

6:00pm
WORK SESSION
WATERSHED EDUCATION
Council Chambers



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, December 12, 2018
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 draft minutes of the November 14, 2018 Planning Commission Meeting
6. Consent Items
 - 6.A. Approve the Final Plat for Club West 8th Addition/Traditions Development/PC #2018-35
7. Action Items
 - 7.A. PUBLIC HEARING: Approve the Conditional Use Permit (CUP) for Carver Scott Humane Society at 822 Yellow Brick Road/Carver Scott Humane Society/PC #2018-37
 - 7.B. PUBLIC HEARING: Approve the Zoning Ordinance Amendment to Section 5 Flood Protection and Section 15 Definitions/City of Chaska/PC #2018-39

- 7.C. Approve the Concept Plan for Structures, Inc on Old Audubon Road/Daniel Andersen/PC #2018-38
- 7.D. Approve the Concept Plan for the Ess Lot and Ernst Home Redevelopment/Talle and Associates/PC #2018-36
- 8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the November 5th, 2018 City Council Meeting.
 - 8.A.ii. Receive the Minutes of the November 19, 2018 City Council Meeting.
- 9. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
November 14, 2018**

1. Call to Order

Chairperson Huang called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: Commissioner Kelley

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Dahlke, second by Commissioner Cross to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Keyport, second by Commissioner Pfeiffer to approve the minutes of the Oct 10, 2018, Planning Commission meeting.

Motion carried.

6. Consent Agenda

None.

7. PUBLIC HEARING: 2040 Comprehensive Plan Update/City of Chaska/ PC No. 2018-34

City Planner Liz Hanson opened the public hearing and presented the item to the Commission. Planner Hanson described that the Comprehensive Plan will include a guide to the City's land use, transportation, environment, parks/trails, etc. The 2040 Comprehensive Plan will also be a guide in developing policies, ordinances and budgets. Planner Hanson listed the items that will be changed from the 2030 Comprehensive Plan while showing a map of the City, indicating where sites are located. Planner Hanson described the major goals and policy changes in each chapter listed in the 2040 Comprehensive Plan. Planner Hanson stated that the next steps include approval from City Council, submission of draft to adjacent communities and after about six-months the Metropolitan Council will take formal action.

Planner Hanson recommended the Planning Commission recommend approval from City Council.

Planner Hanson opened for comments from the Planning Commission.

Commissioner Cross asked about new definitions and asked for a greater explanation on the Conservation Residential land use designation. Miller stated that the term "Conservation Residential" is not new to this update but came into place during the development of the Chevalle neighborhood. Conservation Residential meets the requirements of residential land sites being 1/3 development and 2/3 of open space. Planner Hanson indicated where these sites will be located on the 2040 Comprehensive Plan map.

Commissioner Keyport mentioned Chapter 3, Environmental Research policies and how these policies will be implemented. Planner Hanson stated that the City would have to create a land use ordinance.

Motion by Commissioner Dahlke, second by Commissioner Keyport to recommend to City Council approval of the 2040 Comprehensive Plan to City Council.
Motion carried.

8. Other Business

Commissioner Cross

- Asked if Mr. Miller has received comments prior to the joint Planning Commission and City Council meeting.

Commissioner Pfeiffer

- Stated individuals are confused about how members are added to City Council.

Commissioner Keyport

- Tree-lighting is scheduled for December 2, 2018.

9. Adjourn

Motion by Commissioner Cross, second by Commissioner Dahlke to adjourn the meeting at 7:48 pm.
Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

12/12/18

Subject: Club West 8th Addition – Final Plat

Applicants: Traditions Development

Location: North of County Road 44 and east of Savanna Way

Case No.: 2018-35

Synopsis: Applicant seeks to obtain approval of a Final Plat for 43 single-family lots in the southwest Chaska area

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommendation of Approval

BACKGROUND

In 2013, phase I of Tradition's development concept plan was approved. Phase I encompasses the 1st-3rd additions of Club West, also known as The Harvest.

In April of 2016, phase II of Tradition's development concept plan was approved. Phase II encompasses the development area north of The Harvest neighborhood.

In June of 2016, the preliminary plat and rezoning for 89 lots (south half of concept plan) in phase II of Tradition's development was approved.

In September of 2016, the preliminary plat and rezoning for 80 lots (north half of concept plan) in phase II of Tradition's development was approved.

EXISTING CONDITIONS

The comprehensive project area is approximately 80 acres and located north of the Harvest neighborhood midway between Highway 212 to the west and downtown Chaska to the east and confined by Creek Road to the north. The subject area being looked at tonight is comprised of approximately 14 acres and located just north of the existing Harvest neighborhood.

Adjacent properties

The site is bound on the north and east by a wooded bluff area and Creek Road, to the west by the collector road (Savanna Way) and additional Club West lots, and the south by the existing Club West/Harvest neighborhood.

CURRENT REQUEST

The request this evening is for final plat for 43 new single-family lots in the Harvest/Club West neighborhood.

Layout

The initial access to the property will be from Farm Hill Boulevard to the west from the adjacent collector road, Savanna Way. The entrance off of the collector road will provide monument signage and landscaping much like what is present at the entrance off of County Road 44. The layout of the local streets (Millstone Drive and Boulder Lane) would then continue throughout the development to access the 43 lots.

Transportation/ROW

The Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the west is proposed and it will be the primary access to the neighborhood.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

Setbacks

The proposed setbacks are consistent with the 2nd-7th additions of Club West. Namely, the front yard setback should be no less than 23 feet, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback of 10 feet for the house and 5 feet for the garage side work within the City's guidelines except for corner lots, which should have a side yard setback of 23 feet.

In addition to that, a 50 foot building and 30 foot no grade/no mow setback will apply to lots that abut wooded steep slopes, and a 30 foot buffer for wetland edges. The collector road, Savanna Way, also requires a building setback of 100 feet from its centerline.

Utilities and Stormwater

Utilities are available to service the site. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements. Please refer to the Engineers Memo for more information. In addition to that, the ponding area accessed from Outlot B will need to provide for adequate maintenance access roads as they are not currently showed on the construction plans.

Development Costs (Infrastructure Improvements)

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

- Collector Roads
- Storm Sewer
- Parks

Prior to recording the final plat, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be.

FINAL PLAT

The request this evening involves final plat for 43 single-family lots.

Disposition of Outlots:

- Outlot A: land for future development to be owned by the developer
- Outlot B: land for stormwater ponding to be owned by the City of Chaska
- Outlot C: bluff land to be owned by the City of Chaska
- Outlot D: land for stormwater ponding to be owned by the City of Chaska

CONCLUSION

The final plat looks consistent with previous approvals and thus staff is recommending approval.

PLANNING COMMISSION ACTION:

Motion to recommend to City Council approval of the final plat for Club West 8th Addition for 43 single-family lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 8th Addition Final Plat (pgs 1-3), submitted by Alliant Engineering
 - b. Club West 8th Addition Construction Documents (pgs 1-25), submitted by Alliant Engineering, dated November 9, 2018
2. Adherence with the City Engineer's memo dated December 6, 2018.
3. Payment of park dedication fees prior to recording the Final Plat.
4. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
5. Compliance with Section 9.27 Anti Monotony and Design Requirements in Detached Single-Family Residential Developments.
6. Provision of a stormwater management plan meeting City and Carver County WMO standards.
7. Provision of an executed development agreement prior to recording Final Plat.
8. Preservation of wetlands and the 30-foot buffer.
9. Provision for each lot survey abutting Savanna Way to include centerline setback from Savanna Way and to be submitted at each building permit.
10. No building shall be located closer than 100 feet to the centerline of Savanna Way, except for unenclosed decks, which may encroach up to 10 feet into the Savanna Way setback.
11. Provision of sidewalks on both side of all local streets.
12. Adherence to the City's Boulevard Tree Policy and local street section design.
13. Provision of a 60 feet Right of Way width for all local streets.
14. Provision of adequate maintenance accesses provided to stormwater ponds accessed from Outlot B to be reviewed and approved by the Engineering Department.
15. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet



City of Chaska Memorandum

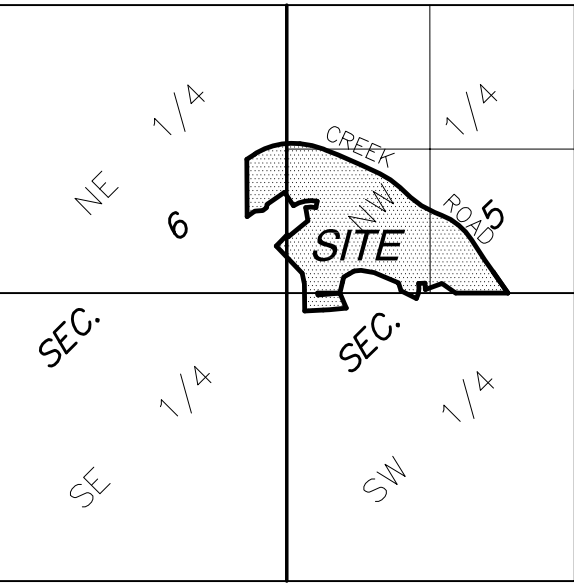
To: Planning Commission
From: Matt Clark, City Engineer
Date: December 6, 2018
Subject: Clubs West 8th Addition

The 8th Addition of Clubs West proposes a development layout that is consistent with the approved preliminary plat. The sanitary sewer and water main utilities to serve the addition are readily available to be extended. The site grading plan and wetland impacts for the overall Phase 2 development area have previously been accepted by all agencies.

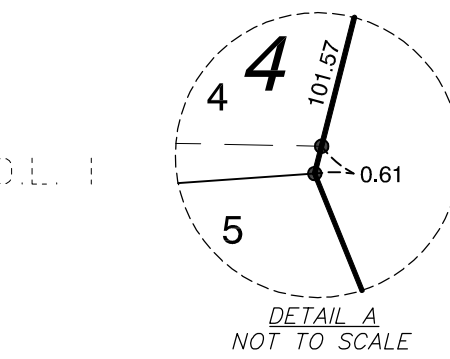
Satisfying storm water requirements for the 8th Addition depends on whether the development occurs prior to the extension of Savanna Way. Should the development occur first, a temporary ponding layout will be required to address land acquisition issues. The following approval conditions will be included in the Development Agreement should this temporary storm water situation arise:

- 1) The temporary storm water plan shall be approved by all regulatory agencies
- 2) The Developer shall be responsible for all work/cost associated with the construction of the temporary and final storm water ponds and related drainage systems.

CLUB WEST EIGHTH ADDITION

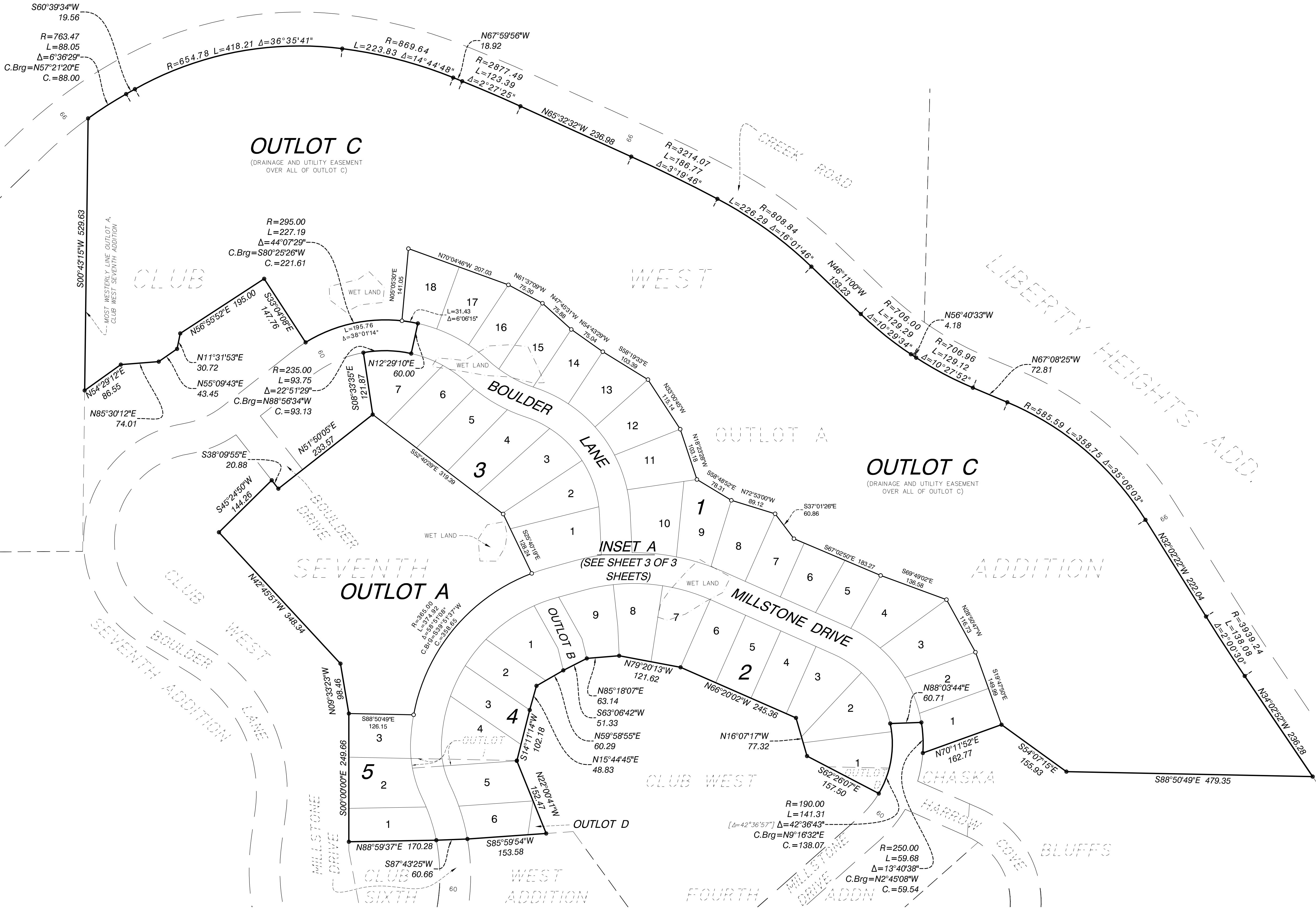
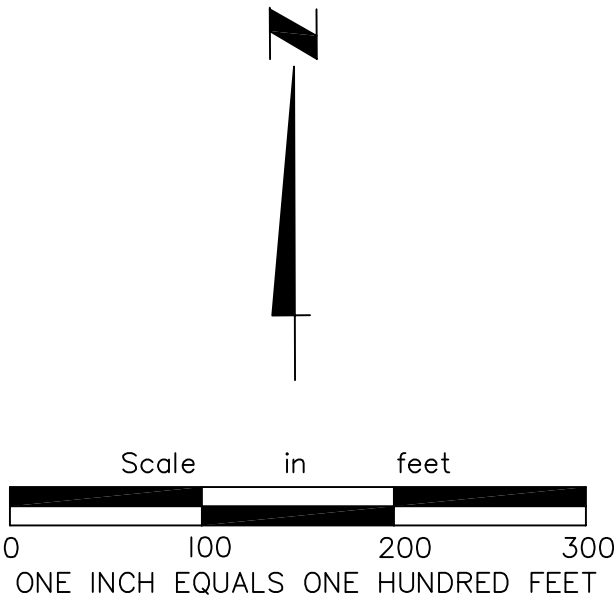


VICINITY MAP
SECTIONS 5 & 6, T115N, R23W
NOT TO SCALE



THE MOST WESTERLY LINE OF OUTLOT A, CLUB WEST SEVENTH ADDITION, CARVER COUNTY, MINNESOTA, HAS A CARVER COUNTY BEARING OF S00°43'15"W (NAD 83, 1986).

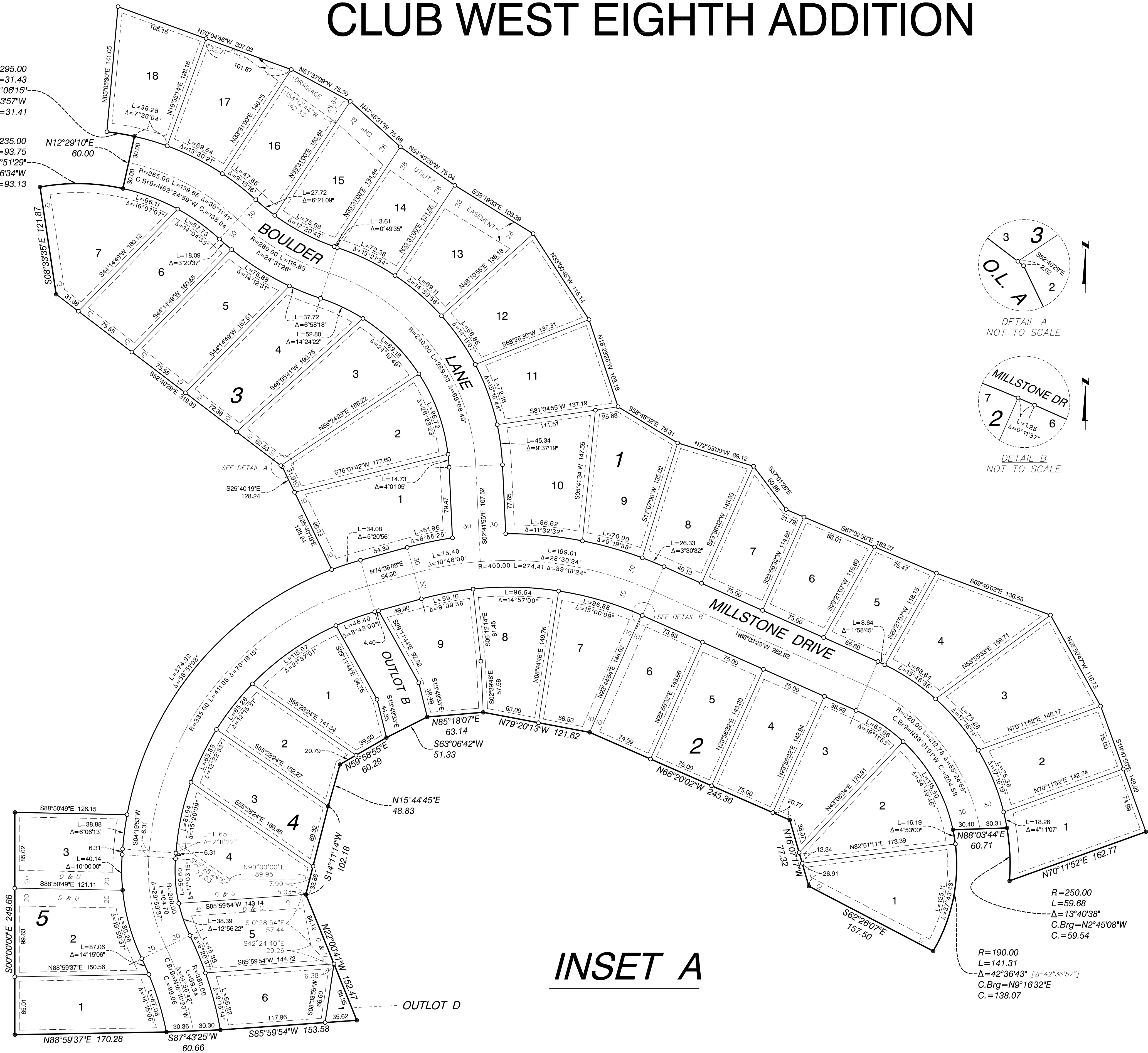
- Denotes 1/2 inch x 18 inch iron monument found marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- [] Denotes plat dimension



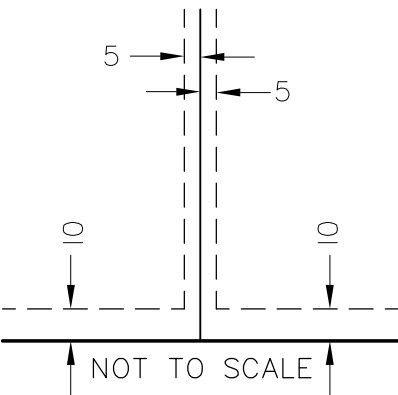
CLUB WEST EIGHTH ADDITION

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Δ=6°06'15"
C.Brg=N80°33'57"W
C.=31.41

R=235.00
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Δ=22°51'29"
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C.=93.13



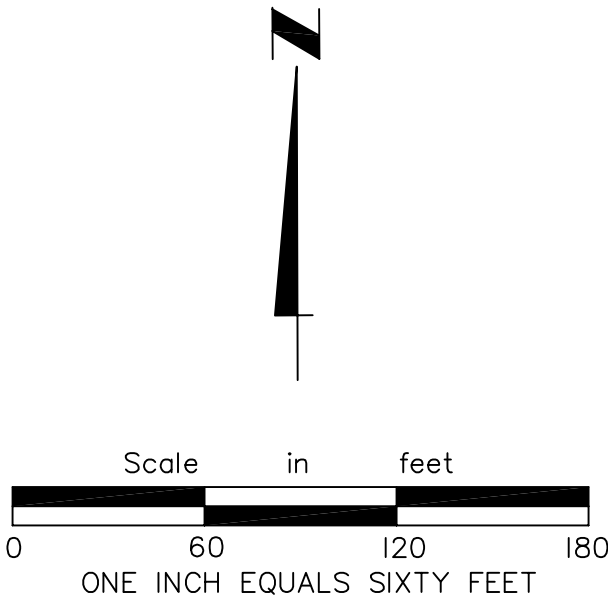
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

THE MOST WESTERLY LINE OF OUTLOT A, CLUB WEST SEVENTH ADDITION, CARVER COUNTY, MINNESOTA, HAS A CARVER COUNTY BEARING OF S00°43'15"W (NAD 83, 1986).

- Denotes 1/2 inch x 18 inch iron monument found marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- [] Denotes plot dimension



INSET A

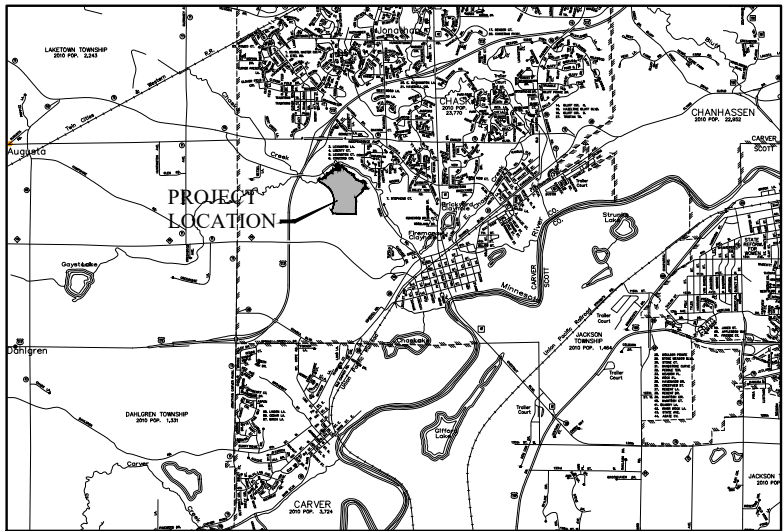
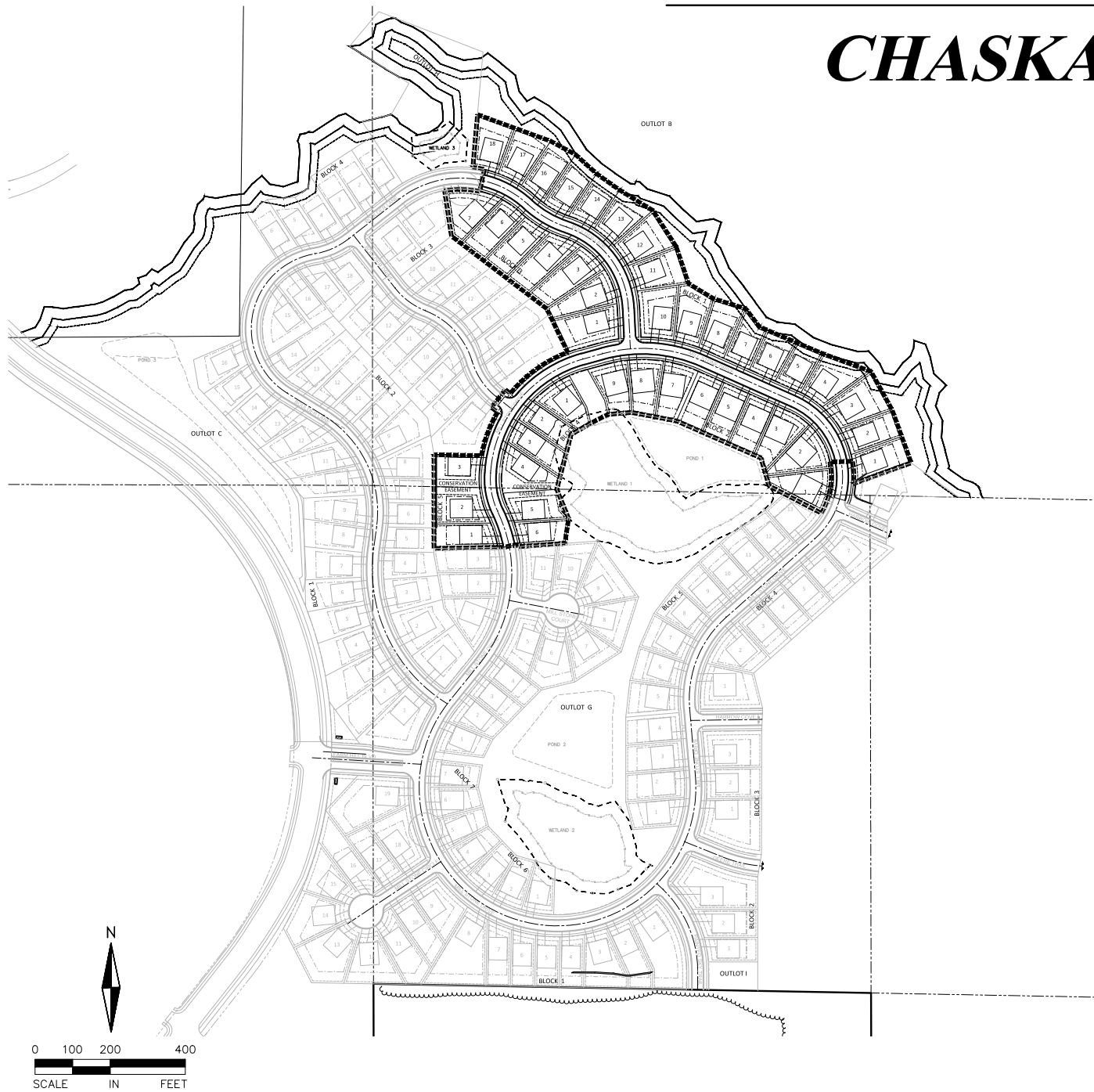
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C.Brg=N9°16'32"E
C.=138.07

R=250.00
L=59.68
Δ=13°40'38"
C.Brg=N2°45'08"W
C.=59.54

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028cove.dwg Nov 09, 2018 - 1:42pm

HARVEST PHASE II

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
COVER SHEET	1
CITY DETAILS	2-3
EXISTING CONDITIONS SURVEY	4
STORMWATER POLLUTION PREVENTION PLAN	5-8
GRADING AND DRAINAGE PLAN	9-11
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STREET AND STORM SEWER PLAN AND PROFILES	14-16
INTERSECTION DETAILS	17
OVERALL SANITARY SEWER AND WATERMAIN PLAN	18
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES	19-21
LANDSCAPE AND TREE PRESERVATION PLAN	21-24
LANDSCAPE NOTES AND SCHEDULE	25

DEVELOPER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
PH: 952-322-8704
FX: 952-322-8705
CONTACT: PAT WRASE
EM: patrick.wrase@traditiondevelopment.com

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ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

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LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR

DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

LANDSCAPE ARCHITECT

MALEAH MILLER
LICENSE NO. 19507
EM: mmiller@alliant-inc.com

CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
Page 8 of 32



733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080
612.758.6099
www.alliant-inc.com

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

David Nash, PE
11-09-18 21836
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028

QA/QC REVIEW
DIN 11-09-18
BY DATE

DATE	ISSUE	DATE	ISSUE
09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

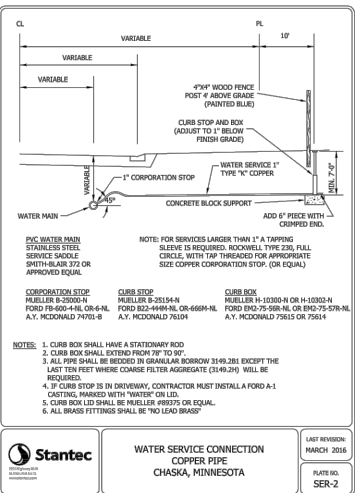
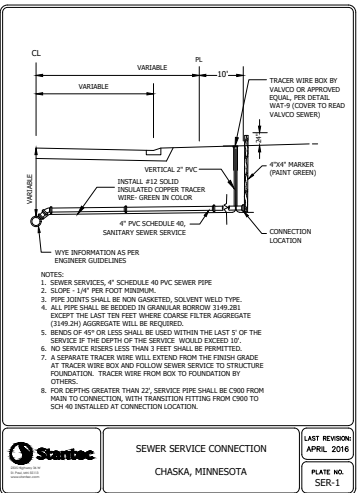
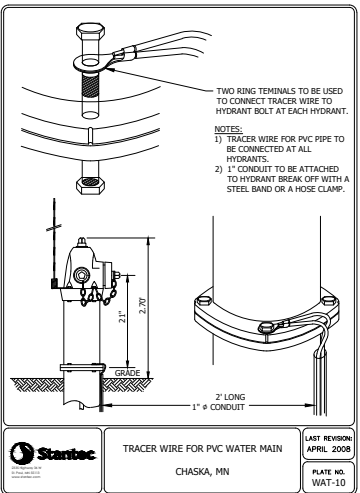
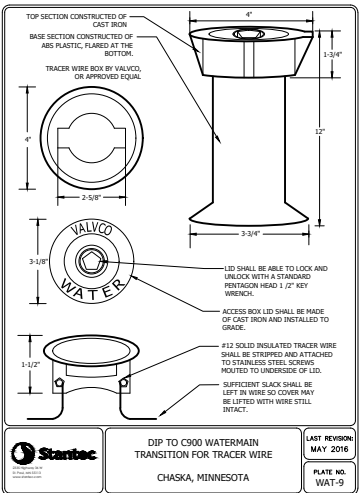
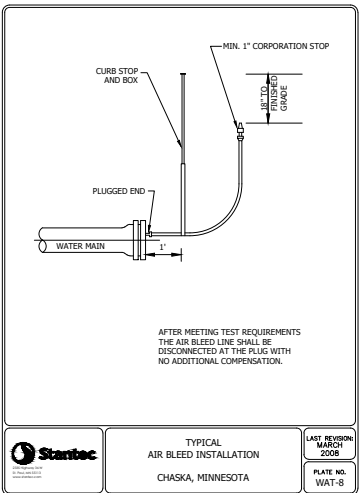
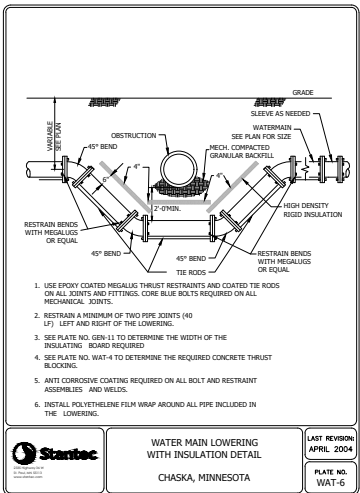
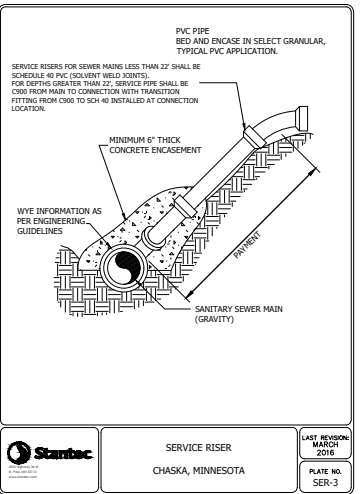
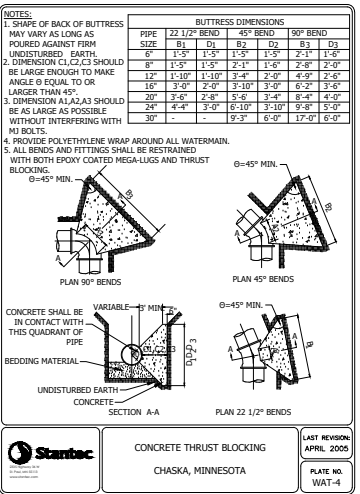
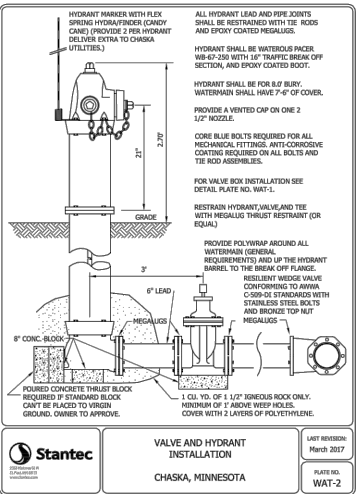
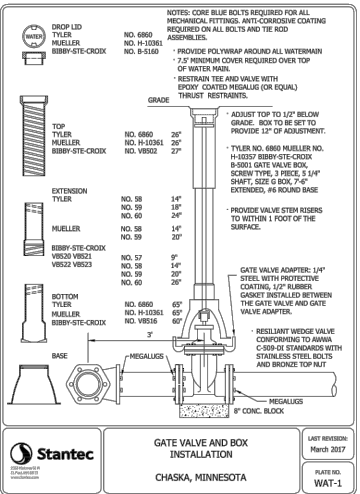
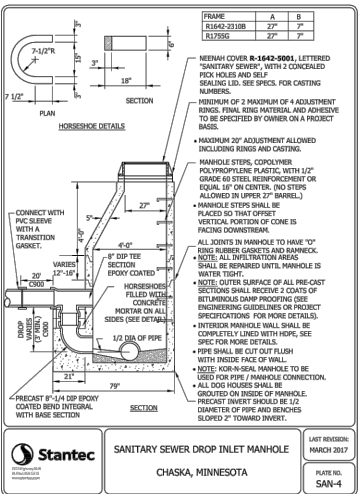
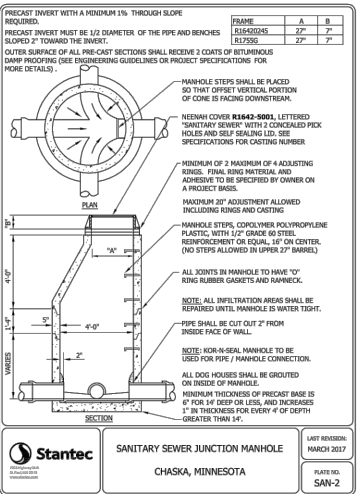
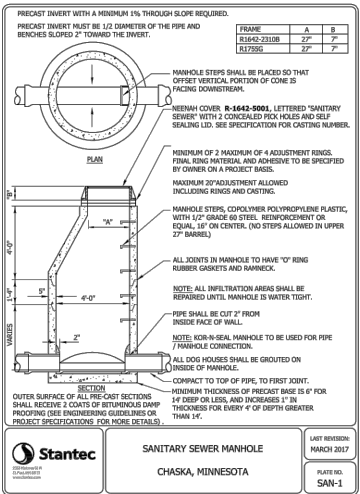
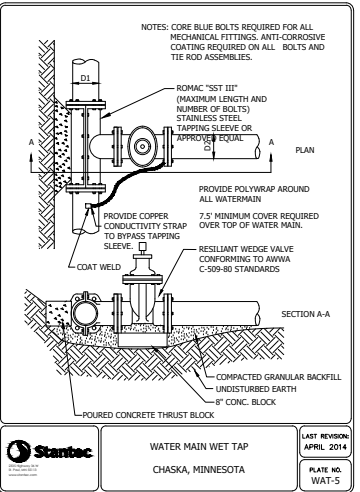
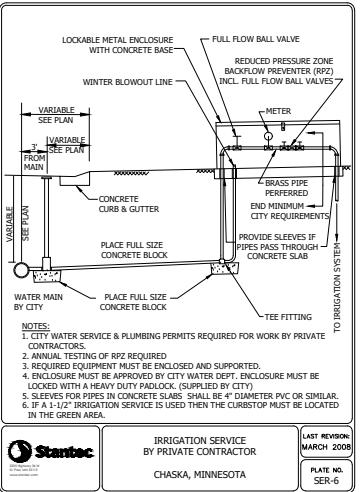
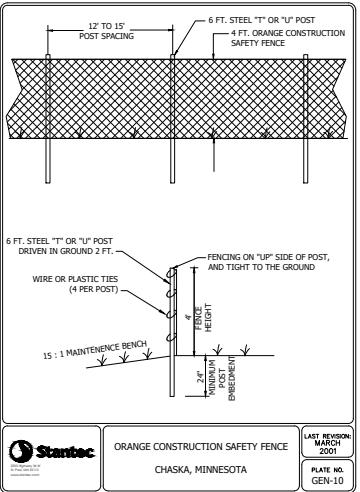
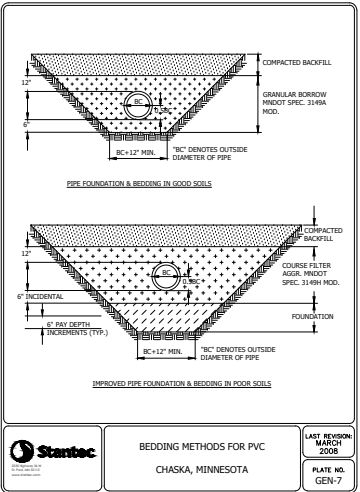
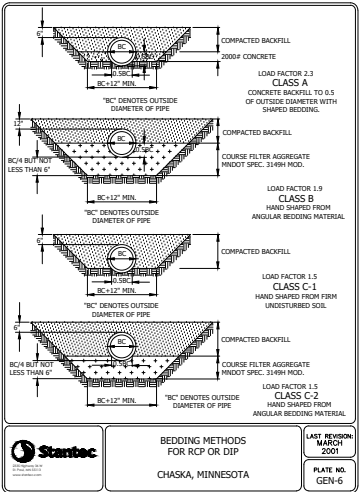
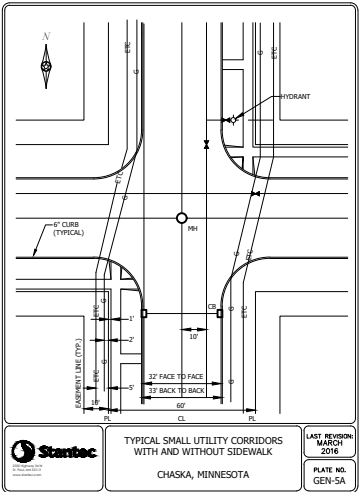
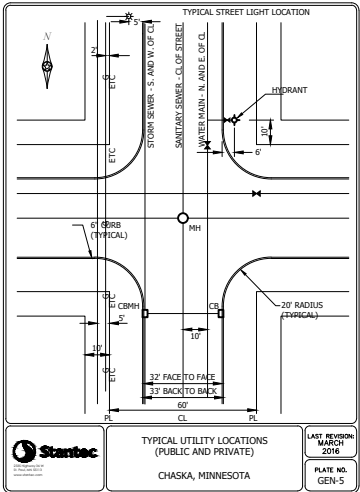
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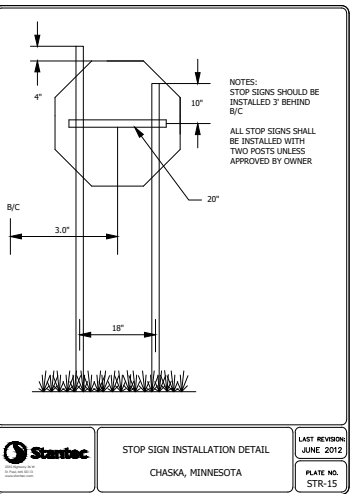
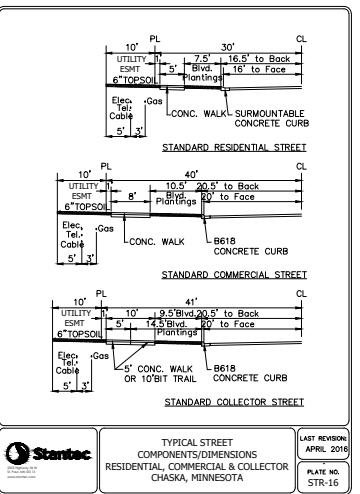
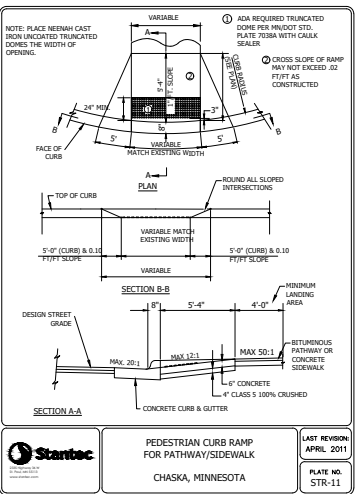
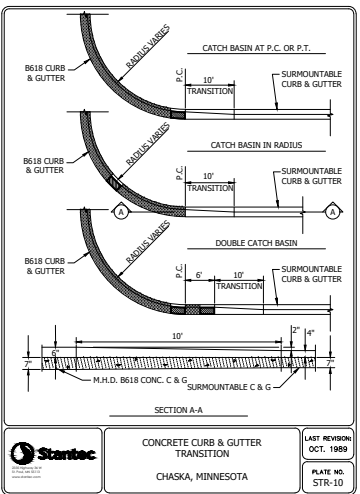
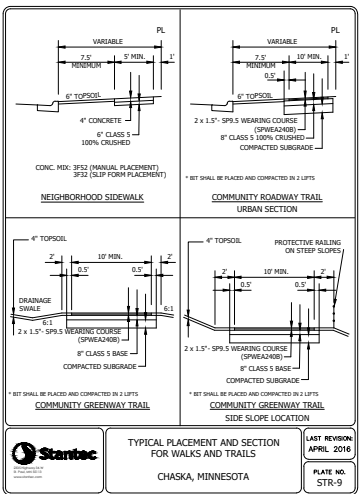
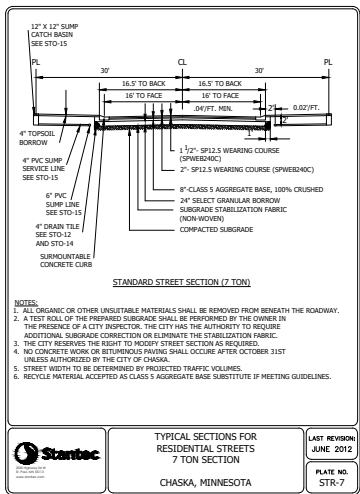
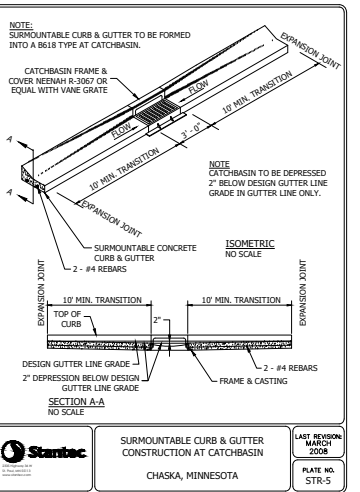
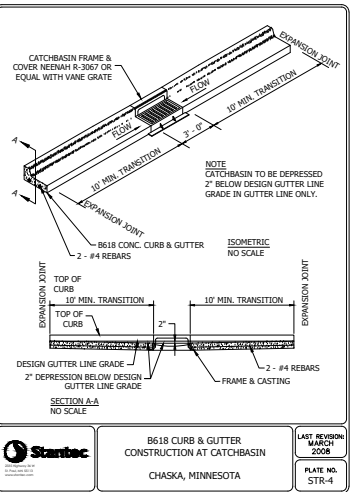
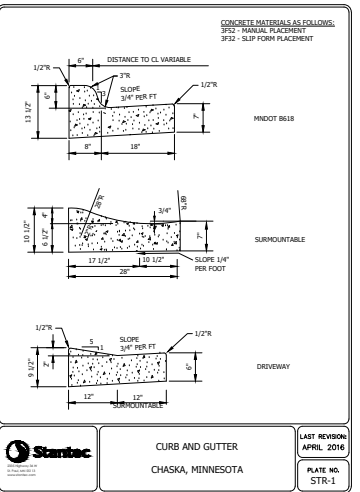
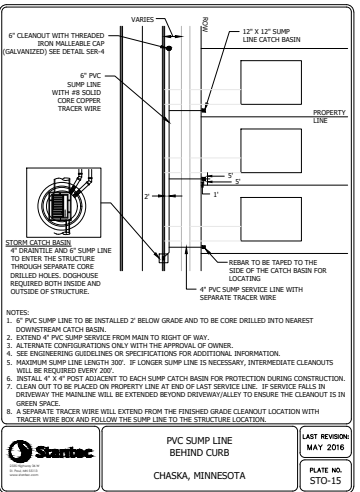
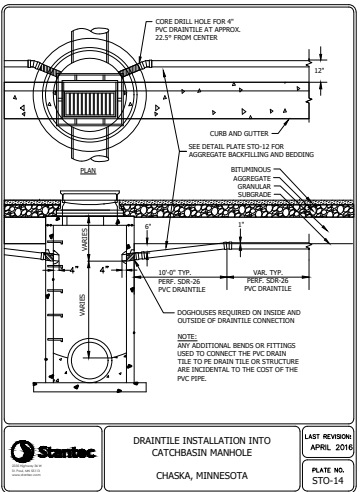
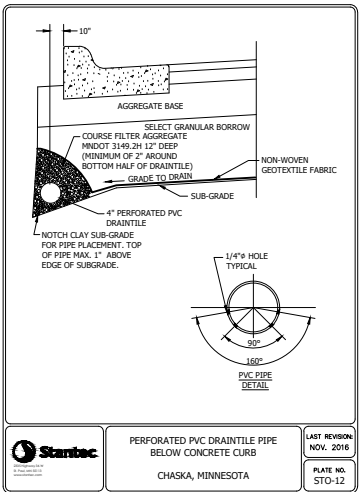
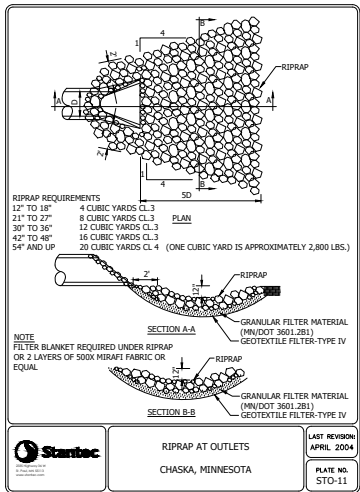
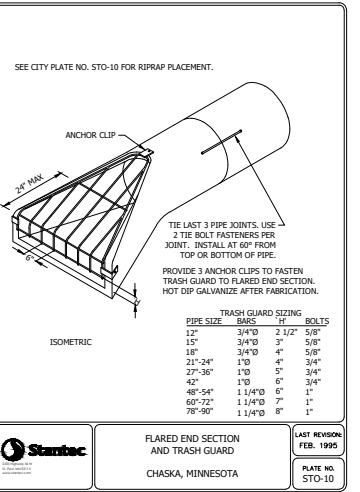
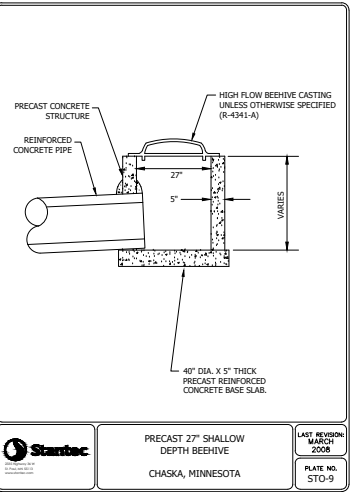
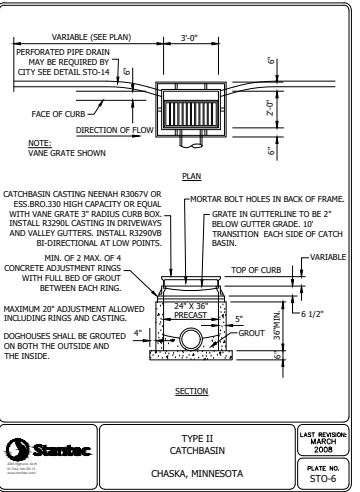
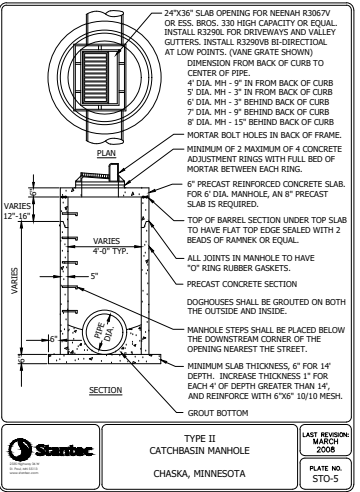
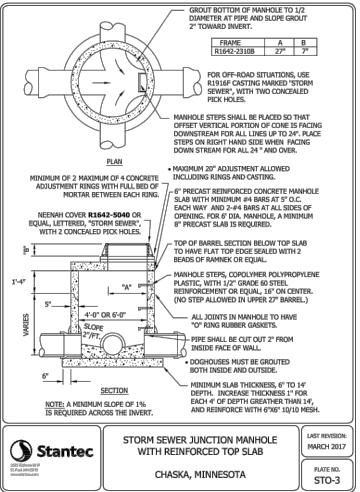
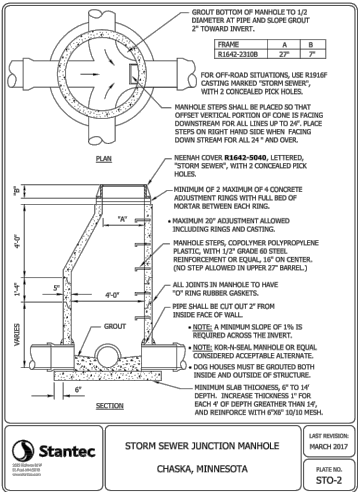
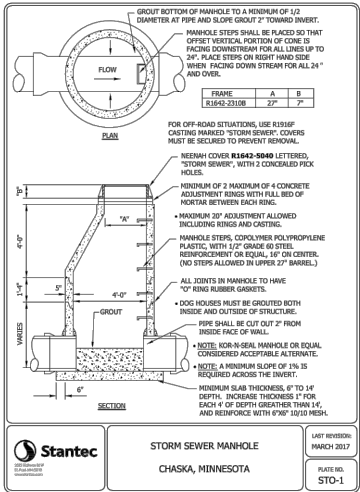
PHASE IV STREET AND UTILITY
CONSTRUCTION DOCUMENTS

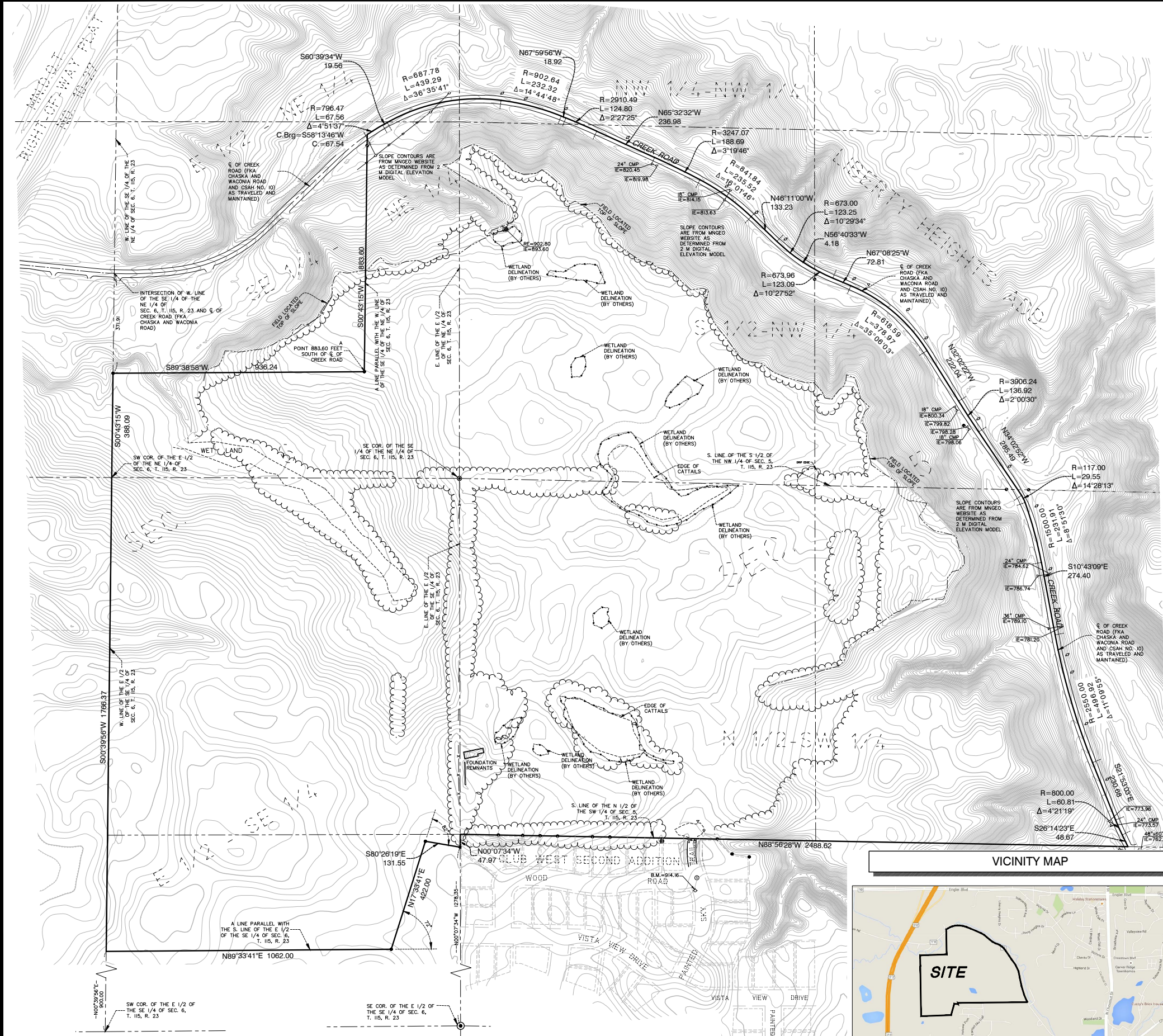
COVER SHEET

1

SHEET 1 of 25







LEGAL DESCRIPTION

CLUB WEST LLC DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of Section 5, Township 115, Range 23, Carver County, lying southerly of the centerline of Creek Road (formerly known as the Chaska and Waconia Road and County State Aid Highway No. 10), as traveled and maintained;

AND

All that part of the East Half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, lying southerly of the center-line of Creek Road (formerly known as the Chaska and Waconia Road and County State Aid Highway No. 10), as traveled and maintained and lying southerly and easterly of the following described line:

Commencing at the intersection of the West line of the Southeast Quarter of the Northeast Quarter of Section 6, Township 115, Range 23 and the centerline of Creek Road (formerly known as Chaska and Waconia Road); thence South along said west line 371.91 feet to the point of beginning of said line; thence Easterly 936.24 feet to a point that is 883.6 feet South of the centerline of Creek Road; thence North parallel with said west line 883.6 feet to the centerline of Creek Road and there said line terminates;

AND

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Northerly of the following described line:

Beginning at a point on the West line of said East Half distant 900.00 feet North of the Southwest corner of said East Half; thence Easterly parallel with the South line of said East Half 1062.00 feet; thence Northeasterly deflecting to the left 72 degrees 00 minutes 00 seconds 422.00 feet; thence Easterly deflecting to the right 82 degrees 00 minutes 00 seconds 131 feet more or less to the East line of said East Half and there terminating.

KLINGELHUTZ FAMILY LIMITED PARTNERSHIP DESCRIPTION

All that part of the North Half of the Southwest Quarter of Section 5, Township 115, Range 23, Carver County, lying westerly of the centerline of Creek Road (formerly known as the Chaska and Waconia Road and County State Aid Highway No. 10), as traveled and maintained.

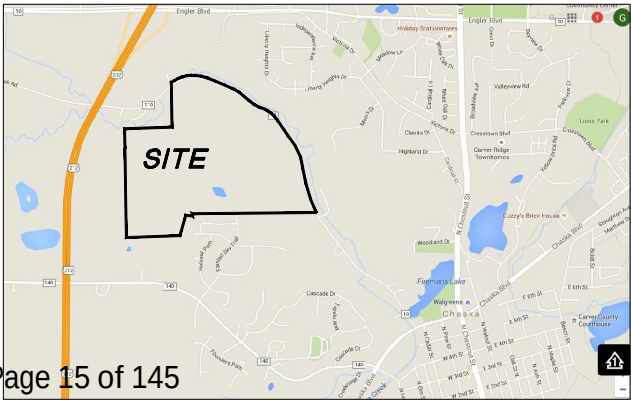
NOTES

- This survey and the property description shown herein are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as issuing agent for Stewart Title Insurance Company, Commitment No. 51197 Second Supplemental, dated July 29, 2016. Field work completed 8/22/16.
- The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The orientation of this bearing system is based on the Carver County Coordinate System NAD83. Coordinates are Carver County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 (non HARN values).
- All distances are in feet.
- The area of the above described property is 8,036,372 square feet or 184,500 acres.
- Official bench mark Station "MnDot 728 ADJ USGS" is a steel rod at the southeast corner of the junction of Highways 212 and 42 in the city of Chaska having an elevation of 728.47 feet NGVD29. Local benchmark is the top nut of hydrant at the southeast quadrant of the junction of Painted Sky Trail and Wood Road having an elevation of 914.16 feet NGVD.
- Wetland Delineation completed by ISG - report dated 8/28/16

LEGEND

SECTION CORNER	STORM SEWER CULVERT
SET CAP IRON MONUMENT 18425	WATERMAIN
SET MAG NAIL	UNDERGROUND TELEPHONE
FOUND IRON MONUMENT	OVERHEAD UTILITY
TELEPHONE BOX	UNDERGROUND ELECTRIC
POWER POLE	FENCE
TELEPHONE POLE	EDGE OF TREES
ELECTRIC METER	PROPERTY LINE
AIR-CONDITIONER	RIGHT-OF-WAY LINE
WATER VALVE	RIGHT-OF-WAY CENTERLINE
WELL	EASEMENT
WATER MANHOLE	EASEMENT CENTERLINE
FIRE HYDRANT	SECTION LINE
550 SIGNIFICANT TREE (TAG. NO.)	WETLAND
	GRAVEL
	BITUMINOUS
	CONCRETE

VICINITY MAP



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080
612.758.3096 fax
www.alliant-inc.com

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
Signature
September 22, 2016
Date
18425
License Number

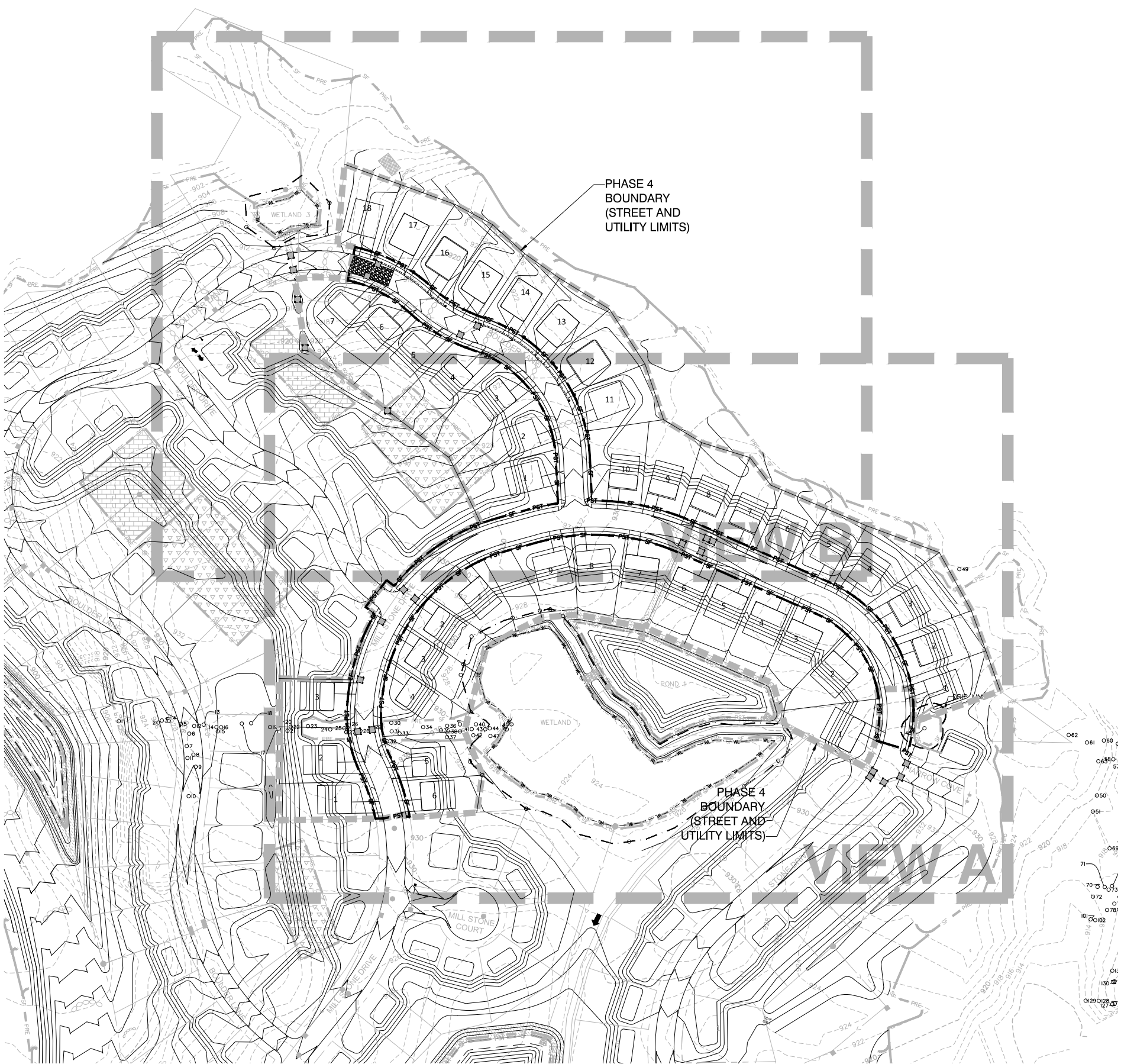
THE HARVEST PHASE II

EXISTING CONDITIONS SURVEY

ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	GJB, DPE
CHECKED BY	DBO
DATE ISSUED	9/22/16
SCALE	1"=200'
JOB NO.	160028
BOOK	

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD CD\160028swppp.dwg Nov 09, 2018 - 1:43pm



ACTIVE SWPPP LEGEND / SCHEDULE														
CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	
MULCH BERM														
FIBER ROLLS / MULCH SOCKS														
SILT FENCE														
TEMPORARY MULCH COVER														
TEMPORARY HYDROMULCH														
EROSION CONTROL BLANKET														
ROCK DRIVEWAY / ROCK PADS														
INLET PROTECTION DEVICES														
PAVEMENT (DRIVEWAY/ROADS)														
SOD														
STOCKPILES														
NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES														

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPs NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPs ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPs REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPs AS WELL AS INSTALL THE ADDITIONAL BMPs REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPs INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

SWPPP BMP QUANTITIES (PER PLAN):

- 1. STANDARD POST SILT FENCE 4,450 LF
- 2. INLET PROTECTIONS 24 EA

LEGEND:

- PRE-SF DENOTES PRE-GRADING SEDIMENT BARRIER
- POST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- << DENOTES EXISTING STORM SEWER
- << DENOTES PROPOSED STORM SEWER
- INLET DENOTES INLET SEDIMENT CONTROL (WMCO TYPE)
- TREE DENOTES TREE PROTECTION LIMITS
- BIO DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- EROSION DENOTES EXISTING STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- EXCESS MATERIAL STOCKPILE LOCATION
- TOPSOIL STOCKPILE LOCATION
- PRE-SF DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

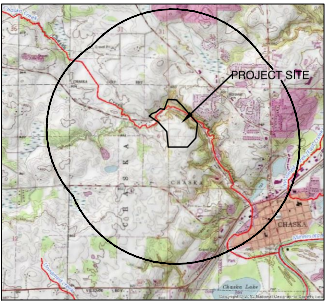
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST STREET AND UTILITY SILT FENCE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

EROSION CONTROL RESPONSIBLE PARTY:

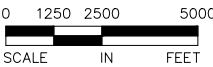
TRADITION DEVELOPMENT
16872 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044

NOTE:

SEE SHEET 8 FOR EROSION CONTROL NOTES



VICINITY MAP



*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
Page 12 of 32



733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080
612.758.0099
www.alliant-inc.com

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


DAVID NASH, PE
11-09-18 21836
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028

QA/QC REVIEW
DIN 11-09-18
BY DATE

DATE	ISSUE	DATE	ISSUE
09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

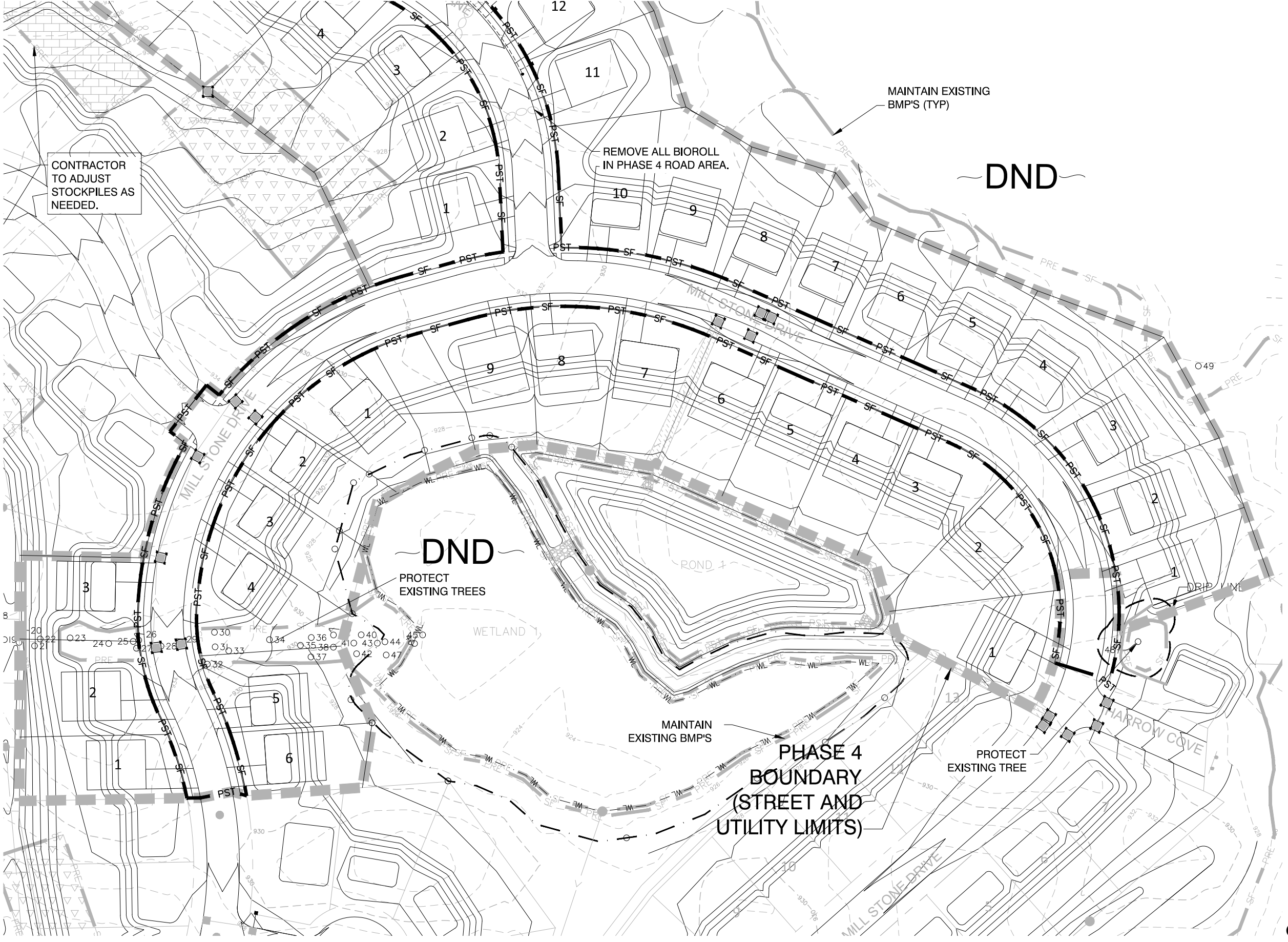
Packet Page 16 of 145

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

STORM WATER POLLUTION PREVENTION PLAN OVERVIEW
STREET AND UTILITY EROSION & SEDIMENT CONTROL

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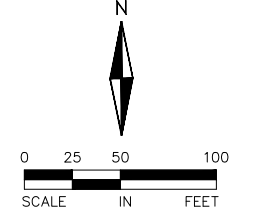


LEGEND:

- PRE-SF DENOTES PRE-GRADING SEDIMENT BARRIER
- PST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- [Symbol] DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- [Symbol] DENOTES TREE PROTECTION LIMITS
- [Symbol] DENOTES BIO-ROLL EROSION CHECKS
- [Symbol] DENOTES EMERGENCY OVERFLOW ELEVATION
- [Symbol] ANTI-TRACKING CONTROL
- [Symbol] DENOTES EXISTING STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- [Symbol] EXCESS MATERIAL STOCKPILE LOCATION
- [Symbol] TOPSOIL STOCKPILE LOCATION
- PRE-SF DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER

ACTIVE SWPPP LEGEND

- [Symbol] STOCKPILES
- [Symbol] CURB LOGS
- [Symbol] SILT FENCE
- [Symbol] TEMPORARY MULCH COVER
- [Symbol] TEMPORARY HYDROMULCH
- [Symbol] EROSION CONTROL BLANKET
- [Symbol] ROCK DRIVEWAY / ROCK PADS
- [Symbol] INLET PROTECTION DEVICES
- [Symbol] PAVEMENT
- [Symbol] SOD



CLUB WEST 8TH ADDITION



TRADITION
Development, Inc.



ALLIANT
ENGINEERING

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Suite 700
Minneapolis, MN 55402
612.758.3080
612.758.0099
www.alliant-inc.com

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DAVID NASH, PE
11-09-18 21836
DATE LICENSE NO.

PROJECT TEAM	
DESIGNED:	DN
DRAWN:	NS
PROJECT NO:	216-0028
QA/QC REVIEW	
DIN	11-09-18
BY	DATE

DATE	ISSUE	DATE	ISSUE
09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

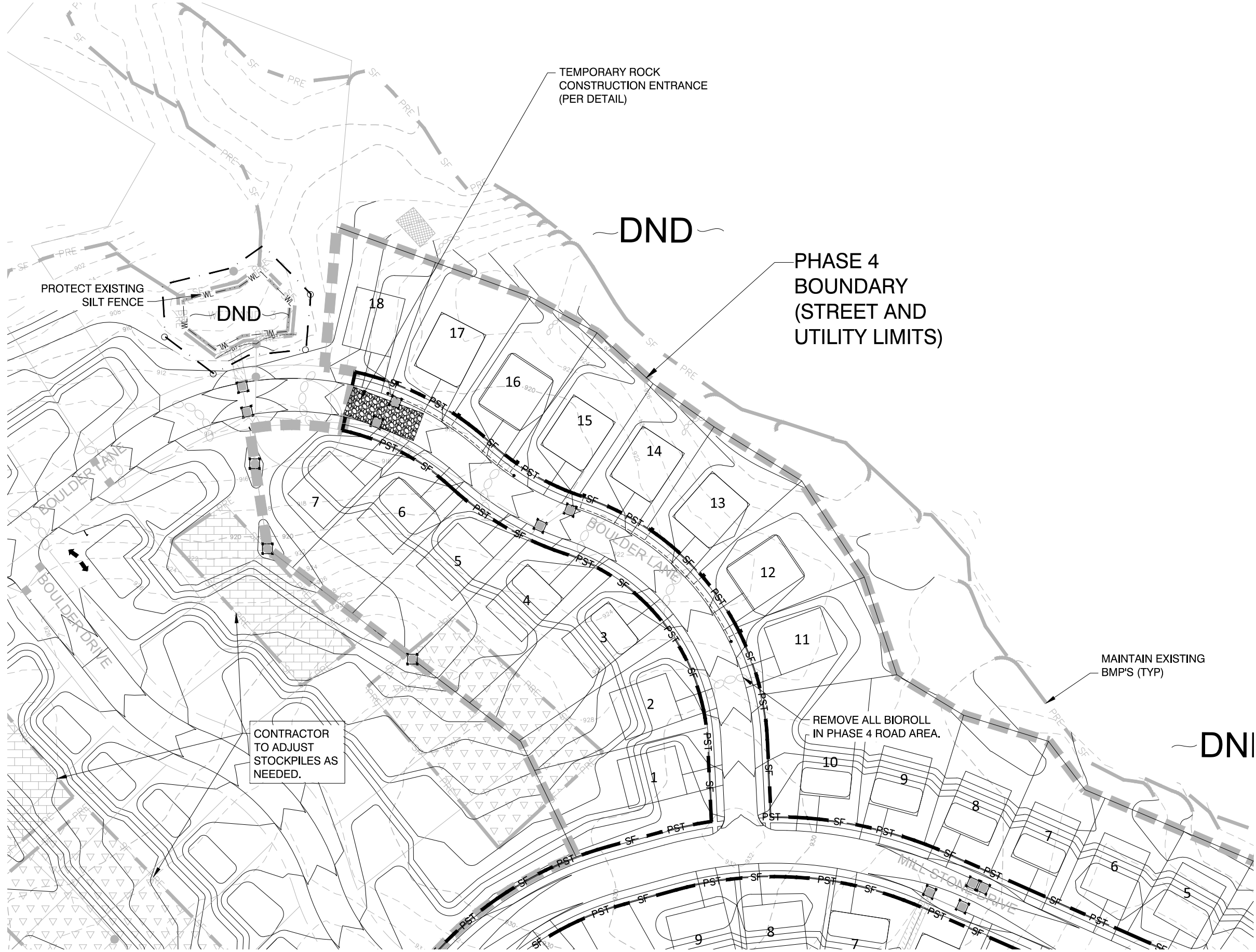
HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

STORM WATER POLLUTION PREVENTION PLAN
VIEW A

STREET AND UTILITY EROSION & SEDIMENT CONTROL

Drawing name: X:\2018\160028\plan sheets\HARVEST II - 4TH ADD CD\160028swppp.dwg Nov 09, 2018 - 1:43pm

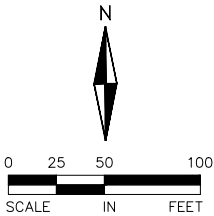


LEGEND:

- PRE-SF** DENOTES PRE-GRADING SEDIMENT BARRIER
- PST-SF** DENOTES POST-GRADING SEDIMENT BARRIER
- 980** DENOTES EXISTING CONTOURS
- 980** DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES TREE PROTECTION LIMITS
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- DENOTES EXISTING STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- EXCESS MATERIAL STOCKPILE LOCATION
- TOPSOIL STOCKPILE LOCATION
- DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD



CLUB WEST 8TH ADDITION

6.A. Approve the Final Plat for Club West
Page 14 of 32

TRADITION
Engineering

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DAVID NASH, PE
11-09-18 21836
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PROJECT TEAM	
DESIGNED:	DN
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BY	DATE

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09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

STORM WATER POLLUTION PREVENTION PLAN
VIEW B

STREET AND UTILITY EROSION & SEDIMENT CONTROL

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM CORRESPONDING MUNICIPALITY.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS, ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND COMING OUT OF AGRICULTURAL PRODUCTION, PLANT AS SOON AS POSSIBLE TO ESTABLISH CROWN GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRILLING, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBING ACTIVITIES AND THEY SHALL REMAIN EFFECTIVELY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ASSESS THE NEED FOR ADDITIONAL BMP'S AND THE MINIMUM REQUIREMENTS AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR SPECIFIC SLOPES. AS MUCH AS POSSIBLE, THE PERMITTEE/CONTRACTOR SHALL MEET THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE DESIGN HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLAZE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 15 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING OR DISTURBANCE OF THE SOIL SURFACE HAS OCCURRED. SEED AND MULCH IS REQUIRED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MDNOT MIX 22-112 LBS. @ 100 LBS. PER ACRE OR APPROVED EQUIV. PERMANENT SEED SHALL BE MDNOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUIV. (PLANTING @ SPEC. 25%25% MULCH SHALL BE MDNOT TYPE 1 (CLEAN CUT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUIV. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND AREAS SHALL BE SEED WITH MDNOT MIX 33-261 @ 82LBS/ACRE AND WETLAND BUFFERS SHALL BE SEED WITH BWSR MIX U7 @ 15 LBS. PER ACRE ALSO BE COVERED WITH TYPE 3 MULCH.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.
21. REPORT ALL FOUND FIELD TILES TO THE ENGINEER FOR EVALUATION.
22. TEMPORARY DIVERSION BERMS SHALL BE CONSTRUCTED TO REDIRECT STORM WATER RUNOFF DURING CONSTRUCTION TO SEDIMENT CONTROL DEVICES SUCH AS TEMPORARY SEDIMENT OR POND. BERMS SHOWN ON BERMS SHOWN OR BASIN PLAN ARE AT MINIMUM AND SHALL BE CONSTRUCTED PHASES. UPON GRADING COMPLETION BERMS SHALL BE REMOVED AND UNDERLYING AREA GRADED TO PLAN.
23. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NPDES PERMIT AND WILL NEED TO CONDUCT WEEKLY AND DAILY MONITORING OF THE BASIN. ALSO CONTACT CARVER COUNTY SOIL AND WATER CONSERVATION DISTRICT AT 952-4446-5230 PRIOR TO BEGINNING ANY WORK IN THE FILTRATION BASIN AREA.
24. CONTRACTOR IS REQUIRED TO PROVIDE OR MUST VERIFY THAT EROSION CONTROL AND STORMWATER PERFORMANCE SECURITIES ARE PAID TO CARVER COUNTY PRIOR TO ISSUANCE OF GRADING PERMIT AND COMMENCEMENT OF CONSTRUCTION. VERIFICATION OF THE SECURITIES SHALL BE PROVIDED TO THE CARVER COUNTY SOIL AND WATER CONSERVATION ESTABLISHED PRIOR TO STORMWATER PERFORMANCE SECURITY BEING RELEASED.

**EROSION AND SEDIMENT CONTROL
MAINTENANCE PROGRAM:**

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR REPAIRED OR FAILING SILT FENCE.
2. REPLACEMENT -- FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE IT IS FULLY DEGRADED. REPAIRS SHALL BE NECESSARY.
3. SEDIMENT REMOVAL. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER, ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORMANCE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SOILED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE -- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED, IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN DURATION.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY. SHALL INCLUDE:
 - A. DATE AND TIME OF INSPECTIONS;
 - B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - D. EFFECTIVE ACTION TAKEN TO CORRECT DEFICIENCIES AND PREVENT FURTHER DEVIANCE ACTIVES.
 - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
 - F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART II.A.4.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF THE SITE, THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH, WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION WORK, WHICHEVER OCCURS FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, NOT RELEASED TO THE ENVIRONMENT, NOT SPILLED, LEAKED OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGRADING IS ALLOWED.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN COMPLETED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE REINSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. 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.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND NOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, AND DRAINAGE CANALS.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

FINAL STABILIZATION:

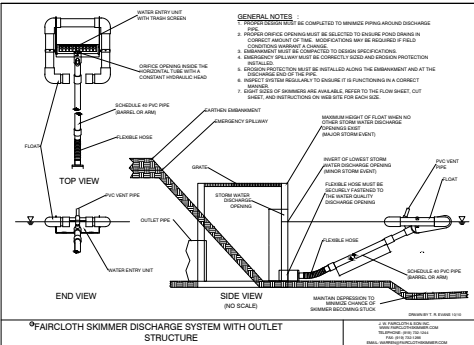
THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN ONE OF THE FOLLOWING WAYS:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER ERODIVE CONDITIONS AND;

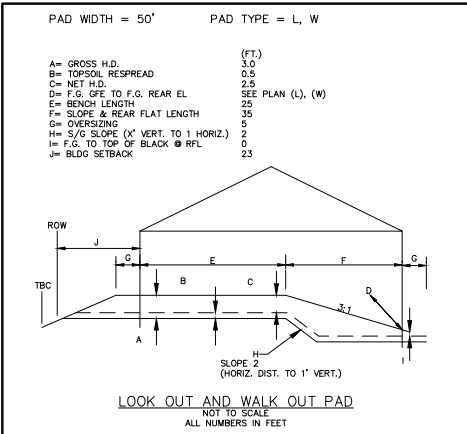
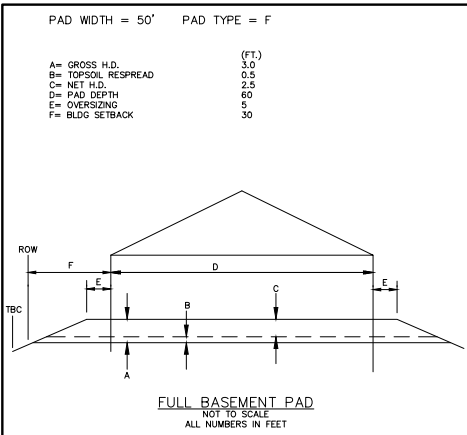
- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
- C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN. CONVEYANCES AND SEDIMENTATION BASINS DISCHARGING TO THE BASIN MUST BE DESIGNED TO PREVENT THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION CONTROL SCHEDULE:

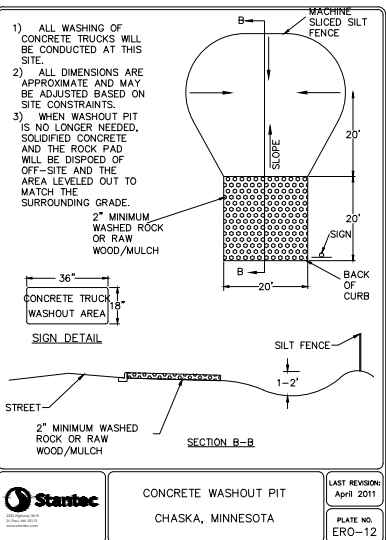
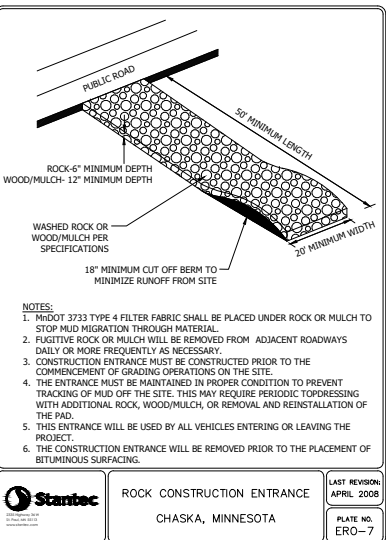
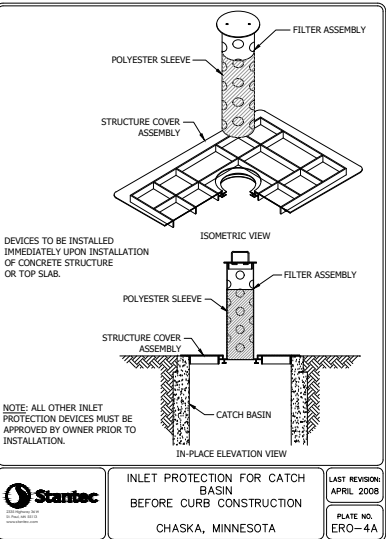
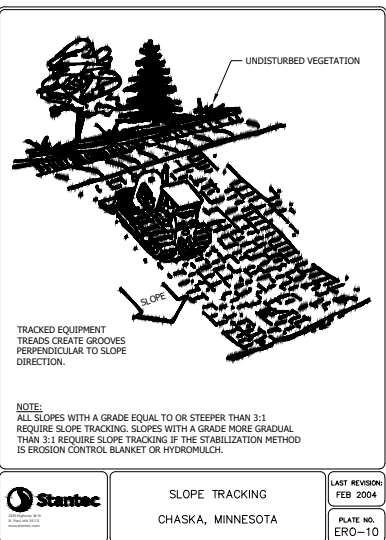
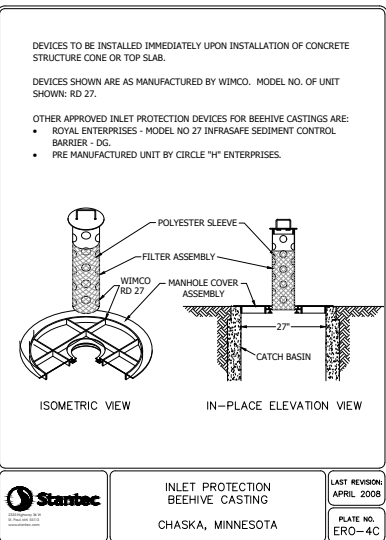
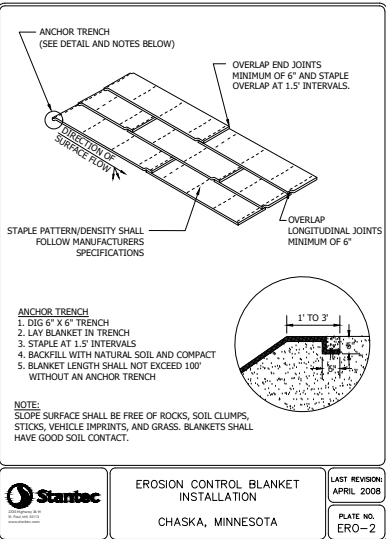
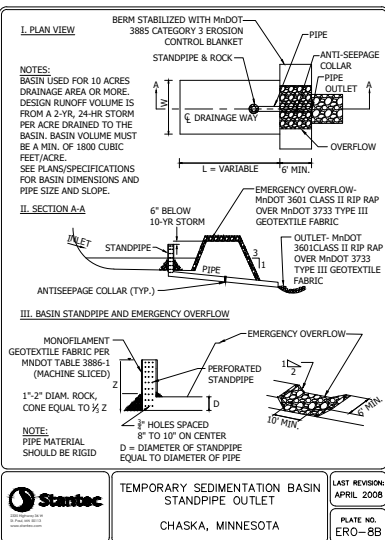
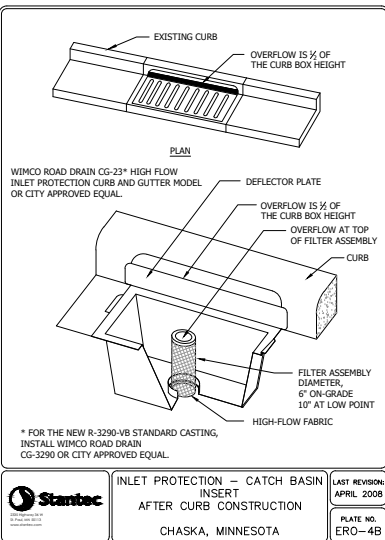
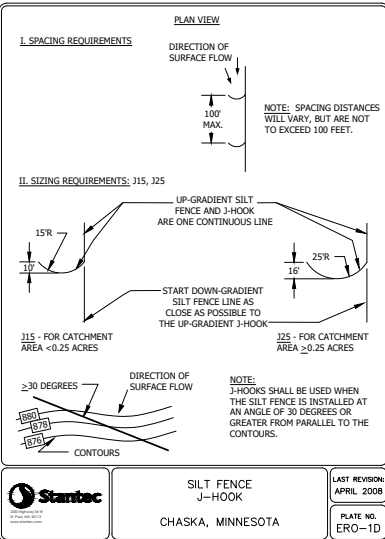
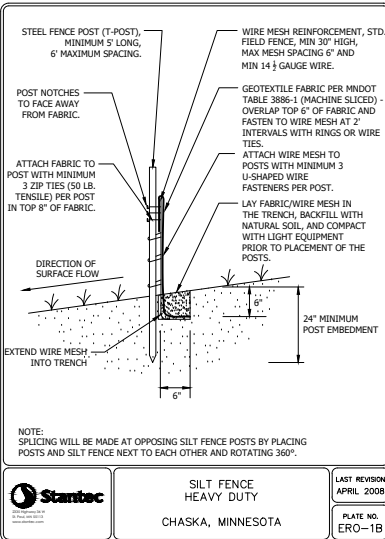
1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS MAY BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, THE SITE HAS BEEN RE-VEGETATED WITH NECESSARY SILT EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR. THE SITE HAS BEEN RE-VEGETATED WITH NECESSARY SILT EROSION/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE PROTECTION IN ADJACENT AREAS.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THERE IS NO GRUBBING AND RE-SEEDING SOON AFTER DISTURBANCE AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDING WITH MIDDOT MIX 22-11-11 @ 100#/AC AND MULCHED OR SOODED WITH SEVEN (7) TONS OF MULCH PER AC OF DISTURBED.
5. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIREMENTS ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.



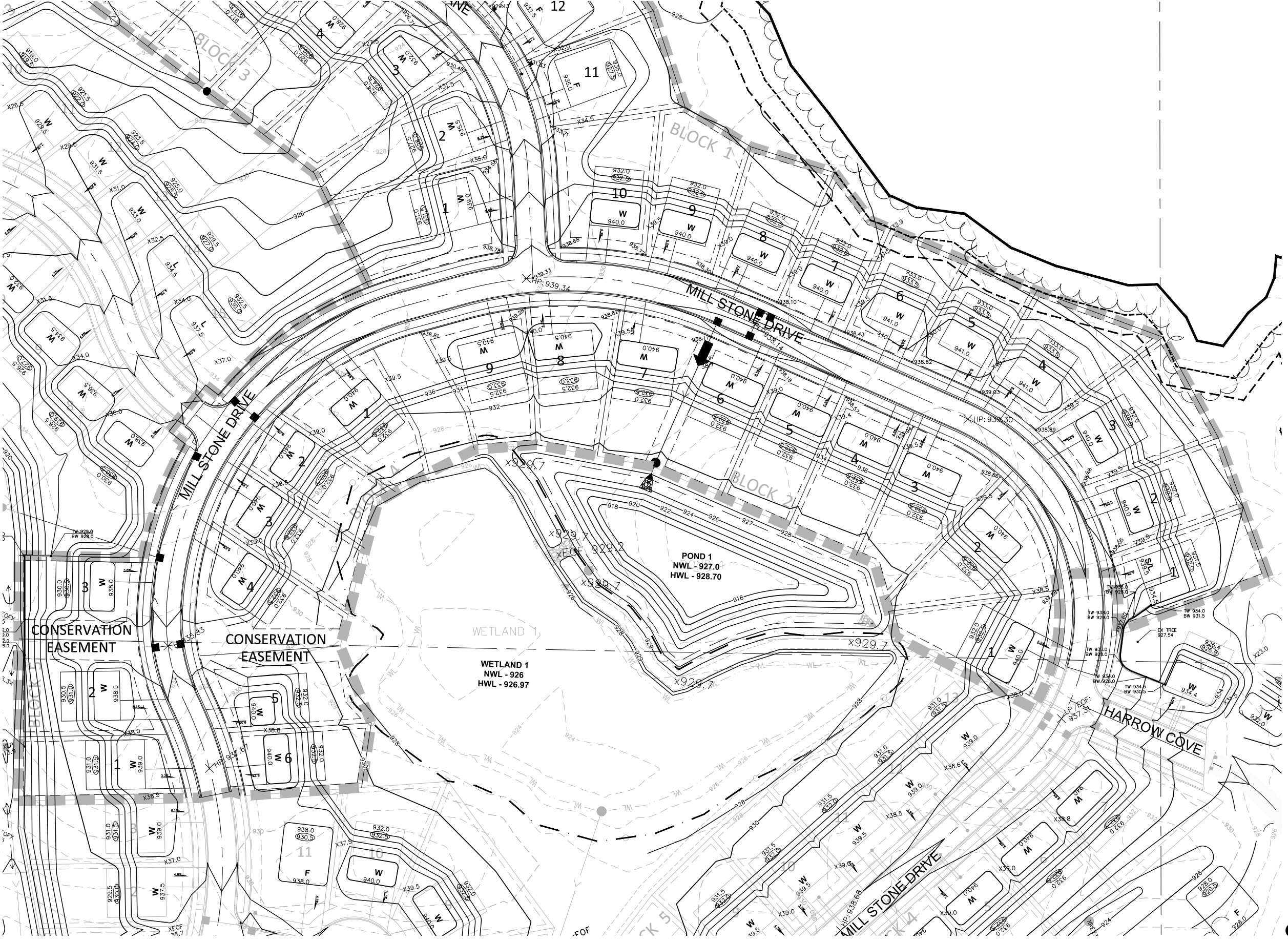
* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.



HOLD DOWN DETAILS

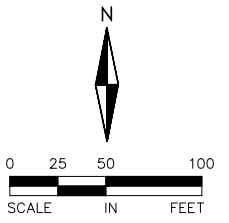


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GRADING LEGEND:

- FRONT OF PAD: 954.3
- REAR OF PAD: 957.6
- W: GARAGE FLOOR ELEVATION
- W: ADDITIONAL REQUIRED STEPS
- W: BEYOND TYPICAL 0.5' DIFF.
- W: HOUSE PAD TYPE
- W: LOWEST FLOOR ELEVATION
- W: REAR ELEVATION
- 789: EXISTING CONTOUR
- 789: PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- x62.44, 962.44: DIRECTION OF DRAINAGE
- 1.0%: EMERGENCY OVERFLOW ROUTING
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- TW 70.0: TOP OF WALL ELEVATION
- BW 66.0: BOTTOM OF WALL ELEVATION
- PROPOSED EASEMENT
- PROPERTY LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- EXISTING VEGETATION LIMITS
- PROPOSED VEGETATION CLEARING LIMITS
- 10' POND MAINTENANCE BENCH (2% MAX CROSS SLOPE)



CLUB WEST 8TH ADDITION

6.A. Approve the Final Plat for Club West 8th Addition

TRADITION

ALLIANT ENGINEERING

733 Marquette Ave
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DAVID NASH, PE
11-09-18
DATE

21836
LICENSE NO.

PROJECT TEAM

DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028

QA/QC REVIEW

DIN
BY

11-09-18
DATE

DATE	ISSUE	DATE	ISSUE
09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

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GRADING AND DRAINAGE PLAN

10

SHEET 10 of 25

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GRADING LEGEND:

- FRONT OF PAD: 954.3 (1) GARAGE FLOOR ELEVATION
- W: ADDITIONAL REQUIRED STEPS
- BEYOND TYPICAL 0.5' DIFF.
- HOUSE PAD TYPE
- LOWEST FLOOR ELEVATION
- REAR ELEVATION
- REAR OF PAD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- PROPOSED CATCH BASINS
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- TW 70.0 TOP OF WALL ELEVATION
- BW 66.0 BOTTOM OF WALL ELEVATION
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Page 18 of 32



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DATE		DATE	
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HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

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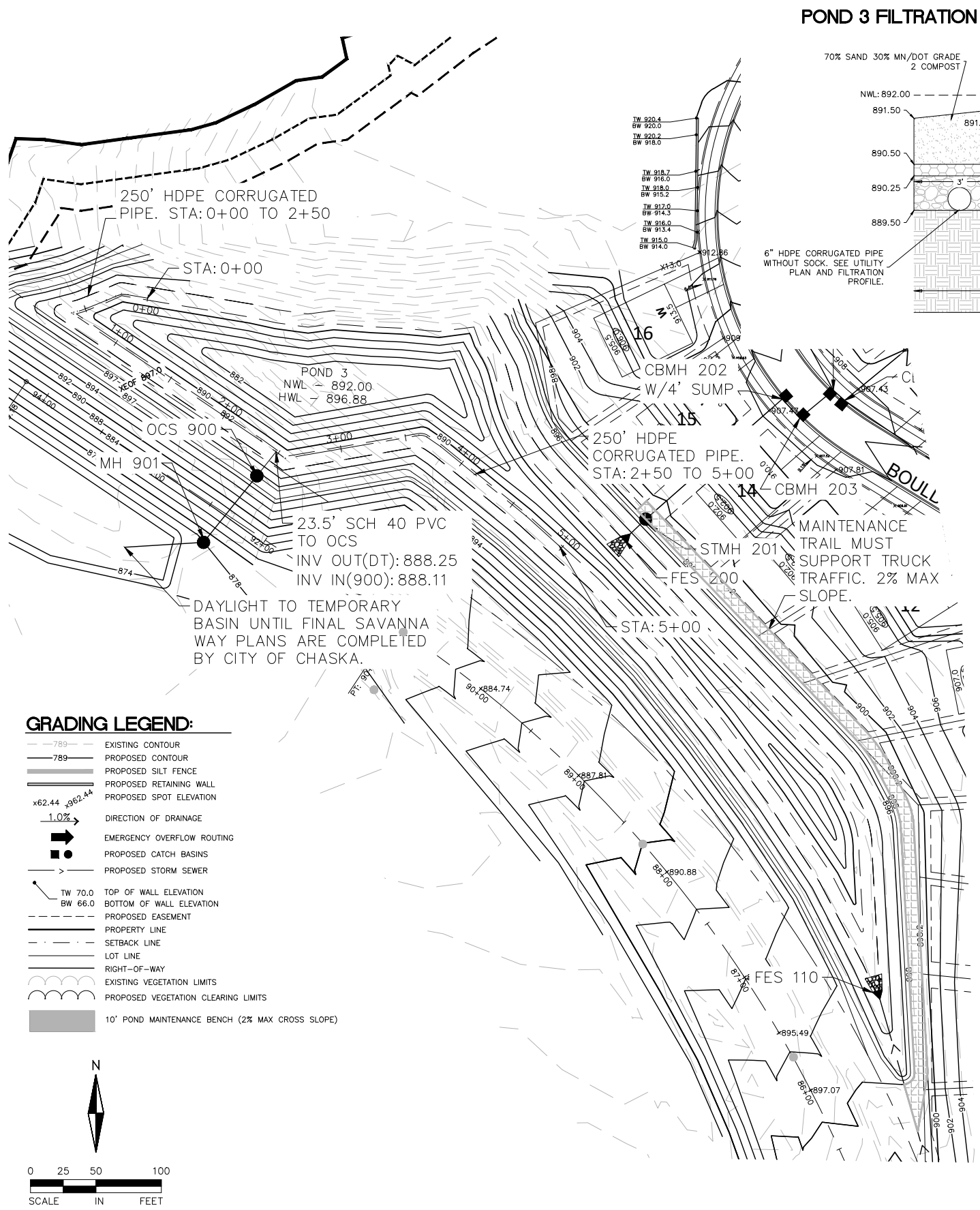
CLUB WEST 8TH ADDITION

GRADING AND DRAINAGE PLAN

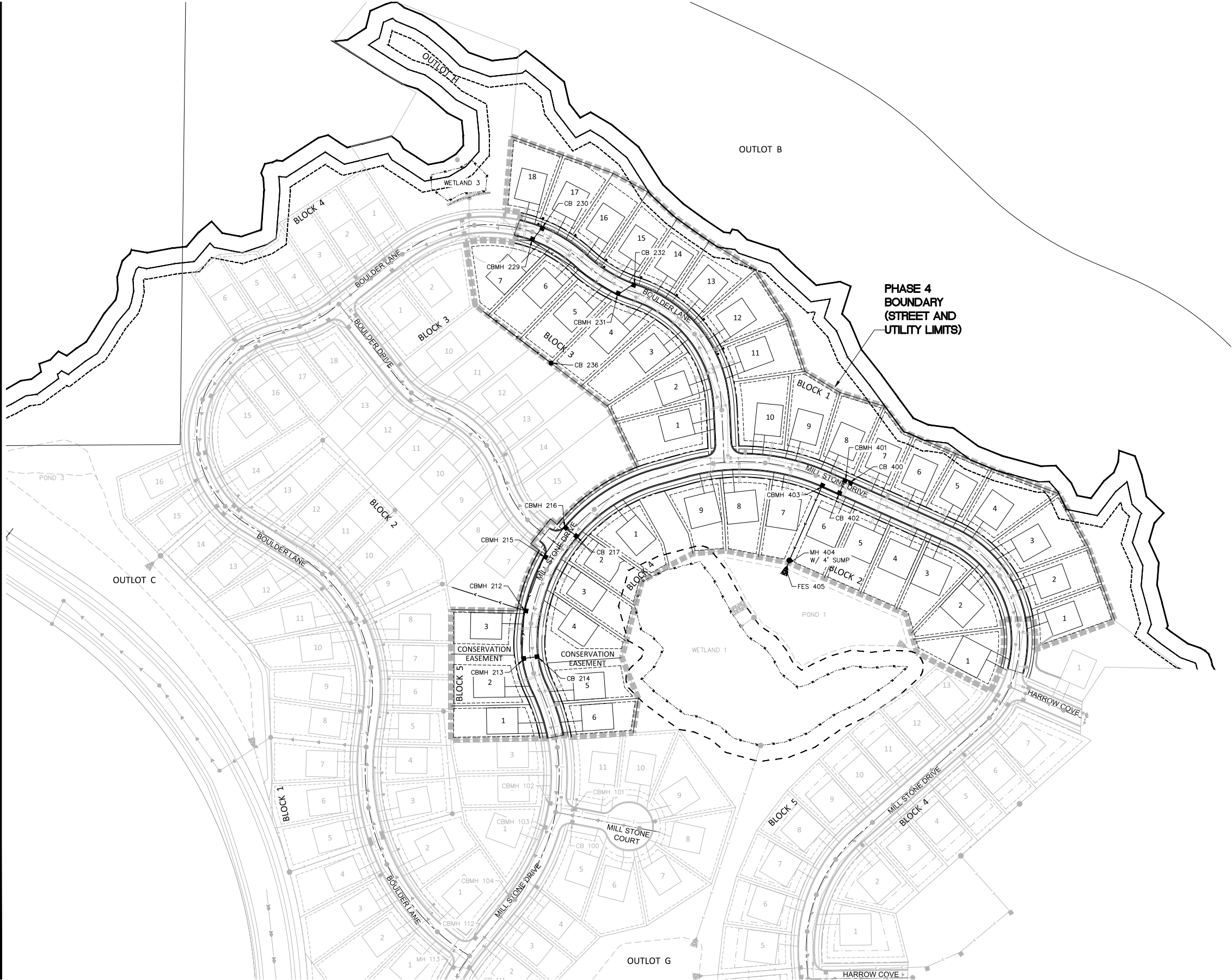
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SHEET 11 of 25

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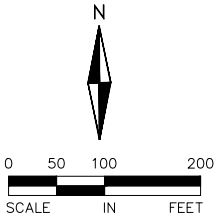


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- STORM SEWER NOTES:**
1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 3. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
 4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'. SEE CITY DETAIL.
 5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE 2016 CITY OF CHASKA ENGINEERING GUIDELINES.
 6. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
 7. NOTIFY GOPHER STATE ONE CALL 48 HRS IN ADVANCE TO ANY UTILITY WORK.

- LEGEND:**
- EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING WATERMAIN
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - PROPOSED/PH4 STORM SEWER
 - PROPOSED/PH4 SANITARY SEWER
 - PROPOSED/PH4 WATERMAIN
 - PROPOSED/PH4 CATCH BASIN
 - PROPOSED/PH4 MANHOLE
 - PROPOSED/PH4 GATE VALVE
 - PROPOSED/PH4 HYDRANT



CLUB WEST 8TH ADDITION

6.A. Approve the Final Plat for Club West 8th Addition

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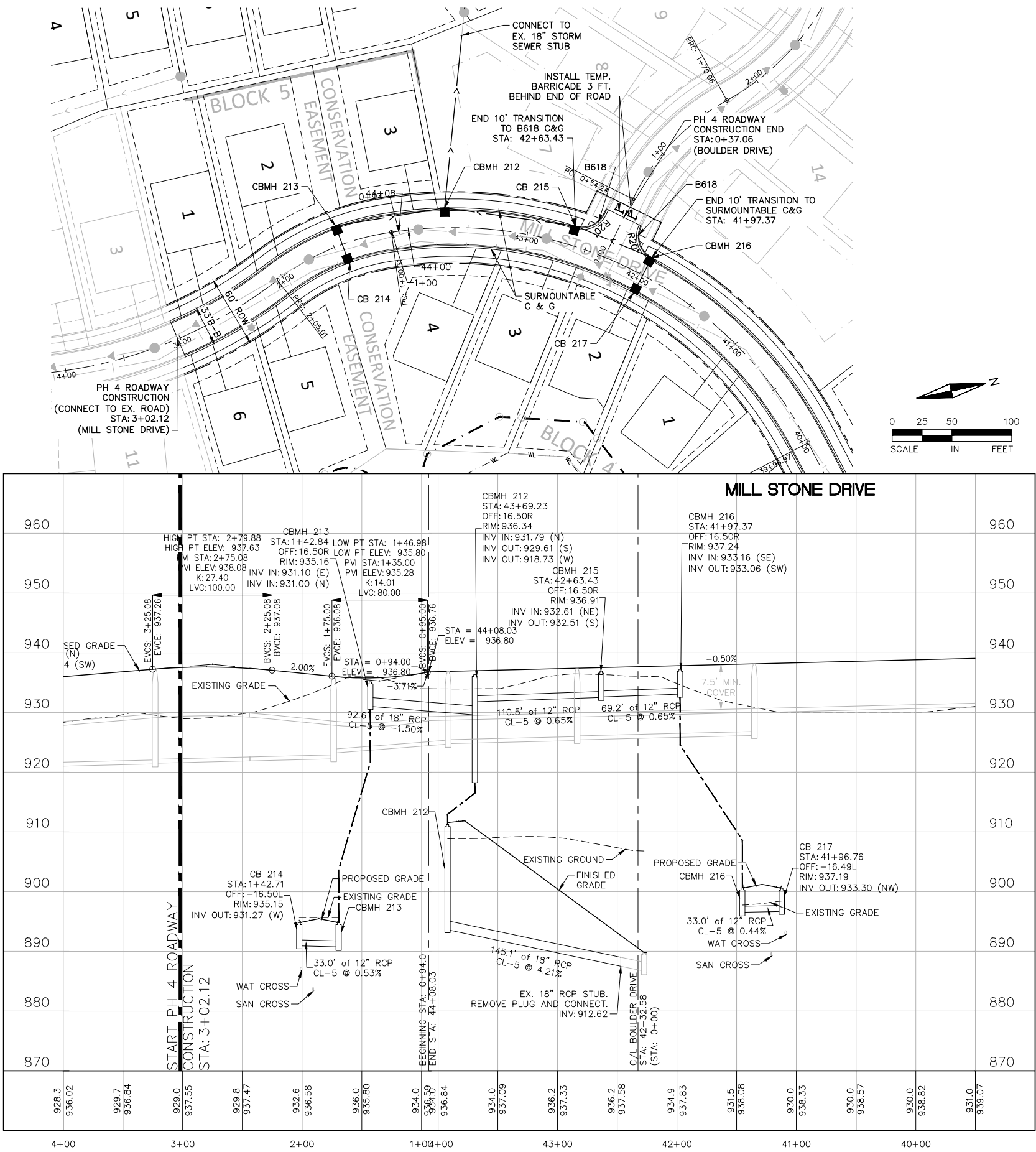
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PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

HARVEST PHASE II

STREET AND STORM SEWER PLAN
OVERVIEW

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028prof-si.dwg Nov 09, 2018 - 1:49pm



NOTES:

1. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
2. SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
3. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
5. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
6. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
212	48"	R-3067-V
213	48"	R-3067-V
214	2'x3'	R-3067-V
215	48"	R-3067-V
216	48"	R-3067-V
217	2'x3'	R-3067-V

NOTE:
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
Page 21 of 82



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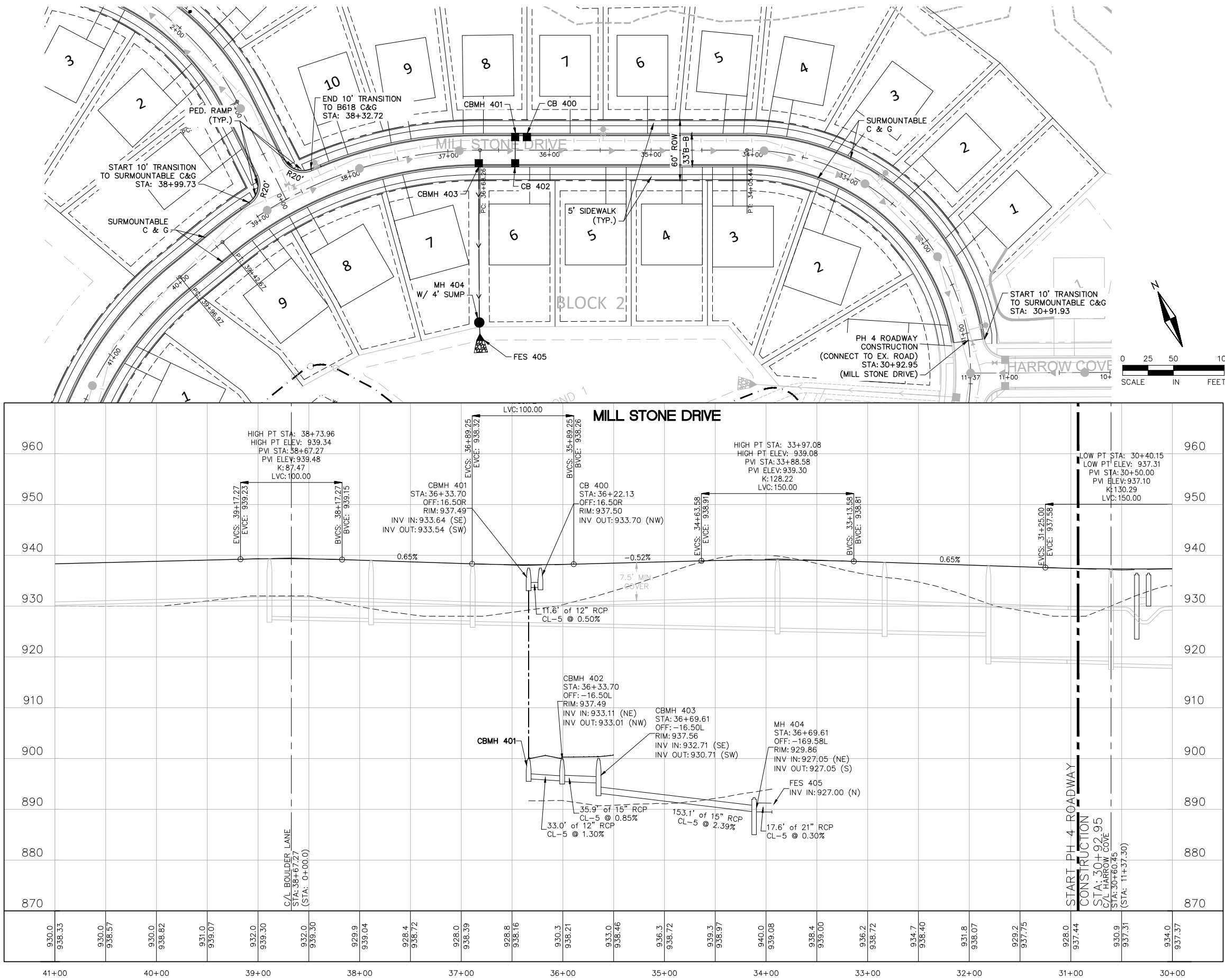
Packet Page 25 of 145

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN AND PROFILES

Drawing name: x:\2016\160028\plan sheets\HARVEST II - 4TH ADD CD\160028prof-si.dwg Nov 09, 2018 - 1:50pm



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3. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MN MUTCD.
5. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
6. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
400	2'x3'	R-3067-V
401	48"	R-3067-V
402	2'x3'	R-3067-V
403	48"	R-3067-V
404	48"	R-1642
405	21" FES	N/A

NOTE:
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CLUB WEST 8TH ADDITION



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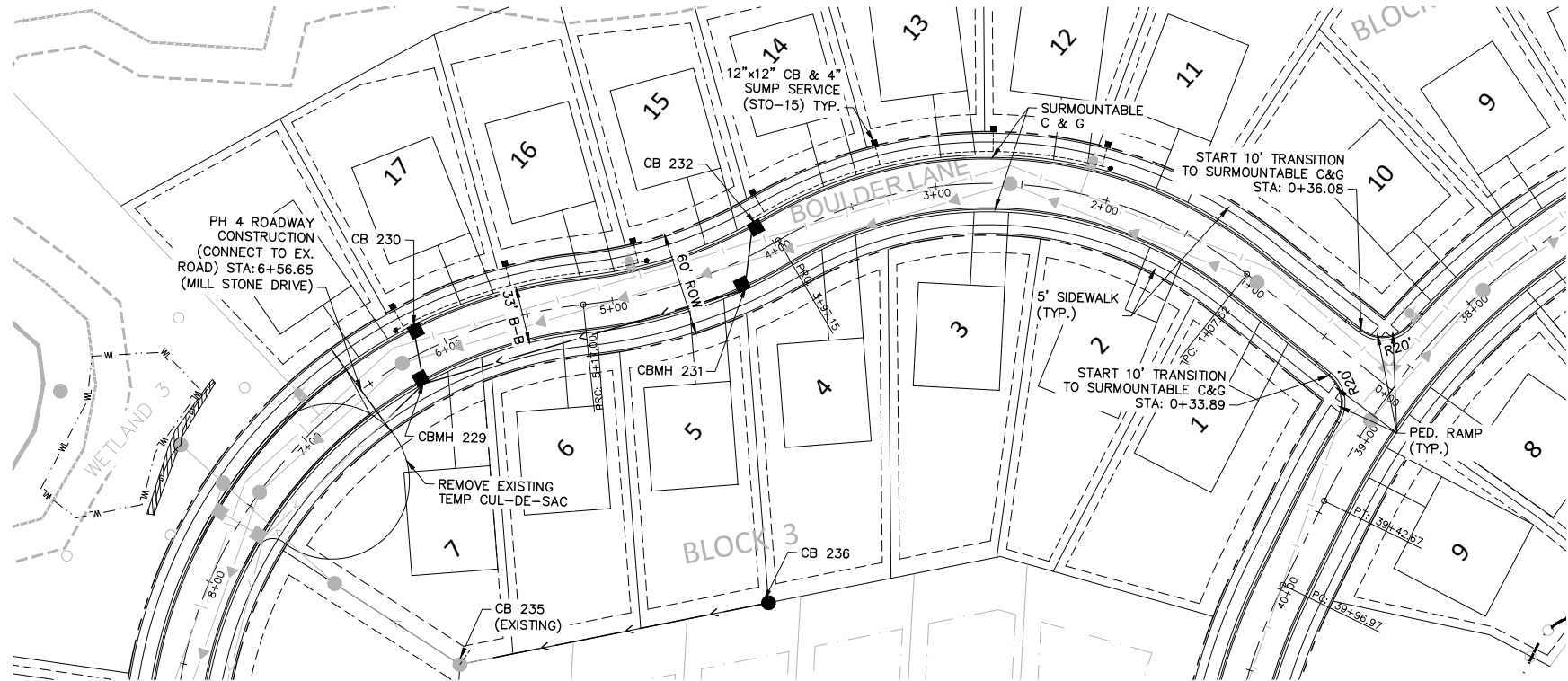
DATE		DATE	
09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER
PLAN AND PROFILES

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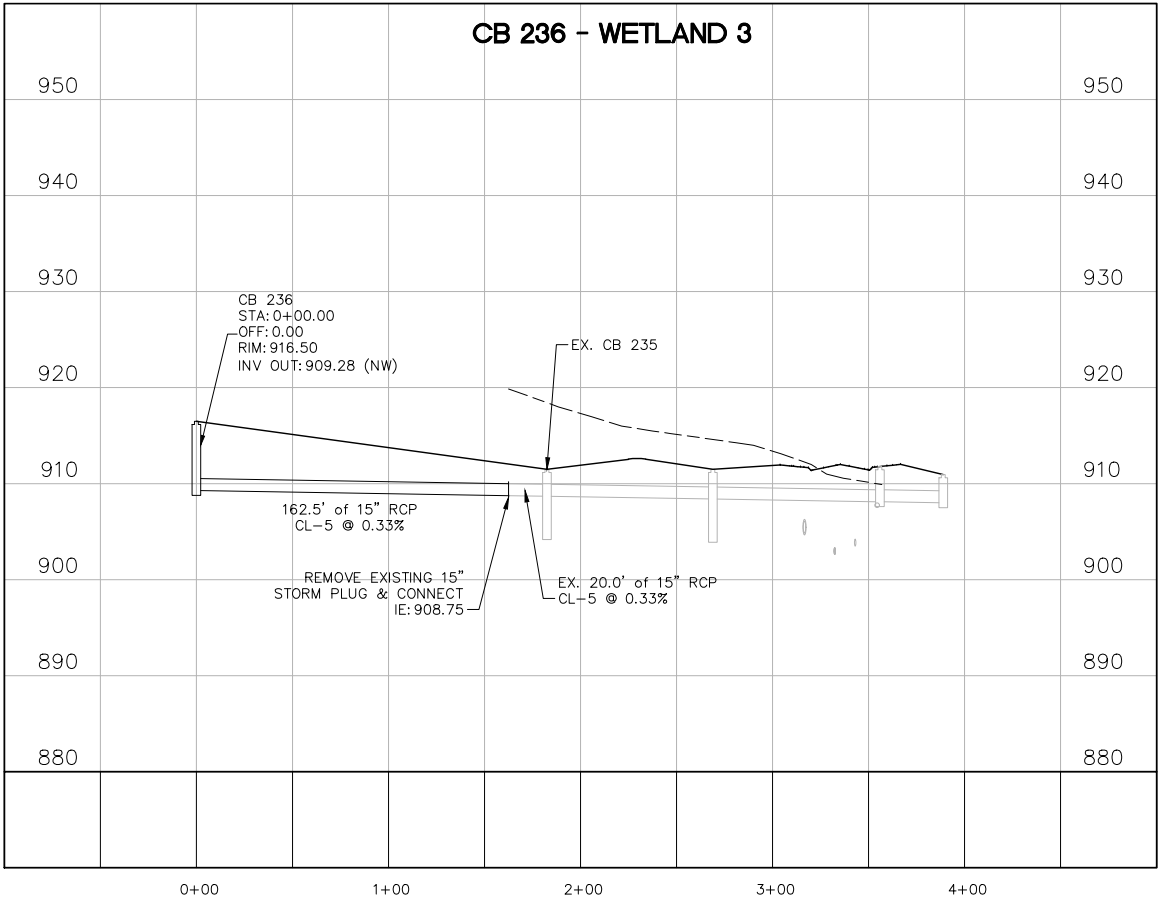
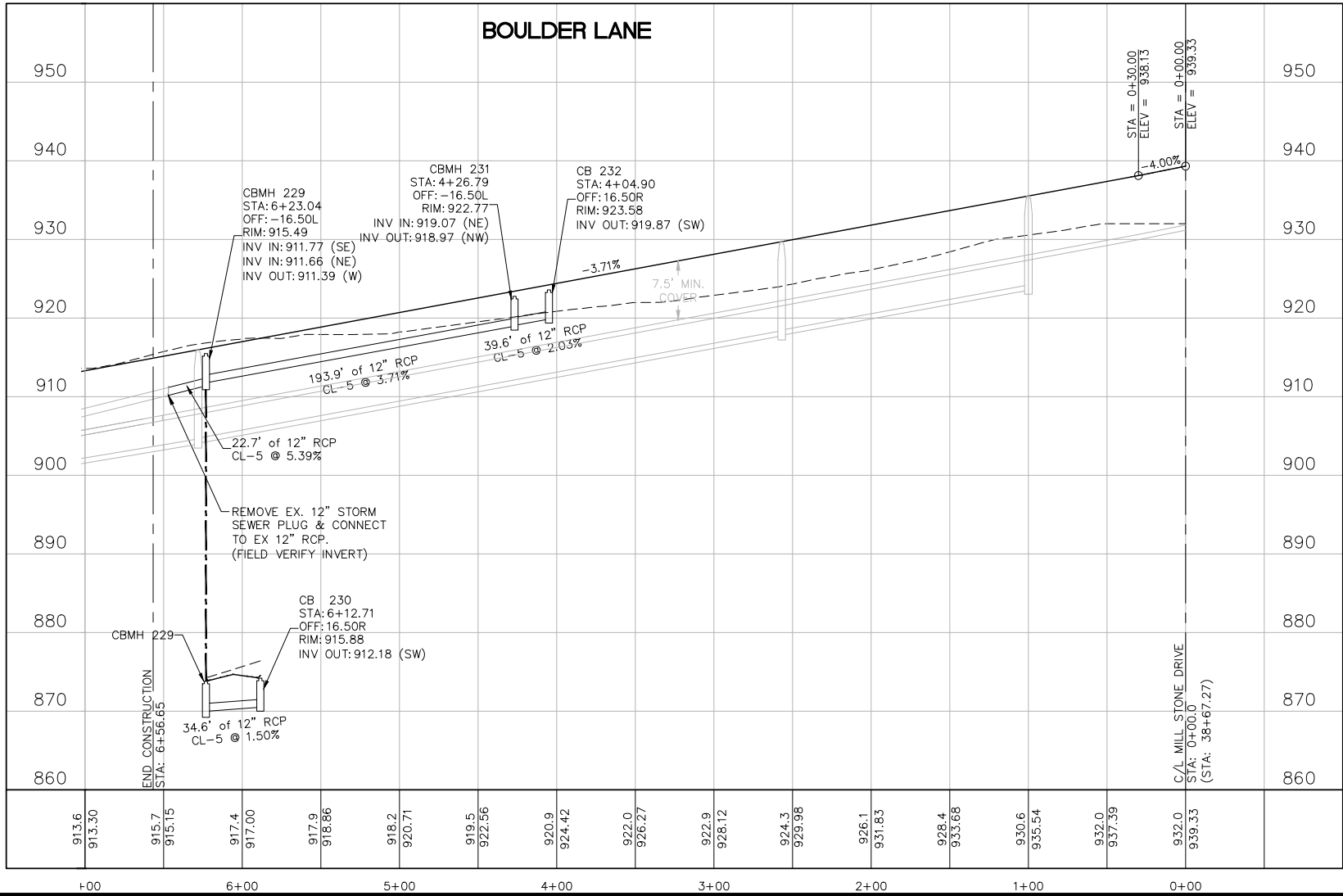


NOTES:

- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE. CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
229	48"	R-3067-V
230	2'X3'	R-3067-V
231	48"	R-3067-V
232	2'X3'	R-3067-V
236	48"	R-4342

NOTE:
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
Page 23 of 32



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DAVID NASH, PE
11-09-18
DATE

21836
LICENSE NO.

PROJECT TEAM

DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028

QA/QC REVIEW

DIN 11-09-18
BY DATE

DATE	ISSUE	DATE	ISSUE
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11-09-18	CITY RE-SUBMITTAL		

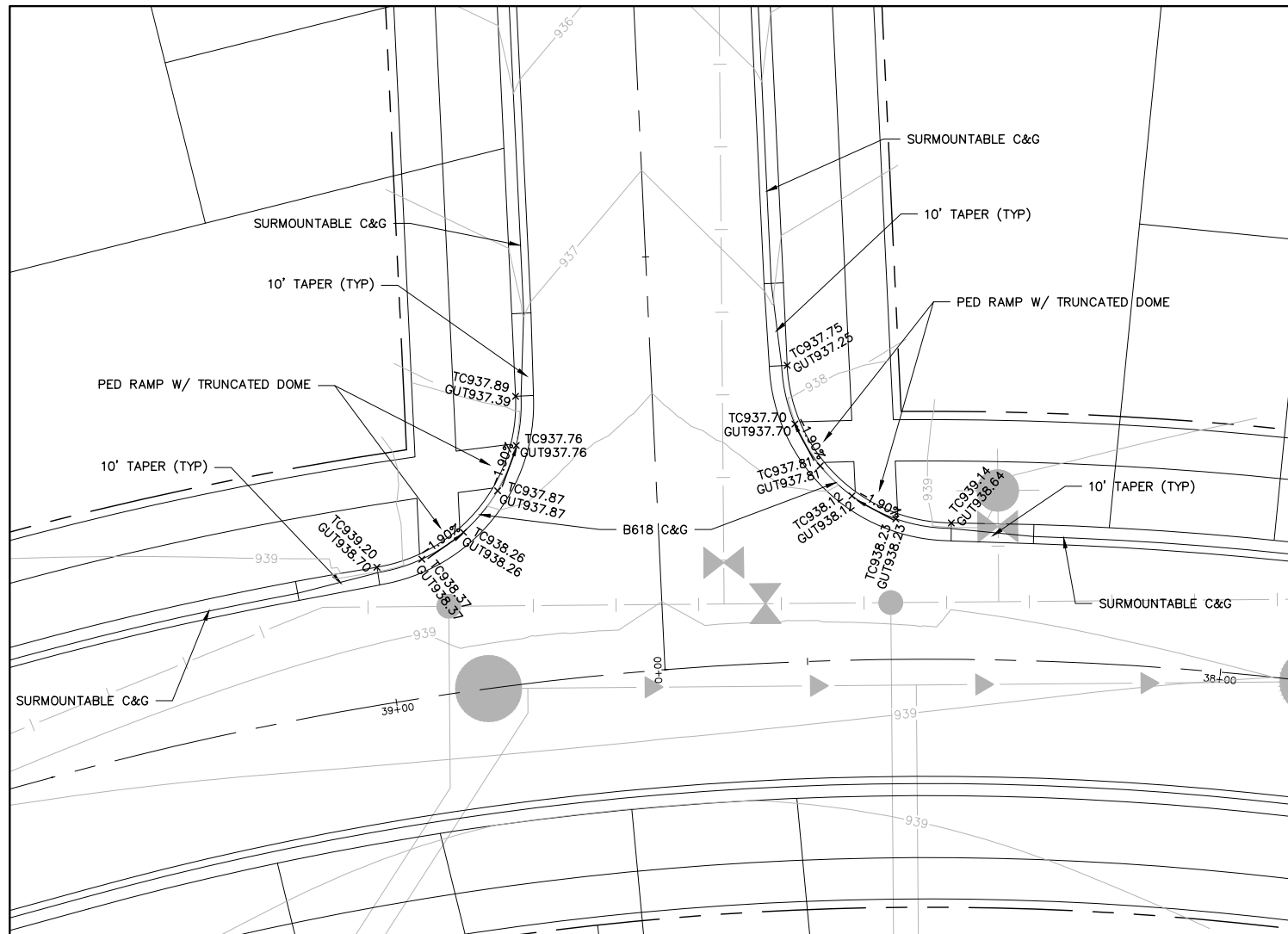
Packet Page 27 of 145

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER

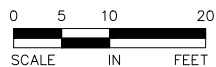
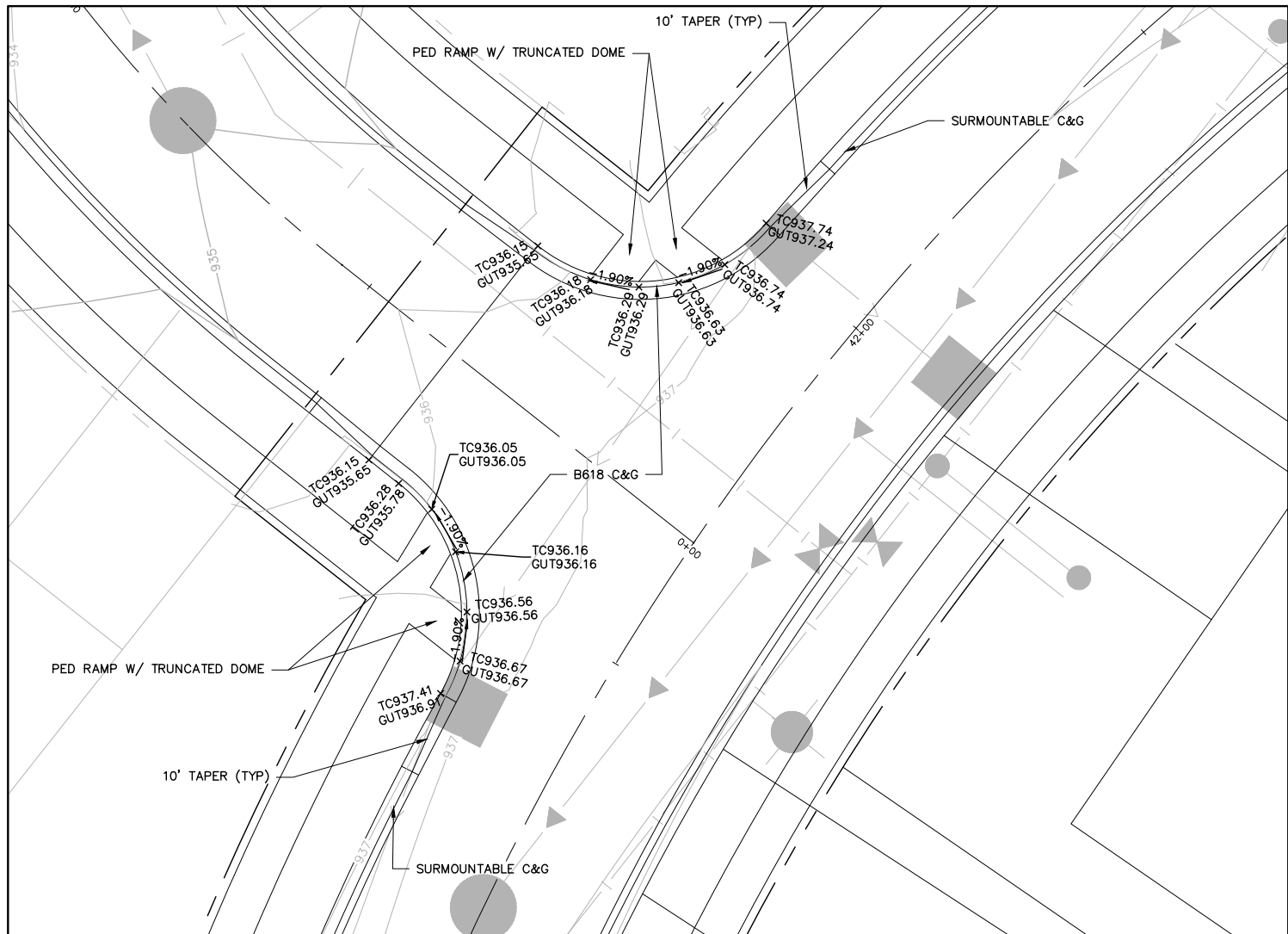
BOULDER LANE - MILL STONE DRIVE



NOTES:

1. ALL CURB AND GUTTER GRADES SHALL BE AT A MIN. OF 0.5%.
2. ALL INTERSECTION CURB RETURNS SHALL BE B618.
3. ALL TRAFFIC SIGNS TO BE INSTALLED PER CITY SPECIFICATIONS AND THE MNMUTCD.
4. SEE CITY OF CHASKA STANDARD PLATES FOR ALL DETAILS.
5. ROADWAY CROSS SLOPES VARY AT INTERSECTIONS - MAINTAIN 2% MINIMUM.

BOULDER DRIVE - MILL STONE DRIVE



CLUB WEST 8TH ADDITION



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11-09-18 21836

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DJN	11-09-18
BY	DATE

[illegible]

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HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

INTERSECTION DETAILS

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028util.dwg Nov 09, 2018 - 1:52pm

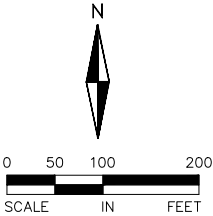


SANITARY SEWER AND WATERMAIN NOTES

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'. SEE CITY DETAIL.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE 2016 CITY OF CHASKA ENGINEERING GUIDELINES.
6. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
7. NOTIFY GOPHER STATE 1 CALL 48 HRS IN ADVANCE TO ANY UTILITY WORK.

LEGEND:

- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED/PH4 STORM SEWER
- PROPOSED/PH4 SANITARY SEWER
- PROPOSED/PH4 WATERMAIN
- PROPOSED/PH4 CATCH BASIN
- PROPOSED/PH4 MANHOLE
- PROPOSED/PH4 GATE VALVE
- PROPOSED/PH4 HYDRANT



CLUB WEST 8TH ADDITION



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Page 25 of 32



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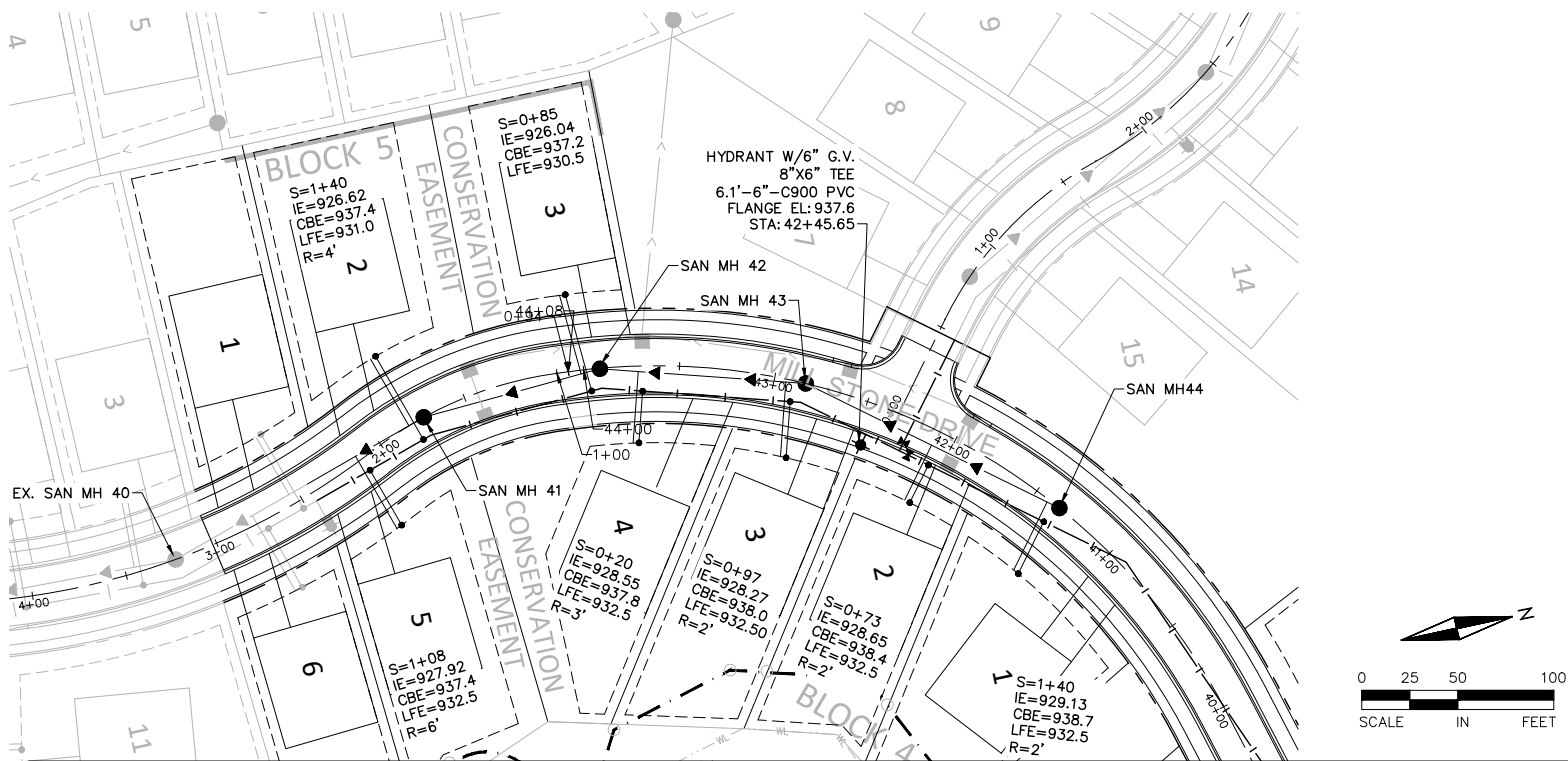
Packet Page 29 of 145

PHASE IV STREET AND UTILITY
CONSTRUCTION DOCUMENTS

HARVEST PHASE II

SANITARY SEWER AND WATERMAIN PLAN
OVERVIEW

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028prof-u1.dwg Nov 09, 2018 - 1:54pm

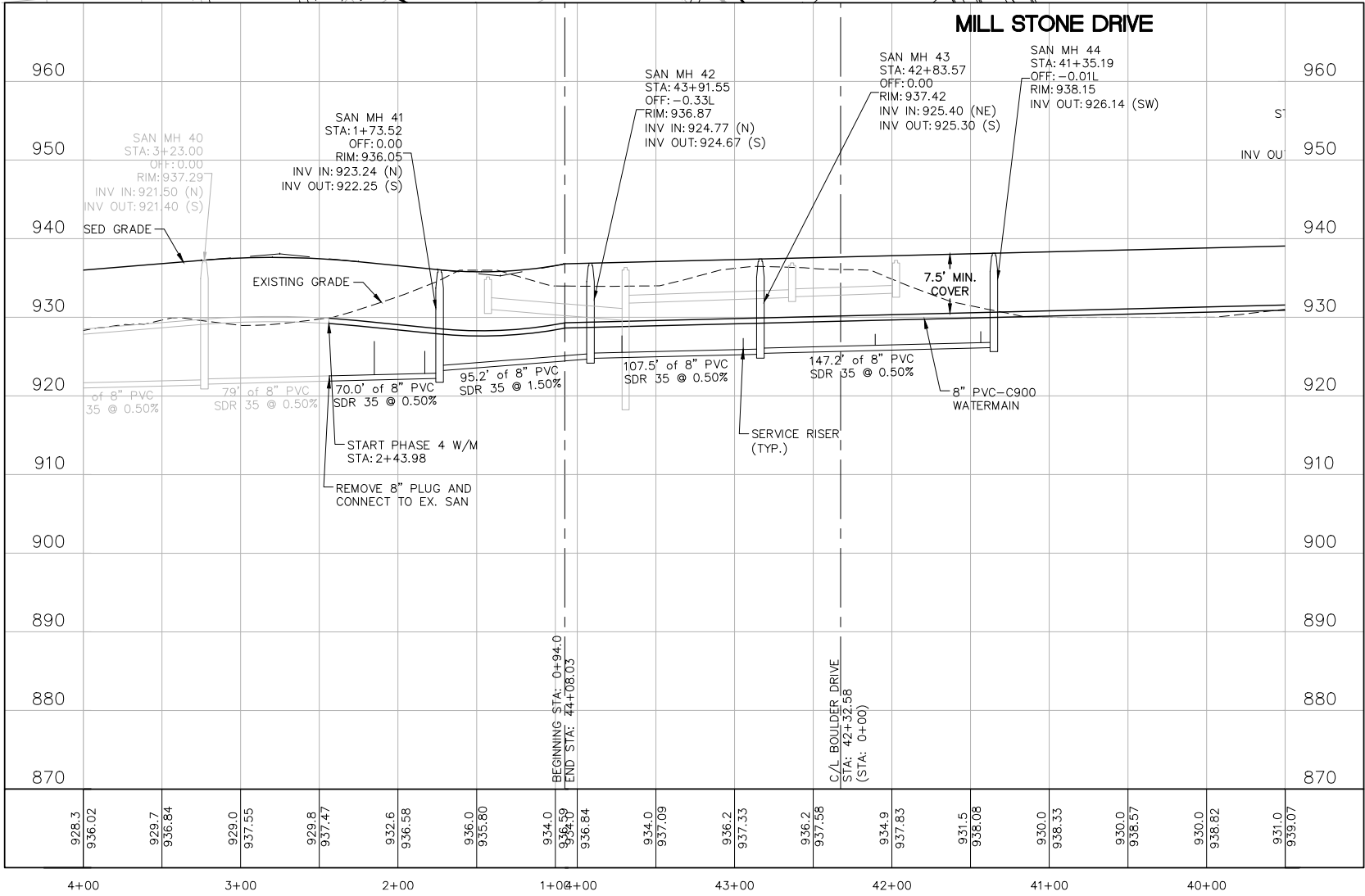


NOTES:

1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
2. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
3. ALL WATER SERVICES SHALL BE 1" POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
4. SERVICE RISERS CONNECTING TO C900 SANITARY MAIN MUST BE 4" C900.
5. SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
0'-16' = SDR 35
16'-22' = SDR 26
22'+=C-900
6. REFER TO CITY OF CHASKA 2016 ENGINEERING GUIDELINES FOR ADDITIONAL DETAIL.
7. ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.
8. ALL SANITARY SEWER DROP MANHOLES SHALL BE LINED PER CITY DETAIL.
9. BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.

LEGEND:

S = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = R X 0.707))



CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
Page 26 of 32



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11-09-18 21836
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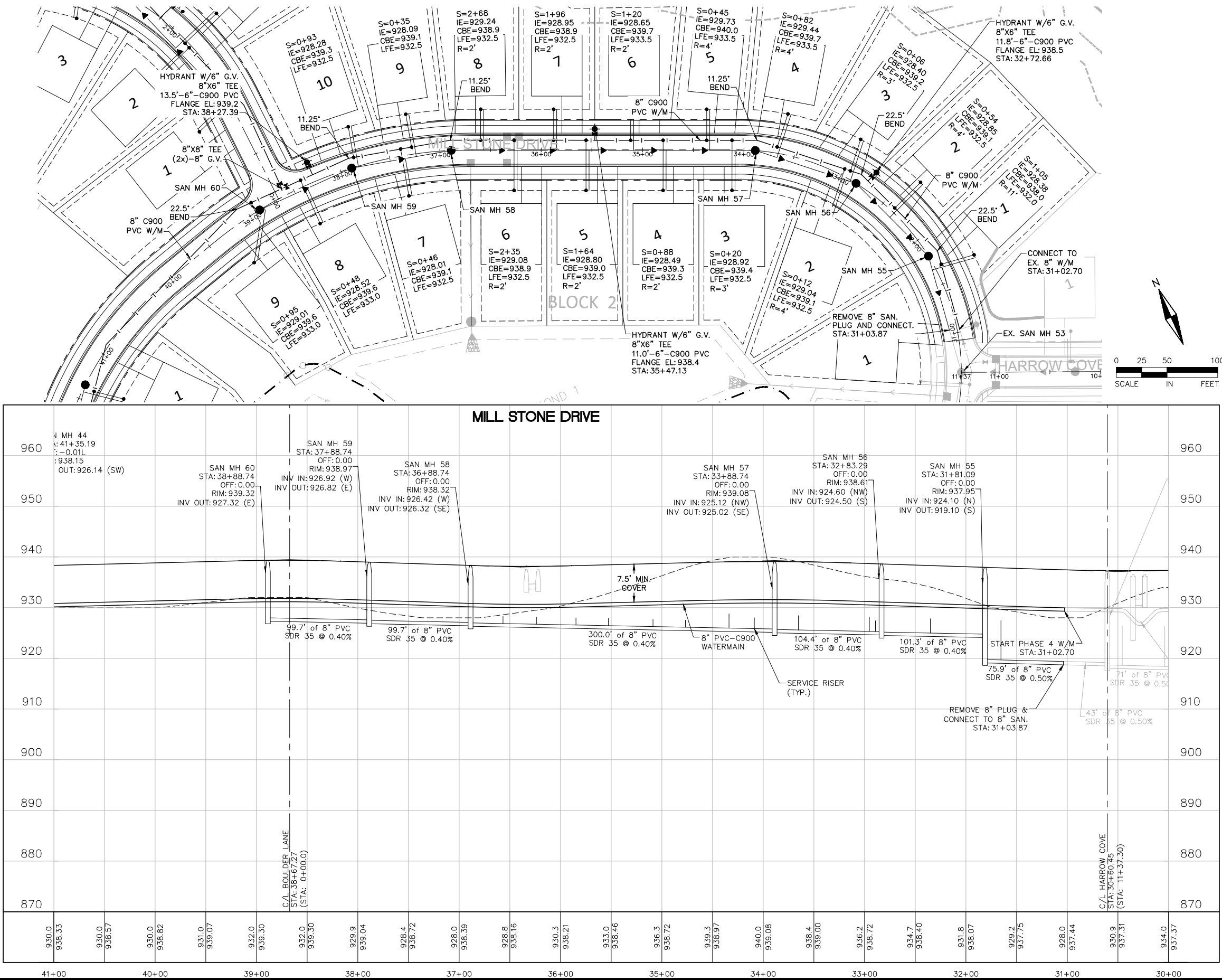
Packet Page 30 of 145

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

HARVEST PHASE II

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILES

Drawing name: x:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028prof-u1.dwg Nov 09, 2018 - 1:54pm



- NOTES:**
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CLUB WEST 8TH ADDITION

6.A. Approve the Final Plat for Club West 8th Addition

Page 27 of 32

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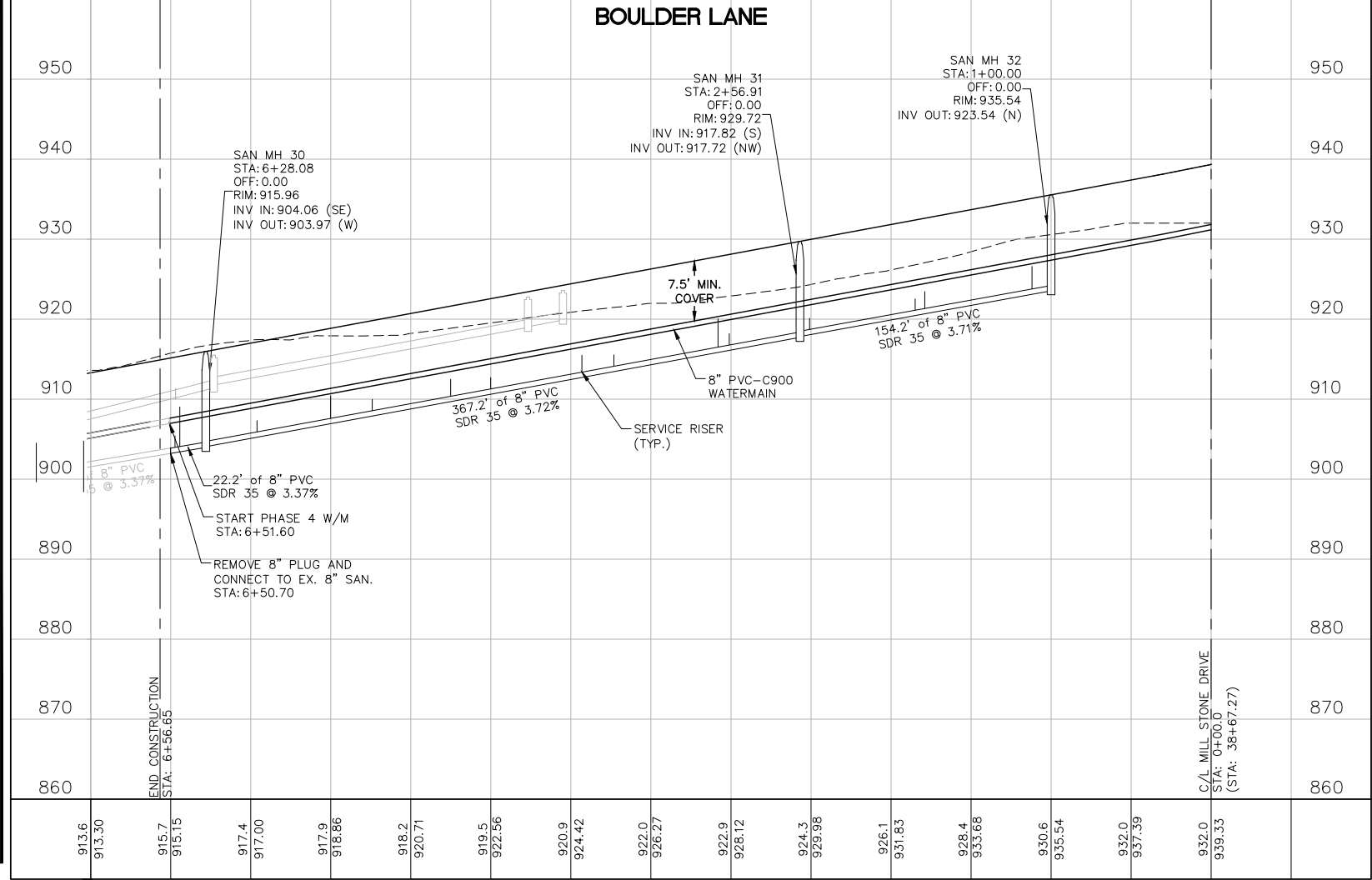
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11-09-18	CITY RE-SUBMITTAL		

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HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN PLAN AND PROFILES



- LEGEND:**
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(VERTICAL HEIGHT = $R \times 0.707$))

21

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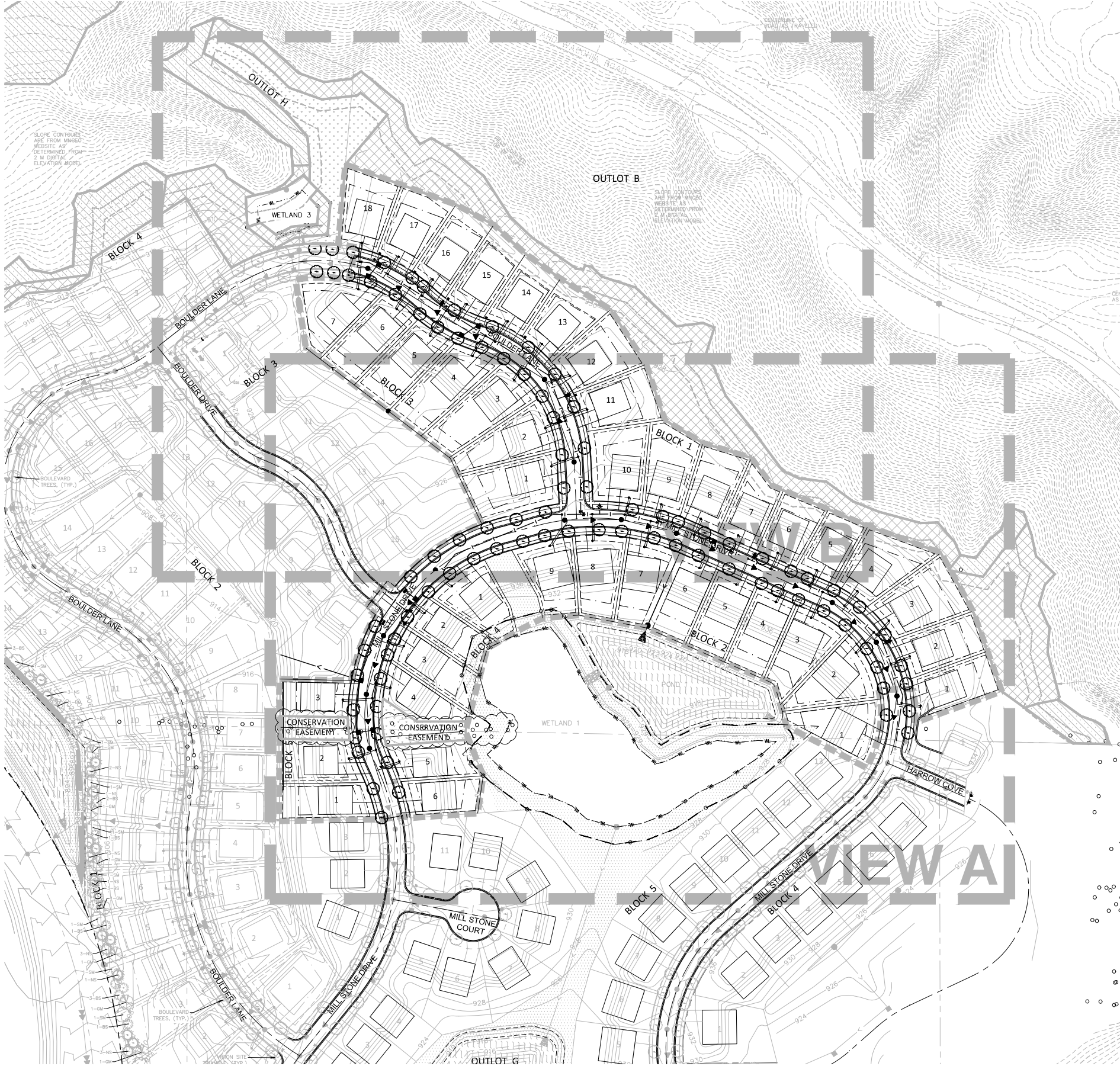
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HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE, SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS: ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2.5" CALIPER (B&B).

CALCULATIONS FOR ENTIRE DEVELOPMENT:

REQUIRED STREET TREES:	PROPOSED STREET TREES:
17,364 LF/50 = 347 REQUIRED	350 TREES PROPOSED

PHASING OF TREES TO BE INSTALLED:

PHASE I:	98
PHASE II(6th Addition):	67
PHASE II(7th Addition):	75
PHASE IV(8th Addition):	86
FUTURE PHASE:	24
TOTAL:	350

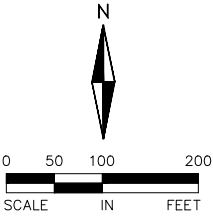
LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze', Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

- TREE/VEGETATION CLEARING LIMITS
- EXISTING TREELINE TO BE SAVED
- 1234 EXISTING TREE TO BE REMAIN
- △ 30' VISION SITE TRIANGLE



CLUB WEST 8TH ADDITION

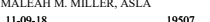


6.A. Approve the Final Plat for Club West 8th Addition
Page 29 of 82



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MALEAH M. MILLER, ASLA
11-09-18 19507
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 216-0028

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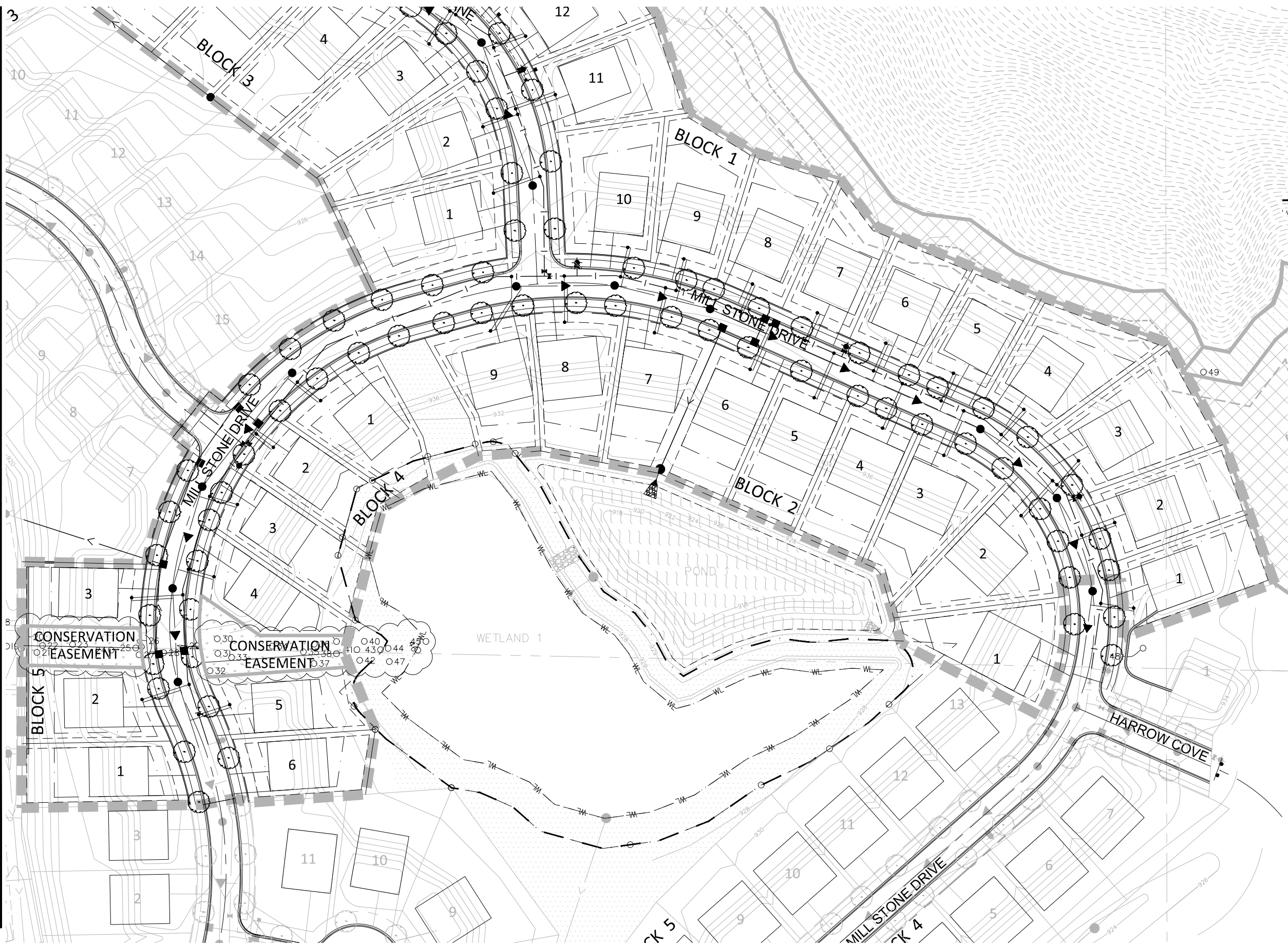
Packet Page 33 of 145

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE AND TREE PRESERVATION PLAN

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028land.dwg Nov 09, 2018 - 1:56pm



LEGEND:



REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

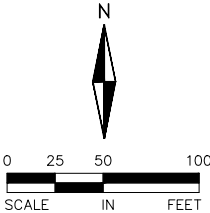
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- TREE/VEGETATION CLEARING LIMITS
- EXISTING TREELINE TO BE SAVED
- EXISTING TREE TO BE REMAIN
- 30' VISION SITE TRIANGLE

TREES TO BE SAVED

TAG NO.	D.B.H. (IN.)	TOTAL D.B.H. (IN.)	COMMON NAME
23	20-19-13	52	BASSWOOD
24	21-20-19-13-10	83	BASSWOOD
25	17	17	BASSWOOD
27	12	12	BASSWOOD
30	22-18-10	50	BASSWOOD
31	16-19-20-22-10-10	97	BASSWOOD
32	19	19	RED OAK
33	15	15	BASSWOOD
34	12	12	RED OAK
35	19-12-16	47	BASSWOOD
36	16-16-10	42	BASSWOOD
37	12	12	RED OAK
38	17-16-13-10-8	64	BASSWOOD
39	15-15-12-11	53	BASSWOOD
40	19-18-14	51	BASSWOOD
41	14-12-11-11-10-10	68	BASSWOOD
42	16	16	RED OAK
43	15-21-24-11-14	85	BASSWOOD
44	16	16	BASSWOOD
45	13-13-13	39	SILVER MAPLE
46	11-11-17-16	55	SILVER MAPLE
47	20	20	RED OAK
48	43	43	BURR OAK
49	42	42	SUGAR MAPLE



CLUB WEST 8TH ADDITION

6.A. Approve the Final Plat for Club West 8th Addition
Page 30 of 82

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MALEAH M. MILLER, ASLA
11-09-18 19507
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 216-0028

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HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE AND TREE PRESERVATION PLAN
VIEW A

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 4TH ADD CD\160028land.dwg Nov 09, 2018 - 1:56pm



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TREE/VEGETATION CLEARING LIMITS



EXISTING TREELINE TO BE SAVED

O1234



EXISTING TREE TO BE REMAIN



30' VISION SITE TRIANGLE



0 40 80 160
SCALE IN FEET

CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
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Maleah M. Miller
MALEAH M. MILLER, ASLA
11-09-18 19507
DATE LICENSE NO.

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DRAWN:	MMM
PROJECT NO:	216-0028
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HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE AND TREE PRESERVATION PLAN
VIEW B

Drawing name: x:\2016\160028\plan sheets\HARVEST II - 4TH ADD_CD\160028land.dwg Nov 09, 2018 - 1:56pm

SEED PLANTING NOTES:

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH MN/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY. SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

TEMPORARY STOCK PILE SEED AND STRAW MULCH:
MnDOT # 22-112 & 25-151 SEED MIXTURE DESIGNATIONS - 40 LBS PER ACRE.

SEEDING SHALL BE APPLIED FROM APRIL 1 - JULY 20 OR JULY 20 - FREEZE UP.

MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

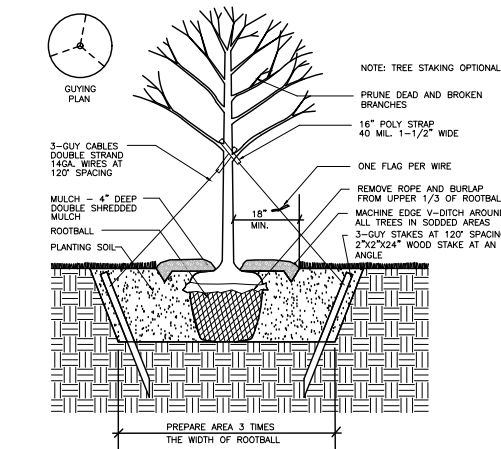
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LANDSCAPE PLAN NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
- ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
- LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
- ALL IRRIGATION PLANS MUST BE DESIGNED BY A QUALIFIED IRRIGATION DESIGNER. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR DESIGNATED SOD AND SHRUB AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. USE RAIN BIRD OR APPROVED EQUAL COORDINATE WITH GENERAL CONTRACTOR. INSTALL SEPARATE METER FOR IRRIGATION SYSTEM. NATIVE SEED AREAS SHALL BE ON SEPARATE ZONES. IRRIGATION RUN TIMES IN SEED AREAS SHOULD BE REDUCED OR THE ZONE SHUTS DOWN AFTER THE FIRST 2 YEARS OF ESTABLISHMENT.
- GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
- LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
- CONTRACTOR IS REQUIRED FOR THE PROTECTION OF VEGETATION TO BE RETAINED DURING SITE GRADING AND BUILDING CONSTRUCTION PROCESS, AS APPLICABLE.
- ALL BOULEVARDS TO BE SODDED UNLESS OTHERWISE SHOWN ON PLANS.

LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
9 10	SM GM	OVERSTORY TREES SUGAR MAPLE SIENNA GLEN MAPLE	Acer saccharum Acer fremanii 'Sienna'	2.5' B&B 2.5' B&B	FULL FORM FULL FORM
		CONIFERS BLACKHILLS SPRUCE NORWAY SPRUCE	Picea glauca 'Densata' Picea abies	6' HT. B&B 8' HT. B&B	FULL FORM FULL FORM
75	--	BOULEVARD TREES BOULEVARD TREES - 1/50 LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROTCH
135	TOTAL PROVIDED TREES - PHASE II (8TH ADDITION)				

- NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
 - LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
 - OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
 - BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER AND DEVELOPER.



1 TREE PLANTING DETAIL
NOT TO SCALE

CLUB WEST 8TH ADDITION



6.A. Approve the Final Plat for Club West
Page 32 of 82



733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080
612.758.8099
www.alliant-inc.com

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

Maleah M. Miller
MALEAH M. MILLER, ASLA
11-09-18 19507
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 216-0028

QA/QC REVIEW
DIN 11-09-18
BY DATE

DATE	ISSUE	DATE	ISSUE
09-19-18	CITY SUBMITTAL		
11-09-18	CITY RE-SUBMITTAL		

Packet Page 36 of 145

HARVEST PHASE II

PHASE IV STREET AND UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE NOTES AND SCHEDULE

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

12/12/18

Subject: Conditional Use Permit to house and allow animals for Carver-Scott County Humane Society at 822 Yellow Brick Road

Applicant: Carver-Scott Humane Society (CSHS)

Location: 822 Yellow Brick Road

Case No.: 2018-37

Synopsis: Requesting a recommendation of approval for a Conditional Use Permit to house and allow animals at 822 Yellow Brick Road

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

BACKGROUND

Carver-Scott Humane Society (CSHS) is a non-profit animal rescue organization that has been serving Chaska and surrounding communities since 1989. They accept dogs, cats, and other pets such as birds, rabbits, ferrets and guinea pigs that are surrendered by their owners. They also accept stray cats. They are a foster-based organization, meaning that their animals reside in a foster home until they are adopted into a new home.

For the last three years they have maintained an office and boarding facility at 210 Chestnut Street in downtown Chaska. When they opened this location in 2016, they were serving almost 400 animals annually. As of 2018, they are now serving close to 800 animals each year. This exponential growth and demand for their services has resulted in the need for more space to house their supplies, care for animals, and serve the public. They have enjoyed great success in downtown Chaska and hope to continue their work in this community. Their long-range plan is to build a shelter facility within either Carver or Scott County, to better serve the needs of animals and people. In the short term, however, their goal is to lease a larger space that will increase our visibility in the community, serve as a store-front adoption center and central office, be a location to collect donations, and include room to store supplies. Toward that end, they will be leasing space at 822 Yellow Brick Rd, Chaska, MN 55318.

CURRENT REQUEST

The applicant, CSHS, is seeking approval of a Conditional Use Permit, which would allow the property at 822 Yellow Brick Road to be able to have animal operations. The property is located in the PCD-3 (Planned Commercial District) zone district and is 2,400 square feet in size. This district does not specifically call out "Small domestic animal (i.e. dogs, cats) grooming service and/or pet shop" as a permitted use, and as such would require a Conditional Use Permit in order to operate such a use.

The applicant is hoping to have some animals on site, some for a few hours accompanied and controlled by a CSHS volunteer and others (specifically cats) that would be housed overnight.

They are proposing to house up to 30 cats (previous facility at 210 Chestnut St had a maximum of 12 cats). No dogs will be boarded at this site. They will use the space to facilitate animal intake and adoptions. During this time, a pet owner or someone who has found a stray cat could come to this site to surrender the animal. Or, someone who is interested in adopting could make an appointment with the foster home to meet on site to get to know a particular dog or cat. For both surrenders and adoptions, the dog, cat or other small animal would be accompanied and controlled by a CSHS volunteer and be on site for at most a few hours.

The applicant also intends to continue holding pet adoption days twice a month at the Chaska and Eden Prairie PETCO store. They may also hold additional pet adoption days at the Yellow Brick Road site. In addition to that, the applicant has stated their desire to conduct occasional dog training classes on site. For this type of activity, the dog would be accompanied and controlled by its owner or a CSHS volunteer and be on site for at most a few hours, either during the daytime or the early evening. Regarding training classes, professional trainers have guidelines on how many dogs can be reasonably trained in a space depending on the square footage available. There are no training sessions planned at this time, however, in the event that there is a training session it will only happen a couple times a year and serve approximately 3-5 dogs.

While no staff will be working throughout the night, there will be volunteers and staff checking on the cats in the morning, through the day during normal business hours, and again in the evening. The cats would not be left alone longer than 12 hours overnight. ValueCare Veterinary Clinic, also in downtown Chaska, has a similar model for their cat adoption center and their cats are left overnight without supervision.

The applicant will be using the site for their professional office space for the executive director, management team, and volunteers who are conducting administrative work, caring for animals or cat adoptions. They will hold regular office hours 4-6 days per week. Moreover, the site will provide meeting and training space for the volunteer committees and board of directors. The site will also provide storage space for office supplies and files, and storage space for cat and dog food and supplies that are currently stored in a commercial storage unit.

CONDITIONAL USE PERMIT

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;

- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

According to the applicant, the proposed Conditional Use will not be detrimental or endanger the public health, safety or general welfare. The applicant has stated that their business will adhere to all shelter requirements recommended by the Minnesota Board of Animal Health. They are also working with representatives from the ASPCA to incorporate state of the art equipment and disinfecting protocols, to maintain the health and safety of our volunteers and animals. In fact, CSHS enhances Chaska's public health, safety, comfort, and general welfare by taking in homeless dogs and cats that might otherwise become a nuisance. They advocate for vaccination and spay/neuter to benefit the health and well-being of animals and humans, reducing the incidence of infectious diseases such as rabies in the community. They help the public through offering support programs for owned pets and partnerships with local food shelves to serve lower income pet owners.

They expect that maintaining a storefront adoption center at 822 Yellow Brick Road will enable them to serve the community even better as they will be able to accept and adopt more animals. All activities entailed will be carried out inside the building, so the public will most likely not be aware of those activities unless they seek the business out. Dogs will bark occasionally, however they will be accompanied and controlled by their owner or a CSHS volunteer and be on site for at most a few hours, either during the day or early evening. During adoption events that are held no more than twice a month, there may be some barking on occasion if dogs are at the space for adoptions. However, typically adoption events are fairly low key with minimal barking or noise disruption. Staff's main concern is the noise nuisance from the animals that these events may create. By limiting the number of dogs, types of animals and frequency of events will provide for a successful outcome.

Cats can cause odors, however, the applicant intends to provide a comfortable and clean environment that is not offensive to anyone who may enter or come near the space. Toward that end, both the accommodations and care protocols will conform to the Guidelines for Standards of Care in Animal Shelters published by the Association of Shelter Veterinarians. CSHS will hire staff to care for the cats, and will not board cats until adequate staff is provided. The cat homes and building will be cleaned daily by staff to ensure odors do not occur. The setup of the space will minimize odor absorption with use of laminate floors, odor absorbing paint, odor absorbing devices (ie. active charcoal deodorizer), and cat homes that can easily be cleaned. Furthermore, they will be conscious of their day to day activities and how it could potentially disrupt any neighbor or renter on the second floor of the building. They will strive to get to know their neighbors so as to open the door for any concerns that may arise. Their old space received many compliments from visitors about how bright and clean it was maintained. They passed their kennel inspection by the Minnesota Board of Animal Health without issues and fully expect to pass inspection once their new adoption center is up and running.

CSHS activities will not adversely affect the use and enjoyment of the adjacent property owners nor diminish property values. They understand that bad neighbors can produce bad outcomes so they will strive to be careful in their day to day activities. Having staff on site daily to care for the cats and clean the space will prevent nuisances with neighbors. As stated before, the public will most likely not be aware of animal-related activities as all the operations will occur inside. By locating in a downtown building the business hopes to bring more traffic to the area,

which in turn can benefit the overall vitality of downtown. There are a couple animal related businesses in downtown Chaska and this would be consistent with some of those operations.

The establishment of the proposed conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. One of the guiding principles set forth in Chaska's downtown master plan is to "Preserve and strengthen downtown as the hub for community institutions, both public and semi-public, including City and County government facilities, schools, churches, library, history center, arts and culture, social services, and senior facilities. The City should develop collaborative relationships with these important community institutions to ensure their continuing success and support their future expansion needs." Although not classic social (human) service organizations, animal welfare organizations such as CSHS are community institutions, providing services that contribute to the general welfare of the community. Accordingly, they are requesting that the City support CSHS by allowing a limited number of animals in their leased space.

Adequate utilities, access roads, drainage and necessary facilities have been provided as this is an existing structure and the necessities are currently in place. As they are simply leasing an existing building there will be no changes created to City infrastructure.

There will be adequate access with minimal impact on traffic congestion. The current traffic situation is believed to meet the needs of the business with respect to streets or parking. At most they will have an open house with 15-20 people attending at any one time. The applicant understands the parking situation in front of their facility and does not believe it will pose a problem for their business or vice versa. The building has designated stalls in the back of the building for employees (at least 3 designated stalls). The front parking lot is a shared parking lot for the patrons of the strip center, not including Cooper's, that designates at least 98 stalls to the commercial uses. Cooper's owns their own parking lot in front. In that regard, there is more than enough parking to serve the needs of this area. It should also be noted that when this strip center went in it provided the amount of parking necessary to meet the retail square footage proposed.

In conclusion, the applicant is requesting a special use permit allowing them to have small, domestic animals on site, including up to 30 cats that could be boarded at the site. The amount of cats is an increase from their former facility by 18 cats, however, staff feels that this is an appropriate change given the fact that the space they are moving into is much larger and more usable than their old space (former facility was 2,200 square feet and the back portion of the space/building was not climate controlled, which in turn was not usable). The applicant has stated that they will comply with all city ordinances and plan to be a good neighbor and compatible use to adjacent downtown businesses. Again, there are currently two animal care businesses in the heart of downtown and from all appearances have done quite well there. The applicant believes that they will be an asset to the neighborhood and to downtown. Staff believes that limiting the business to house only cats, and the number of them on site, will be appropriate. Also limiting the number of dogs, types of animals, and frequency of events on site will allow the business to minimize its potential impacts on adjacent sites. The former facility at 210 Chestnut Street seemingly has done quite well and has not triggered any complaints received by the City. In that regard, City staff are comfortable in allowing this use in another tenant space in downtown Chaska.

CONCLUSION

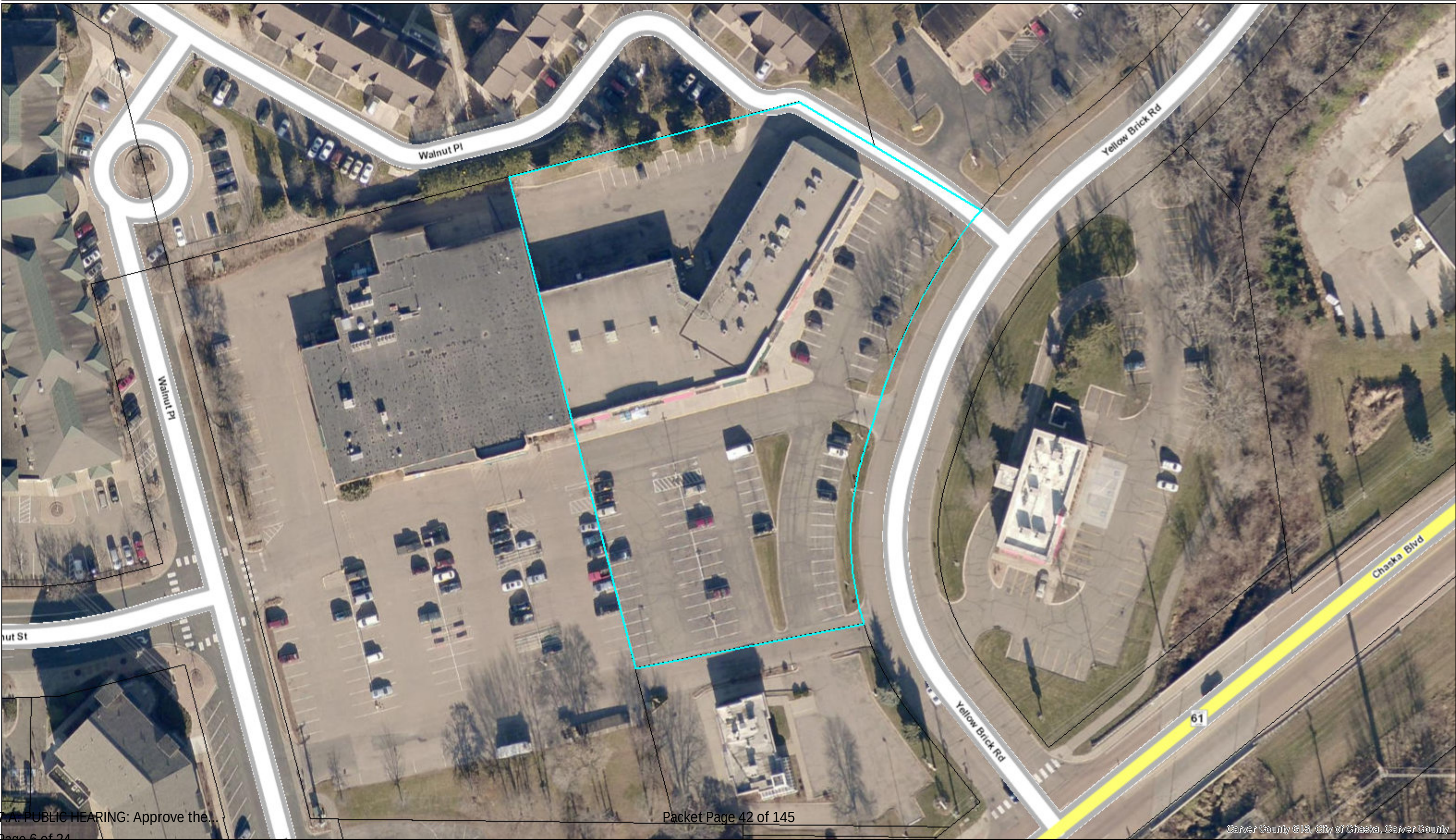
Based on the documentation submitted by the applicant and the aforementioned analysis, this proposal as outlined appears to meet the findings necessary for a Conditional Use Permit.

Staff is very happy to see this business stay in Chaska and provide a positive service to the community. Staff believes this location will be an adequate temporary location for the business until their long-range plan can come into effect. With the conditions and stipulations of the Conditional Use Permit adhered to, staff believes this will be a compatible addition to the community.

Planning Commission Action Requested:

Motion to recommend approval of the Conditional Use Permit (CUP) to house and allow animals at 822 Yellow Brick Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, Pages 1-16, written by Mandi Wyman of Carver-Scott Humane Society, dated November 9, 2018
 - b. Floor Plan exhibits, Pages 1-2, undated
2. The building will house a maximum of 30 cats.
3. Housing/boardings of dogs, or other animals other than cats, will not be permitted.
4. The site will be limited to 6 dogs on site at any given time, including but not limited to training classes and adoption days.
5. Small domestic animals are allowed on site only during pet adoption days or stray drop-offs; however, non-domestic animals, and animals such as, but not limited to, horses, cows, chickens, or roosters are not allowed.
6. Pet adoption days at this site are permitted at maximum of once per month.
7. Training classes for animals are restricted to once per week.
8. Outdoor storage of any kind will not be permitted.
9. Compliance with 14.7.4 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.



To: Liz Hanson
City Planner
City of Chaska

Subject: Application for Conditional Use Permit

Applicant: Carver-Scott Humane Society

Contact: Mandi Wyman, Executive Director
313-729-7596
mwyman@carverscotths.org

Date: November 9, 2018

Introduction

Carver-Scott Humane Society (CSHS) is a non-profit animal rescue organization that has been serving Chaska and surrounding communities since 1989. We intake dogs and cats transferred to us from local impounds and animal control facilities or surrendered by their owners. We are primarily a foster-based organization, meaning that our animals reside in foster homes until adopted into new homes. We offer support services to pet owners through our Fur Keeps program, including reduced cost vet care and behavior resources. We also have partnerships with area food shelves, to supply pet owners in need with food for their animals. Further information about our organization is found in the attachment "Introduction to Carver-Scott Humane Society."

For almost three years, we have maintained an office and adoption center at 210 N. Chestnut Street in downtown Chaska. When we opened that location in 2016, we were serving almost 400 animals annually. As of 2018, we are now serving close to 800 animals each year! This exponential growth and demand for our services has resulted in the need for more space to house our supplies, care for animals, and serve the public. We have enjoyed great success in downtown Chaska and hope to continue our work in this community. Our long-range plan is to build a shelter facility within either Carver or Scott County, to better serve the needs of animals and people. In the short term, however, our goal is to lease a larger space that will increase our visibility in the community, serve as a store-front adoption center and central office, be a location to collect donations, and include room to store supplies. Toward that end, we will be leasing space at 822 Yellow Brick Rd, Chaska, MN 55318.

We hope to have cats and dogs on site, some for only a few hours accompanied and controlled by a CSHS volunteer or owner and cats (only) that would be housed overnight. As Chaska's zoning ordinance does not specially allow for this activity, we are seeking a conditional use permit from the City of Chaska. We believe this use is both compatible with the neighborhood, history of the building, and consistent with Chaska's comprehensive plan to attract businesses and foot traffic to the downtown Chaska area. As demonstrated by our successful history of running such a facility in downtown Chaska, we have shown that we are active in our

community, considerate of our neighbors, and enthusiastic about developing relationships that enhance the growth of all businesses in our community.

Intended use of property

Here is how we plan to use the space at 822 Yellow Brick Rd, Chaska, MN 55318:

- It will provide office space for our Executive Director, management team, and occasional volunteers who may be helping with administrative work, caring for animals, or cat adoptions. We will maintain posted office hours four to six days per week (specifics to be determined).
- It will provide meeting space for our managers, volunteer teams, and our Board of Directors.
- It will provide ample storage space for office supplies and files, cat and dog food, and animal care supplies and equipment.
- It will provide space for animals involved in one or more of the following activities:
 - We will use the space to facilitate animal intake and adoptions. A pet owner or intake volunteer from a local impound could come to our site to surrender or transfer the animal to our care. Someone who is interested in adopting could make an appointment with a foster home to meet at our site, to get to know a particular dog or cat. For both animal intake and adoptions, the foster dog or cat would be accompanied and controlled by a CSHS volunteer and be on site for, at most, a few hours.
 - We intend to continue holding pet adoption days twice a month at two southwest metro area PetSmart stores, but we may hold additional pet adoption events at the Chaska site. We may also conduct occasional dog and cat training classes on site. For this type of activity, the dog or cat would be accompanied by its owner or a CSHS volunteer and be on site for only a few hours, during the daytime or early evening.
 - We are also seeking the ability to provide housing for a limited number of cats to expand our capacity and to provide the opportunity to meet and adopt our cats. We follow the Humane Society of the United States' recommended Adopter's Welcome philosophy, where we reduce barriers to adoption in order to help more animals find loving homes. Having an adoption space for cats, will greatly increase our ability to serve potential adopters and help more animals. Considering space limitations, we would plan to have no more than 30 cats boarded on site at any given time. Specially trained volunteers will be in the building several times a day (even on days our office is closed) to care for the cats and monitor their health and well-being. We will fulfill all requirements as specified by the Minnesota Board of Animal Health, including having documentation of vet protocols on site as well as offering humane housing and care for our felines. **No dogs would be boarded at the site.** This activity would not commence for several weeks, as we will need time to prepare to have cats actually living on site and will be seeking a permit to house the cats through the Minnesota Board of Animal Health. Our previous cat adoption center in downtown Chaska has been very popular in the community. Our shelter was nationally recognized as a forward-thinking facility, successful at implementing best practices by both the ASPCA and The Jackson Galaxy Project. Local and national media have covered our innovative programs and space for cats in our area. We would like to continue being a positive influence on our community.

How the intended use will meet the city's standards

We believe the uses outlined above meet the standards for the granting of a conditional use permit. More specifically:

- CSHS activities will not be detrimental to or endanger the public health, safety, comfort or general welfare. We will adhere to all shelter requirements recommended by the Minnesota Board of Animal Health. We are also working with representatives from the ASPCA to incorporate state of the art equipment and disinfecting protocols, to maintain the health and safety of our volunteers and animals. In fact, CSHS enhances Chaska's public health, safety, comfort, and general welfare by taking in homeless dogs and cats that might otherwise become a nuisance. We advocate for vaccination and spay/neuter to benefit the health and well-being of animals and humans, reducing the incidence of infectious diseases such as rabies in our community. We help the public through offering support programs for owned pets and partnerships with local food shelves to serve lower income pet owners. Please refer to the attachment "Examples of how Carver-Scott Humane Society serves the Community" for further information.
- We expect that maintaining a storefront adoption center will enable us to serve the community even better, as we will be able to adopt out more and therefore, serve more animals. All activities listed above will be carried out inside the building, so the public will most likely not be aware of those activities unless they seek us out. Dogs do bark and some could try to escape, but every dog will be accompanied and controlled by its owner or a CSHS volunteer and be on site for, at most, a few hours during the day or early evening. Cats can cause odors, but we intend to provide a comfortable and clean environment that is not offensive to anyone who may enter or come near our space. Our old space received many compliments from visitors about how bright and clean it was maintained. We passed our kennel inspection by the Minnesota Board of Animal Health without issues and fully expect to pass inspection once our new adoption center is up and running. Both the accommodations and care protocols will conform to the Guidelines for Standards of Care in Animal Shelters published by the Association of Shelter Veterinarians and we will follow best practices for shelters as outlined by the ASPCA. We will be implementing a state of the art disinfecting system for our cat spaces and include feline friendly features to our kennels, to enhance our cats' health and well-being.
- Finally, we will be especially careful not to annoy neighboring tenants of our property. We will invite them to get to know us and encourage partnerships to increase foot traffic to local businesses. Should there be a complaint, we will take steps to address the problem and meet the needs of our community.
- CSHS activities will not adversely affect the use and enjoyment of our neighbors' properties nor diminish property values. Bad neighbors can certainly reduce property values, but we intend to be good neighbors. As stated above, the public will most likely not be aware of animal-related activities unless they seek us out. Furthermore, property values in Chaska's

retail districts are influenced by factors such as the number of people coming to the area. If anything, we hope to increase the number of people visiting the Yellow Brick Road area. There are veterinary clinics in Chaska that have been our partners and we hope that having our facility in Chaska will encourage those and other animal-related businesses to thrive and succeed.

- CSHS activities will not impede the normal and orderly development and improvement of surrounding property for permitted uses. One of the guiding principles set forth in Chaska's downtown master plan is to
"Preserve and strengthen downtown as the hub for community institutions. Downtown should continue to serve as the primary hub for community institutions, both public and semi-public, including City and County government facilities, schools, churches, library, history center, arts and culture, social services, and senior living facilities. The City should develop collaborative relationships with these important community institutions to ensure their continuing success and support their future expansion needs."
Although not a classic social (human) service organizations, animal welfare organizations such as CSHS are community institutions, providing services that contribute to the general welfare of the community. Given the resources we offer specifically through our Fur Keeps program and partnerships with the local CAP Agency and Bountiful Baskets food shelves, we are providing much needed services to a wide variety of community members and pet owners. Accordingly, we are requesting that the city support CSHS by allowing us to have a limited number of animals in our leased space.
- Adequate utilities, access roads, drainage and necessary facilities have been provided by the landlord. As we are simply leasing space within an existing building, there will be no impact on city infrastructure. As such, this requirement is not applicable to our situation.
- There will be adequate access with minimal impact on traffic congestion. Again, we are simply leasing space within an existing building. We do not anticipate that our activities will increase traffic congestion or require any special accommodation with respect to streets or parking. At most, we may have an open house with 15-20 people attending at any one time. There should be adequate parking in the lot in front of the building or in the lots behind the building to meet the needs of our volunteers and the public.

In summary, we request a special use permit allowing us to have small, domestic animals (felines only) on site, up to 30 cats boarded at the site at any given time. We believe that, in all other respects, our tenancy at 822 Yellow Brick Rd, Chaska, MN 55318 will conform to the regulations of the City of Chaska. In particular, we will comply with city ordinances governing signage and snow removal. We would like to note that there are veterinary clinics within Chaska that house animals within city limits, one of which operates an animal rescue service and boards cats on site. Additionally, the retail area where we are seeking to move used to have a pet store on the premises that housed animals with minimal disruption to the community. Pet shops by definition are for profit operations that sell purebred animals that are often sourced from inhumane operations. They house significantly more animals than we are

seeking to shelter or have visit for adoption days or training. In addition, we are striving to improve our community by providing residents a responsible, ethical way to adopt a pet rather than purchase one through a pet shop. Businesses that support the welfare of animals and meet the needs of our community appear to be compatible with the neighborhood and consistent with Chaska's comprehensive plan. We are confident that Carver-Scott Humane Society will likewise continue to be an asset to the city.

Attachments

Please refer to the following attachments that further demonstrate our intended use and how it will conform to Chaska's community development standards:

1. Introduction to Carver-Scott Humane Society
2. Examples of How Carver-Scott Humane Society Serves the Community
3. Site plan
4. Signage plan

Attachment 1: Introduction to Carver-Scott Humane Society

Overview

Carver-Scott Humane Society (CSHS) was founded in 1989 with the purpose of finding homes for unwanted dogs, puppies, cats and kittens. Since our founding, we have grown to serve over 800 companion animals every year. Our organization helps animals and pet owners in the west metro of the Twin Cities with a focus on Carver, Scott and Hennepin Counties. All of our dogs stay in foster care until we match them with their permanent homes. Our cats stay in foster care as well as our Cat Adoption Center, located in Chaska, Minnesota, that opened in February of 2016.

Over the years, we have grown from a small group of animal lovers, to an organization with over 70 volunteer positions and a full time management team. Our mission is to connect animals in need with people who care. Today, we have an Executive Director that works in collaboration with our Board of Directors. We have an Animal Care Team that manages our dog, cat, and Trap Neuter Return programs. Our Volunteer Manager works with our Cat Adoption Center Manager, cat care team, and reception volunteers to ensure that everyone who enters our doors has a positive and welcoming experience. In late 2016, we rolled out our newest program, "Fur Keeps", designed to prevent families from having to surrender their pets. We also have an active advancement team, who work hard to raise awareness about Carver Scott Humane Society in the communities we serve, while raising funds to keep our organization financially sound.

We are funded entirely through private donations and adoption fees. We have an active fundraising committee that works hard to spread the word about Carver-Scott Humane Society to the public and to raise the funds we need to keep our organization going and continue to rescue and rehome animals in need.

We are part of important, national animal welfare initiatives including Shelter Animal Count, Million Cat Challenge, Maddie's Fund, and Best Friends Animal Society. We were also selected as the only shelter in Minnesota to participate in The Jackson Galaxy Project's Cat Pawsitive Program which strives to help shelter cats thrive in kennel settings and more easily find adoptive homes. Our volunteers and managers have been selected for progressive animal welfare training programs, enabling us to implement some of the most innovative, research-based rescue practices to save more animals and better serve the public. We participate in community groups including local rotary clubs, chambers of commerce, and business groups. Lastly, we are a key partner to many local impounds including both those in the southwest metro as well as the larger urban animal control facilities. By transferring animals from local animal control facilities, we allow these facilities to better serve their communities and ensure that more animals avoid euthanasia or illness.

Our Four Pillars

1. SERVE WHERE YOU SAVE

We believe that to best prevent animals from entering the rescue system, we need to offer comprehensive services to the community where we intake our animals from. That means a targeted approach, so CSHS only rescues dogs and cats from Minnesota, and over 80% of our animals come from local impounds within the Twin Cities metro area. The other 20% of animals come from other impounds or rescues within Minnesota.

2. FUR KEEPS

The goal of our Fur Keeps division is to keep pets at home where they belong, and prevent healthy and adoptable animals from entering the shelter/rescue system. We do this by providing resources for affordable veterinary care, food, supplies, and training support. On occasion, we recognize that surrendering your pet is unavoidable. For that, we offer assistance responsibly re-homing your pet. Fur Keeps offers three programs:

- a. Shelter Diversion (surrender prevention, re-homing, basic veterinary care, etc.)
- b. Wilson's Fund (emergency veterinary support)
- c. Food Shelf support (in partnership with our local CAP Agency and Bountiful Baskets food shelf)

3. TRAP NEUTER RETURN

Trap-Neuter-Return is successfully practiced in hundreds of communities and in every landscape and setting. It is exactly what it sounds like: Cats are humanely trapped and taken to a veterinarian to be neutered and vaccinated. After recovery, the cats are returned to their home—their colony—outdoors. Kittens and cats who are friendly and socialized to people may be adopted into homes. While some residents and community members may prefer to have community cats captured and relocated, studies have proven that this method actually leads to more unvaccinated and unaltered cats moving in to the area. Scientific evidence indicates that removing feral cat populations only opens up the habitat to an influx of new cats, either from neighboring territories or born from survivors. Each time cats are removed, the population will rebound through a natural phenomenon known as the "vacuum effect." CSHS offers resources to support TNR in our state and occasionally participates in TNR events with other animal welfare organizations within Minnesota.

4. ADOPTERS WELCOME

Our approach to adoptions embraces community members, encourages them to adopt, and helps them and their pets succeed. The approach also acknowledges the connection among all local adoption agencies and the impact adoptions, or lack of adoptions, can have on all of the animals in a community. Adopters Welcome builds on new perspectives, adoption related research and effective strategies currently in practice. We strive to reduce traditional barriers to adoption and acknowledge that research that most potential adopters have the best interests of the animals at heart when considering adoption. We seek ways to say YES and make adoptions work instead of saying no. When we have to say no to an adoption inquiry, we attempt to have conversations with our interested adopter, where we find other ways to education potential adopters or find animals that might be a better fit for their home or lifestyle.

Operational Highlights

Carver-Scott Humane Society (CSHS) receives animals from four primary sources: Animals from local impound and animal control facilities that have exceeded their mandatory stray hold time, at-risk or injured animals, owner surrenders, and transfers from other animal welfare organizations. Because we do not have an on-site veterinarian, are primarily volunteer run, and we are not an animal control facility that can complete the state mandated stray hold (where you cannot vaccinate a found animal for five days), we do not accept found animals. We do, however, intake animals from many local impounds and animal control facilities, helping them to open space for found animals and reducing overcrowding at these municipal facilities.

At CSHS, a foster-based rescue with a Cat Adoption Center, we believe in data transparency. That includes sharing our data with national database initiatives like Shelter Animals Count and the Million Cat Challenge. The data reporting standards encouraged by these initiatives allow us to analyze and identify trends, best practices, and opportunities to positively impact the communities we serve.

In addition, we feel that data transparency in animal welfare should be encouraged by donors, volunteers, fosters and adopters. Holding rescues and shelters accountable to their vision drives innovation and leads to lowering euthanasia outcomes for healthy and adoptable animals. In the words of Paul Wellstone: “We all do better when we all do better.”

- In 2016, CSHS’ Lifesaving Percentage was 85%.
- In 2017, CSHS’ Lifesaving Percentage was 93%.
- In January through May of 2018, CSHS’ Lifesaving Percentage has been 99%.

We calculate our Lifesaving Percentage using the ASPCA’s Live Release rate formula. We take total live outcomes and divide that number by our total live intakes.

As of November 2018, CSHS served more than 800 animals both through its surrender prevention program (Fur Keeps) and through fostering/adoption programs!

Facilities

Since 2016, we have maintained an office at 210 N. Chestnut Street. This building also housed our very successful Cat Adoption Center. Our long-range plan is to build a shelter within Carver or Scott County. In the short term, our goal is to lease a larger office and retail space that will enhance our visibility in the community and serve as a “store-front adoption center.” We need the additional space to increase our capacity to care for animals in need, meet the needs of our continued growth, including the need to store supplies and equipment, and to better serve the needs of the animals and people in our community.

Leadership

Carver-Scott Humane Society (CSHS) is governed by a volunteer Board of Directors. We employ a full-time Executive Director who is responsible for daily operations of the organization. The Executive Director reports to the Executive Committee of the Board. The Executive Committee

is comprised of the President, Vice President, Secretary and Treasurer. We also have a management team that includes three paid managers – Animal Programs Manager, Volunteer Manager, and Cat Adoption Center Manager. These managers report directly to the Executive Director.

Board members are elected by the Board of Directors on an annual basis. Members our Board of Directors for 2018-2019 are:

Mandy Malecek, President

Mandy is a long-time volunteer in the animal rescue community with a soft spot for special-needs animals. She has worked with several local rescue organizations, in a number of leadership and board positions. She, her husband, and her daughter have five dogs, two cats, and seven chickens – all rescues. Mandy works full-time as a Patient Representative for United Hospital and part-time as an obedience trainer for AllBreed Obedience. She also is pursuing a Master of Public and Nonprofit Administration degree.

Jeni Super, Vice President

Jeni Super is a resident of Chanhassen where she lives with her husband and daughter. All pet lovers, they are the happy owners of two 6 year old German Shepherds, Jax and Anna and two kitties, 14 year old Merlin and 11 year old Cali. They also foster dogs and puppies. Jeni has a Bachelor's degree from the University of North Dakota and a Master's in Human Resources from St. Mary's. Jeni works at Hennepin County as an HR Manager.

Teale Meyer, Secretary

Teale has worked in the social services industry in Human Resources for the majority of her civilian career. She has her BA and MBA from Concordia university in Human Resources Management. Teale has been an animal lover since her childhood and grew up with many pets including chinchillas and pythons. She currently resides in Scott county with her golden retriever, Oaklyn and her cat, Basil.

Rob Dickinson, Treasurer

Rob recently moved to Minneapolis after a year spent abroad in the UK, and is a native of Lansing, Michigan. He has worked with several nonprofit Boards in the past, in a variety of leadership positions. He has a two year old beagle/terrier rescue dog named Rhea. Rob recently graduated at the top of his class with an MA in Development Studies from the Institute of Development Studies at the University of Sussex, and holds a BA in Public Policy from the Gerald R. Ford School of Public Policy at the University of Michigan. He works part-time as a remote research consultant with universities in the UK and is in the process of finding full-time work.

Brian Christiansen, Board Member

Brian is an attorney with Hellmuth & Johnson, where he specializes in businesses, franchises, and commercial entities. He joined the board in 2017 and has been an active

and engaged contributor and currently serves as a member of the Policy Committee, which consists of both staff and board members working collaboratively to update and develop organizational policies and processes.

Vikki Anderson, Board Member

Vikki has a bachelor's degree in Political Science and is currently a Business Development Executive with The Scoular Company. She has served as a volunteer with The League of Women Voters of Eastern Carver County as well as being the past Environmental Lobbyist for The League of Women Voters MN working on wetlands protection legislation and BWCA protections. Vikki is a resident of Chaska where she lives with her two boys and rescue dog Wilbur. Vikki joined the board in 2017.

Matt Crumpton, Board Member

Matt is the Vice President, National Accounts for EFS – a WEX company, specializing in payment processing solutions for transportation related organizations. Matt's responsibilities include general management, national account sales, and key account management with focus and leadership in new business sales and growth. Matt's previous employment includes working with J.B. Hunt Transport, based in Lowell, AR., Matt received his Bachelor of Science in Business Administration with emphasis in Transportation and Logistics from the University of Arkansas. He is actively involved in Boy Scouts of America, cycling, various community programs, and cheering on his Razorbacks! Matt, his wife Tracy, and three boys, along with their beautiful Golden Retriever Lola, reside in Chaska. Matt joined the board in May 2018.

Kristin Kunz, Board Member

Kristin has a JD from Hamline University School of Law and works for US Bank in Dodd Frank compliance. She has always loved animals and became passionate about animal rescue after adopting her dog, Sherman. Kristin lives in Edina with her husband, Alex, and Sherman. Kristin joined the board in 2018. She also supports CSHS through Rover, by donating her proceeds for dog sitting and walking.

Stacy McDonald, Board Member

Stacy has spent her entire career in the nonprofit world; currently at Junior Achievement of the Upper Midwest, but for over 20 years at Animal Humane Society in the Twin Cities. Stacy left AHS wanting to devote more of her time and energy to her many other passions, such as education, but 9 months was enough of a break. Stacy has a BA in Political Science from the University of Minnesota, and two certificates from the University of St. Thomas in Fundraising and in UST's Mini-MBA in Nonprofit Management. She names all of her pets after cities and her current household consists of two cats, Raleigh, a medium hair lilac point Siamese mix, and Eugene, a short hair black smoke tabby goblin mix (but the cute and funny kind of evil goblins... like in the Labyrinth). Stacy is excited and proud to be part of CSHS's Board, especially during a time of growth and progression.

Laura Minette, Board Member

Laura began her journey in animal welfare fresh out of school with the St Croix Animal Shelter in Afton, doing hands on animal care. She has been involved in animal welfare for more than 25 years, finishing her tenure in the field with the Animal Humane Society in Golden Valley. Laura made the move from animals to people and is now a database administrator with the development and communications team at Neighborhood House in St Paul. She has also been a dog trainer with AllBreed Obedience in Woodbury for 20 years. She's had several pets that she has loved and learned from in her life, guinea pigs, rabbits, cats, dogs, most all rescues and one very smart horse, she has also fostered several cats and dogs. Her current companion, Miss "Miley" Wigglebutt CGC, an English Springer Spaniel is 10 years old and together they have explored and enjoyed a decade of playing in obedience, agility and tracking together.

Jan Rajaratnam, Board Member

Jan is a technology professional with a BA in MIS from Iowa State University. He worked in institutional asset management before becoming a full-time entrepreneur. In addition to working with The Syndicate Fund, Jan works as a freelance web developer and digital marketer through his company Valari Solutions. Jan and his wife are huge animal lovers. They currently live in Bloomington with their two Alaskan Malamutes, Kira and Nikai. They are also active members of the Minnesota Alaskan Malamute club.

Full time management of Carver Scott Humane Society includes:

Mandi Wyman, Executive Director. Mandi has lived in Minneapolis for over a decade, and is a native of Detroit, Michigan. She has two rescue animals: a 13-year old tortoiseshell cat named Bailey and an 11-year old grey and white tuxedo cat named Edison. Mandi graduated from the University of Michigan in 2000 with a BA in Corporate Communication/Public Relations, and received her Masters of Nonprofit Management from Hamline University in 2014. Prior to her appointment at CSHS, she held positions at The Salvation Army and the Scott, Carver, Dakota CAP Agency. She is a five-time presenter at the Humane Society of the United States' International Animal Care Expo, and serves as a board member for the Minneapolis Animal Care & Control Advisory Board.

Leslie Johnson, Volunteer Manager. Leslie has been with CSHS since 2016. She started off as a cat care volunteer but the organization quickly realized her experience in personnel and HR management would be a great fit as our Volunteer Manager. In this role, she conducts our regularly scheduled volunteer orientations and recruitment events, oversees our team of office volunteers, is responsible for volunteer appreciation and thank you initiatives, ensures that our policies, procedures, and job descriptions are up to appropriate standards, and is key in covering the human resource needs of CSHS. Leslie has a Masters in Human Resource Management. She lives with her husband and their very loved kitty, Roxanne, in Chanhassen.

Megan Greene, Animal Programs Manager. Megan joined CSHS as the Fur Keeps Manager in 2016. She was instrumental in getting the program off the ground, leading our surrender prevention initiatives, and developing partnerships with local food shelves and community programs. Megan became Animal Programs Manager in 2017, where she now oversees the foster program, Fur Keeps program, vetting and care coordination, and adoptions. Prior to CSHS, Megan spent four years working in animal welfare including roles in intake and as a foster. She spent 11 years in the human service field. She now lives in Minnetonka with her husband, two goofy dogs, and the occasional litter of crazy foster kittens.

Kelly Simer, Cat Adoption Center Manager. Kelly began volunteering with CSHS shortly after the Cat Adoption Center opened in March 2016. She has a background in training and development, including a Masters in Education from Texas A&M University. She has worked as an instructional designer both in the public and private sector and brings with her passion for research based practices and effective training processes. She currently lives in Chaska with a very cat-allergic husband and three kids, but she is actively stalking the dog team in hopes of finding their next canine family member.

Website

For further information about Carver-Scott Humane Society, including the latest available IRS form 990, please visit our website: <http://www.carverscotths.org>.

Attachment 2: Examples of How CSHS Serves the Community

- Carver Scott Humane Society is a proud partner of the Scott, Carver, Dakota CAP Agency. We provide cat and dog food to their food shelf. A two week supply of pet food is provided per pet, per family, once within a calendar month. We also provide our food shelf clients connections to other resources for pet food, vaccinations, spay/neuter, etc.
- We also regularly send food to the Bountiful Baskets food shelf in Chaska, to serve local clients in need of food support for their pets
- Our Shelter Diversion team can help animals who are loved in a home, but whose owners need additional resources to keep their animals. Our specially trained volunteers can walk them through practical solutions to common issues. In addition, we can sometimes help with veterinary care or training expenses for animals or owners with greater needs.
- Our Wilson's Fund assists families facing the difficult decision of euthanasia or surrender due to an emergency medical situation where immediate funds are not available. Animals with an immediate life-threatening injury or illness that requires prompt veterinary attention are served through this program. Quality of life and long-term prognosis and care are considered. This program helps animals get the lifesaving care they need, so they can stay in the home where they are loved.
- We have assisted the community with hoarding cases, where owners have too many pets. We will assist these owners, getting their animals up-to-date on vet care, and placing these animals in foster homes where they can eventually be adopted into loving homes.
- We work with local impounds including Minneapolis Animal Care & Control, Critter Getter, and Pets Under Police Security (P.U.P.S.) to transfer animals from their facilities and place them in foster homes or prepare them for adoption by our rescue. We will even take in critical cases, arranging for vet care of animals from local impounds, reducing the rates of euthanasia in our community for animals who can be successfully treated or rehabilitated and placed for adoption.
- We partner with Minnesota reservations in other part of the state, to help spay and neuter dogs and cats in their communities, transfer animals from their overcrowded facilities into our foster homes, and in 2018, we even conducted the first TNR (trap, neuter, release) clinic for stray cats.
- We provide pet food on an as needed basis to local residents who are struggling financially to make ends meet, and some help with dog food or cat food can help keep the animal with the family.

- Looking ahead, we are planning to expand our services to provide microchip and vaccine clinics to the public and in partnership with our vets, offer low-cost spay and neuter services to area pet owners. This benefits the overall health and well-being of both animals and people in our community.
- We offer resources and references to area animal control and animal welfare facilities when we are unable to take in animals. We are excited to be a resource to our community, advocating for responsible pet ownership and adoption.
- In 2018, we were selected as the only shelter in Minnesota to participate in The Jackson Galaxy Project's Cat Pawsitive Program. This innovative program brought national attention to our small rescue. We were featured in People magazine and interviewed by local media outlets. We plan on expanding on this program, to serve as a resource to the wider community and other rescues in our area. It will allow us to offer behavior resources and training for cats and cat owners in our community.
- Also, in 2018, we offered Kitten Yoga in partnership with a local yoga studio. This was a wonderful partnership that not only enhanced the well-being of humans but allowed us to show off our wonderful animals and advocate for adoption of animals in need. We anticipate continuing this program in our larger facility.
- Our larger facility and shelter for cats will allow us to be better partners to other rescues in the area. We are able to take in more cats in need, that other rescues may not have the resources or homes to assist. We have been able to take in special needs cats and even shy cats because of the innovative programs and training we have implemented within our team.

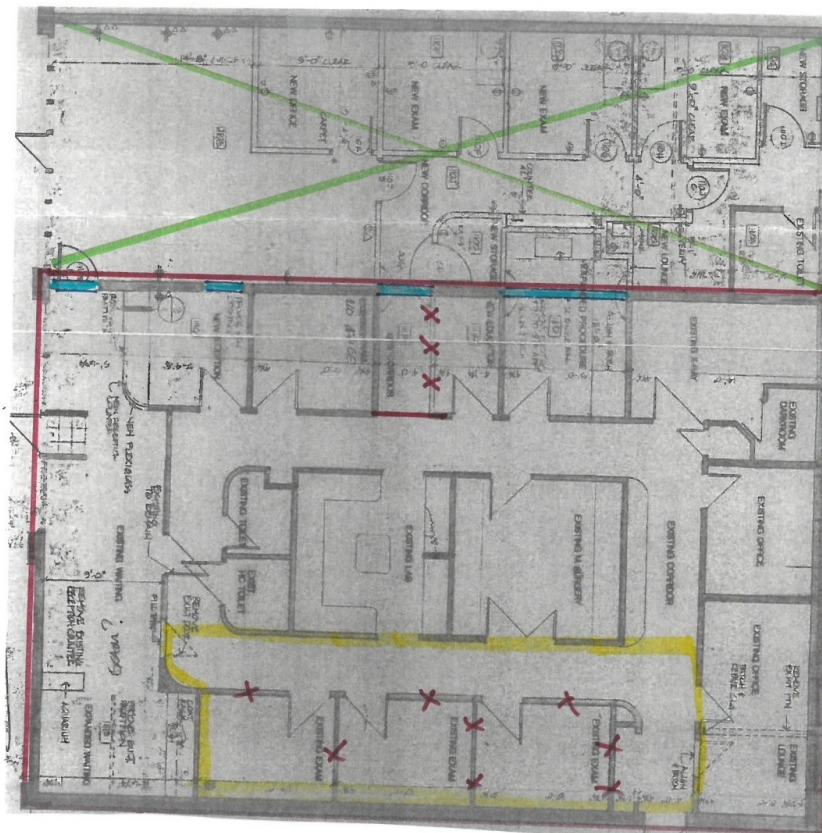
Attachment 3: Site Plan/Description

822 Yellow Brick Rd, Chaska, MN 55318

We are leasing 2,400 square feet of space in the building, as the landlord is separating his total space so that two tenants can fit into the property. We will have a reception area in front, as you walk in the front door (south side of the building). Rooms on the west side of the space will be office, our animal care room, and storage rooms. The area on the east and north sides of the building will be our primary cat housing area with state of the art cat condos, that meet or exceed the specifications of the American Association of Feline Practitioners (AAFP) and International Society of Feline Medicine (ISFM). Specifically, the majority of the cats housed in our shelter will be placed closest to the outer most wall of our building, not shared with neighboring businesses.

OFFICE LAYOUT

-  Walls to be sheetrocked and ready for paint, in these openings.
-  X – Landlord to remove wall; red line, wall to be added by Landlord with door installed per Tenant's plans.
-  Area to receive new drop ceiling, new LED lights (2' x 4') drop in fixtures and new HVAC diffusers.



Tenant's Space outlined in red.

Attachment 4: Signage Plan



The sign will smaller than the previous tenant (Valley Family Practice – shown above). Per the regulations of the shopping center, we will have illuminated signage that will display our logo above the door to our facility. Our logo is shown below:



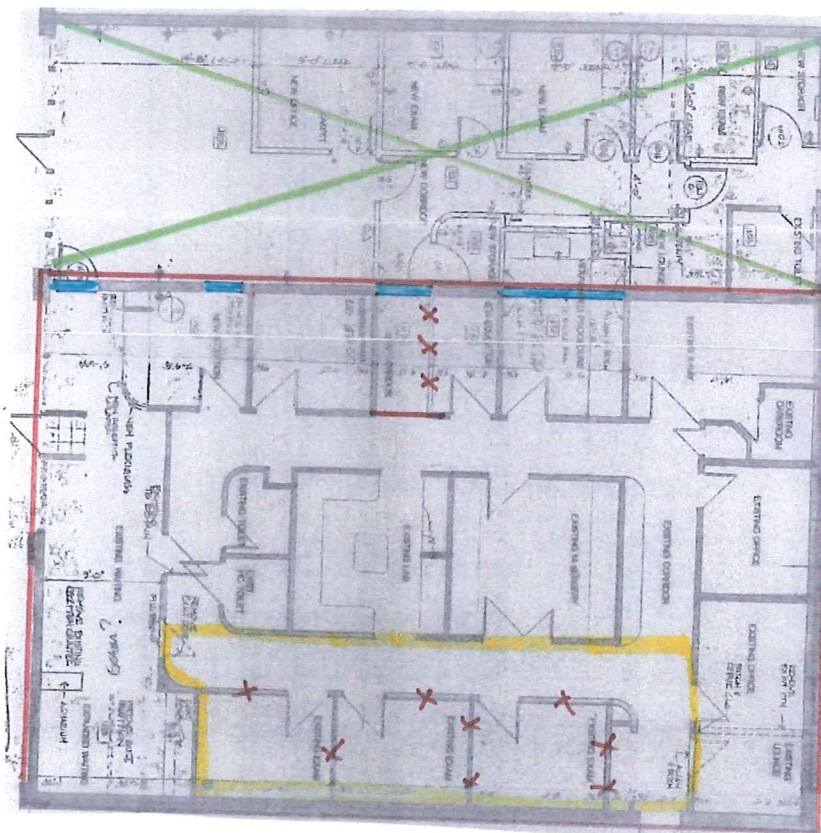
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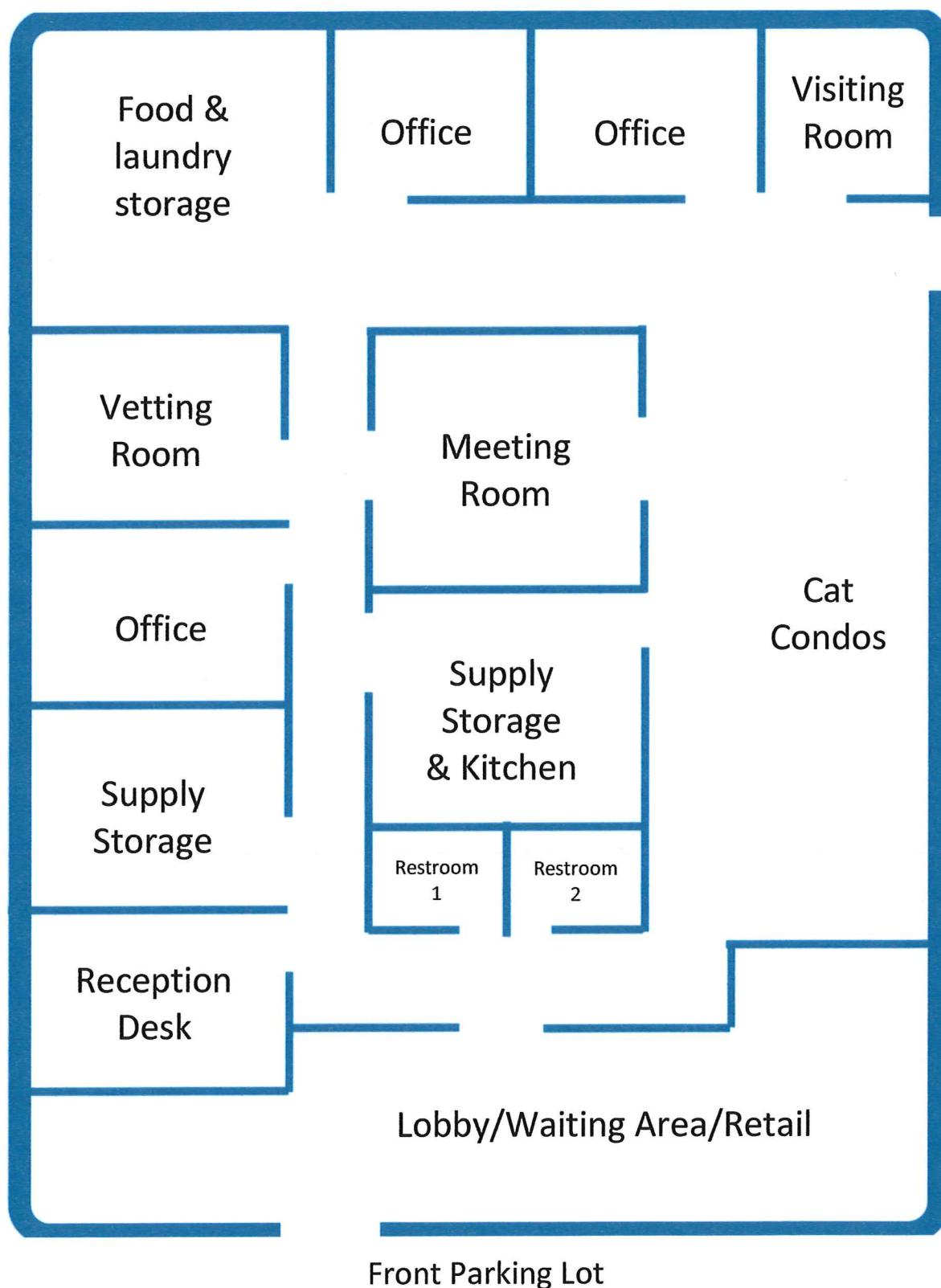
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-  Area to receive new drop ceiling, new LED lights (2' x 4') drop in fixtures and new HVAC diffusers.



↑
Tenant's Space outlined in red.

FLOOR PLAN FOR CARVER SCOTT HUMANE SOCIETY AT
822 Yellow Brick Rd, Chaska, MN 55318



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

12/12/2018

Subject: Zoning Ordinance Amendment (ZOA) to Section 5 Flood Protection and Section 15 Definitions

Applicant: City of Chaska

Case No.: PC# 2018-39

Synopsis: The applicant is seeking approval of a Zoning Ordinance Amendment (ZOA) to Section 5 Flood Protection and Section 15 Definitions of the Zoning Ordinance

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Zoning Ordinance Amendment

BACKGROUND

The Federal Emergency Management Administration (FEMA) is best known for its role in responding to national emergencies. One such weather emergency involves flooding which in recent years has been occurring on a more frequent and intense basis. To address this situation, FEMA is renewing its efforts to keep floodplains across the country free of obstructions that inhibit flow, cause property damage and potentially loss of life. Floodplain management is one of FEMA's core duties and is the reason communities nationwide are mandated to upgrade their floodplain ordinances to be both restrictive and consistent. In some areas where development already exists in the floodplain, such as Chaska, levies are constructed to exacting specifications to protect these areas from damaging water flow. Such levies need to be regularly maintained and recertified every 10-years. Due to cost, levies protect only a small portion of the country's floodplain so local ordinances represent an important part of floodplain management.

The Department of Natural Resources (DNR) is working with FEMA on this floodplain update. In addition to revising the ordinance language, more recent mapping data has been used to create more defined flood limits. In Chaska these updated limits effect Chaska Creek (along Creek Road) and East Chaska Creek (adjacent to Sandy Acres). These limits are reflected on newly published Flood Insurance Rate Maps (FIRM). The redefined floodplain limits as shown on the FIRM, do not include any changes that effect existing structures in Chaska although only a property survey can determine the exact limits of the floodplain for adjacent parcels.

The City was notified from the Federal Emergency Management Agency (FEMA) that the Flood Insurance Rate Maps (FIRMs) for the City of Chaska were completed and will become effective on December 21, 2018. Every community is required to adopt or show evidence of floodplain management regulations that meet the standards of Paragraph 60.3(d) by the effective date of the FIRM. In other words, our community must amend our current Floodplain Ordinance, that is effective by December 21, 2018, in order to continue participating in the National Flood

Insurance Program (NFIP). The purpose of this amendment is meant to include the new FIRMs that will be effective on December 21, 2018 and incorporate several updates to the ordinance language as required by the NFIP.

ZONING ORDINANCE AMENDMENT (ZOA) TO SECTION 5 FLOOD PROTECTION

The City of Chaska currently has an ordinance for Flood Protection (Section 5), and therefore only requires an amendment to it to incorporate new changes. The changes that are being incorporated are required by the National Flood Insurance Program. The ordinance is very much still the same as it was before with some re-formatting and minor changes/incorporations. The following are new changes being added to the Flood Protection Ordinance:

Section 5.2.2 Incorporation of Maps by Reference: *The following maps together with all attached material are hereby adopted by reference and declared to be a part of the Official Zoning Map and this ordinance. The attached material includes the Flood Insurance Study for Carver County, Minnesota, and Incorporated Areas, dated December 21, 2018 and the Flood Insurance Rate Map panels enumerated below, dated December 21, 2018, all prepared by the Federal Emergency Management Agency. These materials are on file at Chaska City Hall.*

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This section merely talks about the FIRMs that are applicable to the City of Chaska. These allow residents to look at panels of the City to see where their property falls within or out of the floodplain.

5.2.6 Annexations and Orderly Annexations: *The Flood Insurance Rate Map panels adopted by reference into Section 5.2.2 above may include floodplain areas that lie outside of the corporate boundaries of the City of Chaska at the time of adoption of this ordinance. If any of these floodplain land areas are annexed into the City of Chaska after the date of adoption of this ordinance, the newly annexed floodplain lands will be subject to the provisions of this ordinance immediately upon the date of annexation. If any of these floodplain land areas are in an orderly annexation area, the Section 5 ordinance will apply to these areas.*

The City has a portion of Dahlgren Township and Laketown Township that lie within potential future annexation areas and Orderly Annexation areas in the City. Any future annexations will be required to follow the rules and regulations of Section 5 after they've been annexed. Any areas that are designated as Orderly Annexation areas will be required to follow the rules and regulations of Section 5 as the City currently has zoning authority over these areas.

5.3.1.3 and 5.7 General Floodplain District. *The General Floodplain District includes those areas within Zone A as shown on the Flood Insurance Rate Map adopted in Section 5.2.2.*

Zone A is areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. In Chaska, this is limited to Chaska Creek and one of its tributaries. On lakes identified as Zone A, the areas above the OHWL would be treated as Flood Fringe, and the areas below the OHWL would be treated as Floodway. Within the General Floodplain district, the Floodway District standards in Section 5.5 apply unless the floodway boundary is determined, according to the process outlined in Section 5.7.2.

ZONING ORDINANCE AMENDMENT (ZOA) TO SECTION 15 DEFINITIONS

The Definitions section of the zoning ordinance will be amended to include the following definitions:

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation: The elevation of the "regional flood." The term "base flood elevation" is used in the flood insurance survey.

Critical Facilities: Facilities necessary to a community's public health and safety. Examples of critical facilities include hospitals, correctional facilities, schools, daycare facilities, nursing homes, fire and police stations, wastewater treatment facilities, public electric utilities, water plants, fuel storage facilities, and waste handling and storage facilities.

Development: any manmade change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Farm Fence: A fence as defined by Minn. Statutes Section 344.02, Subd. 1(a)-(d). An open type fence of posts and wire is not considered to be a structure under Section 5 of the zoning ordinance. Fences that have the potential to obstruct flood flows, such as chain link fences and rigid walls, are regulated as structures under Section 5 of the zoning ordinance.

Flood Insurance Rate Map: An official map on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built

so as to render the structure in violation of the applicable non-elevation design requirements of 44 Code of Federal Regulations, Part 60.3.

New Construction: Structures, including additions and improvements, and placement of manufactured homes, for which the start of construction commenced on or after the effective date of this ordinance.

One Hundred Year Floodplain: Lands inundated by the "Regional Flood" (see definition).

Recreational Vehicle: a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of the Flood Protection ordinance, the term recreational vehicle is synonymous with the term "travel trailer/travel vehicle."

Special Flood Hazard Area: A term used for flood insurance purposes synonymous with "One Hundred Year Floodplain."

Start of Construction: includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit's expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial Damage: means damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that

have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- b) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purpose of this ordinance, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

CONCLUSION

City Staff is in support of these zoning ordinance amendments to better clarify the Flood Protection regulations and applicable definitions so that they are in line with the requirements for the National Flood Insurance Program.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval to City Council of the Zoning Ordinance Amendment (ZOA) to Section 5 Flood Protection.

Motion to recommend approval to City Council of the Zoning Ordinance Amendment (ZOA) to Section 15 Definitions.

ORDINANCE NO. 956

**AN ORDINANCE AMENDING SECTION 5 (FLOODPLAIN PROTECTION) OF
ORDINANCE NO. 229 (ZONING ORDINANCE)
IN THE CITY OF CHASKA**

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 5 (Flood Protection) is hereby amended to be the following language:

**5.1 STATUTORY AUTHORIZATION, FINDINGS OF FACT AND
PURPOSE**

5.1.1 Statutory Authorization:

The legislature of the State of Minnesota has, in Minnesota Statutes Chapter 103F and Chapter 462 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the City Council of Chaska, Minnesota, does ordain as follows.

5.1.2 Purpose:

5.1.2.1 This ordinance regulates development in the flood hazard areas of the City of Chaska. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this ordinance to promote the public health, safety, and general welfare by minimizing these losses and disruptions.

5.1.2.2 National Flood Insurance Program Compliance. This ordinance is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.

5.1.2.3 This ordinance is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and

riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

SECTION 5.2 GENERAL PROVISIONS

5.2.1 Lands to Which Ordinance Applies:

This ordinance applies to all lands within the jurisdiction of the City of Chaska within the boundaries of the Floodway, Flood Fringe and General Floodplain Districts. The boundaries of these districts are determined by scaling distances on the Flood Insurance Rate Map, or as modified in accordance with Section 3.2.

5.2.1.1 The Floodway, Flood Fringe and General Floodplain Districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in this ordinance. In case of a conflict, the more restrictive standards will apply.

5.2.1.2 Where a conflict exists between the floodplain limits illustrated on the official floodplain maps and actual field conditions, the flood elevations shall be the governing factor in locating the regulatory floodplain limits.

5.2.1.3 Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the Board of Adjustment and to submit technical evidence.

5.2.2 Incorporation of Maps by Reference:

The following maps together with all attached material are hereby adopted by reference and declared to be a part of the Official Zoning Map and this ordinance. The attached material includes the Flood Insurance Study for Carver County, Minnesota, and Incorporated Areas, dated December 21, 2018 and the Flood Insurance Rate Map panels enumerated below, dated December 21, 2018, all prepared by the Federal Emergency Management Agency. These materials are on file at Chaska City Hall.

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5.2.3

Abrogation and Greater Restrictions:

It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this ordinance imposes greater restrictions, the provisions of this ordinance prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

5.2.4

Warning and Disclaimer of Liability:

This ordinance does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This ordinance does not create liability on the part of City of Chaska or its officers or employees for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

5.2.5

Severability:

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of law, the remainder of this ordinance shall not be affected and shall remain in full force.

5.2.6

Annexations and Orderly Annexation Areas:

The Flood Insurance Rate Map panels adopted by reference into Section 5.2.2 above may include floodplain areas that lie outside of the corporate boundaries of the City of Chaska at the time of adoption of this ordinance. If any of these floodplain land areas are annexed into the City of Chaska after the date of adoption of this ordinance, the newly annexed floodplain lands will be subject to the provisions of this ordinance immediately upon the date of annexation. If any of these floodplain land areas are in an orderly annexation area, the Section 5 ordinance will apply to these areas.

SECTION 5.3 ESTABLISHMENT OF FLOODPLAIN DISTRICTS

5.3.1

Districts:

5.3.1.1

Floodway District. The Floodway District includes those areas within Zones AE delineated within floodway areas as shown on the Flood Insurance Rate Maps adopted in Section 5.2.2. For lakes, wetlands and other basins, the Floodway District also includes those areas that are at or below the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14.

5.3.1.2

Flood Fringe District. The Flood Fringe District includes areas within Zones AE on the Flood Insurance Rate Map adopted in Section 5.2.2, but located outside of the floodway. For lakes, wetlands and other basins, the Flood Fringe District also includes areas mapped in Zones A or AE, which are below the 1% annual chance (100 year)

flood elevation but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14.

5.3.1.3 General Floodplain District. The General Floodplain District includes those areas within Zone A as shown on the Flood Insurance Rate Map adopted in Section 5.2.2.

5.3.2 Applicability:

Where Floodway and Flood Fringe districts are delineated on the floodplain maps, the standards in Sections 5.5 or 5.6 will apply, depending on the location of a property. Any watercourses identified as Zone A on the floodplain maps adopted in Section 5.2.2 are considered to fall within the General Floodplain District. Within the General Floodplain district, the Floodway District standards in Section 5.5 apply unless the floodway boundary is determined, according to the process outlined in Section 5.7.2. Areas in and adjoining lakes, wetlands and other basins shall be designated as either Floodway or Flood Fringe based on the procedures described in Sections 5.3.1.1 and 5.3.1.2.

SECTION 5.4 REQUIREMENTS FOR ALL FLOODPLAIN DISTRICTS

5.4.1 Permit Required. A permit must be obtained from the Zoning Administrator to verify if a development meets all applicable standards outlined in this ordinance prior to conducting the following activities:

5.4.1.1 The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in this ordinance.

5.4.1.2 The construction of a dam, on-site septic system, or any fence not meeting the definition of farm fence outlined in Section 15 5.2.619 of the zoning ordinance.

5.4.1.3 The change or extension of a nonconforming use.

5.4.1.4 The repair of a structure that has been damaged by flood, fire, tornado, or any other source.

5.4.1.5 The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.

5.4.1.6 Relocation or alteration of a watercourse (including new or replacement culverts and bridges), unless a public waters work permit has been applied for.

5.4.1.7 Any other type of “development” as defined in this ordinance.

5.4.2 **Minimum Development Standards.** All new construction and substantial improvements must be:

5.4.2.1 Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

5.4.2.2 Constructed with materials and utility equipment resistant to flood damage;

5.4.2.3 Constructed by methods and practices that minimize flood damage; and

5.4.2.4 Constructed with electrical, heating, ventilation, ductwork, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5.4.3 Flood Capacity. Floodplain developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

5.4.4 The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

5.4.5 Critical Facilities, as defined in Section 15 of the zoning ordinance, are to be located, so that the lowest floor is not less than two feet above the regional flood elevation, or the 500 year flood elevation, whichever is higher.

SECTION 5.5 FLOODWAY DISTRICT (FW)

5.5.1 Permitted Uses:

The following uses, subject to the standards set forth in Section 5.5.2, are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:

5.5.1.1 General farming, pasture, grazing, farm fences, outdoor plant nurseries, horticulture, forestry, sod farming, and wild crop harvesting.

5.5.1.2 Industrial-commercial loading areas, parking areas, and airport landing strips.

5.5.1.3 Open space uses, including but not limited to private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, hunting and fishing areas, and single or multiple purpose recreational trails.

5.5.1.4 Residential yards, lawns, gardens, parking areas, and play areas.

5.5.2 Standards for Floodway Permitted Uses:

5.5.2.1 The use must have a low flood damage potential.

5.5.2.2 The use must not involve structures or obstruct flood flows. The use must not cause any increase in flood damages, nor any increase in flood elevations in areas where a floodway has been established, as certified by a registered professional engineer.

5.5.2.3 Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

5.5.3 Conditional Uses:

The following uses may be allowed as conditional uses following the standards and procedures set forth in Section 5.11.4 of this ordinance and further subject to the standards set forth in Section 5.5.4, if otherwise allowed in the underlying zoning district.

5.5.3.1 Structures accessory to primary uses listed in 5.5.1.1 – 5.5.1.3 above and primary uses listed in 5.5.3.2 – 5.5.3.3 below.

5.5.3.2 Grading, extraction, fill and storage of soil, sand, gravel, and other materials.

5.5.3.3 Marinas, boat rentals, permanent docks, piers, wharves, water control structures, and navigational facilities.

5.5.3.4 Storage yards for equipment, machinery, or materials.

5.5.3.5 Fences that have the potential to obstruct flood flows.

- 5.5.3.6** Levees or dikes intended to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.
- 5.5.3.7** Railroads, streets, bridges, utility transmission lines and pipelines, provided that the Department of Natural Resources' Area Hydrologist is notified at least ten days prior to issuance of any permit.

5.5.4 Standards for Floodway Conditional Uses:

- 5.5.4.1** A conditional use must not cause any increase in flood damages, nor any increase in flood elevations in areas where a floodway has been established, as certified by a registered professional engineer.

5.5.4.2 Fill; Storage of Materials and Equipment:

- a)** Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching, riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.
- b)** Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the 1% percent chance or regional flood may only be allowed if the City of Chaska has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.

5.5.4.3 Accessory Structures. Accessory structures, as identified in Section 5.31, may be permitted, provided that:

- a)** Structures are not intended for human habitation;
- b)** Structures will have a low flood damage potential;
- c)** Structures will be constructed and placed so as to offer a minimal obstruction to the flow of flood waters;
- d)** Structures must be elevated on fill or structurally dry floodproofed and

watertight to the regulatory flood protection elevation. Certifications consistent with Section 5.11.22 shall be required.

- e) As an alternative, an accessory structure may be floodproofed in a way to accommodate internal flooding. To allow for the equalization of hydrostatic pressure, there shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding, have a net area of not less than one square inch for every square foot of enclosed area subject to flooding, and shall allow automatic entry and exit of floodwaters without human intervention. A floodproofing certification consistent with Section 5.11.22 shall be required.

5.5.4.4 Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of Minnesota Statutes, Section 103G.245.

5.5.4.5 A levee, dike or floodwall constructed in the floodway must not cause an increase to the 1% chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.

SECTION 5.6 FLOOD FRINGE DISTRICT (FF)

5.6.1 Permitted Uses: Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in Sections 5.6.2. If no pre-existing, underlying zoning districts exist, then any residential or nonresidential structure or use of a structure or land is a permitted use provided it does not constitute a public nuisance.

5.6.2 Standards for Flood Fringe Permitted Uses:

5.6.2.1 All structures, including accessory structures, must be elevated on fill so that the lowest floor, as defined, is at or above the regulatory flood

protection elevation. The finished fill elevation for structures must be no lower than one foot below the regulatory flood protection elevation and the fill must extend at the same elevation at least 15 feet beyond the outside limits of the structure. Elevations must be certified by a registered professional engineer, land surveyor or other qualified person designated by the community.

5.6.2.2

Accessory Structures. As an alternative to the fill requirements of section 5.6.2.1, structures accessory to the uses identified in Section 5.6.1 may be designed to accommodate the inundation of floodwaters, meeting the following provisions, as appropriate:

a) The accessory structure constitutes a minimal investment and satisfy the development requirements in Section 5.4.2.

b) Any enclosed accessory structure shall not exceed 576 square feet in size, and only be used for parking and storage. Any such structure shall be designed and certified by a registered professional engineer, or be designed in accordance with the following floodproofing standards:

1) To allow for the equalization of hydrostatic pressure, there shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding, have a net area of not less than one square inch for every square foot of enclosed area subject to flooding,

and shall allow automatic entry and exit of floodwaters without human intervention.

5.6.2.3 The cumulative placement of fill or similar material on a parcel must not exceed 1,000 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with Section 5.6.2.1 of this ordinance, or if allowed as a conditional use under Section 5.6.3.3 below.

5.6.2.4 All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.

5.6.2.5 All fill must be properly compacted and the slopes must be properly protected by the use of riprap, vegetative cover or other acceptable method.

5.6.2.6 All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation, or must have a flood warning /emergency evacuation plan acceptable to the City of Chaska.

5.6.2.7 Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

5.6.2.8 Manufactured homes and recreational vehicles must meet the standards of Section 5.10 of this ordinance.

5.6.3 **Conditional Uses:** The following uses may be allowed as conditional uses following the standards and procedures set forth in Section 5.11.4 of this ordinance and further subject to the standards set forth in Section 5.6.4, if otherwise allowed in the underlying zoning district(s).

5.6.3.1 The placement of floodproofed nonresidential basements below the regulatory flood protection elevation. Residential basements, are not allowed below the regulatory flood protection elevation.

5.6.3.2 The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with Section 5.6.2.1 of this ordinance.

5.6.3.3 The use of methods other than fill to elevate structures above the regulatory flood protection elevation. This includes the use of: stilts, pilings, filled stem walls, or above-grade, internally flooded enclosed areas such as crawl spaces or tuck under garages, meeting the standards in Section 5.6.4.4.

5.6.4 Standards for Flood Fringe Conditional Uses:

5.6.4.1 The standards for permitted uses in the flood fringe, listed in Sections 6.24 through 6.28, apply to all conditional uses.

5.6.4.2 All areas of nonresidential structures, including basements, to be placed below the regulatory flood protection elevation must be structurally dry floodproofed, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A floodproofing certification consistent with Section 5.11.2.2 shall be required.

5.6.4.3 The placement of more than 1,000 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.

a) The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (1% chance) flood event.

b) The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the City of Chaska.

c) The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.

5.6.4.4 Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if: 1) the enclosed area is above-grade on at least one side of the structure; 2) it is designed to internally flood; and 3) it is used solely for parking of vehicles, building access or storage. These alternative elevation methods are subject to the following additional standards:

- a)** Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and include a minimum of two openings on at least two sides of the structure. The bottom of all openings shall be no higher than one foot above grade, and have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice.
- b)** Floodproofing certifications consistent with Section 5.11.2.2 shall be required. The structure shall be subject to a deed-restricted nonconversion agreement with the issuance of any permit.

SECTION 5.7 GENERAL FLOODPLAIN DISTRICT (GF)

5.7.1 Permitted Uses:

- 5.7.1.1** The uses listed in Section 5.5.1 of this ordinance, Floodway District Permitted Uses, are permitted uses.
- 5.7.1.2** All other uses are subject to the floodway/flood fringe evaluation criteria specified in Section 5.7.2 below. Section 5.5 applies if the proposed use is determined to be in the Floodway District. Section 5.6 applies if the proposed use is determined to be in the Flood Fringe District.

5.7.2 Procedures for Determining Floodway Boundaries and Regional Flood Elevations:

5.7.2.1 Detailed Study. Developments greater than 50 lots or 5 acres, or as requested by the zoning administrator, shall be subject to a detailed study to determine the regulatory flood protection elevation and the limits of the Floodway District. The determination of the floodway and flood fringe must be consistent with accepted hydrological and hydraulic engineering standards, and must include the following components, as applicable:

- a)** Estimate the peak discharge of the regional (1% chance) flood.
- b)** Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.
- c)** Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half (0.5) foot. A lesser stage increase than 0.5 foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries, unless development or geographic features warrant other analysis, as approved by the Department of Natural Resources.

5.7.2.2 Alternative Methods. Provided no detailed study is available, an applicant must identify a base flood elevation, at minimum, to determine the boundaries of the special flood hazard area. The applicant shall obtain and utilize best available data to determine the regional flood elevation and floodway boundaries from a state, federal, or other source. If no such data exists, the applicant may determine the base flood elevation and floodway limits through other accepted engineering practices. Any such method shall assume a 0.5 foot stage increase to accommodate for future floodway determination.

5.7.2.3 The Zoning Administrator will review the submitted information and assess the technical evaluation and the recommended Floodway and/or Flood Fringe

District boundary. The assessment must include the cumulative effects of previous floodway encroachments. The Zoning Administrator may seek technical assistance from an engineer or other expert person or agency, including the Department of Natural Resources. Based on this assessment, the Zoning Administrator may approve or deny the application.

- 5.7.2.4** Once the Floodway and Flood Fringe District boundaries have been determined, the Zoning Administrator must process the permit application consistent with the applicable provisions of Section 5.5 and 5.6 of this ordinance.

SECTION 5.8 SUBDIVISION STANDARDS

- 5.8.1 Subdivisions:** No land may be subdivided which is unsuitable for reasons of flooding or inadequate drainage, water supply or sewage treatment facilities. Manufactured home parks and recreational vehicle parks or campgrounds are considered subdivisions under this ordinance.

- 5.8.1.1** All lots within the floodplain districts must be able to contain a building site outside of the Floodway District at or above the regulatory flood protection elevation.

- 5.8.1.2** All subdivisions must have road access both to the subdivision and to the individual building sites no lower than two feet below the regulatory flood protection elevation, unless a flood warning emergency plan for the safe evacuation of all vehicles and people during the regional (1% chance) flood has been approved by the City of Chaska. The plan must be prepared by a registered engineer or other qualified individual, and must demonstrate that adequate time and personnel exist to carry out the evacuation.

- 5.8.1.3** For all subdivisions in the floodplain, the Floodway and Flood Fringe District boundaries, the regulatory flood protection elevation and the required elevation of all access roads must be clearly labeled on all required subdivision drawings and platting documents.

- 5.8.1.4** In the General Floodplain District, applicants must provide the information required in Section 5.7.2 of this ordinance to determine the regional flood elevation, the Floodway and Flood Fringe District boundaries and the regulatory flood protection elevation for the subdivision site.

5.8.1.5 Subdivision proposals must be reviewed to assure that:

- a) All such proposals are consistent with the need to minimize flood damage within the flood prone area,
- b) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
- c) Adequate drainage is provided to reduce exposure of flood hazard.

SECTION 5.9 UTILITIES, RAILROADS, ROADS, AND BRIDGES

5.9.1 Public Utilities: All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

5.9.2 Public Transportation Facilities: Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 5.5 and 5.6 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

5.9.3 On-site Water Supply and Sewage Treatment Systems: Where public utilities are not provided: 1) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended; and 2) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

SECTION 5.10 MANUFACTURED HOMES AND RECREATIONAL VEHICLES.

5.10.1 Manufactured Homes: Manufactured homes and manufactured home parks are subject to applicable standards for each floodplain district. In addition:

5.10.1.1 New and replacement manufactured homes must be elevated in compliance with Section 6 of this ordinance and must be securely anchored to a system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.

5.10.1.2 New manufactured home parks and expansions to existing manufactured home parks must meet the appropriate standards for subdivisions in Section 8 of this ordinance. New or replacement manufactured homes in existing manufactured home parks must meet the vehicular access requirements for subdivisions in Section 5.8.1.2 of this ordinance.

5.10.2 **Recreational Vehicles:** New recreational vehicle parks or campgrounds and expansions to existing recreational vehicle parks or campgrounds are prohibited in any floodplain district. Recreational vehicles placed in existing recreational vehicle parks, campgrounds or lots of record in the floodplain must either:

5.10.2.1 Meet the requirements for manufactured homes in Section 10.1, or

5.10.2.2 Be travel ready, meeting the following criteria:

a) The vehicle must have a current license required for highway use.

b) The vehicle must be highway ready, meaning on wheels or the internal jacking system, attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks.

c) No permanent structural type additions may be attached to the vehicle.

d) Accessory structures may be permitted in the Flood Fringe District, provided that they constitute a minimal investment, do not hinder the removal of the vehicle should flooding occur, and meet the standards outlined in Sections 5.4.2 and 5.6.2.2.

SECTION 5.11 ADMINISTRATION

5.11.1 Duties: A Zoning Administrator or other official designated by the City of Chaska must administer and enforce this ordinance.

5.11.2 Permit Application Requirements:

5.11.2.1 Application for Permit. Permit applications must be submitted to the Zoning Administrator on forms provided by the Zoning Administrator. The permit application must include the following as applicable:

- a)** A site plan showing all pertinent dimensions, existing or proposed buildings, structures, and significant natural features having an influence on the permit.
- b)** Location of fill or storage of materials in relation to the stream channel.
- c)** Copies of any required municipal, county, state or federal permits or approvals.
- d)** Other relevant information requested by the Zoning Administrator as necessary to properly evaluate the permit application.

5.11.2.2 Certification. The applicant is required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this ordinance. Floodproofing measures must be certified by a registered professional engineer or registered architect as being in compliance with applicable floodproofing standards in the State Building Code. Accessory structures designed in accordance with Section 5.6.2.2 of this ordinance are exempt from certification, provided sufficient assurances are documented. Any development in established floodways must not cause any increase in flood elevations or damages, as certified by a registered professional engineer.

5.11.2.3 Certificate of Zoning Compliance for a New, Altered, or Nonconforming Use. No building, land or structure may be occupied or used in any manner until a certificate of zoning compliance has

been issued by the Zoning Administrator stating that the use of the building or land conforms to the requirements of this ordinance.

5.11.2.4 Recordkeeping of Certifications and As-Built Documentation. The Zoning Administrator must maintain records in perpetuity documenting:

- a) all certifications referenced in Section 5.11.2.2 of this ordinance as applicable
- b) Elevations complying with Section 5.6.2.1 of this ordinance. The Zoning Administrator must also maintain a record of the elevation to which structures and alterations to structures are constructed or floodproofed.

5.11.2.5 Notifications for Watercourse Alterations. Before authorizing any alteration or relocation of a river or stream, the Zoning Administrator must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minnesota Statutes, Section 103G.245, this will suffice as adequate notice. A copy of the notification must also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).

5.11.2.6 Notification to FEMA When Physical Changes Increase or Decrease Base Flood Elevations. As soon as is practicable, but not later than six months after the date such supporting information becomes available, the Zoning Administrator must notify the Chicago Regional Office of FEMA of the changes by submitting a copy of the relevant technical or scientific data.

5.11.3 Variances:

5.11.3.1 Variance Applications. An application for a variance to the provisions of this ordinance will be processed and reviewed in accordance with applicable State Statutes and Section 14.8 of the zoning ordinance.

5.11.3.2 Adherence to State Floodplain Management Standards. A variance must not allow a use that is not allowed in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by

state law

5.11.3.3 Additional Variance Criteria. The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:

- a)** Variances must not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
- b)** Variances may only be issued by a community upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- c)** Variances may only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

5.11.3.4 Flood Insurance Notice. The Zoning Administrator must notify the applicant for a variance that: 1) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and 2) Such construction below the base or regional flood level increases risks to life and property. Such notification must be maintained with a record of all variance actions.

5.11.3.5 General Considerations. The community may consider the following factors in granting variances and imposing conditions on variances and conditional uses in floodplains:

- a)** The potential danger to life and property due to increased flood heights or velocities caused by encroachments;

- b)** The danger that materials may be swept onto other lands or downstream to the injury of others;
- c)** The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions;
- d)** The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner;
- e)** The importance of the services to be provided by the proposed use to the community;
- f)** The requirements of the facility for a waterfront location;
- g)** The availability of viable alternative locations for the proposed use that are not subject to flooding;
- h)** The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
- i)** The relationship of the proposed use to the Comprehensive Land Use Plan and flood plain management program for the area;
- j)** The safety of access to the property in times of flood for ordinary and emergency vehicles;
- k)** The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.

5.11.3.6

Submittal of Hearing Notices to the Department of Natural Resources (DNR). The Zoning Administrator must submit hearing notices for proposed variances to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

5.11.3.7 Submittal of Final Decisions to the DNR. A copy of all decisions granting variances must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

5.11.3.8 Record-Keeping. The Zoning Administrator must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the Administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.

5.11.4 Conditional Uses:

5.11.4.1 Administrative Review. An application for a conditional use permit under the provisions of this ordinance will be processed and reviewed in accordance with Section 14.7 of the zoning ordinance.

5.11.4.2 Factors Used in Decision-Making. In passing upon conditional use applications, the Zoning Administrator must consider all relevant factors specified in other sections of this ordinance, and those factors identified in Section 5.11.3.5 of this ordinance.

5.11.4.3 Conditions Attached to Conditional Use Permits. In addition to the standards identified in Sections 5.5.4 and 5.6.4, the Zoning Administrator may attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this ordinance. Such conditions may include, but are not limited to, the following:

- a)** Limitations on period of use, occupancy, and operation.
- b)** Imposition of operational controls, sureties, and deed restrictions.
- c)** Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.

5.11.4.4 Submittal of Hearing Notices to the Department of Natural Resources (DNR). The Zoning Administrator must submit hearing notices for proposed conditional uses to the DNR sufficiently in advance to provide at least ten days' notice of the

hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

- 5.11.4.5** Submittal of Final Decisions to the DNR. A copy of all decisions granting conditional uses must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

SECTION 5.12 NONCONFORMITIES

- 5.12.1** Continuance of Nonconformities: A use, structure, or occupancy of land which was lawful before the passage or amendment of this ordinance but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions. Historic structures, as defined in Section 15 of the zoning ordinance under 'Substantial Improvement' item b), are subject to the provisions of Sections 5.12.1.1 – 5.12.1.6 below.

- 5.12.1.1** A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its flood damage potential or degree of obstruction to flood flows except as provided in 5.12.1.2 below. Expansion or enlargement of uses, structures or occupancies within the Floodway District is prohibited.

- 5.12.1.2** Any addition or structural alteration to a nonconforming structure or nonconforming use that would result in increasing its flood damage potential must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP1 thru FP4 floodproofing classifications) allowable in the State Building Code, except as further restricted in 5.12.1.4 below.

- 5.12.1.3** If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this ordinance.

- 5.12.1.4** If any structure experiences a substantial improvement as defined in this ordinance, then the entire structure must meet the standards of Section 5.5 or 5.6 of this ordinance for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District, respectively. If the current proposal, including maintenance and repair during the previous 365 days, plus the costs of any previous alterations and additions since the first Flood Insurance Rate Map exceeds 50 percent of the market value of any nonconforming

structure, the entire structure must meet the standards of Section 5.5 or 5.6 of this ordinance.

5.12.1.5 If any nonconformity is substantially damaged, as defined in this ordinance, it may not be reconstructed except in conformity with the provisions of this ordinance. The applicable provisions for establishing new uses or new structures in Sections 5.5 or 5.6 will apply depending upon whether the use or structure is in the Floodway or Flood Fringe, respectively.

5.12.1.6 If any nonconforming use or structure experiences a repetitive loss, as defined in Section 15 of the zoning ordinance, it must not be reconstructed except in conformity with the provisions of this ordinance.

SECTION 5.13 VIOLATIONS AND PENALTIES

5.13.1 Violation Constitutes a Misdemeanor: Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) constitute a misdemeanor and will be punishable as defined by law.

5.13.2 Other Lawful Action: Nothing in this ordinance restricts the City of Chaska from taking such other lawful action as is necessary to prevent or remedy any violation. If the responsible party does not appropriately respond to the Zoning Administrator within the specified period of time, each additional day that lapses will constitute an additional violation of this ordinance and will be prosecuted accordingly.

5.13.3 Enforcement: Violations of the provisions of this ordinance will be investigated and resolved in accordance with the provisions of Section 14 of the zoning ordinance. In responding to a suspected ordinance violation, the Zoning Administrator and Local Government may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The City of Chaska must act in good faith to enforce these official controls and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

SECTION 5.14 AMENDMENTS

5.14.1 Floodplain Designation – Restrictions on Removal: The floodplain designation on the Official Zoning Map must not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to

lands outside the floodplain. Special exceptions to this rule may be permitted by the Department of Natural Resources (DNR) if it is determined that, through other measures, lands are adequately protected for the intended use.

5.14.2 Amendments Require DNR Approval: All amendments to this ordinance must be submitted to and approved by the Department of Natural Resources (DNR) prior to adoption.

5.14.3 Map Revisions Require Ordinance Amendments. The floodplain district regulations must be amended to incorporate any revisions by the Federal Emergency Management Agency to the floodplain maps adopted in Section 5.2.2 of this ordinance.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of December, 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

ORDINANCE NO. xxx

**AN ORDINANCE AMENDING SECTION 15 (DEFINITIONS) OF ORDINANCE NO. 229
(ZONING ORDINANCE)
IN THE CITY OF CHASKA**

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 15 (Definitions) is hereby amended to add the following language:

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation: The elevation of the "regional flood." The term "base flood elevation" is used in the flood insurance survey.

Critical Facilities: Facilities necessary to a community's public health and safety. Examples of critical facilities include hospitals, correctional facilities, schools, daycare facilities, nursing homes, fire and police stations, wastewater treatment facilities, public electric utilities, water plants, fuel storage facilities, and waste handling and storage facilities.

Development: any manmade change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Farm Fence: A fence as defined by Minn. Statutes Section 344.02, Subd. 1(a)-(d). An open type fence of posts and wire is not considered to be a structure under Section 5 of the zoning ordinance. Fences that have the potential to obstruct flood flows, such as chain link fences and rigid walls, are regulated as structures under Section 5 of the zoning ordinance.

Flood Insurance Rate Map: An official map on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 Code of Federal Regulations, Part 60.3.

New Construction: Structures, including additions and improvements, and placement of manufactured homes, for which the start of construction commenced on or after the effective date of this ordinance.

One Hundred Year Floodplain: Lands inundated by the "Regional Flood" (see definition).

Recreational Vehicle: a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of the Flood Protection ordinance, the term recreational vehicle is synonymous with the term "travel trailer/travel vehicle."

Special Flood Hazard Area: A term used for flood insurance purposes synonymous with "One Hundred Year Floodplain."

Start of Construction: includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit's expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial Damage: means damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- b) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purpose of this ordinance, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of December, 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

12/12/18

Subject: Structures, Inc. - Concept Plan

Applicant: Daniel Andersen

Location: Old Audubon Road – South of Arbor Drive, North of Ravoux Circle

Case No.: 2018-38

Synopsis: The applicant is requesting approval of a concept plan to construct a new office/warehouse building with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Approval of Concept Plan, with listed conditions

BACKGROUND

In June 1997, the East Creek Carriage Homes and plat were approved by the City Council (Res. No. 97-61). The East Creek Carriage Homes are just southwest of the subject site on Ravoux Road. During these approvals the lot to the east and northeast was platted as an Outlot (outlot A), which was a tract for future replatting into single family detached residential lots south of the NSP highline, and industrial lots north of the highline. The single family detached residential lots have been developed south of the NSP highline (East Creek Acres 1st and 2nd Acres), so tonight we are looking at a concept plan to develop north of the NSP highline in Outlot A.

Goals

The goals indicated by the applicant were to provide the main headquarters for the Structures, Inc. business in the Chaska area, provide a fluent operation for their business that serves a long term relationship with the City, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

The subject property is located on a vacant outlot between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size. There exists a 125 foot wide easement on the south side of the property that is for the NSP highline. The site has and is used for agricultural purposes.

CURRENT REQUEST

The request this evening is for Concept Plan approval for the construction of a new office/warehouse building and an exterior storage yard for the company Structures, Inc. The company is currently located in Shakopee and are a big block wall and paver stone contractor. This new location will be the main corporate headquarters to the entire company. The propose to have business operations Monday-Friday from 6:30am to 5:00pm.

Adjacent properties

The site is bounded on the south by residential; the north by industrial; the west by Ravoux Road; and the east by Old Audubon Road.

Use

The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the 1997 approvals for the site which guided the area north of the NSP highline as industrial.

Layout

The layout of the site is showing main access into the site off of Old Audubon Road from an access point that is situated southerly on the property. This point provides access to the parking lots of the building. The building is situated more on the easterly side of the site towards Old Audubon Road. A parking lot stands between the building and the road. A parking lot is also proposed on the south portion of the building. An exterior storage yard abuts the building on its west side and is situated more in the center of the site.

Building Location/Design

The new office/warehouse industrial building is planning to locate on a 5.25 acre lot and is proposed to be 15,000 square feet in size. The majority of the building will be office space at 10,000 square feet, and the remainder will be warehouse/shop space at 5,000 square feet. The shop space will be for maintaining equipment like bobcats, trailers and trucks. The entrance of the building will face south. The building was oriented in a way that it was generally in line with the industrial buildings to the north.

In addition to the building, the business proposes to operate an exterior storage yard on the west side of the building. This area will store materials and several bins that will hold in different types of rock and other base material. The height and any equipment will stand no more than 7 feet in height in a vehicle or raw storage of materials. This exterior area is proposed to be secured off via a 6-foot privacy fence.

The proposed design of this building is rectangular in footprint and one-story in height. The building proposes to have windows, stone, Eifs, and metal cladding for materials. The design of the building was designed to have more of a residential look facing Old Audubon Road so as to fit in to the residential context and be a similar height to the existing industrial businesses adjacent.

The new building plans to have 18-20 total employees in the office and 2 employees in the shop space.

Staff Recommendation/Analysis

The location of the building appears to be appropriate as it is situated closer to Old Audubon Road where the main entrance to site is located. The look of the building being more residential on the front (east and south) is appropriate for the context this site is in. It will provide a more harmonious edge to the residential on the south.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials"

The applicant must show in the preliminary submittal how they meet the City's Building Design/Materials ordinance by calling out each material on the elevations and their percentage make-up. They will also have to provide a material board during this time. Given the proposed building's high visibility staff would require the building to use 360-degree architecture for the east and south sides of the building. Or, in other words, have a consistent design and material composition throughout. If brick is used on the building, then it should be advised that only full modular face brick is classified as a Class I material. Brick veneer is not a Class I material. The same should be noted for stone; natural stone is classified as a Class I material, whereas stone veneer is not.

The applicant will also have to show how the exterior storage area is going to be completely screened from view. The material being stored outside will have to be flush or below the screening provided. This area is highly sensitive in how it will be screened due to the proximity of residential to the south. Screening should occur in the form of berming, landscaping and fencing to be an aesthetically pleasing edge to the residential neighbors. The applicant will have to show multiple cross section drawings showing how the exterior material will be screened from the residential to the south. In addition to that, all exterior storage must be placed on pavement. Storage on open land/ground is prohibited.

Parking/Access/Circulation

The site is proposing to incorporate 42 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	10,366 sf	1ps/250sf	41 parking spaces
Warehouse	5,040 sf	1ps/2,000sf	2 parking spaces
		REQUIRED	43 parking spaces
		PROVIDED	42 parking spaces

According to the table above the applicant is deficient by one parking space. They will have to show in their preliminary submittal that they are meeting parking code. In addition to that, they will have to show a parking lot that provides planting islands compliant with Section 9.6.5.4.

The project is proposing to create two new vehicle entrances into the site. One off Old Audubon Road, and one off Ravoux Road. The entrance off Old Audubon Road will act as the main entrance into the site for workers. The access on Ravoux Road is meant for trucks accessing and exiting the storage yard. There is a shared driveway that exists on Arbor Drive that encroaches into this site. This shared driveway was put in place to provide access to this site in the event that it developed, however, the applicant is not proposing to use it based on this concept plan.

Staff Recommendation/Analysis

The layout of the site provides some concerns to staff. Due to the existing shared driveway on Arbor Drive it would appear to provide the most direct entrance into the site. This would also provide more of a separation from the residential to the south and opportunities to incorporate more landscaping on the edge. Staff would advise and recommend that the applicant essentially flip the access point on Old Audubon Road from its southerly location to the north side of the site to be located off Arbor Drive. The southern parking lot should also be situated on the north side of the site away from the residential to the south. There are transmission lines that run along this northern edge however there should be enough space to accommodate additional pavement and parking. The pavement should be pulled back from the south edge as it abuts the highline easement to give the site more of a buffer area for landscaping, fencing and berming on the south side of the site. As stated before, this edge is a highly sensitive area because of the proximate residences and thus should be treated that way.

The truck access on Ravoux Road shall be eliminated entirely, according to the Engineers Memo. Planning staff would echo this requirement as well. Ravoux Road is purely a residential thoroughfare and should continue to operate as such. The other industrial properties to the north gain access off Old Audubon Road to separate these uses. This should be done with this business as well. Staff will not allow this additional access as it will be an adverse addition to the area and residential road. The truck access shall also be directed off Old Audubon Road, consistent with the adjacent industrial businesses.

In addition to that, staff will emphasize the importance in meeting the City's requirement for planting islands within the parking lot. That requirement is to provide at least 10% of the hard surface area of the parking lot for planting islands. These planting islands must at least 10 feet in width in order them to meet code.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
From Property Lines Abutting Residential	100 feet
East and West Property Lines	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
East & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet
From Property Lines Abutting Residential	10 feet

The NSP highline easement on the south side of the site provides for a 125 foot setback from most of the southern property line, which is more than the ordinance requires; this easement cannot be encroached into with buildings and parking. The applicant will still have to show that the aforementioned setbacks are being met in the preliminary submittal and all site plans. The southern property line, specifically on the southeast portion of the site will have to ensure a 100 foot building setback is met.

It should also be noted that exterior storage areas shall comply with building setback requirements. The exterior storage area will have to show in the preliminary submittal that they are meeting the aforementioned setbacks, specifically on the northern edge of the site.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The applicant will be required to submit a landscape plan with the preliminary submittal to show how they meet this ordinance. The landscape plan will also have to show how the site will meet the planting island requirement in the parking lot in terms of size and percent coverage.

Staff would advise that significant landscaping and berming be situated along the southern edge of the site to provide an appropriate buffer between the industrial and residential uses. The applicant will be required to show a landscape plan that meets this along with cross sections that show this appropriate separation. In addition to that, the applicant will have to show how the loading dock area on the west side of the building will be screened from the residential properties. Zoning Ordinance Section 9.6.6.1 states "*Height of screening shall be at least four (4) feet but no more than six (6) feet above level of parking lot, and shall be ten (10) feet above the loading facility. Minimum opacity shall be 75 percent year round.*" The applicant will also have to show in their preliminary submittal how this requirement will be met.

An 8-foot pre-finished fence is proposed along the perimeter of the exterior storage area and the south edge of the site to screen from the adjacent properties. Staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties. The applicant has provided a picture of such fence they would like to use and it appears to be in line with this. Staff will have to see a full spec of the fencing proposed to ensure the aforementioned is adhered to. In addition, the fence should be used to screen all of the exterior storage proposed. The applicant has indicated that the storage would be up to 7 feet in height. The fence would have to be equal or greater to this (up to 8 feet maximum) in order to meet the City's requirement for screening. The applicant is also proposing to locate landscaping, specifically Crimson Spire, adjacent to the fence on the side facing the residential properties. Staff is favorable of this but would also like to add that coniferous trees/plantings are also added to the edge of the screen fence.

It should also be noted that the privacy fence shall be placed at least 15 feet off the property lines that abut both streets Ravoux Road and Old Audubon Road. This is meant for traffic visibility and aesthetic reasons.

Lighting

Any parking lot lighting proposed for this plan should be fully screened and face downward. The applicant must provide specs and photometrics for any new lighting proposed within the parking lot. The lighting will have to meet Section 9.24 of the zoning ordinance.

Noise

The applicant has not fully explained the noise generation that will occur at this facility, however they have indicated that the equipment proposed in the exterior yard would only be bobcats and a larger truck and trailer for equipment delivery. The larger truck and trailer will run twice a week. At most there will be 2 pieces of equipment operating at once in the exterior yard as there are only 2 shop/yard employees. The applicant will have to provide a noise summary in their preliminary submittal that shows how they will be meeting state noise standards and indicate how often for staff to review.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

The applicant will work with the City and the Watershed district to determine what is required for the size of this site. A grading and drainage plan will be required to be submitted at the time of a preliminary application.

Wetlands

The applicant will be required to submit a wetland delineation report during their preliminary submittal.

Rezoning and Platting

The site will have to undergo rezoning, preliminary and final plat in addition to the preliminary and final site plans. These are typically done at the preliminary and final stages.

CONCLUSION

Staff concludes that the concept plan has items to address as they are preparing for preliminary submittal to ensure an appropriate edge and buffer is achieved with the residential to the south, and all exterior storage and loading docks are completely screened from view. Staff will continue to work with the applicant to ensure all items are addressed as referenced in the body and conditions of this report.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Concept Plan for Structures, Inc. (PC#2018-38), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-2), submitted by DJ Andersen Design Group**
 - b. Front Elevation, submitted by DJ Andersen Design Group, dated November 1, 2018**
 - c. Floor Plan, submitted by DJ Andersen Design Group, dated November 1, 2018**
 - d. Sketch Plan, submitted by DJ Andersen Design Group, dated November 1, 2018**
 - e. Site Map, submitted by DJ Andersen Design Group, dated December 4, 2018**
- 2. Adherence with the Engineers Memo dated December 6, 2018.**

3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
4. Provision of a site plan that eliminates the proposed entrances on Ravoux Road and Old Audubon Road.
5. Provision of a site plan that relocates the southern parking lot and driveways to the north side of the site to be accessed from Arbor Drive.
6. Provision of material boards submitted at the preliminary site plan application showing the proposed material selections.
7. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
8. Provision that natural stone, not stone veneer, will be used in order to be classified as a Class I material.
9. Provision of a clear detail drawing of the exterior storage yard showing materials being stored and etc to be submitted at preliminary.
10. Any exterior storage shall be placed on pavement; storage on open ground/land is prohibited.
11. Provision that exterior storage area meets all building setbacks and is shown on the site plans during preliminary submittal.
12. Provision of loading docks to be screened from adjacent residences by landscaping and fencing and to be shown on a plan at preliminary site plan submittal.
13. Provision of multiple cross-section drawings showing the views of the exterior storage area and screening from the residential properties.
14. Provision of a landscape plan showing berming, fencing and significant landscaping on the southern edge of the site as it abuts the highline easement to be submitted at preliminary submittal.
15. Compliance with section 9.6.5.4 Planting Islands.
16. Compliance with section 9.6.6.1 Screening Required and to be shown on landscape plan and cross section drawings at preliminary submittal.
17. Compliance with section 9.24 and a 15 foot fence setback from the property lines abutting Old Audubon Road and Ravoux Road.
18. Provision of lighting specs and photometrics to be submitted with preliminary site plan submittal.
19. Provision of a noise summary to be submitted at time of preliminary submittal.
20. Provision that all mechanical equipment will be fully screened from view.
21. Coordination with the City Engineer for the provision of public utilities to the site.
22. Provision of a storm water management plan meeting City and Carver County WMO standards.
23. Provision of a wetland delineation report be submitted at preliminary submittal.
24. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
25. Any and all building signage shall be submitted separately, and shall require approval by staff prior to installation.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: December 6, 2018
Subject: Structures Inc on Old Audubon Road

Sanitary sewer and water mains are adjacent to the development site but will need to be extended to the property by the owner/developer to service the land use.

A wetland delineation report will be required to determine whether the low area on the site is a designated wet land needing avoidance or mitigation.

The existing pond on the south portion of this outlet addresses storm water needs for the residential development to the south. An easement for this pond and any alterations/expansion needed to address storm water needs for this development shall be included on the plat.

The existing street access (Arbor Drive) along the north edge at this property already services two industrial land uses and handles a fair amount of traffic, but should have no problem servicing this additional use. Instead of a separate access to Old Audubon Road as shown in the concept plan, staff would require a single access for all three properties. A second access to Ravoux Road is proposed as part of this concept plan. At this time, all light industrial land uses in the area access Old Audubon Road and leave Ravoux Road for residential traffic. A change in this traffic separation would be prohibited and set a negative precedent. A single access to Old Audubon Road provides adequate service to this proposal.

Project description
PID- 301460020
Old Audubon Road.

Narration

- Yellow Stone LLC is a sub-company to Structures Inc. currently located in Shakopee Minnesota.

Structures is a Big block wall and Paver stone contractor. Structures is based in Minnesota and has several nation-wide operations. This new location in Chaska will be the main Corporate Headquarters to the entire company. They do have a Twin Cities presents for wall and paver installation.

Hours of operation will be 6:30 A.M to 5:00 P.M Monday through Friday.

This is mostly an office environment that will have 18 to 20 employees in the office and 2 employees in the shop space.

The shop space will be for maintaining equipment like Bobcats, trailers and trucks. Also in the back lot, materials and several bins that will hold in different types of rock and or base material. The height and any equipment will stand no more than approximately 7' in height in vehicle or storage of materials.

The inventory of equipment most will remain on project locations, but will also be in the back area shown on the sketch up site plan provided.

Screening of the back-lot area will consist vegetation, trees and a 8-foot pre-finished fence. Also, will be a secured gate at both entrances to the back-lot space. In short to hide and secure the back-lot space is mandatory for the business.

We will have two entrance location per sketch up plan provides. Most of the traffic will be coming in off old Audubon Road. There will be a need to enter and exit on to Ravoux Rd, we feel this will not be an issue due to the fact that most residential use is to the south of the lot location and nothing but more commercial use to the North. At no time will there be any trucks of any kind coming and going to the south of this location on Ravoux Rd.

A few of the important features that will be designed in in relation to the exterior finishes are:

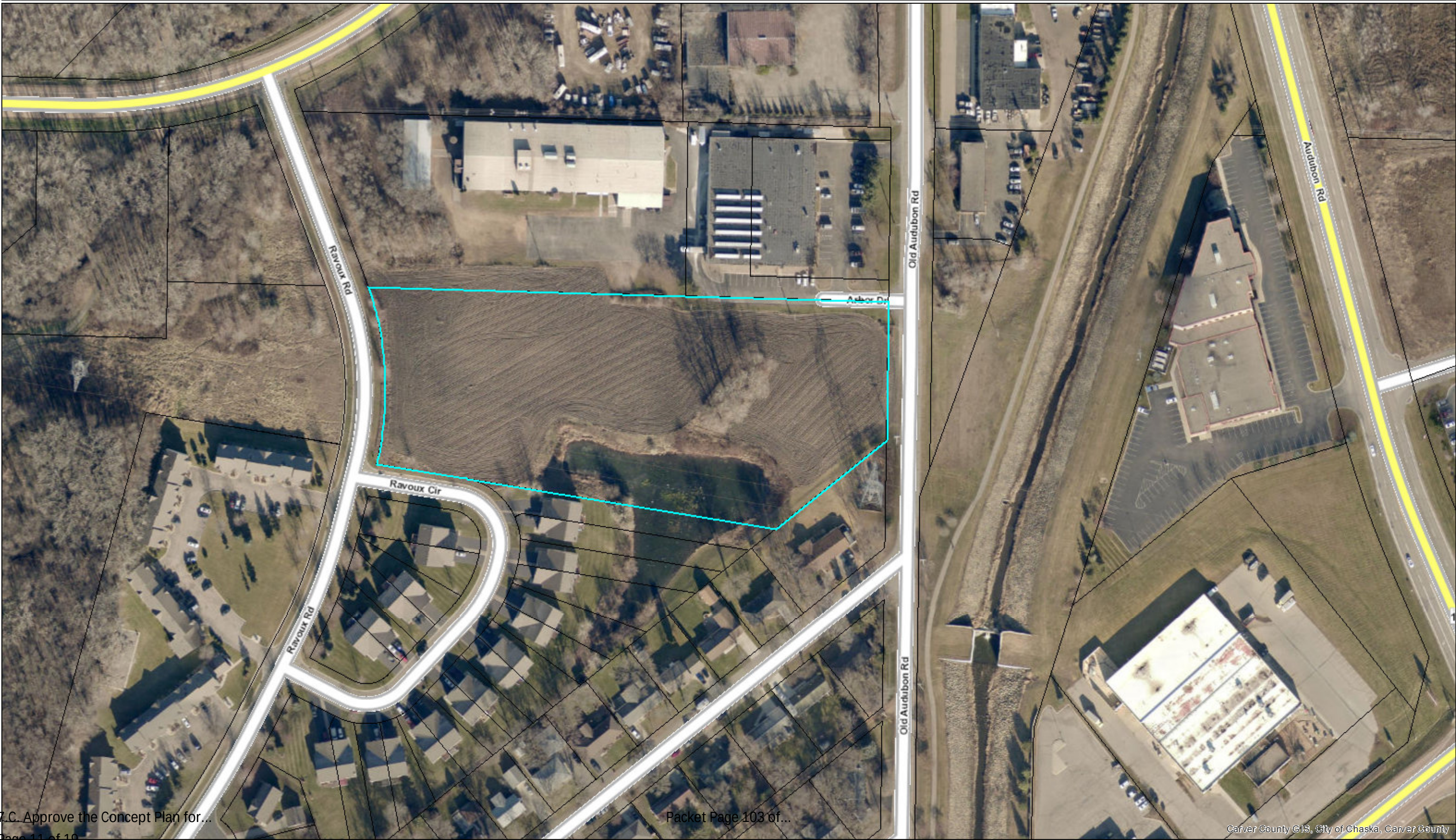
- 1- To have a street presents that will tie into the local existing structures with a very timeless and updated design to bring an uplift to Old Audubon Road.
- 2- It is very important to obtain properly divided outside storage that can be secured and somewhat hidden from the rest of the neighborhood with design of structure and landscape.

- 3- As for the office part of this new concept, the access from Old Audubon Road. will be fluent with the neighbors that currently exists.
- 4- The landscape will tie into the heavily wooded area and buffer to feel more residential than commercial.
- 5- The exterior finished will be very progressive with Stone, Efis, Metal color clad siding with a contemporary application

NOTE: It is our intent to use a crimson spire type tree as it makes for a very significant screening And we are intending to use an open paver as shown here in the back space as hatched.



In closing, we feel this location brings many features to this city block, as well as a more fluent operation for our business that serves and a long-term relationship with the city of Chaska as well as a great asset to our business will be an employment opportunity for the Chaska residents.



CITY OF CHASKA

City of Chaska

SITE MAP

White is FENCE Location

Date: 12/4/2018

00.0075015 0.03 0.045 0.06
mi



SURVEY FOR: **ERMAK, INC.**

SURVEYED: July, 2005

DRAFTED: July 26, 2005

LEGAL DESCRIPTION:

That part of Outlot A, East Creek Curiage Homes, Carver County, Minnesota, which lies Northeasterly from the following described line:

Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West a distance of 609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

Carver County, Minnesota
Abstract Property

NOTES:

1. The describe property is in FEMA Flood Zone X, per FEMA Flood Map No. 273234 0002 C, dated July 20, 1998.

STANDARD SYMBOLS & CONVENTIONS:

•• Denotes 1/2" ID pipe with plastic plug bearing State License Number 9233, set, unless otherwise noted.

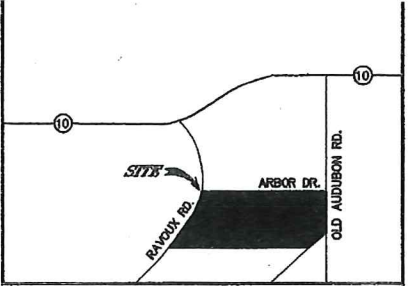
CERTIFICATION:

To: Excel Bank and Commercial Partners Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7a, 7b, 8, 9, 10, 11a, 12, 14, 15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

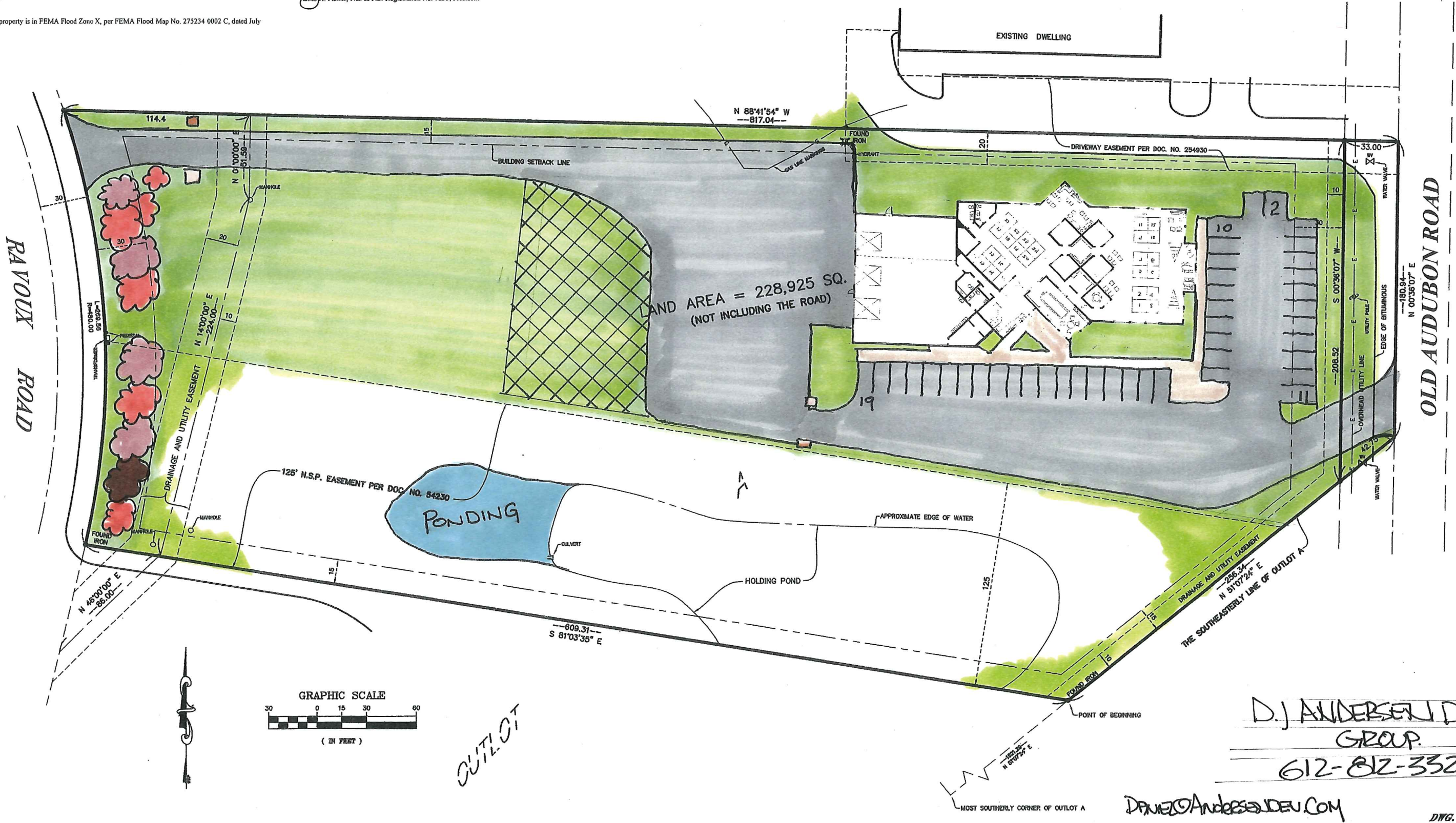
Date: July 27, 2005

James H. Parker
James H. Parker, P.E. & P.S. Registration No. 9233, President



VICINITY MAP

SKETCH PLAN Nov 1-2018

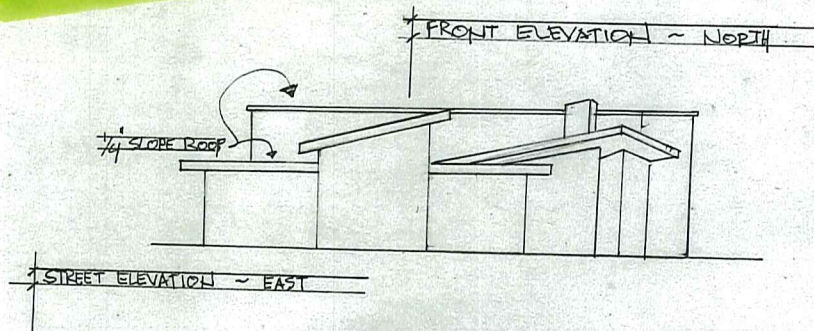
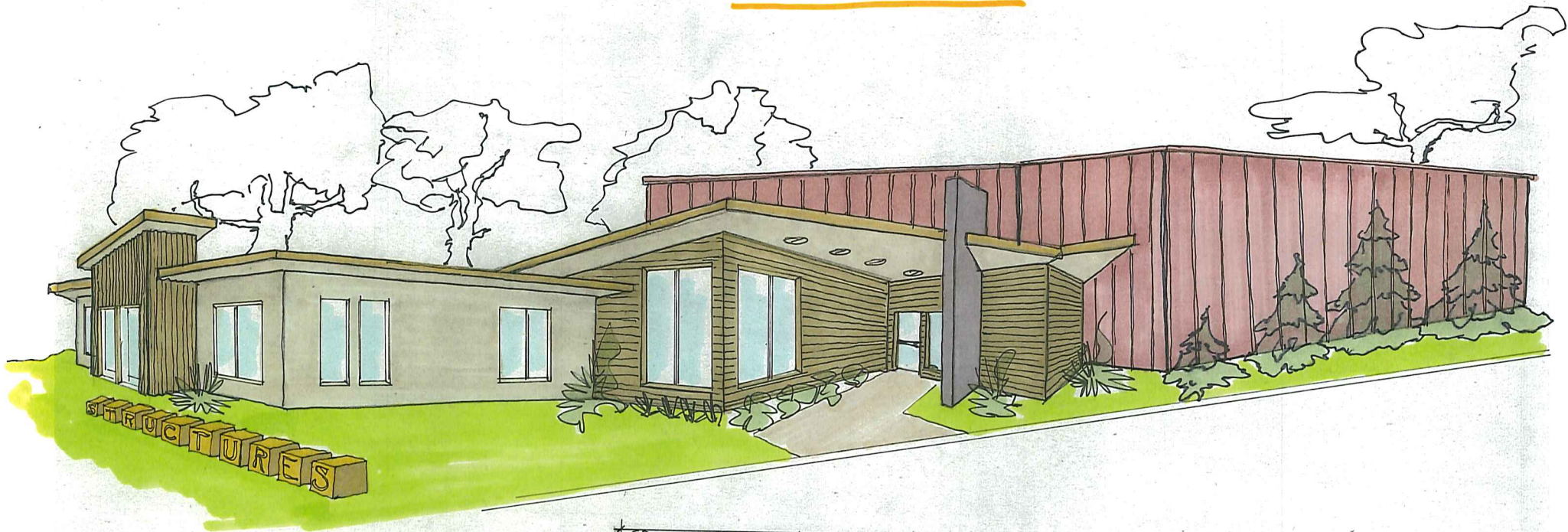


D.J. ANDERSEN DESIGN GROUP
612-812-3324

DAVID@ANDERSENDESIGN.COM

DWG. NO. 050006

FRONT ELEVATION
COVER - A-3
Nov-1-2018 - STRUCTURES



612-812-3324
DJ ANDERSON DESIGN GROUP
3540 MONTGOMERY AVE
DEEP HAVEN MN. 55391



LOOKING WEST FROM OLD AUDUBON ROAD





LOOKING NORTH FROM RAVOUX CIRCLE

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

12/12/18

Subject: Ess Lot & Ernst Home – Concept Plan

Applicant: Talle & Associates, Inc.

Location: 217 Walnut Street and 211 Walnut Street

Case No.: 2018-36

Synopsis: Applicant seeks to obtain approval of a concept plan to construct a new apartment building on 217 Walnut Street and restore the Ernst Home for apartment units

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

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

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

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

PROJECT GOALS

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

- Add high-quality rental housing to the town center to create new walkable housing options for residents
- Create an attractive and cohesive streetscape along Walnut that would help connect the town center to its historic commercial corridor;
- Integrate attractive landscape features to blend in with the natural environment;
- Contribute to the historic preservation of the city's architectural heritage.

CURRENT PROPOSAL

The applicant, Talle & Associates, Inc., is requesting approval of a concept plan to combine the two existing lots (211 and 217 Walnut Street) and incorporate seven residential rental units: two units in the renovated Ernst House with private yards, three new construction townhomes with private yards, and two new construction apartments above the parking garages. One garage and one surface parking space would be provided for each 2-bedroom unit.

Adjacent properties

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

Existing Conditions

The Ess lot (0.2 acres) and Ernst Home lot (0.2 acres) together are 0.4 acres in total. The Ess lot is currently vacant and used to house the Joseph Ess House. In 2014 a fire caused significant damage to the home and it was subsequently demolished in 2017. The Ernst Home was originally located on the Firemen's Park lot but was subsequently relocated to 211 Walnut Street to aid in the redevelopment of the park. It has been sitting vacant on 211 Walnut Street since 2015.

Land Use

The two lots are currently in the Downtown Commercial (C-3) zoning district. This zoning district allows for apartments.

Layout/Transportation/Sidewalks

Currently, the available vehicle access points for the property are in the rear from the alleyway via a small parking parking lot; there is a parking garage also situated near the rear of the property that will provide an interior stall for each apartment unit. The alleyway gains access from 3rd Street East, 2nd Street East and from the City-owned parking lot to the south. Both the Ernst Home and Ess lot will front Walnut Street. Sidewalks are proposed that will connect each unit to the sidewalk along Walnut Street. There is a sidewalk that runs between the Ernst Home and proposed townhome building to the north. This sidewalk also provides access to the rear of the property to connect to the parking garage, apartment units over the parking garage, and parking lot.

Paseo

It should be noted that as a part of the Downtown Master Plan, the paseo concept was mentioned as a part of the alleyway in the rear of these lots. Specifically, *"Main Street" will be complemented by attractive "Town Center" cross-streets, as well as the Brick City Paseo paralleling it to the east and west.* The paseo concept was a plan to mitigate noise, buffer and provide a beautiful walk for pedestrians. The alleyway behind the businesses fronting Highway 41 was targeted as a paseo opportunity to give pedestrians an alternative versus walking down the busy highway. HKGI put together a schematic design for the paseo that runs in between this block that has been attached as a supplement to this packet.

Because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge. One area of concern from staff is the relationship between the cars parking in the surface parking lot and the paseo. Due to the limited space between the parking lot and paseo it appears that larger vehicles may encroach into the

alleyway/paseo. Staff will require the applicant to provide an analysis of this edge via plans and section drawings to show how they will be providing an appropriate relationship between their site and the paseo during their preliminary submittal.

Utilities

Sewer and water utilities are available to serve the site.

Setbacks

The setbacks will be generally consistent with the surrounding area in the C-3 zoning district. Namely, the front yard setback is 0 feet, however the proposed townhome building is showing a 13.5 foot front setback, consistent with the Ernst home. The rear yard setback should be 20 feet. The side yard setback is 3 feet. The applicant will have to ensure that the smaller setbacks on the north side of the site and between the buildings meet any building code requirements for fire rating and etc.

Architecture

The architecture of the new construction will be very important for this project as it is a site that is located in downtown Chaska and also a national district (Walnut Street Historic District). The Ernst Home will be relatively unchanged on the exterior, with the exception of maintenance work to secure the structure and front porch. An exterior staircase is proposed on the rear (west side) of the Ernst Home to provide access to the second floor apartment unit. This element should be designed in a way that is minimal and compatible with the structure in terms of design and material. Typically exterior staircases on historic homes have been constructed of wood or steel and painted to fit in with the overall look of the building. The applicant will need to provide more information on this in their preliminary submittal.

The townhome building to the north is proposing to be a 3-unit building with two-stories, to match the Ernst Home. Each unit will have their own exterior access (one in the front and one in the rear). The units will be two-story in this building. A Chaska brick-blend is proposed as the main material on this building, which staff commends. The Ernst Home is made entirely of Chaska brick and there are other multiple buildings within the Walnut Street District that are Chaska brick so reinforcing this material and color palette on this building is appropriate. The applicant has provided two exterior options (Option A and Option B) for the building as a part of this concept plan. The purpose of this was to provide options for the client (Talle & Associates) but also to the Commissions for them to react to. The HPC has already reviewed the two options and has concluded that they prefer Option A, which was the more residential looking elevation. The HPC believed Option B was too institutional looking and not appropriate for the use or district.

There is a parking garage proposed in the rear of the property that will house 7 parking stalls on the first floor, and two apartment units on the second floor. The applicant has not provided an elevation of this structure at this point, however, have indicated that it will not be Chaska brick but will be designed to fit in with the Ernst Home and Townhome building. Each dwelling unit will have their own private staircase leading up to their unit; these staircases are accessible from their parking garage stall and also from the exterior. As mentioned before this building will be the closest building facing the alleyway/paseo, and thus will be significant in terms of the design and architecture provided on its west façade. Staff will stress the importance of providing 360-degree architecture on this building to ensure its western edge is aesthetically

pleasing as well as the southern edge as it abuts a public parking lot. That would also include looking at qualitative garage doors that provide an appealing edge.

Staff would stress the notion of exploring traditional downtown Chaska details in the new buildings more. These details are best described in the following photos:



The applicant should continue to refine the above noted items so as to create a complementary appearance with the historic context. Staff will continue to work with the applicant on these items as the overall design should achieve a lasting impression on the fabric of downtown Chaska.

Landscaping

Landscaping will be required for this site. Staff would like to see how the front area of the site can be landscaped to provide an aesthetically pleasing edge to the Walnut Street District. The landscaping shall be done in a way that helps complement the site and provide a nice entrance into the units. This should also be addressed in some manner on the western side of the site. It should also meet section 9.6 of the zoning ordinance in terms of species, quantity and size.

Parking

The parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall), except for the one-bedroom unit which will have access to one parking garage stall. In total, there will be 13 on-site parking stalls. Staff finds that this meets the parking requirements for this type and size of use. Additional on-street parking is provided in front of the buildings.

Surface Parking Lot & Future Parking Ramp

The City of Chaska is currently working on ways in which they can provide more public parking in downtown, specifically as it relates to the spaces that will be lost as a result of the Highway 41 improvements proposed around the year 2021. The City has identified the City-Owned parking lot south of the Ernst Home as an area for possible expansion and has for some time. There have been several renditions of how the parking would expand in this area; some shown being over the Ernst lot (an attachment in your packet shows these various renditions). A

general expansion plan/direction has been identified, and this expansion would essentially be an additional level added on top of a portion of this existing public surface parking lot. In order to access such an expansion it would have to come from the north on the Ernst Home site due to the grades that can be achieved there. Because of this it will be important for the applicant to be aware of these future improvements and how it could potentially connect into their lot/surface parking lot. The City will need to retain an easement over the surface parking lot on the Ernst site to secure accessibility to the future parking ramp. The applicant will also have to work with the City to understand what structural and elevation details will need to be identified on the southern edge of their site to ensure future construction of a parking ramp is achievable.

Platting

This site will have to undergo preliminary and final plat. Currently the lot is showing to encroach into the City-owned parking lot to the south. The plat will have to correct this encroachment. The City currently owns the site and will ultimately be selling it to the applicant, therefore, they City and applicant will have to work to achieve a plat that makes sense for the site and the City's needs.

"Contributing" Nomination in the Walnut Street Historic District

It should also be noted that staff is actively working with the reputable architecture firm MacDonald and Mack to undergo the nomination process to get the Ernst Home on the "Contributing" properties list for the Walnut Street Historic District. The purpose of this would be to get the property under National designation so that it can be eligible for tax credits from the State. This is a positive direction for the property and can help aid in this project moving forward, but also bring more substance to the National District.

HPC Meeting December 4th, 2018:

The City and applicant conducted a Heritage Preservation Commission meeting on Tuesday, December 4, 2018. The purpose of this meeting was to address the project as it relates to this historic structure, Ernst Home, and the Walnut Street Historic District. The HPC were favorable to the proposal and requested that additional views of the project are provided during the formal Site Alteration Permit (SAP) request. They also stated that they preferred Option A (more residential looking) over Option B (more contemporary looking) for the exterior look of the townhome building.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, November 5th, 2018. Pursuant to Minnesota State Statutes the City is to act on this request by **Friday, January 4th, 2019 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Tuesday, March 5th, 2019. The City may, with the petitioner's consent, extend the review period beyond the Tuesday, March 5th, 2019 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

Conclusion

The proposal is an appropriate request for the area and re-use of the Ernst Home. Staff will continue to work with the applicant to ensure the project moves forward in an appropriate manner.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Concept Plan for 7 apartment units on the Ess Lot and Ernst Home, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-2), prepared by Talle & Associates, dated November 2, 2018
 - b. Existing Site Plan (E001), prepared by U+B Architecture & Design, Inc., dated November 5, 2018
 - c. Proposed Site Plan (P001), prepared by U+B Architecture & Design, Inc., dated November 5, 2018
 - d. Proposed Second Floor (P002), prepared by U+B Architecture & Design, Inc., dated November 5, 2018
 - e. Renderings (pgs 1-2), prepared by U+B Architecture & Design, Inc.
 - f. Ernst House (A111), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - g. Ernst House (A112), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - h. Ernst House (A100), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - i. Ernst House (A101), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - j. Ernst House (A102), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
- 2. Provision of an analysis on the qualities of the edge and spatial relationship between the surface parking lot and alleyway/paseo on the western edge of the site to be provided during preliminary submittal.**
- 3. Provision of 360-degree architecture be provided on the west and south facades of the parking garage and apartment building.**
- 4. Provision of multiple views be provided of the proposed site and buildings to be submitted at time of preliminary submittal.**
- 5. Provision that traditional historic Chaska details, such as but not limited to, brick detailing and arched windows are explored further in the townhome and parking garage buildings to be submitted at preliminary submittal.**
- 6. Provision that modular face brick is used for all brick applications.**
- 7. Provision that mechanical equipment will be fully screened from view.**
- 8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.**
- 9. Provision of decorative garage doors on the parking garage building are used.**
- 10. Provision of an approved Site Alteration Permit by the HPC for the Ernst Home and Ess Lot prior to final submittal.**
- 11. Provision that future construction of a City-owned parking ramp is achievable over the City-owned parking lot and can gain access from the south portion of this site through necessary access easements.**
- 12. Compliance with applicable zoning requirements, in particular Chapter 9 (Special Regulations).**
- 13. Provision that building code is adhered to for all buildings in terms of fire rating, etc.**



memo

To: Liz Hanson, City Planner
From: Laura Russ, Talle & Associates
CC: Nate Golin, U + B Architecture
Date: November 2, 2018
Re: Concept Plan Project Narrative for Ernst House Redevelopment Parcel

Thank you for working with us to create a suitable proposal for the Ernst House Redevelopment Project. We are pleased with the concept we have developed with U + B Architecture and excited about the prospect of bringing this project to fruition.

While developing a Site Concept, we have worked through over a dozen different options to address our core project goals and guiding principles:

- add high-quality rental housing to the Town Center to create new walkable housing options for residents;
- create an attractive and cohesive streetscape along Walnut that would help connect the Town Center to its historic commercial corridor;
- integrate attractive landscape features to blend in with the natural environment;
- contribute to the historic preservation of the city's architectural heritage.

The proposed concept combines the two existing lots and includes seven residential rental units: two in the renovated Ernst House with private yards, three new construction townhomes with private yards, and two new construction apartments above the parking garages. One garage and one surface parking space would be provided for each 2-bedroom unit. Please note that although we are confident in our site plan conceptually, an updated survey and related due diligence has not yet been completed to account for possible soil issues, utility easements, etc. that could potentially impact some features.

The plan maximizes the site amenities by efficiently connecting to the alley, providing a consistent streetscape, and ensuring well-maintained space by minimizing internal and external common areas. Additionally, it allows for appropriate accessibility, trash removal, and circulation from the alley. Although the exterior renderings provided are conceptual in nature, we anticipate a continuation of the Chaska brick on the new townhomes to create a cohesive streetscape. This also allows for the historic house to be viewed from all sides, takes advantage of the grade to offer accessible but private frontages, and hides the parking in the back. The

integrity of the exterior of the Ernst House would be maintained, although further evaluation by a structural engineer will be needed to confirm sufficient structural stability.

The units would be finished at an above-grade level and would include in-unit washer/dryers, high quality laminate wood flooring, and natural or manufactured stone countertops. The Ernst House units would retain their historic brick features and include an efficient layout. Average rents are anticipated to be \$2000 per month.

Through both the site plan and design, the project contributes to and reinforces Chaska's Mission Statement and its core strategies by providing housing options for residents who currently have few options for new and walkable housing options. Residents who may no longer wish to maintain a home but want to stay in the community and those that are starting a new household and want to maintain easy access to urban amenities within a small-town community will find this new housing option appealing. For neighbors, connecting the commercial historic core to the Town Center with an appealing and well-scaled streetscape will provide a more walkable and accessible connection. For taxpayers, transforming an underused parcel and creating value will contribute to the tax base well into the future.

We have already invested considerable resources in working with a historically sensitive architecture firm that has a history of working well with the City and are hopeful to move forward. We are confident that our concept could help to create high-quality housing in a walkable and vibrant town center location that all residents of Chaska would welcome.



U+B architecture & design, inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

Concept Site Plan
11/5/18
Not For Construction

Chaska Development
211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota	
Signature	
Printed Name	
Registration Number	

EXISTING SITE PLAN

E001



U+B architecture & design, inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

Concept Site Plan

11/5/18

Not For Construction

Chaska Development

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued **Date**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

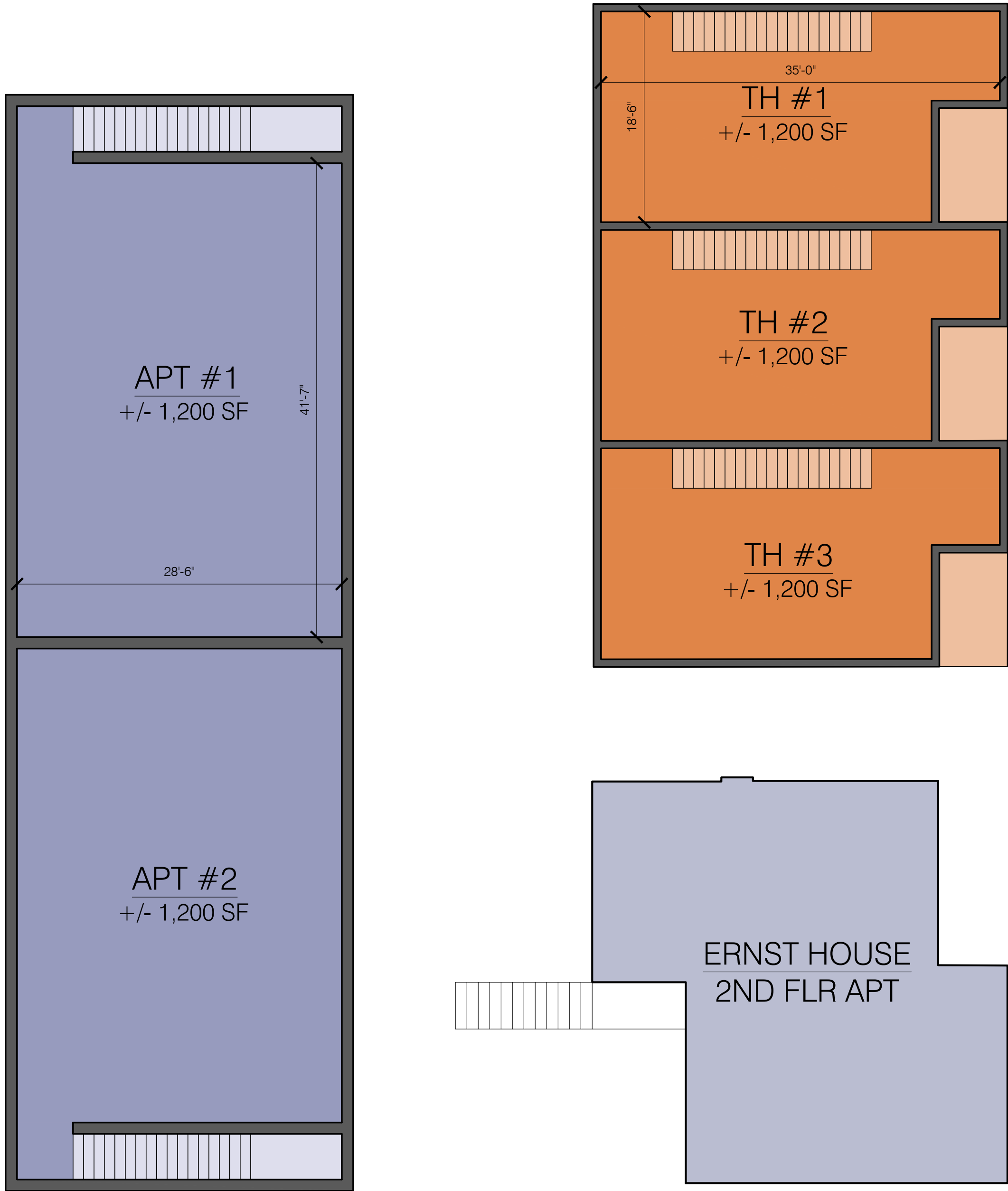
Signature

Printed Name

Registration Number

PROPOSED SITE PLAN

P001



1 PROPOSED SECOND FLOOR
P002 1/8" = 1'-0"

SUMMARY:

RESIDENTIAL UNITS

ERNST HOUSE	2 UNITS
TOWNHOMES	3 UNITS
APARTMENTS	2 UNITS
TOTAL	7 UNITS

PARKING (GARAGE)

ERNST HOUSE (1 GARAGE/UNIT)	2 SPACES
TOWNHOMES (1 GARAGE/UNIT)	3 SPACES
APARTMENTS (1 GARAGE/UNIT)	2 SPACES
GARAGE RENTAL UNIT TOTAL	7 SPACES

PARKING (SURFACE)

ERNST HOUSE (0.86 PER UNIT)	1.7 SPACES
TOWNHOMES (0.86 PER UNIT)	2.6 SPACES
APARTMENTS (0.86 PER UNIT)	1.7 SPACES
GARAGE RENTAL UNIT TOTAL	6 SPACES

TOTAL DEVELOPMENT PARKING 13 SPACES

SQUARE FOOTAGE RENOVATION

ERNST BASEMENT	1043 GSF
ERNST FIRST FLOOR	1136 GSF
ERNST SECOND FLOOR	1150 GSF
ERNST HOUSE TOTAL	3529 GSF

SQUARE FOOTAGE NEW CONSTRUCTION

TOWNHOMES FIRST FLOOR	1992 GSF
TOWNHOMES SECOND FLOOR	1992 GSF
TOWNHOMES TOTAL	3984 GSF

SQUARE FOOTAGE COVERED GARAGE
STRUCTURE AND APARTMENTS ABOVE

GARAGE AREA INCL. STAIRS	2352 GSF
GARAGE DOORS	4 @ 18'-0" WIDE
APARTMENT AREA ABOVE GARAGE	2948 GSF

SITE ELEMENTS/ QUANTITIES

GRASS AREA	4250 SF
SIDEWALKS	2300 SF
SITE CONCRETE STAIR TREADS	15 TREADS
RETAINING WALLS	38 LINEAR FEET
FENCING	275 LINEAR FEET
CONCRETE CITY SIDEWALK	668 SF
ASPHALT PARKING AREA	3674 SF
CURB AND GUTTER	235 LINEAR FEET
NEW TREX DECKING	376 GSF
CONCRETE PORCHES	176 GSF

U+B architecture & design, inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

Concept Site Plan

11/5/18

Not For Construction

Chaska
Development

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued Date

I hereby certify that this plan, specification or report
was prepared by me or under my direct supervision
and that I am a duly Licensed Architect under the
laws of the State of Minnesota

Signature

Printed Name

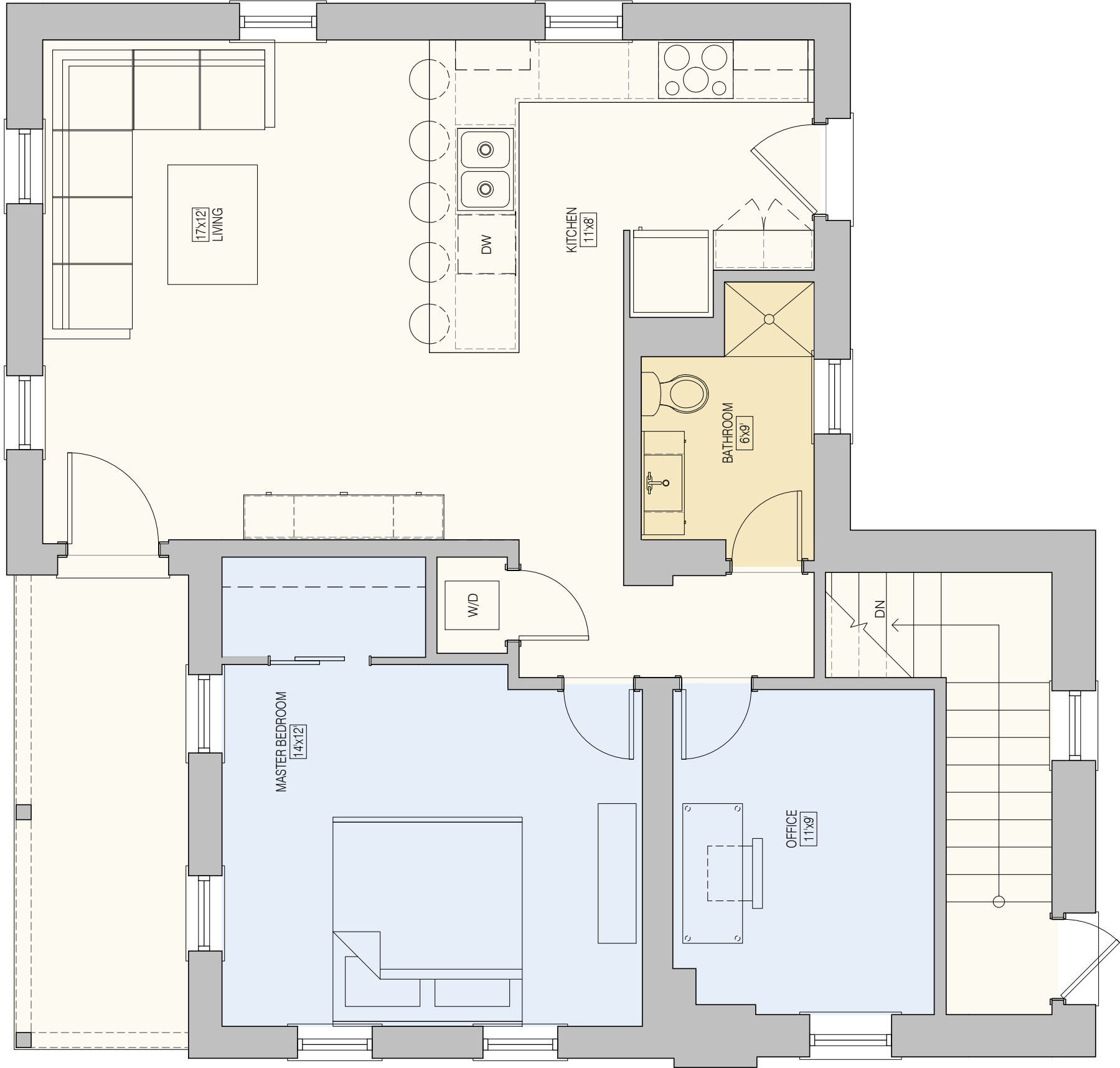
Registration Number

PROPOSED SECOND
FLOOR

P002







01 PRELIMINARY FIRST FLOOR PLAN
A111
1/4" = 1'

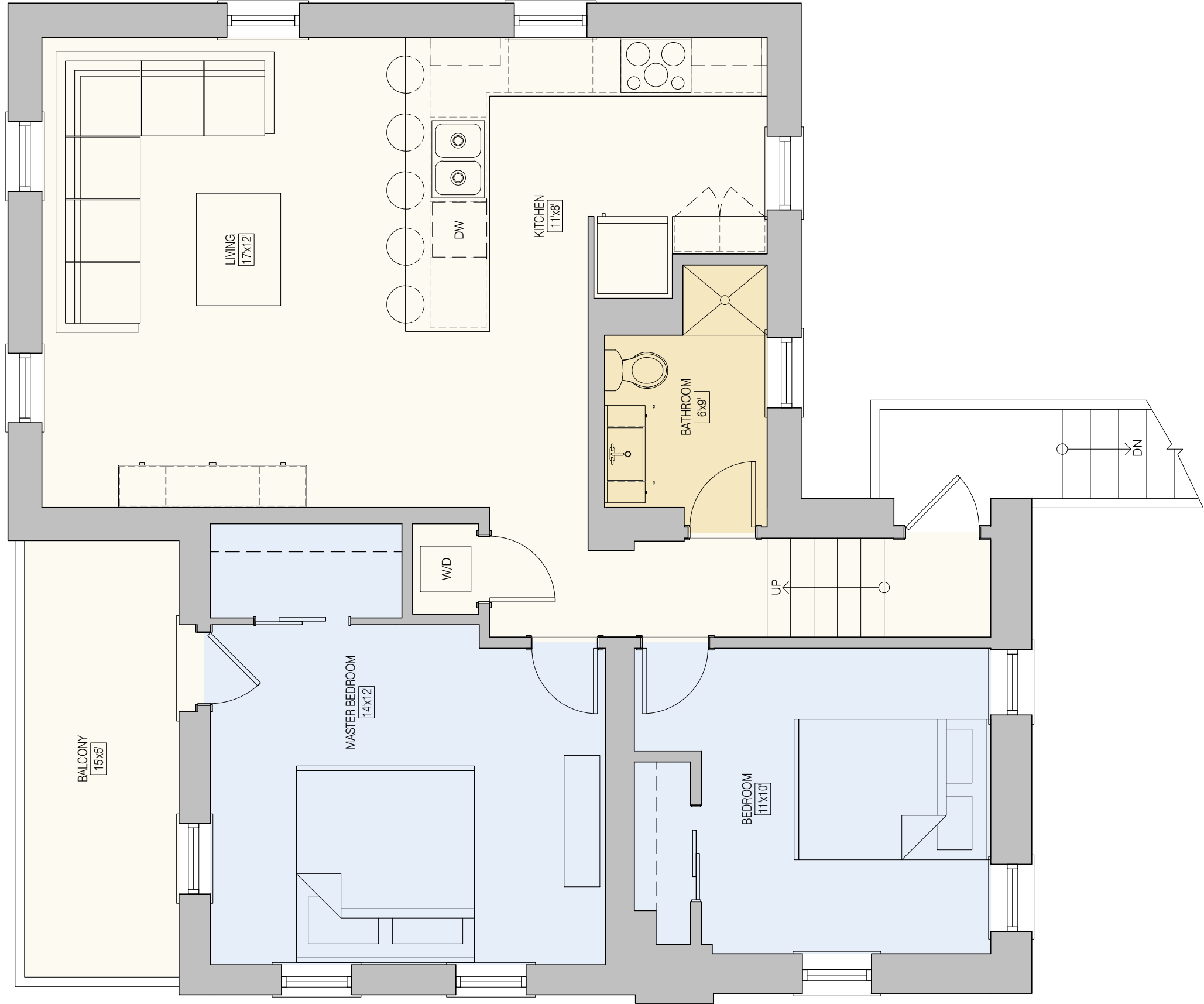


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Chaska Development
211 North Walnut Street
Chaska, MN 55318

Ernst House - A111
8/17/2018

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01 PRELIMINARY SECOND FLOOR PLAN
A112
1/4" = 1'

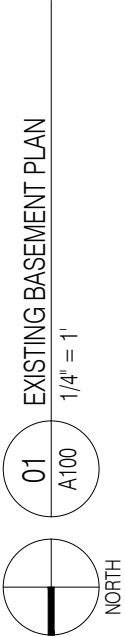
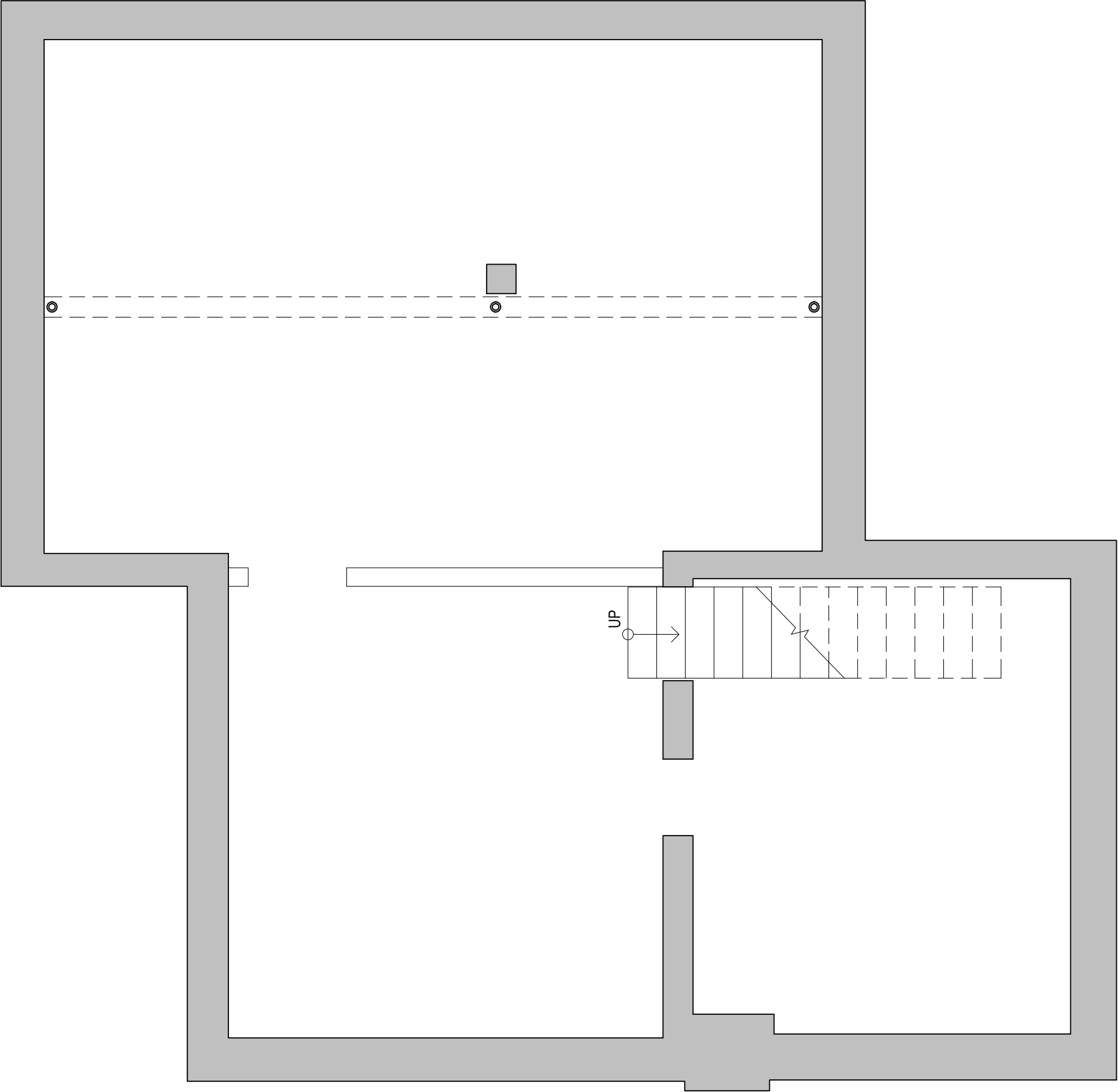


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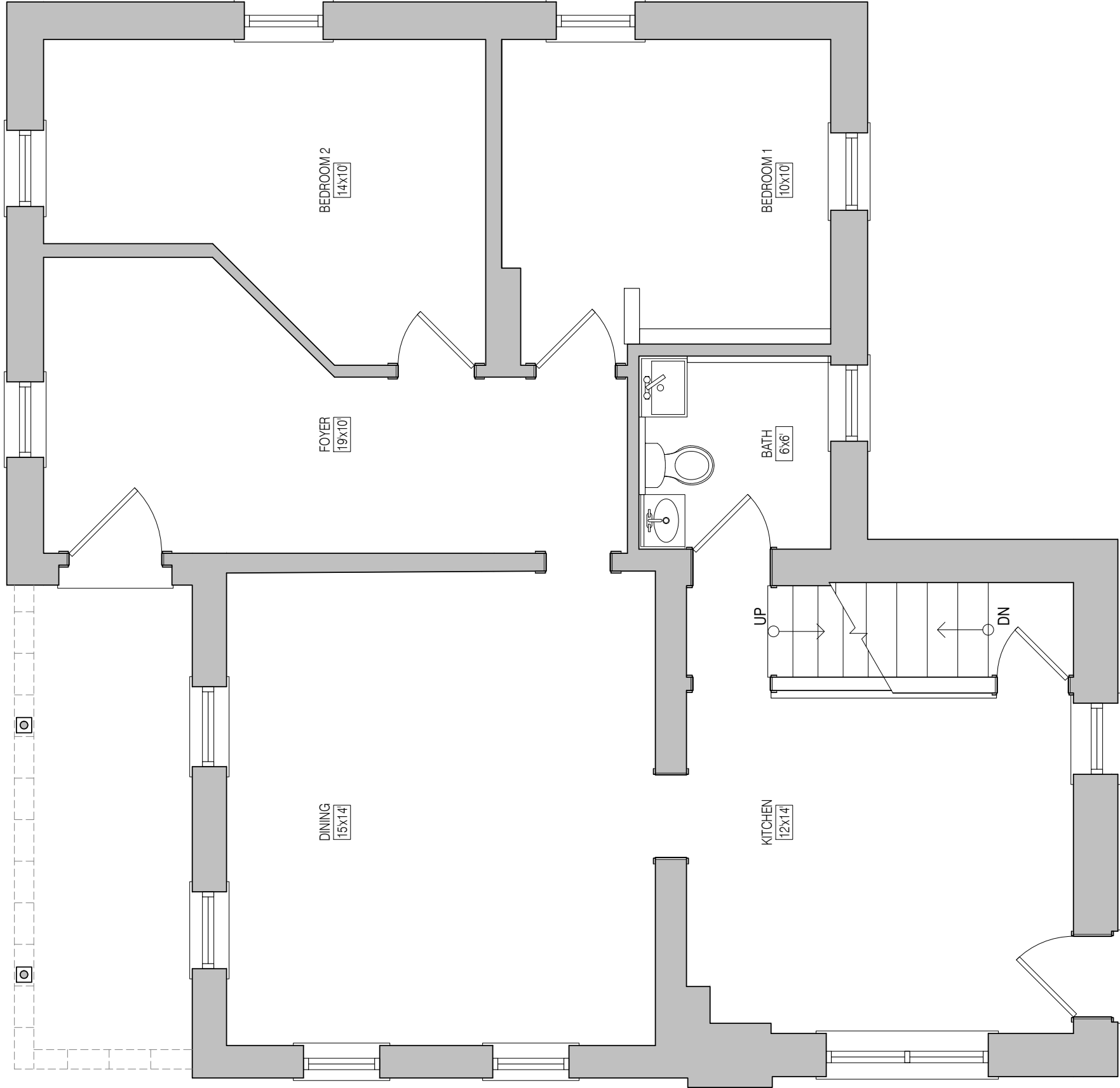
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Chaska, MN 55318

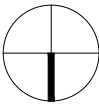
Ernst House - A112
8/17/2018

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UHB architecture & design, inc. 2609 Aldrich Avenue South Suite 100 Minneapolis, Minnesota 55408 T 612-870-2538 www.uplusb.com	Ernst House - Chaska Apartments 211 North Walnut Street Chaska, MN 55318	Ernst House - A100 8/17/2018
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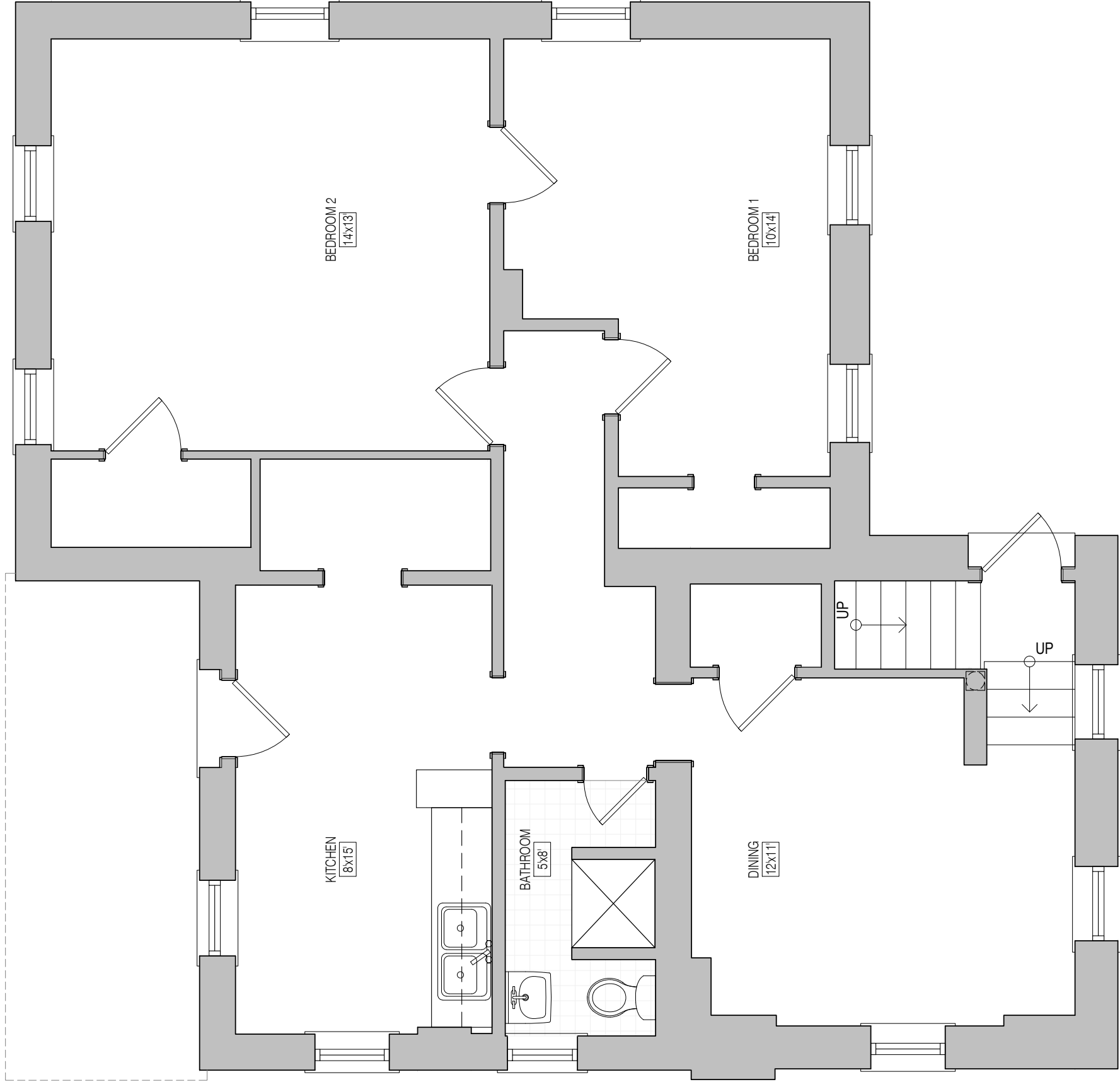
NORTH

01

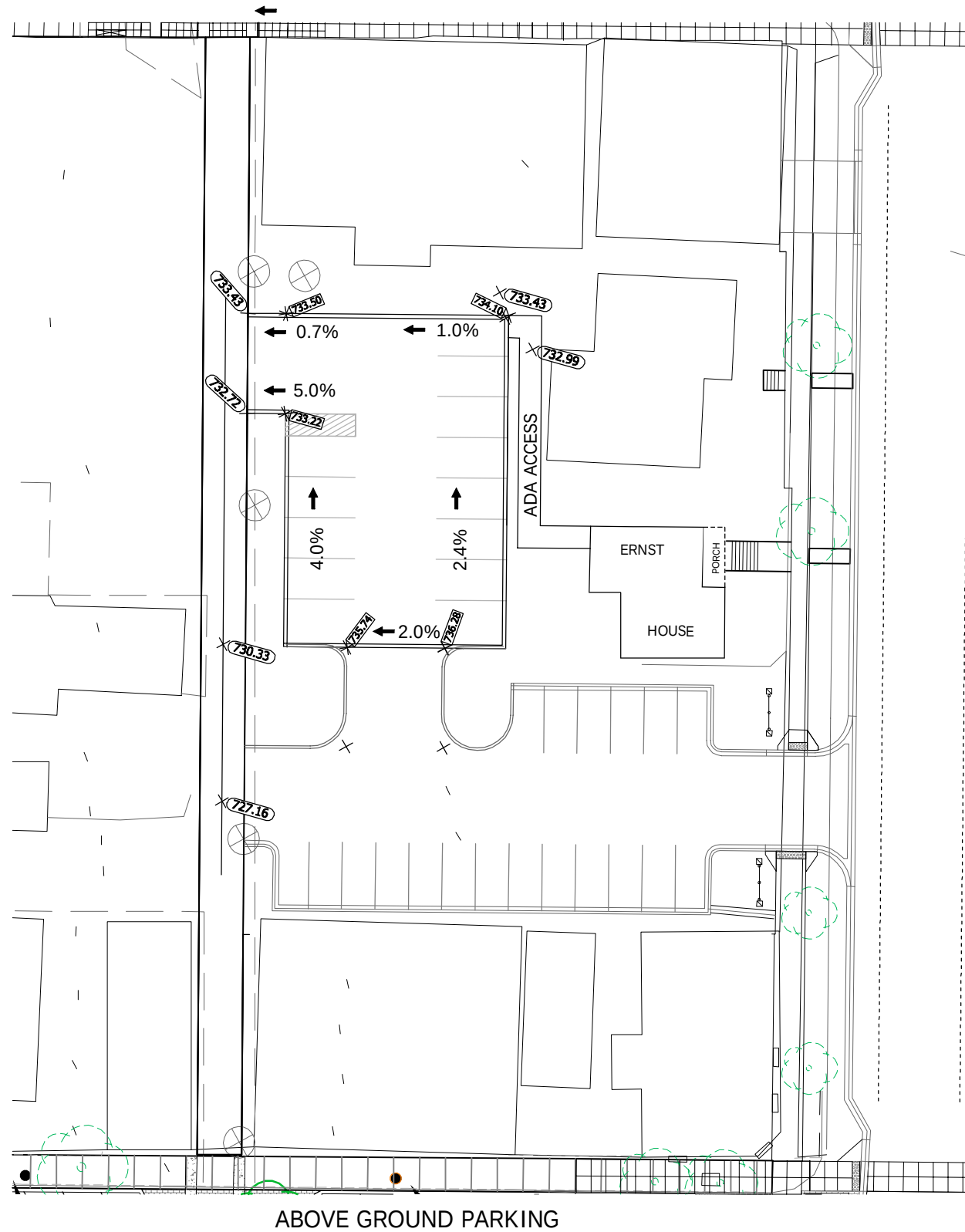
EXISTING FIRST FLOOR PLAN

A101

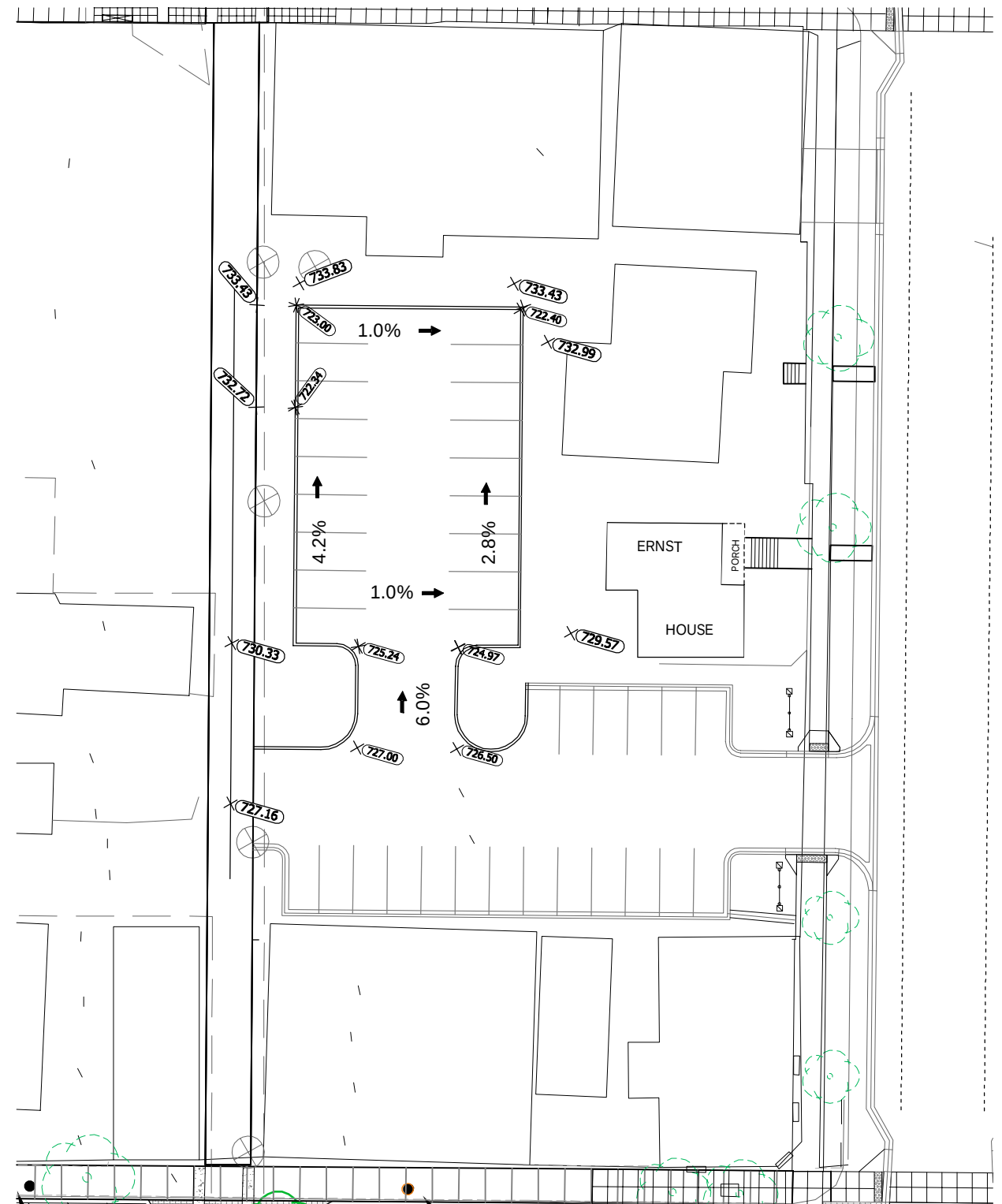
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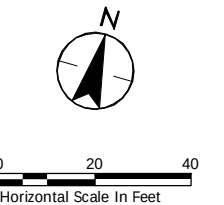
01 EXISTING SECOND FLOOR PLAN
1/4" = 1'



ABOVE GROUND PARKING



UNDERGROUND PARKING



OPTION 2

CITY OF CHASKA

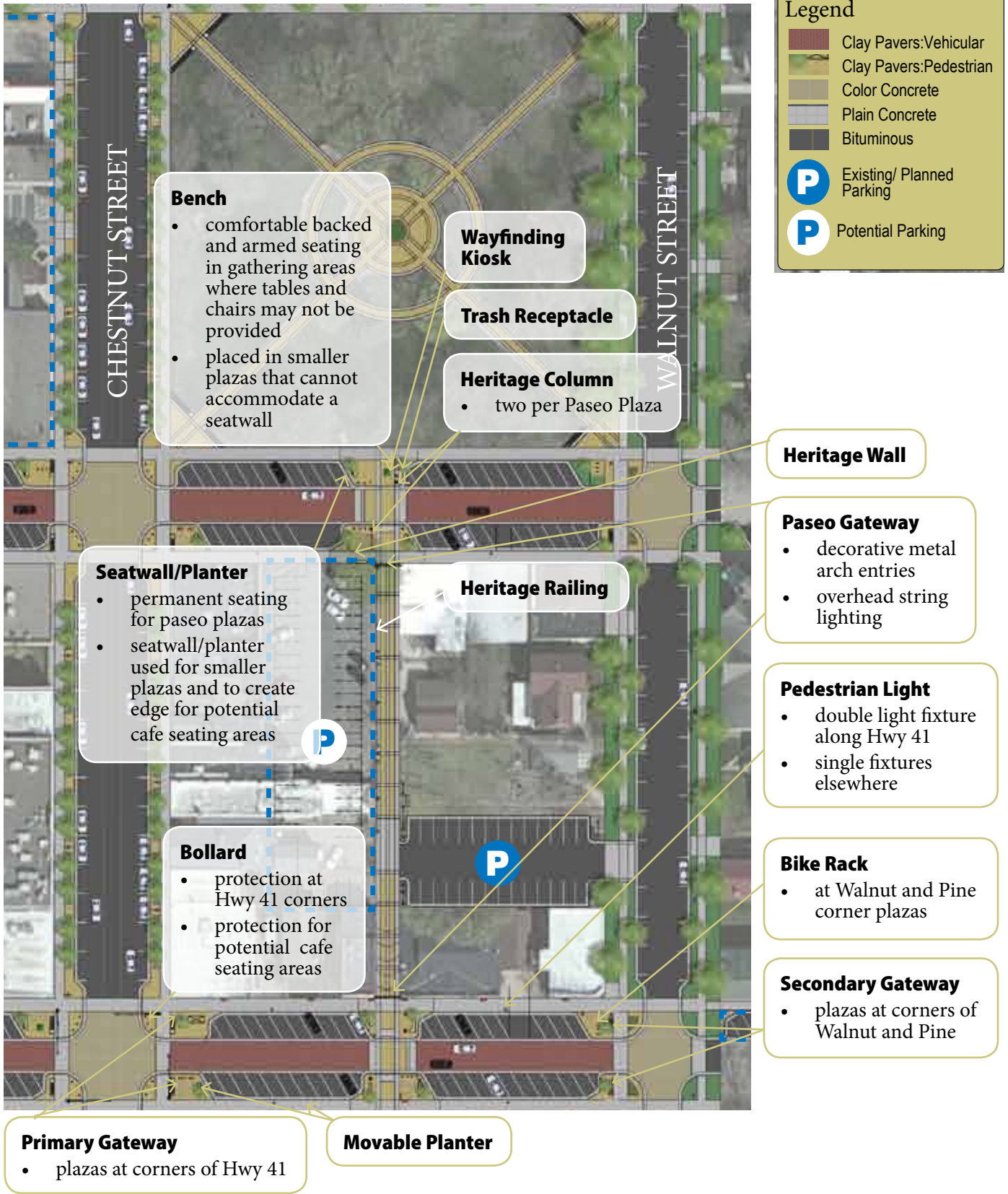
TH41 DOWNTOWN OFF-STREET PARKING ALTERNATIVES

7. Approve the Concept Plan for the Ess...

FIGURE 2

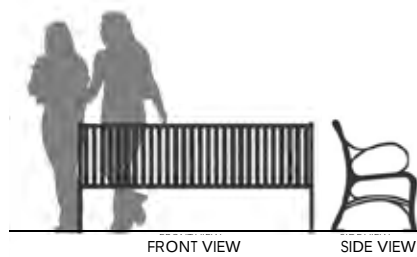
Streetscape Plans by Quadrant: Southeast

Chestnut & Walnut between 4th and 2nd Streets



Streetscape Design Features

Seating



Bench

- black metal for historic character
- used to offer comfortable backed and armed seating in areas of gathering where tables and chairs may not be provided
- provide trash receptacles near benches and other gathering areas

Bike Rack



Seatwall with Planter

- constructed of historic Chaska materials (brick and limestone)
- pedestrian safety
- doubles as seating
- provides tree/planting space
- place 3 ft to curb

Seatwall

- constructed of historic Chaska materials (brick and limestone)
- pedestrian safety
- doubles as seating
- place 3 ft to curb

Furnishings



Bike Rack

- reflect historic iron railing posts
- can be used to define edges
- placement at edges to encourage walking within district
- typically spaced 5 ft front to back, 3 ft apart

Movable Planter: Rectangular & Square

- square and rectangular planters to reflect Ess Foundry ironworks heritage
- planters can be moved to define gathering areas seasonally as needed
- planters are flexible way to add color to streetscape as desired
- can be added as desired yearly

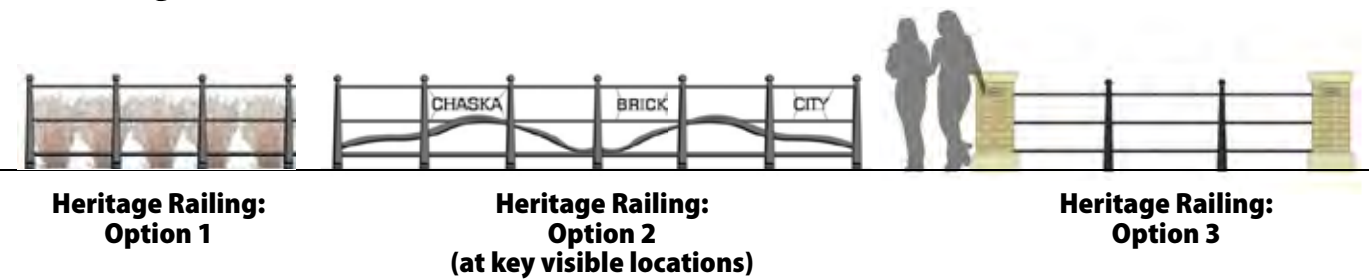
Bollard

- reflect historic iron railing posts
- pedestrian protection
- used to define edges
- typically spaced 3 ft apart, 3 ft off curb

Trash Receptacle

Streetscape Design Features

Railing



Street Gateway

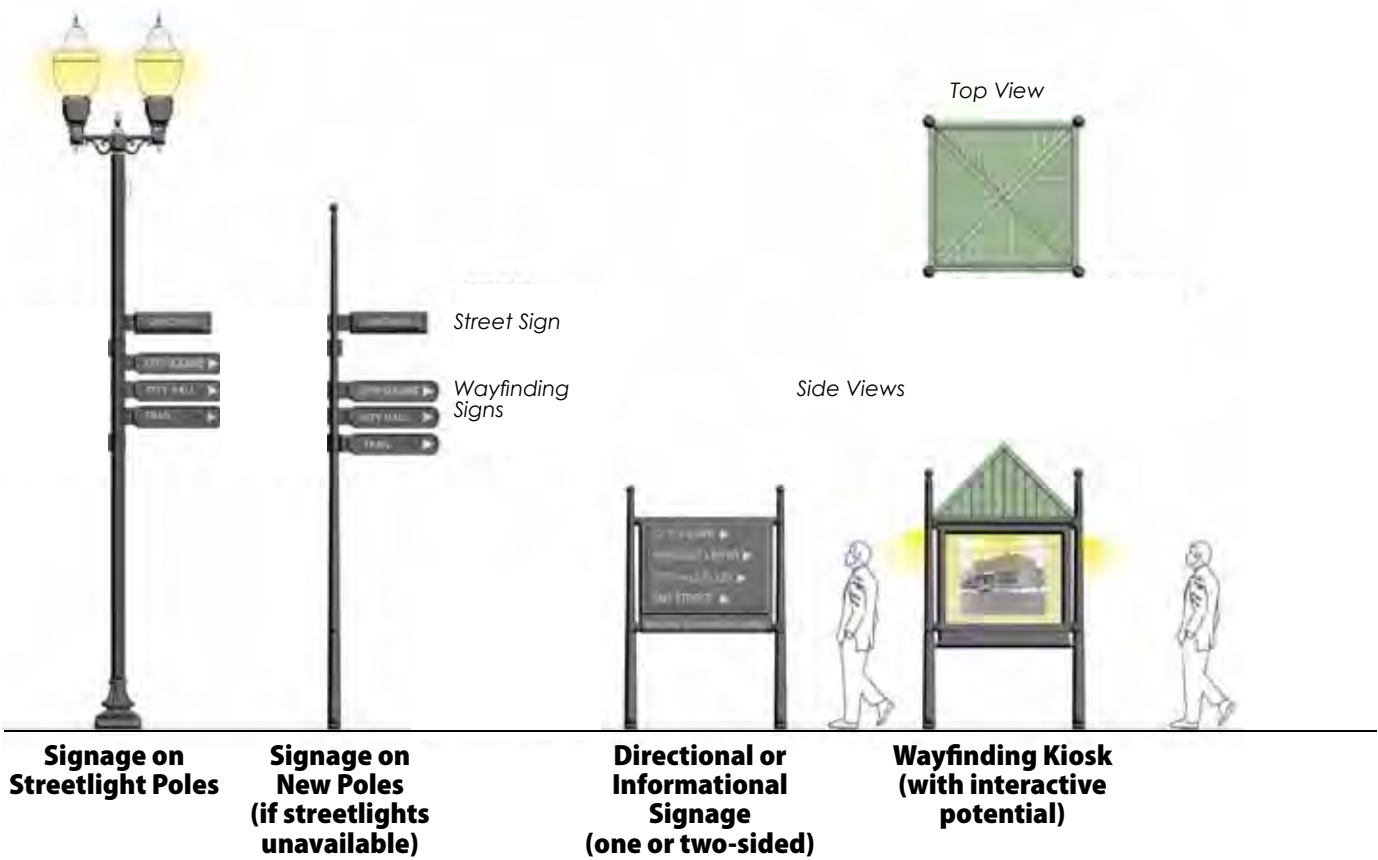


Paseo Gateway



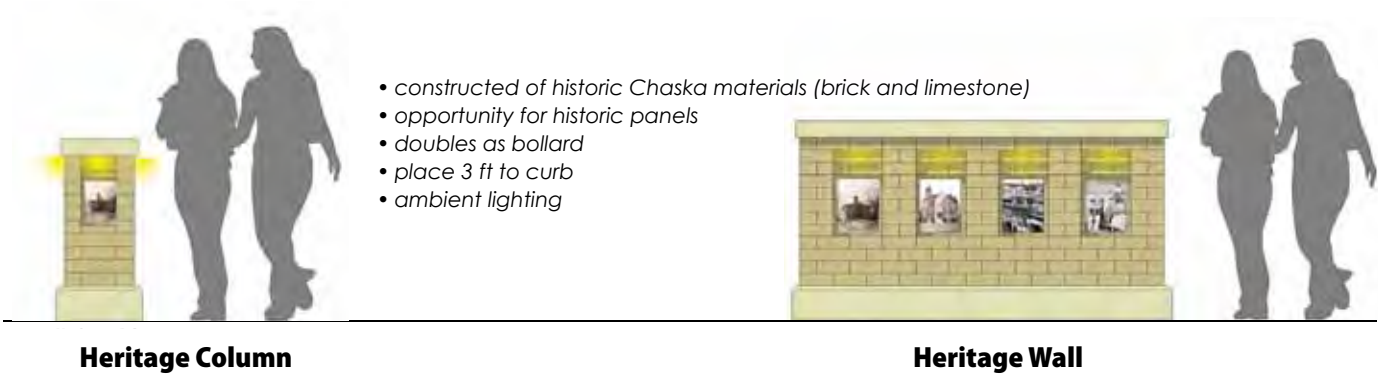
Streetscape Design Features

Signage



Unfold to see
Chaska Downtown
Streetscape Plan

Heritage Marker



**- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 5, 2018**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Boe and Geisler, and Mayor Windschitl.

Absent: Councilmember Schulz

Also Present: Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Motion by Councilmember Boe, second by Councilmember Geisler to adopt the agenda as presented.

Motion carried.

5. Visitor

5.A. Veterans Day Proclamation

Mayor Windschitl read a proclamation in recognition of the dedication of Veteran's Park on November 11, 2018.

The Council discussed the walk through of Veteran's Park that will occur on November 6, 2018 at 10am. They also discussed the fact that the archery range will be open-use and where to go to reserve of the park shelter.

5.B. Veterans Group Regarding Veterans Park

No one was present to speak on this item.

5.C. Animal Control Discussion

Linda Hoffman, Lost/Found Cat Volunteer for Carver and Scott Counties, addressed the Council regarding the need for a contract to provide animal control for found cats in Chaska. She presented the Council with a packet of information to review and explained that she hopes a contract can be formed and implemented beginning in January 2019.

City Administrator Podhradsky noted that he will put a memo together to bring back to the Council and provided further detail into the reason the City does not currently have a contract for cats.

Ms. Hoffman stated that there is a great need for this contract.

Councilmember Geisler asked if they are able to determine in the cats they pick up how many are feral versus pets.

Ms. Hoffman explained the process they follow when dealing with feral cats and when they find pets.

6. Minutes

Motion by Councilmember Boe, second by Councilmember Geisler to approve the minutes of the October 15, 2018 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Boe inquired if the new owners of Heartbreakers will continue to work with the Lions Club.

The owners responded that they would.

Gregg and Rachel Anderson, new owners of Heartbreakers, introduced themselves to the Council.

Motion by Councilmember Boe, second by Councilmember Geisler to approve the Consent Agenda Items A through B:

- A. Approval of On-Sale Intoxicating and Sunday Sale Liquor Licenses for Heartbreakers
Motion to approve an On-Sale Intoxicating Liquor License and the Sunday Sale Liquor License for Rachel and Gregg Anderson of Chaska, DBA Heartbreakers of Chaska, located at 222 Pioneer Trl, Chaska.
- B. Legends at Hazeltine Easements
Motion to accept the terms of the proposed easements.

Motion carried.

8. Public Hearing

8.A. Adopt Resolution 2018-135, Public Assessment Hearing: Adopt Resolution Approving the Imposition of Service Charges for the 2019 Chaska Downtown Special Services District.

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl noted that this is not a budget the City has created, but they are involved with it because the City has to do the assessing for it.

Dan Keyport, Downtown Special Services District, presented further information regarding the Downtown Special Services District (SSD) to the Council.

Mayor Windschitl noted some of the specifics of Hometown Holiday and commented on the growth and increase since the SSD's inception about four years ago.

Mr. Keyport agreed and stated that the SSD provides the resources and tools needed to go out and make stuff happen.

Mayor Windschitl inquired who the SSD administrator is.

Mr. Keyport responded that it is Jen Angell.

Councilmember Geisler commented that a difference really can be tracked downtown because of the SSD.

Mayor Windschitl agreed and stated that downtown is becoming the destination place they have been hoping it would become.

Mr. Keyport agreed and added that Chaska is blessed to have a City Council, a City Staff, and a business community that get along.

Assistant Administrator Kabat noted how important the SSD's Participation Sign Grant Program has been.

Mayor Windschitl closed the Public Hearing at 7:39 pm.

Motion by Councilmember Geisler, second by Councilmember Boe to Adopt Resolution No. 2018-135 Imposing Service Charges and Setting the 2019 Operating Budget and Plan for the Chaska Downtown Special Services District. Motion carried.

Ms. Hoffman addressed the Council and introduced another Lost/Found Cat Volunteer and asked about next steps regarding the cat contract.

Mayor Windschitl provided clarity on the process Staff will take with the information presented tonight and reiterated that the Council cannot take action on anything from Visitor Presentation.

Assistant Administrator Kabat stated that he or City Administrator Podhradsky would be in touch with them as next steps proceed.

Mayor Windschitl asked Jen Angell, Chaska Special Services District Administrator, to say a few words.

Ms. Angell commented how amazing the Chaska community is and noted that the extra focus that the SSD provides around building community support and business engagement is wonderful.

9. Bills

9.A. AP Council Roster 11-5-18

Motion by Councilmember Geisler, second by Councilmember Boe to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Boe and Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

Councilmember Boe:

- Encouraged the public to vote tomorrow.
- Noted that the dedication for Veteran's Park will be on Sunday, November 11, 2018. Mayor Windschitl stated there will be limited seating and parking.
- Commented that the Veteran's Day Ceremony at the schools on Monday, November 12, 2018.
- Noted the meeting for the Bicycle Alliance is coming up on November 8, 2018. Assistant Administrator Kabat provided further detail regarding the meeting content.

A student from Holy Family introduced himself and stated he is attending the meeting tonight for his American Government and Politics class.

The Council thanked him for attending.

Mayor Windschitl:

- Noted the Jack-o-lantern Trail of Fun was a well-attended event and thanked folks for attending.
- Encouraged the public to vote tomorrow.
- Thanked the citizens who have put their names out to run for City elections.
- Stated that appointment for the open City Council seat will occur on November 19, 2018. Councilmember Boe inquired when the City will advertise for Commission positions. Assistant Administrator Kabat responded that advertisement occurs in December 2018, and appointment in January 2019.
- Noted that a portion of the Off-leash Dog Park opened and went well. He congratulated the Park Board for their work with this park.

11. Adjourn

Motion by Councilmember Geisler, second by Councilmember Boe to adjourn the meeting at 8:03 pm.
Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 19, 2018**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Schulz, Boe, Geisler, and Mayor Windschitl.
Absent: None

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

5.A. Sean Olsen – Special Election Petition

Sean Olsen, 1732 Prescott Lane, explained why he felt it was unfair for 2 Wards of the City to be represented for two years by unelected councilmembers and stated a special election for these positions should occur. Mr. Olsen noted that over 150 Chaska residents signed a petition supporting a special election for Ward 2 and 4.

Mayor Windschitl thanked Mr. Olsen and noted that the Council does not take action during Visitor Presentation, but will take his information for consideration. He also pointed out that Ward 2 does not officially have an opening yet, and the determination for filling it has not been made.

6. Minutes

Motion by Councilmember Boe, second by Councilmember Geisler to approve the minutes of the November 5, 2018 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the Consent Agenda Items A through B:

A. Adopt Resolution No. 2018-137, MnDOT Master Partnership Contract

Motion to Adopt Resolution No. 2018-137 to enter into the MnDOT Master Partnership Contract

B. Authorize 2019 Prosecution Contract

Motion to authorize the Mayor and City Administrator to execute the 2019 County Prosecution Contract.

Councilmember Schulz commented that it is helpful when the County comes and presents what they have been doing in relation to the Prosecution Contract, especially with new councilmembers coming.

City Administrator Podhradsky agreed and stated Staff will ask the County Attorney to come and present.

Motion carried.

8. Action Items

8.A. Chaska City Council Ward 4 Appointment

City Administrator Podhradsky introduced the item to the Council.

Mayor Windschitl stated that they interviewed four exceptional applicants prior to the meeting and that unless anyone objected, he suggested the Council move forward with the appointment.

Councilmember Schulz agreed.

Councilmember Boe stated that he would support appointment or special election for Ward 4.

Councilmember Geisler stated that since the Council are elected officials and State Statute supports appointment in this case, she supports appointment tonight.

The Council discussed the difficulties in campaigning during a winter special election and the historically low voter turn-out for these elections.

Councilmember Geisler also noted that filling this vacancy is important for keeping the City business going forward as Councilmember absences with already low numbers can affect Council action.

Motion by Councilmember Schulz, second by Councilmember Geisler to appoint Mike Huang to the Chaska City Council Ward 4 position for the remaining term of office November 19, 2018 to December 31, 2020.

The Council commented that there were four very strong candidates but that they felt Mike Huang brought a lot of experience.

Motion carried.

City Attorney Melchert swore in Mike Huang for the Councilmember position for Ward 4. Councilmember Huang then joined the Council up front for the remainder of the meeting.

8.B. Adopt Resolution 2018-138, Approving the 2040 Comprehensive Plan/City of Chaska/PC No. 2018-34

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

City Administrator Podhradsky explained that MUSA stands for Metro Urban Service Area which is where sewer extends to in the community.

City Planner Hanson continued her presentation of the item.

Councilmember Schulz looked for clarification on what Winter Cities meant.

Staff explained it was geared toward increasing activity levels within the City during the winter.

City Planner Hanson went on presenting the item.

City Administrator Podhradsky explained that the draft document will be online and that residents could look at it and provide comments.

Community Development Director Ringwald explained the schedule for the Comprehensive Plan (Comp Plan).

City Administrator Podhradsky provided further detail into how the City develops and uses the Comp Plan in regards to zoning.

Councilmember Geisler looked to clarify whether the rehab of Hwy 41 downtown is already in the Comp Plan and whether it gets updated with the new designs they come up with.

Community Development Director Ringwald responded that since this is a guiding document, it will not get very detailed, but the references to the designs and the traffic numbers, etc. are included in the Comp Plan.

City Administrator Podhradsky asked Community Development Director Ringwald to comment on where the 2040 Comp Plan puts Chaska in its development pattern.

Community Development Director Ringwald stated that it puts the City at full development and is really the last growth plan.

City Administrator Podhradsky commented that a Comprehensive Plan in a fully developed community looks a lot different than one in a developing community.

Motion by Councilmember Boe, second by Councilmember Schulz to adopt Resolution No. 2018-138 approving the 2040 Comprehensive Plan. Motion carried 4/1 (Councilmember Huang abstained as he had already voted on this item in the Planning Commission meeting).

9. Bills

9.A. AP Council Roster 11-19-18

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Geisler, and Mayor Windschitl. Voting nay: None. Abstaining: Councilmember Huang. Motion carried.

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report

10.C. Other Meeting Minutes

10.C.i. Receive the October 25, 2019 Human Rights Commission minutes.

Councilmember Boe:

- Mentioned that the Hometown Holiday is on December 1, 2018 from 1-5 pm, and the tree lighting ceremony at Fireman's Park will be at 6pm on December 2, 2018.
- Informed the Council of his intent to resign from his Council seat on the Council effective January 7, 2019. He stated that he is excited to serve the community as the representative for 47B at the State House of Representatives and yet will miss serving on the City Council.
- Noted that there has been comments on social media that there are concerns with getting off and on Pioneer Trail from Kwik Trip. City Administrator Podhradsky agreed that this is an issue and explained that Staff are having discussions with the County regarding this and will update when there is more information.

Councilmember Huang:

- Thanked the Council for the appointment and stated he will do his best to serve everyone in Ward 4 to the best of his ability.

Councilmember Geisler:

- Inquired if the Chaska Commons sign will go back up. City Administrator Podhradsky stated that it would and provided further details on the timeline.
- Commented that Veteran's Park looks incredible and she is proud of what Chaska has done for the veterans. She noted that there was a great turnout for the dedication and thanked everyone for their help on the project.

Mayor Windschitl:

- Commented how great the dedication was at Veteran's Park.
- Acknowledged Councilmembers-elect McKayla Hatfield (Ward 3) and Jon Grau (Ward 1) in attendance.
- Thanked all the candidates for running for City Council.

- Thanked City Clerk Wetzel for her work with the election, as well as all the election judge volunteers. City Administrator Podhradsky echoed his thanks and noted that Minnesota has a good election system in place.
- Noted Chaska had about a 76% voter turn-out, and Carver County had about 80%. He also noted that Carver County was the first county to have all their results in to the State. City Administrator Podhradsky added that Carver County has had that record for a long time.

City Administrator Podhradsky:

- Noted there will be a work session on December 3, 2018 prior to the City Council meeting.
- Congratulated Parks and Recreation Director Grange for finishing the Iron Man competition yesterday.

11. Adjourn

Motion by Councilmember Schulz, second by Councilmember Boe to adjourn the meeting at 8:15 pm.

Motion carried.