetland/ stormwater pond is located along the western property line and a smaller wetland extends onto the property in the northwest corner. Generally, the property is flat and slopes downwards towards the wetlands and vegetation surrounds the perimeter of the playground structure and property.

Access. Access to the site is via Engler Blvd. The outermost access points are for vehicular access with the central, larger access drive for the fire truck/ apparatuses. Two pedestrian access points are from the south along Victoria Drive and Meadow Lane. A third pedestrian access point is to the Chaska Place Apartments property to the northwest.

- **Proposal.** The following is intended to summarize the proposal:

Setbacks and development standards. The proposed setbacks are on the following page:

	Setback	Existing	Required	Proposed
Building	North (front)	125 ft	125 from centerline of Engler Blvd	125 ft
	East (side)	156 ft	15 ft	80 ft
	South (rear)	205 ft	75 ft	83 ft
	West (side)	211 ft	40 ft	53 ft
Parking and access	North (front)	155 ft	10 ft	50 ft 30 ft *
	East (side)	90 ft	5 ft	11 ft
	South (rear)	135 ft	10 ft	38 ft 37 ft *
	west (side)	118 ft	5 ft	0 ft **
	Floor area Ratio	0.09	0.8	0.37
	Lot Coverage	30 percent	40 percent	23 percent
* proof of parking stalls ** Sec. 15.28.030: where joint parking facilities or adjoining parking facilities are subject to cross access agreements, the parking area setbacks from common interior lot lines shall not be required, unless required by the City Council at the time of site approval.				

Building Design and Materials. The proposed building would have a footprint of 64,000 square feet and be a total size of roughly 100,000 square feet (including basement and 2nd story).

The proposed façade would primarily contain the cream-colored brick representative of Chaska Brick. Glass, cast stone and composite wall panels are used as complimentary materials.



Figure 4: View from Engler (north elevation) – Fire Station

Cast Stone



Figure 4: West elevation - Police Station

Composite wall panel

The building height of the fire apparatus bays is 28 feet. Portions of the building – duty crew living areas, training tower, and the corner feature – extend up to 39 feet in height. The height of the building steps down to 23-foot, single-story, on the south side of the building.

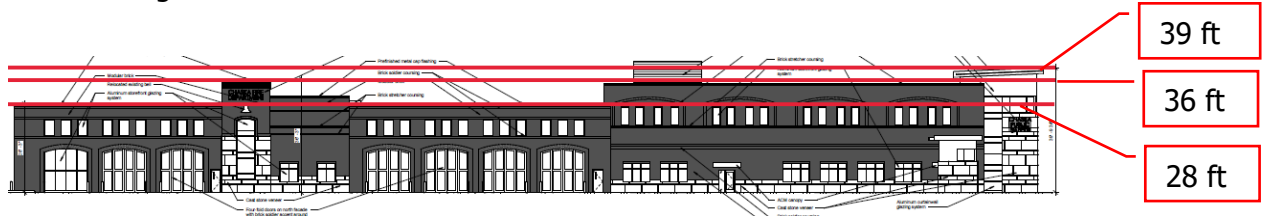


Figure 5: north elevation

Internally on the main floor, the northern portion of the building is dedicated to fire and the southern portion to police. The two areas are separated by a publicly accessible lobby. (64,000 sq. ft.)

Duty crew living areas (7,257 sq. ft.) and training areas (3,800 sq. ft.) would be located within a second story above the fire station.

Additional storage and 29 underground parking stalls would be located under the police department (28,000 sq. ft.).

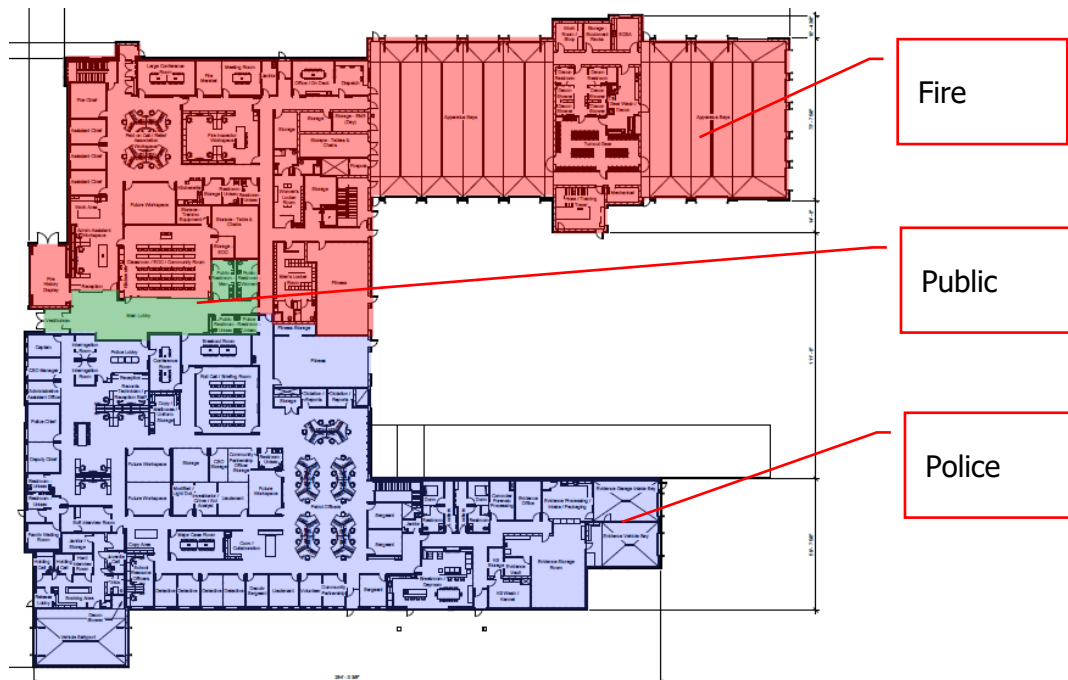


Figure 6: Floor plan: main level

Parking and site circulation. Public access and parking would be west of the building (39 stalls).

Responding firefighters would utilize the public access and park in the lot north of the building (14 constructed and 14 proof-of-parking stalls). An additional 19 stalls south of the fire apparatus bay is designated for firefighter parking.

In addition to the underground parking stalls, a total of 43 constructed and 20 proof-of-parking secured stalls would be located south of the building. Fire trucks deploy from the station and directly onto Engler Blvd. Police vehicles would generally enter and exit utilizing the easternmost access.

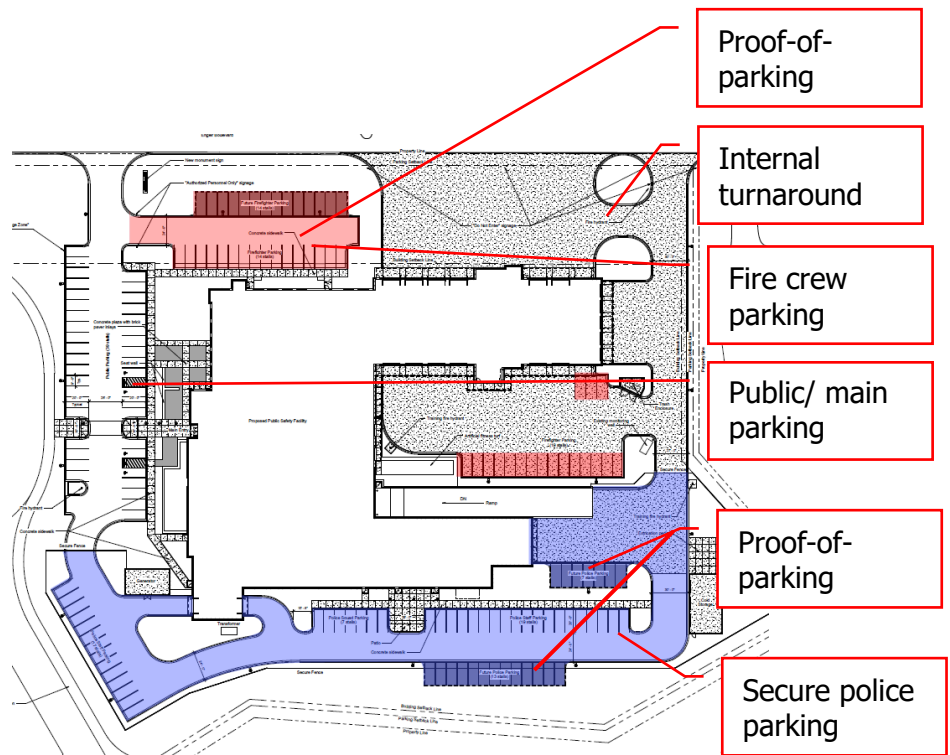


Figure 7: Site plan

Sideloaded access into the fire apparatus bays also comes from the east to serve command vehicles. A future bay could be constructed onto this easternmost area in the future if needed for expansion if a large engine is added in the future.

An internal connection between the central and western access points provides a safe turnaround for fire apparatuses within the site.

Lighting. As required by ordinance, an illumination plan was provided. At the perimeter of the parking lot, 22-foot poles on three-foot pedestals are proposed. Bollard lighting is proposed near the main entrance and wall-packs proposed on the exterior of the building. Site lighting will dim after 10:00 p.m. to 50 percent output until dawn or motion is detected.

Signage. Wall signage is proposed for the north and west elevations. Signage on the north elevation would be wall mounted. Signage on the west elevation would be in two areas: (1) above the main entrance canopy; and (2) badge emblems affixed to the upper story window. A monument sign is proposed on the east side of the west vehicle entrance.

- **Site Impacts**

Grading. The site would be graded to accommodate the new building, parking, access, new park area, sidewalks, expansion of the stormwater pond and a four-foot screening berm (south of the building). As shown on the current plan, the park area would be roughly three feet lower than the main entrance to the building. However, final park grading would come at the time of park development. This provides opportunities for the park design to incorporate grade changes. Generally, the park and trail areas would continue to slope downwards to the south and west.

A four-foot berm would be constructed south of the police parking area (south of the building) to provide screening for properties to the south. The remainder of the site would remain relatively flat.

Utilities. Water services would connect to existing services within Engler Blvd to the north, east and south. Sanitary sewer would connect to the existing service south of the building.

Stormwater and wetlands. Several wetlands were reviewed as part of the project. The northwest and the series of road ditch wetlands were determined to be "incidental". Very minor grading would occur on the eastern side of the northwest wetland. The road ditch wetlands would be removed as part of the project. The southern wetland was determined to be a historic wetland and is subject to review of WCA.

The southern stormwater pond would be expanded to accommodate additional capacity. Stormwater from the north and western portions of the site would be collected from the site and directed towards the stormwater pond in the southwest corner of the site.

Stormwater from the internal fire apparatus bay/ police underground parking garage area and the southern portion of the site would be collected and directed towards existing stormwater infrastructure and is directed to the southwest stormwater pond.

A water reuse system would be constructed and utilized for irrigation.

Landscaping and screening. Generally, landscaping would be around the perimeter of the new parking lot and building. The plan considers future proof-of-parking stalls, including the proof-of-parking areas shown constructed into the berm. The plan includes a mix of deciduous and evergreen/ coniferous vegetation.

	Required	Proposed
Overstory Trees	223 inches (78 trees)	171.5 inches (60 trees) 51.5 inches (future park) * 223 inches
Understory trees	25 percent of overstory counts (20 trees)	13 trees **
Shrubs	213 shrubs	531 shrubs
*locations to be determined at park programming ** included as a condition of approval		

Park. The plan includes designated areas for the reconstruction of Meadow Park. The programming and design of the park is still under consideration.

Existing	Concept Plan	Current proposal
81,400 sq. ft.	62,390 sq. ft.	60,830 sf
Rounded to the nearest 5 ft		

Staff Analysis

- **Is the rezoning appropriate?**

Yes. By code, “public and semi-public facilities serving all or major portions of the city such as municipal offices, library, post office, fire station” are permitted uses within the PCD, Planned Commercial Development District¹. Rezoning of the park property is to allow tax combination of the property.

- **Is the plan consistent with the concept plan approval?**

Yes. The plan is consistent with Res. 2023-77 which approved the concept plan. No substantive changes were made during the process; however, refinements of the plan have occurred.

- **Is the proposed building design appropriate?**

Yes, the proposed building design is appropriate, as:

- ✓ General Design and Height: The building is intuitively designed with feedback from the city’s police and fire departments. The building heights steps down, with the taller portions of the building nearest Engler Blvd and the 3-story apartment to the west.
- ✓ Materials: By code, at least 70 percent of public building facades must be comprised of at least three Class 1 materials.² As noted above, façade materials include brick, cast stone, composite wall panels, and glass. Brick and glass are classified as Class 1 materials by ordinance. The City Council have classified cast stone and composite wall panels as Class 1 materials based on their application method at other locations (i.e. Chaska Tech Center). The cast stone proposed here will include a deep profile with deep reveals that will be done in large-scale and small-scale formats. This application method gives the stone a more articulative and qualitative characteristic. As such, all façade materials are

¹ Section 15.16.030 PCD – Planned Commercial Development District

² Section 15.28.120: Class 1 materials are: a) brick; b) natural stone; c) glass; d) copper; e) other comparable or superior materials, as determined by the City Council. Class II materials are: a) brick – utility; b) cast stone; 3) specialty concrete block; d) architecturally precast concrete panels; e) masonry stucco/ EFIS; f) other comparable or superior materials, as determined by the City Council.

classified as a Class 1 material, therefore complying with ordinance. Additionally, the bright accent colors (red fire doors) would be substantially less than five percent of the northern wall area.³

- ✓ Lighting: Exterior lighting, as proposed, generally meets the city's exterior lighting ordinance. However, slight adjustments to the height of the wall packs are needed to be in full compliance with ordinance. This has been added as a condition of approval.

- ✓ Signage: The proposed signage meets ordinance requirements, as:

		Max. allowed by ordinance	Proposed
Wall Signage	North elevation	Max. size: 300 sq. ft. Max. number: 2	Total: 72 sf Number: 2
	East Elevation	Max. size of each sign: 24 sq. ft. Max. cumulative total: 228 sq. ft.	-
	South Elevation		-
	West elevation		Each individually mounted sign: less than 24 sq. ft. Total: 90 sf
Ground signs	Monument Sign	Max. size: 100 sq. ft. Max. height: 10 feet	Size: 95 sq. ft. Height: 5 ft

Final signage details will be reviewed at the time of a sign permit.

- **Are the proposed site impacts reasonable?**

Yes, the proposed site impacts are reasonable as:

- ✓ Grading: The grading is reasonable and necessary to accommodate the public safety building and associated site improvements. General grading details of the park are reasonable. Final grading details would be determined during the park development process.
- ✓ Utilities and stormwater: The utility and stormwater plans are reasonable. A detailed review of the proposed stormwater facilities would occur at the time of the building permit.
- ✓ Landscaping and screening: The proposed berm along the southern property line and site landscaping would provide reasonable screening and the plan would generally meet the landscaping requirements while preserving sightlines for

³ Section 15.28.120: Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) for such buildings as cloth or metal awnings, trim, banding, walls, entries, or any portion of the building shall be minimized, but in no case shall such coloring exceed five (5) percent of each wall area.

existing neighbors. Further compatibility review of the landscaping plan and the utility plan would be made at the time of a site or building permit.

- **Is the proposed parking, site access and circulation appropriate?**

Generally, yes, as:

- ✓ Parking: The proposed amount of parking would comply with city code requirements and the anticipated parking demand of both current and future/anticipated operations. The following summarizes this review:

Building Use		Code Requirement/ demand	Proposal	
			Size	Stalls
Public	Meeting rooms	1stall per 3.5 occupants	116 occupants	34 stalls
	Guest parking	1 stall per anticipated guest	6 stalls	
Police	Staff	1 stall per staff at largest shift	40 stalls + 20 future stalls	
	Squad cars	1 stall per squad car (underground)	29 stalls	
Fire	Staff	1 stall per staff at largest shift	34 stalls + 14 future stalls	
Total Required			177 stalls	
<i>Total stalls proposed</i>			141 stalls	
<i>Future stalls (proof-of-parking)</i>			34 stalls	
Total proposed			177 stalls	

By code, parking must be within 300 feet of public entrance.⁴ All public parking areas are within 300 feet of the public entrance. The easternmost stalls of the fire staff parking and secured police parking fall outside of this requirement but are not designed for public use. Therefore, the proposal meets the intent of this requirement.

- ✓ Access and site circulation: The site was designed to separate the public access and parking areas (western) from the emergency service response deployment areas (eastern). The main intent of this approach is to provide efficient and rapid deployment for emergency services onto Engler Blvd.

The internal connection between the central and eastern accesses eliminates the need for these vehicles to utilize Engler Blvd for these maneuvers. Truck turning exhibits were provided and reviewed to ensure this connection is adequate.

⁴ Section 15.28.030.B.2: [parking] spaces for commercial retail uses or for public or semi-public uses, excepting shopping centers: within 300 feet of the main entrance of the building served.

The city has been in conversations with the architect, county, and fire department regarding the width of the central (fire apparatus) access. Staff finds the current design reasonable. However, staff will continue conversations with the county regarding the central access design and the upcoming Engler Blvd construction project prioritizing full access to ensure efficient emergency response.

- ✓ Pedestrian Access. Public pedestrian access through Meadow Park would be reconfigured. The current design and location accommodate the stormwater pond and proposed site improvements, while also providing access to and maximizing area for the future park. However, the final location will be finalized through the park planning process.

Summary Comments

City Staff have worked closely with the architects throughout the process to develop plans that balance the needs of current and future fire and police operations and site impacts.

Deadline for Agency Decisions

Application Received	60-day Review *	120-day **
Oct. 16, 2023	Dec. 15, 2023	Feb. 13, 2023
*Pursuant to MN State Statutes the City must act on the request within 60-days. **The city can provide the applicant with a written letter requesting an additional 60-day review if further review is needed.		

Planning Commission Action Requested :

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan for 285 Engler Blvd and the adjacent, unaddressed Meadow Park property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits, unless modified by the conditions below:
 - a. Project Narrative
 - b. Site Exhibit, dated Oct. 27, 2023
 - c. Site plans, dated Oct. 2, 2023
 - d. Grading plan, dated Oct. 27, 2023
 - e. Utility plan, dated Oct. 27, 2023
 - f. Paving plan, dated Oct. 27, 2023
 - g. Illumination plan, dated Oct. 27, 2023
 - h. Landscaping plan and details, dated Oct. 27, 2023
 - i. Building elevations and renderings, dated Oct. 27, 2023
 - j. Floor plans, dated Oct. 3, 2023
 - k. Truck turning exhibits, dated Oct. 27, 2023
2. Prior to the release of a permit:
 - a. Properties must be tax combined with Carver County.
 - b. Coordination with the City Engineer regarding utilities, grading, access, and drainage.
 - c. Coordination with Carver County regarding access onto Engler Blvd.

- d. Provide an east-west pedestrian connection along Engler Blvd.
 - e. Submit a stormwater management plan meeting City and Carver County WMO standards.
 - f. Submit an illumination plan complying with Sec. 15.28.250.
 - g. Mechanical equipment must be screened from view.
 - h. Compliance with applicable zoning requirements, in particular Sec. 15.28 (Special Regulations) and Sec. 15.28.120 (Building Design/ Materials and Site Design).
 - i. Coordination with Electric Department on service locations.
 - j. Submit a landscaping plan that comply with Sec. 15.28.070. This plan should meet the minimum requirement for understory trees and contemplate proposed utilizes and minimize overlap when possible.
 - k. Trash enclosure and ancillary buildings must comply with Section 15.28.120.
 - l. Submit an irrigation plan.
3. All building signage requires a sign permit and must comply with the sign ordinance.

Motion to recommend approval of the rezoning of the property at 285 Engler Blvd (fire station property) from P2, Public Buildings, to PCD, Planned Commercial District; and rezoning of the adjacent, unaddressed property (Meadow Park) from PMD 03, Planned Multi-Use Development District, to PCD, Planned Commercial District.

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 16, 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 Hatfield, Hubbard, and Huang.

Absent: Councilmember Grau.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Christophe Morschen, City Attorney; Julie Grove, Economic Development Coordinator; Krista Mark, Communication Coordinator.

4. Adopt the Agenda

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

5. Proclamation

5.A. Domestic Violence Awareness Month

Katie Schaumann, 1185 Farmer's Lane, introduced herself as a representative of Southern Valley Alliance (SVA), the domestic violence organization supporting Chaska and other areas.

Mayor Windschitl pointed out the number of calls received by SVA has increased in the past year. He then read the proclamation.

Ms. Schaumann noted the new building will be opening in a few weeks in Shakopee. There will be a community event and she encouraged the Councilmembers to attend.

6. Visitor Presentation

6.A. Senator Coleman - Recognition

Mayor Windschitl thanked Senator Coleman for all of her advocacy on behalf of Chaska.

Senator Coleman noted she sits on an education committee, and there was a lot of push regarding early literacy. There was a lot of funding for two major construction projects in Chaska. There is a long list of bonding requests this year for Carver County, but Chaska's bonding request will stay toward the top of her list.

Mayor Windschitl presented Senator Coleman with a thank you gift on behalf of the City.

Councilmember Hubbard asked if Senator Coleman will advocate for the bonding request in the Senate's bonding tour. Senator Coleman confirmed she is trying to squeeze in the bonding request.

7. Approve Previous Meeting Minutes

7.A. Approve the October 2, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the October 2, 2023 City Council meeting.

Motion carried.

8. Consent Agenda

Councilmember Hubbard noted her appreciation of Consent Agenda Item 8.C. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project.

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

A. Accept Public Improvements - Pioneer Vista

Motion to accept public improvements in Pioneer Vista as municipal facilities and release current letter of credit to accept new maintenance letter of credit.

B. Approve On-Sale Liquor License at a Community Event - Downtown Business Alliance

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF23.03, for Downtown Business Alliance of Chaska for Deer Opener Weekend, effective November 4, 2023.

C. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project

Motion authorizing the Mayor and City Administrator to sign an Amended and Restated Purchase and Redevelopment Agreement with the Chaska Economic Development Authority and the Carver County Community Development Agency.

D. Wetland Replacement Plan for Creek Road Utility and Steet/Trail Improvement Project

Motion to approve the wetland replacement plan for Creek Road Utility and Steet/Trail Improvement Project.

E. Authorizing an Amended and Restated Purchase Agreement with Club West Partners, LLC for property necessary for right of way and stormwater

Motion authorizing the Mayor and City Administrator to enter into an amended and restated purchase agreement with Club West Partners, LLC for parcels A, B, and C as defined in said purchase agreement.

F. Adopt Resolution 2023-85 Authorizing Submission of An Application to the 2023 Local Road Improvement Program for the Trunk Highway 41 and CSAH 10 Reconstruction Project

Motion to adopt Resolution No. 2023-85 Authorizing Submission of an Application to the 2023 Local Road Improvement Program for the Trunk Highway 41 and CSAH 10 Reconstruction Project.

Motion carried.

9. Action Items

9.A. Public Hearing to Consider Resolution 2023-82 Approving the City's Application to the Minnesota Department of Employment and Economic Development on Behalf of Jabil, Inc. to the Minnesota Investment Program

City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Willa Toren-Senn, 4717 Islandview Drive, and Nathan Peyer, 944 Ivy Hills Road, introduced themselves. They thanked Chaska for the opportunity to grow a business in their community.

Mayor Windschitl opened and closed the public hearing at 7:17 p.m. as no one wished to address the Council.

Councilmember Huang thanked the developer for choosing to invest in Chaska.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution 2023-82 Approving the City's Application to the Minnesota Department of Employment and Economic Development on behalf of Jabil, Inc. to the Minnesota Investment Program.

Motion carried.

9.B. Adopt Resolution No. 2023-83 Approving the CUP for the Berm on Kelzer's Site/CloudHQ/PC #2023-23

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Community Development Director Nate Kabat pointed out the work to be completed with the berm is required for any future development.

Councilmember Huang asked why there isn't a berm on the east side. Mr. Kabat explained there is already some berming on the east side and there is access to the residential site.

Mayor Windschitl asked if the sewer would be brought in before the berming. Mr. Kabat confirmed that is correct.

Mayor Windschitl asked when electrical work will begin. City Administrator Podhradsky stated it would be Minnesota Municipal Power Agency (MMPA) who would doing the electrical work. Staff has asked MMPA about the timeline.

Trisha Sieh, 767 Easton Street, introduced herself as the civil engineer on the project explained there are a number of dirt sources being utilized. They are looking to obtain dirt from other construction sites to save money. The goal is not to have any excess dirt. They will also use dirt from ponds cut on the site.

Councilmember Huang noted his appreciation of the commitment to build the berm and the developer's consideration of the neighbors.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2023-83 approving the Conditional Use Permit to construct a berm on the Kelzer property (PC #2023-23).

Motion carried.

9.C. Adopt Resolution No. 2023-84 and Ordinance No. 1037 Approving the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for 3740 Chestnut Street/Audrius Asakenas/PC #2023-24

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Councilmember Hatfield stated the project is exciting and will serve the community well. Councilmember Huang noted his agreement.

Councilmember Hubbard asked why the space decreased from the original plan to 1,000 square feet. Tom Goodrum, representative of the developer, explained the decision was made based on market demand and feedback from community engagement. If there is demand for a larger space, then tenants can rent two adjacent units.

Councilmember Huang noted there is architectural diversity on the building thanks to the building materials.

Mayor Windschitl stated the project is a great use for the site.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2023-84 approving the Preliminary Site & Building Plan and Preliminary Plat for 3740 Chestnut Street (PC #2023-24).

Motion carried.

9.C.i. Ordinance No. 1037

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Ordinance No. 1037 approving the rezoning from Open (O) to Planned Industrial Development (PID-11).

Motion carried.

9.D. Sewer and Water Access Charge Assistance Policy

City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Councilmember Huang stated the change will support current and future small businesses in Chaska. Councilmember Hubbard agreed the current sewer availability charges (SAC) can be a barrier to a new business.

Mayor Windschitl asked what happens if someone takes on the program but doesn't complete it. Ms. Grove stated the property would get credit for however many units have paid for and would carry onto the next business. In short, the credits stay with the building.

Councilmember Huang asked if the credits could be spread out over a number of years. Ms. Grove stated she would have to confirm the process for that scenario.

Mayor Windschitl asked why Chaska didn't become part of the program sooner. Ms. Grove stated the Metropolitan Council only adopted the program in 2013, and there are few cities participating in the program. It isn't well-advertised.

Councilmember Huang asked if the Metropolitan Council's deferment option could be used for areas in Chaska outside of the downtown area. City Administrator Podhradsky pointed out businesses outside of the downtown area are not likely to need 25 units or less of SAC determination, which is the requirement for the program.

Mayor Windschitl asked if the bakery on 4th Street has moved. Assistant City Administrator Elise Durbin stated the bakery hasn't moved locations yet.

Andy Mooney, operator of Red Bench Bakery, stated the program is a great opportunity. He stated he would have saved \$400,000 if he built a new building rather than retrofitting the historical nature of the building. The program will promote new businesses and allow the historical nature of the area be maintained.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the program guidelines for a sewer and water access charge assistance policy.
Motion carried.

10. Bills

10.A. Accounts Payable Claims Roster 16-10-2023

The Council requested further information about bills on pages 4, 5, and 13.

City Administrator Podhradsky 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, and Mayor Windschitl. Voting nay: None
Motion carried.

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 16-10-2023

11.B. Financial Reports as of 08/31/23

Councilmember Hatfield:

- Thanked the House Capital Investment Committee for checking out City Square West regarding the bonding project request.
- Stated the Trick or Treat Downtown Chaska will be held on October 28, 2023.

- Pointed out Deer Weekend in downtown will be November 3 through November 5, 2023 with specials, live events, food trucks, and more.
- Added the Public Safety Facility Open House is coming up on October 25, 2023 at the Community Center.

Councilmember Huang:

- Attended the Chaska Cares Concert.
- Noted some resurfacing work will close an area of Chaska. There will also be a road closure on Hwy 41 near the railroad for resurfacing.
- Congratulated Hazeltine Golf Course for securing the Women's PGA Championship in 2026.

Councilmember Hubbard:

- Attended the House Capital Investment Committee bonding tour.
- Stated the Community Center is hosting the Halloween Jamboree on October 28, 2023.

City Administrator Podhradsky:

- Pointed out all parking restrictions in the downtown area will be permanently lifted as of October 28, 2023.

Mayor Windschitl:

- Asked if there would be a grand opening once the construction impacting downtown is complete. Councilmember Huang stated he would prefer a celebration or ceremony prior to the spring. Councilmember Hatfield noted her support of a grand opening; Deer Weekend will serve as a soft grand opening.
- Noted Coffee with a Cop is coming up on Wednesday, October 18, 2023.
- Thanked Councilmember Huang for covering in his absence at the previous Council meeting.
- Asked about the frame on the ceiling. City Administrator Podhradsky stated the frame is to address a leak.
- Stated Jack Worm has worked for the City for 45 years and is retiring.
- Added the curbs are underway for the Hwy 41 project, which is an exciting step in the process.
- Noted there is a ribbon cutting on October 17, 2023 for IMRIS.
- Thanked Staff for their work on the House Capital Investment Committee bonding tour.

12. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:11 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 20, 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: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Community Engagement Manager; Krista Mark, Communications Coordinator; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Ashley Cauley, City Planner; Christophe Morschen, City Attorney; Marshall Grange, Parks and Recreation Director; and Stephen Kraus, Fire Chief.

4. Adopt the Agenda

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

5. Visitor Presentation

No one wished to present to the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the November 6, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Mayor Windschitl to approve the minutes of the November 6, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through E:

A. Municipal Tort Liability Limits

Motion to direct the City Administrator to inform the League of Minnesota Cities Insurance Trust that the City of Chaska elects not to waive the monetary limits on municipal tort liability established by Minnesota Statute.

B. Tool Lending Library Grant Application Letter of Support

Motion to approve a letter of support to the Minnesota Pollution Control Agency's Waste Reduction and Reuse Environmental Assistance Grant program for a tool lending library in Carver County.

C. Approve Massage Business License – Red Sky Massage

Motion to approve both the Massage Therapy Business License No. MTB. 24-03 for Jinmei Bao as Red Sky Massage, located at 808 Yellow Brick Road, Chaska, Minnesota and her individual massage therapy license contingent on receiving all the required documentation.

D. Adopt Resolution No. 2023-91 Approving the Joint 2024 Assessment Service Agreement with Carver County

Motion to adopt Resolution 2023-91, approving an agreement with Carver County for 2024 assessment services.

E. Approve On-Sale Liquor License at a Community Event – Downtown Business Alliance

Motion to approve On-Sale Intoxicating License at a Community Event, Lic#OSCF23-04, for Downtown Business Alliance of Chaska for Small Business Saturday, effective November 25, 2023.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2023-90 and Ordinance No. 1038 approving the Preliminary Site & Building Plan and Rezoning for the Public Safety Facility/City of Chaska/PC #2023-25

City Administrator Podhradsky introduced the item to the Council and City Planner Ashley Cauley provided a presentation on it.

Mayor Windschitl asked why three separate restrooms are necessary in the lobby.

Quinn Hutson, CNH Architects, explained the unisex restroom is attached to the lobby while the gendered bathrooms are accessible from the Police Department side. The number of restrooms is important for access from the training spaces.

Mayor Windschitl asked why there is a separate fitness space for law enforcement. City Administrator Podhradsky stated the fitness space opens up to an outdoor area and would allow separate Departments to remain separate while the outdoor area is a common space for all Departments.

Fire Chief Stephen Kraus stated the original intention was to share the space, but the Police Department tends to use the fitness space as a gathering area or debrief space. The Fire Department uses the kitchen area for the same purpose. Mayor Windschitl stated it seems unnecessary to buy doubles of the same equipment.

Mayor Windschitl asked where the copy space is. Chief Kraus stated the copy room is near the administrative space.

Mayor Windschitl asked if the two Departments will share reception. Chief Kraus stated the Police Department has a lobby space for reception. The Fire Department has separate administrative folks.

Mayor Windschitl stated the point of the joint building was to combine elements of each Department to save on costs and promote efficiency. City Administrator Podhradsky pointed out there are shared common spaces and shared lobby areas. However, each Department

receives visitors for very different reasons and the receptionists are trained for their specific Department's services.

Mayor Windschitl asked if the second level can access the training mezzanine. Chief Kraus stated the second level can access the training mezzanine through the apparatus area. They purposefully separated warm spaces and cool spaces. For example, the firefighter gear needs to stay in spaces where the HVAC can sufficiently process the air.

Mayor Windschitl asked if the firefighter pole will be operable. Chief Kraus confirmed the firefighter pole will be operable.

Councilmember Huang asked what the "hotsy" room is for. Chief Kraus explained it is a room to wash firefighter gear.

Mayor Windschitl asked what the room next to the fire pole is for. Chief Kraus stated there is stairway and ductwork near the fire pole.

Mayor Windschitl asked if every dorm needs its own restroom. Chief Kraus stated it is common to have dorm space with separate bathrooms in new firehouses. It promotes mental health, privacy, and ease of sleep.

City Administrator Podhradsky added the tours of other firehouses revealed how much the firefighters value the separate bathrooms. Different shifts also use the dorms as an opportunity to make the space their own.

Councilmembers Grau and Hubbard noted their understanding of the separate restrooms. Mayor Windschitl stated it seems unnecessary and has concerns about maintaining so many toilets and its cleanliness.

Mayor Windschitl asked if there needs to be double stable storage. Chief Kraus stated each space is meant to accommodate a different use. One is used for training while the other is used more for community events. The storage is to hold extra tables and chairs as needed.

Mayor Windschitl asked how many people can fit in the training space. Hutson stated the room allows for 50 people when set up with tables for training. If it were set up with just chairs, it would allow for 100 people.

Chief Kraus added the space was downsized due to costs. There is another breakout room and other training rooms to help them utilize multiple spaces.

City Administrator Podhradsky pointed out there are TV screens outside of the community meeting room that can be used if an overflow space was needed.

Councilmember Grau suggested a collapsible wall be used. City Administrator Podhradsky stated that option costs about \$65,000, so they chose to move forward with a regular wall.

Mayor Windschitl stated there appears to be only one restroom for the entire Police Department side. Hutson stated there are restrooms connected to the lobby, there are two restrooms near the Deputy Chief's office, there is one near the patrol area, and two dorm bathrooms. Then there are locker rooms with toilets in the basement.

Mayor Windschitl asked for confirmation that the holding cells are only temporary and not intended for overnight stays. City Administrator Podhradsky confirmed that the cells are only for temporary holding until an individual is transferred to the County.

Mayor Windschitl asked if the Police Department's breakroom includes a kitchen. Hutson confirmed there is a kitchen in the breakroom.

Mayor Windschitl asked if every police officer has a desk. City Administrator Podhradsky stated tours of other facilities showed the value of having a storage space dedicated to each officer. It promotes retention.

Chief Kraus added the Police Chief was passionate about ensuring each officer has their own space. As time goes on, they acknowledge there may need to be shared desks.

Mayor Windschitl asked what the desk space outside of the Deputy Chief's office is for. Hutson stated that is for other support positions.

Mayor Windschitl asked if School Resource Officers (SROs) go into the Department regularly. City Administrator Podhradsky stated SROs begin and end their days at the Department.

Mayor Windschitl asked what the purpose of the private locker room is. City Administrator Podhradsky stated the private locker room is a space for someone with an alternative gender identity.

Mayor Windschitl asked if there is a way to switch the locker rooms if there were to be more female officers than male officers. Hutson stated there is currently a wall dividing the two locker spaces that can be moved if there needed to be an adjustment of locker space.

Mayor Windschitl asked what the purpose of the wash bay is because squad cars are washed at a gas station. Hutson stated the wash bay is for cleaning up any potential transport incidents such as a medical issue.

Mayor Windschitl asked what the square boxes outside of the locker rooms are for. Hutson explained the squares represent storage for duty bags.

Mayor Windschitl asked if electric vehicle chargers are included. Hutson stated conduit is being provided to allow for electric vehicle chargers in the future.

City Administrator Podhradsky pointed out the transformer selected was important to allow for future electric vehicle charging.

Mayor Windschitl pointed out there is likely grant money available to support electric city vehicles. City Administrator Podhradsky stated Staff could look into those opportunities. He noted Eden Prairie has some electric vehicles they use for law enforcement, but they haven't been particularly useful.

Councilmember Hubbard asked if there is an elevator. Chief Kraus confirmed there is an elevator on the Fire Department's side near the stairway. There was consideration about creating two separate elevator shafts, but it was determined to be unnecessary. All ADA requirements are met.

Councilmember Grau stated the plans look very nice. Councilmember Hatfield noted the space seems large, but it will be necessary in the long-run.

Councilmember Hubbard noted her appreciation of the thoughtfulness that went into the plans.

Councilmember Grau stated he has concerns about natural light getting into the interior rooms. City Administrator Podhradsky pointed out there are some windows in the ceiling to increase natural light.

Councilmember Huang agreed with Councilmember Hubbard's comments.

Mayor Windschitl pointed out the facility is intended for shift work rather than traditional working hours. Therefore, some of the choices seem unnecessary.

Councilmember Huang stated the City needs to be adaptable to promote future growth and retention. Chief Kraus explained the planning is a fine line between long-term functionality and overbuilding.

Mayor Windschitl stated the training room isn't large enough. He asked for the square footage of the room. Hutson stated the space is larger than the current training room.

City Administrator Podhradsky pointed out there are multiple rooms tied together with technology that allows for either breakout spaces or shared meeting spaces. Chief Kraus stated the classroom, breakout room, Police briefing room, conference room, both Chief offices, and the main lobby can all be connected through technology.

Mayor Windschitl stated there isn't any secure point for people that access the briefing room. Chief Kraus stated the lobby can be used as a lockdown space to limit access to the Police Department. There is card access to enter into other spaces as well.

City Administrator Podhradsky summarized the next steps in the process. They anticipate going out for bid in January 2024 and choosing a contractor by the end of February 2024. Also, there are upcoming community meetings to educate the surrounding area on operations.

Mayor Windschitl noted the monument sign will be digital. He asked if the screen will be large enough to avoid the scrolling messages. City Administrator Podhradsky stated he didn't know

if there is enough space for non-scrolling messages. The sign is using the maximum allowed space per City Code of about four feet by four feet. The sign is intended to be static.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2023-90 approving Preliminary Site and Building Plans for 285 Engler Blvd and the adjacent, unaddressed Meadow Park property (PC #2023-25).
Motion carried.

8.A.i Ordinance

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Ordinance No. 1038 approving the rezoning of the property at 285 Engler Blvd (fire station property) from P2, Public Buildings, to PCD, Planned Commercial District; and rezoning of the adjacent, unaddressed property (Meadow Park) from PMD 03, Planned Multi-Use Development District, to PCD, Planned Commercial District.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 20-11-2023

The Council requested further information about bills on pages 10, 11, 26, and 27.

City Administrator Podhradsky 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
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 20-11-2023

10.B. Chaska High School – Hawk Pride Updates

10.C. Financial Reports as of 9/30/23

Councilmember Hatfield:

- Explained there was a strategic planning meeting for the Southwest Transit Commission.
- Pointed out Small Business Saturday is November 25, 2023 and the Downtown Business Alliance is hosting an event.
- Added Hometown Holiday is scheduled for December 3, 2023.
- Encouraged residents to look over their property tax statements.

Councilmember Hubbard:

- Noted one of her employees used Southwest Transit bussing to attend a concert and had a great experience.
- Attended a middle school's Veteran's Day event.

- Wished everyone a Happy Thanksgiving.
- Encouraged community members to think of community organizations during the season of giving.

Councilmember Huang:

- Agreed the Veteran's Day program was well-done.
- Welcomed new Police Department officers to the City.
- Noted there is a summary of various student accomplishments from the local High School in the Council packet.
- Attended the High School's performance of *Spamalot*.
- Wished everyone a belated Happy Diwali.

Councilmember Grau:

- Encouraged food safety in light of Thanksgiving.
- Asked when outdoor ice areas will be available. City Administrator Podhradsky stated they aim to have the ice ready before the schools have a winter break, but it is usually ready by mid-January.

City Administrator Podhradsky:

- Shared his positive experience with a plane ride over Chaska.

Mayor Windschitl:

- Thanked Councilmember Huang for covering the recent Mayor's luncheon. He explained there is a conflict with his attendance at the Transportation Advisory Board for the Metropolitan Council.
- Asked if the City is seeking financial support for the golf experience. City Administrator Podhradsky stated the experience can only go away with State support. He provided more information about the golf experience.
- Noted the Santa Parade is December 20, 2023.
- Summarized the plans for the upcoming City Council meetings.
- Added his grandson is a starting quarterback for a local team and has an important game coming up.
- Wished everyone a Happy Thanksgiving.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:07 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 6, 2023

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:05 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: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant Administrator; Michael Melchert, City Attorney; and Krista Mark, Communications Coordinator.

4. Adopt the Agenda

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

5. Proclamation

5.A. Small Business Saturday 11-25-2023

Mayor Windschitl read the proclamation in full. Dan Keyport, President of the Downtown Business Alliance, accepted the proclamation and thanked the Council.

5.B. Lung Cancer Awareness Month

Mayor Windschitl read the proclamation in full.

6. Visitor Presentation

6.A. Melvin Jones Award Presented by Jay Molnau – Chaska Lions

Jay Molnau, representative of Chaska Lions Club, explained the Melvin Jones Fellow Award is the highest award the local club gives out. He presented Mayor Mark Windschitl with the award, noting his long-time commitment to and involvement in the Chaska and surrounding community.

7. Approve Previous Meeting Minutes

7.A. Approve the October 16, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the October 16, 2023 City Council meeting.

Motion carried.

8. Consent Agenda

Councilmember Huang pointed out the City is working with small businesses to help with SAC and WAC assessments, referring to Consent Agenda Item 8.D. Adopt Resolution 2023-87 SAC WAC Assessment Agreements 500 Chestnut Ave.

Councilmember Grau noted there is a difference between Breakaway Hockey and Breakaway, referring to Consent Agenda Items 8.F. Request to Terminate Breakaway Hockey Lease Agreement Early and 8.G. Approve Renewal of the Breakaway Academy Inc. Lease.

City Administrator Matt Podhradsky stated Breakaway Hockey is a dry-land training program, which has been less and less active since COVID-19. Breakaway Hockey is terminating their lease. Breakaway Academy is the school, and they want to continue their lease.

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

A. Election Judge Wage Rate Increase for 2024

Motion to approve an increase in the pay of Head Judge to \$12.85/hr, Asst. Head Judge \$11.85/hr and Regular Judges to \$10.85/hr

B. Metropolitan Council SAC Deferral Agreement

Motion to Authorize the Mayor and City Administrator to execute the SAC Deferral Agreement to become a participant of the Metropolitan Council SAC Deferral Program

C. Adopt Resolution 2023-86 - Accepting Gifts and Donations

Motion to adopt Resolution 2023-86 acknowledging and accepting gifts to the City of Chaska received during the period July 1, 2023 through September 30, 2023.

D. Adopt Resolution 2023-87 SAC WAC Assessment Agreements 500 Chestnut Ave

Adopt Resolution No. 2023- 87 Receiving a petition and waiver of a public hearing and adopting the assessment for the Special Assessment related to city sewer and water connection fees for the work to be completed at 500 Chestnut

Approve the deferral of Met Council SAC fees for Aske Properties LLC at 500 Chestnut Street and authorize the Mayor and City Administrator to execute the necessary documents

E. Adopt Resolution 2023-89 Supporting the Laketown Township State Bonding Request for the "201" System Replacement

Motion to Approve Resolution No. 2023-89, supporting Laketown Township's state bonding request of \$11 million to assist in funding the replacement of the 201 sewer system

F. Request to Terminate Breakaway Hockey Lease Agreement Early

Approve early termination of the Breakaway Hockey Lease Agreement effective October 31, 2023.

G. Approve Renewal of the Breakaway Academy Inc. Lease

Approve the renewal of the Breakaway Academy Inc. lease for a term of one-year, with a 10% increase from last year's lease, effective retroactively September 1, 2023.

H. Adopt Resolution 2023-88 Authorizing Issuance and Sale of \$10,895,000 G.O. Bonds, Series 2023A

Motion to adopt Resolution No. 2023-88 authorizing issuance and sale of \$10,895,000 General Obligation Bonds, Series 2023A.

Motion carried.

9. Action Items

None.

10. Bills

10.A. Accounts Payable Claims Roster 6-11-2023

The Council requested further information about bills on pages 17, 18, and 40.

City Administrator Podhradsky 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
Motion carried.

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 6-11-2023

11.B. 2nd-Qtr-2023 Investment Report dated November 6th, 2023

11.C. 3rd-Qtr-2023 Investment Report dated November 6th, 2023

Councilmember Grau:

- Noted there are basketball programs for boys and girls of various ages being offered in Chaska.

Councilmember Huang:

- Pointed out October 25, 2023 was the Public Safety Center Open House.
- Noted Hwy 41 is finally open.
- Stated December 3, 2023 is the Tree Lighting Ceremony in Fireman's Park.
- Congratulated curlers from the community who have competed well recently.
- Stated a Waconia firefighter passed away in October, and there was a lot of support from the entire firefighting community.
- Noted the CD interest rates in the Investment Reports are somewhat low. He asked if there is an opportunity to seek out better rates. City Administrator Podhradsky explained it is the role of the Finance Department to keep an eye out for the best investment opportunities.
- Added he chaperoned his son's middle school field trip to Deep Portage for three days. It was an amazing experience to see the young people learn nature-based skills. He recommended the experience to others.

Councilmember Hubbard:

- Attended Hwy 41 Ribbon Cutting Ceremony.
- Thanked Veterans for their service, in light of the upcoming Veteran's Day holiday. She pointed out the middle school hosts an amazing veteran event, though it is closed to the public.

Councilmember Hatfield:

- Noted Downtown Business Alliance had a Halloween event October 28, 2023.

- Pointed out the downtown area was busy for Deer Weekend.
- Attended Hwy 41 Ribbon Cutting Ceremony.
- Added there has been a lot of reinvestment in the downtown area lately.
- Stated November 18, 2023 there will be a brewery call between Chaska and Shakopee.

Assistant City Administrator Durbin

- Thanked those who attended the Hwy 41 Ribbon Cutting Ceremony.

City Administrator Podhradsky

- Thanked Assistant City Administrator Durbin for all of her hard work throughout the Hwy 41 construction project.

Mayor Windschitl:

- Thanked the Chaska Lions for the award.
- Attended Hwy 41 Ribbon Cutting Ceremony. There was an amazing turnout and valuable information was shared.
- Pointed out November 25, 2023 is Small Business Saturday and Hometown Holiday is also coming up.

12. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 7:56 p.m.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
OCTOBER 16, 2023

1. Call to Order

President Windschitl called the meeting to order at 9:12 p.m.

2. Roll Call

Roll call was taken. Present: President Windschitl and Commissioners Hatfield, Hubbard, and Huang.

Absent: Councilmember Grau.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Hubbard, second by Commissioner Huang to adopt the agenda as presented.

Motion carried.

4. Minutes

There were no meeting minutes included in the EDA packet.

5. Discussion Items

5A. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project

Executive Director Podhradsky introduced and provided an overview of this item.

Motion by Commissioner Hatfield, second by Commissioner Huang to authorize the President and Executive Director to sign an Amended and Restated Purchase and Redevelopment Agreement with the Chaska City Council and the Carver County Community Development Agency.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adjourn the meeting at 9:16 p.m.

Motion carried.