

Joint Work Session
Chaska City Council and Planning Commission
Zoning Code Updates
5:30 - 7:00PM



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, February 24, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. Recognition Team Guentzel
 - 5.B. Beyond New Beginnings
 - 5.C. Update on Southwest Chaska Community Park Process
6. Approve Previous Meeting Minutes
 - 6.A. CC Meeting Minutes 01-27-2025
 - 6.B. CC Meeting Minutes 02-03-2025
7. Consent Items
 - 7.A. Accept Public Improvements - Savanna Estates 1st Addition
 - 7.B. Accept Public Improvements - Savanna Estates 2nd Addition
 - 7.C. Accept Public Improvements - Savanna Estates 3rd Addition
 - 7.D. Adopt Resolution 2025-12 Ratifying 2025 Cogeneration and Small Production Tariff
 - 7.E. Appointment of Planning Commission Chair and Vice-Chair

- 7.F. Adopt Resolution 2025-13 Supporting the City's application to the Carver County Community Development Agency Community Growth Partnership Initiative Grant Program
- 7.G. Approve Off-Sale Intoxicating Licenses - Hazeltine National Golf Club
- 7.H. Motion to adopt Resolution No. 2025-16 Approving the Lot Split at 710 Walnut Street/Nanci Olson/PC #2025-04
- 8. Action Items
 - 8.A. Adopt Resolution No. 2025-14 and Ordinance No. 1055 Approving the Preliminary Plat and Rezoning for Fultonwood/Pulte Homes/PC #2024-21
 - 8.A.i. Ordinance No. 1055
 - 8.B. Motion to adopt Resolution No. 2025-15 approving the Concept Plan for Talero Curve/ Quadriga Ventures/ PC #2024-24
 - 8.C. Motion to adopt Resolution Nos. 2025-17 and 2025-18, vacating a portion of the drainage and utility easement in the rear of Lots 2 and 3, Block 2, ENSCONCED WOODS/ Johnson Reiland Builders and Remodelers/ PC #2025-01
 - 8.C.i. Resolution No. 2025-17
 - 8.C.ii. Resolution No. 2025-18
- 9. Bills
 - 9.A. 2-4-2025 Accounts Payable Claims Roster
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.A.i. Biweekly 02-24-2025
- 11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council



2/18/25

Matt Podhradsky, City Administrator
City of Chaska
One City Hall Plaza
Chaska, MN

Dear Mr. Podhradsky

Beyond New Beginnings and the Community Asset Foundation have formed a partnership to develop a four unit building to serve young mothers who are struggle in with housing insecurity. At an upcoming meeting we hope to provide an overview for the City Council as we proceed in developing the project. The facility would be similar to existing four unit building on Walnut St in Chaska that Beyond New Beginnings utilizes to serve young mothers.

Our goal is to secure \$1.1 million to construct the facility through a combination of government assistance and private donations. Currently the partnership is working on a site plan which we anticipate to submit to the city in April. At that time we would be asking for the city to join our partnership and contribute its Local Affordable Housing Aid allocation to the project.

Attached is a brief summary of our vision.

Thank you for your help in this great community project and feel free to contact us with questions

Sincerely

Bob Roepke
Community Asset Foundation

1110 Yellow Brick Rd, Chaska, MN 612-703-5709

THE INN OF CHASKA

Overview

Over 40 years ago, the New Beginnings program was established to support young, pregnant students committed to continuing their education. To expand this mission, the non-profit organization Beyond New Beginnings was founded, offering ongoing support to these young families. A major milestone was achieved in 2019 when the non-profit, in partnership with the Carver County CDA, began operating in a renovated four-plex in downtown Chaska.



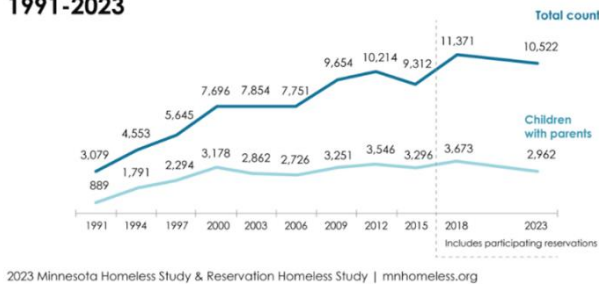
Despite these efforts, a critical need remains: affordable housing for young mothers and their children. The Inn of Chaska seeks to address this need by providing permanent, affordable housing for four women and their children in collaboration with Beyond New Beginnings. This partnership strives to ensure that no young mother faces homelessness.

The Need

Every child deserves a safe and stable home—it is a fundamental necessity. Yet, a 2021 study revealed that 1.3 million infants, toddlers, and preschoolers—1 in 18 children under the age of six—experience family homelessness each year in the United States. In Minnesota alone, the Wilder Foundation reported that on any given night in 2023, 2,962 children and their parents were homeless.

The impact of homelessness on children is profound, affecting their health and developmental outcomes. The

ONE-NIGHT STUDY COUNTS OF THE MINNESOTA HOMELESS POPULATION, 1991-2023



early years of life are critical for establishing a foundation for future growth, achievement, and well-being. It is imperative for community leaders to create responsive interventions to mitigate these effects.

At Chaska's Beyond New Beginnings program, staff frequently work with 6 to 9 young mothers and their children who lack stable housing. This underscores the urgent need for sustainable solutions.

The Response

In response, the Community Asset Foundation, in partnership with Beyond New Beginnings, Carver County CDA, the City of Chaska, and other local organizations, is spearheading the development of a supportive housing model. This collaboration aims to create a welcoming, secure, and nurturing environment for young mothers and their children.

The Vision

The vision is to build a four-unit affordable housing complex in downtown Chaska, near the Beyond New Beginnings facility. The goal is simple but powerful: to ensure that no young mother is left without a warm and secure place to stay on a cold winter night in Chaska.

The project will be structured to guarantee its sustainability, with a permanent use and a viable income stream to support ongoing operations. Residents will receive comprehensive case management services through the Beyond New Beginnings program, focusing on young moms navigating the challenges of parenthood and giving hope for a brighter future.

The Inn of Chaska represents a broad community collaboration, operated by experienced housing professionals and supported by local organizations offering services such as meals, mental health support, employment training, and housing assistance.

The Site

Creating a supportive home for young mothers requires not only thoughtful design but also a location that offers convenient access to essential resources, such as shopping, employment opportunities, transit, schools, and social services. While the exact site is yet to be determined, it will prioritize proximity to these necessities.

The Home

The proposed two-story building will feature four two-bedroom units, each with a private entrance. The exterior will combine brick and Hardi-board siding, ensuring long-term durability with minimal maintenance.



The Cost and Timeline

The total construction cost is estimated at \$1.1 million, with funding already secured to cover the project. Construction is scheduled to begin in May 2026, with an anticipated opening by the end of the year.

Sources	
Cash Equity	\$80,000
Mortgage	\$150,000
Donated land	\$60,000
Carver County CDA Grant	\$260,000
City of Chaska Grant	\$260,000
Donations	\$300,000
	\$1,110,000

Minnesota Tax Credit

Donations to the Inn of Chaska qualify for an 85% Minnesota income tax credit. For example, a \$5,000 donation would reduce the donor's state income tax liability by \$4,250, bringing the out-of-pocket cost to less than \$600.

	Individual Donor	If 60 Donate \$5,000
Donation in June of 2025	\$5,000.00	\$300,000.00
State reimbursement June of 2026	\$4,250.00	\$255,000.00
Federal tax savings @25% tax	\$187.50	\$11,250.00
Net Cost to donor	\$562.50	\$33,750.00

Join Us

Help us ensure there is always room in the Inn for young mothers who choose to bring new life into the world. For more information about donating, please visit our website at communityassetfoundation.org or contact Bob Roepke at 612-414-1284



Chaska City Council

February 24, 2025



The Problem

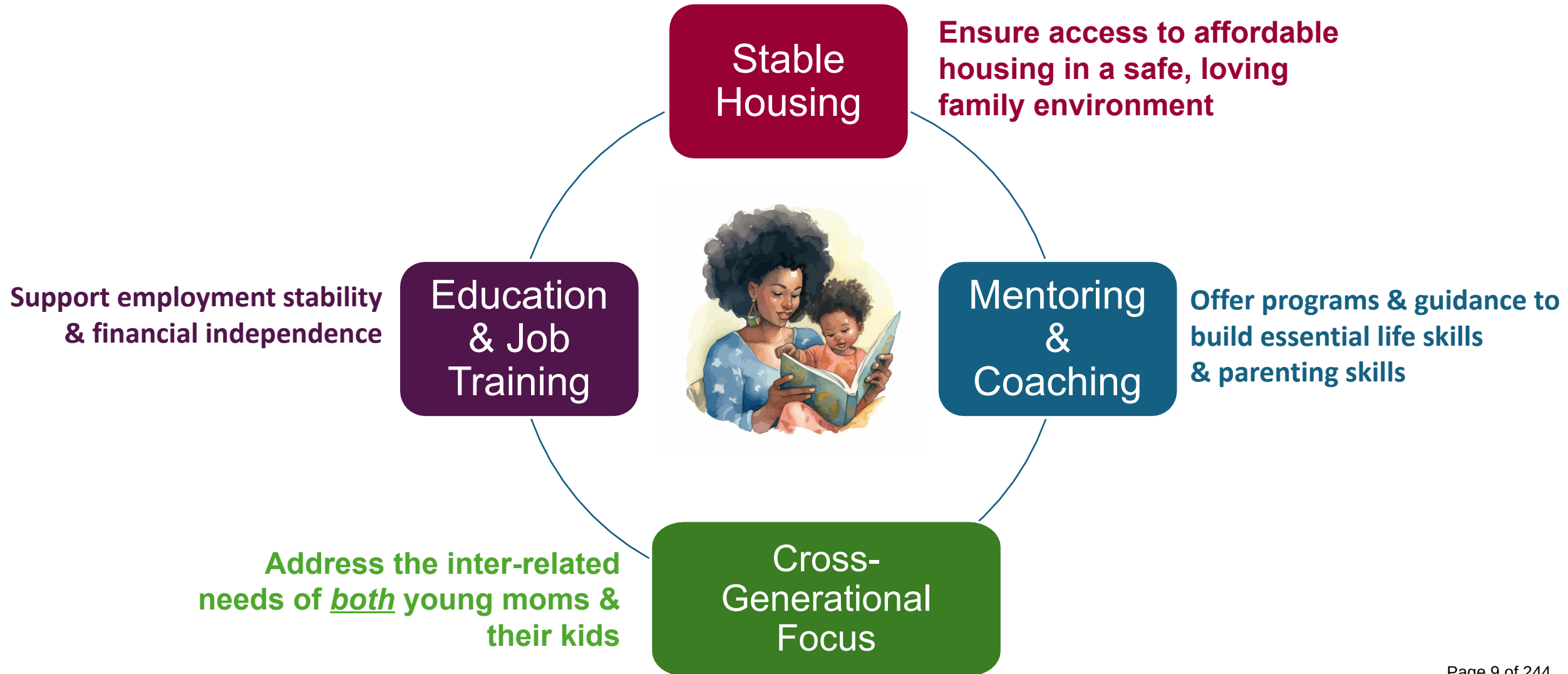
Young moms and their children living in a vicious cycle of poverty and at risk of homelessness

Mission

Provide loving foundations for young families to overcome housing instability and poverty



4 Strategies for Overcoming Poverty & Housing Instability for Young Moms & Kids



Weekly Program Night Magic



Family-style dinners

Weekly Life Skills Classes:

- Parenting
- Financial literacy
- Nutrition
- Mental Health Care

Impact

75%

Families self-sufficient
upon program completion

90%

Program graduates self-sufficient
after 2 years

Thank You



**- MINUTES -
CHASKA CITY COUNCIL
JANUARY 27, 2025**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Hubbard and Councilmembers Benesh, Grau, Hatfield, and Sheveland.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Erica Mattice; Finance Managers; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt Agenda

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

5. Visitor Presentation

No one wished to present to the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the January 6, 2025, City Council Meeting Minutes

Motion by Councilmember Benesh, second by Councilmember Grau to approve the minutes of the January 6, 2025, City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Benesh noted two bars were mentioned in Consent Agenda Item 7D. Adopt Resolution 2025-8 Approving Premises Gambling Permit for Ducks Unlimited. City Administrator Podhradsky stated the item is only for Heartbreakers.

Councilmember Hatfield thanked Councilmember Grau for stepping up to serve on the Southwest Transit Commission.

Mayor Hubbard noted her appreciation of Consent Agenda Item 7E. 2025 Pay Equity Report.

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

- A. Police Auction for Unclaimed and Seized Items

Motion to approve the auction/sale of items by the Chaska Police Department.

B. 2025 Pay Classification Plan

Motion to approve the 2025 Pay Classification Plan and 2025 Salary Adjustment Chart.

C. Appoint Representatives to the Southwest Transit Commission

Motion to appoint Councilmember Hatfield to serve as the elected official representative for the City of Chaska to the Southwest Transit Commission for a 3-year term of 2025-2027 and Councilmember Grau to serve as the second City of Chaska representative to the Southwest Transit Commission and fill the remaining 3-year term set to expire December 31, 2025.

D. Adopt Resolution 2025-8 Approving Premises Gambling Permit for Ducks Unlimited

Motion to Adopt Resolution 2025-8 approving the premises permit application for the Chaska Lions Club, to conduct lawful/charitable gambling at Patron's Mexican Restaurant.

E. 2025 Pay Equity Report

Motion to approve the submission of the 2025 pay equity report to the State of Minnesota.

Motion carried.

8. Action Items

8.A. Request for Proposals for Architectural and Engineering Services for Municipal Services Building

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

Councilmember Hatfield asked if RJM will have the bandwidth to handle the design process while their other project is finishing up. City Administrator Podhradsky stated there will likely be a different Site Manager for the Municipal Services Building, though the overarching supervisor will remain the same.

Councilmember Sheveland asked if there is a goal to maintain a uniform look of buildings. City Administrator Podhradsky explained the topic requires further discussion, though they anticipate similar looks.

Mayor Hubbard noted her excitement for the project.

Motion by Councilmember Hatfield, second by Councilmember Benesh to approve issuing a Request for Proposals for Architectural and Engineering Services for a new Municipal Services Building.

Motion carried.

8.B. Adopt Resolution 2025-10 Ratification of Bond Sale by Chaska EDA – Lease Revenue Refunding Bonds, Series 2025B

City Administrator Podhradsky introduced the item to the Council and Chris Hogan, Baker Tilly representative, provided a presentation on it.

Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Resolution 2025-10 ratifying the sale of Lease Revenue Refunding Bonds, Series 2025B by the Economic Development Authority of the City of Chaska, Minnesota, and authorizing execution of related documents.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 27-1-2025

The Council requested further information about bills on page 2.

City Administrator Podhradsky provided further information regarding those bills.

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 27-1-2025

10.B. Financial Reports as of 30-11-24

Councilmember Grau:

- Noted City Council held a strategic planning event. It was informative and well-received.
- Asked which ice rinks are open. City Administrator Podhradsky stated Clover Ridge, Lions, and the lake are open.

Councilmember Sheveland:

- Agreed the strategic planning event was informative.

Councilmember Benesh:

- Agreed he appreciated the strategic planning event.

Councilmember Hatfield:

- Thanked the Police Department and Fire Department for their work over the busy weekend.
- Pointed out Southwest Transit has a new route starting in March. Service will be from Eden Prairie to the airport.

Assistant City Administrator Durbin

- Noted the Council previously approved an application to the State for Minnesota Investment Funds for Beckman Coulter. They received \$1.25 million.

City Administrator Podhradsky:

- Thanked the Council for their participation in the strategic planning event.

Mayor Hubbard:

- Noted her appreciation of the strategic planning event.
- Stated Incredible Indian has wonderful food.
- Added the MLK Breakfast hosted by the Human Rights Commission was a great event.

- Pointed out there is a fishing contest at Fireman's Park coming up.
- Stated a Chaska police officer was featured in a publication.

11. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Benesh to adjourn the meeting at 7:47 p.m.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 3, 2025**

1. Call to Order

The meeting was called to order by Mayor Hubbard at 7:16 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Hubbard and Councilmembers Benesh, Grau, Hatfield, and Sheveland.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

No one wished to present to the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the January 6, 2025 City Council Meeting Minutes

This item was not addressed as it was approved at a previous meeting.

7. Consent Agenda

Motion by Councilmember Benesh, second by Mayor Hubbard to approve the Consent Agenda Items A through B:

A. Adopt Resolution 2025-11 Approving Premises Gambling Permit for Chaska Lions at Cuzzy's Brick House

Motion to Adopt Resolution 2025-11 approving the premises permit application for the Chaska Lions Club, to conduct lawful/charitable gambling at Cuzzy's Brick House.

B. Approve Rinkside Advertising Network Agreement at the Chaska Curling Center

Motion to approve Rinkside Advertising Network Agreement.
Motion carried.

8. Action Items

8.A. Commission Appointments

Mayor Hubbard detailed the openings on various Commissions and the interview process.

Councilmember Hatfield pointed out the applicant pool was strong. She thanked the applicants for their interest. Councilmember Grau noted his agreement with Councilmember Hatfield. He stated there may be openings in the near future.

Councilmember Sheveland expressed her excitement about the community's involvement.

Councilmember Benesh agreed with the comments of other Councilmembers.

Mayor Hubbard reiterated the comments of other Councilmembers and noted there are other opportunities to serve Chaska.

Motion by Councilmember Hatfield, second by Councilmember Benesh to appoint Caroll Aasen Jr., Todd Urbanski, Sarah Rostad, and Scott Sailor to the Planning Commission.
Motion carried.

Motion by Councilmember Benesh, second by Councilmember Grau to appoint Terrance Schwerm, Elizabeth Wynveen, and Mike Heuer to the Parks and Recreation Commission.
Motion carried.

Motion by Councilmember Grau, second by Councilmember Sheveland to appoint Kechi Duffy as alternate and Juhi Ghatti as Student Commissioner to the Human Rights Commission.
Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Benesh to appoint Candra Nagisetty, Prescott Phillips, Erin Dupey, and Kalab Snider to the Heritage Preservation Commission.
Motion carried.

8.B. Appointment of 2025 Chaska Parks and Recreation Commission Chair and Vice Chair
City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Councilmember Hatfield acknowledged the appointees have been consistent contributors to the Commission and community. Mayor Hubbard noted her agreement.

Motion by Councilmember Grau, second by Councilmember Sheveland to appoint Jason Branch as the 2025 Parks & Recreation Commission Chair.
Motion carried.

Motion by Councilmember Benesh, second by Councilmember Sheveland to appoint Elizabeth Wynveen as the 2025 Parks & Recreation Commission Vice Chair.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 3-2-2025

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 2-3-2025

Councilmember Hatfield:

- Pointed out the Downtown Business Alliance meeting is on February 14, 2025.
- Noted her appreciation for the Economic Development Coordinator's newsletter.
- Stated the Hwy 41 public meeting is February 19, 2025.
- Thanked the Fire Department and Police Department for handling a high number of calls in January.

Councilmember Benesh:

- Attended the Ice Fishing Tournament hosted by the Fireman's Relief Association.

Councilmember Sheveland:

- Thanked the Commission applicants for their interest in serving Chaska.
- Added Mayor Hubbard has been doing a great job in her new role.

Councilmember Grau:

- Explained there were concerns about traffic around Costco. However, he had not experienced issues with traffic in that area.
- Wished his son a "Happy Birthday!"

Mayor Hubbard:

- Attended the City Engineers Association of Minnesota event where Chaska was recognized.
- Attended the Ice Fishing Tournament hosted by the Fireman's Relief Association.
- Noted the Parks and Recreation Commission is hosting the Little Tots Sweetheart Dance on February 21, 2025.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Hatfield to adjourn the meeting at 7:45.

Motion carried.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/24/2025**

Subject: Public Improvements – Savanna Estates 1st Addn

Prepared By: Matt Clark, City Engineer

Installation of public improvements is completed in Savanna Estates 1st Addition. Consistent with terms of the Development Agreement, Chaska is in a position to formally accept said improvements as public facilities. Further, the letter of credit guaranteeing those improvements shall be reduced to 5% for a period of 2 years from the date of acceptance.

CITY COUNCIL ACTION REQUESTED

Accept public improvements in Savanna Estates 1st Addition as municipal facilities and adjust letter of credit accordingly.



Alliant Engineering, Inc.

December 24, 2024

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
Once City Hall Plaza
Chaska, MN 55318

Subject: Savanna Estates – Request for Final Acceptance of Street and Utility Improvements.

Dear Mr. Clark:

On behalf of Koosman Homes, we request the City of Chaska to accept the public Street and Utility improvements for Savanna Estates 1st Addition. Based upon Alliant Engineering construction observation and record plan documents, we certify the public improvements (sanitary sewer, water main, storm sewer and street construction) were constructed in general conformance with the approved plans and specifications. The only work remaining is seeding the ponding re-work area and some minor silt fence removal per Aaron Kuznia's email on 12/20/24

Upon final acceptance of the public improvements by the City, Alliant Engineering and Koosman Homes requests the City to release the surety for the project and begin the warranty period for the improvements.

If you have any questions, please contact me at (612) 767-9327.

ALLIANT ENGINEERING

David Nash, PE
Senior Project Manager

CC: Dustin Koosman- Koosman Homes

KLC of Willmar, Inc.

2320 East Highway 12, Suite 1
Willmar, MN 56201

Phone: (320) 235-7440

Fax: (320) 235-7455

1/30/25

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

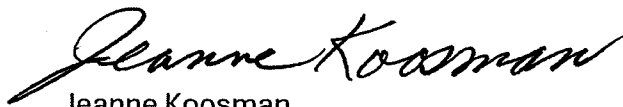
Subject: Savannah Estates 1st Addition

Dear Mr. Clark:

We are requesting the City of Chaska to accept the improvements and release the Letter of Credit for the Savannah Estates 1st Addition. Once the City staff has completed its review and are agreeable to accepting the improvements we will leave a 5% security for 2 years to guarantee the workmanship and materials after the date of final acceptance by City Council.

If you have any questions, please contact me at (320)235-7440.

Sincerely,

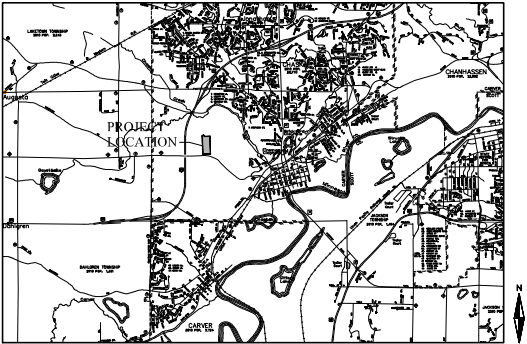
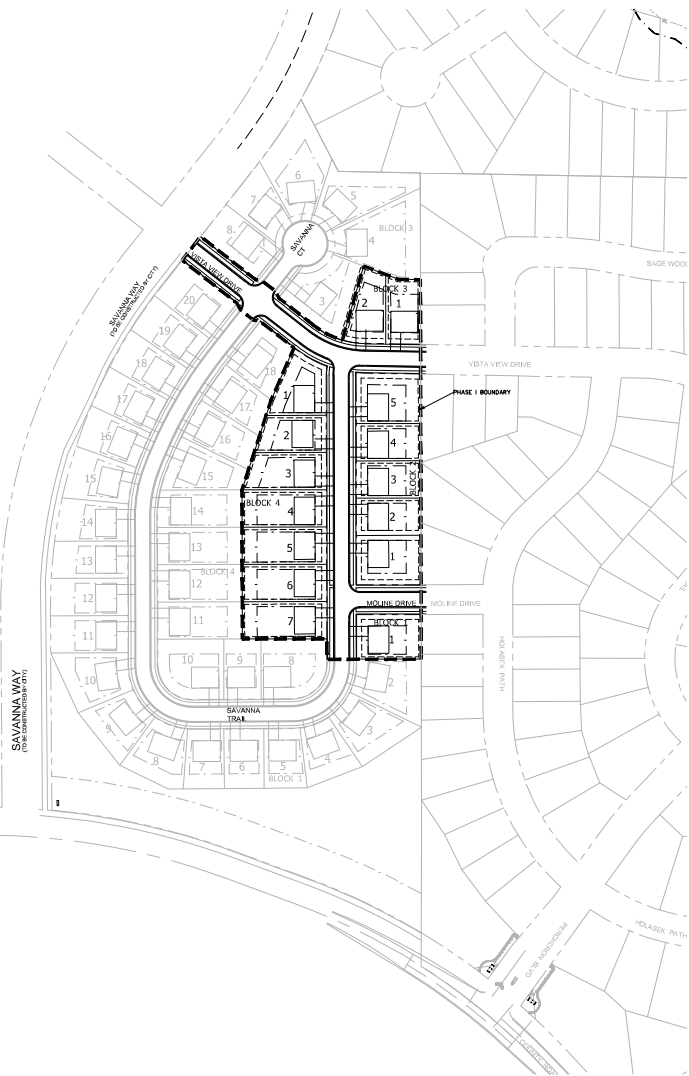
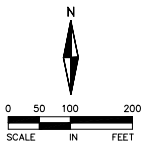
A handwritten signature in black ink that reads "Jeanne Koosman". The signature is fluid and cursive, with the first name "Jeanne" and last name "Koosman" clearly legible.

Jeanne Koosman

Drawn name: x:\2016\160196\plan sheets\Final Plat and Construction Documents\160196covs.dwg May 17, 2017 4:05pm

SAVANNA ESTATES

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
DETAILS	2-3
EXISTING CONDITIONS SURVEY	4
GRADING PLAN	5-7
STORM WATER POLLUTION PREVENTION PLAN	8-10
GRADING NOTES AND DETAILS	11
STREET AND STORM SEWER PLAN AND PROFILES	12-17
INTERSECTION DETAILS	18
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES	19-21
LANDSCAPE PLAN	22-25

DEVELOPER

KOOSMAN HOMES
2320 U.S. HWY 12, SUITE 1
WILMAR, MN 56201
DANIEL KOOSMAN
PH: 320-235-7440

CONSULTANT

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH
SUITE 300
MINNEAPOLIS, MN 55415
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

DAVID NASH
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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



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SAVANNA ESTATES
KOOSMAN HOMES
MASS GRADING AND
PH 1 CONSTRUCTION DOCUMENTS
COVER SHEET

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

DAVE NASH, PE	
Date	License No.
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
1-3-17	CONCEPT PLAN
3-7-17	PRELIMINARY PLAN
3-30-17	CITY RESUBMITTAL
5-2-17	PH1/MASS GRADING
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	218-0198

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/24/2025**

Subject: Public Improvements – Savanna Estates 2nd Addn

Prepared By: Matt Clark, City Engineer

Installation of public improvements is completed in Savanna Estates 2nd Addition. Consistent with terms of the Development Agreement, Chaska is in a position to formally accept said improvements as public facilities. Further, the letter of credit guaranteeing those improvements shall be reduced to 5% for a period of 2 years from the date of acceptance.

CITY COUNCIL ACTION REQUESTED

Accept public improvements in Savanna Estates 2nd Addition as municipal facilities and adjust letter of credit accordingly.



Alliant Engineering, Inc.

December 24, 2024

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
Once City Hall Plaza
Chaska, MN 55318

Subject: Savanna Estates 2ND Addition – Request for Final Acceptance of Street and Utility Improvements.

Dear Mr. Clark:

On behalf of Koosman Homes, we request the City of Chaska to accept the public Street and Utility improvements for Savanna Estates 2nd Addition. Based upon Alliant Engineering construction observation and record plan documents, we certify the public improvements (sanitary sewer, water main, storm sewer and street construction) were constructed in general conformance with the approved plans and specifications.

Upon final acceptance of the public improvements by the City, Alliant Engineering and Koosman Homes requests the City to release the surety for the project and begin the warranty period for the improvements.

If you have any questions, please contact me at (612) 767-9327.

ALLIANT ENGINEERING

David Nash, PE
Senior Project Manager

CC: Dustin Koosman- Koosman Homes

KLC of Willmar, Inc.

2320 East Highway 12, Suite 1
Willmar, MN 56201

Phone: (320) 235-7440

Fax: (320) 235-7455

1/30/25

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

Subject: Savannah Estates 2nd Addition

Dear Mr. Clark:

We are requesting the City of Chaska to accept the improvements and release the Letter of Credit for the Savannah Estates 2nd Addition. Once the City staff has completed its review and are agreeable to accepting the improvements we will leave a 5% security for 2 years to guarantee the workmanship and materials after the date of final acceptance by City Council.

If you have any questions, please contact me at (320)235-7440.

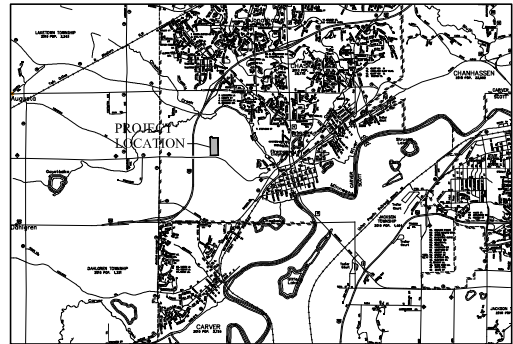
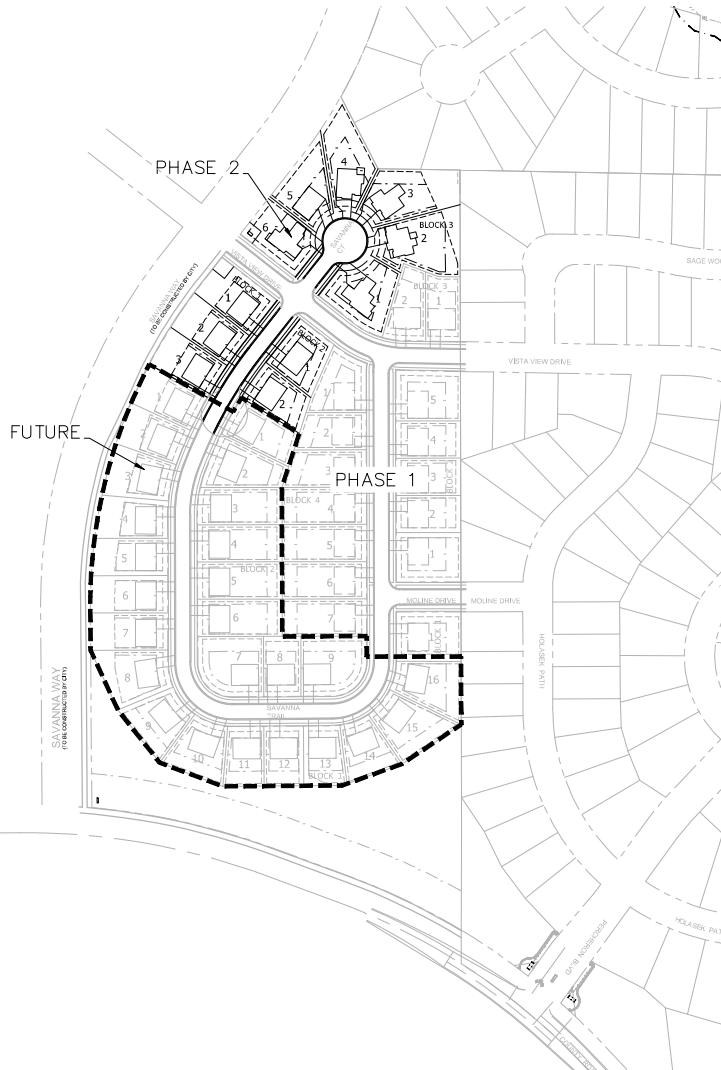
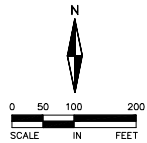
Sincerely,



Jeanne Koosman

SAVANNA ESTATES PHASE 2

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
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INTERSECTION DETAILS	14
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DEVELOPER

KOOSMAN HOMES
2320 U.S. HWY 12, SUITE 1
WILMAR, MN 56201
DANIEL KOOSMAN
PH: 320-235-7440

CONSULTANT

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH
SUITE 300
MINNEAPOLIS, MN 55415
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

DAVID NASH
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

ALLIANT
ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2

KOOSMAN HOMES

PHASE 2 CONSTRUCTION DOCUMENTS

COVER SHEET

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

Signature: [Signature]
Date: 6-8-19 License No. 21836

QUALITY ASSURANCE/CONTROL

BY: [Signature] DATE: [Blank]

DATE: 2-8-19 ISSUE: CITY SUBMITTAL

11-27-18 CITY SUBMITTAL

5-8-19 2019 UPDATES

[Blank]

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PROJECT TEAM DATA

DESIGNED: DJM

DRAWN: PLM

PROJECT NO: 218-0198

1

SHEET 1 of 19

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/24/2025**

Subject: Public Improvements – Savanna Estates 3rd Addn

Prepared By: Matt Clark, City Engineer

Installation of public improvements is completed in Savanna Estates 3rd Addition. Consistent with terms of the Development Agreement, Chaska is in a position to formally accept said improvements as public facilities. Further, the letter of credit guaranteeing those improvements shall be reduced to 5% for a period of 2 years from the date of acceptance.

CITY COUNCIL ACTION REQUESTED

Accept public improvements in Savanna Estates 3rd Addition as municipal facilities and adjust letter of credit accordingly.



Alliant Engineering, Inc.

December 24, 2024

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
Once City Hall Plaza
Chaska, MN 55318

Subject: Savanna Estates 3rd Addition – Request for Final Acceptance of Street and Utility Improvements.

Dear Mr. Clark:

On behalf of Koosman Homes, we request the City of Chaska to accept the public Street and Utility improvements for Savanna Estates 3rd Addition. Based upon Alliant Engineering construction observation and record plan documents, we certify the public improvements (sanitary sewer, water main, storm sewer and street construction) were constructed in general conformance with the approved plans and specifications.

Upon final acceptance of the public improvements by the City, Alliant Engineering and Koosman Homes requests the City to release the surety for the project and begin the warranty period for the improvements.

If you have any questions, please contact me at (612) 767-9327.

ALLIANT ENGINEERING

David Nash, PE
Senior Project Manager

CC: Dustin Koosman- Koosman Homes

KLC of Willmar, Inc.

2320 East Highway 12, Suite 1
Willmar, MN 56201

Phone: (320) 235-7440

Fax: (320) 235-7455

1/30/25

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

Subject: Savannah Estates 3rd Addition

Dear Mr. Clark:

We are requesting the City of Chaska to accept the improvements and release the Letter of Credit for the Savannah Estates 3rd Addition. Once the City staff has completed its review and are agreeable to accepting the improvements we will leave a 5% security for 2 years to guarantee the workmanship and materials after the date of final acceptance by City Council.

If you have any questions, please contact me at (320)235-7440.

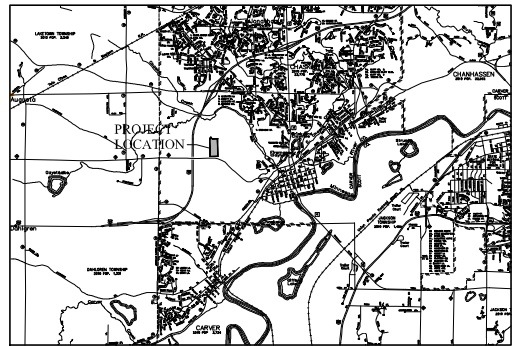
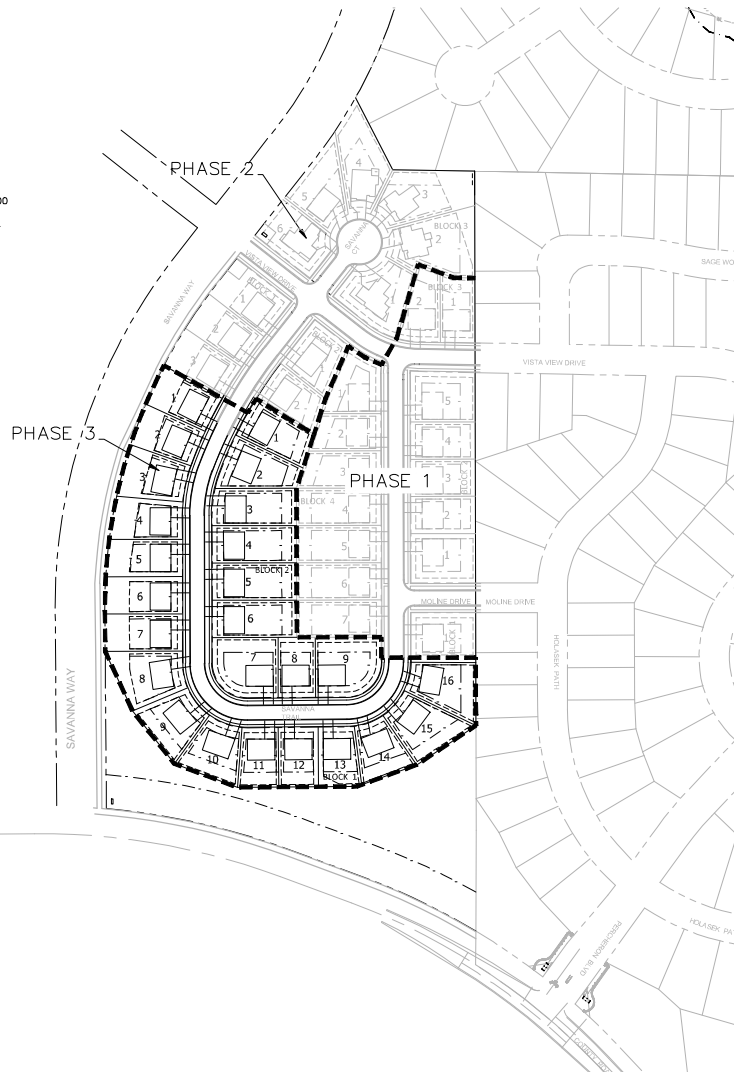
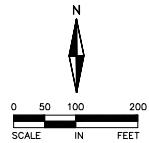
Sincerely,



Jeanne Koosman

SAVANNA ESTATES PHASE 3

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

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DEVELOPER

KOOSMAN HOMES
2320 U.S. HWY 12, SUITE 1
WILMAR, MN 56201
DANIEL KOOSMAN
PH: 320-235-7440

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE SOUTH
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
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ENGINEER

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SURVEYOR

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EM: dolmstead@alliant-inc.com

LANDSCAPE ARCHITECT

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LICENSE NO. 19507
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SAVANNA ESTATES PHASE 3

KOOSMAN HOMES

PHASE 3 CONSTRUCTION DOCUMENTS

COVER SHEET

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

DATE: 8-8-19
NAME: DAVID NASH, PE
LICENSE NO.: 21836

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
7-3-18	PHASE 2 CD
7-31-18	CITY COMMENTS
8-13-18	CITY COMMENTS
5-8-19	2019 UPDATES

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: DML
PROJECT NO: 218-0198

1

SHEET 1 of 19

REQUEST FOR ACTION CHASKA CITY COUNCIL February 24, 2025

Subject: **Adopt Resolution 2025-12 Ratifying 2025 Cogeneration and Small Production Tariff**

Prepared By: Pete Wyffles

Background

The attached resolution is an update to the resolution adopted in 2024. Annually we need to make updates to the tariff's on schedule 1 (average retail rate) and schedule 4 (avoided costs). The rate schedules have been updated accordingly and are ready for adoption.

There are currently 154 interconnected distributed generation systems on our network.

Update

Recommendation

Staff recommends adoption

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2025-12 Ratifying 2025 Cogeneration and Small Production Tariff

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 02/24/25 **RESOLUTION NO.** 2025-12

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

**Resolution Ratifying 2025 Cogeneration and Small Power Production Tariff
for the City's Electric Utility**

WHEREAS, this resolution relates to the municipal electric utility (the "Utility") operated by the City of Chaska, Minnesota (the "City") that is governed by its City Council; and

WHEREAS, City rules and Minnesota Statutes Section 216B.164 require the City Council to annually adopt a Cogeneration and Small Power Production Tariff; and

WERERAS, on February 24, 2025, the City adopted rates applicable to cogeneration and small power production (the "Tariff Rates"); and

WHEREAS, the Minnesota Municipal Utility Association recently distributed suggested revisions to the resolutions its members use to adopt Tariff Rates; and

WHEREAS, an updated Cogeneration and Small Power Production Tariff ("Tariff") is attached to this resolution; and

WHEREAS, the City Council finds it is in the best interests of the Utility and its customers to update the Utility's Cogeneration and Small Power Production Tariff using the Tariff Rates previously adopted on February 24, 2025;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that:

1. The Tariff attached to this resolution is hereby approved and adopted effective as of the date of this resolution.
2. The Tariff shall be maintained at Chaska City Hall and shall be made available for public inspection during normal business hours.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this _____ day of _____, 2025.

Taylor Hubbard, Mayor

Attest: _____

Chaska Deputy Clerk

Cogeneration and Small Power Production Tariff

The City of Chaska, Minnesota (“City”) operates a municipal electric utility that is governed by its City Council (the “Utility”). Pursuant to its Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities, the City establishes and/or updates its Cogeneration and Small Power Production Tariff (“Tariff”) for billing and sales transactions effective as of the date approved by resolution of the City Council as follows:

The Tariff shall consist of the following four schedules:

SCHEDULE 1: Calculation of average retail utility energy rates for each utility customer class.

SCHEDULE 2: Rates at which Utility purchases energy and capacity from the wholesale supplier from which purchases may first be avoided.

SCHEDULE 3: Utility’s adopted interconnection process, or “distrusted generation tariff” per Minnesota Statutes Section 216B.1611, subd. 3(2).

SCHEDULE 4: Minnesota Municipal Power Agency avoided cost rate calculation rate table.

Schedule 1

Average Retail Utility Energy Rates

Available to any Qualifying Facility of less than 40 kW capacity that does not select either Roll Over Credits, Simultaneous Purchase and Sale Billing or Time of Day rates.

Utility shall bill Qualifying Facilities for any excess of energy supplied by Utility above energy supplied by the Qualifying Facility during each billing period according to Utility's applicable rate schedule. Utility shall pay the customer for the energy generated by the Qualifying Facility that exceeds that supplied by Utility during a billing period at the "average retail utility energy rate."

"Average retail utility energy rate" means, for any class of utility customer, the quotient of the total annual class revenue from sales of electricity minus the annual revenue resulting from fixed charges, divided by the annual class kilowatt-hour sales. Data from the most recent 12-month period available as of January 24, 2025, shall be used in the computation.

"Average retail utility energy rates" are as follows:

Customer Class	Average Retail Utility Energy Rate
Residential	\$0.145266
Commercial	\$0.098532
Industrial	\$0.096167
Right of Way	5%

Schedule 2

Wholesale Supply Rates

A “non-generating utility” must list the rates at which it purchases energy and capacity. If the utility has more than one wholesale supplier, the rates listed are of that supplier from which purchases may first be avoided.

Utility purchases energy and capacity from Minnesota Municipal Power Agency. In 2024, the average energy rate paid by Utility was \$0.06448 per kilowatt-hour. The average capacity rate paid by Utility was \$0.02116 per kilowatt-hour.

These rates are used to calculate Utility’s “avoided costs” for purposes of calculating compensation to customers whose Qualifying Facilities are not eligible for compensation at Utility’s average retail utility energy rate or who elect compensation at another rate.

Schedule 3

Interconnection Process

In order to provide for coordinated interconnection of customer-owned distributed energy resources and comply with Minnesota Statutes Section 216B.1611, subd. 3(2), Utility has adopted the “Minnesota Municipal Interconnection Process (M-MIP) 2022” as recognized by the Minnesota Municipal Utilities Association Board of Directors at its February 9, 2022, meeting and made publicly available at mmua.org.

The Utility’s Rules Governing Interconnection of Cogeneration and Small Power Facilities (including a Uniform Contract for Cogeneration and Small Power Production Facilities) are available at www.chaskamn.com/solar.

General technical requirements may be found in the [Minnesota Technical Interconnection and Interoperability Requirements \(TIIR\)](#) as adopted by the Minnesota Public Utilities Commission on January 22, 2020 as part of DOCKET NO. E-999/CI-16-521.

For utility-specific safety standards, required operating procedures for interconnected operations, and the functions to be performed by any control and protective apparatus, please contact Utility for its Technical Specifications Manual (TSM).

Schedule 4

Minnesota Municipal Power Agency Avoided Cost Rate Calculation Table

	<u>Energy (\$/kWh)</u>	<u>Capacity (\$/kWh)</u>	<u>REC (\$/kWh)</u>
Summer Months (June-Sept)			
On Peak	0.0586	0	0
Off Peak	0.0342	0	0
All Hours	0.0455	0	0
Winter Months (Oct-May)			
On Peak	0.0502	0	0
Off Peak	0.0378	0	0
All Hours	0.0436	0	0
Annual (January-December)	0.0442	0	0

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/24/2025

Subject: Appointment of Planning Commission Chair and Vice-Chair

Prepared By: Nate Kabat, Community Development Director

BACKGROUND

Chaska Ordinance states that the City Council shall annually appoint the Planning Commission Chairperson and Vice-Chair. By practice, the City Council has sought a recommendation from the Planning Commission for the annual appointment.

Rob Brass is the current Chair and has served in that role since June 20, 2022. Rob was appointed to his current term as Chair by City Council on February 26, 2024 per the Planning Commission's recommendation on February 14, 2024.

Todd Urbanski is the current Vice-Chair and has served in that role since February 27, 2023. Todd was appointed to his current term as Vice-Chair by City Council on February 26, 2024 per the Planning Commission's recommendation on February 14, 2024.

At its meeting on February 12, 2025, the Planning Commission made a motion to recommend Rob Brass continue to serve as Chairperson of the Planning Commission and to recommend Todd Urbanski continue to serve as Vice-Chairperson of the Planning Commission for calendar year 2025.

CITY COUNCIL ACTION REQUESTED:

Motion to appoint Rob Brass to serve as Chairperson of the Planning Commission and Todd Urbanski as Vice-Chairperson of the Planning Commission for calendar year 2025.

REQUEST FOR ACTION CHASKA CITY COUNCIL February 24, 2025

Subject: Resolution in Support of the City's application to the Carver County Community Development Agency (CDA) Community Growth Partnership Initiative Grant program for the EDCO Development

Prepared By: Julie Grove, Economic Development Coordinator

Background

Staff has been working with a manufacturing company, EDCO, for the past several months on a proposal to relocate their headquarters and manufacturing facility to Chaska. The company is proposing to purchase the Haasken site located in SW Chaska, west of Hwy 212, between Engler Blvd and Creek Road for their new location. The company has applied for concept plan approval and will be moving through the planning approval process in the next few months.

The project proposes to build a new industrial building just west Chaska Creek Business Park. There are significant infrastructure extensions that will be required to serve this building and also support future growth for the additional industrial development envisioned in this area. Among the needed public improvements include a sewer extension and water connection in Creek Road west from Chaska Creek Blvd.

Anticipating these costs, the City is seeking a grant totaling \$100,000 through Carver County CDA's Community Growth Partnership Initiative which identifies program goals that increase tax base and improve the quality of life in Carver County through affordable housing, community development and redevelopment. Success in obtaining this grant will go towards building the infrastructure extension.

The grant application requires a resolution of support from the City Council. Staff seeks Council's adoption of this resolution in order to complete the application.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-13 supporting the City's application to the Carver County CDA Community Growth Partnership Initiative Grant funds.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 02/24/2025 **RESOLUTION NO.** 2025-13

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

A RESOLUTION IN SUPPORT OF THE CITY OF CHASKA'S APPLICATION TO THE CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (CDA) COMMUNITY GROWTH PARTNERSHIP INITIATIVE GRANT PROGRAM FOR THE EDCO DEVELOPMENT

WHEREAS, the City of Chaska has identified a proposed project within the city that meets the Carver County Community Development Agency (CDA) Community Growth Partnership Initiative Grant Program's purpose and criteria; and

WHEREAS, the City has established a Redevelopment Plan of which the proposed project is a component; and the City has identified a project that will create living wage jobs; and

WHEREAS, the City has the capacity and capability to ensure the proposed project will be completed and administered within the Community Growth Partnership Initiative predevelopment program guidelines; and

WHEREAS, the City has the legal authority to apply for financial assistance; and

WHEREAS, the City is supportive of affordable housing and of the CDA's mission to improve the lives of Carver County residents through affordable housing and community development.

NOW THEREFORE BE IT RESOLVED that the City of Chaska approves the application for funding from the Carver County CDA Community Growth Partnership Initiative Grant program.

BE IT FURTHER RESOLVED that if the application is approved by the Carver County CDA, the City Administrator or his designee, is hereby authorized to execute such agreements as are necessary to receive and use the funding for the proposed project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 24th day of February, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 2/24/2025

Subject: Approval of Off-Sale Intoxicating Liquor for Hazeltine National Golf Club

Prepared By: Denise Beebe, Senior Clerk

Phil Anderson, a Partner of Hazeltine National Golf Club, has submitted application for an Off Sale Intoxicating liquor license. Hazeltine is currently licensed with an on-sale intoxicating license through the licensing period of June 30, 2025. By approving the license, it would allow for off sales beverages to those staying in their new villas. Hazeltine is in good standing, and it was determined no further background investigation was needed.

Analysis

The current license will be up for renewal on July 1, 2025, along with all other liquor licenses in the city. The fee is prorated from the date of Council approval Feb 24th through June 30th at a cost of \$55.44. The prorated fees will be invoiced. Their buyer's card is current, and renewal is through the State of Minnesota at a fee is \$20.00.

CITY COUNCIL ACTION REQUESTED

Motion to approve an Off-Sale Intoxicating Liquor License for Hazeltine National Golf Club, located at 1900 Hazeltine Blvd., Chaska.

REQUEST FOR ACTION CHASKA CITY COUNCIL February 24, 2025

Subject: 710 Walnut Street – Lot Split

Applicants: Nanci Olson

Location: 710 Walnut Street (former Cooper's lot)

Case No.: P.C. No. 2025-04

Synopsis: The applicant is requesting a lot split to split the property into 2 lots

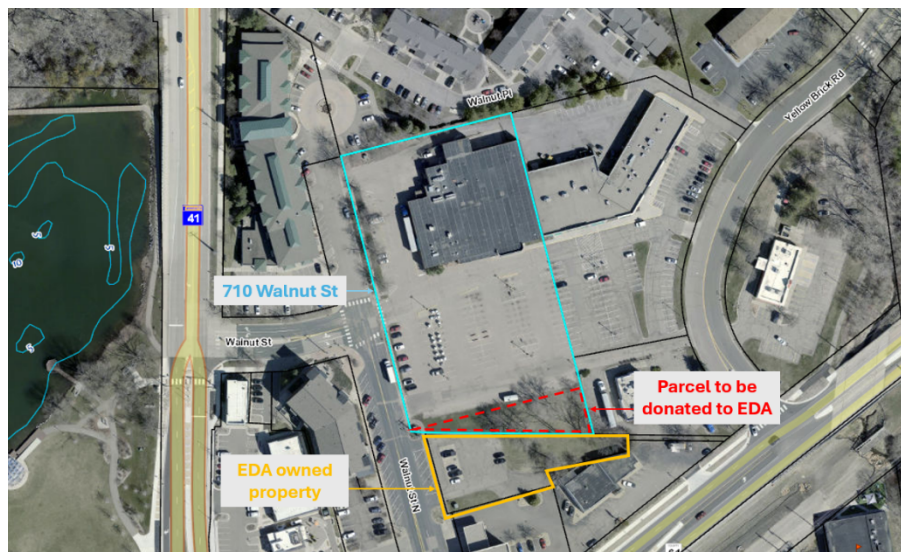
Prepared by: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2025-16

BACKGROUND

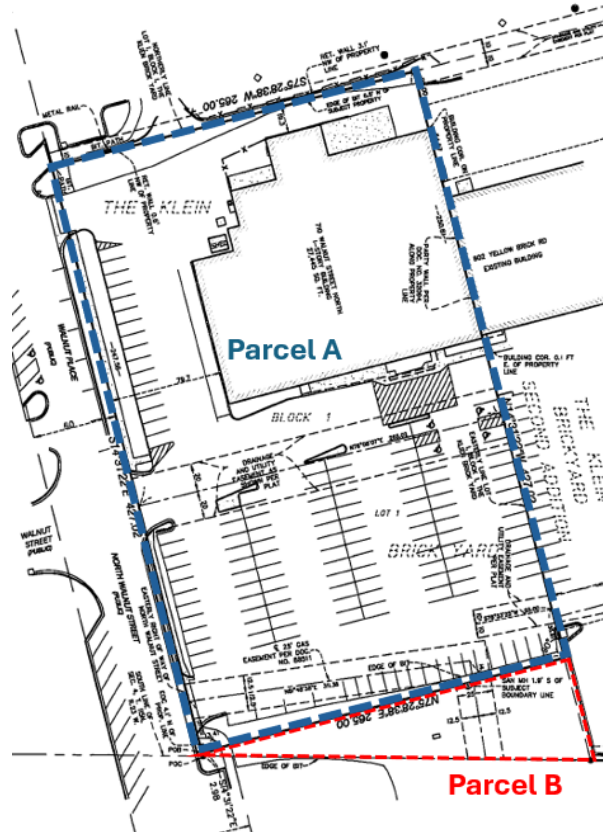
The property at 710 Walnut Street is currently owned by the Klein family. The property was formerly occupied by Cooper's grocery store, which operated for over 100 years in this location. The grocery store closed in March 2024, and since that time the property owner has been seeking a new user and owner of the property. Recently the property has secured a buyer and are set to close on March 31st.

The city has been working with the Klein family to acquire a triangular piece of property on the south portion of 710 Walnut Street that would help square off the city's EDA property directly south (see exhibit below). With a new buyer in place, it is necessary that the lot split be approved before the closing date so that it can be donated to Chaska's EDA. A donation agreement is also being acted on this evening by the EDA to formalize the donation.



CURRENT REQUEST

The applicant is proposing a lot split on the property at 710 Walnut Street, which is currently a 2.83 acre lot. The lot split would create two lots: one lot encompassing the existing site and building of 710 Walnut Street (Parcel A - 2.6 acres), and one lot which would be donated to Chaska's EDA (Parcel B - 0.23 acres).



The property is within the Planned Commercial District (PCD-3) zoning district. Splitting the lot will not render the parcels in violation of the zoning ordinance. The lot split is being requested to allow the property owner to donate Parcel B to Chaska's EDA.

CITY COUNCIL ACTION REQUESTED:

Motion to adopt Resolution No. 2025-16 approving the lot split at 710 Walnut Street, based on the following graphic exhibits and conditions:

1. Coopers Remainder of Parent Parcel survey, prepared by Alliant Engineering, dated July 10, 2024
2. Land Parcel to City of Chaska survey, prepared by Alliant Engineering, dated June 10, 2024

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 24, 2025 **RESOLUTION NO.** 2025-16

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

A Resolution to approve a lot split at 710 Walnut Street/Nanci Olson/PC #2025-04

WHEREAS, the applicant is proposing a lot split on the property at 710 Walnut Street, which is currently a 2.83 acre lot; and

WHEREAS, the lot split would create two lots: one lot encompassing the existing site and building of 710 Walnut Street (Parcel A - 2.6 acres), and one lot which would be donated to the city of Chaska (Parcel B - 0.23 acres); and

WHEREAS, the property is within the Planned Commercial District (PCD-3) zoning district, and splitting the lot will not render the parcels in violation of the zoning ordinance; and

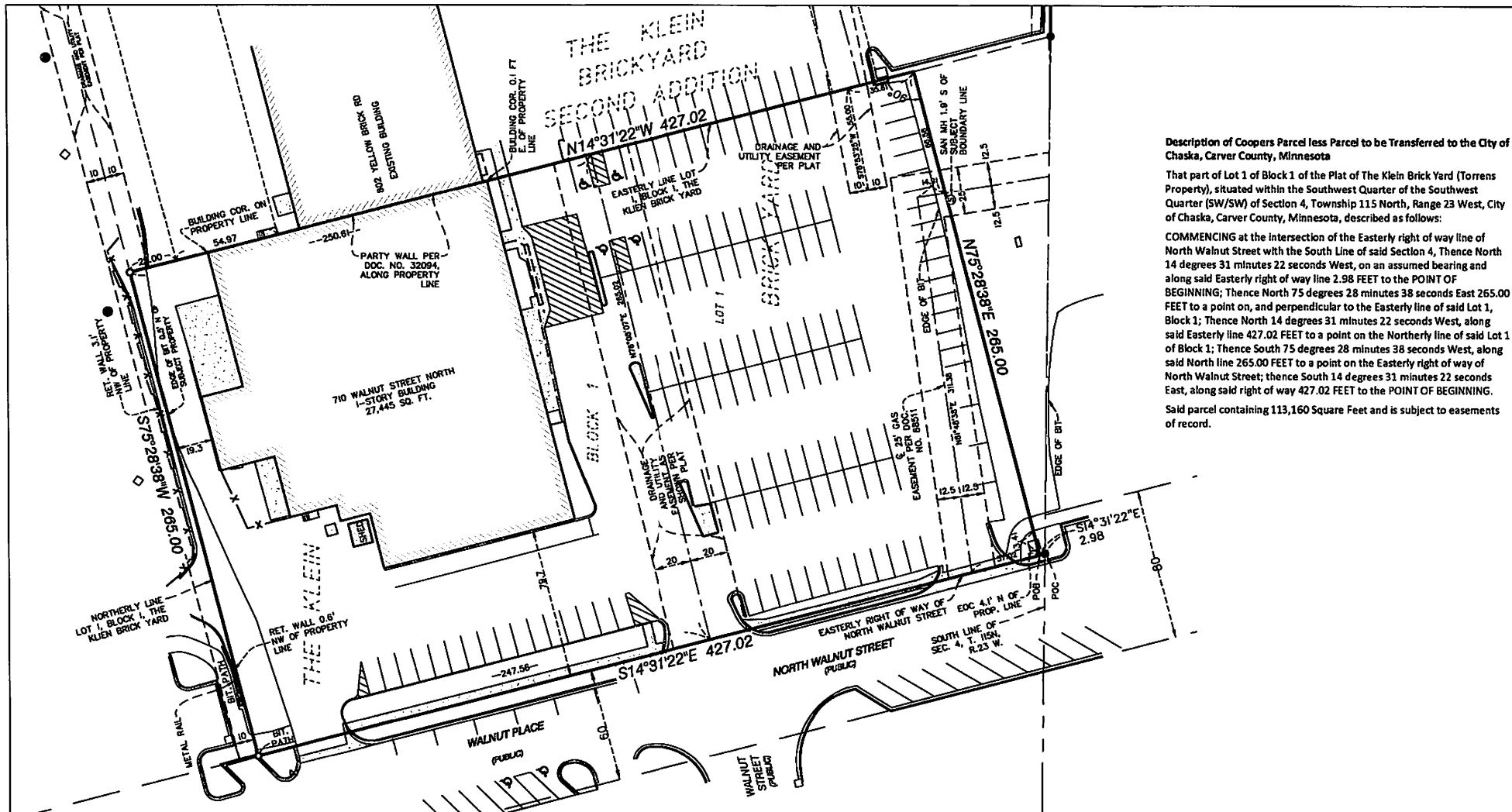
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota hereby approves the lot split at 710 Walnut Street, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following exhibits:
 - A. Coopers Remainder of Parent Parcel survey, prepared by Alliant Engineering, dated July 10, 2024
 - B. Land Parcel to City of Chaska survey, prepared by Alliant Engineering, dated June 10, 2024

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 24th day of February, 2025.

Taylor Hubbard, Mayor

Attest _____
Deputy Clerk



Description of Coopers Parcel less Parcel to be Transferred to the City of Chaska, Carver County, Minnesota

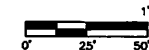
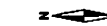
That part of Lot 1 of Block 1 of the Plat of The Klein Brick Yard (Torrens Property), situated within the Southwest Quarter of the Southwest Quarter (SW/SW) of Section 4, Township 115 North, Range 23 West, City of Chaska, Carver County, Minnesota, described as follows:

COMMENCING at the intersection of the Easterly right of way line of North Walnut Street with the South Line of said Section 4, Thence North 14 degrees 31 minutes 22 seconds West, on an assumed bearing and along said Easterly right of way line 2.98 FEET to the POINT OF BEGINNING; Thence North 75 degrees 28 minutes 38 seconds East 265.00 FEET to a point on, and perpendicular to the Easterly line of said Lot 1, Block 1; Thence North 14 degrees 31 minutes 22 seconds West, along said Easterly line 427.02 FEET to a point on the Northerly line of said Lot 1 of Block 1; Thence South 75 degrees 28 minutes 38 seconds West, along said North line 265.00 FEET to a point on the Easterly right of way of North Walnut Street; thence South 14 degrees 31 minutes 22 seconds East, along said right of way 427.02 FEET to the POINT OF BEGINNING.

Said parcel containing 113,160 Square Feet and is subject to easements of record.

COOPERS REMAINDER OF PARENT PARCEL

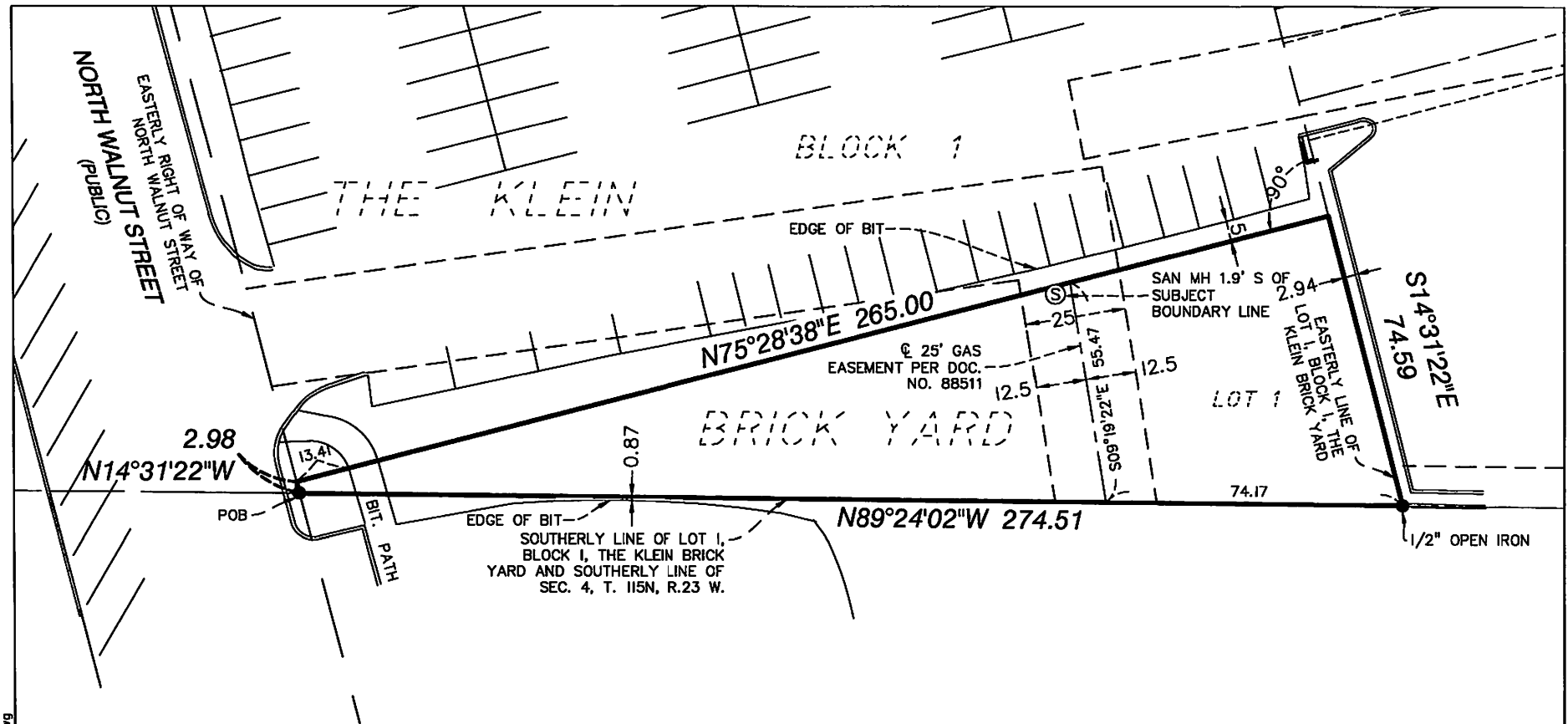
710 WALNUT STREET NORTH



DATE: 7-10-2024
DRAWN BY: JDT
SCALE: 1" = 50'



z:\2018\180219\exhibits\180219 parcel to city.dwg



Description of a Parcel to be Transferred to the City of Chaska, Carver County, Minnesota

That part of Lot 1 of Block 1 of the Plat of The Klein Brick Yard, situated within the Southwest Quarter of the Southwest Quarter (SW/SW) of Section 4, Township 115 North, Range 23 West, City of Chaska, Carver County, Minnesota, described as follows:

COMMENCING at the intersection of the Easterly right of way of North Walnut Street with the South Line of said Section 4, and being the POINT OF BEGINNING; Thence North 14 degrees 31 minutes 22 seconds West, on an assumed bearing and along said Easterly right of way 2.98 FEET; Thence North 75 degrees 28 minutes 38 seconds East 265.00 FEET to a point on, and perpendicular to the Easterly line of said Lot 1 of Block 1; Thence South 14 degrees 31 minutes 22 seconds East, along last said Easterly line 74.59 FEET to said South Line of Section 4; Thence North 89 degrees 24 minutes 02 seconds West, along said Section Line 274.51 FEET, to the POINT OF BEGINNING.

Said parcel containing 10,279 Square Feet and is subject to easements of record.

LAND PARCEL TO CITY OF CHASKA

710 WALNUT STREET NORTH



DATE: 6-10-2024
DRAWN BY: JDT
SCALE: 1" = 40'



REQUEST FOR ACTION CHASKA CITY COUNCIL 2/24/2025

Subject: Fultonwood (Engelen & Frenz) – Preliminary Plat & Rezoning

Applicant: Pulte Homes

Location: 4460 Spring Creek Drive and 2-acre Frenz parcel

Case No.: P.C. No. 2024-21

Synopsis: The applicant is requesting a Preliminary Plat and Rezoning approval for a 53-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution and ordinance

Background

The property in question is located on the southwest edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:

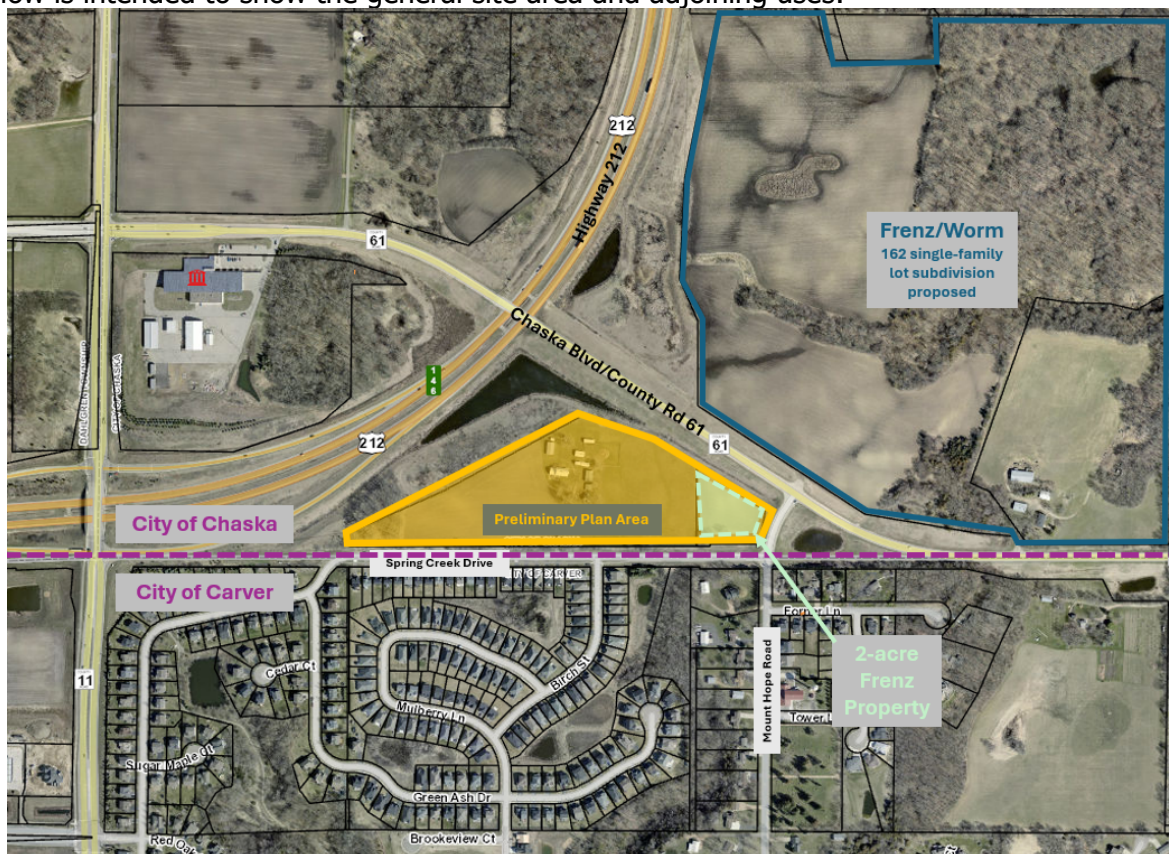


Figure 1: Existing Site & Adjoining Uses

Previous Approvals

The Concept Plan (first step) for the project was approved in September 2024. The concept plan showed 49 lots on approximately 18 acres, and a ghost plat of 3 lots on the 2-acre Frenz parcel.



Figure 2: Concept Plan Approved

Changes Since Concept Plan

The following are meant to summarize changes that have occurred since Concept Plan:



Figure 3: Preliminary Plan Proposed

- **Project Area:** Pulte Homes have included the 2-acre Frenz parcel east of the Engelen site. Pulte's concept plan (see Figure 2) included a ghost plat on this parcel with 3

potential lots. Adding this parcel brings the total project area up to approximately 20 acres in size.

- **Lot Count:** The lot count has been updated from 49 lots to 53 lots with the addition of the Frenz parcel. This is 4 added lots.
- **Access:** The concept plan approved showed the inclusion of two street access points on Spring Creek Drive. The preliminary plan shows one access point which was in response to staff comments and desires from the neighbors.
- **Tot Lot:** In response to the conditions of approval from concept plan the applicant has included a tot lot within the development, which will be owned and maintained by the HOA. This tot lot is situated off the western cul de sac.
- **Pedestrian Facilities:** Sidewalks are included on both sides of the street for the development that will also connect up to the Mount Hope Road/Chaska Blvd intersection. Additionally, the applicant is showing a crosswalk at the Birch Street/Spring Creek Drive intersection. This crosswalk will be designed with bump-outs on the north side of the intersection to match the south side and make the intersection safer for pedestrians.

Neighborhood Meetings – July 11, 2024 and January 28, 2025

The developer held a neighborhood meeting on Thursday, July 11th at 6:30pm ahead of their concept plan submittal. 23 people attended the meeting and asked questions. The following is intended to briefly summarize residents' questions and concerns during that meeting:

- Site layout pertaining to homes facing Spring Creek Drive
- Proposed density
- Tree preservation
- Highway noise
- Traffic increases and intersection of CR61 & Mount Hope Rd
- Construction traffic and access

An additional neighborhood meeting was conducted by the developer on Tuesday, January 28th. The purpose of this additional meeting was to inform the property owners 500 feet from the 2-acre Frenz parcel that were not a part of the original mailing notice for the concept plan. 8 properties were sent a neighborhood notice for the January 28th meeting. No one showed up.

Preliminary Plat & Rezoning

The applicant is requesting approval of a Preliminary Plat and Rezoning. The following is intended to summarize the applicant's request:

- **Existing Conditions.**

The site is comprised of two separate parcels; one almost 18 acres (Engelen), and one that is 2 acres (Frenz). These parcels are located east of Highway 212 and south of County Road 61 (Chaska Blvd). The site is north of Spring Creek Drive, which is a public road roughly centered on Chaska's border with Carver. The site is currently used for agricultural purposes with an existing residential house and multiple accessory buildings on the Engelen parcel. The site has slight topography and varies in elevation throughout the property boundary. Trees are located primarily around the existing residence, in the southwest corner, and within right-of-way along Spring Creek Drive.



Figure 4: Existing Conditions

- **Preliminary Plan.** The preliminary plan contemplates connection off of Spring Creek Drive with the addition of 53 detached single-family lots. 23 of those lots would face and directly access off of Spring Creek Drive. The remaining 30 lots would come from the internal local road network.

Goals: The applicant has identified the following goals for the project:

- Create a sense of place where residents can know and interact with each other
- Provide high-quality and aesthetically pleasing homes
- Increase taxable value to the City
- Provide multiple product types and home elevations to create a diverse community for all residents

Lot Design & Setbacks: Generally, lots would range from 60 feet – 221 feet in width and in size from 7,600 – 25,000 sq. ft (0.17 acres – 0.5 acres). Setbacks proposed are 25 foot front setback, 7.5 foot side setback, 20 foot corner setback, and 20 foot rear setback.

Building Type and Design: Pulte is the proposed developer and builder. As shown below, the houses would be a mix of: (1) roughly 2,400 – 3,000+ sq. ft. in size; (2) two stories in height; and (3) two and three-car garages. The developer anticipates sale prices will range between \$500k - \$600k.



All new homes within the development would be subject to the city’s architecture and anti-monotony ordinances¹. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes three outlots. These outlots are proposing to hold the stormwater ponds and a new tot lot.

Access: One point of access is proposed on Spring Creek Drive that would align with Birch Street.

Utilities and stormwater: Utility connections are not currently available to this site. With the development of Highpoint Vistas (Frenz/Worm) the water and sewer lines would extend to the intersection of Chaska Boulevard and Mount Hope Road. Utilities are proposed to extend from Chaska Boulevard and along the north side of Spring Creek Drive to service the development.

Stormwater would be directed to the newly constructed stormwater ponds within the outlots.

- **Land Use.** The property is currently zoned O, Open Development². The property is being rezoned to PRD, Planned Residential Development, similar to the surrounding southwest Chaska developments.

Preliminary Plan - Staff Analysis

The applicant is requesting approval of a Preliminary Plat and Rezoning. The following is intended to summarize the applicant’s request and staff’s analysis:

- **Comprehensive Plan.**
The comprehensive plan guides the area as low-density residential (yellow).



Figure 5: Chaska’s 2040 Land Use Plan

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

		Comp Plan	Proposal
¹ By ordinance, new houses:			
• may not be similar to any house within two houses to each side, directly across the street, or diagonal;	Density (per net acre)	2.5 units	3.1 units
• provide LP Smartside on the front elevations, at least 4 windows with all windows, and provide varied color packages; and			
• are subject to 360-architecture on homes/ elevations abutting major roadways.			

² By [City Code Sec. 15.12.190](#), the intent of the O – Open Development district is to provide a “holding zone” for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City’s urban service area is zoned O-Open Development. As various urban developments are proposed, the “O” District will be rezoned to the appropriate zoning district.

- **Land Use and Product Type.** The proposed 20-acre property consists of 53 single-family lots that are mainly 60 feet wide. The density proposed is 3.1 dwelling units per net acre. The lot dimensions are similar to the lots directly across the street on Spring Creek Drive. For comparison, the lots on the south side of Spring Creek Drive are 50-55 feet wide and contain mainly two-story homes.

The parcel of land that this development encompasses is currently zoned Open (O). The area in question is being rezoned to Planned Residential Development (PRD).

Seeing an opportunity to create more housing options and potential diversity in price points, city staff have previously advised the applicant to look at the potential of including another housing product in this development (i.e. townhomes and/or villas), much like the Brooks Ridge development on the northeast corner of Pioneer Trail and Bavaria Road. The purpose of this advisement is to create more housing variety in this area as the majority of the southwest area has been developed for detached single-family homes.

The applicant evaluated the option to include an additional product type into the development in response to staff direction. The applicant concluded that an additional product type was not feasible for the following reasons stated in their narrative:

- Non-compliance with Chaska's Comprehensive Plan; adding a different product like attached housing will typically create more density. Pulte's attached products generally range at 7-9 units per acre which is above the Low Density Residential threshold.
- Parcel constraints; the size of the parcel limits the area to introduce an additional product. The site requires multiple ponds which takes away from the buildable area of the development. Additionally, the site is less than 20 acres, which is relatively small to introduce another product.
- Not complementary to the existing neighborhood; Pulte considers proposing a development that fits in well with the homes and neighbors already living in the area. They are proposing detached, single-family homes that complement the existing homes to the south.
- Neighborhood feedback; Townhomes or any attached product typically generates more traffic since more people live there. Pulte is attempting to alleviate the neighbors' concerns by choosing a less dense product to minimize traffic impacts.
- Lack of proximity to nearby retail/amenities; Products like smaller homes (i.e. villas) and attached units typically require similar criteria of locating near retail, restaurants, or other amenities to support the denser product or empty-nester. The Fultonwood site is not large enough for Pulte to create a neighborhood amenity that could attract this buyer, nor is it proximate enough to a large retail node to attract the "move-down" buyer to live here.

- Market study doesn't support additional product type; Pulte Homes introduces a second or third product only when a given site is large enough to allow for more than a 3-year supply of a given product. A large enough site is typically over 30 acres or offers the potential for over 80 units.

Staff believes the applicant has evaluated the options thoroughly in including an additional product. The Holasek site off of Big Woods Boulevard and Savanna Way will provide an opportunity to introduce a variety of housing types due to the size and different land use (Mixed Residential) guided there.

- **Preliminary Plat.** The 20-acre site proposal consists of 53 single family lots and 3 outlots. The outlots are proposed as follows:
 1. **Outlot A:** stormwater to be owned by the City of Chaska
 2. **Outlot B:** stormwater to be owned by the City of Chaska
 3. **Outlot C:** private park and sidewalk to be owned by the HOA

Staff would require that all stormwater ponds and their maintenance paths need to be placed in outlots. The applicant will need to revise this in their final submittal.

- **Rezoning.** The property is proposed to be rezoned from Open (O) to Planned Residential District No. 88 (PRD-88).
- **Setbacks.**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61	150 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

In addition to the above, the applicant is proposing the following setbacks within the development:

	Proposal
<i>Front</i>	25 ft
<i>Side</i>	
<i>interior</i>	7.5 ft
<i>corner</i>	20 ft
<i>Rear</i>	20 ft

For comparison, the nearest developments in Chaska have the following setbacks:

Rivertown Heights	Highpoint Vistas
Front: 25 ft	Front: 20 ft
Side, int: 7.5 ft	Side, int: 5 ft
Side, corner: 20 ft	Side, corner: 20 ft
Rear: 20 ft	Rear: 25 ft

In sum, the setbacks proposed are reasonable.

- **Layout.**

The layout of the development will come from one access point on Spring Creek Drive that will align with Birch Street. 23 lots will directly access off of Spring Creek Drive. 30 lots will access from the internal street system that forms in two cul de sacs. Stormwater ponds are proposed on the west, north and east sides of the site.

The lots proposed will be very similar in size and in housing product with the existing homes on Spring Creek Drive (see Figure 6 below of existing homes south of Spring Creek Drive).



Figure 6: existing homes on the south side of Spring Creek Drive

- **Phasing.**

The applicant would like to start site development by Summer 2025, and have a model home open by early 2026. Full build out is anticipated to occur by early 2028. These dates are dependent on utility availability, which currently doesn't exist until extended through the Highpoint Vistas development.

- **Transportation/ROW/Construction Traffic.**

Spring Creek Drive intersects with Mount Hope Road on the east side which brings vehicles up to County Road 61/Chaska Boulevard. The intersection of Chaska Blvd/Savanna Way will be improved with the proposed Highpoint Vistas (Frenz/Worm) development to the north of this property. The design is currently being coordinated and timed between the Highpoint Vistas developer and Carver County.

The improvements are shown in Figures 7 & 8. An interim condition and ultimate condition are contemplated.

The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint Vistas development and surrounding development and associated traffic forecasts. For either access and their interim and ultimate conditions, it is still being discussed and evaluated with Carver County what condition will be built with the onset of Highpoint Vistas/Savanna Way extension. Overall, both these roadway improvements will increase the capacity that can be accommodated at the intersection, including the proposed traffic that comes with developing the Engelen property.

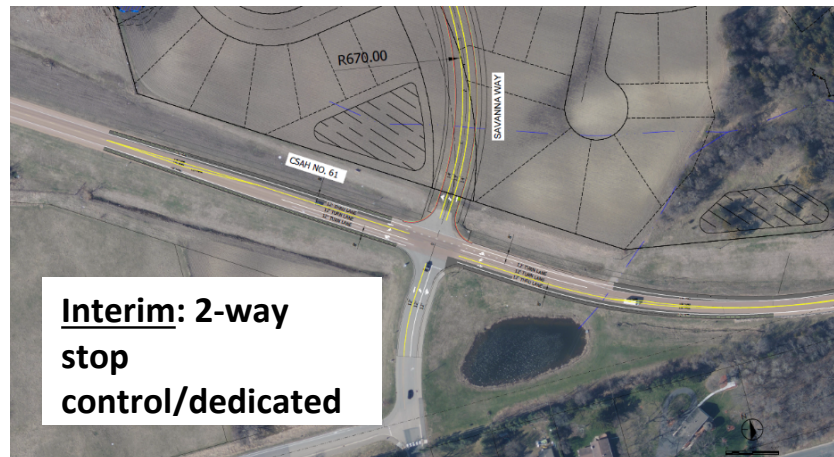


Figure 7: Savanna Way/CR61 *interim* condition

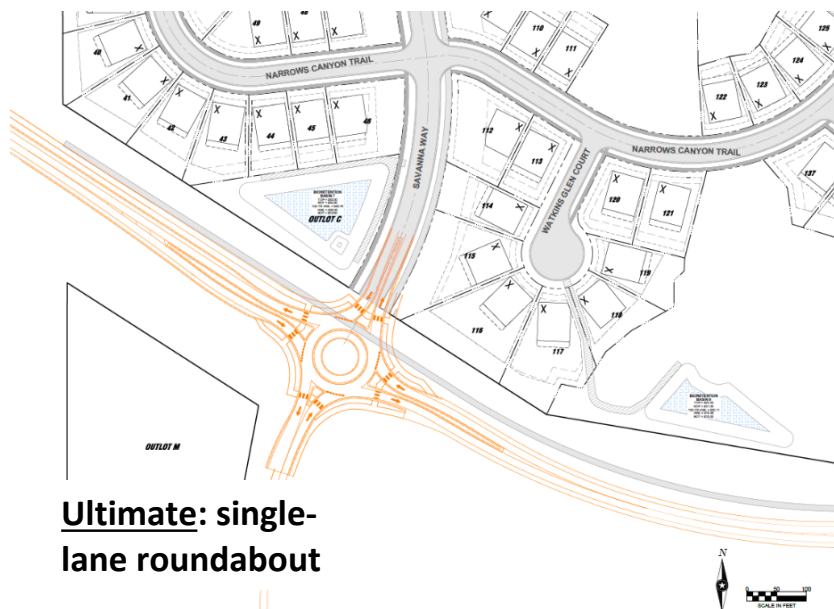


Figure 8: Savanna Way/CR61 *ultimate* condition

Increased traffic on localized roadways is often a concern raised by neighbors at the time of a development. While staff acknowledges the development would increase traffic to the localized network, 53 homes is a reasonable increase that can be accommodated on the larger regional network (Chaska Blvd/Mount Hope Rd).

The current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide for the internal streets. It will be important with the final plat that adequate ROW is established over Spring Creek Drive to encompass necessary roadway width and utility corridors. The City of Carver is also evaluating the plans as it relates to Spring Creek Drive and utilities and will share comments when available.



Figure 9: Construction traffic plan

The applicant has provided a general construction traffic plan (see Figure 9) indicating that trucks will come in off of Mount Hope Road and Spring Creek Drive from the east. The engineering department will have to review and approve the overall construction traffic plan prior to a permit being issued for the site.

- Utilities.**

Sewer and water utilities are currently not available to this site. Water that is planned to service this site is currently located at the terminus of Founder's Path in the Rivertown Heights neighborhood and planned to be extended south through the City-owned right of way of the future Savanna Way extension planned with the Highpoint Vistas development. Sewer would also come south from the extension of Savanna Way when Highpoint Vistas is developed. This development's access to nearby utilities are dependent on Highpoint Vistas being developed first.

Should the Engelen property want to develop before Highpoint Vistas, the cost of these necessary extensions of water and sewer to the property, including property acquisitions/rights-of-way/easements, would need to be born (paid for) by the developer. This is because the developer's proposal will require these extensions to occur ahead of the naturally anticipated path of development.

- Trails & Sidewalks.**

The City's Comprehensive Plan shows the inclusion of a trail on the north side of County Road 61. An existing trail exists on the south side of Spring Creek Drive and east side of Mount Hope Road. It was noted during the concept plan that it will be important for the applicant to show how the development can connect safely into these existing and proposed trails.

The preliminary plan shows the inclusion of sidewalks on both sides of the streets. A sidewalk is proposed to be extended along the north side of Spring Creek Drive that will connect into the Mount Hope Drive/Chaska Boulevard intersection. Staff would require that a boulevard is maintained along this stretch to provide for boulevard trees and separation from the roadway. The applicant will be required to show this in their final submittal.

The preliminary plan also shows the inclusion of bump-outs on the north side of Spring Creek Drive at the Birch Street intersection (see Figure 10). A pedestrian crosswalk is shown on the east side between the bump-outs so that pedestrians can connect to the trail. The inclusion of these bump-outs are to help create a safer pedestrian connection across Spring Creek Drive as well as create a traffic calming mechanism for drivers.

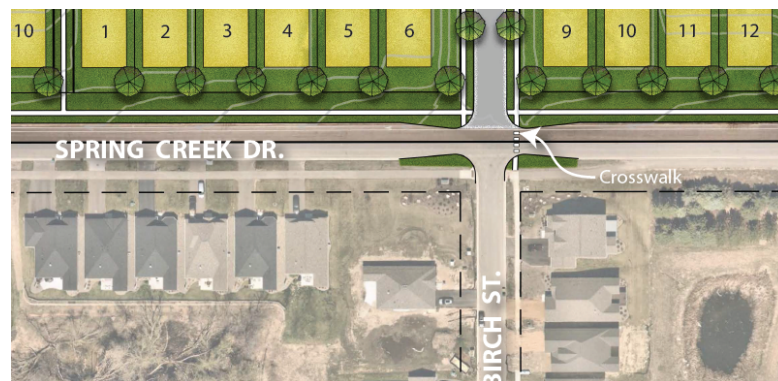


Figure 10: bump-outs and crosswalk in Birch Street/Spring Creek Drive

In addition, staff would require the applicant to further evaluate a pedestrian connection between the eastern cul de sac and proposed sidewalk along Mount Hope Road (see Figure 11). There is a community park proposed a half a mile north of this development and pedestrians will likely walk there. Having a more direct connection between the development and the Mount Hope Road sidewalk will be advantageous and more efficient to bring residents to the community park.

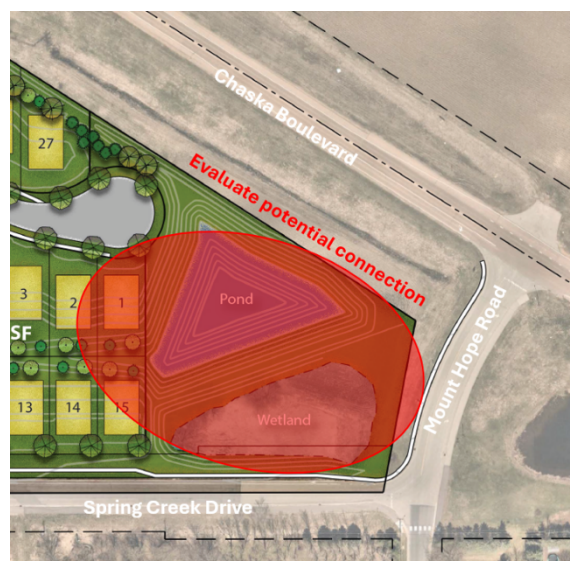


Figure 11: pedestrian connection evaluation area

- **Parkland Dedication & Usable Space.**

A public park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area park dedication fees will be required.

The applicant has included an HOA-owned tot lot into their preliminary plan (see Figure 13). This was in response to the condition of approval added by Planning Commission and City Council during the concept plan to include usable area (i.e. tot lot) for the residents. The addition of this area will fill in a needed gap between existing public park facilities (see Figure 12).

- **Screening, Landscaping & Tree Preservation**

This development abuts Trunk Highway 212 and County Road 61, which are major roadways. The use of berms and landscaping are often the best methods to help buffer from adjacent roads. The applicant has provided cross sections to show the topographical differences between the development and Highway 212 and Chaska Boulevard. The nearest home from Highway 212 will be approximately 450 feet away. The area between the properties and Highway 212 contain a layer of existing trees and ponding, which create natural separation and buffer to the proposed homes. Chaska Boulevard sits higher than the development site, so introducing a berm along the north side of the development would not be as beneficial. The applicant is showing the inclusion of buffer trees along the rear properties of lots 24-27, Block 1 to aid in screening and buffering from Chaska Boulevard.



Figure 12: Public Park Proximity



Figure 13: Proposed tot lot

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. The applicant is showing this for all internal streets. The plans do not show the inclusion of boulevard trees along Spring Creek Drive and the west side of Mount Hope Road. The applicant will be required to show this in their final plans.

A tree survey and preservation plan were submitted, which states that a total of 62 trees were surveyed. These trees are situated in the center of the site near the home and outbuildings, and along the perimeter facing Spring Creek Drive. 52 of those 62 trees are proposed to be removed; 15 of which are maples and oaks. The remaining removals mainly consist of ash, elm, spruce, walnut, and boxelders.

A total of 10 trees are proposed to be preserved – 4 of which are significant oak trees (ranging from 32 inch DBH to 54 DBH). These oak trees are situated on the west side of the property.

Additionally, there is a memorial tree that sits in the right-of-way at the corner of Spring Creek Drive and Mount Hope Road (see Figure 14). This tree was planted to recognize the construction worker that was hit and killed on Chaska Boulevard/Mount Hope Road in 2008. The applicant has stated that they plan to preserve this memorial.



Figure 14: Memorial tree on Spring Creek Drive and Mount Hope Road

- **Noise Study**

A noise study was completed for the preliminary submittal. In sum, the study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating. This conclusion is similar to other developments adjacent to Highway 212 (i.e. Harvest West and Highpoint Vistas). MnDOT has not yet provided comment on this noise study.

- **Development Costs (Infrastructure Improvements)**

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

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

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

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
February 6, 2025	April 6, 2025	June 5, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Taken 02/12/25:

Motion to recommend approval to the City Council approval of the preliminary plat for Fultonwood, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative (pgs 1-15), prepared by Pulte Homes, dated January 24, 2025
 - b. Cover sheet, prepared by Westwood, dated January 25, 2025
 - c. Existing Conditions, prepared by Westwood, dated January 25, 2025
 - d. Preliminary Plat, prepared by Westwood, dated January 25, 2025
 - e. Preliminary Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 25, 2025
 - f. Preliminary Grading Drainage & Erosion Control (pgs 5-6), prepared by Westwood, dated January 25, 2025
 - g. Preliminary Utility Plan – Overall, prepared by Westwood, dated January 25, 2025
 - h. Preliminary Utility Plan (pgs 8-9), prepared by Westwood, dated January 25, 2025
 - i. Street Profiles, prepared by Westwood, dated January 25, 2025
 - j. Details (pgs 11-13), prepared by Westwood, dated January 25, 2025
 - k. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 25, 2025
 - l. Tree Preservation Plan (pgs 15-16), prepared by Westwood, dated January 25, 2025
 - m. Overall Preliminary Landscape Plan, prepared by Westwood, dated January 25, 2025
 - n. Preliminary Landscape Plan (pgs 18-19), prepared by Westwood, dated January 25, 2025
 - o. Illustrative Plan, prepared by Westwood, dated January 23, 2025
2. Adherence to the City Engineer memo dated September 5, 2024.
3. Adherence to the Carver County Public Works memo dated August 28, 2024.
4. Adherence to the City’s Boulevard Tree Policy and local street section design.

5. In addition to the items required by City Code Sec. 15.36.070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be complete:
 - a. Stormwater management plan meeting city standards;
 - b. Tree inventory and preservation plan;
 - c. Grading plans; and
 - d. Landscaping plans in conformance with City Code Sec. 15.28.070.
6. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans.
 - c. Electrical department (and Minnesota Valley) on service locations.
 - d. City of Carver on right-of-way width and utility corridor needs for Spring Creek Drive
7. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalks
8. Setbacks are as follows:
 - a. Front yard setback: 25 - feet
 - b. Side yard setbacks:
 - Interior: 7.5 – feet
 - Corner: 20 – feet
 - c. Rear yard setback: 20 – feet
 - d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - e. Wetlands: Varies based on wetland type
 - f. County Road 61: 150 feet from centerline
 - g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
10. Provision of sidewalks on both sides of all local streets.
11. Provision to further evaluate a pedestrian connection between the east cul de sac and proposed sidewalk on Mount Hope Road, and to be addressed at final submittal.
12. Provision to further evaluate including a boulevard of at least 7.5 feet wide along Spring Creek Drive east of Lot 15, Block and along Mount Hope Road, and to be addressed at final submittal.
13. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, specifically along Spring Creek Drive and Mount Hope Road, and to be shown on the final plans.
14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at final

submittal.

17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the final plans.
18. Provision to further evaluate preservation of the memorial tree on Spring Creek Drive and Mount Hope Road, and to be addressed at final submittal.
19. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
20. Provision of a wetland delineation and/or replacement plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
21. Provision that roadway access can be accommodated through the Engelen property to access the Frenz property east of Engelen.
22. Provision that city utilities are extended to the site by the developer and paid for by the developer.
23. Disposition of outlots shall be as follows:
 - a. Outlot A: stormwater to be owned by the City of Chaska
 - b. Outlot B: stormwater to be owned by the City of Chaska
 - c. Outlot C: private park and sidewalk to be owned by the HOA

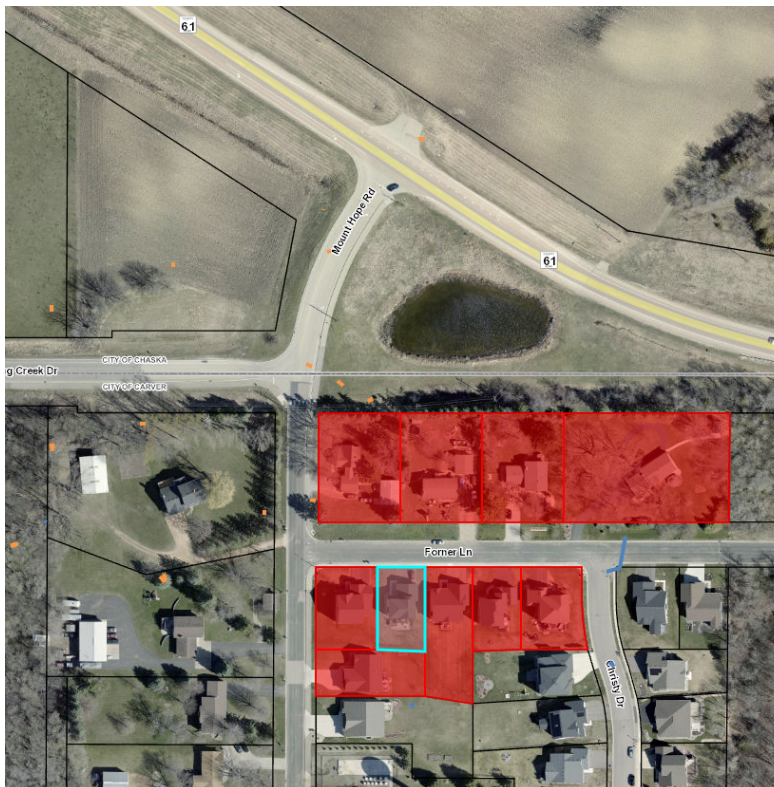
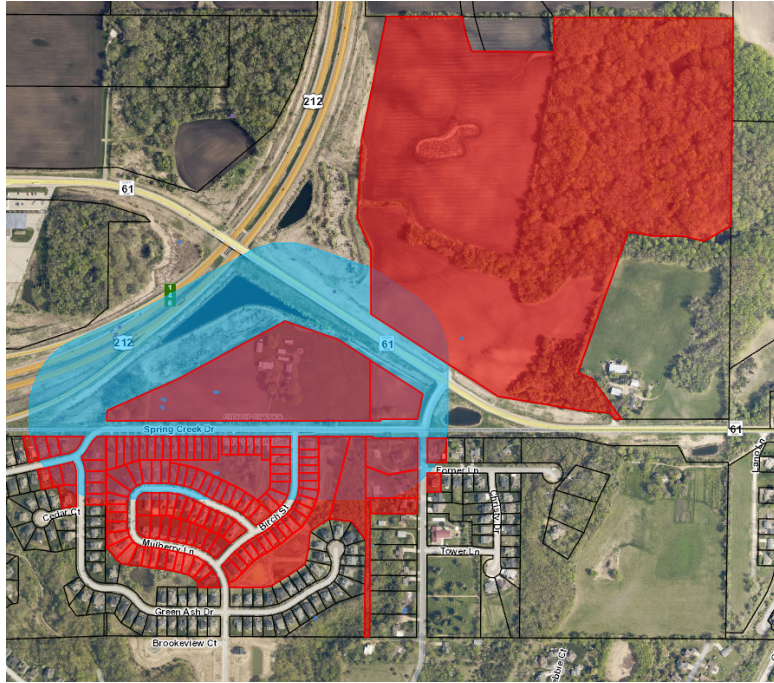
CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-14 approving the preliminary plat for Fultonwood (PC #2024-21).

Motion to adopt Ordinance No. 1055 approving the rezoning from Open (O) to Planned Residential District No. 88 (PRD-88) for Fultonwood.

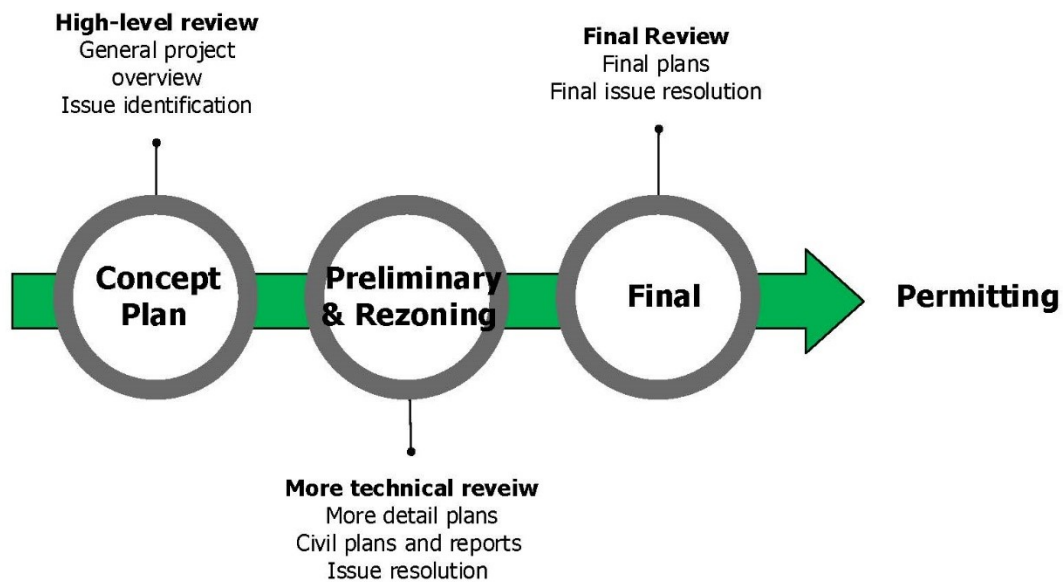
SUPPORTING INFORMATION

Mailing Area: The following addresses were included in the mailing list for the project (red):



Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is high-level and is intended to identify any issues to be resolved. As the project continues through the process, plans become more detailed. Staff's review of these plans also becomes more detailed to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.



Generally, the City Council has three options:

1. Concur with staff's recommendation. In this case, a motion should be made to adopt the resolution and/or ordinance approving the project.
2. Disagree with staff's recommendation. In this case, a motion should be made to deny the request. This motion must include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 02/24/2025 **RESOLUTION NO.** 2025-14

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

Resolution approving the Preliminary Plat for the Engelen (4460 Spring Creek Drive) and 2-acre Frenz Property known as Fultonwood/Pulte Homes/PC #2024-21

WHEREAS, the site is comprised of two separate parcels; one almost 18 acres (Engelen), and one that is 2 acres (Frenz), and is located east of Highway 212 and south of County Road 61 (Chaska Blvd); and

WHEREAS, the preliminary plan contemplates connection off of Spring Creek Drive with the addition of 53 detached single-family lots; and

WHEREAS, lots would range from 60 feet – 221 feet in width and in size from 7,600 – 25,000 sq. ft (0.17 acres – 0.5 acres); and

WHEREAS, the houses would be a mix of: (1) roughly 2,400 – 3,000+ sq. ft. in size; (2) two stories in height; and (3) two and three-car garages; and

WHEREAS, all new homes within the development would be subject to the city's architecture and anti-monotony ordinances, and new homes on corners and rear facades visible from public ROW must also provide 360-architecture; and

WHEREAS, utility connections are not currently available to this site; and

WHEREAS, the comprehensive plan guides the site as low-density residential, and is being rezoned to PRD-88; and

WHEREAS, the density proposed is 3.1 dwelling units per net acre; and

WHEREAS, the 20-acre site proposal consists of 53 single family lots and 3 outlots, and the outlots are proposed as follows:

1. Outlot A: stormwater to be owned by the City of Chaska
2. Outlot B: stormwater to be owned by the City of Chaska
3. Outlot C: private park and sidewalk to be owned by the HOA

Whereas, staff would require that all stormwater ponds and their maintenance paths need to be placed in outlots, and the applicant will need to revise this in their final submittal; and

WHEREAS, 23 lots will directly access off of Spring Creek Drive, and 30 lots will access from the internal street system that forms in two cul de sacs; and

WHEREAS, the current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide for the internal streets; and

WHEREAS, it will be important with the final plat that adequate ROW is established over Spring Creek Drive to encompass necessary roadway width and utility corridors; and

WHEREAS, this development's access to nearby utilities are dependent on Highpoint Vistas being developed first; and

WHEREAS, should the Engelen property want to develop before Highpoint Vistas, the cost of these necessary extensions of water and sewer to the property, including property acquisitions/rights-of-way/easements, would need to be born (paid for) by the developer; and

WHEREAS, the preliminary plan shows the inclusion of sidewalks on both sides of the streets; and

WHEREAS, a sidewalk is proposed to be extended along the north side of Spring Creek Drive that will connect into the Mount Hope Drive/Chaska Boulevard intersection; and

WHEREAS, staff would require that a boulevard is maintained along this stretch to provide for boulevard trees and separation from the roadway; and

WHEREAS, the applicant will be required to show this in their final submittal; and

WHEREAS, the preliminary plan also shows the inclusion of bump-outs on the north side of Spring Creek Drive at the Birch Street intersection; and

WHEREAS, a pedestrian crosswalk is shown on the east side between the bump-outs so that pedestrians can connect to the trail; and

WHEREAS, staff would require the applicant to further evaluate a pedestrian connection between the eastern cul de sac and proposed sidewalk along Mount Hope Road; and

WHEREAS, there is a community park proposed a half a mile north of this development and pedestrians will likely walk there; and

WHEREAS, having a more direct connection between the development and the Mount Hope Road sidewalk will be advantageous and more efficient to bring residents to the community park; and

WHEREAS, a neighborhood park is not identified in this area per the Comprehensive Plan, and because a park is not identified for this area park dedication fees will be required; and

WHEREAS, the applicant has included an HOA-owned tot lot into their preliminary plan; and

WHEREAS, trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy; and

WHEREAS, there is a memorial tree that sits in the right-of-way at the corner of Spring Creek Drive and Mount Hope Road, and this tree was planted to recognize the construction worker that was hit and killed on Chaska Boulevard/Mount Hope Road in 2008; and

WHEREAS, the applicant has stated that they plan to preserve this memorial; and

WHEREAS, the noise study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating; and

WHEREAS, on February 12, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Plat for Fultonwood (PC#2024-21); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Plat for Fultonwood (PC#2024-21), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative (pgs 1-15), prepared by Pulte Homes, dated January 24, 2025
 - b. Cover sheet, prepared by Westwood, dated January 25, 2025
 - c. Existing Conditions, prepared by Westwood, dated January 25, 2025
 - d. Preliminary Plat, prepared by Westwood, dated January 25, 2025
 - e. Preliminary Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 25, 2025
 - f. Preliminary Grading Drainage & Erosion Control (pgs 5-6), prepared by Westwood, dated January 25, 2025
 - g. Preliminary Utility Plan – Overall, prepared by Westwood, dated January 25, 2025
 - h. Preliminary Utility Plan (pgs 8-9), prepared by Westwood, dated January 25, 2025
 - i. Street Profiles, prepared by Westwood, dated January 25, 2025
 - j. Details (pgs 11-13), prepared by Westwood, dated January 25, 2025
 - k. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 25, 2025
 - l. Tree Preservation Plan (pgs 15-16), prepared by Westwood, dated January 25, 2025
 - m. Overall Preliminary Landscape Plan, prepared by Westwood, dated January 25, 2025
 - n. Preliminary Landscape Plan (pgs 18-19), prepared by Westwood, dated January 25, 2025
 - o. Illustrative Plan, prepared by Westwood, dated January 23, 2025
2. Adherence to the City Engineer memo dated September 5, 2024.
3. Adherence to the Carver County Public Works memo dated August 28, 2024.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. In addition to the items required by City Code Sec. 15.36.070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be complete:
 - a. Stormwater management plan meeting city standards;
 - b. Tree inventory and preservation plan;
 - c. Grading plans; and
 - d. Landscaping plans in conformance with City Code Sec. 15.28.070.
6. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans.
 - c. Electrical department (and Minnesota Valley) on service locations.
 - d. City of Carver on right-of-way width and utility corridor needs for Spring Creek Drive
7. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalks
8. Setbacks are as follows:
 - a. Front yard setback: 25 - feet

- b. Side yard setbacks:
 - Interior: 7.5 – feet
 - Corner: 20 – feet
 - c. Rear yard setback: 20 – feet
 - d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - e. Wetlands: Varies based on wetland type
 - f. County Road 61: 150 feet from centerline
 - g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
- 9. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
 - 10. Provision of sidewalks on both sides of all local streets.
 - 11. Provision to further evaluate a pedestrian connection between the east cul de sac and proposed sidewalk on Mount Hope Road, and to be addressed at final submittal.
 - 12. Provision to further evaluate including a boulevard of at least 7.5 feet wide along Spring Creek Drive east of Lot 15, Block and along Mount Hope Road, and to be addressed at final submittal.
 - 13. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, specifically along Spring Creek Drive and Mount Hope Road, and to be shown on the final plans.
 - 14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
 - 15. Provision of a storm water management plan meeting City and Carver County WMO standards.
 - 16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at final submittal.
 - 17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the final plans.
 - 18. Provision to further evaluate preservation of the memorial tree on Spring Creek Drive and Mount Hope Road, and to be addressed at final submittal.
 - 19. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
 - 20. Provision of a wetland delineation and/or replacement plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
 - 21. Provision that roadway access can be accommodated through the Engelen property to access the Frenz property east of Engelen.
 - 22. Provision that city utilities are extended to the site by the developer and paid for by the developer.
 - 23. Disposition of outlots shall be as follows:
 - a. Outlot A: stormwater to be owned by the City of Chaska
 - b. Outlot B: stormwater to be owned by the City of Chaska
 - c. Outlot C: private park and sidewalk to be owned by the HOA

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 24th day of February, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 1055

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the O, Open Development zoning district and rezoned to PRD-88, Planned Residential District No. 88 for all of Blocks 1-3 of Fultonwood, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for the development of the Highpoint Vistas area:

- i. Cover sheet, prepared by Westwood, dated January 25, 2025
- ii. Existing Conditions, prepared by Westwood, dated January 25, 2025
- iii. Preliminary Plat, prepared by Westwood, dated January 25, 2025
- iv. Preliminary Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 25, 2025
- v. Preliminary Grading Drainage & Erosion Control (pgs 5-6), prepared by Westwood, dated January 25, 2025
- vi. Preliminary Utility Plan – Overall, prepared by Westwood, dated January 25, 2025
- vii. Preliminary Utility Plan (pgs 8-9), prepared by Westwood, dated January 25, 2025
- viii. Street Profiles, prepared by Westwood, dated January 25, 2025
- ix. Details (pgs 11-13), prepared by Westwood, dated January 25, 2025
- x. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 25, 2025
- xi. Tree Preservation Plan (pgs 15-16), prepared by Westwood, dated January 25, 2025
- xii. Overall Preliminary Landscape Plan, prepared by Westwood, dated January 25, 2025
- xiii. Preliminary Landscape Plan (pgs 18-19), prepared by Westwood, dated January 25, 2025
- xiv. Illustrative Plan, prepared by Westwood, dated January 23, 2025

Section II.

PRD-88 District regulations. Permitted uses and regulations applicable to the PRD-88 District to read as follows:

A. Intent

The intent of PRD - 88 is to create an area for Low Density Residential, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices, and ownership styles provided.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on the neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Streets designed to balance walking, biking, and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods within the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-3, all in the plat of Fultonwood, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R-1, Low Density Residence, zoning ordinance Section 15.12.050, Special Uses shall be those found in the zoning ordinance Section 15.12.050c, and Accessory Uses shall be as found in the zoning ordinance Section 15.12.050D.
2. Minimum principal structure setbacks shall be:
 - a. Front: 25 feet
 - b. Rear: 20 feet (10 feet for unenclosed decks)
 - c. Side: 7.5 feet
 - d. Side, corner: 20 feet
 - e. Wooded Steep Slopes: 50 feet building setback (40 feet for unenclosed decks) and 30 feet no grade/no mow setback
 - f. Wetlands: Varies based on wetland type
 - g. County Road 61 (Chaska Blvd): 150 feet from centerline
 - h. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
3. Minimum accessory structure setbacks shall be:
 - a. Front: 20 feet
 - b. Rear: 5 feet
 - c. Side, corner: 20 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. 360-degree architecture shall be provided for corner lots and lots where the rear or side of the building would be visible from public rights-of-way or open spaces, specifically these lots as defined in the preliminary plat:
 - a. Lots 20-27, Block 1
 - b. Lots 6, 9, and 11, Block 2
 - c. Lots 1, 6, 9 and 15, Block 3

E. Outlots

The following described real estate shall be limited in its use to the following:

1. **Outlot A:** stormwater to be owned by the City of Chaska
2. **Outlot B:** stormwater to be owned by the City of Chaska
3. **Outlot C:** private park and sidewalk to be owned by the HOA

all in the preliminary plat of Fultonwood, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota
this 24th day of February, 2025.

Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: September 5, 2024
Subject: Engelen Property Concept Plan – Engineering Review

The proposal considers developing the property for single family homes with interior local public roadways. The project includes roadway connections to Spring Creek Drive which is roughly centered on Chaska's border with Carver. The traffic impacts and any improvements that may be necessary on Spring Creek Drive will need to be coordinated with both Chaska and Carver.

The property is within the City of Chaska's sewer and water comprehensive service territory. Gravity sanitary sewer and water main to serve the property while planned are not readily available. Sanitary sewer for the property is from the metropolitan council sewer line near County Road 40. The water main is located near the new SW Chaska Community Park. Significant utility extensions would need to occur that are not scheduled at this time.

In general, there is varying slope on the west portion of the site, while the east portion appears to drain to the east and exits the property via a culvert under Spring Creek Drive. The project is unique in that overland drainage is conveyed both the Chaska and to Carver and will need to be coordinated jointly between the Cities and watersheds stormwater standards. Wetlands are known to exist on or near the site and as a part of the preliminary planning process would require agency reviews and any applicable regulatory permitting process.



Fultonwood

APPLICATION FOR:
PUD – Residential (Preliminary Plat) and PUD – Residential (Rezoning)

CHASKA, MINNESOTA
January 24, 2025

Introduction

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

Our company mission statement is ***“Building Incredible Places Where People Can Live Their Dreams.”*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte’s Minnesota Division is in Bloomington. We will sell and build over 600 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is Haley Daily, Manager of Land Planning & Entitlement. Haley’s contact information has been provided to City Staff.

There are two owners of the property:

(1) Bernard Engelen
4024 NW 73rd Way
Coral Springs, FL 33065
954-547-0199
Berniealan@comcast.net

(2) Rosanne Gregory
4927 Mae Bill Rd
Longville, MN 56655
612-708-1166
rosanne.gregory4927@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Westwood
Attn: Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
952-906-7432
ryan.bluhm@westwoodps.com

The Property

Legal Description:

- (1) 10.32 AC IN SE1/4 DESC AS: BEG AT NW CORN W1/2 SE1/4 TH E 6.7 CH TH S11*W 12.3 CH TH S4*W
- (2) SE1/4 EXC: P/O W1/2 SE1/4 LYING W OF LINE DESC AS: COMM AT NW CORN W1/2 SE1/4 TH E 442.2'

Property Identification Number:

- (1) 30-0070600
- (2) 30-0070700

Key Facts

- | | |
|------------------------|--|
| • Existing zoning | O – Open Development |
| • Guided Land Use | Low Density Residential |
| • Proposed zoning | Planned Residential Development District |
| • Proposed use | 53 detached single-family homes |
| • Net calculations: | |
| ○ Gross area | 20 acres |
| ○ Spring Creek Dr. R/W | 2.34 acres |
| ○ Wetland | 0.51 acre |
| ○ Net area | 17.15 acres |
| ○ Net density | 3.09 units/acre |
| • Dimensions/Setbacks | |
| ○ Front setback | 25 feet |
| ○ Corner setback | 20 feet |
| ○ Rear setback | 20 feet |
| ○ Side setback | 7.5 feet and 7.5 feet; 15 feet total |
| ○ Minimum lot width | 60 feet |
| ○ Minimum lot depth | 125 feet |
| ○ Highway 212 | 50' from R/W |
| ○ County Road 61 | 150' from CLN |

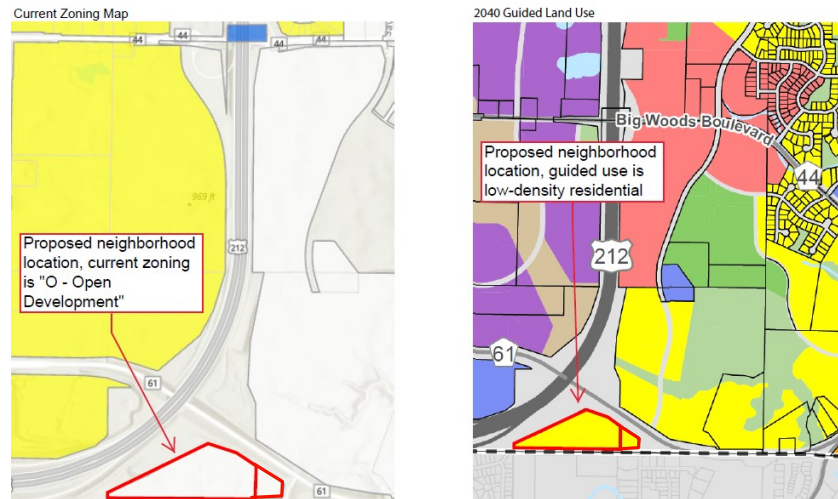
Existing Conditions

The proposed neighborhood called “Fultonwood” is 20 acres and is located east of Highway 212 and south of County Road 61. The site is north of Spring Creek Drive; however, Spring Creek Drive is located within the city limits of Carver. The site is currently used for agricultural purposes with an existing residential house and multiple accessory buildings. The site has slight topography and varies in elevation throughout the property boundary. Trees are located primarily around the existing residence, in the southwest corner, and within the right-of-way along Spring Creek Drive.

Proposed Zoning

The current zoning is listed as “O, Open Development.” The Chaska 2040 Comprehensive Plan guides the property as Low-Density Residential, allowing for 2 to 5 units per acre. Due to the limited size and odd shape of the Engelen property, Pulte is proposing a planned residential development district for this site, which will be composed of 60' lots. The proposed development

will have a net density of 3.09 units per net acre, staying within the Low-Density Residential guidelines.



Fultonwood Proposed Revised Plan

During the concept plan review process, we heard several comments from the neighbors, staff, planning commissioners, and city council members. The stakeholders directly affected by a newly proposed neighborhood always have various interests. Our revised site plan has not significantly changed. The previous plan proposed 49 lots, along with 3 ghost-platted lots on the gap parcel. Our revised site plan now proposes a total of 53 lots. We have shifted one pond to the gap parcel, expanded the northern pond, and added a new pond in the western portion of the site. Our revised plan adds two lots on the internal road and two on Spring Creek Drive. With this slightly modified site plan, we can handle stormwater more efficiently, a remanent parcel is not left behind and undeveloped, and the lots are all the same width with the same homes as proposed earlier.

As applicants, we must respond to feedback from stakeholders as much as possible while adhering to the city-approved comprehensive plan and the city zoning and subdivision regulations. Below, we will address the feedback we received and the proposed revisions that we feel will best alleviate the concerns we heard.

Exception Parcel—Directly to the east of the Engelen property was an orphaned parcel that was not originally part of Pulte's site plan proposal since another developer contracted it. Including the gap parcel with our development prevents the parcel from being left undeveloped while the surrounding area is being built. It removes the uncertainty of when and what will be developed on that parcel. By including the gap parcel, we've also revised our sidewalk plan to allow future and existing homeowners to connect to the surrounding area more easily. Lastly, it makes our site more efficient and allows one cohesive neighborhood to develop simultaneously.



Access—Our original concept plan showed two access points on Spring Creek Drive. During the neighborhood meeting, adjacent residents were concerned about having two access points on Spring Creek Drive, specifically with the proposed western access location. We heard mixed comments from planning commissioners and city council members who were either in favor, against, or undecided on whether there should be two access points to the road.

Our revised site plan addresses these concerns by entirely removing the western access point. The City's current code allows up to 30 homes to be located on a street with one point of access. Our proposed plan has 30 homes utilizing the single access point, which abides by the code and responds to the concerns that we heard.

Additionally, Highway 212 runs parallel to the northwest side of the subject parcel, and Chaska Boulevard runs parallel to the northeast side. Our proposed concept plan meets the required setback of 50' from Highway 212 and the mandatory setback of 150' from Chaska Boulevard.



Number of Driveways & Speed on Spring Creek Drive—We heard concerns over the proposed number of driveways and the current perception of speed on Spring Creek Drive.

The road is classified as a neighborhood street, and currently, there are homes on the south side of Spring Creek Drive that range from 50' to 55'. It is typical for neighborhood streets in Chaska and other cities in the surrounding area to have homes on both sides of neighborhood roads. Our proposed layout mimics the existing homes across the street. We believe this will help contribute to a uniform look in the surrounding area. Additionally, in response to the City of Carver memo we received, we propose installing traffic calming bump-outs at the intersection of Spring Creek Drive and Birch Street. We also propose installing a crosswalk on the east side of Birch Street to connect the development to the south.

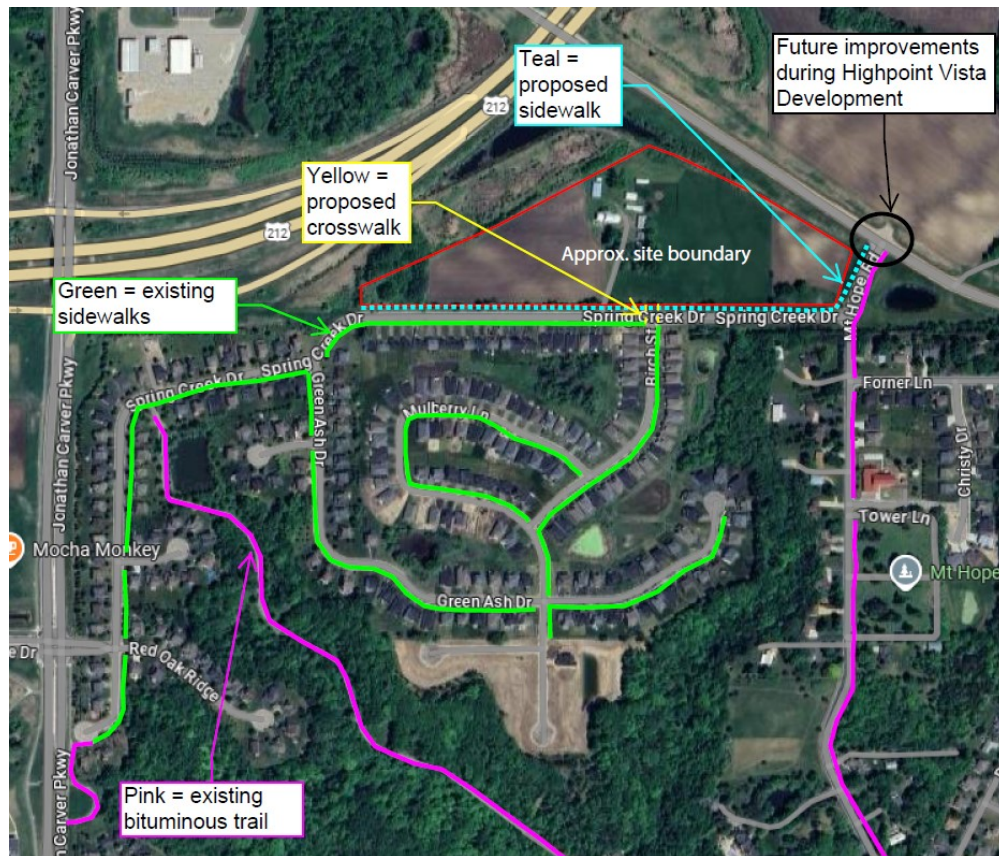
Amenities—We heard statements from different planning commissioners and city council members that our proposed concept plan did not include amenities. We also received feedback stating the tot lot should be located centrally within the community, not along Spring Creek Drive.

Our revised site plan addresses these comments by centrally incorporating a tot lot in the community. We added a sidewalk connection between lot 10 and 1 to allow future homeowners on Spring Creek Drive a quicker avenue to reach the tot lot. Future residents will have a shared space to gather and meet one another. A Homeowner's Association will manage the tot lot.



Sidewalks and Connectivity—To address conditions 11 and 12 of the concept plan resolution, we have revised our site plan to increase the connectivity of the future proposed development within the surrounding context.

Our revised plan shows sidewalks on both sides of the street as required by condition 11. We also added a sidewalk connection between lot 10 and lot 1 to allow future homeowners on Spring Creek Drive a quicker avenue to reach the tot lot. We also propose adding a crosswalk connection at the intersection of Birch and Spring Creek Drive. This will allow future residents to safely cross south into the City of Carver. Once residents cross the street to the south side of Spring Creek Drive, there is a sidewalk they can use to walk further through the neighborhood in Carver, as shown in green in the graphic below. An existing bituminous trail is located to the south, as shown in pink in the graphic below. Future residents would have the option to use the crosswalk to walk on the sidewalk and then to the bituminous trail.



Since we revised the site plan to include the gap parcel, we propose that our sidewalk continues east along the boundaries of Spring Creek Drive and north along Mount Hope Road. This will lead future residents to CR 61. We understand that the Highpoint Vista community must make improvements at the intersection of CR 61 and Mount Hope Road. Our proposed sidewalk will lead up to the intersection, and there is an existing bituminous trail on the east side of Mount Hope Road that is directly behind the curb that residents can use at their leisure.

Along the gap parcel boundary, our proposed sidewalk is also shown as directly behind the curb along Spring Creek Drive and Mount Hope Road. There is significant elevation on the gap parcel leading from Mount Hope Road to County Road 61. Additionally, a wetland is located on the gap parcel towards Spring Creek Drive. We propose the sidewalk along the curb in these two small areas to minimize impacts to the wetland and work with the existing grades on Mount Hope Road. This also matches what was done on the east side of Mount Hope Road.

Vehicles can connect to the surrounding area using Spring Creek Drive and Mount Hope Road to further access County Road 61 or Highway 212. Our proposed neighborhood's convenient location to the existing roadways will allow future residents to travel to other parts of the city and visit different Twin Cities areas.

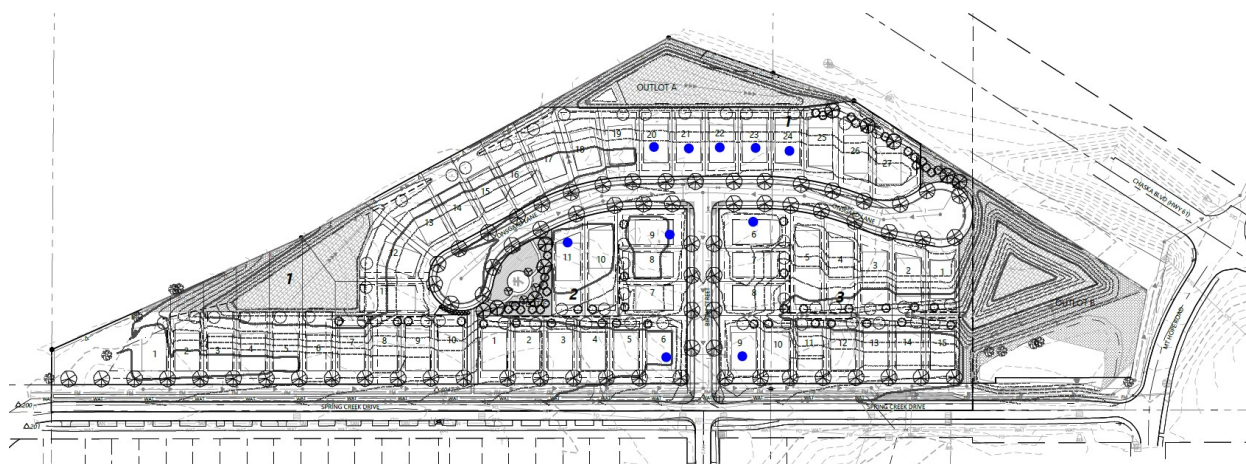
Trees and Landscaping—Trees are located primarily around the existing residence in the middle of the proposed neighborhood, in the southwest corner, and within the right-of-way along Spring Creek Drive. We are not impacting the trees that border the property line adjacent to the MnDOT property. The trees within the MnDOT property are large, mature trees that provide a natural screening to the community. Additionally, we are preserving as many trees as possible in the southwest corner. A landscape plan is being submitted with our preliminary plat application. Our proposed landscaping plan includes planting 200 additional trees in the

neighborhood, including additional ones to buffer the homes abutting County Road 61 and the tot lot.



Proposed 360 Architecture Homes—We understand that the proposed homes would be subject to the city’s architecture and anti-monotony ordinances. 360-degree architecture intends to make homes more appealing because they are highly visible from multiple angles. On this site, there are several naturally existing trees, which provide screening of certain lots from Highway 212. Additionally, we are planting more trees in the backyards of Block 1: lots 25, 26, and 27, which screen those homes closest to County Road 61. We propose that the following homes be subject to the city’s 360-architecture requirement:

- Block 1: lots 20, 21, 22, 23, 24
- Block 2: lots 11, 9, 6
- Block 3: lots 6 and 9

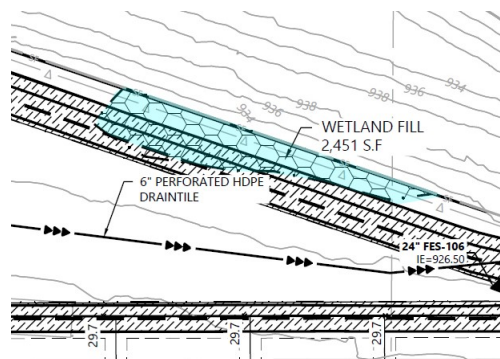


Wetlands—On 8/14/24, the Technical Evaluation Panel (TEP) sent us a Notice of Decision (NOD) agreeing with the boundaries of the wetlands on site for the Engelen property. The wetland is 0.06 acres, and a copy of the NOD will be included with the preliminary plat application. In our previous site plan, we avoided the wetland on the Engelen property to preserve it. However, we propose removing the wetland to meet the Carver County Water Management Organization (CCWMO), City of Chaska, and City of Carver stormwater

The previous developer did not perform a wetland delineation for the gap parcel. We have since had our environmental engineer perform a winter delineation and prepare a preliminary report. The report will detail the methodology used to assess the wetland and approximate its boundaries. It will be included with the submission of our application.

It is our understanding the TEP will not allow a formal winter delineation to be completed. We have scheduled a preliminary application meeting with the TEP on 2/12/25 to discuss our proposed impacts and plan for mitigation for the wetlands on site. Once conditions allow, we will request a TEP boundary meeting in the Spring of 2025. After we receive the NOD from the TEP agreeing to the wetland boundary on the gap parcel, we will submit a Replacement and Mitigation plan to the TEP. We anticipate mitigating the wetlands at a 2:1 replacement using an approved wetland bank. We believe this will be completed by the Summer of 2025, depending on winter conditions. We would not start construction until we receive all necessary permits, as WCA laws require.

Engelen Wetland Impact



We hired an outside consultant to perform a sound study for the project. The study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating. The report will be included in our application for staff and MnDOT to review.

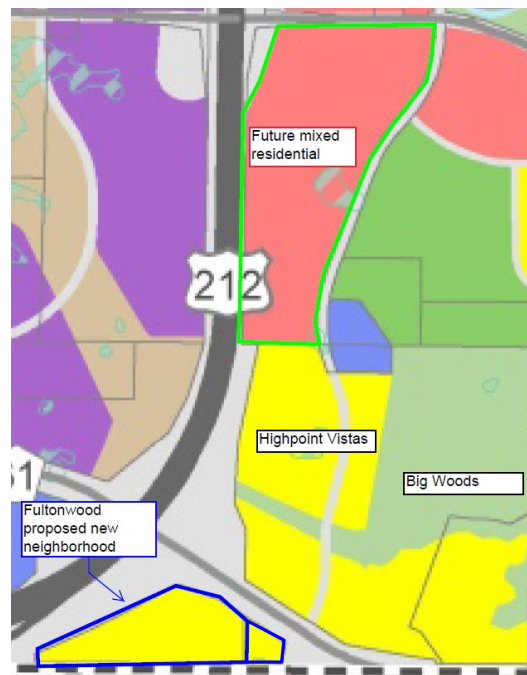
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Electric Service Coordination— Pulte will coordinate with Chaska Electric to provide power for the community.

Product Type—During the concept plan review by the planning commission and city council, comments were made regarding introducing a second home product as part of this development.

Introducing a second product will make this project unsuccessful. Pulte Homes considers many factors when creating a site plan, including, but not limited to, the market and supply of homes, fitting with the existing neighborhood, a city's comprehensive plan, meetings with staff, feedback from the public, and meeting all engineering requirements.

- **Comprehensive Plan**—We acknowledge that sometimes a comprehensive plan needs to be amended. However, we also believe the ideal approach is if an applicant can comply with a city's comprehensive plan.
 - Land Guidance – The City of Chaska's comprehensive plan guides this land for low-density residential. An attached product, such as a townhome, is a medium-density product and not a low-density product. Our townhomes typically average 7 to 9 units per acre, more than the comprehensive plan currently allows for this parcel.
 - As the applicant, we propose a use consistent with the comprehensive plan's land use guidance and do not wish to seek a comprehensive plan amendment for this site.
 - The Holasek property north of our proposed neighborhood is large enough (~83 acres) to support more than one home product and is currently guided for Mixed Residential. As the area continues to develop, the city strategically approved a comprehensive plan that allows for low-density, which we are proposing, and accommodates the need for multiple product types within the Southwest Growth Area.



- We understand that a comprehensive plan requires many hours for staff, community members, and surrounding agencies to create. Developers rely heavily on cities' comprehensive plans and codes as guides before approaching a landowner or city staff. When able, we try to follow the approved comprehensive plan and city ordinances as closely as possible since those items indicate to us what the community envisions for an area. We are proposing a single-family detached home, which the community has guided for the parcel.
- Parcel Constraints – Due to the site conditions, we cannot introduce a secondary product. Before adding the gap parcel, we could not meet all CCWMO and city engineering requirements. The site requires multiple ponds, which limits the buildable area for homes. Additionally, the site is less than 20 acres, which is relatively small. If the site were larger, introducing a second product may become more feasible. The parcel boundaries also have unique shapes, which limits our ability to introduce a second product since we must work within the site's boundaries.
- Complementing the existing neighborhood—Pulte Homes frequently considers proposing a development that fits in well with the homes and neighbors already living in the area. We are proposing detached, single-family homes that complement the existing neighborhood. We believe the buyers of our future homes will find this attractive, as would the existing neighbors to the south.
- Neighborhood Feedback—The neighborhood meeting hosted by Pulte Homes was well attended, and we heard concerns about the potential increase in traffic. While Spring Creek Drive is a neighborhood road designed to handle additional vehicles, we propose a less dense product to help minimize the extra traffic to be sensitive to the concerns we heard. Townhomes or any attached product will generate more traffic since more people live there. We are attempting to alleviate the neighbors' concerns by choosing a less dense product to minimize traffic impacts.
- Brooks Ridge—Pulte's development “Brooks Ridge” in the City of Chaska has been mentioned as an example of how two different types of homes have been built on a smaller site before. While Pulte did build this neighborhood in the past, the following paragraphs explain why such a project would not work at Fultonwood.

Proximity to Retail, Restaurants, or Other Amenities—Brooks Ridge's location was closer (1/2 mile) to the robust retail node at the corner of HWY 41 and Pioneer Trail. Both empty nester and townhome buyers have similar criteria when buying a home in that they need proximity to retail as a precondition for purchasing a home. In particular, a single-level, “move-down”/empty nester buyer needs a compelling reason to downsize from their existing home into a smaller home. Typically, this is because the new home will have close access to a community center and/or restaurants/shopping. The Fultonwood site is not large enough for us to create a neighborhood amenity that could attract this buyer, nor was it proximate enough to a large retail node to attract this “move-down” buyer to live here.

The Fultonwood parcel does not enjoy this proximity to such retail amenities and thus lends itself better to a traditional single-family user, which also fits better with the current and future surrounding land uses.

- Market and Supply of Homes—Pulte Homes introduces a second or third product only when a given site is large enough to allow for more than a 3-year supply of a given product. A large enough site is typically over 30 acres or offers the potential for over 80 units. This site is less than 20 acres and is proposed to have 53 homes.

Additionally, when more than two products are built in the same community, they target at least two separate types of buyers. As a result, different buyers frequently fall into different price categories, so having products with significant price differentiation is also an important consideration. Introducing one or two additional products to a site of this size creates pricing challenges, where neither product can be successful since there is not enough price differential between the two.

Furthermore, when assessing a parcel's potential, we also consider what exists in the surrounding area and what has been recently developed. Multiple developing neighborhoods in the immediate area are providing a mix of product types because they have more acres than our proposed neighborhood. There are even a few adjacent larger neighborhoods that offer only one product series, such as Highpoint Vistas.



- M/I Homes built ~150 homes directly to the south. They built villas, narrow-width two-story homes, and traditional two-story homes. When a development is large enough to support a variety of homes, it makes sense for the developer to introduce more than one product type. Additional acreage is needed to have more than one product series.
- Robert Thomas – Harvest Trail: This is a community of around ~300 homes comprised of villas and two single-family products. The Developer was able to support more than one home series because they had enough acreage to provide a variety of homes.
- DR Horton – Rivertown Heights: The neighborhood comprises ~90 traditional two-story, single-family homes. This community also ties into the existing Founder Ridge. Rivertown Heights is a larger community than our proposed Fultonwood that successfully offered only one product series.

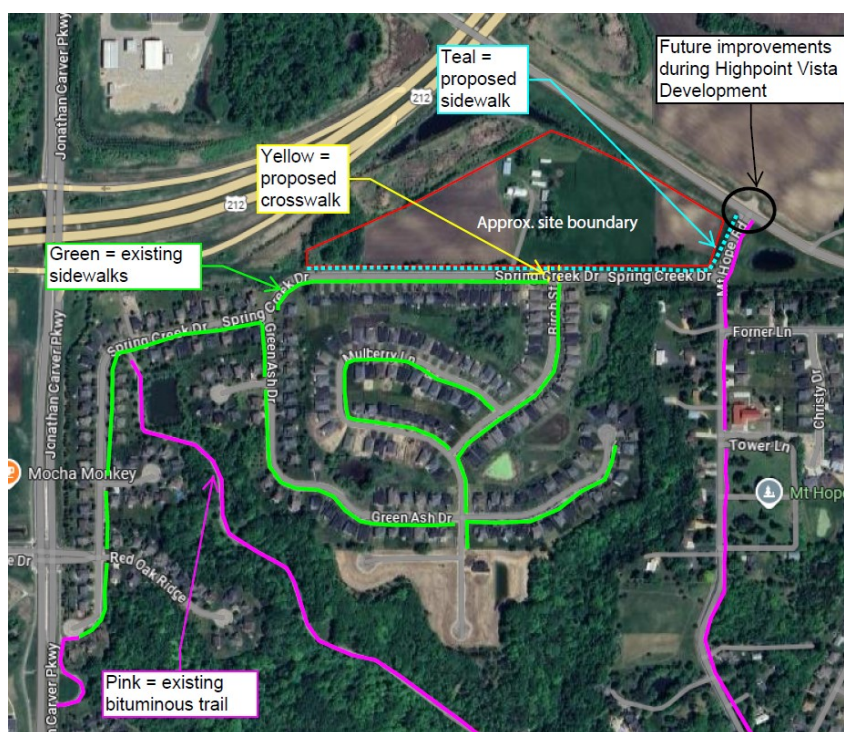
We spend a lot of time researching the location, product demand among different types of buyers, the economic and demographic conditions in each area, as well as the current market conditions in both the new construction and resale home markets. Our planned homes at Fultonwood were selected because they are the most logical product type and will most effectively serve the current needs and demands of prospective homebuyers in this market.

Due to site constraints, market conditions, community feedback, and the approved Comprehensive Plan, we believe our choice of a singular product of detached, single-family homes will best complement the surrounding uses.

Community Connectivity

We are proposing a community comprised of 53 single-family homes; however, the site layout has changed slightly based on feedback from the community. Due to the unique shape of the parcel, the lots would be 60' and have varying depths.

The revised site plan proposes a tot lot in the center of the proposed neighborhood. The addition of the tot lot allows a public space for residents to gather and get to know one another. Additionally, we propose having sidewalks on both sides of the internal road network, along the north side of Spring Creek Drive and on the west side of Mount Hope Road. We also propose adding a new crosswalk at the intersection of Spring Creek Drive and Birch Street. Adding sidewalks on both sides of the street and the crosswalk increases the neighborhood's internal and surrounding connectivity. The graphic below further shows how our proposed neighborhood can connect to the adjoining community in various ways. It was described in more detail in the above section, labeled "Sidewalks and Connectivity."



We also understand that the Big Woods, directly to the north, are being preserved and dedicated to the city as part of the Highpoint Vista community. The preserved Big Woods are less than ~0.3 miles from our proposed neighborhood, granting future residents easy access to a unique natural feature that the City of Chaska offers.

Vehicles can connect to the surrounding area using Spring Creek Drive and Mount Hope Road to further access County Road 61 or Highway 212. Our proposed neighborhood's convenient location to the existing roadways will allow future residents to travel to other parts of the city and visit different Twin Cities areas.

We believe that our revised site plan allows future residents the opportunity to connect to their adjacent community in multiple ways.

Chaska's Mission Statement

This narrative section identifies how our proposed neighborhood contributes to and reinforces the Chaska Mission Statement, "to be the Best Small Town in Minnesota," through its Core Strategies. We are proposing 53 homes within our community and believe the items listed below are reasons why the city should approve our proposed neighborhood.

High Quality of Life Enhanced

- Provides additional quality housing that is needed as deemed by market conditions, allowing residents to live and work within the community.
- Increases the vitality of downtown areas and supports local businesses by adding residents to the community.
- Due to the site location, future residents will have easy access to adjacent highways to travel within the city and access the cosmopolitan offerings of the Twin Cities

Taxpayers Perceive They Are Getting Cost-Effective Service

- New residents bring in additional tax revenue for the City, which enables the City to fund areas as needed.
- The City is not installing additional infrastructure to serve the proposed development.
- We will be paying the required impact fees, which will pay for past expenditures or increase infrastructure fund reserves.

Well-Planned and Orderly Community Development is a Priority

- The 2040 Comprehensive Plan guides the site as Low-Density Residential, and our proposal meets this guidance.
- The proposed concept plan includes homes along Spring Creek Drive, which mimics the layout of the homes across the street, creating a uniform feel throughout the area.
- Due to the site constraints, many homes will have large backyards, allowing ample space for families and neighbors to get together.
- Our proposed layout is designed to positively impact the community's quality of life and support Chaska's small-town values.

A Sense of Community and Small-Town Values are Maintained

- Our proposed community consists of only 53 homes. This limited number of homes should encourage residents to get to know one another.
- The proposal of having sidewalks on both sides of the streets creates connectivity within the neighborhood, thus allowing for more ways for residents to meet.
- The existing bike trail along Spring Creek Drive will also allow residents to interact with the surrounding community.
- Our proposal includes a tot lot in the center of the community. This will allow residents to interact with one another and meet in a shared space.

A Commitment to Excellence

- Pulte Homes has a highly reputable reputation throughout the Twin Cities and nationwide.
- Pulte Homes regularly seeks feedback from multiple stakeholders to ensure our quality and customer service outmatches any other Builder.
- Our company mission statement is "*Building Incredible Places Where People Can Live Their Dreams*," and we uphold this mission statement in every community.

Neighborhood Goals

The identified goals in creating this new neighborhood include the following but are not limited to:

- Create a sense of place where residents can know and interact with each other
- Provide high-quality and aesthetically pleasing homes
- Increase taxable value to the City
- Provide multiple product types and home elevations to create a diverse community for all residents

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can click on this link to learn more about Pulte's homebuilding process <https://www.pulte.com/design/life-tested>. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in ***"Building Incredible Places Where People Can Live Their Dreams."***

In striving to be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. The homes that will be built are outlined below. Please note that we will offer homes with two or three-stall garages and that the square footage below does not include basements. The homes will range in price from \$500k to \$600k. We are confident that our targeted price range and product offering are the ones most suited to our site's location, and this price point will represent a value relative to comparable new construction competitors in the nearby community.

We would offer six different house plan options, each with different front-facing elevation options for the buyer. In addition to the multiple floor plans and varying front-facing elevations, Pulte offers multiple unique color packages, ultimately increasing the neighborhood's diversity. Hence, no two houses look exactly the same.

60' Lots – Home Specifications

- Floor Plan Options: Waldorf, Prospect, Vestry, Imperial, Dakota, and Wall Street
- Base square footage: 2,426 to 2,996
- Bedrooms: 3 to 5 bedrooms
- Bathrooms: 2.5 to 3.5
- Garage: 2 or 3-stall options
- Two stories

Conceptual Home Elevations

Please see the pages after the "Summary" section for renderings of the proposed homes. Please note that some renderings will show two-stall garages, and others will show the three-stall garage option.

Energy Efficiency and Sustainability

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Chaska's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary plat approval	early 2025
Site development starts	summer 2025
Model home opens	early 2026
Full build of homes	early 2028

Summary

The proposed community will consist of 53 single-family homes, with a centrally located tot lot in the City of Chaska. We look forward to working with the City Commissions, Council, and staff as this application progresses through the review process. We respectfully request the City's support of this application. Thank you for your consideration.

ILLUSTRATIVE PLAN



Westwood

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

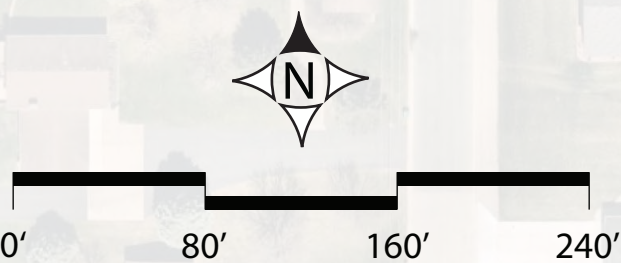
Westwood Professional Services, Inc.

01-23-2025

0037555



FULTONWOOD
CHASKA, MN



PRELIMINARY PLANS

FOR

PRELIMINARY PLAT, GRADING, STREETS,
UTILITIES, LANDSCAPE & TREE
PRESERVATION

FOR

FULTONWOOD

CHASKA, MN

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431
CONTACT: HALEY DAILY
PHONE: 952-219-9001
EMAIL: HALEY.DAILY@PULTEGROUP.COM

PREPARED BY:

Westwood

Phone

(952) 937-5150

12701 Whitewater Drive, Suite #300

Fax

(952) 937-5822

Minnetonka, MN 55343

Toll Free

(888) 937-5150

westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0037555.00
CONTACT: THOMAS D. DESUTTER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS
3	PRELIMINARY PLAT
4	PRELIMINARY GRADING DRAINAGE & EROSION CONTROL - OVERALL
5	PRELIMINARY GRADING DRAINAGE & EROSION CONTROL
6	PRELIMINARY GRADING DRAINAGE & EROSION CONTROL
7	PRELIMINARY UTILITY PLAN - OVERALL
8	PRELIMINARY UILITY PLAN
9	PRELIMINARY UILITY PLAN
10	STREET PROFILES
11	DETAILS
12	DETAILS
13	DETAILS
14	OVERALL TREE PRESERVATION PLAN & DATA
15	TREE PRESERVATION PLAN
16	TREE PRESERVATION PLAN
17	OVERALL PRELIMINARY LANDSCAPE PLAN
18	PRELIMINARY LANDSCAPE PLAN
19	PRELIMINARY LANDSCAPE PLAN



Vicinity Map
(NOT TO SCALE)

NO.	DATE	REVISION	SHEETS
00	10/24/24	PRELIMINARY PLAT SUBMITTAL TO THE CITY	
01	01/25/25	PRELIMINARY PLAT RESUBMITTAL TO THE CITY	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY PLANS

FOR

PRELIMINARY PLAT, GRADING,
STREETS, UTILITIES, LANDSCAPE &
TREE PRESERVATION

FOR

FULTONWOOD
CHASKA, MN

INITIAL SUBMITTAL DATE: 10/24/24 SHEET: 1 OF 19

	SANITARY MANHOLE		BOUNDARY LINE
	SEWER CLEANOUT		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	FLARED END SECTION		EASEMENT LINE
	CULVERT		SECTION LINE
	HYDRANT		POWER OVERHEAD
	GATE VALVE		POWER UNDERGROUND
	WELL		SANITARY SEWER
	FARM HYDRANT		STORM SEWER
	ELECTRIC BOX		WATERMAIN
	ELECTRIC METER		FIBER OPTIC
	STREET LIGHT		FENCE LINE
	GUY WIRE		CONTROLLED ACCESS
	POWER POLE		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		CONCRETE SURFACE
	FIBER OPTIC PEDESTAL		BITUMINOUS SURFACE
	STEEL/WOOD POST		GRAVEL SURFACE
	SIGN		WETLAND
	MAIL BOX		FOUND MONUMENT (SEE LABEL)
	CONIFEROUS TREE		CAST IRON MONUMENT (SEE LABEL)
	DECIDUOUS TREE		



The following information was provided by PGP Title, Inc., Issuing Agent for Chicago Title Insurance Company, File Number MN-315985-ANC, which has an effective date of April 22, 2024 at 12:00 AM:

The Southeast Quarter of the Southwest Quarter (SE1/4 of the SW 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), Carver County, Minnesota.

But Less and Except:

Abstract Property.

INITIAL ISSUE: 10/24/24	
REVISIONS:	
△	10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
△	01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△	“ ”
△	“ ”
△	“ ”

PULTE GROUP
650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

MATHEW J. WELINSKI
DATE: 01/25/25 LICENSE NO. 53596

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

Westwood Professional Services, Inc.

OF

DATE: 01/25/25

PROPERTY DESCRIPTION

SEE EXISTING CONDITIONS SHEET FOR PROPERTY DESCRIPTION.

SITE DEVELOPMENT DATA

- EXISTING ZONING:

• PROPOSED ZONING:
- OPEN DEVELOPMENT
PUD
- GROSS SITE AREA:

SPRING CREEK DRIVE:

WETLAND:

NET SITE AREA:
- 20.00 AC
2.34 AC
0.51 AC
17.15 AC
- DEVELOPMENT SUMMARY

60' SINGLE FAMILY LOTS:
- 53 HOMES
- PROJECT DENSITY:

GROSS:

NET:
- ±2.65 UN/AC
±3.09 UN/AC

LOT STANDARDS

STANDARD	60' SINGLE FAMILY
MINIMUM LOT AREA	7,681 SF
AVERAGE LOT AREA	9,888 SF
MINIMUM LOT WIDTH	60' @ FRT SBK
MINIMUM LOT DEPTH	125'
SETBACKS	
FRONT	25'
SIDE INTERIOR LOT	7.5' / 7.5'; 15' TOTAL
SIDE CORNER LOT	20'
REAR	20'
HIGHWAY 212	50' FROM R/W
COUNTY ROAD 61	150' FROM CLN

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING / WETLAND	CITY	0.88 AC
B	PONDING / WETLAND	CITY	2.19 AC
C	PRIVATE PARK	HOA	0.41 AC

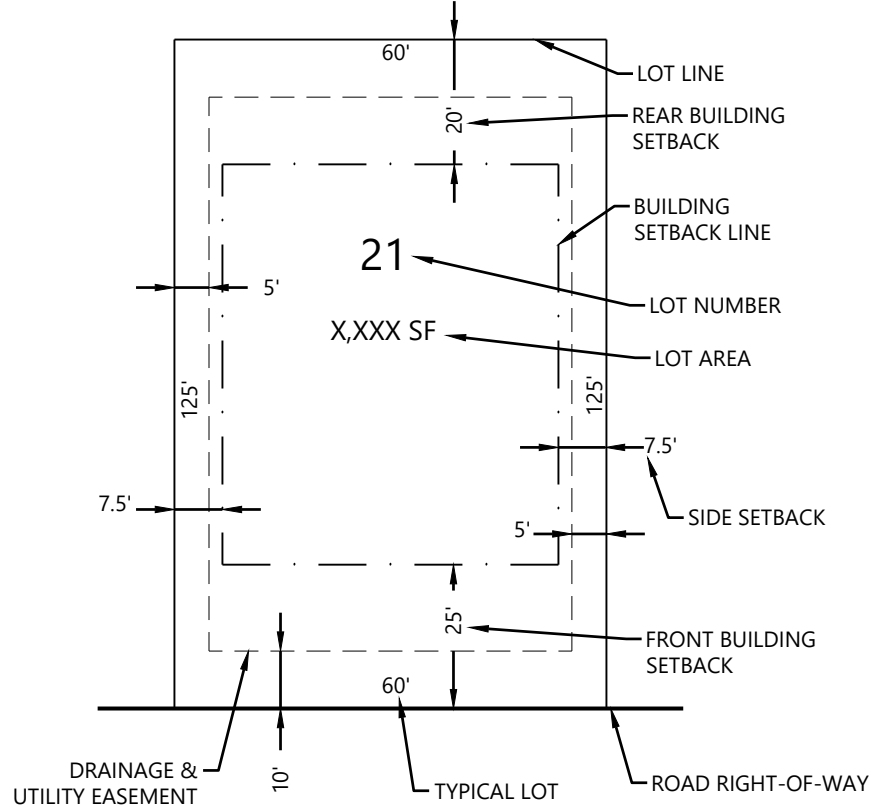
DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

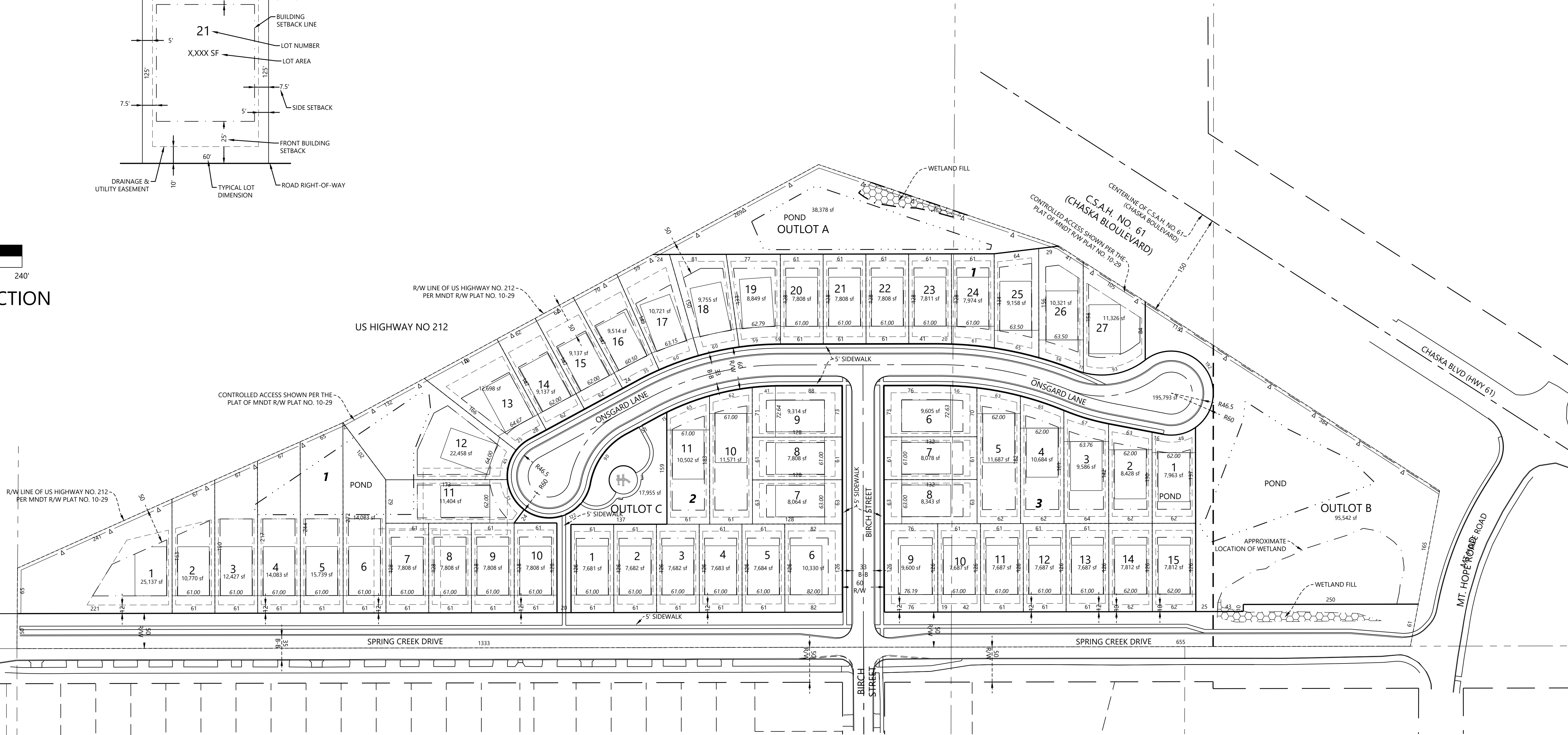
TYPICAL 60' SINGLE FAMILY



1" = 80'



NOT FOR CONSTRUCTION



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 01/25/25 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

Westwood

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

PRELIMINARY PLAT

PROJECT NUMBER: 0037555.00

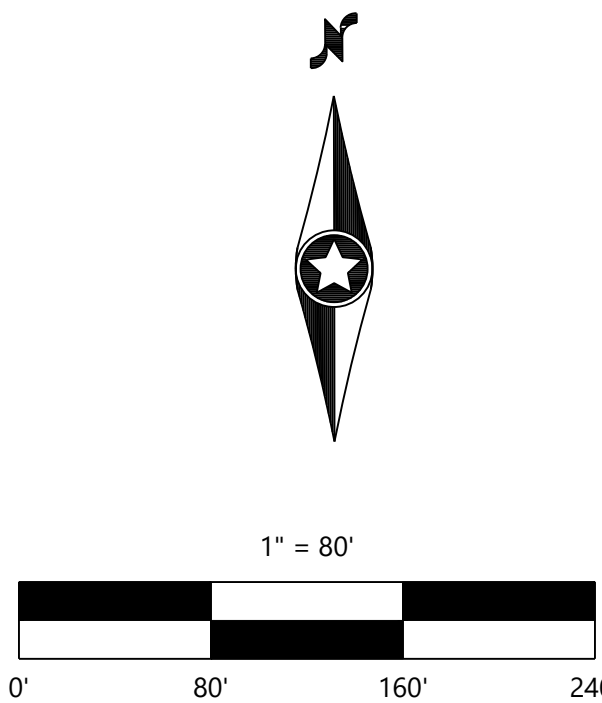
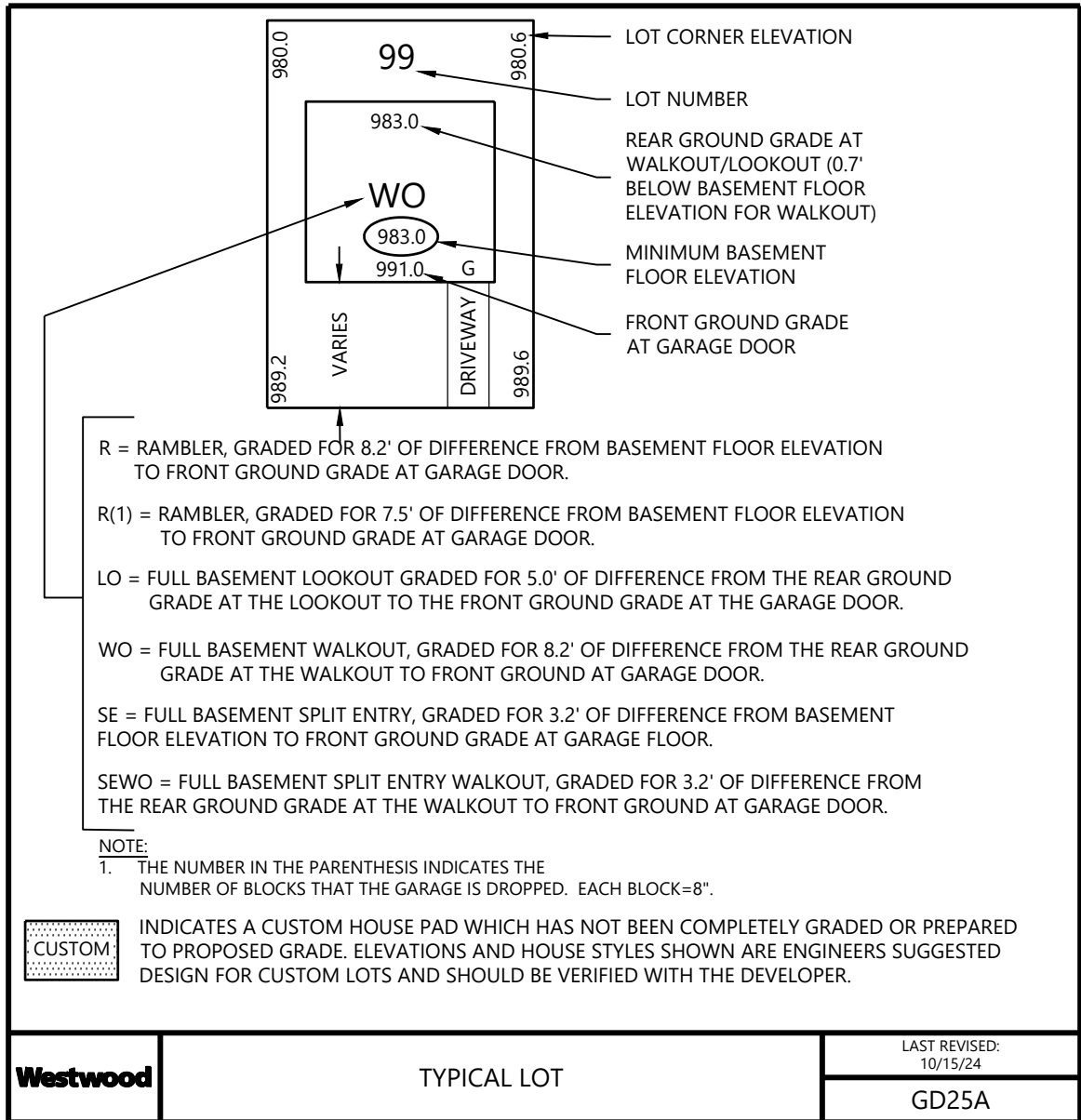
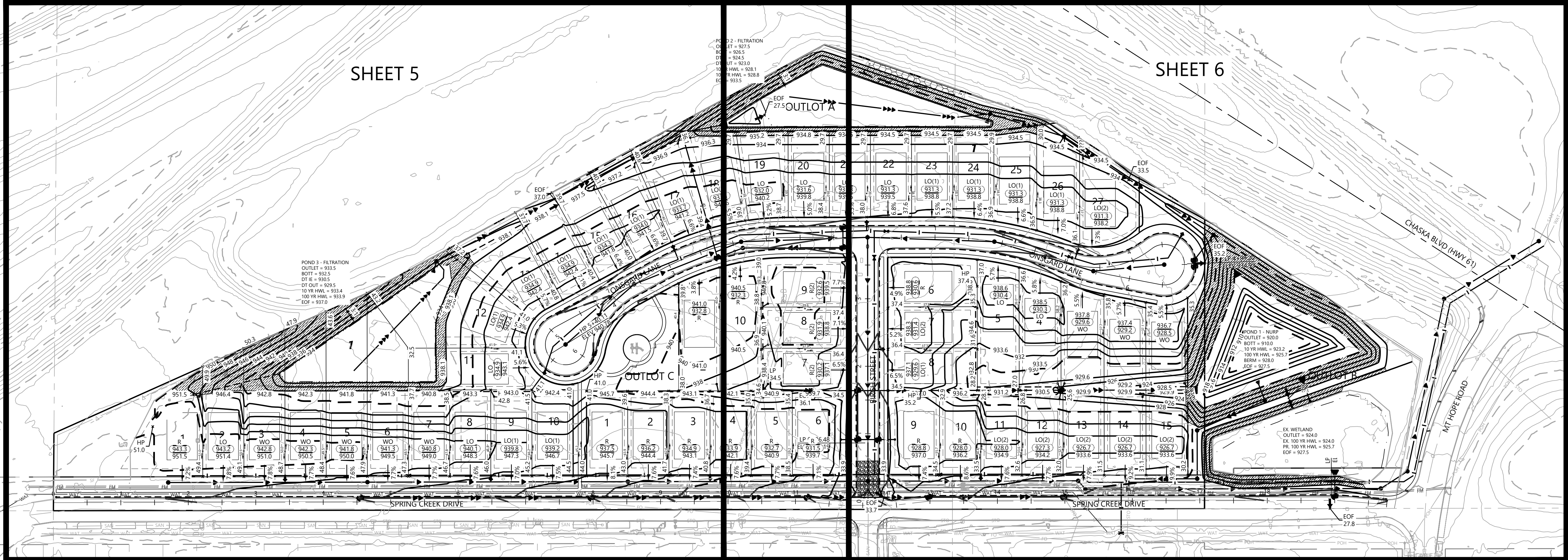
SHEET NUMBER:

3

OF

19

DATE: 01/25/25



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 10/24/24
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10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood

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

**PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL - OVERALL**

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

4 OF 19

DATE: 01/25/25

DESIGNED:	INITIAL ISSUE:	10/24/24
CHECKED:	REVISIONS:	
DRAWN:	10/24/24	PRELIMINARY PLAT SUBMITTAL TO THE CITY
HORIZONTAL SCALE:	01/25/25	PRELIMINARY PLAT RESUBMITTAL TO THE CITY
VERTICAL SCALE:		

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER

DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD

CHASKA, MN

Westwood

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Toll Free (888) 937-5150 westwoodsps.com

Westwood Professional Services, Inc.

**PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL**

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

5

OF

19

DATE: 01/25/25

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB

DND

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
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NOT FOR CONSTRUCTION

GRADING & EROSION CONTROL LEGEND

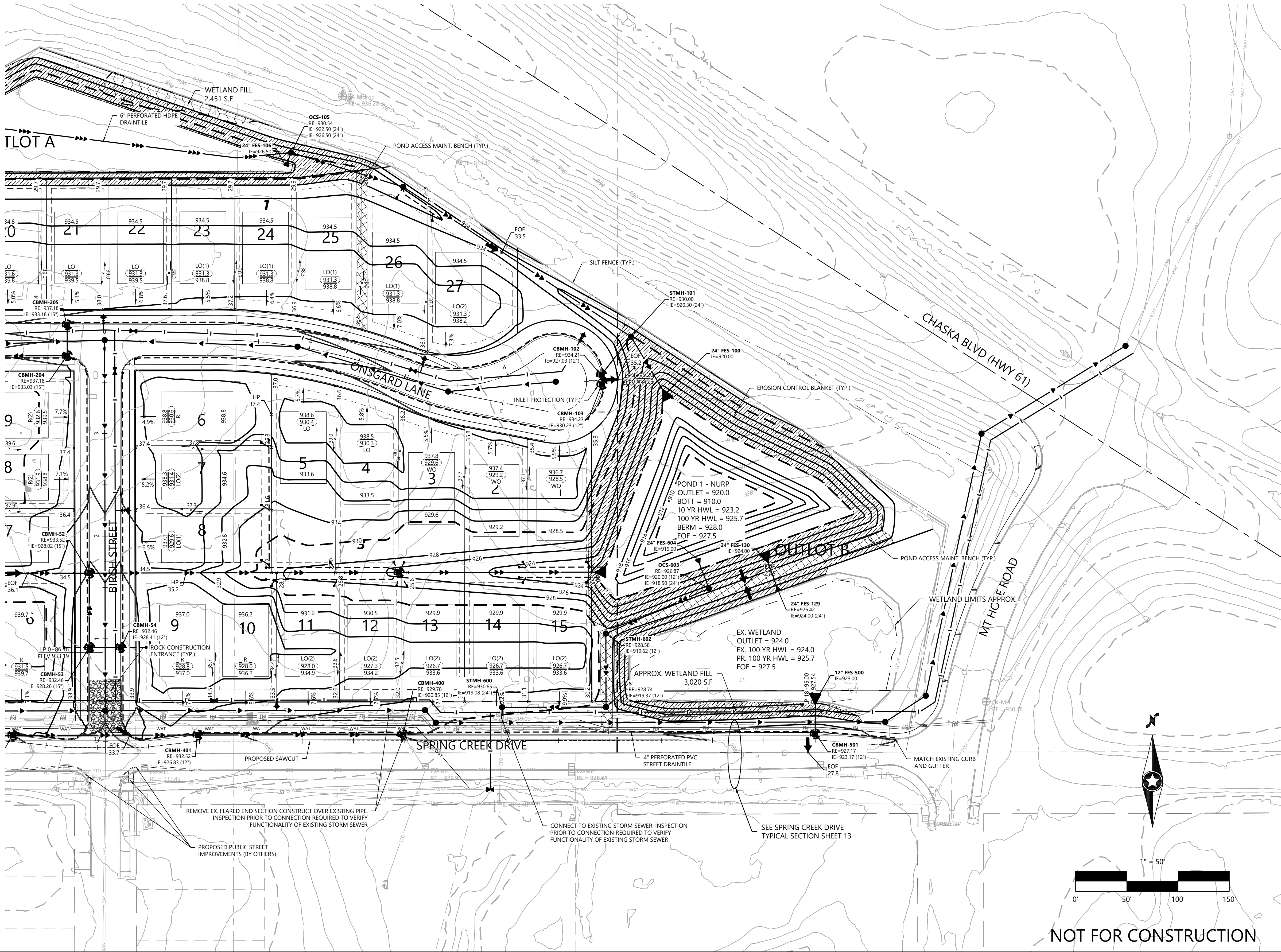
EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	900.00	SPOT ELEVATION
	HP/LP	HIGH/LOW POINT
	CL-CL	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
STO		PROPOSED STREET PROFILE GRADE
STS	STS	STORM SEWER
TPL	TPL	TREE LINE
TPF	TPF	TREE PROTECTION FENCE
RL	RL	RETAINING WALL (MODULAR BLOCK)
GL	GL	GRADING LIMITS
SF	SF	SILT FENCE
POST-SF	POST-SF	SILT FENCE-POST GRADING
HDSP	HDSP	HEAVY DUTY SILT FENCE
RSC	RSC	REDUNDANT SEDIMENT CONTROL
IP	IP	INLET PROTECTION
ECR	ECR	EROSION CONTROL CHECKS/BIOROLLS
RCE	RCE	ROCK CONSTRUCTION ENTRANCE
ECK	ECK	EROSION CONTROL BLANKET
TRM	TRM	TURF REINFORCEMENT MAT
PNWL	PNWL	POND NORMAL WATER LEVEL
WL	WL	WETLAND LINE
WLF	WLF	WETLAND FILL
WB	WB	WETLAND BUFFER
PAMB	PAMB	POND ACCESS MAINTENANCE BENCH
WBL	WBL	WETLAND BUFFER LIMITS
WBM	WBM	WETLAND BUFFER MONUMENT
DND	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

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 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

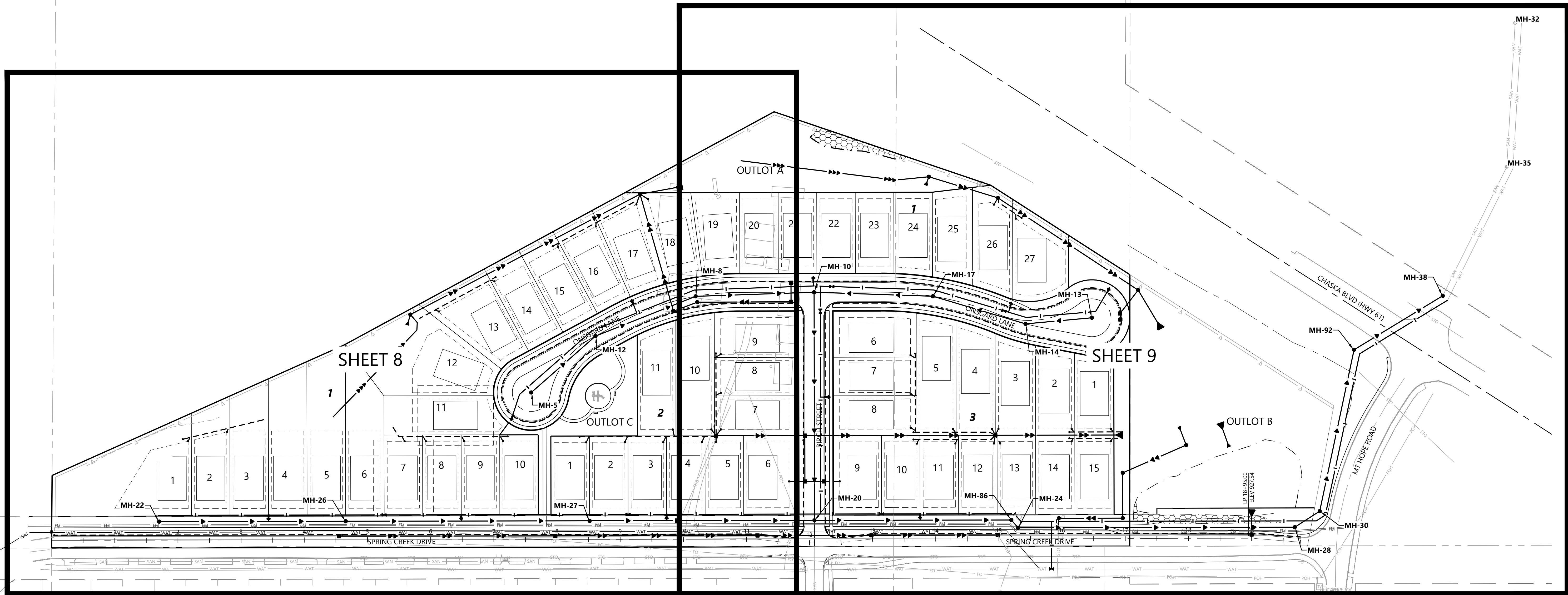
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL
PROJECT NUMBER: 0037555.00

SHEET NUMBER:
6 OF 19
DATE: 01/25/25



1" = 80'

NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE:	10/24/24
REVISIONS:	
△	10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
△	01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△	
△	
△	

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN - OVERALL

PROJECT NUMBER: 0037555.00

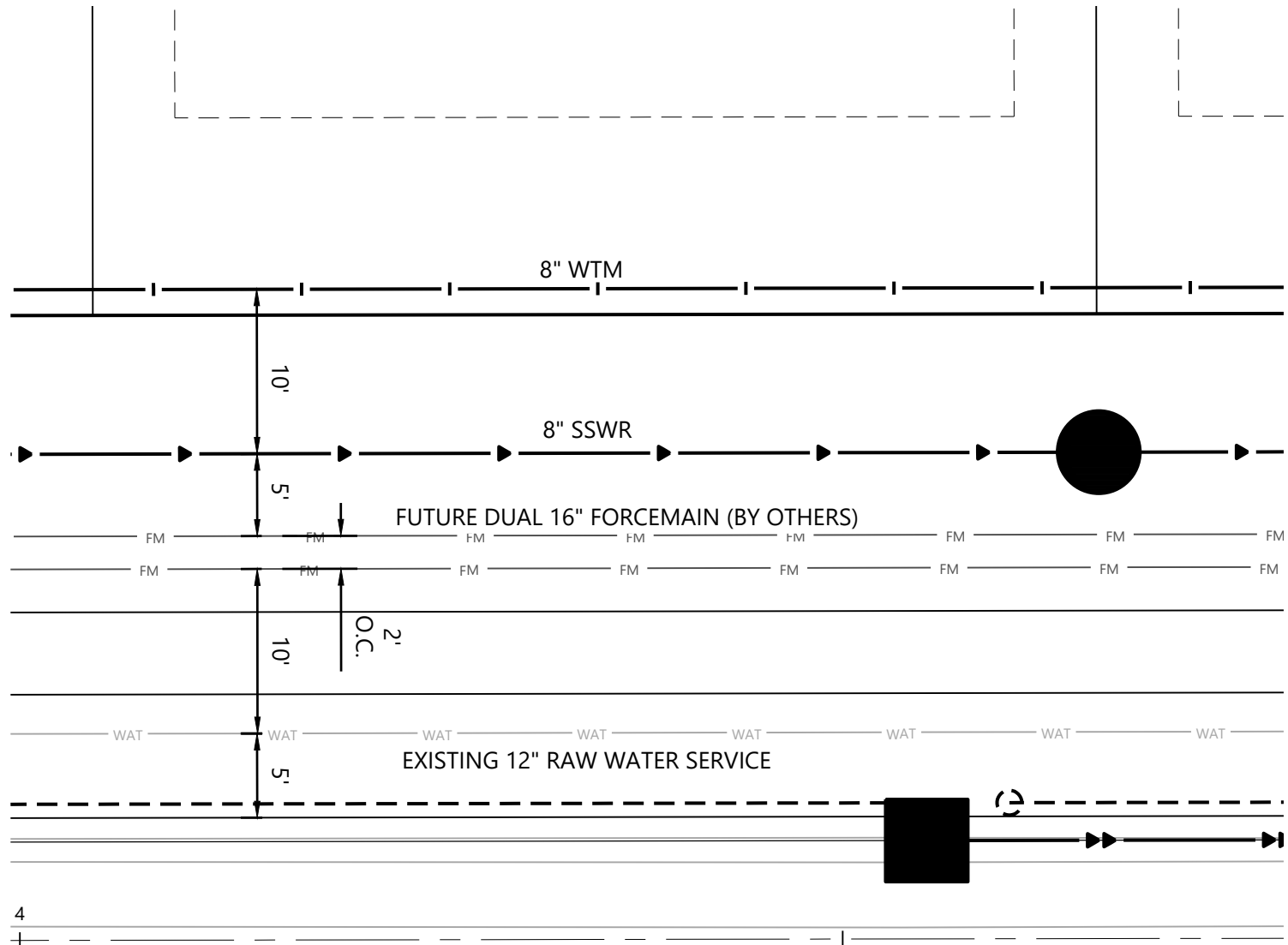
SHEET NUMBER:

7

OF

19

DATE: 01/25/25



ENLARGED PUBLIC UTILITY DETAIL 1" = 10'

POND 2 - FILTRATION
OUTLET = 927.5
BOTT = 926.5
DT IE = 924.5
DT OUT = 923.0
10 YR HWL = 928.1
100 YR HWL = 928.8
EOF = 933.5

OUTLOT A

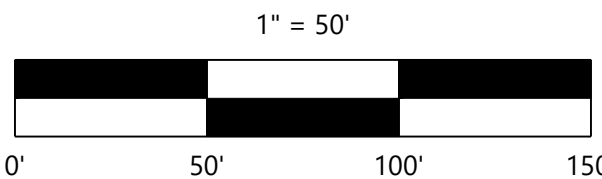
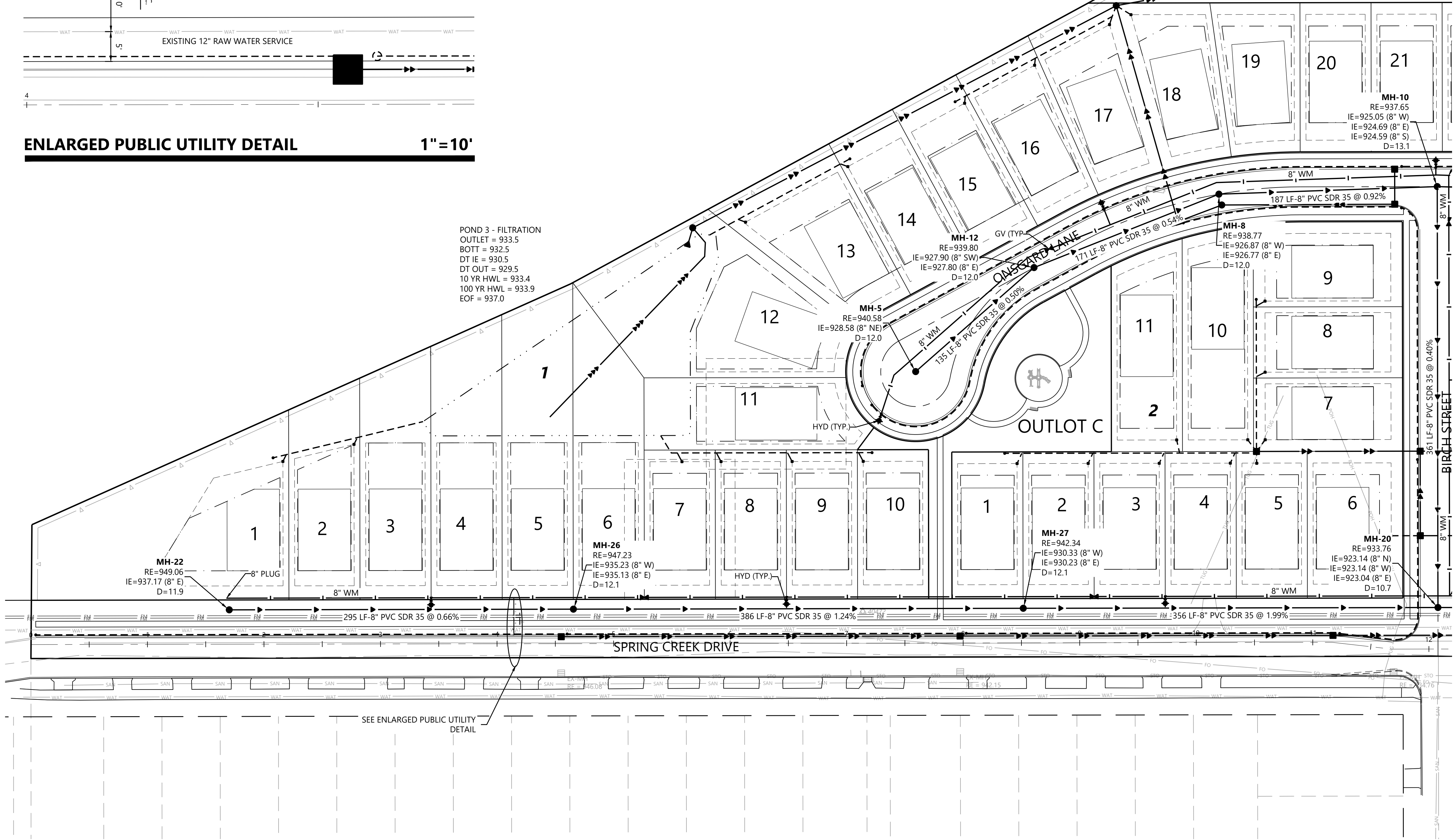
OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STO			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

POND 3 - FILTRATION
OUTLET = 933.5
BOTT = 932.5
DT IE = 930.5
DT OUT = 929.5
10 YR HWL = 933.4
100 YR HWL = 933.9
EOF = 937.0



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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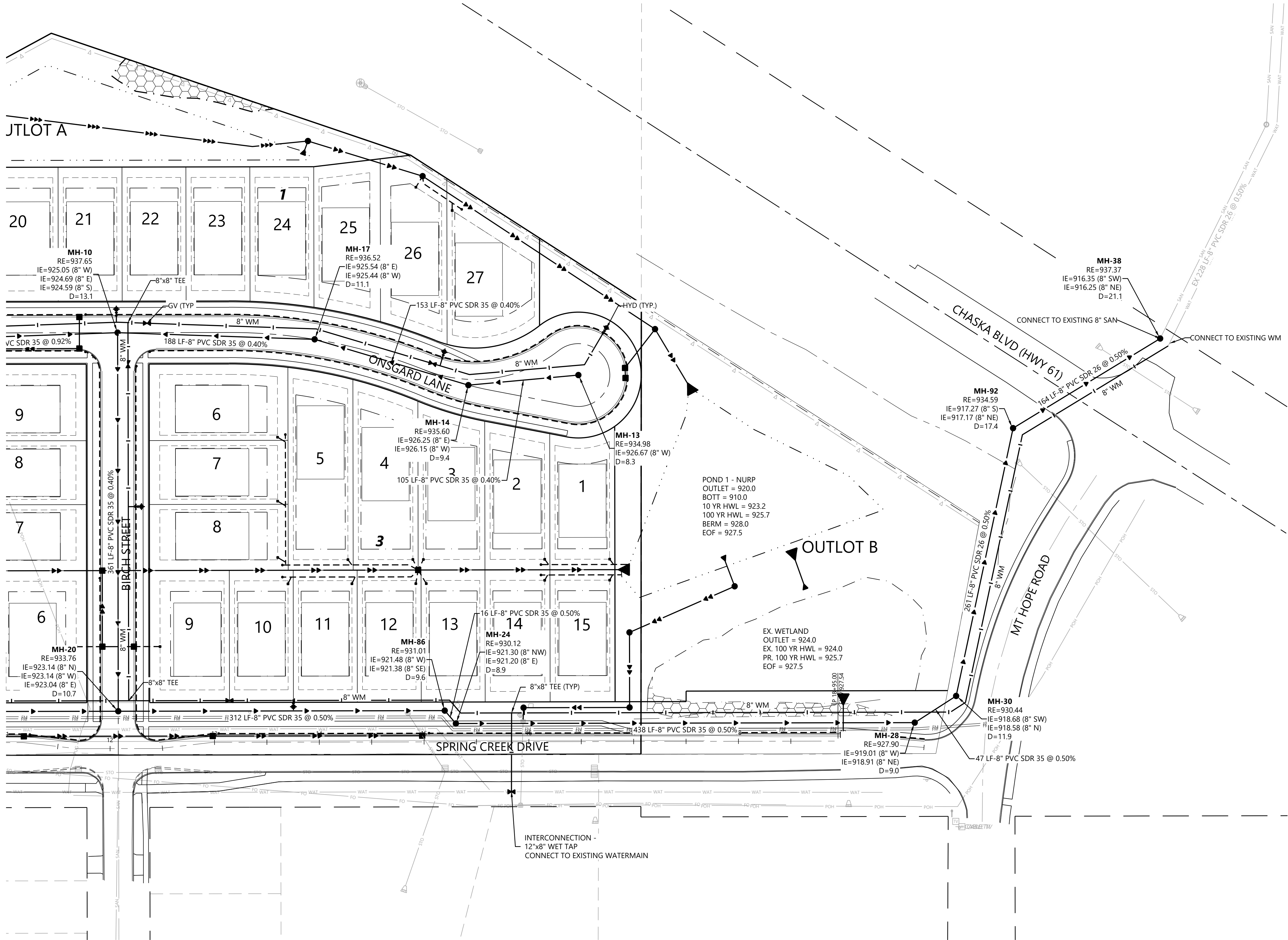
PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

8 OF 19

DATE: 01/25/25

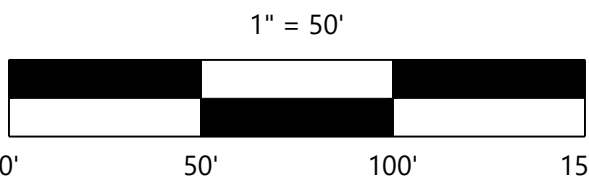


OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
			SANITARY SEWER
			STORM SEWER
			DRAIN TILE
			WATER MAIN
			HYDRANT

GENERAL UTILITY NOTES

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- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
△ 10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
△ 01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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PRELIMINARY UILITY PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

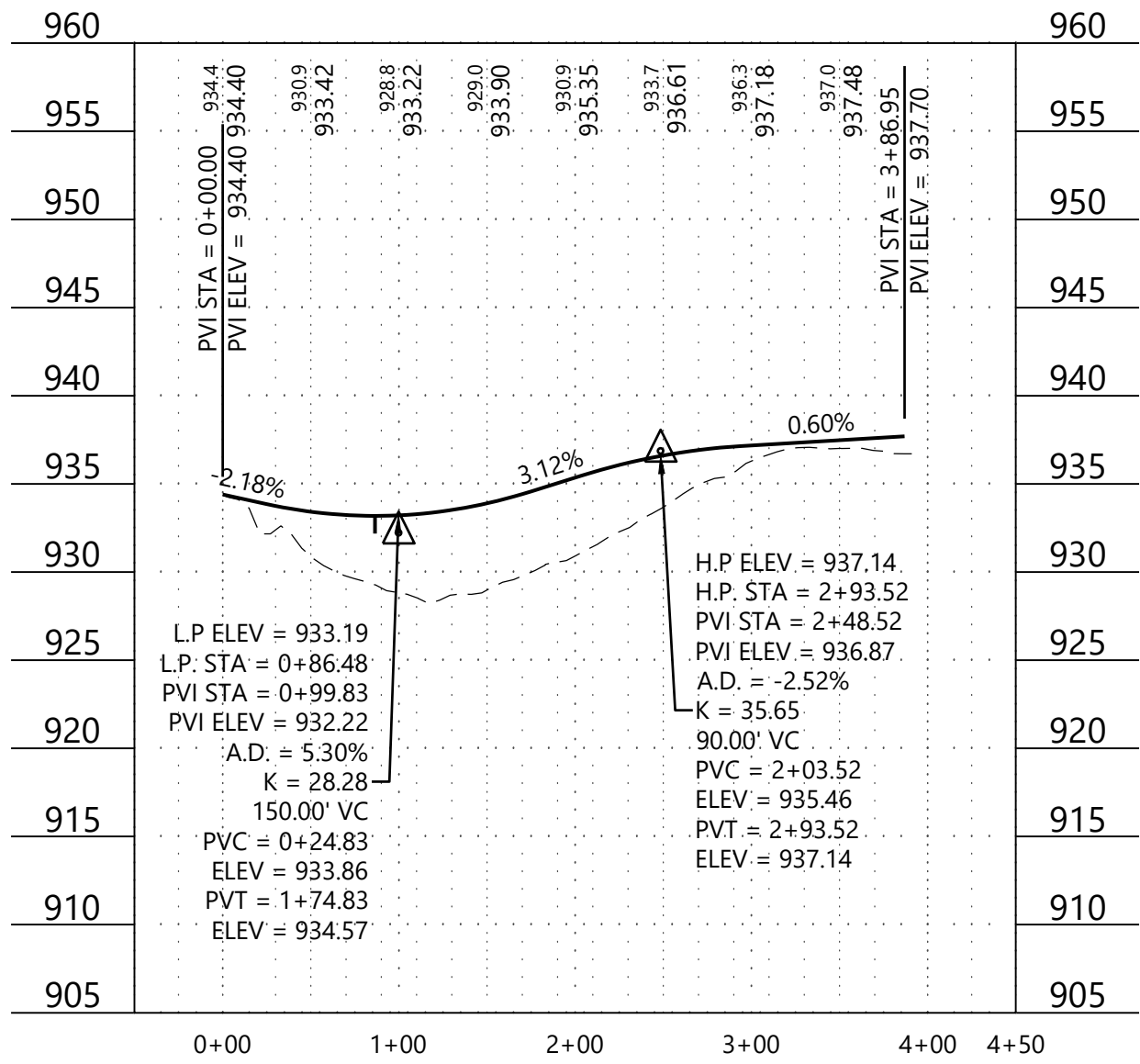
9

OF

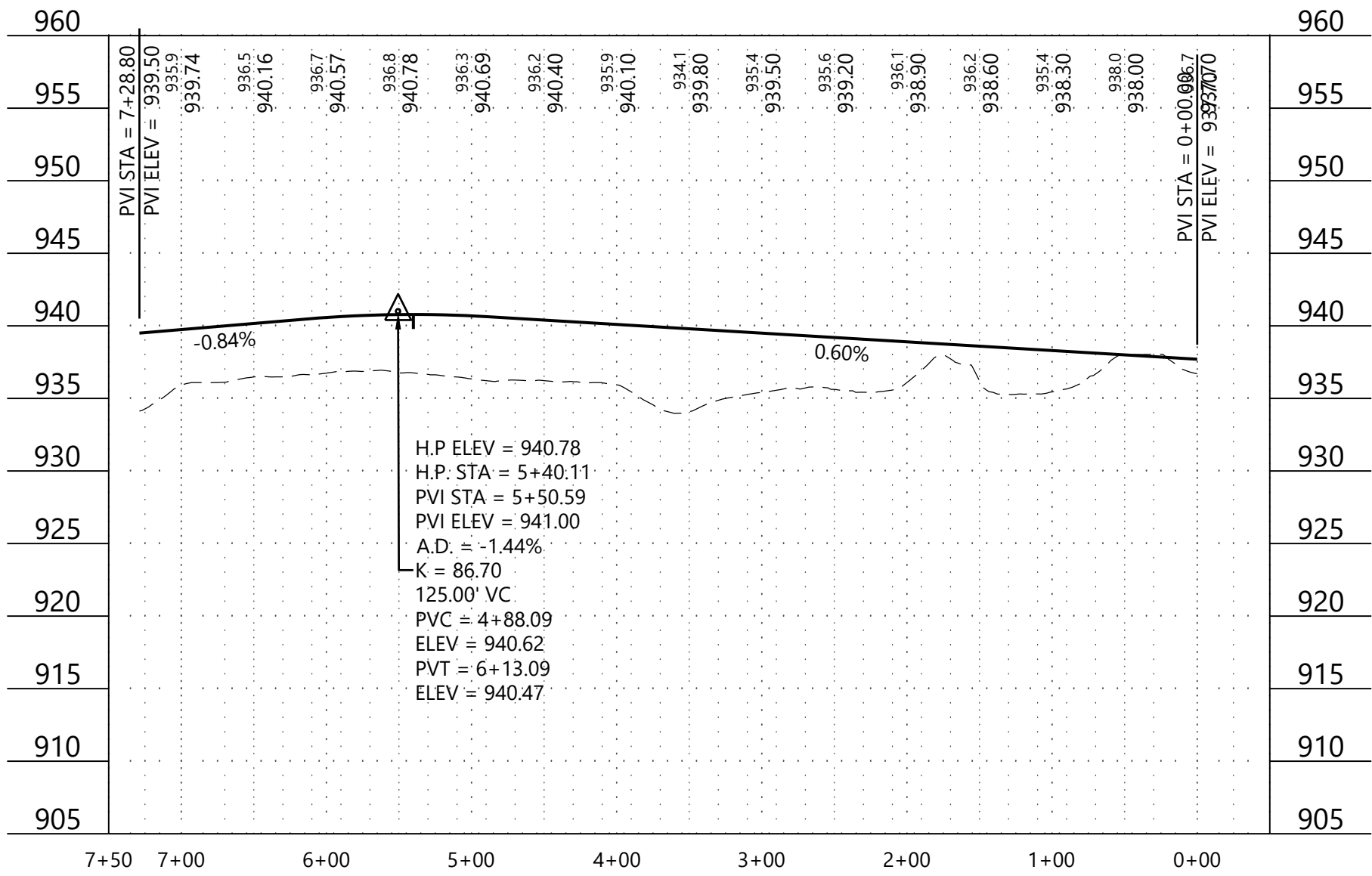
19

DATE: 01/25/25

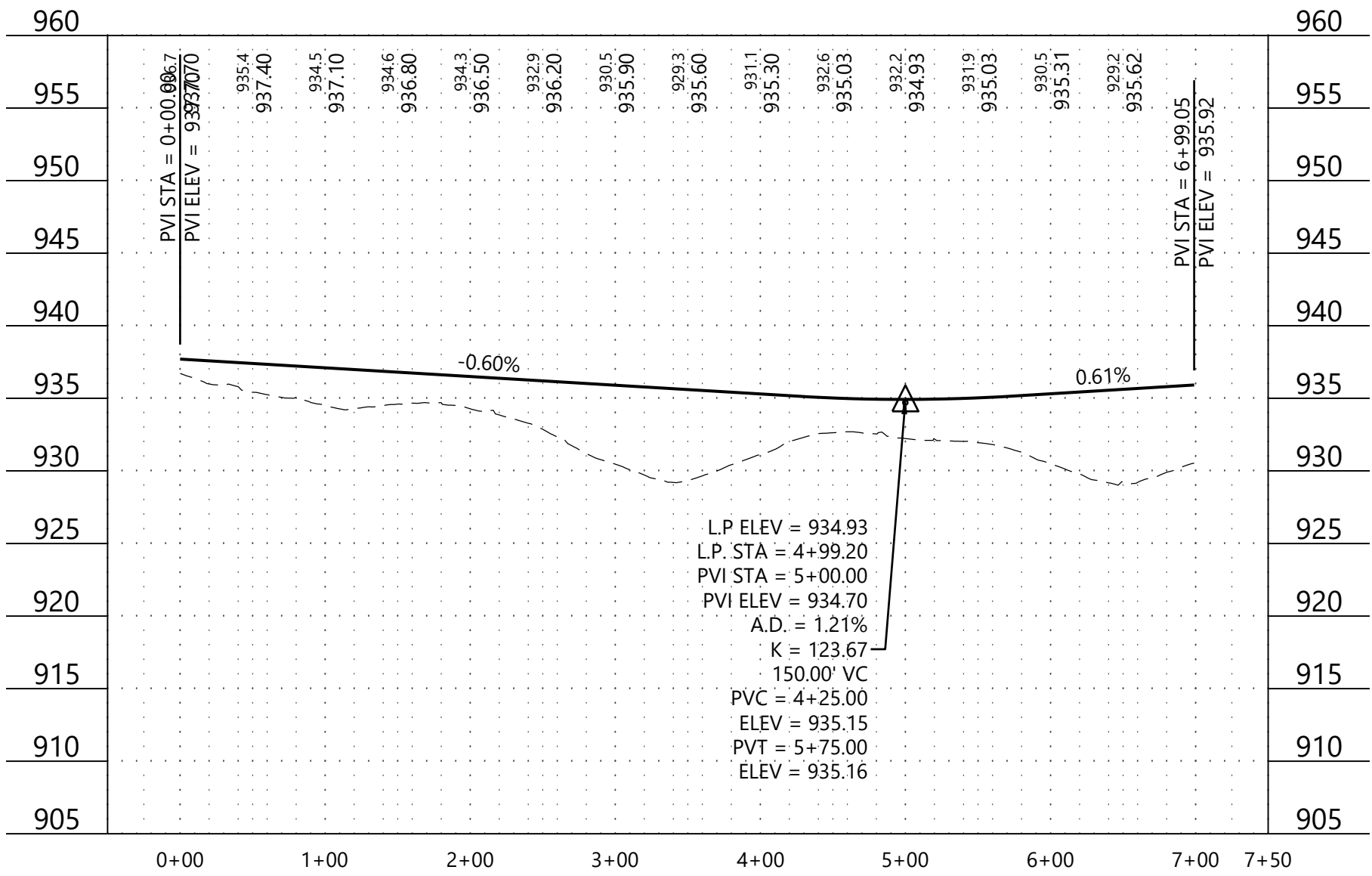
BIRCH STREET



ONSGARD LANE WEST



ONSGARD LANE EAST



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 10/24/24
REVISIONS:
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01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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STREET PROFILES

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

10 OF 19

DATE: 01/25/25

TYPICAL STREET LIGHT LOCATION

The diagram illustrates the standard placement of utilities and street lighting at a street intersection. Key features include:

- Storm Sewer:** Located on the left side of the street, with a 5' offset from the curb.
- Sanitary Sewer:** Located in the center of the street, with a 2' offset from the curb.
- Water Main:** Located on the right side of the street, with a 10' offset from the curb.
- Hydrant:** Located on the right side of the street, with a 10' offset from the curb.
- Street Light:** Located at the intersection, with a 10' offset from the curb.
- Curbs:** 6" curb (typical) on the left side.
- Dimensions:**
 - 32' FACE TO FACE
 - 33' BACK TO BACK
 - 60'
 - 10'
 - 5'
 - 2'
 - 10'
 - 20' RADIUS (TYPICAL)

PRECAST INVERT WITH A MINIMUM 1" THROU HOLE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

	A	B
FRAME		
R1644-23108	24"	7"
R17555	24"	7"

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

SEWEN COVER: R-164420-301, LETTERED "SANITARY SERIES" WITH 2 CONCEALED PICK-UPS AND SELF LIFTING LID. SEE SPECIFICATION FOR CASTING NUMBER.

MINIMUM OF 2 HATCHES OF 4 KNOCKOUT RINGS.

FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM SPACINGS/STITCH ALLOWED: INCLUDING RINGS AND CASTING.

INSTALL LINER BARRIER BY STRIKE PROFILES OR APPROVED EQUAL.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GAUGE 60 STEEL, REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL).

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMECK AND GATOR WING.

NOTE: ALL INFILTRATION AREAS MUST BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT 2' FROM INSIDE FACE OF WALL.

1" DROP ACROSS INVERTS MIN.

NOTE: FOR 8" DIA. MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL JOCK HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

CONTRACT TO TOP OF FIRST JOCK.

MINIMUM THICKNESS OF PRECAST BENCH IS 6" FOR ALL JOCKS AND INCREASE TO 8" IN THICKNESS FOR EVERY 4" OF DEPTH GREATER THAN 4".

SECTION

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAP PROTECTING SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS.

Sanitac

Sanitary Series Manhole

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-31

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

FRAME	A	B
18" HX 20"	27"	7"
24" HX 36"	37.50"	22"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES FOR JOINT SPECIFICATIONS FOR MORE DETAILS).

MANHOLE STEPS SHALL BE PLACED SO THAT ORIENT VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

***MATERIAL COVER R1642-S001, LETTERED "SANITARY SEWER" WITH 1" CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATIONS FOR CASTING NUMBER.**

MINIMUM OF 2 MAXIMUM OF 4 ROUDESTIRG RINGS. FINAL RING MATERIAL AND COATING TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MINIMUM 20' ADJUSTMENT ALLOWED INCLUDING RINGS AND GASTING.

INSTALL 1IN BARBER BY STRIKE PRODUCTS OR APPROVED EQUAL.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GARSETS, RAMBLOCK AND GATOR WASH.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT OUT 2' FROM INSIDE FACE OF WALL.

"1" DROP ABOVE INVERTS (ONLY)

NOTE: FOR PIPE / MANHOLE TO BE USED FOR SUB-MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUDED ON INSIDE OF MANHOLE.

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14" DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4" OF DEPTH GREATER THAN 14".

DIMENSIONS:

- PLAN: 27" x 7" (for 18" frame), 37.50" x 22" (for 24" frame)
- SECTION: 27" (height), 37.50" (width), 22" (width)

Labels: PLAN, SECTION, MANHOLE, FRAME, INVERT, DRAINAGE, SANITARY SEWER JUNCTION MANHOLE, CHASKA, MINNESOTA

Stantec

SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LARCH PROJECT

MARCH 2023

PAGE NO.

SAN-2

FRAME

	A	B
R1562-2310B	27"	7"
R17356	27"	7"

NEENAW COVER #1664-9001, LETTERED
 SANITARY SEWER, WITH 1" ROUNDED
 PICK HOLES AND SELF SEALING LID.
 SEE SPEC. FOR CASTING MATERIALS.
 MINIMUM OF 2" MAXIMUM OF 4" ADJUSTMENT
 RINGS, FINISHING MATERIALS AND FINISHES
 TO BE SPECIFIED BY OWNER ON A PROJECT
 BASIS.

INSTALL 1"X1" BARRETER BY STRIKE PRODUCTS
 OF APPROXIMATE ELEVATION
 MAXIMUM 20" ADJUSTMENT ALLOWED
 INCLUDING RINGS AND CASTING.

HANDHOLE STEPS, CONCREVE
 POLYPROPYLENE PLASTIC, WITH 1 1/2"
 GRADE 60 STEEL REINFORCEMENT ON
 OUTSIDE 16" ON CENTER, NO STEPS
 ALLOWED IN UPPER 27" BARREL.

MAXIMUM 20" ADJUSTMENT
 TO GET OFFSET VERTICAL CURVE OF
 MANHOLE IS FACING DOWNSTREAM.

ALL JOINTS IN HANDHOLE TO HAVE SELF
 LUBRICATING BUSHINGS, HANDBOOK,
 AND GATOR VANE.

NOTE: ALL INSTALLATION
 SHALL BE INSPECTION WITH MANHOLE
 WATER TIGHT.

NOTE: CONCRETE SHALL BE
 CASTED IN PLACE. ALL CASTING
 SHALL RECEIVE 2 COATS OF
 BITUMINOUS BASE COAT. SEE
 ENGINEERING GUIDELINES ON PROJECT
 SPECIFICATIONS FOR MORE DETAILS.

INTERIOR MANHOLE WALL SHALL BE
 COMPLETELY LINED WITH HDPE OR APPROVED
 DROP INLET COVER. SEE
 SPEC FOR MORE DETAILS.

HDPE SHALL BE CUT OUT FLUSH
 WITH INSIDE FACE OF WALL.

NOTE: FOR 36" DIA. MANHOLE TO BE
 USED FOR PIPER / MANHOLE CONNECTION,
 ALL JOINT HOLES SHALL BE
 GROUDED ON INSIDE OF MANHOLE.
 INSIDE HOLES SHOULD BE 16"
 DIAMETER OF PIPE AND BUSHINGS
 SLOPE 2" TOWARD INVERT.

CONNECT WITH
 PVC SEWER
 WITH A
 FLANGE
 TRANSITION
 GASKET

VARIES
 10" DIA.
 12" DIA.
 14" DIA.

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 102" DIA. STEP
 108" DIA. STEP
 114" DIA. STEP
 120" DIA. STEP
 126" DIA. STEP
 132" DIA. STEP
 138" DIA. STEP
 144" DIA. STEP
 150" DIA. STEP
 156" DIA. STEP
 162" DIA. STEP
 168" DIA. STEP
 174" DIA. STEP
 180" DIA. STEP
 186" DIA. STEP
 192" DIA. STEP
 198" DIA. STEP
 2

[illegible]

HYDRANT MARKER WITH FLEX SPRING HYDRA-METER (CONCRETE CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASMA UTILITIES)

PROVIDE WEATHERSHIELD NOT-OUT ON ALL HYDRANTS.

ALL HYDRANT LEAD AND PIPE JOINTS MUST BE RESTRAINED WITH THE JOIDS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE CLOW VALVE MEGANULON - 2" SIZE WITH 3/4" SLIPPER AND LOWER STEEN WITH BROWNE LOWER PLATE

HYDRANT SHALL BE FOR 8.7 BURY. WATERMAIN SHALL HAVE 7'-0" OF COVER. PROVIDE AUTO-VACUUM CAP ON ONE 2" O/C NOZZLE.

CORE BOLT NUTS REQUIRED FOR ALL MECHANICAL FITTINGS, AUTO-CORROSE COATING REQUIRED TO ALL BOLTS AND THE NUT ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT, VALVE AND TIE WITH MEGALUGS THRUST (FORM OR EQUAL).

PROVIDE 10' MIN. TRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP TO THE HYDRANT BARRIS TO THE BREAK-OUT FLANGE.

RESILIENT WEDGE W/ALUM. TIE TO 1/2" SLOTTED. TO ANVA CO. OF 1/2" S15 STANDARDS WITH STAINLESS STEEL BOLTS AND BROWNE TOP/NUT

MEGALUGS

6" - 0.2% ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

POURED CONCRETE THRUST BLOCK REQUIRED IF STANDOFF IF BLOCK CAN'T BE PLACED TO VIRGIN GROUND. OWNER TO APPROVE.

1 G. LY. OF 1/2" SLOTTED. TO ANVA CO. OF 1/2" S15 STANDARDS WITH STAINLESS STEEL BOLTS AND BROWNE TOP/NUT. COVER WITH 2 LAYERS OF POLYETHYLENE.

3"

12.34"

13.94"

GRADE

6" (LEAD)

6 - 0.2% ZINC ANODE CAP.

Stantec

CLOW MEDALLION HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2003

WAT-11

PLATE-11

NOTES: COSE BLUE ROLLS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSION COATINGS REQUIRED ON ALL ROLL BOLTS AND TIE ROD ASSEMBLIES.

PROVIDE POLYVAIR AROUND ALL WATERPANS.

7.5 MINIMUM COVER REQUIRED OVER TOP OF WATER MAN.

RESTRAIN TIE AND VALVE WITH MEGALUG (OR EQUAL) THRUST RESTRAINTS.

GRADE

TOP

TYLER	NO. 6850	30"
MUELLER	NO. H-10361	30"
BERRY-SITE-CROOK	NO. W8502	37"

EXTENSION

TYLER	NO. 58	14"
MUELLER	NO. 69	24"
MUELLER	NO. 58	14"
BERRY-SITE-CROOK	NO. 57	9"
W8503	NO. 58	14"
W8521	NO. 57	9"
W8523	NO. 58	14"
W8523	NO. 60	26"

BOTTOM

TYLER	NO. 6850	30"
MUELLER	NO. H-10361	30"
BERRY-SITE-CROOK	NO. W8503	37"

6 OZ. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

BUTTERFLY VALVE (14" OR LARGER) DRESSER, KOL, OR (OR) GROUNDHOG, KENNEDY, OR, ETC. QUAL.

BUTTERFLY VALVE ADAPTER

END VIEW

MEGALUGS

3" CONIC BLOCK

Stantec

BUTTERFLY VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2010

PLATE NO. WAT-1

NOTES:

- SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS IT IS POURED AGAINST FIRM UNDISTURBED EARTH.
- DIMENSION C/C TO SHOULDER BE LARGE ENOUGH TO MAKE ANGLE BE EQUAL TO OR LARGER THAN 45°.
- DIMENSION A/A3/A4 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH JOISTS.
- PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAK.
- ALL BRINGS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LOKS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS							
	22 1/2" BEND		45" BEND		90" BEND		153"	
8"	B ₁	D ₁	B ₂	D ₂	B ₃	D ₃	B ₄	D ₄
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	2'-1"	1'-4"	1'-4"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-8"	2'-6"	2'-6"
12"	1'-10"	1'-10"	2'-4"	2'-6"	4'-0"	4'-0"	3'-6"	3'-6"
16"	3'-0"	2'-4"	3'-10"	3'-0"	6'-2"	6'-2"	5'-6"	5'-6"
20"	3'-4"	2'-8"	5'-6"	3'-4"	8'-4"	8'-4"	7'-4"	7'-4"
24"	4'-4"	3'-8"	6'-10"	3'-10"	9'-8"	9'-8"	9'-0"	9'-0"
30"			9'-2"	6'-0"	12'-0"	12'-0"	11'-0"	11'-0"

PLAN 90° BENDS

PLAN 45° MIN. BENDS

PLAN 22 1/2° BENDS

SECTION A-A

PLAN 153" BENDS

PLAN 120° BENDS

PLAN 135° BENDS

PLAN 180° BENDS

PLAN 225° BENDS

PLAN 270° BENDS

PLAN 315° BENDS

PLAN 360° BENDS

PLAN 405° BENDS

PLAN 450° BENDS

PLAN 500° BENDS

PLAN 540° BENDS

PLAN 585° BENDS

PLAN 630° BENDS

PLAN 675° BENDS

PLAN 720° BENDS

PLAN 765° BENDS

PLAN 810° BENDS

TOPOGRAPHIC VIEW

CROWN SURFACE OF MANHOLE TO A MINIMUM OF 1% DRAIN OUTLET AT PIPE AND SLOPE GROUT "TOWARD INVERT."

MANHOLE STEPS SHALL BE PLACED SO THAT PERFECT VERTICAL POSITION OF STEPS IS FACED DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON TOP OF MANHOLE WHEN FACING DOWN STREAM FOR ALL 24" AND OVER.

FRAME	A	B
R1642-231R	27"	7"

PLAN

FOR OFF-ROAD SITUATIONS, USE R1619F CASTING MARKER SYSTEM SERIES; COVERS MUST BE SECURED TO PREVENT REMOVAL.

NEIHAM COVER **R1642-9040** LETTERED, "STORM SEWER", WITH 2 CONCRETE LEG HOLES.

MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTING RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

MINIMUM 2'0" ADJUSTMENT ALLOWING INCLUDING BRIMS AND CASTING.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC WITH 1/2 GRADE 60 STEEL REINFORCEMENT OR EQUAL, 18" ON CENTER (NO STEPS ALLOWED IN UNDER 2' BARREL).

ALL JOINTS IN MANHOLE TO HAVE SELF-LUBRICATING RUBBER GASKETS.

DOOR HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.

Pipe SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.

NOTE: KOR-N-SIAL MANHOLE OR EQUIVALENT ACCEPTABLE ALTERNATE.

NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.

MINIMUM SLAB THICKNESS, 6" TO 14" DEPTH, INCREASE THICKNESS OF SLAB FOR 4" OF DEPTH GREATER THAN 14"; AND REINFORCE WITH PER PRODUCT STD-4011

SECTION

Dimensions shown include:
 - 36" height from ground to top of manhole frame.
 - 4'-0" total depth of manhole barrel.
 - 4'-0" diameter of manhole barrel.
 - 6" thickness of concrete slab.
 - 18" spacing between reinforcing bars.
 - 2' minimum depth of grout around door houses.
 - 2' minimum depth of grout around pipe cutouts.
 - 18" width of manhole frame.
 - 7" offset from centerline to edge of manhole frame.

GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

TWAVE	B
E1642-23BX	2"
	7"

FOR OFF-ROAD SITUATIONS, USE R1016F CASTING MARKED "STORM SEWER," WITH 3 CONCERNAL PICK HOLES.

MANHOLE STEPS SHALL BE PLACED SO THAT OPTIMAL VERTICAL PORTION OF COVE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24" AND OVER.

PLAN

- NIRHAN COVER **R1642-S040**, LETTERED, "STORM SEWER," WITH 2 CONCERNAL PICK HOLES.
- MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING FRIMS AND CASTING.
- MANHOLE ETERS, CONDUCHORUM PROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT IN EQUAL 4' ON CENTER. (NO STEP ALLOWED IN UPPER 27' BARRELS.)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.
- PIPE SHALL BE CUT OUT FROM INSIDE FACE OF WALL.
- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE STRUCTURE.
- NOTE: KOR-N-SUB MANHOLE OR EQUAL CONFORMANCE ACCEPTABLE ALTERNATE.
- DOCK HOOKS MUST BE USED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
- MINIMUM SLAB THICKNESS, 6" TO 14" DEPTHS, INCREASE THICKNESS 1" FOR EACH 4" OF DEPTH GREATER THAN 14"; AND REINFORCE WITH PER MINOT STI 4011

SECTION

VARIABLES:

- 36"
- 24"
- 12"
- SPRIN
- 4'-0"
- GROUT
- 6'

STANTEC
ENGINEERING
DESIGN • CONSTRUCTION
CONSULTING

STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST MODIFIED:
MARCH 2018

PLATE NO.
STO-2

24"X36" SLAB OPENING FOR NENAH R302X OR
 OR R302, BRUS, 130% CAPACITY OR EQUAL,
 INSTALL R302X-TX7L FOR DOWEL AND
 VALLEY CURBS. INSTALL R302X-1B
 BE DIRECTRICAL AT LOW POINTS. (WAVE GRATE
 SHOWN)

DIMENSION FROM BACK OF CURB TO
 CENTER OF PIPE:
 4" DIA. MH - 9" IN FROM BACK OF CURB
 5" DIA. MH - 12" IN FROM BACK OF CURB
 6" DIA. MH - 15" BEHIND BACK OF CURB
 7" DIA. MH - 18" BEHIND BACK OF CURB
 8" DIA. MH - 21" BEHIND BACK OF CURB

MORTAR BOLT HOLES IN BACK OF FRAME.
 MINIMUM OF 2 MAXIMUM OF 4 CONCRETE
 ADJUSTMENT RINGS WITH FULL BOLT
 DIMENSION FROM EACH RING.

6" PRECAST REINFORCED CONCRETE SLAB.
 FOR 6" DIA. MANHOLE, AN 8" PRECAST
 SLAB IS REQUIRED.

TOP OF BARREL SECTION UNDER TOP SLAB
 TO HAVE FLAT TOP EGLED WITH 2
 BEADS OF FANMEK OR EQUAL.

ALL JOINTS IN MANHOLE TO HAVE
 SELF LUBRICATING RUBBER GASKETS.

PRECAST CONCRETE SECTION

DOUGHCOUS SHALL BE GROUTED ON BOTH
 THE OUTSIDE AND INSIDE.

MANHOLE STEPS SHALL BE PLACED BELOW
 THE DOWNSTREAM CORNER OF THE
 OPENING NEAREST THE STREET.

MINIMUM SLAB THICKNESS, 1" TO 14"
 DEPTH. INCREASE THICKNESS 1" FOR EACH
 4" OF DEPTH GREATER THAN 14", AND
 REINFORCING WITH PER PRODUCT STD #011

GROUT BOTTOM

PLAN
 SECTION

VARIAS
 12'-10"
 VARIAS
 4'-0" TYP.
 VARIAS
 5'-0"
 6" (MIN)

TYPE II
 CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION
 MARCH 2022

PLATE NO.
 ST0-5

SEE CITY PLATE NO. ST0-111 FOR RIRRAP PLACEMENT.

ANCHOR CLIP

74" MAX

6"

12"

ISOMETRIC

THE LAST 3 PIPE JOINTS, USE 2 THE BOLT FASTENERS PER JOINT. INSTALL AT 80" FROM TOP OR BOTTOM OF PIPE.

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION, HOT DIP GALVANIZE AFTER FABRICATION.

PIPE SIZE	TRASH GUARD SIZING		BOLTS
	BARNS	1"	
12"	3/4"x3	3"	5/8"
15"	3/4"x3	3"	5/8"
18"	3/4"x3	4"	5/8"
21"-24"	1"x3	4"	3/4"
27"-30"	1"x3	5"	3/4"
42"	1"x3	6"	3/4"
48"-54"	1 1/4"x3	6"	1"
60"-72"	1 1/4"x3	7"	1"
78"-90"	1 1/4"x3	8"	1"

LAST REVISION: MAY 2023

FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

PLATE NO. ST0-110

RIPPAP REQUIREMENTS

12" TO 18"
 11" TO 27"
 20" TO 30"
 40" TO 27"
 40" TO 48"
 54" AND UP

4 CUBIC YARDS CL.3
 8 CUBIC YARDS CL.3
 12 CUBIC YARDS CL.3
 16 CUBIC YARDS CL.3
 20 CUBIC YARDS CL.3

PLAN

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)

SECTION A-A

RIPPAP
 GRANULAR FILTER MATERIAL (MN/COT 3601.2B1)
 GEOTEXTILE FILTER-TYPE IV

SECTION B-B

RIPPAP
 GRANULAR FILTER MATERIAL (MN/COT 3601.2B1)
 GEOTEXTILE FILTER-TYPE IV

NOTE:
 FILTER BLANKET REQUIRED UNDER RIPPAP
 OR 2 LAYERS OF 500# MIRAFI FABRIC OR
 EQUAL.

10"

AGGREGATE BASE

SELECT GRANULAR BORROW

COURSE FILTER AGGREGATE
MINOUT 3.149.2H 12" DEEP
(MINIMUM OF 2" AROUND
BOTTOM HALF OF DRAIN TILE)

NON-WOVEN
GEOTEXTILE FABRIC

GRADE TO DRAIN

SUB-GRADE

4" PERFORATED PVC DRAIN TILE

NOTCH CLAY SUB-GRADE
FOR PIPE PLACEMENT, TOP
OF PIPE MAX. 1" ABOVE
EDGE OF SUB-GRADE.

1/4" HOLE
TYPICAL

160°

PVC PIPE DETAIL

PERFORATED PVC DRAIN TILE PIPE
BELOW CONCRETE CURB

LAST REVISION
NOV. 2016

PLATE NO.
STO-12

Stantec

PROJECT NO. 16-0000000000
DRAWING NO. 16-0000000000

CHASKA, MINNESOTA

MAINTENANCE BENCH

SKIMMER

SAFETY / AQUATIC VEGETATION BENCH

4:1 MAX

10'-0"

10'-0"

10'-0"

1:1 MAX

POND NWL

POND BOTTOM

OUTLET PIPE

NOTE: DESIGNER TO ACCOUNT FOR OVERTURNING FORCES IN DESIGN

TYPICAL BENCH DETAIL WITHIN 10' OF SKIMMER OUTLET

MAINTENANCE BENCH

SAFETY / AQUATIC VEGETATION BENCH

4:1 MAX

10'-0"

8'-0"

10'-0"

1:1 MAX

POND NWL

POND BOTTOM

TYPICAL BENCH DETAIL

CATEGORY 3 BLANKET & SEED

6" TOPSOIL

12" COMPACTED CLAY

SUBGRADE STABILIZATION FABRIC

COMPACTED SUBGRADE

TYPICAL SECTION

MAINTENANCE BENCH

STANTEC

STANTEC ENGINEERING, INC.
10000 UNIVERSITY AVENUE, SUITE 200
MINNETONKA, MN 55345
WWW.STANTEC.COM

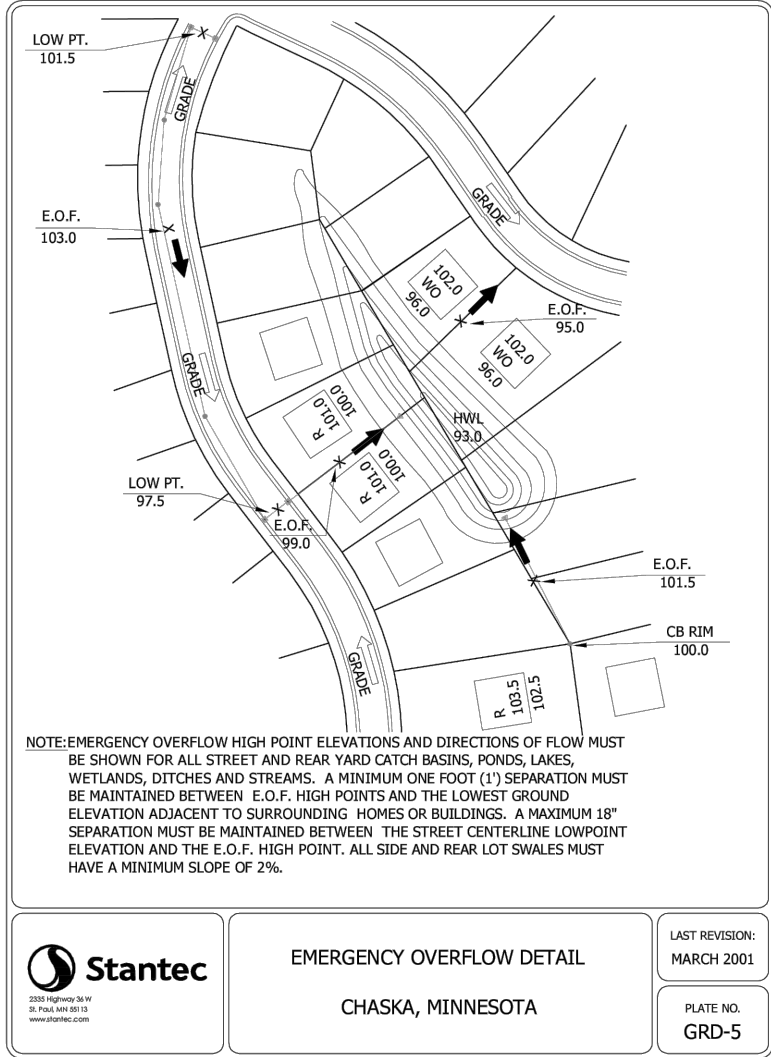
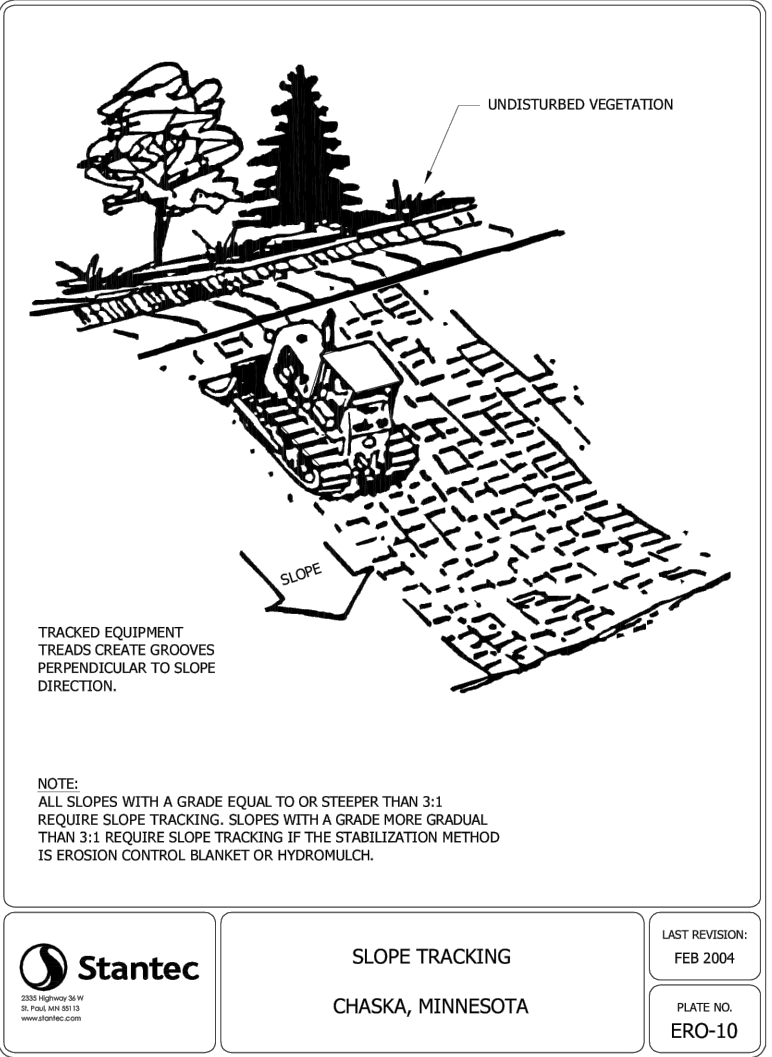
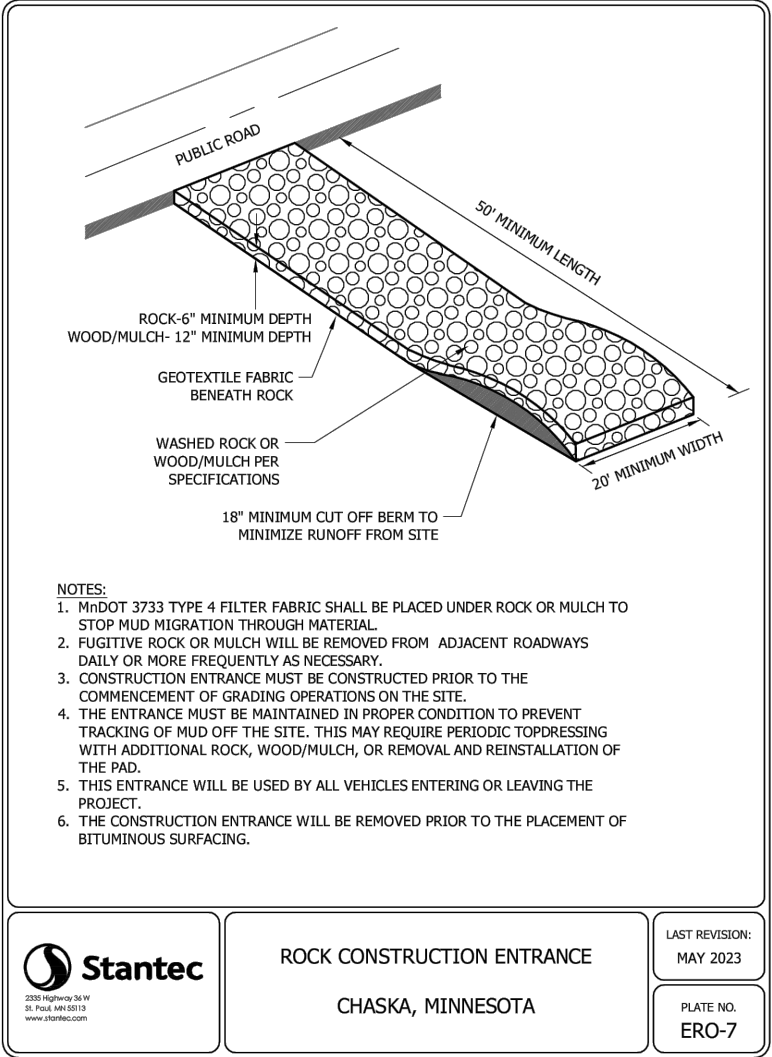
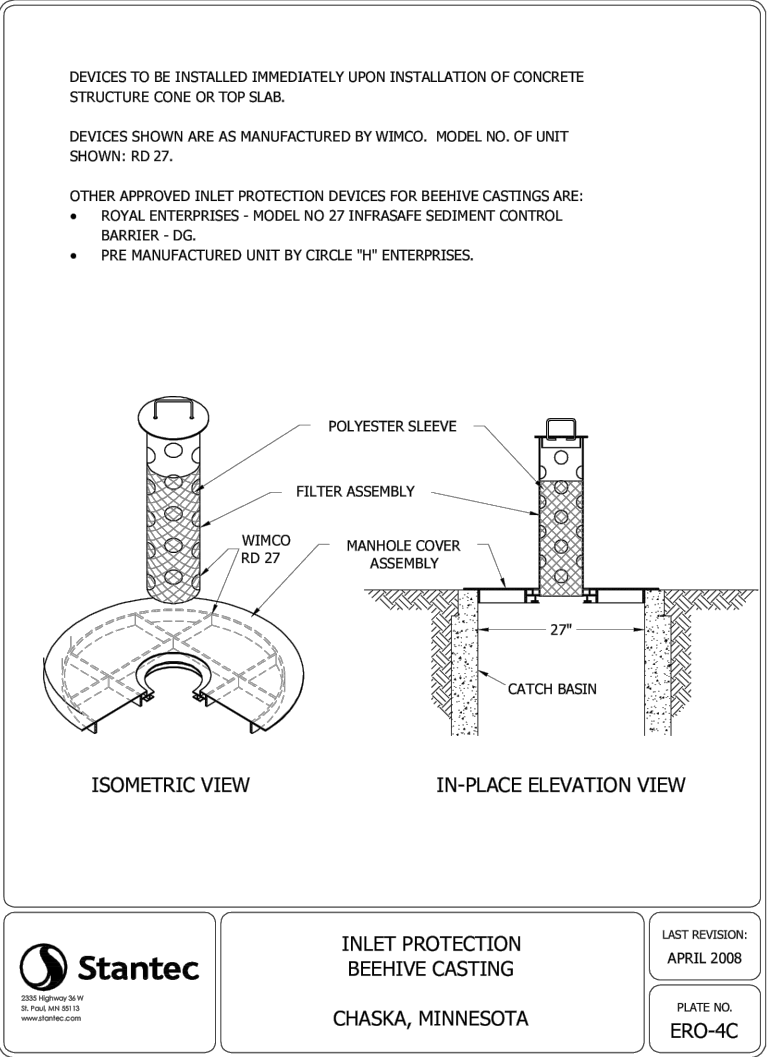
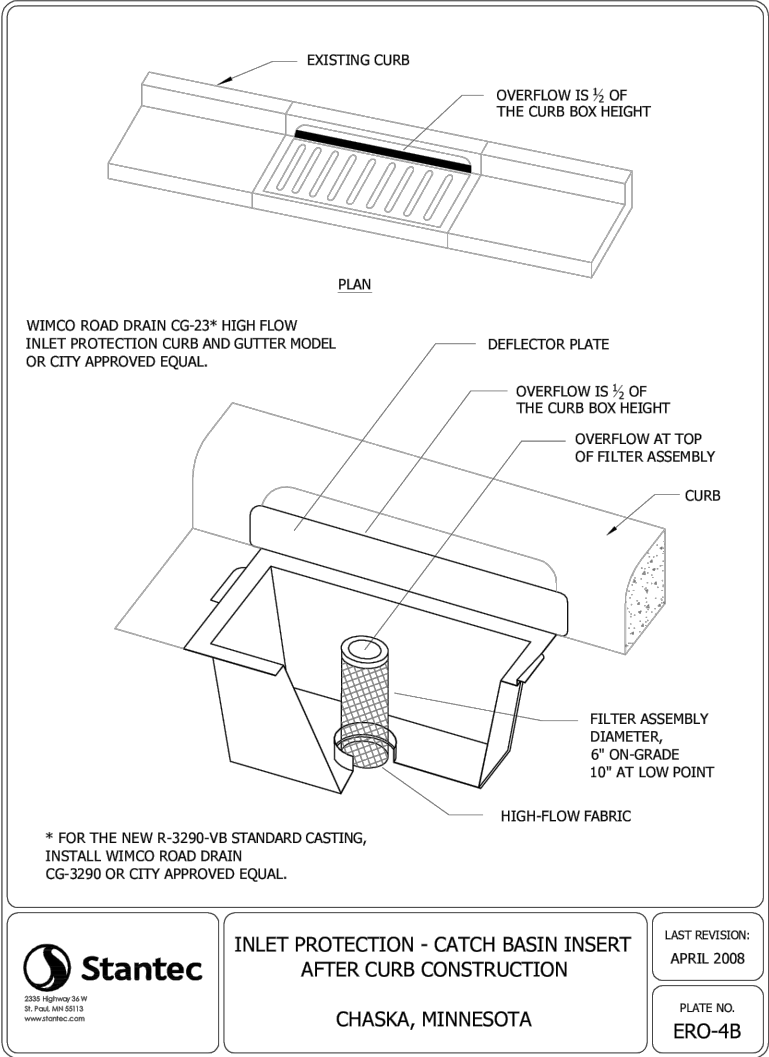
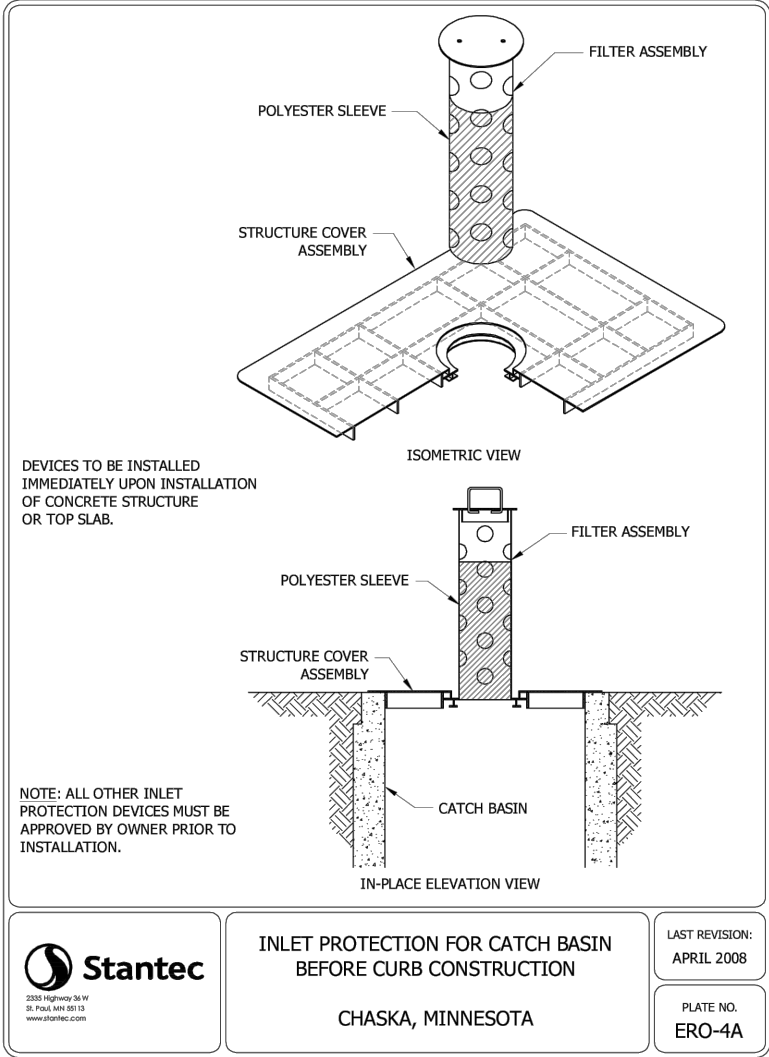
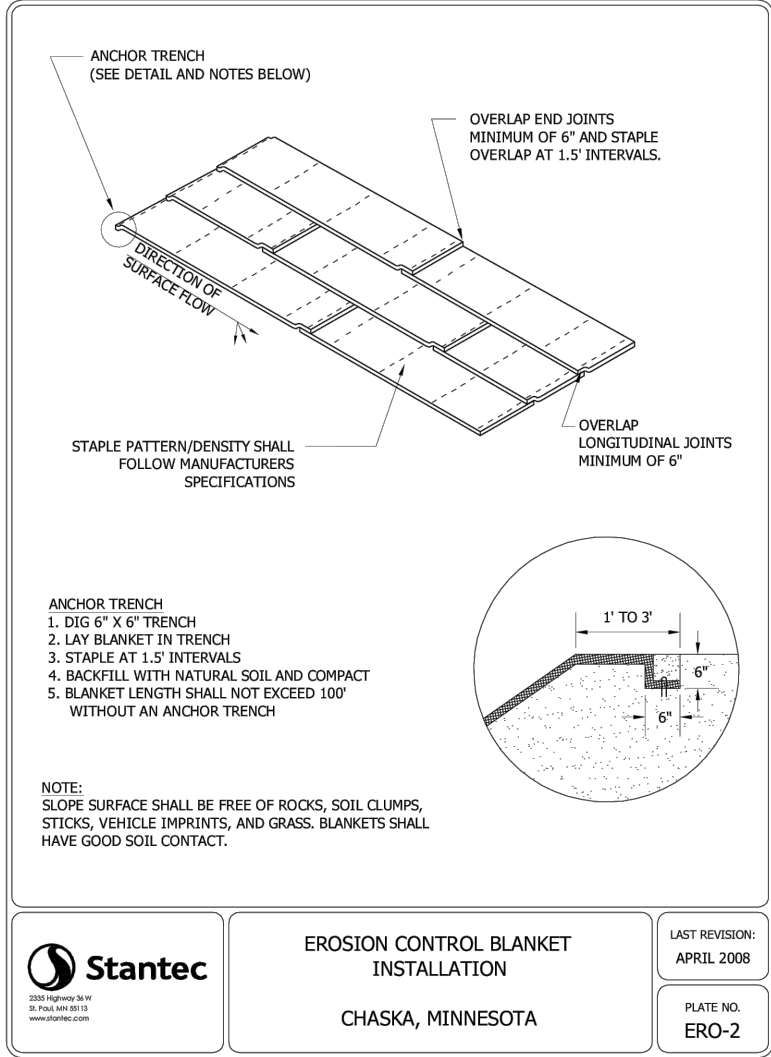
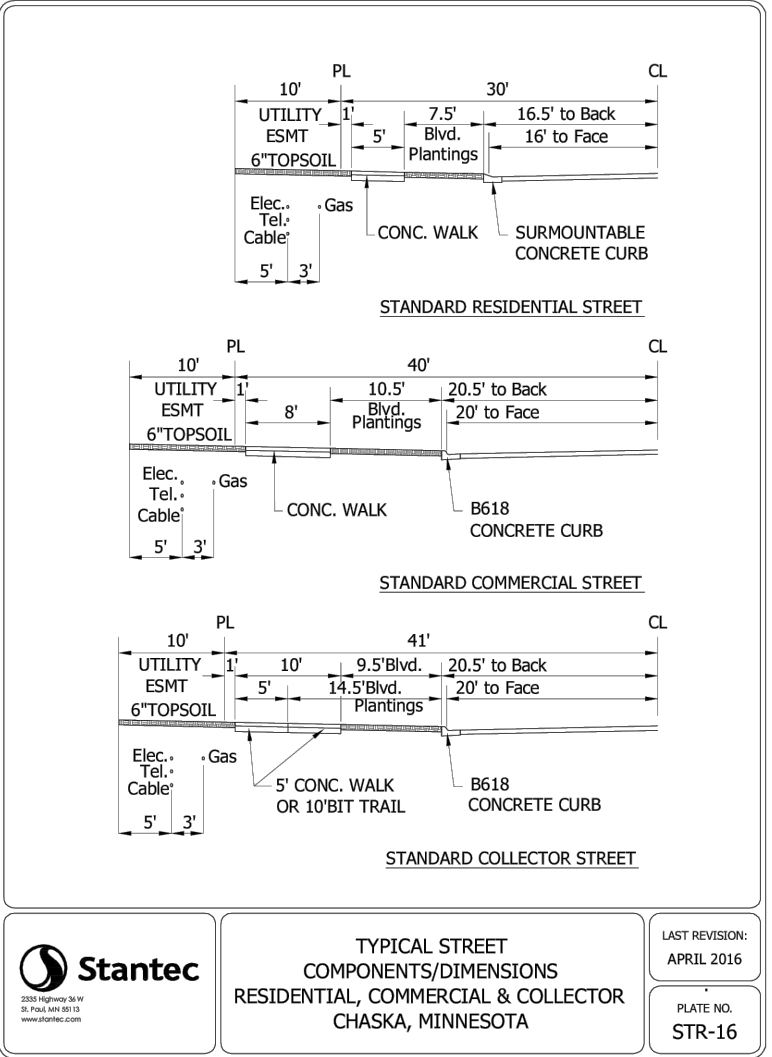
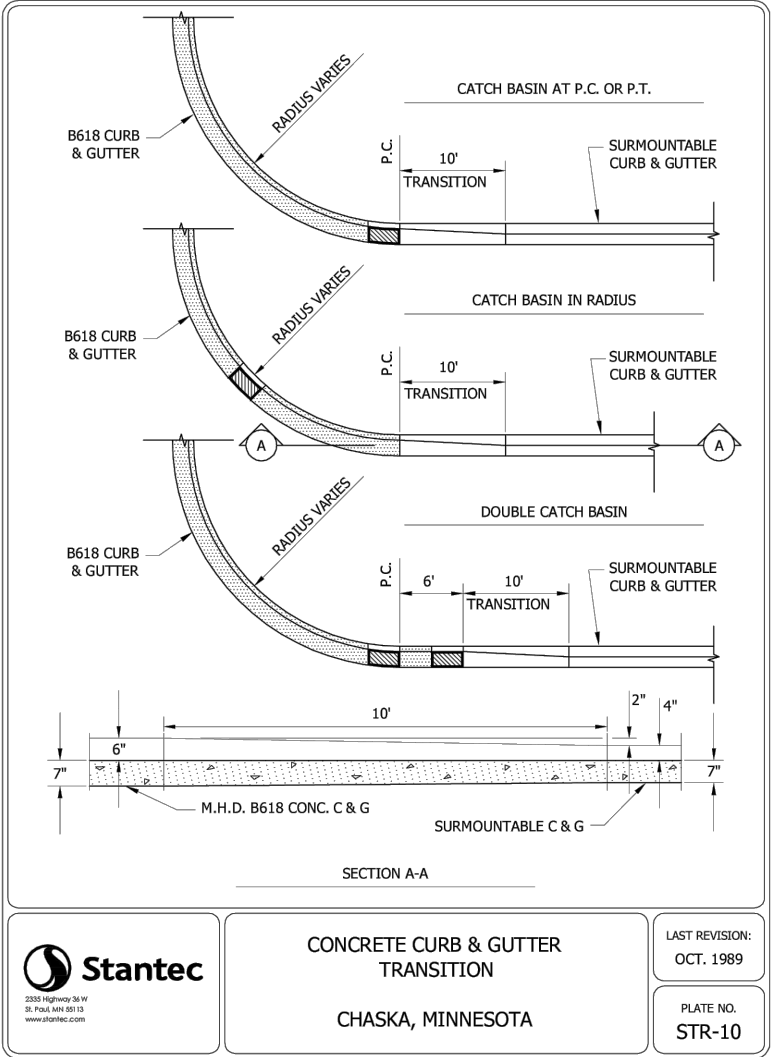
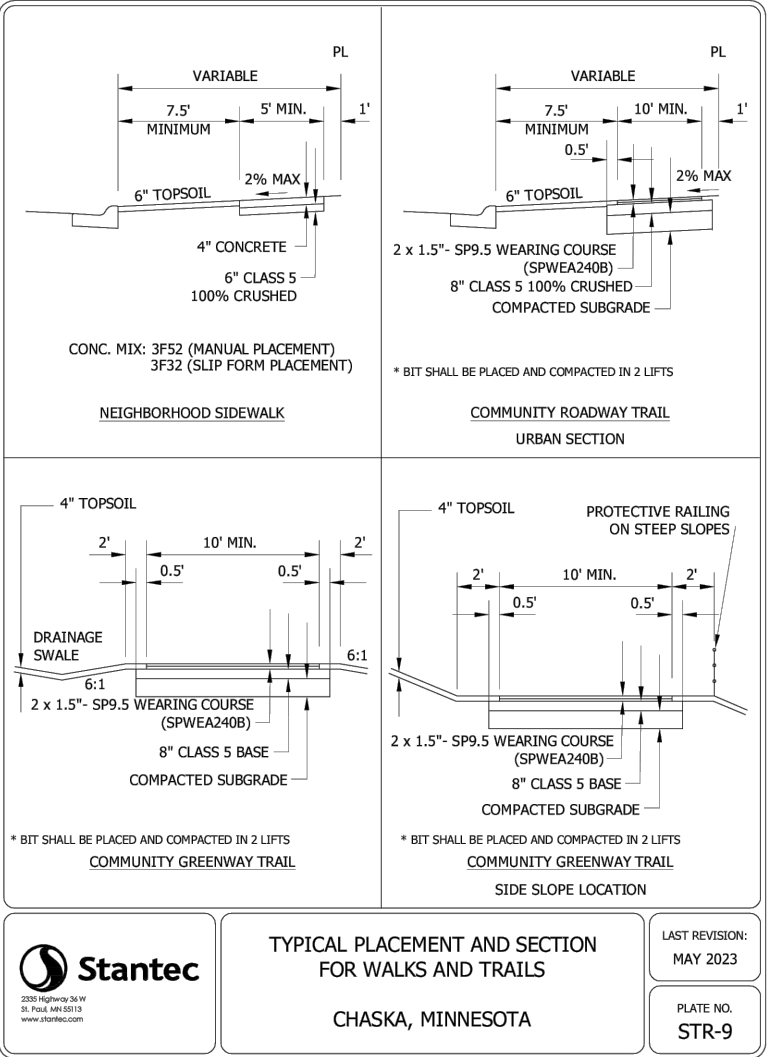
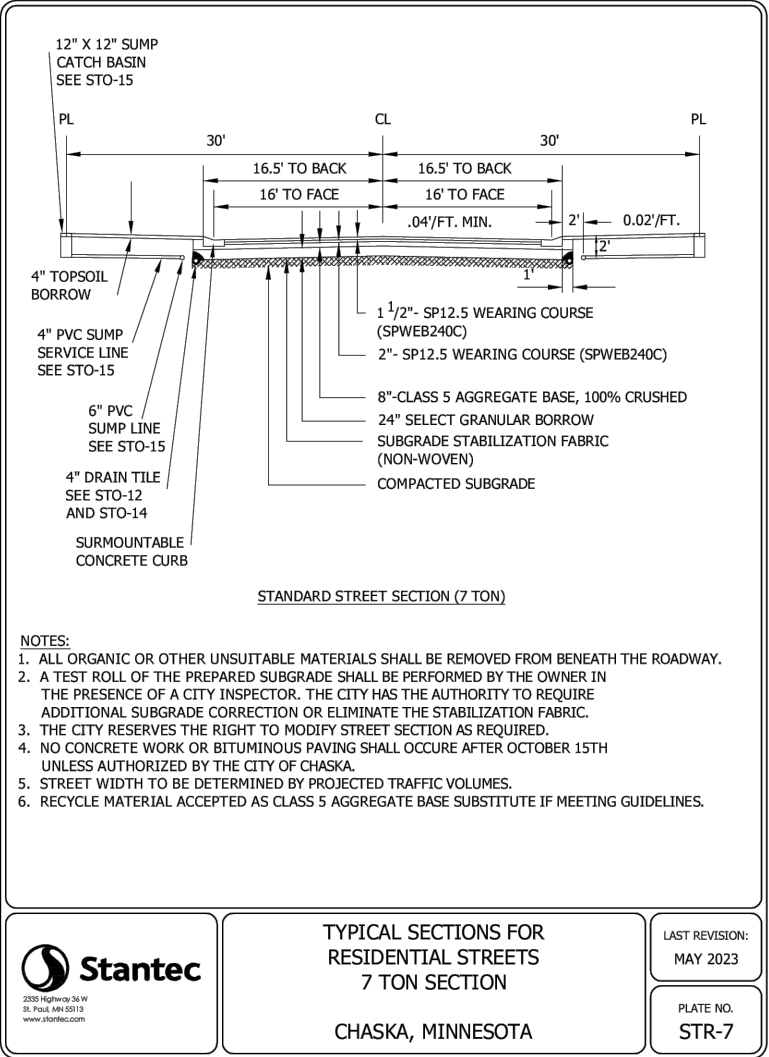
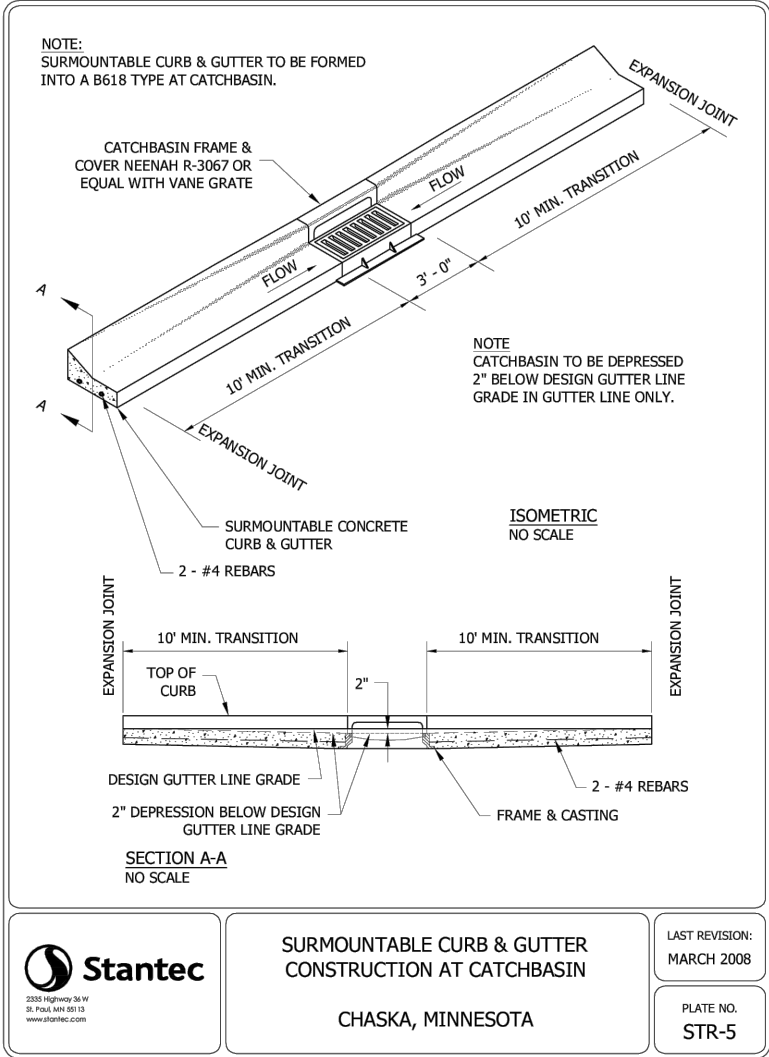
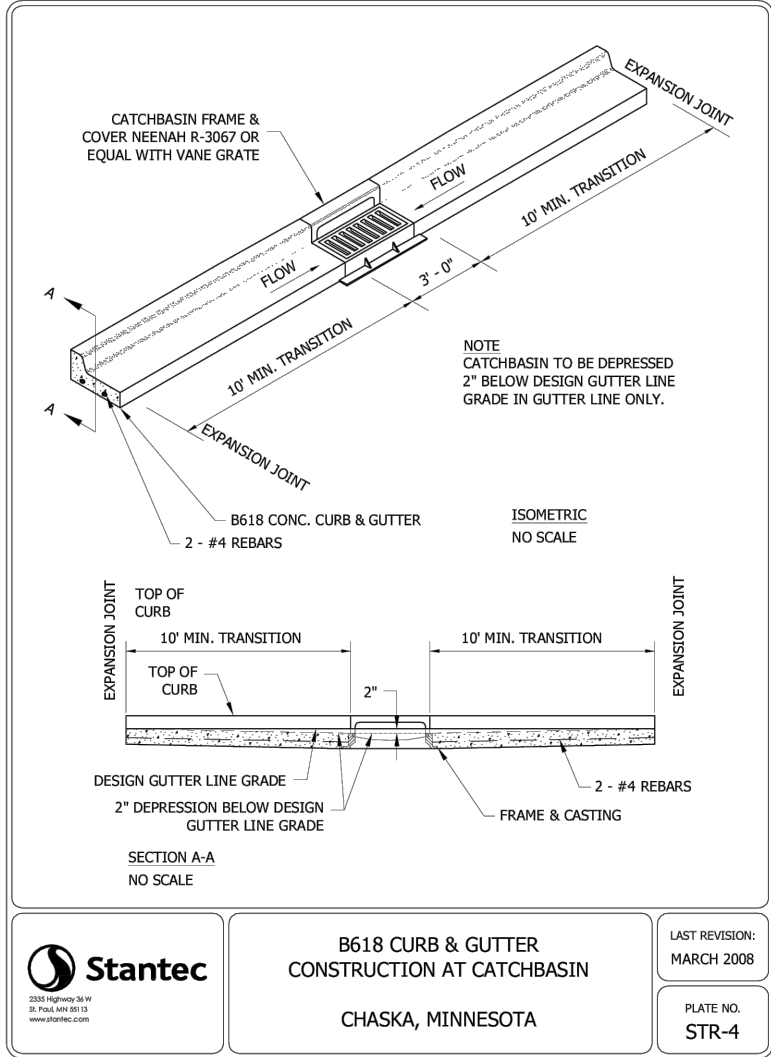
TYPICAL BENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION
MAY 2023

PLANT NO.
STO-19

NOT FOR
CONSTRUCTION



NOT FOR
CONSTRUCTION

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

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

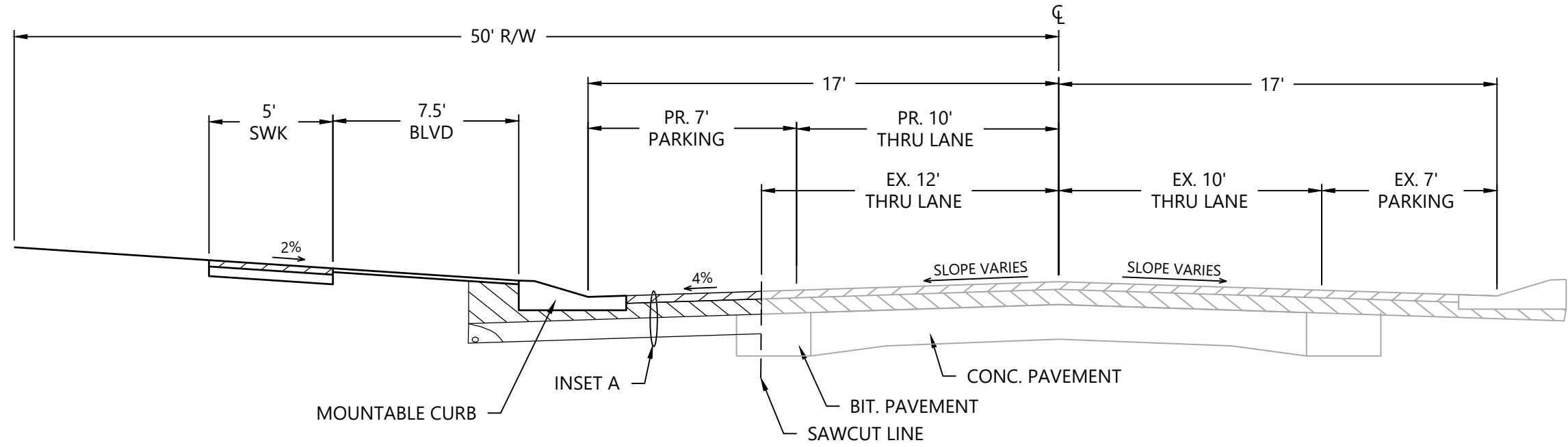
THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

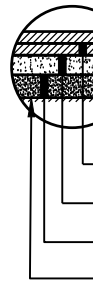
DETAILS

SHEET NUMBER:
12 OF 19
PROJECT NUMBER: 0037555.00 DATE: 01/25/25



SPRING CREEK DRIVE SECTION (TYPICAL)

REFER TO PLAN SHEET FOR DIMENSIONS

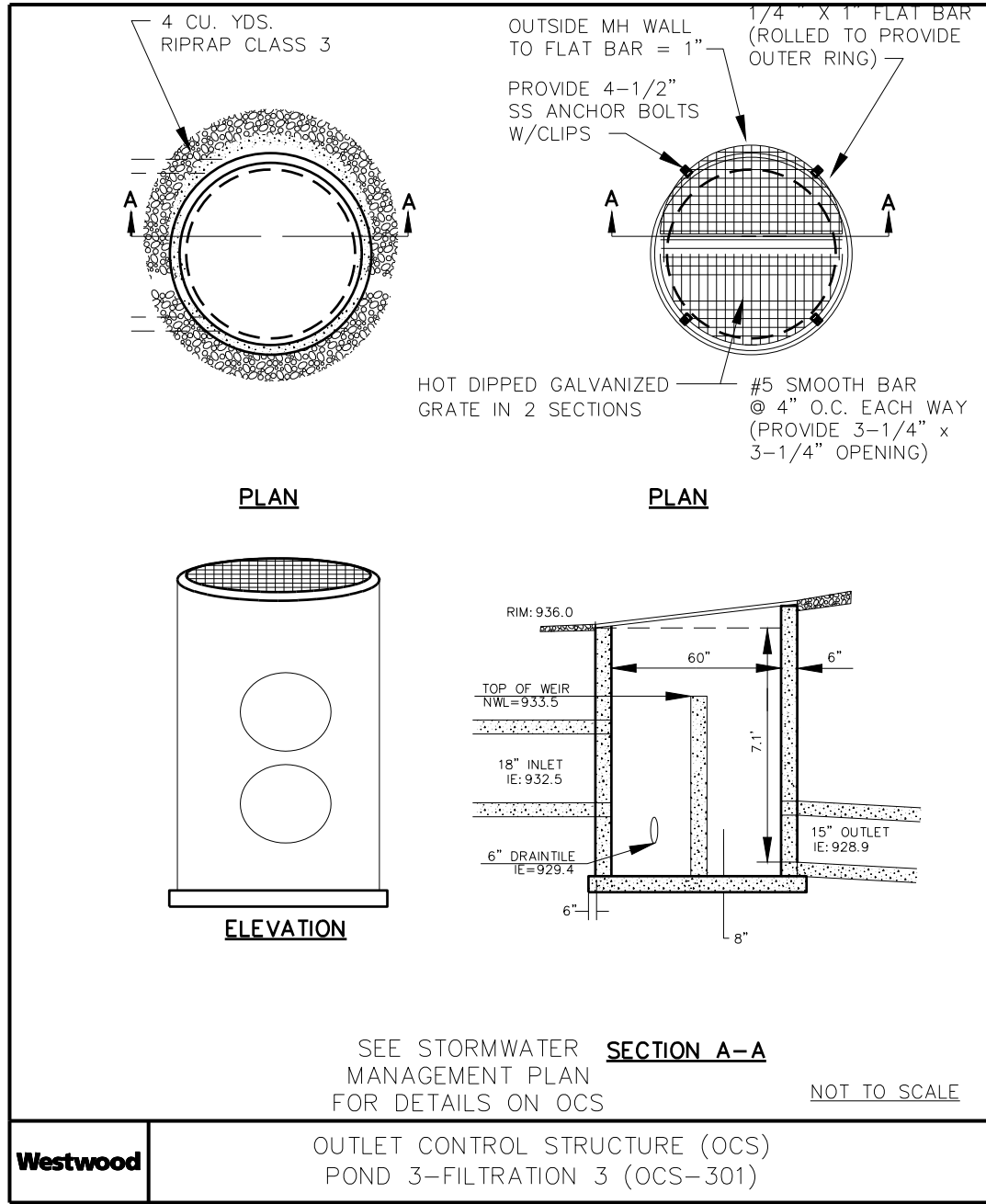
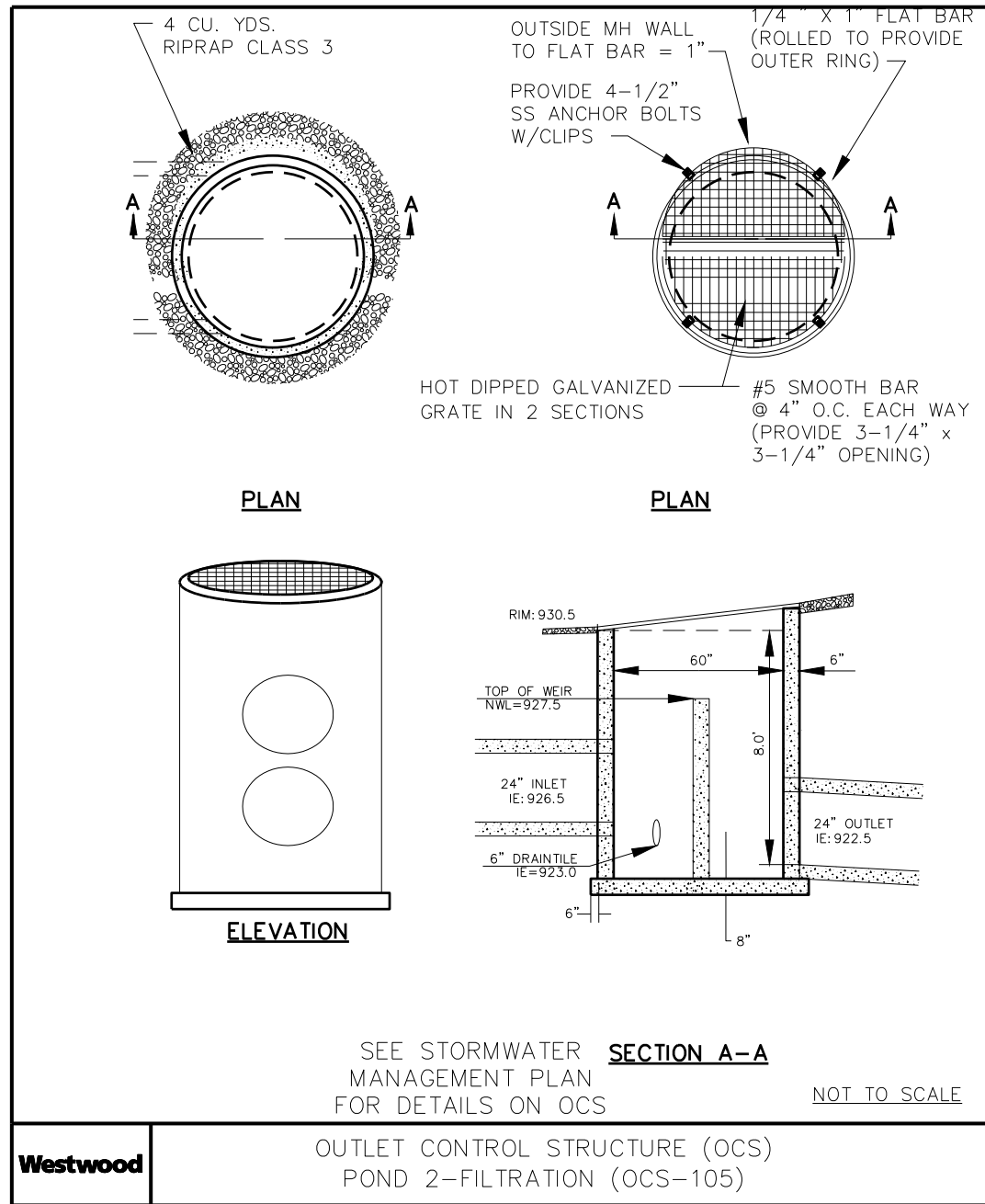
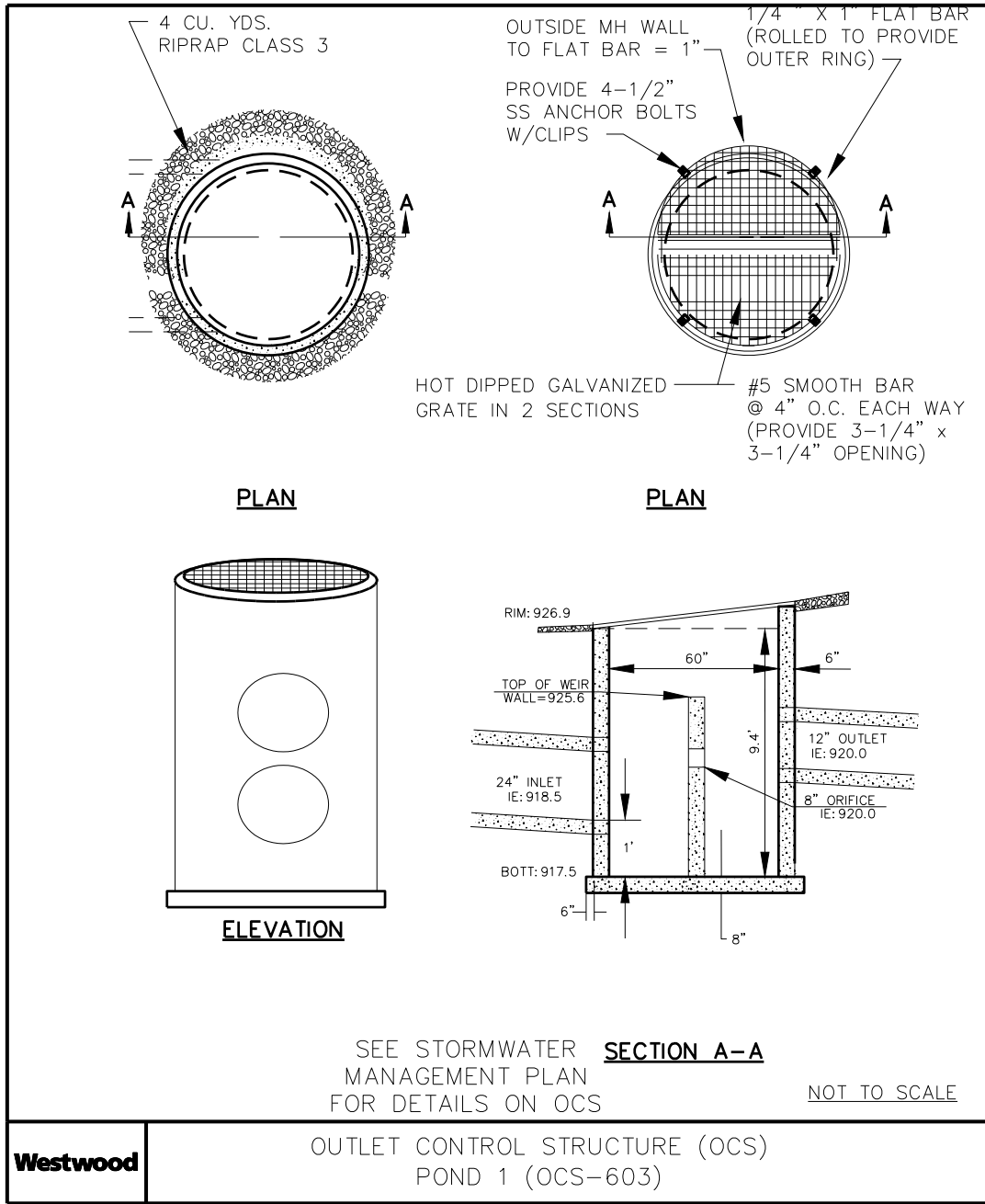
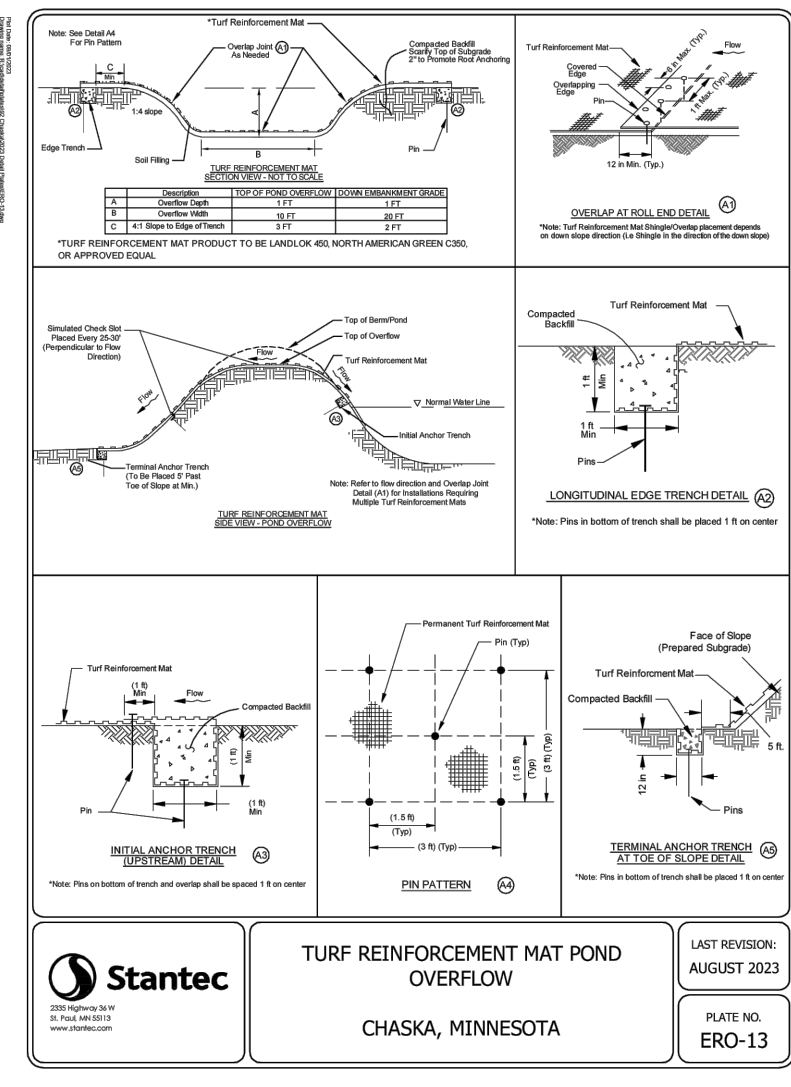
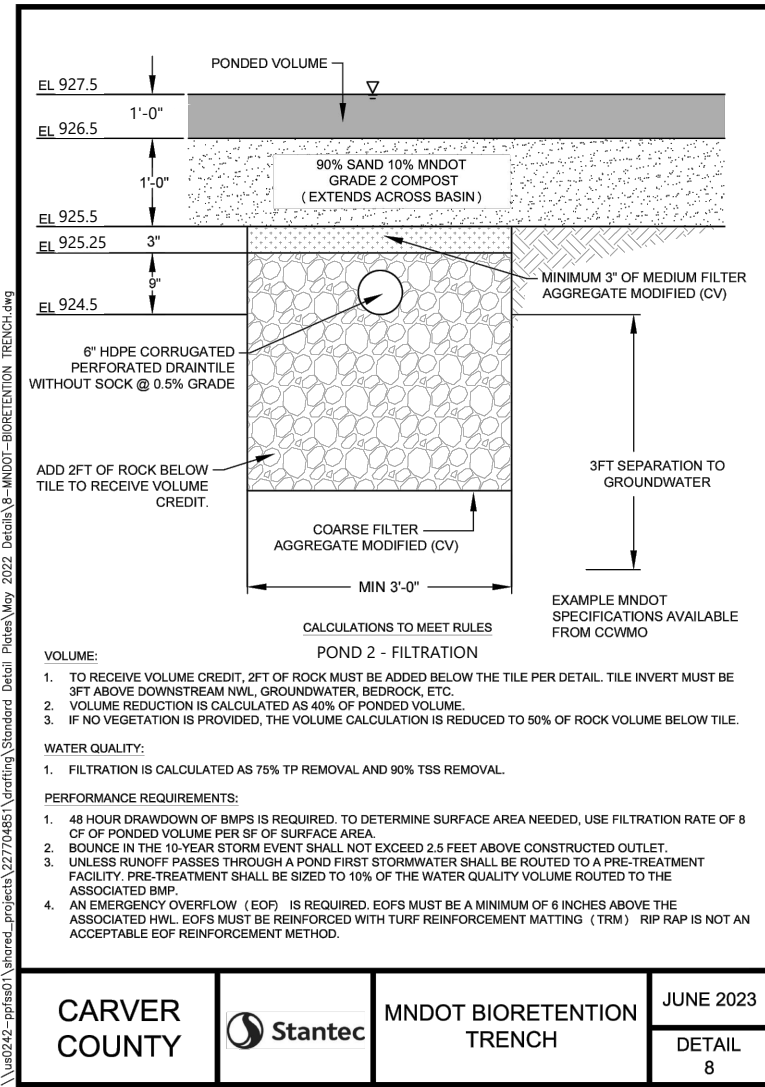
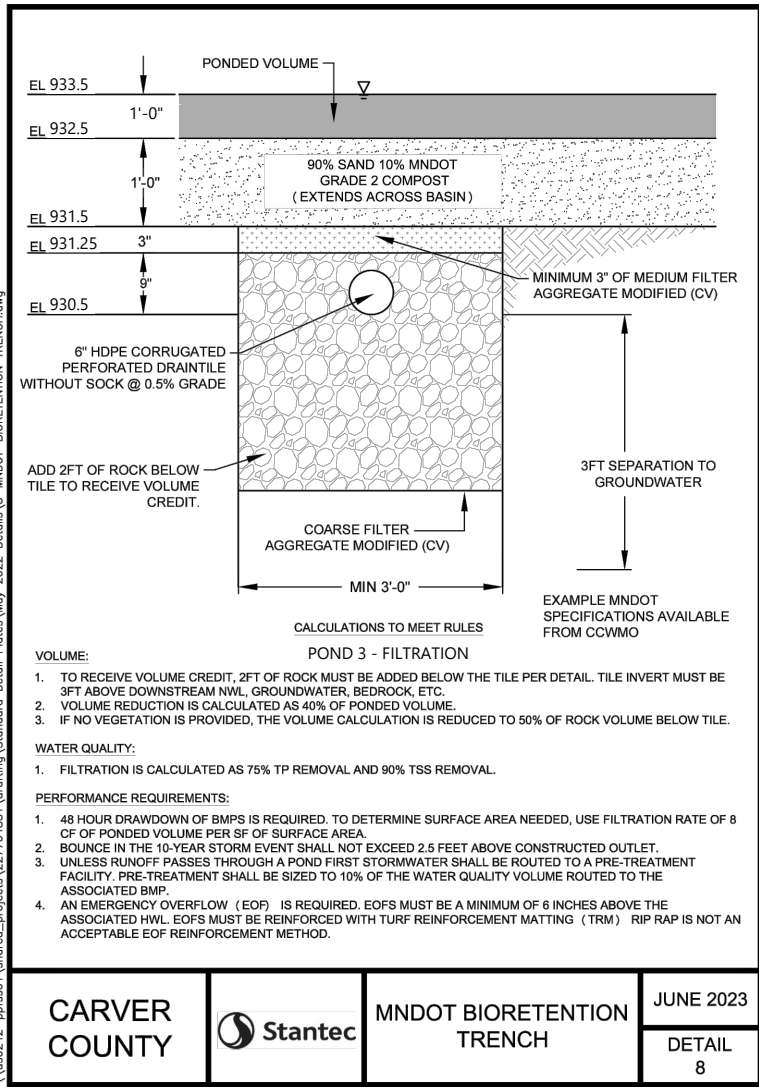


** SUBGRADE TESTED AND APPROVED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS **
(CONTRACTOR SHALL MATCH EXISTING PAVEMENT SECTION)

INSET A

SPRING CREEK DRIVE TYPICAL SECTION

NTS



NOT FOR
CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
-
-
-
-

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood

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

DETAILS

PROJECT NUMBER: 0037555.00

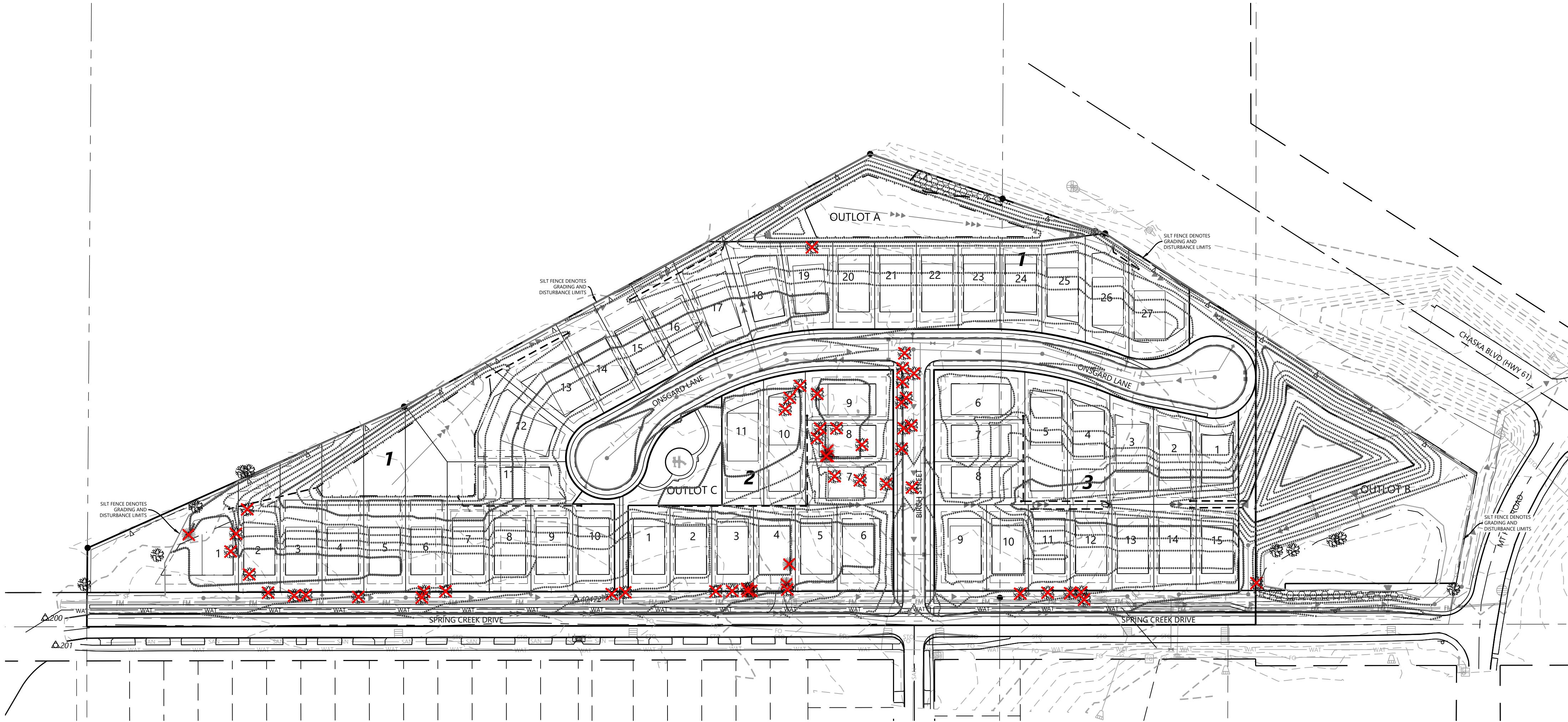
SHEET NUMBER:

13

OF

19

DATE: 01/25/25



TREE INVENTORY REGULATIONS

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

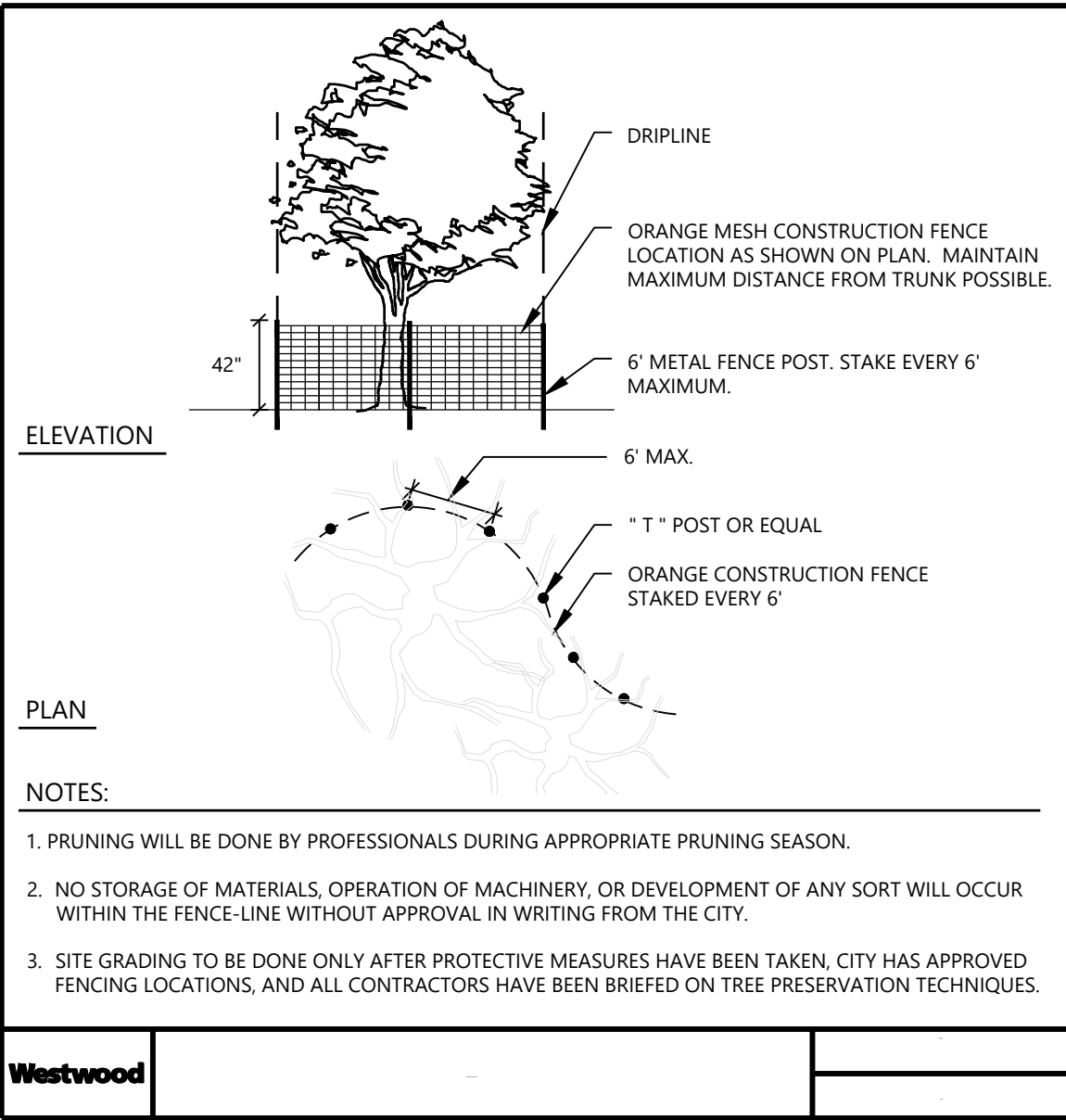
TREE INVENTORY DATA

TREE INVENTORY DATA	
Total Healthy Caliper Inches On-Site	925 DBH In.
Total Healthy Trees On-Site	52 Trees
Total Healthy Caliper Inches Saved	152 DBH In.
Total Healthy Trees Saved	7 Trees
Total Healthy Caliper Inches Removed	773 DBH In.
Total Healthy Trees Removed	45 Trees

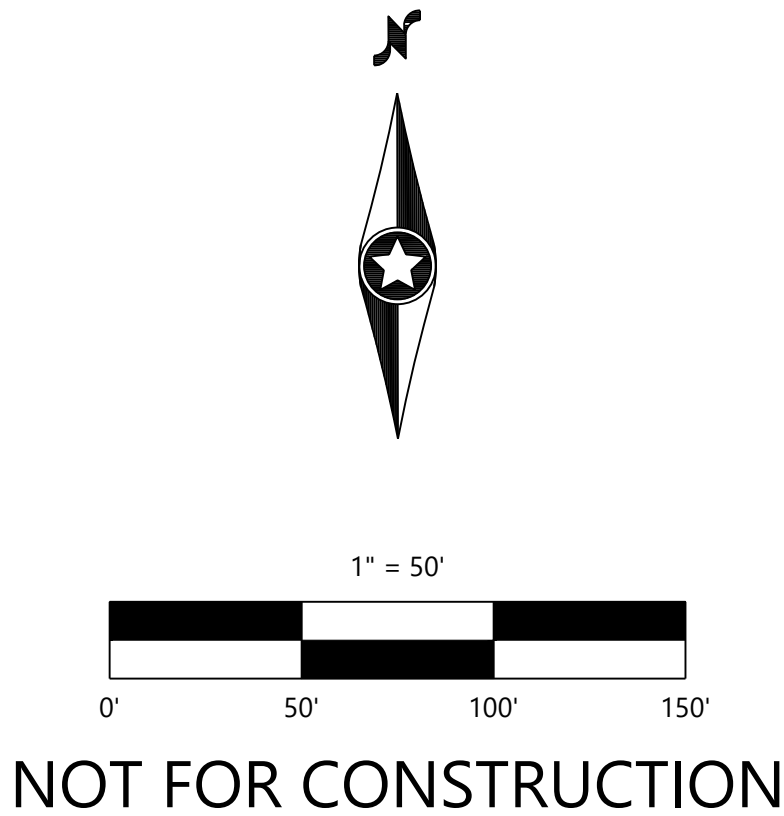
LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

TREE PROTECTION DETAIL



TREE TAG	SPECIES	SIZE (DBH)	MULTI-STEM	NOTES	TREE TYPE	STATUS
7315	American Elm	22			Deciduous	Removed
7316	Silver Maple	16			Deciduous	Removed
7317	Green & White Ash	13		BD - 20%	Deciduous	Removed-Exempt-EAB
7318	American Elm	20			Deciduous	Removed
7319	Silver Maple	41			Deciduous	Removed
7320	White Spruce	9			Coniferous	Removed
7321	White Spruce	7			Coniferous	Removed
7322	White Spruce	14			Coniferous	Removed
7323	Green & White Ash	23			Deciduous	Removed-Exempt-EAB
7324	Green & White Ash	23			Deciduous	Removed-Exempt-EAB
7325	Green & White Ash	19			Deciduous	Removed-Exempt-EAB
7328	Silver Maple	36			Deciduous	Removed
7326	Silver Maple	38			Deciduous	Removed
7327	Silver Maple	22			Deciduous	Removed
7329	White Walnut	16		FD - 20%	Deciduous	Removed
7330	Silver Maple	22			Deciduous	Removed
7331	Fruit Tree	6	X		Deciduous	Removed
7332	Silver Maple	14			Deciduous	Removed
7333	Silver Maple	17			Deciduous	Removed
7334	Green & White Ash	28			Deciduous	Removed-Exempt-EAB
7335	White Walnut	18			Deciduous	Removed
7336	White Walnut	17			Deciduous	Removed
7337	White Walnut	17		BD - 40%	Deciduous	Removed-Exempt-Unhealthy
7338	Silver Maple	20			Deciduous	Removed
7339	Fruit Tree	10	X	BD - 20%	Deciduous	Removed
7340	Northern White Cedar	20			Coniferous	Removed
7341	Northern White Cedar	17	X		Coniferous	Removed
7342	American Elm	13			Deciduous	Removed
7343	Fruit Tree	6			Deciduous	Saved
7344	Boxelder	11			Deciduous	Removed
7345	Boxelder	10			Deciduous	Removed
7346	Boxelder	14	X	BD - 20%	Deciduous	Removed
7347	Boxelder	13	X	BD - 10%	Deciduous	Removed
7348	Boxelder	10		BD - 10%	Deciduous	Removed
7349	Silver Maple	11			Deciduous	Removed
7350	American Elm	12	X		Deciduous	Saved
7351	American Elm	16			Deciduous	Saved
7352	Boxelder	10	X	BD - 10%	Deciduous	Saved
7353	Boxelder	14	X	BD - 10%	Deciduous	Saved
7354	American Elm	12	X		Deciduous	Removed
7355	American Elm	13			Deciduous	Removed
7356	American Elm	21			Deciduous	Removed
7357	American Elm	21			Deciduous	Removed
7358	American Elm	12			Deciduous	Removed
7359	Boxelder	10			Deciduous	Removed
7360	Boxelder	10			Deciduous	Removed
7361	Boxelder	10			Deciduous	Removed
7362	Boxelder	10			Deciduous	Removed
7363	Green & White Ash	14	X	BD - 10%	Deciduous	Removed-Exempt-EAB
7364	Green & White Ash	16		BD - 10%	Deciduous	Removed-Exempt-EAB
7365	Bur Oak	11			Deciduous	Removed
7366	Bur Oak	10			Deciduous	Removed
7367	Boxelder	10		BD - 10%	Deciduous	Removed
7368	American Elm	12			Deciduous	Offsite
7369	Bur Oak	54			Deciduous	Saved
7370	Eastern Red Cedar	4			Coniferous	Removed
7371	Bur Oak	40		BD - 20%	Deciduous	Saved
7372	Bur Oak	38			Deciduous	Offsite
7373	Bur Oak	32			Deciduous	Offsite
7374	Bur Oak	54			Deciduous	Removed
7375	Bur Oak	26			Deciduous	Removed
7376	Bur Oak	44		BD - 10%	Deciduous	Removed
7377	Boxelder	11		BD - 10%	Deciduous	Removed



DESIGNED: _____
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INITIAL ISSUE: 10/24/24
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△ 01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

CORY MEYER
DATE: 01/25/25 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

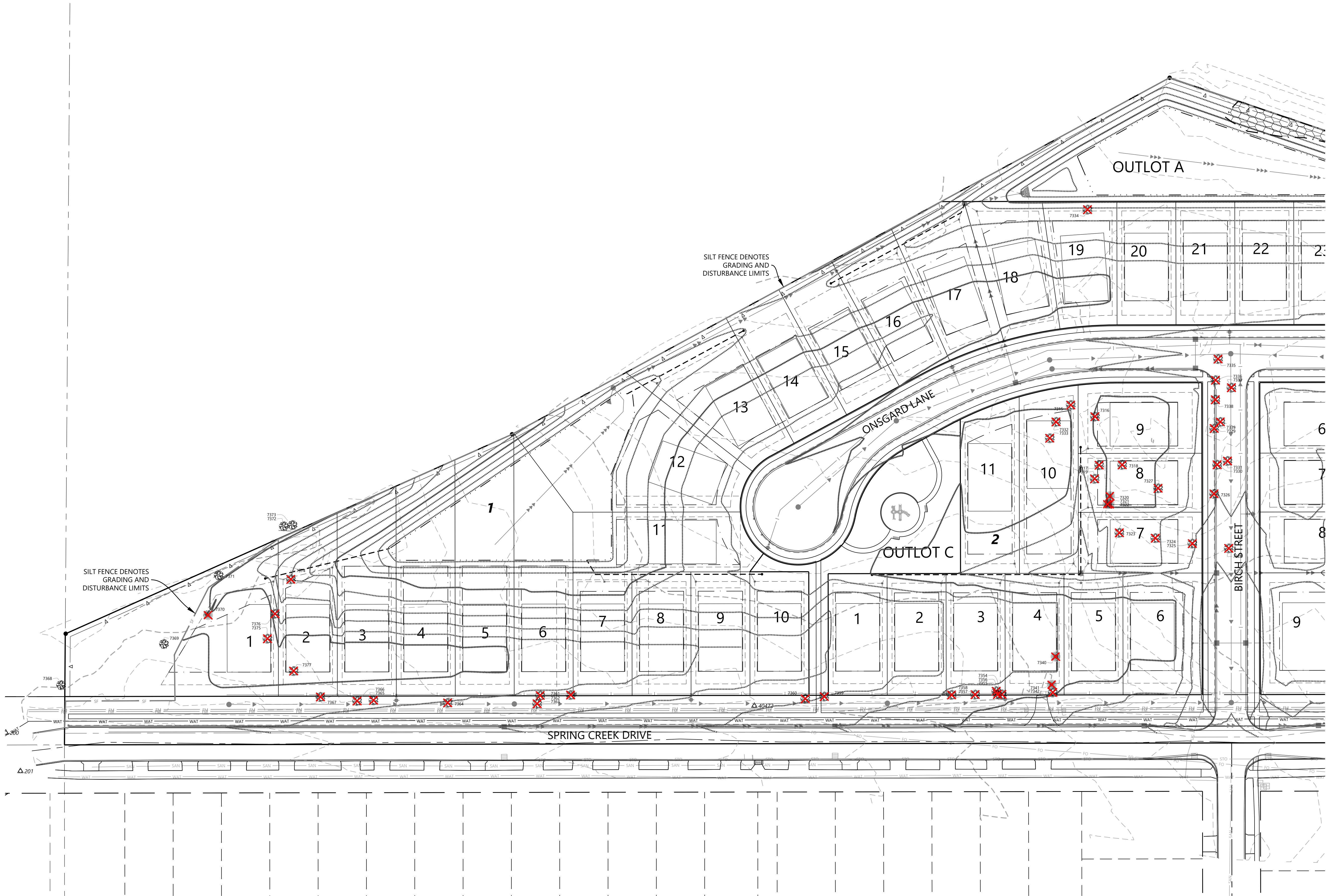
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL TREE PRESERVATION
PLAN & DATA

PROJECT NUMBER: 0037555.00

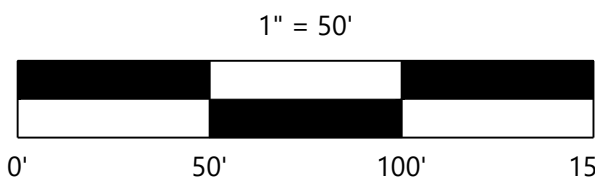
SHEET NUMBER:

14 OF 19
DATE: 01/25/25



LEGEND

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- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- SF DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



NOT FOR CONSTRUCTION

FULTONWOOD

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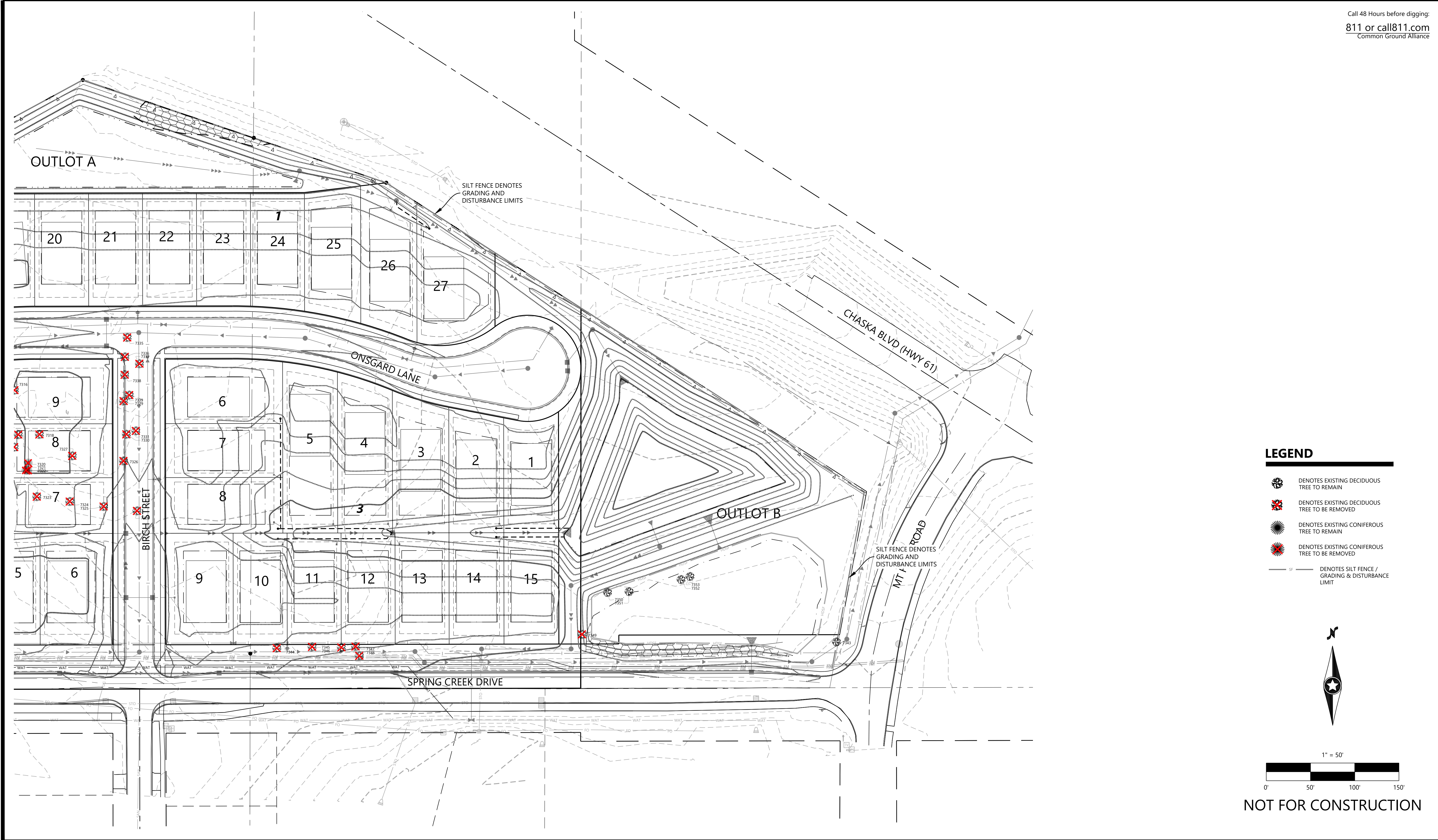
TREE PRESERVATION
PLAN

PROJECT NUMBER: 0037555.00

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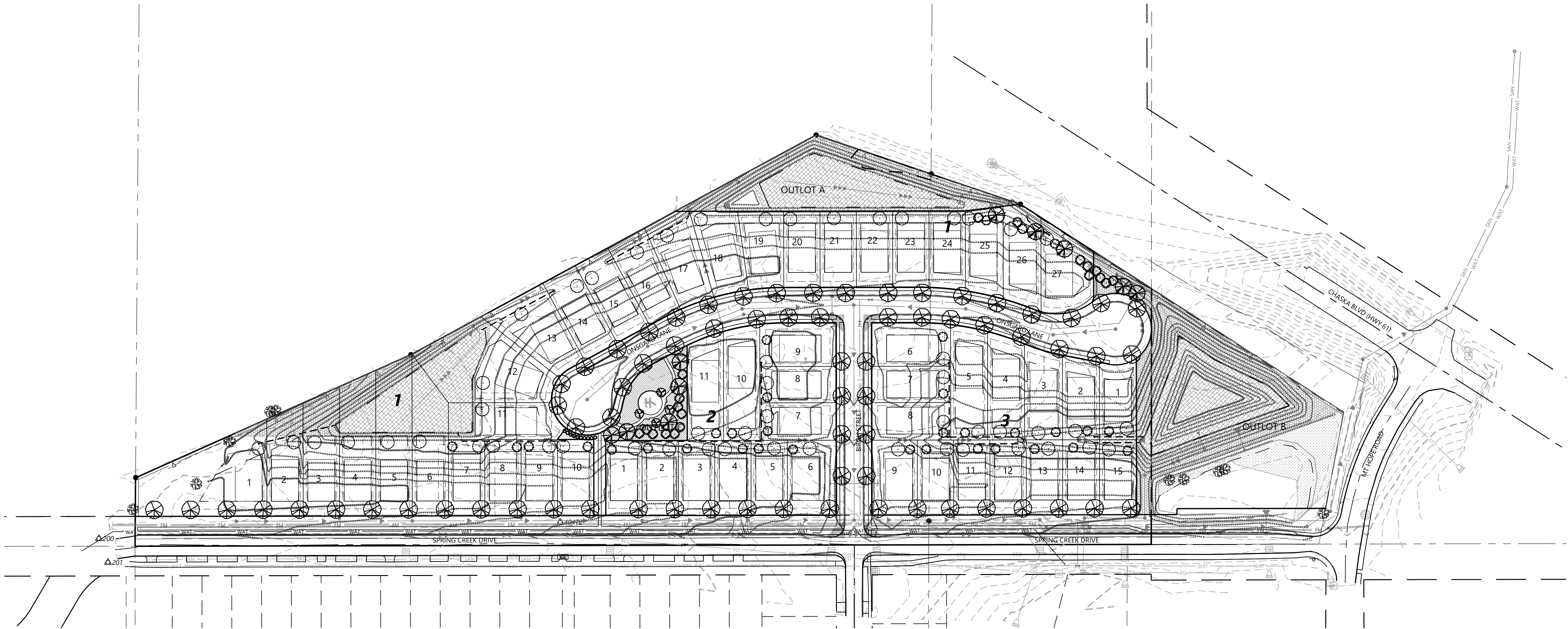
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TREE PRESERVATION
PLAN
PROJECT NUMBER: 0037555.00

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LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - CITY OF CHASKA MINNESOTA				
SITE DESCRIPTION ZONING DISTRICT: PUD (PROPOSED) TOTAL GROSS ACRES: 17.69 AC				
SINGLE FAMILY RESIDENTIAL REQUIREMENTS:	CALCULATION	REQUIRED	PROVIDED	NOTES
ALL NEW SUBDIVISIONS SHALL BE REQUIRED TO PROVIDE, AT THE DEVELOPER'S EXPENSE, ONE OVERSTORY DECIDUOUS TREES PER EVERY FIFTY (50) FEET ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2-1/2" INCH CALIPER. THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART. SUCH REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.	4,815 LF / 50 FT = 96.3	97 OVERSTORY DECIDUOUS TREES	200 TOTAL TREES (*134 TOWARDS REQUIREMENT) 71 OVERSTORY STREET TREES* 10 OVERSTORY DECIDUOUS TREES* 53 OVERSTORY DECID. YARD TREES (BY HOME BUILDER)* 29 EVERGREEN TREES 33 EVERGREEN YARD TREES (BY HOME BUILDER) 4 UNDERSTORY DECIDUOUS TREES	TREES TO BE DISTRIBUTED BETWEEN FRONT YARD & REAR YARDS OF SINGLE FAMILY LOTS, IN ADDITION TO OUTLOTS FOR STREET TREE & BUFFERING PURPOSES

PLANT LEGEND

OVERSTORY DECIDUOUS STREET TREES	EVERGREEN TREES	EXISTING DECIDUOUS TREE TO REMAIN
OVERSTORY DECIDUOUS TREES	EVERGREEN YARD TREES (BY HOME BUILDER)	EXISTING EVERGREEN TREE TO REMAIN
OVERSTORY DECIDUOUS YARD TREES (BY HOME BUILDER)	UNDERSTORY DECIDUOUS TREES	

NATIVE SEEDING LEGEND

MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.4 AC)	MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.8 AC)
WET MEADOW S&W SEED MIX (34-271) TOTAL AREA (0.5 AC)	MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.3 AC)

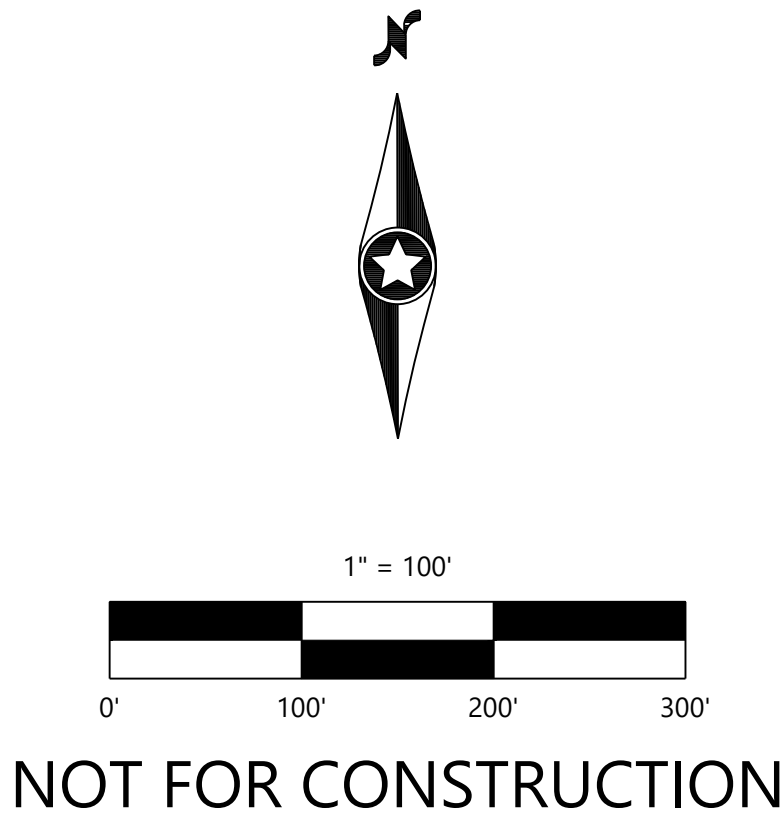
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* ALL DISTURBED AREAS IN SPRING CREEK DRIVE R.O.W. TO BE SEEDD WITH MNDOT MESIC INSLOPE (MI) SEED MIX

PRELIMINARY PLANT SCHEDULE

COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS OVERSTORY TREES - 81				
ACCOLADE ELM / ULMUS DAVIDIANA JAPONICA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70' W 40'-50'
FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
RIVER BIRCH / BETULA NIGRA	6' HT. - CLUMP	B&B	AS SHOWN	H 50'-75' W 50'
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 40'-50' W 35'-40'
SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50' W 35'-40'
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 40'
WHITE OAK / QUERCUS ALBA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
EVERGREEN TREES - 29				
BLACK HILLS SPRUCE / PICEA GLAUCOA DENSATA	6' HT.	B&B	AS SHOWN	H 35'-45' W 20'-25'
CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN	H 40'-50' W 15'-30'
NORWAY PINE / PINUS RESINOSA	6' HT.	B&B	AS SHOWN	H 50'-80' W 30'-40'
NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN	H 50'-70' W 25'-30'
PONDEROSA PINE / PINUS PONDEROSA	6' HT.	B&B	AS SHOWN	H 60'-80' W 25'-30'
WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN	H 50'-80' W 25'-40'
TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY'	6' HT.	B&B	6' O.C.	H 12'-15' W 6'-8'
DECIDUOUS UNDERSTORY TREES - 4				
JAPANESE TREE LILAC / SYRINGA RETICULATA	6' HT. - CLUMP	B&B	AS SHOWN	H 25'-30' W 10'-12'
PRAIRIFIRE CRABAPPLE / MALUS X 'PRAIRIFIRE'	2.0" CAL.	B&B	AS SHOWN	H 15'-20' W 20'
SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	2.0" CAL.	B&B	AS SHOWN	H 20' W 20'
THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	6' HT. - CLUMP	B&B	AS SHOWN	H 15'-20' W 15'-20'
ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.				

GENERAL NOTES

- TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAYS, SIDEWALKS, AND UTILITY LOCATIONS.
- STREET TREES SHALL BE PLANTED MIN 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS. STREET TREES ALONG SPRING CREEK DRIVE TO BE PLANTED 3' BACK OF R.O.W.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 15' OF A PROPOSED SIDEWALK OR TRAIL.
- NO TREES SHALL BE PLANTED WITHIN THE 30' SIGHT TRIANGLES, AS SHOWN ON THE LANDSCAPE PLANS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A DRIP LINE OR SPRAY SYSTEM AS APPROPRIATE FOR THE PROPOSED PLANTINGS IN THE SPECIFIC AREA.
- MECHANICALS TO BE SCREENED WITH ADEQUATE VEGETATION.



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BLOOMINGTON, MN 55431

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CORY MEYER
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FULTONWOOD
CHASKA, MN

Westwood

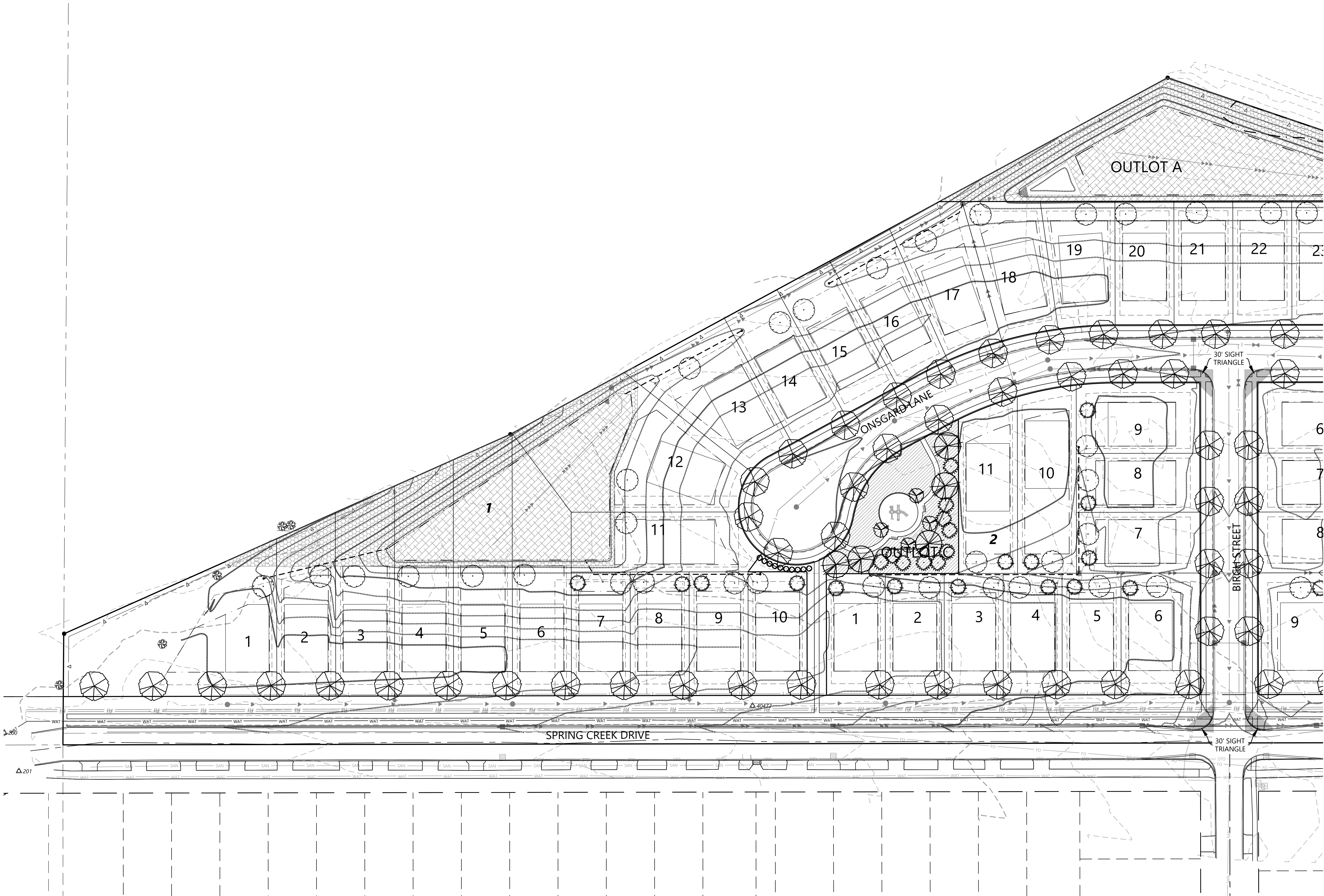
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OVERALL PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0037555.00

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17 OF 19
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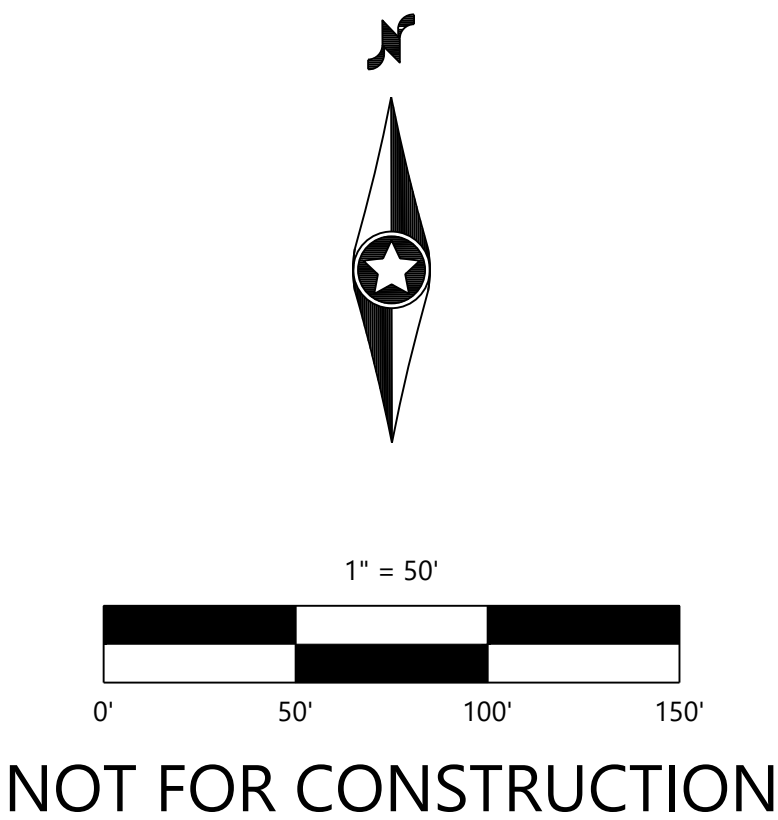


PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- OVERSTORY DECIDUOUS TREES
- OVERSTORY DECIDUOUS YARD TREES (BY HOME BUILDER)
- EVERGREEN TREES
- EVERGREEN YARD TREES (BY HOME BUILDER)
- UNDERSTORY DECIDUOUS TREES
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.4 AC)
- WET MEADOW S&W SEED MIX (34-271) TOTAL AREA (0.5 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.8 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.3 AC)
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
- * ALL DISTURBED AREAS IN SPRING CREEK DRIVE R.O.W. TO BE SEEDED WITH MNDOT MESIC INSLOPE (MI) SEED MIX



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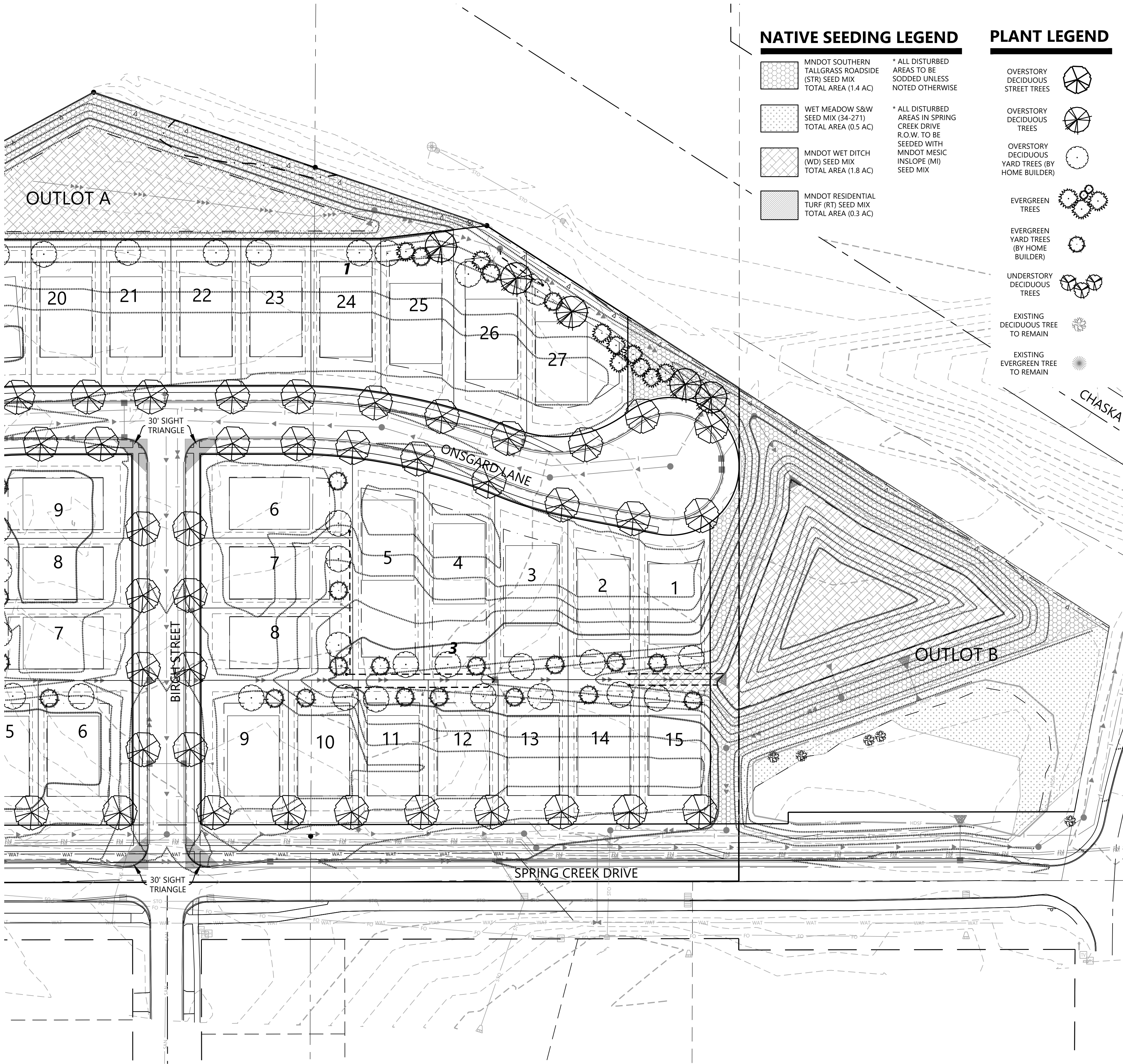
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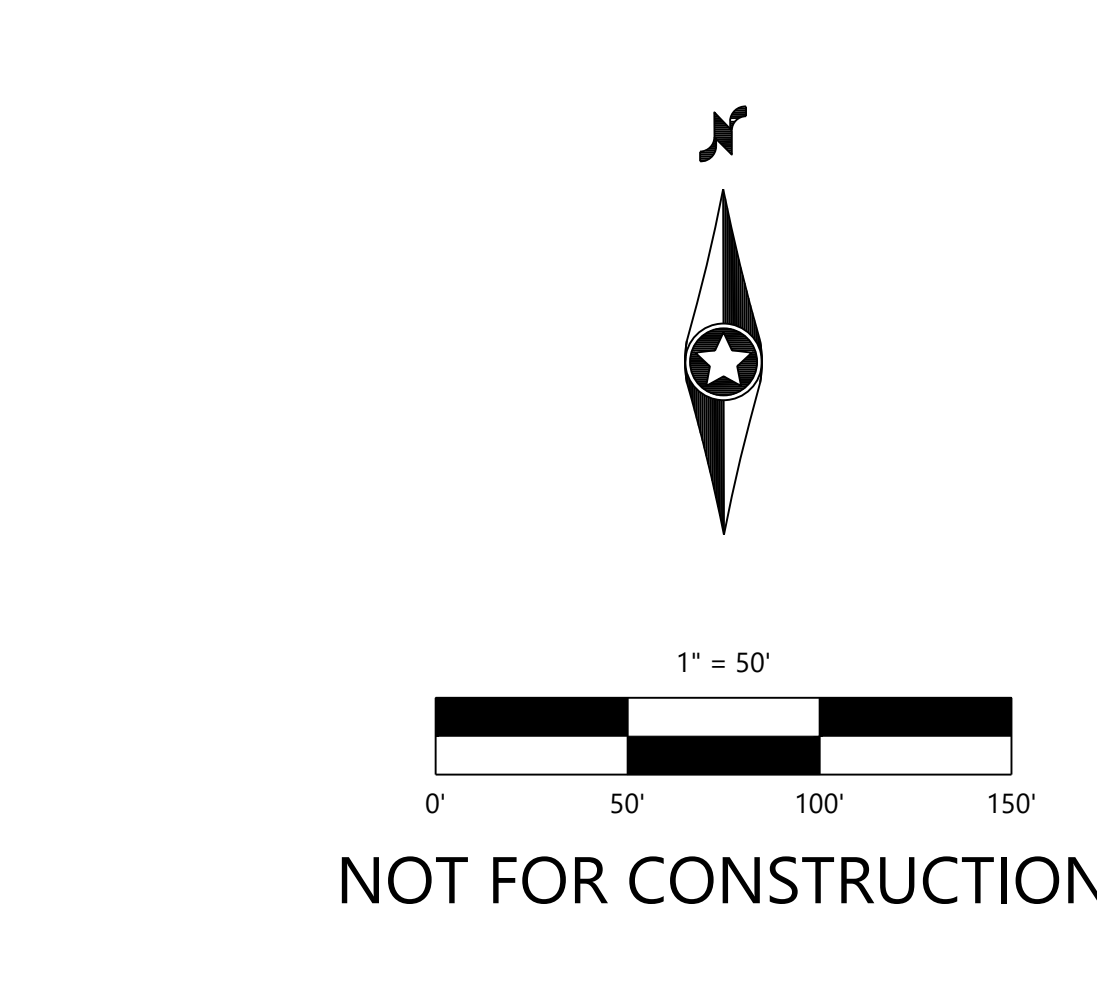
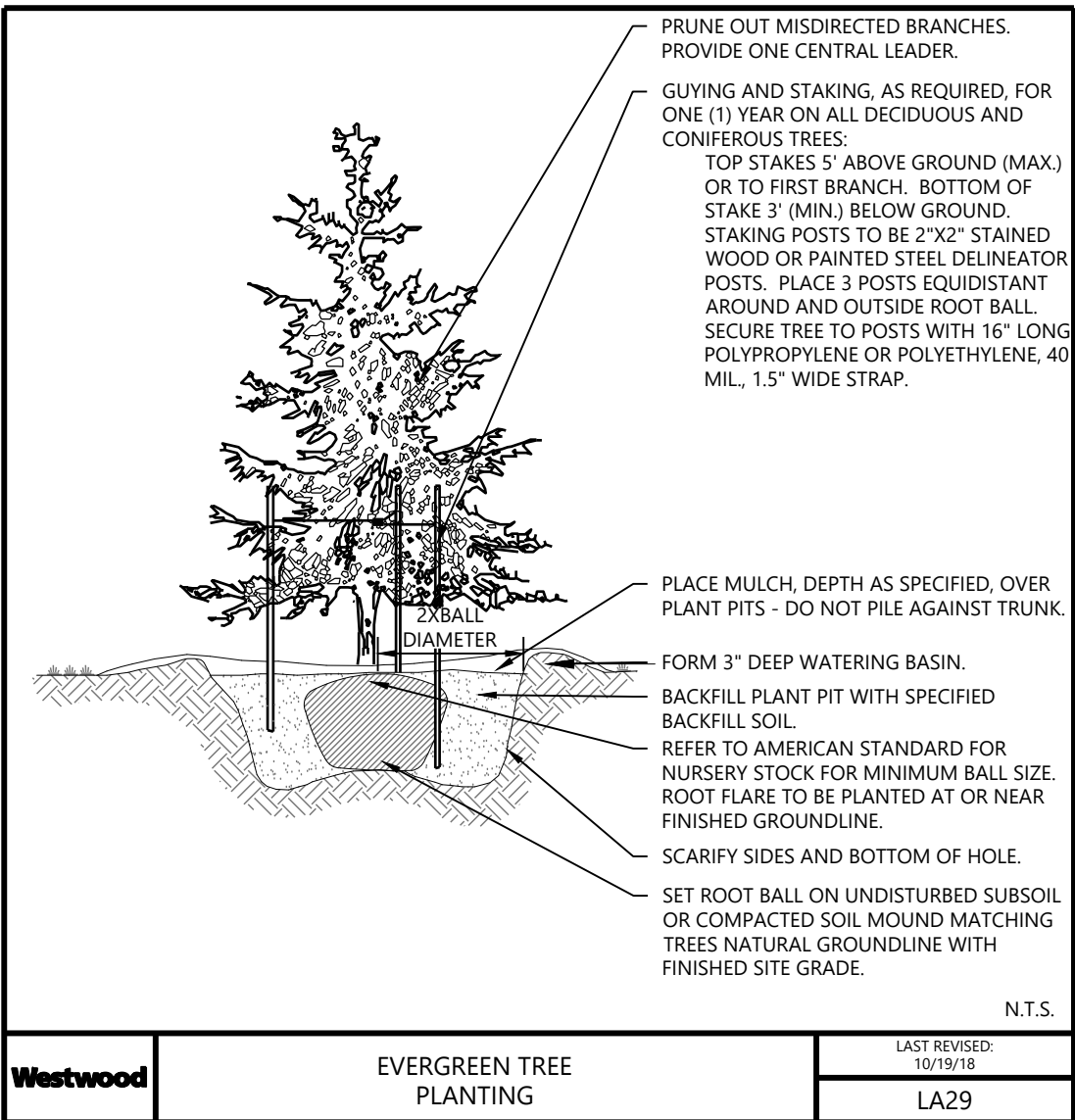
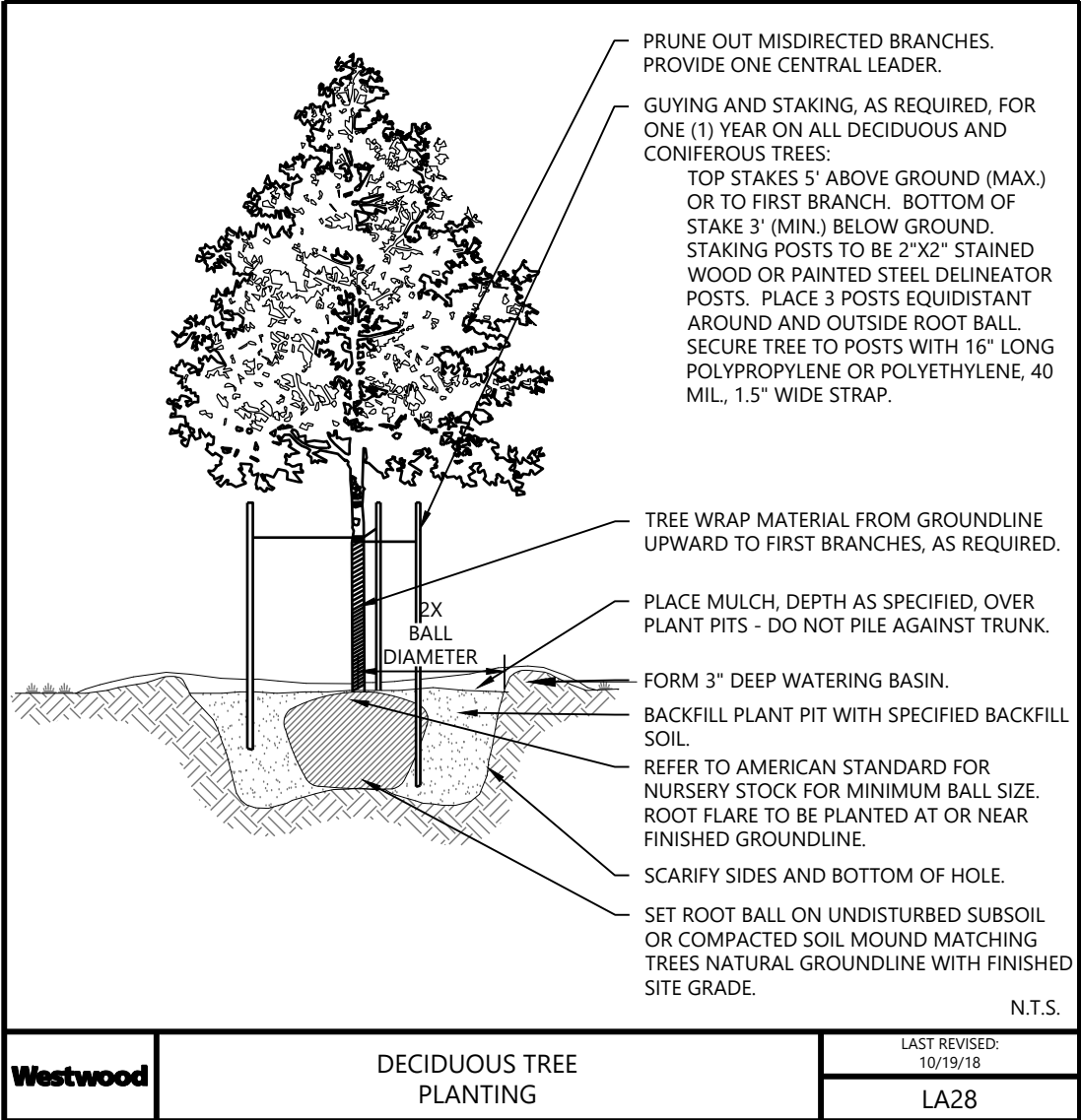
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- UNDERSTORY DECIDUOUS TREES
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

PLANTING NOTES

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

PLANTING DETAILS



NOT FOR CONSTRUCTION

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

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 01/25/25 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

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

PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0037555.00

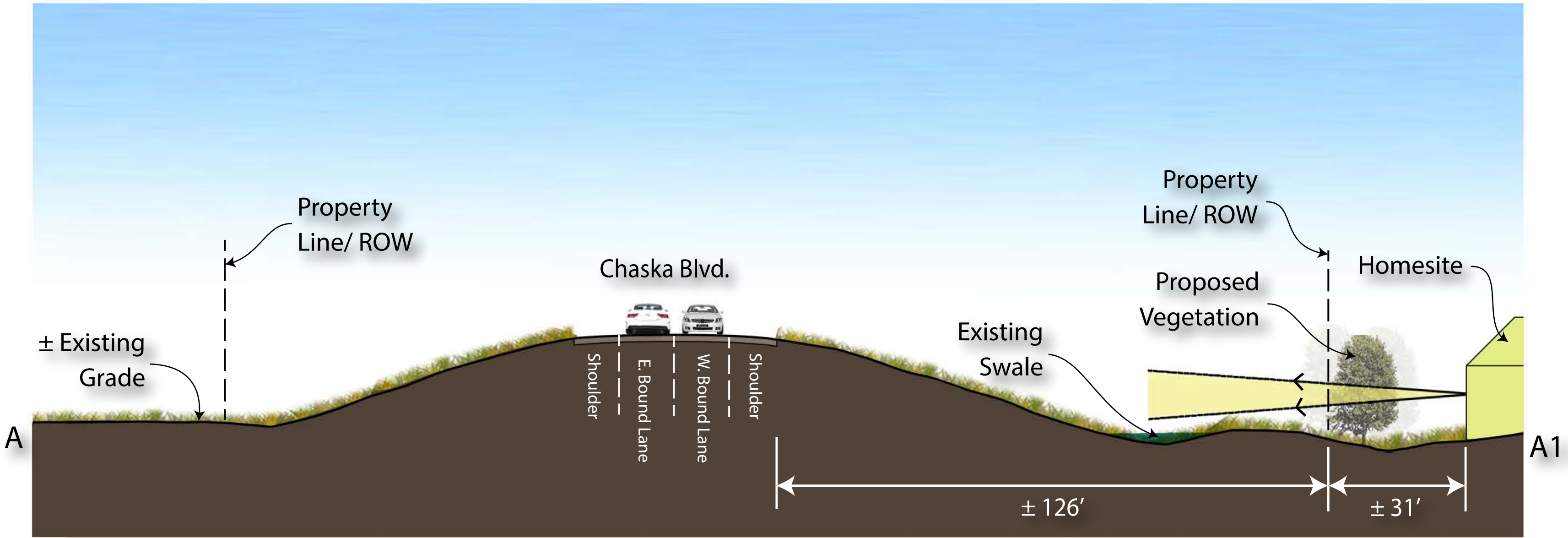
SHEET NUMBER:
19 OF 19
DATE: 01/25/25

ILLUSTRATIVE CROSS-SECTIONS

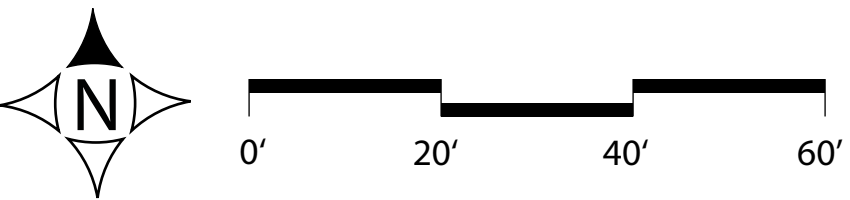
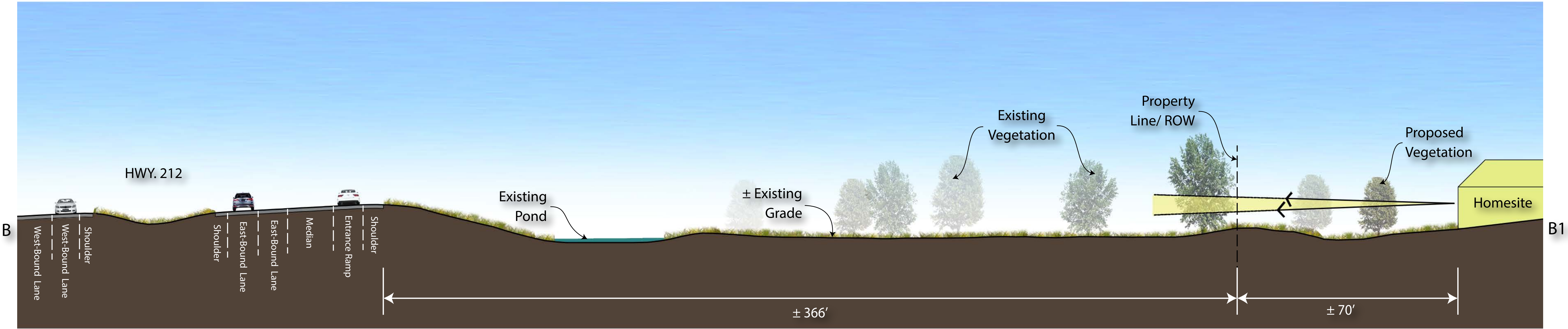
SECTION LOCATIONS



SECTION A - A1



SECTION B - B1



REQUEST FOR ACTION CHASKA CITY COUNCIL 2/24/2025

Subject: **Talero Curve – Concept Plan**

Applicant: Quadriga Ventures

Location: 3910 Bavaria Road

Case No.: P.C. No. 2024-24

Synopsis: The applicant is requesting approval of Concept Plan for a 10-unit cluster development

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

The following is intended to summarize the background and surrounding development approvals:

- **Chaska Greenbelt**

The city council adopted Chaska's [2040 Comprehensive Plan](#) in August 2020. The 20-year plan serves as the city's guide in several major areas – land use, transportation, natural environment, parks and trails, and public facilities – to take advantage of opportunities, avoid issues, and work towards a stronger community¹.

An important objective of the plan is to provide a ["greenbelt"](#) around Chaska's edge as a method to preserve and enhance Chaska's sense of community and identity. Rezoning and planning efforts in the early 1990s laid the groundwork, but the Greenbelt concept was formally introduced in Chaska's 2000 Comprehensive Plan. Subsequent comprehensive guide plan updates have continued to support the Greenbelt.

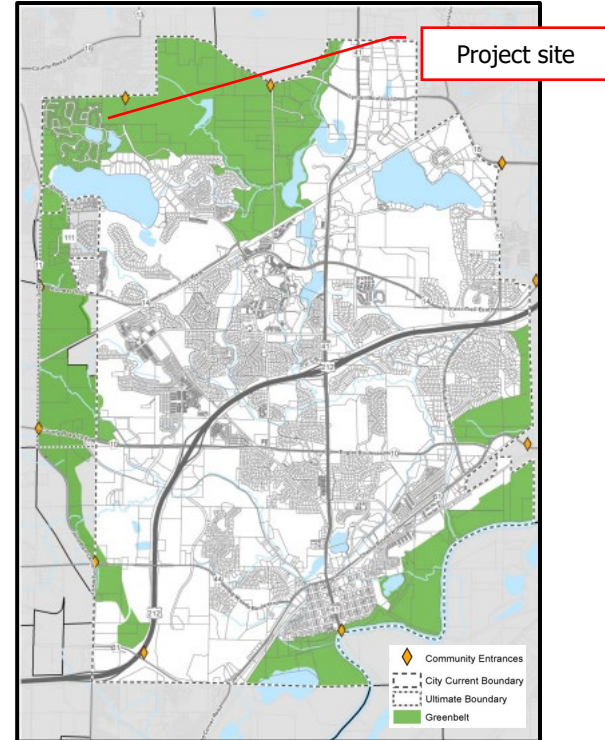


Figure 1: 2040 Comprehensive Plan: Land Use - Chaska Greenbelt

¹ Chaska 2040 Comprehensive Plan: Preface to the comprehensive plan

The following is intended to summarize the [three policies](#) identified within 2040 comprehensive plan for development within the Greenbelt:

1. Rural development is limited to five-acre lots at a maximum of four dwelling units per 40 acres spaced at least 300 feet apart.
2. Preservation of very low-density land uses at the “key community entrances.”
The key entrances (identified by the orange diamonds in Fig. 1) are located at the city boundary adjacent to a planned or existing arterial road².
3. An amendment to the comprehensive plan can be used to cluster the development provided the development *generally* meets the following objectives:
 - The development can be served by city sewer and water.
 - Major roads or municipal boundaries bound the concept plan.
 - A completed analysis to evaluate the impact on city infrastructure.
 - Viewsheds at key community entrances are identified, prioritized, and protected. Viewsheds are prioritized by functional road classification (i.e. viewsheds along arterials have a higher priority than viewsheds along collectors).
 - Open space and natural resources systems are identified, prioritized, and protected using the Environmental Features Map as the basis for open space preservation.
 - The project's density is approximately 1.0 dwelling units per gross acre.
 - Development is limited to approximately 1/3 of the site. The remainder must be undeveloped with permanent protection measures to ensure it is maintained, enhanced and protected in perpetuity.
 - Protect approximately 25-50 percent of the gross project acreage in the form of viewsheds, natural resources, and open spaces beyond which is already regulated (i.e. wetlands, steep slopes, etc.).
 - Wildlife corridors based on those identified in the [Environmental Features Map](#) having a general width of 150 feet.

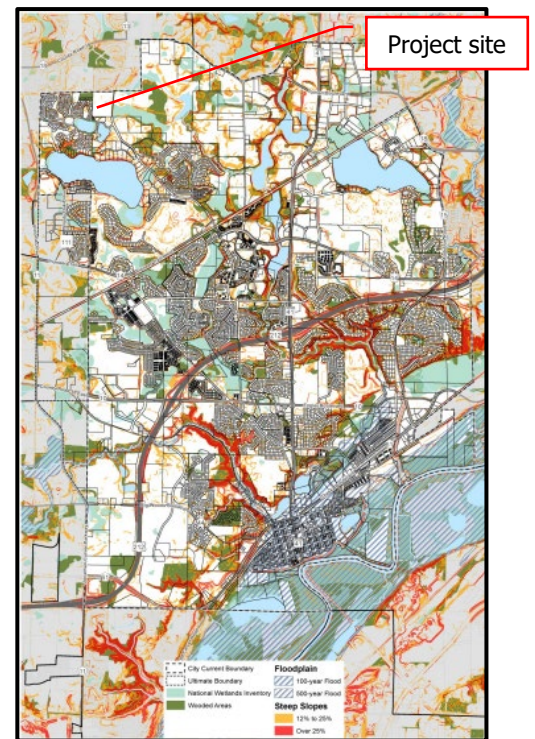


Figure 2: 2040 Comprehensive Plan: Environmental Protection - Environmental Features Map (Fig. 3.7)

² [Roadway functional classification categories](#) are based on how roads support traffic flow within the transportation system. The functional classification system intends to create a road hierarchy that collects and distributes traffic from neighborhoods to the metropolitan highway system. Generally, roadways with a higher classification, such as arterials, have more mobility, limited access, and connections to large economic and industrial centers. Roadways with lower classification, such as collectors and local streets, generally support shorter trips, have lower mobility, have more access, and connect to higher functioning roadways.

- Provision of adequate parkland and construction of parks as these development areas are outside of existing planned park areas.

- **Chevalle**

In 2005, the city approved Hamlets of Lakeshire's concept plan, a unique, high-amenity rural residential development encompassing roughly 300 acres. It included 110 homes, open space preservation, walking/ biking trails, horse trails and facilities, common outdoor structures, and an environmental learning center.

Concurrently with approvals for final plats within Chevalle (formerly known as Hamlets of Lakeshire), the City and the Metropolitan Council approved a comprehensive plan amendment in 2006. This allowed a shift from 27 homes on 10-acre lots to a clustered development with 230 homes on 113 net acres (a net density of 2.04 units per acre), 123 acres of privately owned open space, and 40 acres of public park and public-use trails.

The subject property (3910 Bavaria Road) was included in the amendment. Two alternative plans were contemplated for the property's southwest corner as part of the amendment process: (1) utilizing the two remaining building eligibilities orientated toward a private drive and (2) an extension of the twin homes. While staff supported either alternative, the property owner at the time (Hone) was unsure of their preference.

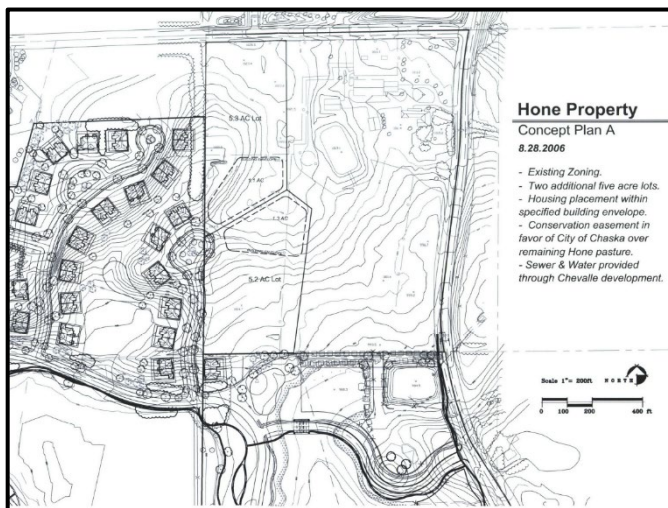


Figure 3: Hone Property Concept A (2006)

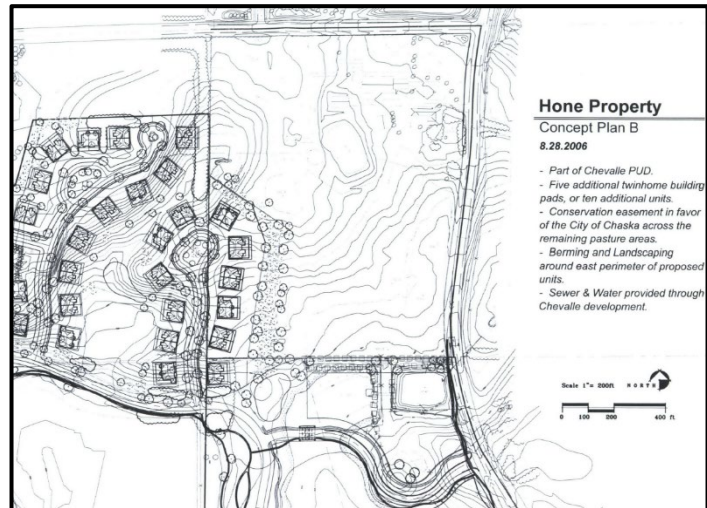


Figure 4: Hone Property Concept B (2006)

The Chevalle development followed a "1/3 developed, 2/3 undeveloped" approach to ensure the development would not exceed the approved density. This approach was formalized in the Chevalle Master Development Plan. This six-page plan outlined five key areas: (1) northwest neighborhood, (2) northeast neighborhood, (3) south neighborhood, (4) lakeshore homesites with lake access, and (5) parks and open space.

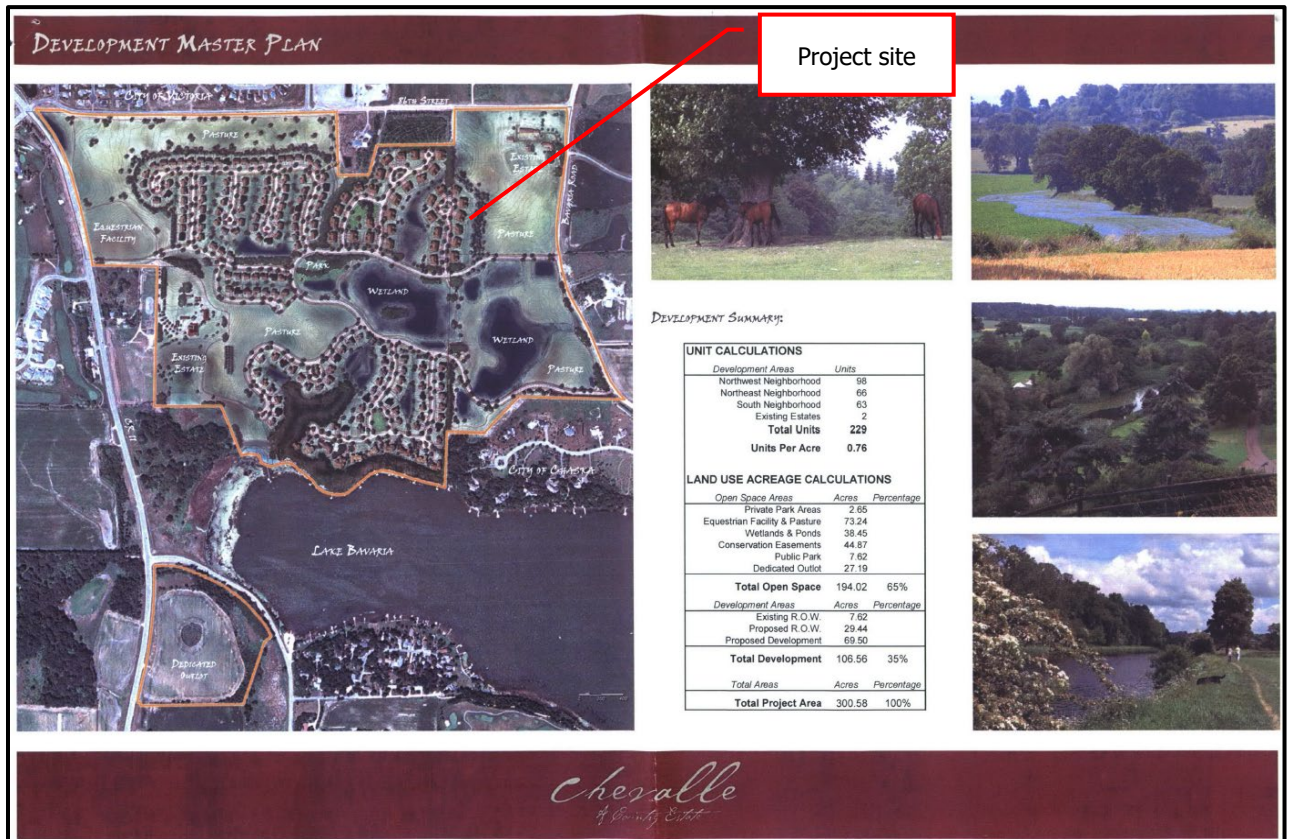


Figure 5: Chevalle Master Development Plan

The subject property was part of the "Northeast Neighborhood". This neighborhood area was bordered by prominent tree lines to the north and west and a large pasture to the east. The referenced pasture is located on the subject property.

The plan envisions this neighborhood to include high-end, custom, single-level luxury homes ranging from 2,800 to 3,800 square feet.



Figure 6: Chevalle Master Development Plan: Northeast Neighborhood

The master development plan contemplated five attached twin homes on the subject property “mirroring” development on the west side of a newly constructed cul-de-sac.

In 2007, the city approved the rezoning to (PRD-54) and the final plat for CHEVALLE 5th ADDITION, converting the twin homes into detached townhomes with shared driveways to encourage housing diversity.

Approved setbacks were:

- *Front yard setback:* 23 feet
- *Side yard setbacks:*
 - Corner: 25 feet
 - Minimum (house/garage): 5 feet
- *Rear yard setback:* 20 feet

The Talero Curve right-of-way (ROW) includes a 36-foot-wide access point at the eastern property line. This access point and two outlots were intended to provide access to the subject property for future development.

However, the two outlots, initially intended for future development access, were later acquired by the city and sold to the Talero Villas Association.

• **Neighborhood Meeting**

The developer held a neighborhood meeting on Nov. 4, 2024, with about 20 attendees. A developer-submitted meeting summary and materials during the meeting are attached. The following is intended to briefly summarize residents’ questions and concerns:

- Confirmed: (1) the size of the new homes would have similar sizes and architectural character as the existing Talero neighborhood; (2) the applicant would be responsible for screening of the new development; (3) the new homes would have basements to be consistent with the existing Talero development; and

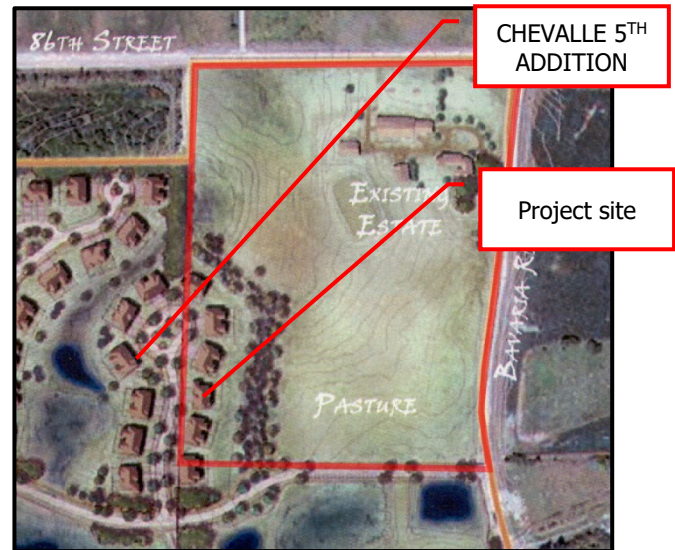


Figure 7: Chevalle Master Development Plan: site detail

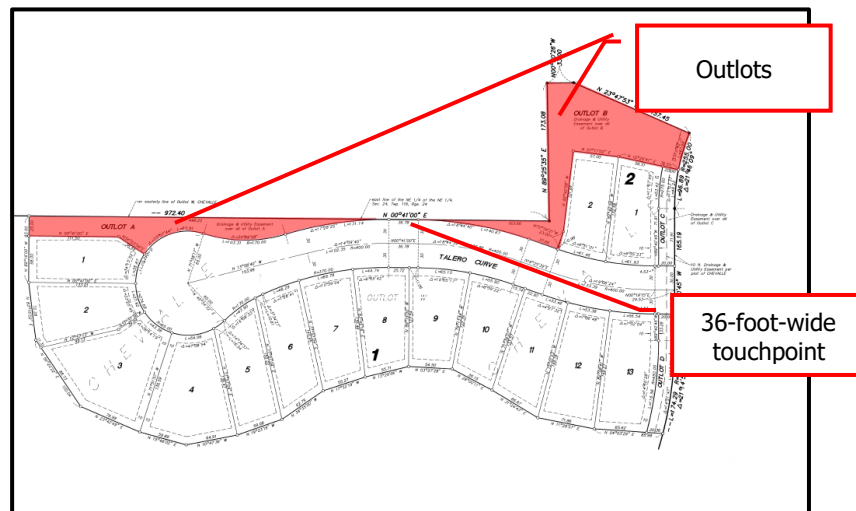


Figure 8: CHEVALLE 5TH ADDITION final plat (north to the left)

- Asked questions related to: (1) density and number of lots; (2) future development of other areas on the subject property; (3) construction timeline and traffic patterns; and (4) access.

Concept Plan

• Existing Conditions

The 30-acre property currently contains a 4,000-square-foot house, three large accessory buildings, and several smaller agricultural structures in the property's northeastern corner. The rest is predominately fenced horse pasture.

The property is relatively flat with minimal grade change. Generally, the highest point is in the northwest corner, sloping gently downwards towards the southeastern corner and the Terra Vista Circle cul-de-sac.

The project site is roughly 6 acres in the southwest corner of the larger property. It does not contain trees. However, trees – which would need to be inventoried – are located along the south and west property lines.³

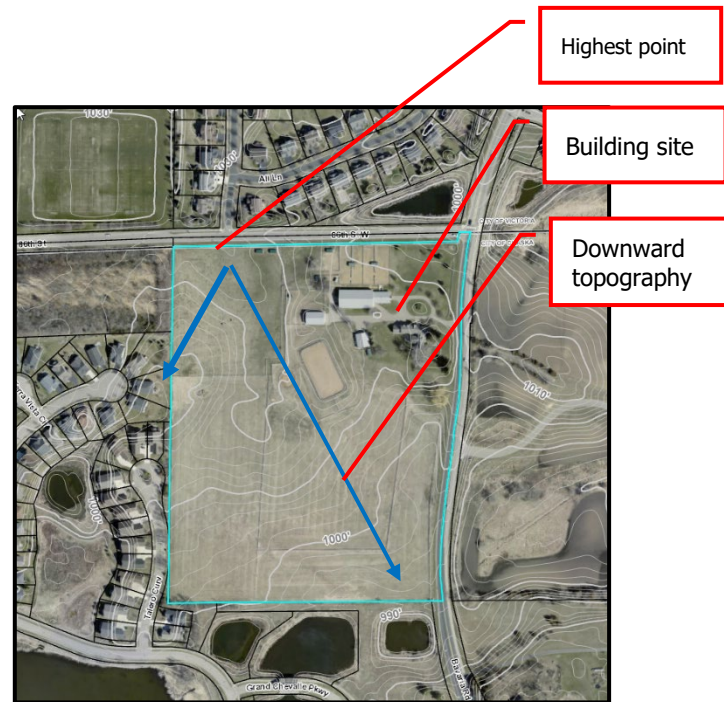


Figure 9: Overall existing conditions



Figure 10: Site existing conditions

³ This has been added as a condition of approval.

- ## Concept Plan

The concept plan contemplates 10 new single-family lots, accessed by a new cul-de-sac extending from Talero Curve.

Goals:

The applicant has identified the following goals⁴ for the project: (1) well-planned development; and (2) high-quality residential community.

Lot Design and Setbacks:

Lot sizes: 7,500 – 9000 sq. ft and roughly 60 feet wide.

Proposed setbacks would be:

- Front yard setback: 23 feet
 - Side yard setback: 5 feet
 - Rear yard setback: 20 feet

Building Type and Design:

It was initially envisioned that homes within Chevelle would be generally custom-built, single-level homes with an English Countryside style to complement Chaska's greenbelt. The applicant is working with the Talero Villas HOA to ensure the new homes are cohesive and in keeping with the approved Chevelle Master Development Plan and architectural standards.⁵

Additionally, all homes must comply with the city's architectural and anti-monotony ordinances. Homes on corners and those with rear facades facing public roads must feature 360-degree architecture.⁵



Figure 11: Proposed Concept Plan

⁴ The city's mission is to be the "best small town in Minnesota" by providing a high quality of life. Core strategies have been developed to assist the city in achieving its overall mission by balancing growth and preservation of the city's unique, historic, small-town image and sense of community. These strategies include: (1) Chaska's high quality of life is enhanced; (2) taxpayers perceive they are getting quality cost-effective service; (3) well planned and orderly community development is a priority; (4) a sense of community and small town values are maintained; and (5) commitment to excellence.

⁵ Typical building elevations and floor plans are required for a preliminary plat application to be considered complete.

Outlots:

The concept plan includes an outlet for stormwater management, screening, and landscaping.

Access:

Access to the new homes would be via a newly constructed cul-de-sac extending from Talero Curve.

Utilities and stormwater:

Utilities are available to the site, with stubs installed in the 36-foot-wide right-of-way of Talero Curve at the western property line. Utility connections must move north to align with the newly aligned street.⁶

Stormwater will be directed to a newly constructed pond in the outlet, east of the new cul-de-sac.⁷

Land Use:

The property is zoned [RR2, Rural Residential 2](#). It is anticipated the project site would be rezoned to PRD, Planned Residential Development to be consistent with the Chevalle development.



Figure 12: Surrounding utilities

Staff Analysis

The applicant is requesting approval of a concept plan. The following is intended to summarize the applicant's request and staff's analysis:

1. Is the plan consistent with the comprehensive guide plan?

Generally, yes, but further evaluation during the rezoning/ preliminary plat review will be needed.

- a. The comprehensive plan designates the site as Rural Residential. This land use category is intended to help preserve Chaska's greenbelt. Since the property is within the greenbelt and near a key community entrance, protecting viewsheds is extremely important.

While a more detailed review will occur during the preliminary plat/rezoning application review, staff has initially assessed the concept for compliance with the comprehensive plan's Greenbelt goals and policies. The policies and staff's findings

⁶ This has been added as a condition of approval.

⁷ Detailed stormwater plans and supporting information will be submitted with preliminary plat/ rezoning applications.

can be found in the [Supporting Information](#) section of this report.

Overall, the plan generally aligns with the Greenbelt land use policies, but more details on existing conditions, trees, and landscaping are needed to evaluate viewshed and screening fully.⁸

The approved landscaping plan for Chevalle also functions as the viewshed and screening plan, contemplating the viewshed from Bavaria and 86th St W. This previously approved plan includes a vegetated berm, planted with a dense mix of deciduous, ornamental, and coniferous vegetation. Supplemental cross-sections suggest views from these roadways are significantly obscured by grading and layered vegetation.

While the concept includes berming and vegetation, more will likely be required to ensure compliance with the original concept. This review will occur during the review of a rezoning/ preliminary plat application when more detailed plans are provided.

- b. The 2006 Comprehensive Plan Amendment for Chevalle included the subject property, accounting for the 10 additional units and 2.41 acres of development within the planned 1/3 developed, 2/3 undeveloped ratio (to maintain the overall 2.04 density).

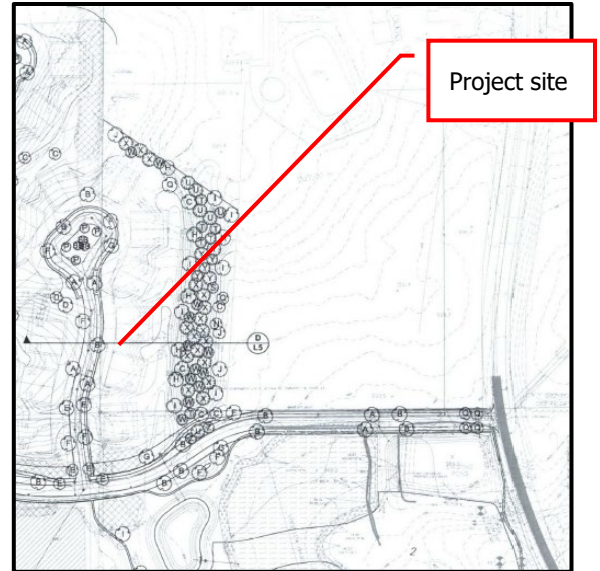


Figure 13: Chevalle: Landscaping and screening Plan

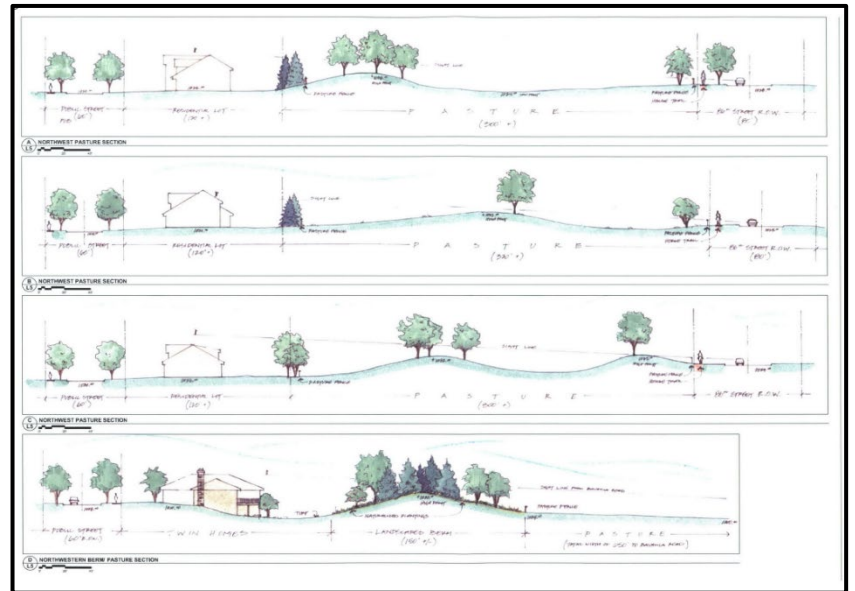


Figure 14: Chevalle: Landscape and screening sections

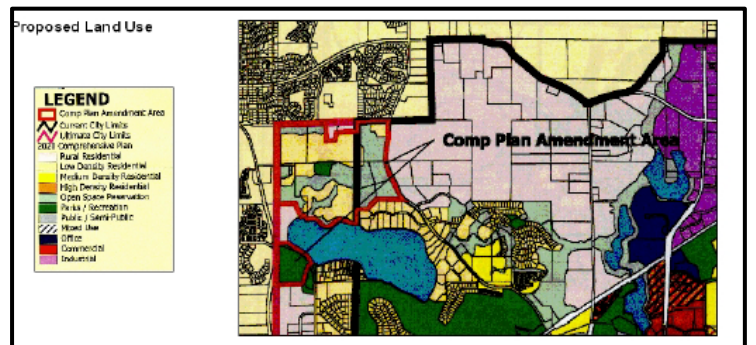


Figure 15: 2006 Comp Plan Amendment: Chevalle

⁸ This is included as a condition of approval.

Like the Chevalle 5th/Talero Curve development, the concept plan proposes detached units instead of the originally planned attached units. The east side of Talero Curve was intended to follow a “mirrored” design. Staff supports the detached townhome concept as it would align with the original “mirroring” intent.

The applicant has worked with the Talero Villas HOA for roughly a year. Ultimately, the HOA would not support the “mirrored” design, which would require property owned by the HOA to be included in the development. This decision led the applicant to pursue a new street/cul-de-sac development design.

While the proposal matches the previously approved unit count and development area, further review is needed to determine if a comprehensive plan amendment would still be needed because of the new street and configuration.

Notably, per the approved 2006 amendment, conservation easements will be required for the property’s remaining pasture area to protect the greenbelt.

- c. The 2006 amendment suggests that water and sewer services for the new development will come from the Chevalle development. However, further review and discussion with the Metropolitan Council is needed to determine if a comprehensive plan amendment is required, as the property is not located within the Metropolitan Urban Service Area (MUSA)⁹ staging area.

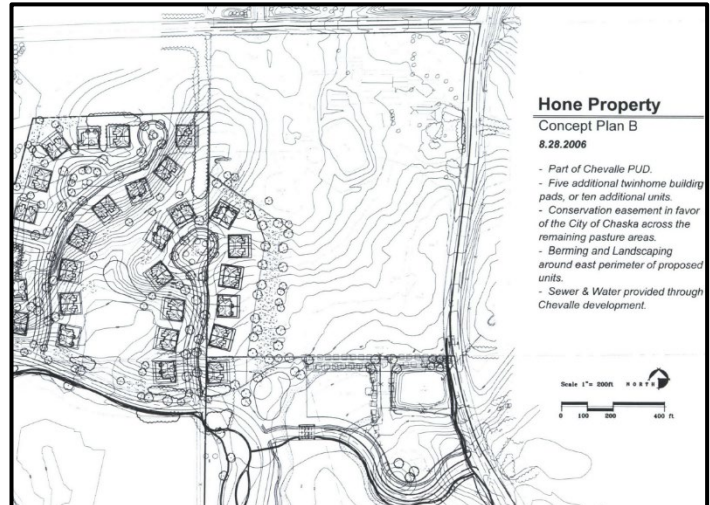


Figure 16: 2006 Comp plan amendment: Concept B

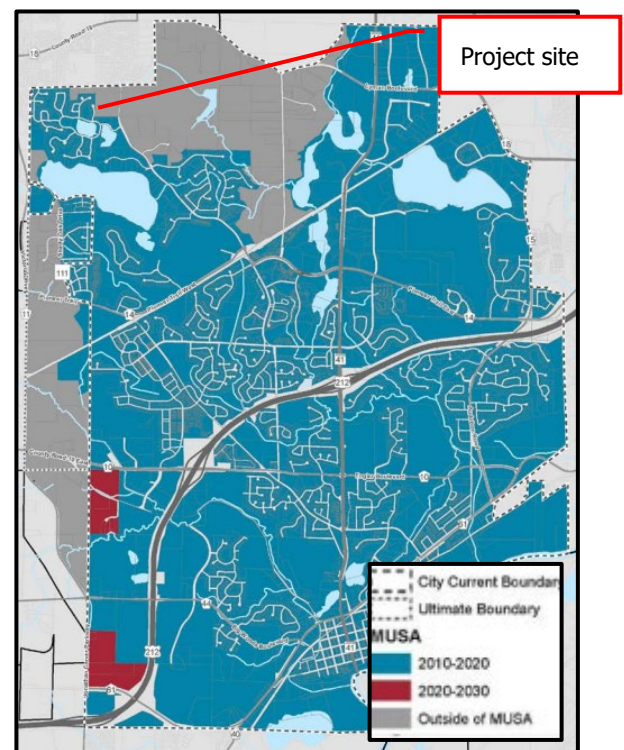


Figure 17: 2040 Comprehensive Plan: Land Use - MUSA staging

Should the applicant decide to move forward with the project beyond concept plan review, staff will begin coordination with the Metropolitan Council.

⁹ The MUSA, is a boundary that limits the services and infrastructure needed for development within the Twin Cities area of Minnesota. The Metropolitan Council oversees the MUSA.

2. Are the lot configurations and setbacks reasonable?

Generally, yes. The development would be consistent with the Chevalle 5th/ Talero Curve Neighborhood, as:

	Chevalle 5th Addition	Proposed
<i>Minimum lot size *</i>	7,700 sq. ft.	7,580 sq. ft.
<i>Minimum lot width</i>	57 ft (at front yard setback)	58 ft
<i>Front yard setback</i>	23 ft	23 ft
<i>Side yard setback:</i>		
<i>street:</i>	25 ft	5 ft
<i>interior (house/ garage)</i>	5 ft	5 ft
<i>Rear yard setback</i>	20 ft	20 ft
* rounded to the nearest 5 ft Highlighted areas to show differences.		

Two lots in the proposed concept plan are smaller than the 7,700 sq. ft. minimum in Chevalle 5th/Talero Curve. To ensure a similar development pattern to Chevalle 5th/ Talero Curve, Lots 7 and 10 should be reconfigured to maintain the minimum 7,700 sq. ft.

A corner-side yard setback is typically included. However, the concept plan includes a vegetated berm on the west side of the homes. Existing vegetation along Talero Curve and the proposed vegetative berm would provide a 75-foot separation between Talero Curve and the new homes. No other corner lots are proposed.

3. Is the access appropriate?

Generally, yes. The applicant initially aligned the new cul-de-sac within the 36-foot-wide right-of-way at the eastern property line. This design would have required a variance to reduce the right-of-way at the access point. Staff expressed concerns about constructability constraints, snow removal, public and private utility access, and future maintenance. Responding to staff and Talero Villas HOA concerns, the applicant revised the plan, shifting the cul-de-sac 60 feet north. Staff would support this change as it



Figure 18: Original Concept – Nov. 2024



Figure 19: Revised Concept – Jan. 2024

keeps a full 60-foot-wide right-of-way but acknowledges that it would require acquiring property from the HOA.¹⁰

The proposed cul-de-sac bulb is shown at 88 feet. To comply with the Minnesota State Fire Code, the cul-de-sac bulb must be 95-feet.¹¹

The Talero Villas HOA inquired about restricting construction traffic in their neighborhood. A construction access from Bavaria Rd, previously used for building stormwater ponds, still exists, partially on city-owned land. Further review is needed to determine if access through Chevalle Country Estate property is possible.



Figure 20: Construction Access - 2008 Aerial

Summary Comments

Staff recognizes that additional follow-up and information are needed before the rezoning and preliminary plat applications are complete. These items have been added as conditions of approval.

Some details, such as building and landscaping plans, were not included in this review but were previously approved as part of the Chevalle Master Development Plan. Staff will ensure consistency with those approvals as the project moves forward.

In addition to general feedback from the planning commission and city council, staff requests direction on:

1. If the applicant resolves property acquisition and roadway/utility connection issues with the Talero Villas HOA, is there support for the proposed concept plan layout over the original Chevalle Master Development Plan?
2. Is any additional information requested for the viewshed analysis besides detailed landscaping plans and cross-sections?

Deadline for Agency Decisions

Application Received	60-day review *	120 – day **
Nov. 4, 2024	Jan. 20, 2025	March 21, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** Notice sent on Jan. 15, 2025		

Neighborhood Feedback:

Staff received and attached neighborhood comments on the project.

¹⁰ This has been included as a condition of approval.

¹¹ This is included as a condition of approval.

Planning Commission Action Taken 2/12/25 :

The planning commission considered the proposal on February 12, 2025. Staff recommended approval. At the meeting, a public hearing was opened, the applicant spoke and four residents:

- Summarized the homeowner association's acquisition of the property and correspondence with the applicant/ developer. Also, indicated the homeowner's association is divided between the "mirrored" image and the cul-de-sac design.
- Encouraged the new development: (1) be part of the Chevalle HOA; (2) have a landscaped island in the cul-de-sac; (3) incorporate trees for screening to the north; (4) connect to the existing retention pond for irrigation; (5) have side-loaded, 3-car garages.
- Inquired about the design and number of street lights and sidewalks.
- Confirmed the remainder of the 3910 Bavaria Rd property would be undevelopable.

On a 9 - 0 vote, the Planning Commission recommended approval of Talero Curve, a 10-lot cluster development, subject to the following:

1. Approval shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narratives, dated Nov. 20, 2024 and Jan. 29, 2025
 - b. Existing conditions plan, dated Nov. 19, 2024.
 - c. Concept plan – north shift, dated Jan. 28, 2025.
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. An application signed by the applicant, property owner, and Talero Villas HOA.
 - b. Survey;
 - c. Grading plans;
 - d. Tree inventory and preservation plan. This plan must also include trees within Outlots A and B, Chevalle 5th Addition;
 - e. Landscaping plans in conformance with City Code Sec. 15.28.070. These plans must also include cross-sections for viewshed and key community entrance analysis that meet the intent of the Greenbelt;
 - f. Typical building elevations and floor plans;
 - g. Stormwater management plan meeting city and Carver County WMO standards.
 - h. Opportunities to avoid construction traffic using Talero Curve should be explored.
3. The following plan changes are required:
 - a. All plans must include the entire 3910 Bavaria Road property. Details can be used as necessary for the project site.
 - b. The site plan must:
 - i. include a preservation method, such as a conservation easement, over the remaining pasture area.
 - ii. reconfigure lots to ensure a minimum lot size of 7,700 sq. ft.
 - iii. increase the cul-de-sac bulb to 96 feet, in accordance with MSFC (2020), Appendix D.
 - c. Utility plan must illustrate the:
 - i. existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole.
 - ii. New stubs must be cut in to the north per City requirements.

4. Continued coordination with:
 - a. Talero Villas Homeowner's association regarding property acquisition, landscaping, and roadway/ utility connections; and
 - b. City Engineer regarding utilities, grading, access, and drainage.
5. Adherence to the City Engineer memo dated Feb. 5, 2025.
6. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets, street trees, and sidewalks.
7. Setbacks are as follows:
 - a. Front yard setback: 23 – feet
 - b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
8. Prior to final plat approval:
 - a. In tandem with the preliminary plat approval, any necessary comprehensive plan amendments are approved;
 - b. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees;
 - c. A wetland mitigation plan must be completed and approved.
9. Prior to final plat recording:
 - a. Ensure that all applicable easements for City utility extensions, as identified by the Engineering Department, are secured.
10. Prior to issuance of a permit:
 - a. Submit a construction management plan. This plan must address work hours, construction access and parking, and overall site maintenance compliance.

City Council Action Requested:

Motion to adopt Resolution No. 2025-15, approving the Concept Plan for Talero Curve at 3910 Bavaria Road.

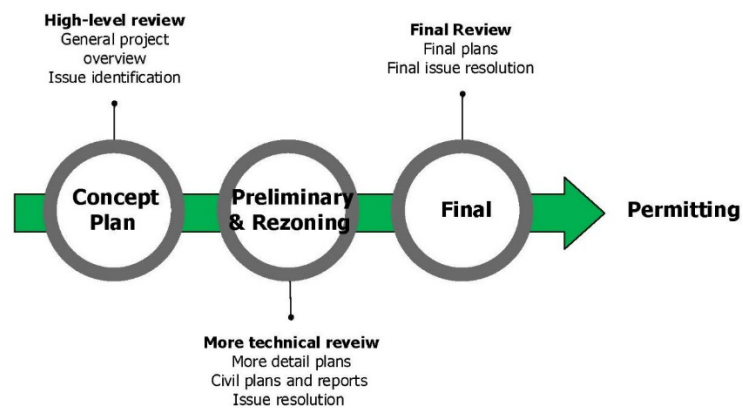
[[Supporting Information](#) on following page]

SUPPORTING INFORMATION

Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is high-level and is intended to identify any issues to be resolved. As the project continues through the process, plans become more detailed. Staff's review of these plans also becomes more detailed to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.

Nov.



Generally, the planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council approve the plan.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the plan. This motion must include a statement as to why denial is recommended.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Comprehensive Plan: Chaska Greenbelt Land Use Goals and Policies

Policy One: Standards for residential development within the portion of the Greenbelt that is suitable for development (excluding floodplains, wetlands, wooded slopes, etc.) shall be as follows:

- Maximum of four dwellings per 1/4 1/4 section (40 acres) including farm and non-farm dwellings.

- Spacing between dwellings at least 300 feet.
- Minimum five acre lot size per dwelling.
- Dwellings shall not be located on steep slopes over 18 percent.
- A standard on-site sewage treatment system shall be installed, and one alternate drainfield site shall be provided.
- Other requirements as set forth in Section 3.1.1B (Rural Residential 2) of the Chaska Zoning Ordinance.

Staff finding: The applicant is pursuing development under Policy 3.

Policy Two: The protection of “rural character” will be an important land use strategy for implementing the “Greenbelt” concept. A cooperative preservation strategy between the City and property owners will enhance the rural character of the Greenbelt and strengthen the historic relationship of Downtown Chaska and the agricultural lands that surrounded it. The preservation of very low density (minimum one housing unit per 80 acres) land uses at the “key” community entrances is one method of promoting the “rural character”. Methods to preserve the “rural character” of these “key” community entrances are as follows:

- The parcel to be preserved for agricultural purposes is 80 acres in size and is designated as being in the Greenbelt.

Staff finding: The property is roughly 30-acres, which is less than the required 80-acres. However, the property was included in the overall master plan for Chevalle which far exceeded this requirement.

- A permanent land use protection tool is put in place on the property to be preserved, such that the permanent and continued agricultural utilization of the land is ensured.

Staff finding: A preservation tool, such as an easement, would be required to ensure the remainder of the property is preserved as an agricultural use.

- The building eligibilities of the area to be preserved, that would have been available if development had occurred under the RR-2 zoning district, can be transferred to adjacent land that is owned by the same owner of the land to be preserved, such that the minimum lot area and spacing requirements of the RR-2 zoning district would still apply to those transferred building eligibilities.

Staff finding: This is not proposed with the concept plan.

- The area that the building eligibilities are to be transferred to will be visually remote from the "key" community entrance (FIGURE 4.8).

Staff finding: The subject property is located near a key community entrance. The concept plan includes vegetated berms on the east and west sides of the development. However, more information is needed to evaluate the screening of the new development from the key community entrance is required. This has been added as a condition of approval.

- The building eligibilities could not be utilized to impact wetlands, wooded steep slopes, nor high-quality tree stands as identified by the Comprehensive Plan.

Staff finding: The development is not anticipated to impact wetlands or steep slopes. However, a tree inventory of trees on adjacent properties (west and south) is required to evaluate tree impacts.

- The "rural character" preservation plan and building eligibility transfer plan will be reviewed by the Planning Commission and the City Council for overall conformance to the City's policies and ordinances.

Staff finding: The project will be reviewed under the city's three-step process with review by the planning commission and city council.

Policy 3: In lieu of Policy #1 above, projects in the Chaska Greenbelt can request a comprehensive plan map amendment to allow for cluster development (i.e., conservation development), if the project generally meets the following objectives:

- The development areas within the project can be serviced by Chaska sanitary sewer and water.

Staff finding: The development would be served by city utilities.

- A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.

Staff finding: The applicant has submitted a concept plan for review.

- A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets,

water, sewer, etc.).

Staff finding: Staff has conceptually reviewed the development and find it reasonable. Additional impact analysis will occur during the review of a preliminary plat/rezoning application.

- The viewsheds at key community entrances are identified, prioritized, and protected. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).

Staff finding: The property is located near a key community entrance. Bavaria Road, currently classified as a Collector road, it is recommended to be upgraded to an Arterial roadway in the future. Significant review of viewsheds will occur during review of a preliminary plat/rezoning application.

- The open space and natural resources systems of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Public access to these systems is required.

Staff finding: While Fig. 3.7 identifies wooded areas on adjacent properties, no environmental features are identified for the project site.

- The density of the project is approximately 1.0 dwelling units per gross acre.

Finding: The density per gross acre would be 0.36 (10 new lots + existing house).

- Development activity is limited to approximately 1/3 of the site. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.

Staff finding: The 10-lots and net developed area of 2.41 was figured into the previously approved Chevalle development.

- Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e.,

wetlands, steep slopes, etc.).

Staff finding: A full site survey is included as a condition of approval. This survey will allow staff to accurately calculate the ratio of protection and development. That said, the concept appears to generally meet this requirement. Review of a protection tool is also required.

- Wildlife corridors, based on those identified on the Environmental Features Map (FIGURE 3.7), having a general width of 150 feet.

Staff finding: No wildlife corridors were identified on the site.

- Provision of adequate parkland and construction of park(s), as these development areas are outside of existing planned park areas.

Staff finding: The development was factored into the Chevalle development.

Parkland Dedication and Development Fees

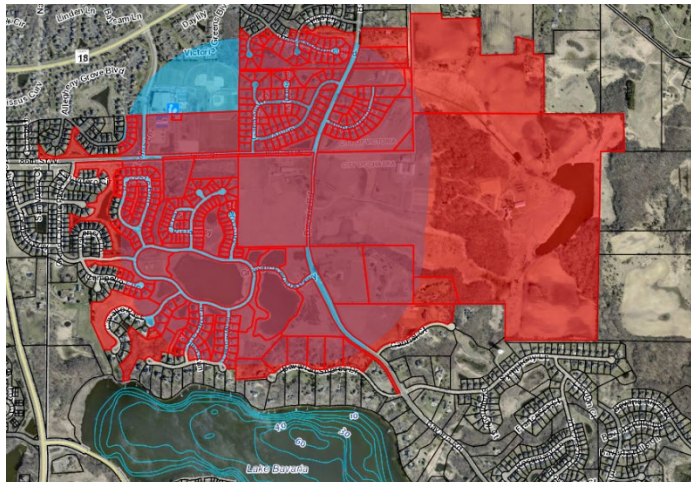
There are no additional parks identified for this area per the comprehensive plan. As such, parkland dedication fees will be required.

Additionally, the city has a number of area-wide development costs such as (but not limited to): (1) arterial roadway network; (2) collector roads; (3) storm sewer; (4) trails; and (5) parks.

The developer will need to work with city staff to determine which of these are applicable prior to final plat.

Mailing area

There were 285 courtesy notices mailed for this project:



**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 2/24/2025 **RESOLUTION NO.** 2025-15

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

**Resolution approving the Concept Plan for Talero Curve, a 10-lot cluster
Development (3910 Bavaria Road)/Quadriga Ventures/PC #2024-24**

WHEREAS, the 30-acre property, containing a single-family home and agricultural buildings, is located at 3910 Bavaria Road, in the southwest corner of the intersection of 86th Street West and Bavaria Road; and

WHEREAS, the comprehensive plan guides the property as Rural Residential; and

WHEREAS, an important objective of Chaska's 2040 Comprehensive Plan is to provide a greenbelt around Chaska's edge as a method to preserve and enhance Chaska's sense of community; and

WHEREAS, Chaska's 2040 Comprehensive Plan identifies three policies for developments located within the Greenbelt; and

WHEREAS, the city approved the final plat, master development plan, and a Comprehensive Plan Amendment in 2006 for Chevalle. The development contained 230 homes, 113 net acres (a net density of 2.04 units per acre), 123 acres of privately owned open space, and 40 acres of public park and public-use trails; and

WHEREAS, two development concepts were contemplated for the subject property as part of the comprehensive plan amendment process: Concept A utilized the two remaining building eligibilities orientated toward a private drive; and Concept B included five, twin homes equally 10-units; and

WHEREAS, the Chevalle Master Development Plan memorializes Concept B as the preferred development pattern for the subject property and the "1/3 developed, 2/3 undeveloped" approach to ensure the development will not exceed the approved density; and

WHEREAS, the Chevalle Master Development Plan identifies the subject property as part of the "Northeast Neighborhood" and envisions the neighborhood to include high-end, luxury homes ranging from 2,800 to 3,800 square feet; and

WHEREAS, the city approved the final plat and rezoning for CHEVALLE 5TH ADDITION, converting the twin homes on the west side of Talero Curve into detached townhomes with shared driveways. The final plat included a 36-foot-wide access point at the eastern property line. This access point and the two outlots were intended to provide access to the subject property for future development; and

WHEREAS, the Talero Villas Homeowner's Association purchased the outlots; and

WHEREAS, Quadriga Ventures has submitted a concept plan for the property at 3910 Bavaria Road contemplating a 10-lot cluster-style development with a new cul-de-sac connecting to Talero Curve; and

WHEREAS, the new lots would be roughly 60-feet wide and range in size from 7,500 to 9,000 square feet; and

WHEREAS, after failing to gain support from the Talero Villas Association for the "mirrored" image design contemplated in the previous approvals, the applicant pursued the new street/cul-de-sac development design; and

WHEREAS, all new homes within the development would be subject to the city's architecture and anti-monotony ordinances, and new homes on corners and rear facades visible from public right-of-ways must also provide 360-architecture; and

WHEREAS, an outlot is contemplated for stormwater management, screening, and landscaping; and

WHEREAS, the 2006 comprehensive plan amendment suggests water and sewer services for the development will come from the Chevalle development. This is supported as services are available to the site; and

WHEREAS, the utilities would need to be relocated to align with the new street; and

WHEREAS, viewshed analysis is important as the property is located within the greenbelt and near a key community entrance. Additional information is required to evaluate viewsheds from Bavaria Rd and 86th St West. The approved landscaping plan for Chevalle, which also serves as the viewshed and screening plan, includes a vegetated berm, planted with a dense mix of deciduous, ornamental, and coniferous vegetation to significantly obscure views; and

WHEREAS, a preservation method, such as a conservation easement or deed restriction, is required over the remaining 3910 Bavaria Road property; and

WHEREAS, a comprehensive plan amendment may be required as the development pattern differs than what was originally contemplated and the property is not located within the Metropolitan Urban Service Area (MUSA) staging area; and

WHEREAS, on February 12, 2025 the Planning Commission recommended approval to the City Council of the Concept Plan of Talero Curve at 3910 Bavaria Road (PC# 2024-24); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approve the Concept Plan for Talero Curve at 3910 Bavaria Road, subject to the aforementioned stipulations and the following conditions:

1. Approval shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narratives, dated Nov. 20, 2024 and Jan. 29, 2025
 - b. Existing conditions plan, dated Nov. 19, 2024.
 - c. Concept plan – north shift, dated Jan. 28, 2025.
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. An application signed by the applicant, property owner, and Talero Villas HOA.
 - b. Survey;
 - c. Grading plans;
 - d. Tree inventory and preservation plan. This plan must also include trees within Outlots A and B, Chevalle 5th Addition;
 - e. Landscaping plans in conformance with City Code Sec. 15.28.070. These plans must also include cross-sections for viewshed and key community entrance analysis that meet the intent of the Greenbelt;
 - f. Typical building elevations and floor plans;
 - g. Stormwater management plan meeting city and Carver County WMO standards.
 - h. Opportunities to avoid construction traffic using Talero Curve should be explored.
3. The following plan changes are required:
 - a. All plans must include the entire 3910 Bavaria Road property. Details can be used as necessary for the project site.
 - b. The site plan must:
 - i. include a preservation method, such as a conservation easement, over the remaining pasture area.
 - ii. reconfigure lots to ensure a minimum lot size of 7,700 sq. ft.
 - iii. increase the cul-de-sac bulb to 96 feet, in accordance with MSFC (2020), Appendix D.
 - c. Utility plan must illustrate the:
 - i. existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole.
 - ii. New stubs must be cut in to the north per City requirements.
4. Continued coordination with:
 - a. Talero Villas Homeowner's association regarding property acquisition, landscaping, and roadway/ utility connections; and
 - b. City Engineer regarding utilities, grading, access, and drainage.
5. Adherence to the City Engineer memo dated Feb. 5, 2025.
6. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets, street trees, and sidewalks.
7. Setbacks are as follows:
 - a. Front yard setback: 23 – feet
 - b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
8. Prior to final plat approval:
 - a. In tandem with the preliminary plat approval, any necessary comprehensive plan amendments are approved;

- b. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees;
 - c. A wetland mitigation plan must be completed and approved.
- 9. Prior to final plat recording:
 - a. Ensure that all applicable easements for City utility extensions, as identified by the Engineering Department, are secured.
- 10. Prior to issuance of a permit:
 - a. Submit a construction management plan. This plan must address work hours, construction access and parking, and overall site maintenance compliance.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 24th day of February, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: February 5, 2025
Subject: Talero Curve Concept Plan – Engineering Review

The proposal considers developing the property east of Talero Curve into single family homes with an interior local public roadway. The project includes a roadway connection to Talero Curve which was developed under the “Chevalle 5th Addition” plat.

Sewer and water is available within the Talero Curve roadway to serve the proposed development. Connections shall be made in a manner that follows city standards for utilities and roadway patching. Permits from both the Metropolitan Council and MN Department of Health will be required.

In general, the property slopes toward the southeast. The project will be required to manage stormwater on site and meet Chaska and Carver County stormwater standards. No wetlands are believed to exist on or near the site however the applicant will be required to confirm this with a preliminary plat submission.

DEVELOPMENT MASTER PLAN



DEVELOPMENT SUMMARY:

UNIT CALCULATIONS		
<i>Development Areas</i>	<i>Units</i>	
Northwest Neighborhood	98	
Northeast Neighborhood	66	
South Neighborhood	63	
Existing Estates	2	
Total Units	229	
Units Per Acre	0.76	

LAND USE ACREAGE CALCULATIONS		
<i>Open Space Areas</i>	<i>Acres</i>	<i>Percentage</i>
Private Park Areas	2.65	
Equestrian Facility & Pasture	73.24	
Wetlands & Ponds	38.45	
Conservation Easements	44.87	
Public Park	7.62	
Dedicated Outlot	27.19	
Total Open Space	194.02	65%
<i>Development Areas</i>	<i>Acres</i>	<i>Percentage</i>
Existing R.O.W.	7.62	
Proposed R.O.W.	29.44	
Proposed Development	69.50	
Total Development	106.56	35%
<i>Total Areas</i>	<i>Acres</i>	<i>Percentage</i>
Total Project Area	300.58	100%



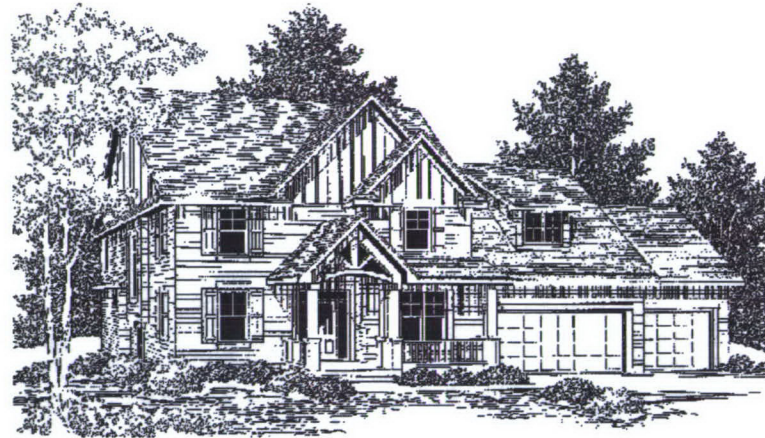
Chevalle
A Country Estate

NORTHWEST NEIGHBORHOOD



THE NORTHWEST NEIGHBORHOOD

In the northwest portion of the development a neighborhood of semi-custom single-family homes is proposed. The current agricultural land may lack some existing character compared to the rest of the site, but the proposed neighborhood and surrounding pasture area would provide a renewed identity. The development area itself would be lowered compared to existing grades, and earthwork would be done in the surrounding pasture areas to create a rolling pastoral landscape to screen the units from CR 11 and 86th Street. The homes in this neighborhood allow for a variety of design options and price points for a range of homebuyers.



SUMMARY

98 Total Lots
Lot Width: 82' Minimum
Lot Size: Ranges from 9,900 Sq. Ft. to 16,000 Sq. Ft.
House Square Footage: 2,400 Sq. Ft. to 4,800 Sq. Ft.

Price Point Packages: \$450,000 to \$650,000

Market: Families



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NORTHEAST NEIGHBORHOOD



THE NORTHEAST NEIGHBORHOOD

Situated between prominent tree lines to the north and west and a broad pasture area to the east, a small enclave of luxury twin homes is proposed. These high-end, custom units provide single level, luxury living for empty nesters and families with older children, which is a marketplace that has been overlooked in this area. While the exteriors of these units would consist of similar materials and vary slightly from building to building, the interiors would be completely unique. Customers would have the ability to modify the floorplan as they desire within the general framework of the building footprint. The development pattern takes its cues from the surrounding tree lines, a natural draw through the center of the neighborhood leading to the large wetland, and a remnant grove of large cedar and spruce trees. That grove of trees is preserved, along with an old silo base to be integrated to the design of a private green or gathering area for the neighborhood residents.

SUMMARY

66 Total Lots

Lot Width: 45' x 90' (Twinhome)

Lot Size: 4,050 Sq. Ft.

House Square Footage : 2,800 Sq. Ft. to 3,800 Sq. Ft.

Price Point Packages: \$475,000 to \$750,000

Market: Empty nesters, Families with older children, Young professionals



Chevalle
of Country Estate

SOUTH NEIGHBORHOOD



THE SOUTH NEIGHBORHOOD

Nestled between Lake Bavaria, along the ravine and south of the large wetlands in the center of the site, this neighborhood consists of high-end, custom single-family homes. Here, multiple builders would create a variety of housing styles within the framework of the design guidelines established for the development. The individual homesites and streets gently roll up and down following the existing topography allowing for minimum disturbance of the landscape. The lots situated atop the bluff overlooking the lake would be custom graded to allow the design of each individual structure to respond to topography and views to the lake. Also, centrally located to the neighborhood, a small private green, or pocket park provides individual neighborhood identity and serves a gathering area.



SUMMARY

11 Riparian Lots
52 Non-Riparian Lots
63 Total Lots

Riparian Lots:
Lot Width: 150' Minimum
Lot Size: Ranges from 42,000 Sq. Ft. to 65,000 Sq. Ft.
House Square Footage: 3,500 Sq. Ft and up

Non-Riparian Lots:
Lot Width: 90' Minimum
Lot Size: Ranges from 12,500 Sq. Ft. to 19,000 Sq. Ft.
House Square Footage: 3,500 Sq. Ft. and up

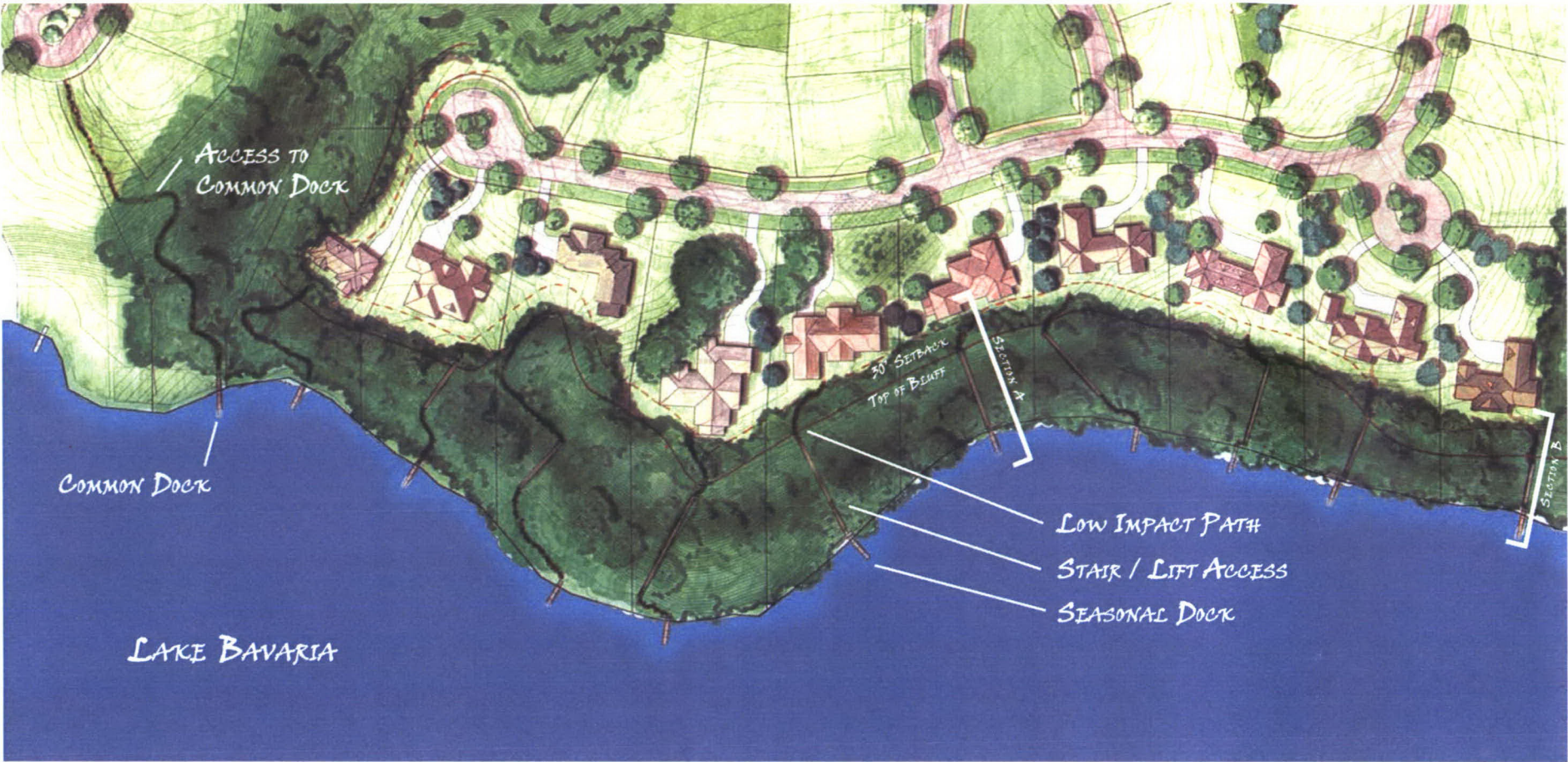
Price Point Packages:
Riparian: \$1,800,000 and up
Non-Riparian: \$900,000 and up

Market: Families & Empty Nesters



Chevalle
A Country Estate

LAKESHORE HOMESITES / LAKE ACCESS



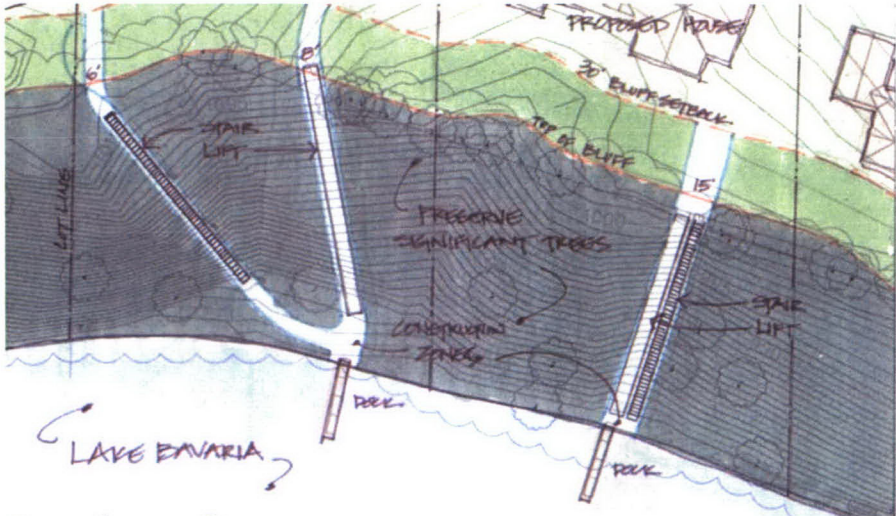
LAKESHORE LOTS - POTENTIAL DEVELOPMENT PLAN

- ACCESS OPTIONS:**
- Recycled Timber Stairs
 - Mechanical lift
 - Low impact path (10% maximum grade for walking path)
 - 15' wide total maximum construction / impact zone between bluff setback and shoreline. See Access Diagram.
 - Approval of Erosion Control plan prior to construction.

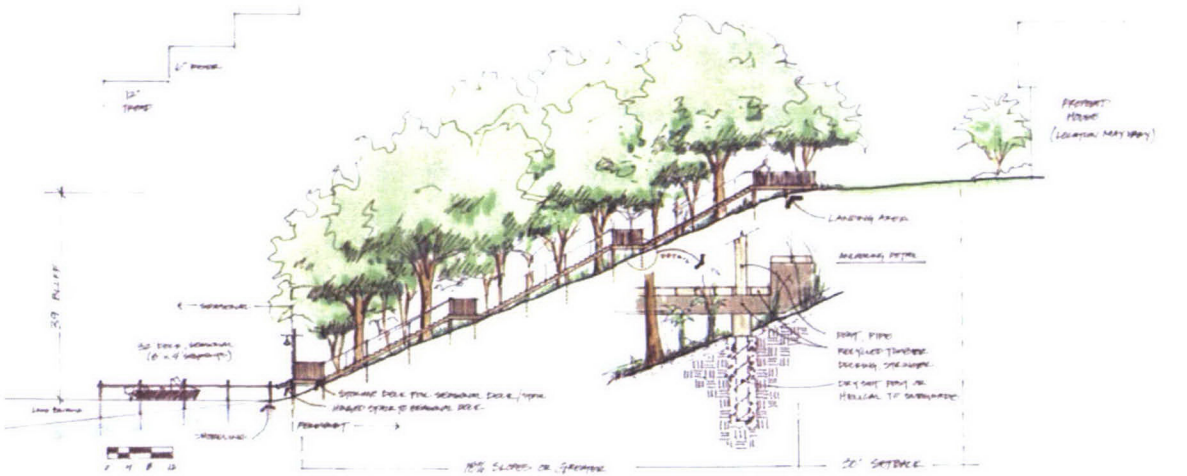
- ADDITIONAL RESTRICTIONS:**
- No motorized access to lake
 - Stair Path - 6' wide max. width
 - Lift system - 8' wide max width



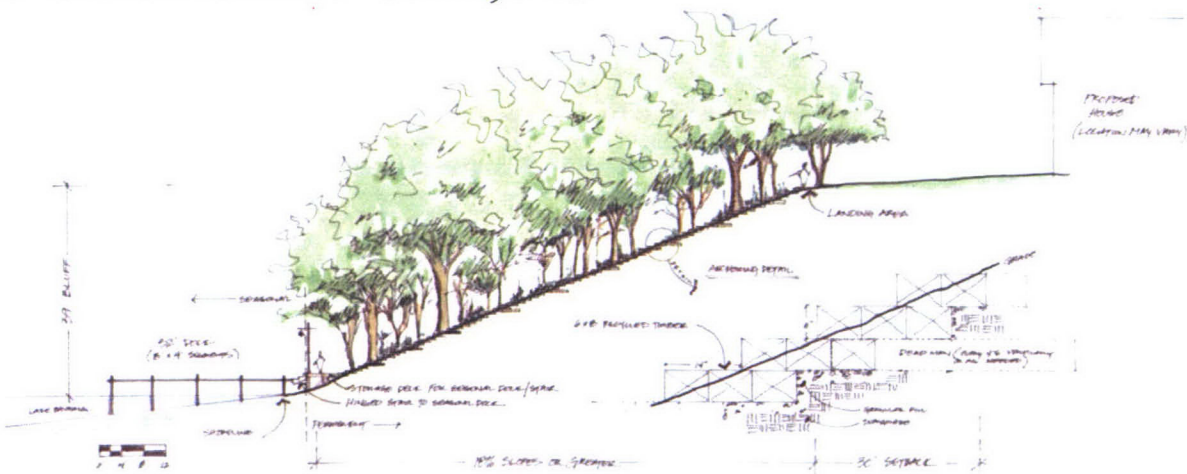
LIFT & STAIR EXAMPLES



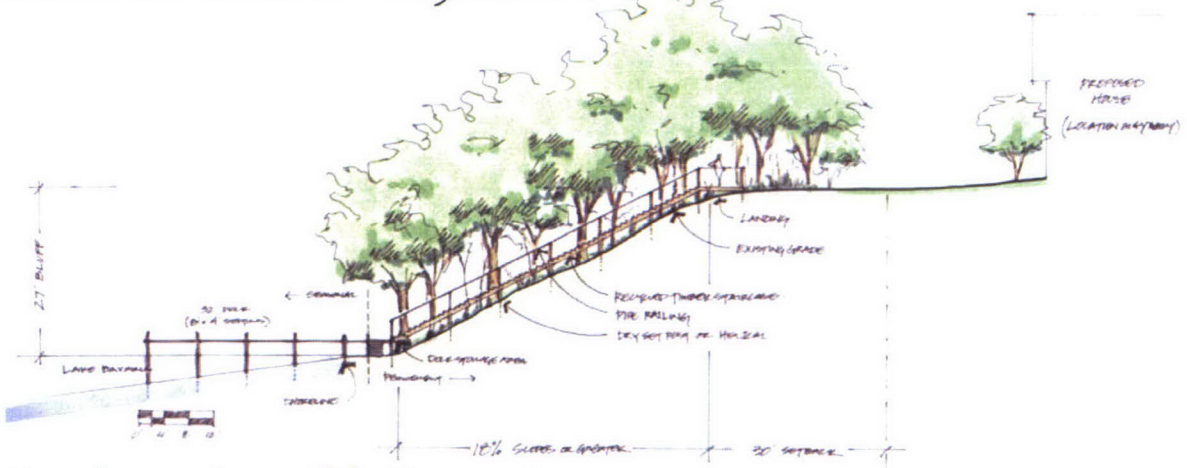
LAKE ACCESS DIAGRAM



LAKE ACCESS SECTION 'A' - FLOATING STAIR



LAKE ACCESS SECTION 'A' - AT GRADE STAIR



LAKE ACCESS SECTION 'B' - FLOATING STAIR

Chevalle
of Country Estate

PARKS AND OPEN SPACE PLAN



PARKS AND OPEN SPACE LEGEND

Public Open Space

-  Central Park
-  Public Commons
-  Stormwater Areas
-  Dedicated Outlots
-  Pedestrian Trails
-  Horse Trails

Semi-Public & Private Open Space

-  Equestrian Facility & Pastures
-  Wetlands
-  Private Greens
-  Conservation Easements



Chevalle
A Country Estate

C	Community Development Committee	2006-216
	Meeting date: August 21, 2006	
ADVISORY INFORMATION		
Date	August 15, 2006	
Subject	City of Chaska Comprehensive Plan Amendment (CPA) -- Chevalle Review No. 18105-5	
Districts, Members	District 4, Jules Smith (952-361-9988)	
Prepared by	Jim Uttley, AICP, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)	
Division/Department	Local Planning Assistance / Community Development	

BACKGROUND

- The City of Chaska is located in eastern Carver County.
- The City's 2020 comprehensive plan was reviewed and accepted by the Council on June 21, 2000, review number 18105-1.
- The Council's 2030 Regional Development Framework (RDF) identifies Chaska as a "developing community."
- As a developing community, Chaska should plan and stage development that accommodates the forecasts for local growth through 2030 at net densities of 3-5 units plus per acre.
- In 2000, the City had 17,603 residents in 6,169 households and 10,251 jobs. The revised System Statement forecasts for the City show 35,700 residents in 14,000 households, and 16,600 jobs by 2030.
- The City is connected to the Metropolitan Disposal System (MDS) with treatment occurring at the Blue Lake Wastewater Treatment Plant. MCES is in the process of upgrading interceptor lift stations serving the City.

REQUEST SUMMARY

Chaska's 2020 comprehensive plan proposed a rural "greenbelt" along the northern and western boundaries of the City. The greenbelt was planned as a rural residential area where densities would be one dwelling per 10 acres. No municipal sewer service was planned to the area.

This CPA proposes to modify the City's greenbelt concept. Shifting from a rural residential (1/10) configuration to a mix of clustered low-density (urban) development on municipal sewer and water, surrounded by land in open space preserved by conservation easement held in favor of the City.

Under the previous greenbelt concept, the 276-acre property would have permitted 27 residential units on 10 acre lots. Under the new concept proposed by this CPA, there will be 123 acres of privately-owned open space preservation, 40 acres of public park and public-use trails and 230 dwelling units on 113 net acres (a net density of 2.04 units per acre).

This CPA proposes that the Municipal Urban Service Area (MUSA) for the City be expanded to allow sewer service to the property. The proposed project, called Chevalle, is located in the NW corner of the City north of Lake Bavaria. Portions of the proposed development are on land being annexed from Laketown Township under an Orderly Annexation Agreement (OA) that gives Chaska land use planning authority in the OA area.

The following table compares the pre- and post- CPA land uses in acres.

All Land Uses		
Land Use Designation	Pre CPA (in Acres)	Post CPA (in Acres)
Rural Residential/Greenbelt	266.5	0
Low Density Residential	0	113
-- Existing Rural Lots	9.5	9.5
-- Shoreland Lots	0	8.7
-- Non-Shoreland Lots	0	94.8
Open Space Preservation	0	123
Parks/Recreation	0	40
Total	276	276

PROPOSED ACTION

That the Metropolitan Council:

1. Allow the City of Chaska to put the Chevalle CPA into effect with no required plan modifications.
2. Advise the City that:
 - a. The MUSA to the Chevalle development will only include the residential parcels for connection to municipal sewers and that lands in open space preservation and park are excluded from the MUSA.
 - b. Future applications of clustering low-density urban development in the greenbelt should maintain an overall density of 3 units per acre.
 - c. An updated Surface Water Management Plan needs to be prepared and submitted to the Council by the end of 2006.
 - d. An updated water supply plan needs to be prepared and submitted to the Council by Oct. 2008.
3. Agrees to revise the City's population and household forecasts for 2010 to 27,600 and 10,200 respectively.

ISSUES

1. Does the proposed CPA meet the Council's adopted MUSA Expansion Guidelines?
2. Do the forecasts in the proposed CPA match those of the Council?
3. Does the City of Chaska need to fulfill any requirements previously identified by the Council?
4. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?

ISSUE ANALYSIS AND FINDINGS

1. **MUSA EXPANSION** (Jim Uttley, Planning Analyst, 651-602-1361)

Following is an analysis of the City's proposed Chevalle CPA based on the Council's October 13, 2004 adopted Guidelines for MUSA Expansions:

- Chaska's 2020 Comprehensive Plan was reviewed by the Council on June 21, 2000. It proposed 1,200 acres of MUSA expansion to 2020 at a density of 3.1 units per acre.
- The lands included in the Chevalle CPA were planned for rural residential use and not planned for MUSA in the City's 2020 comprehensive plan.
- Chaska is not a current participant in the Council's Plat Monitoring Program. Between 2000 and mid-2006, the City reports platting a total of 740 gross acres (476 net acres) adding 3,500 dwelling units for an overall net density of 6.4 units per acre.
- The Chevalle CPA proposes 230 residential units on 113 net developable acres for an overall net density of 2.0 units per acre.

Table 1: Residential Land Use and Density Analysis

	Units	Net Acres	Density (units/acre)
A. Comp Plan Update 2000-2020*	4,000	1,290	3.1
B. Developed 2000-mid 2006**	3,050	476	6.4
C. Chevalle CPA***	230	113	2.0
D. Undeveloped Guided Residential Land within existing corporate limits****			Range () & Minimum of Range+
• Low Density	416	208	2 (2 to 5)
• Medium Density	2,286	381	6 (6 to 11)
• High Density	468	39	12 (12 and up)
Subtotal D****	3,170	628	5.1
E. Total (Subtotals B+C+D)	6,450	1,217	5.3

Definitions/Data Sources

* Residential acres planned for development and forecasts units between 2000 and 2020, per CPU report

** Developments approved and built 2000-2005, net acres, per CPA submittal form

*** Current proposed CPA

****Inventory of remaining development residential land within the City and units based on lowest allowed density

Table 1 provides an analysis of the densities of post-2000 development in Chaska, of the current development proposal, and of vacant residential parcels in the City (assuming minimum development densities). The analysis shows that the City overall residential development density would average 5.3 units per acre including this CPA. This is consistent with the Council's density policy of 3-5 plus units per acre for new urban development overall.

The land in this CPA was shown in the City's 2020 comprehensive plan as a "greenbelt;" a rural area to buffer and separate the City from adjacent cities. It proposed a rural area density of one unit per 10 acres, consistent with the Council's policy for density in the rural area.

With this proposed development, the City has modified its plan for the greenbelt. It allows a range of lower density single-family residential uses connected to public sewer and places portions of the remaining area in open space preservation through a conservation easement. Because 113 acres of land in the Chevalle CPA is to be served by public sewer, the Council considers the residential lands to be urban. However, the remainder of the development – an equestrian facility with barn, pastures and riding trails; wetlands; and park uses – will not be added to the MUSA. By excluding these remaining lands from the MUSA, the Council seeks to support the City in that these lands should remain as a rural greenbelt.

2. Regional and Local Wastewater Systems (Kyle Colvin, P.E., Asst. Manager, Engineering and Planning, MCES, 651-602-1151)

The Chevalle CPA proposes to add approximately 621 people and 230 households by 2010, resulting in an average annual wastewater increase of 0.06 million gallons per day (MGD). The amendment indicates that the additional population and households only affect the 2010 forecasts.

The following table reflects the adjustments to the forecasts as a result of implementing the CPA. Note that the 2010 population and household number have been rounded to the nearest 100s place, consistent with the Council's forecasting procedures.

Year	2010	2020	2030
Sewered Population	27,600	33,000	35,700
Sewered Households	10,200	12,500	14,000
Sewered Employment	12,800	15,100	16,600
Average Annual Wastewater Flow (MGD)	3.00	3.39	3.58
Allowable Peak Hourly Flow (MGD)	7.80	8.81	8.95

The CPA indicates that the City is proposing to add 230 housing units by 2010 to those already approved for the City in its 2020 comprehensive plan. The MCES is making improvements to its existing lift station in Chaska, which is scheduled for completion by the end of December 2008. At that time, the Council will have an additional 5 MGD of capacity. The Council currently has adequate capacity for the proposed Chevalle development in Chaska, based on serving average daily flow plus diurnal variations.

Metropolitan Council policies regarding regional wastewater services strive for a city-wide net residential density of at least 3 units per acre. Although the proposed housing density as summarized under this CPA is substantially less than 3 units per acre, the average city-wide net residential density, including this development, is greater than 3 units per acre.

3. Inflow and Infiltration (I&I) (Kyle Colvin, P.E., Asst. Manager, Engineering and Planning, MCES, 651-602-1151)

During wet weather conditions, the wastewater flow from the City has exceeded its I/I goal. Chaska has an I/I problem that used up the peaking capacity of the lift station on at least one occasion. During a storm event in October 2005, all of the existing pumps in the lift station operated continuously for about three hours. During maximum peak conditions flows from the City have reached the capacity of the existing lift station. The City currently has an I/I program to eliminate the excessive I/I from its system.

4. Previous Council Actions and Negotiations Fulfilled (Jim Uttley, Planning Analyst, 651-602-1361)

The Council reviewed and commented on an EAW for this proposal in April 2006 (The Hamlets of Lakeshire, Review # 19725-1). No regional system issues were identified in that review. There are no pending issues.

5. Consistency with the Council's 2030 Forecasts (Todd Graham, Manager, Research, 651-602-1322 and Jim Uttley, Planning Analyst, 651-602-1361)

The City's forecasts are consistent with the Council's revised forecasts contained in the recently adopted revisions to the City's system statement for 2020 and 2030. Revision to 2010 System Statement forecast is a minor change and is acceptable. The forecast revision appropriately reflects development expectations. The pre- and post-CPA forecasts for the City are as follows:

Pre- CPA			Revised Development Framework Forecasts		
	1990	2000	2010	2020	2030
Population	11,513	17,603	27,000	33,000	35,700
Households	4,272	6,169	10,000	12,500	14,000
Employment	7,883	10,251	12,800	15,100	16,600

Post- CPA			Revised Development Framework Forecasts		
	1990	2000	2010	2020	2030
Population	11,513	17,603	27,600	33,000	35,700
Households	4,272	6,169	10,200	12,500	14,000
Employment	7,883	10,251	12,800	15,100	16,600

*Note that forecasts are rounded to the nearest hundreds place.

6. Parks & Open Space System Plan, Stormwater Management Plans, and Natural Resource Protection (Arne Stefferud, Planning Analyst – Parks, 651-602-1360)

The proposed Chevalle CPA includes a 25-acre park located southwest of Lake Bavaria, a smaller park area of approximately 15 acres and 123 acres of proposed open space preservation on the north side of the lake. The CPA does not impact the Regional Parks System.

7. Transportation (Ann Braden, Senior Transportation Planner, MTS, 651-602-1705)

The City of Chaska is not served by Metro Transit but is served by SW Metro Transit. The proposed development will not impact transit service or airports.

The development proposes a new T-intersection access via an existing driveway on the east of CR 11 approximately 140 feet north of an existing T-intersection at Deer Run Drive on the west side of CR 11. CR 11 is an "A" minor arterial and is under the jurisdiction of Carver County. Policy 13 of the Council's Transportation Policy Plan is to "Manage and operate the Metropolitan Highway System and "A" minor arterial system to provide maximum safety and mobility." Strategy B of this policy states the "capacity, safety and utility of principal and "A" minor arterials are dictated in large part by how access to these highways is provided. Managing access to those highways is a critical aspect of managing and operating the highway system and must be carried out in cooperation between MnDOT, the counties and the cities." The cities and counties should work together to ensure that modified access to CR 11 is safe and meets Carver County's access guidelines.

Regional Policies

Land Use

In the early 1990s, the City of Chaska formulated a "greenbelt" concept that it incorporated into its 2000 comprehensive plan in 1993. The original concept was based, in part, on the Council's then designation of Chaska as a "freestanding growth center" and, in part, on the City's desire to remain "freestanding" rather than becoming "just another" suburb.

The City was buffered by green space to the south from Shakopee by the Minnesota River and the Minnesota Valley National Wildlife Refuge and Recreation Area; to the east from Chanhassen by the Bluff Creek ravine and wetland system; to the north by the Arboretum; and to the west by Laketown Township's combination of farms and rural residential development.

The City initially approved 1.5 square miles as a rural residential district, which permitted development at a density of 4 units/40 acres (1/10) with private sewer and water systems. Subsequently, the City expanded the greenbelt to 2 square miles (see Figure 4).

With this CPA, the City is making a major modification in its concept of greenbelt. The basic concept of having a separation between the urban area of Chaska and its neighbors remains. However, instead of using rural residential development at 4/40 or 1/10 and minimum 5 acre lots with private sewer and water as the buffer, the City proposes to permit approximately 1/3 of the area to be clustered on average one-acre lots with public sewer and water, with the remaining 2/3rds of the area kept as open space preservation. The City proposes to take fee title to some of the land for public parks, but proposes to allow most of the land to remain in private ownership and using public use easements for trails and public conservation easements to keep the rest in open space preservation.

The City's rationale for the change is that it would keep two-thirds of the area in open space preservation, while protecting the groundwater and lakes from pollution that could result from the continued use of private sewer and water systems. The added protection, however, requires a trade-off. In this case, the trade-off is permitting very low-density urban residential development.

From the Council's perspective, the City's original and subsequent plan for a greenbelt has been found acceptable since it was first proposed in 1993. The proposed modification is acceptable in theory, but causes a potential concern with respect to its consistency with the Council's minimum density standard for new development added to the MUSA. The standard approved by the Council in its 2004 Regional Development Framework. It reads as follows:

Plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities (3-5 units plus per acre overall in developing communities for areas outside the current staged development as shown in local plans and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).

The Chevalle CPA brings the average density permitted in the City since 2000 down from 6.1 units per acre to 5.6 units per acre. In this case, the resulting post-Chevalle overall development density for Chaska is above the Council's density standard of 3-5 units plus per acre. However, it may be helpful to warn the City that the Council may not find future development proposals of this kind acceptable if they cause the City's overall density to decline below 5 units per acre.

Housing (Linda Milashius, Housing Planner, 651-602-1541)

Chaska has a history of supporting of the Council's housing policies by permitting higher density housing and by encouraging innovative affordable housing projects like the Brickyard Redevelopment in 1997, Clover Ridge in 2001, and Sinclair in 2005.

Water Resources Management

Surface Water Management (James Larsen, P.E., Environmental Planner, 651-602-1159)

The CPA appears consistent with the Council's surface water management policies. Surface water in the City of Chaska is managed by the Carver County Watershed Management Organization, and the Lower Minnesota River and Riley-Purgatory Bluff Creek Watershed Districts. The Carver County watershed plan was approved by the Board of Water and Soil Resources (BWSR) in 2001. The Lower Minnesota River and Riley-Purgatory Bluff Creek watershed plans were approved by BWSR in 1999 and 1997 respectively. Chaska was required to update its local surface water management plan by the end of 2003. The City not yet completed its update. The City is currently updating the plan and expects a draft available to the Council and watershed organizations for review and comment by the end of 2006.

Water Supply (Sara Bertelsen, Water Supply Planner, MCES at 651-602-1035)

The City's Water Supply and Emergency & Conservation Plan update is due to the Council and Minnesota Department of Natural Resources (DNR) by October 15, 2008, in accordance with the DNR's April 28, 2005 guidance letter to the City. In a letter commenting on the Victoria Well Field Water Demand and Treatment System Improvements Study, sent June 8, 2006, Council staff

reminded the City that if it requests a change to its current water appropriations prior to submitting its Water Supply and Emergency & Conservation Plan update, the City will need to provide the Council with updated water use and water conservation information.

OVERVIEW

Conformity with Regional Systems

The CPA conforms to the Regional System Plans for Aviation, Parks, Transportation and Wastewater Services.

Consistency with Council Policy

The CPA is consistent with the Council's 2030 Regional Development Framework, forecasts and water resources management. This CPA does not change the City's 2020 or 2030 forecasts, but does make acceptable minimal changes to the City's 2010 forecasts.

Compatibility with Adjacent Community Plans

The City distributed the CPA to adjacent and overlapping jurisdictions for review and comment. The CPA will have no impact on adjacent communities. Comments were received from the City of Victoria related to road access and the proposed open space conservation easement. The issues have now been resolved.

ATTACHMENTS

Figure 1 – Location Map and Regional Systems

Figure 2 – Existing and Proposed Comp Plan - Land Use Maps

Figure 3 – Chevalle Development Master Plan

Figure 4 – Chaska Greenbelt

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Figure 1. Location Map, Showing Regional Systems, 2020 Urban Service Area and the Chevelle Annexation and MUSA Expansion Areas, City of Chaska/Laketown Twp.

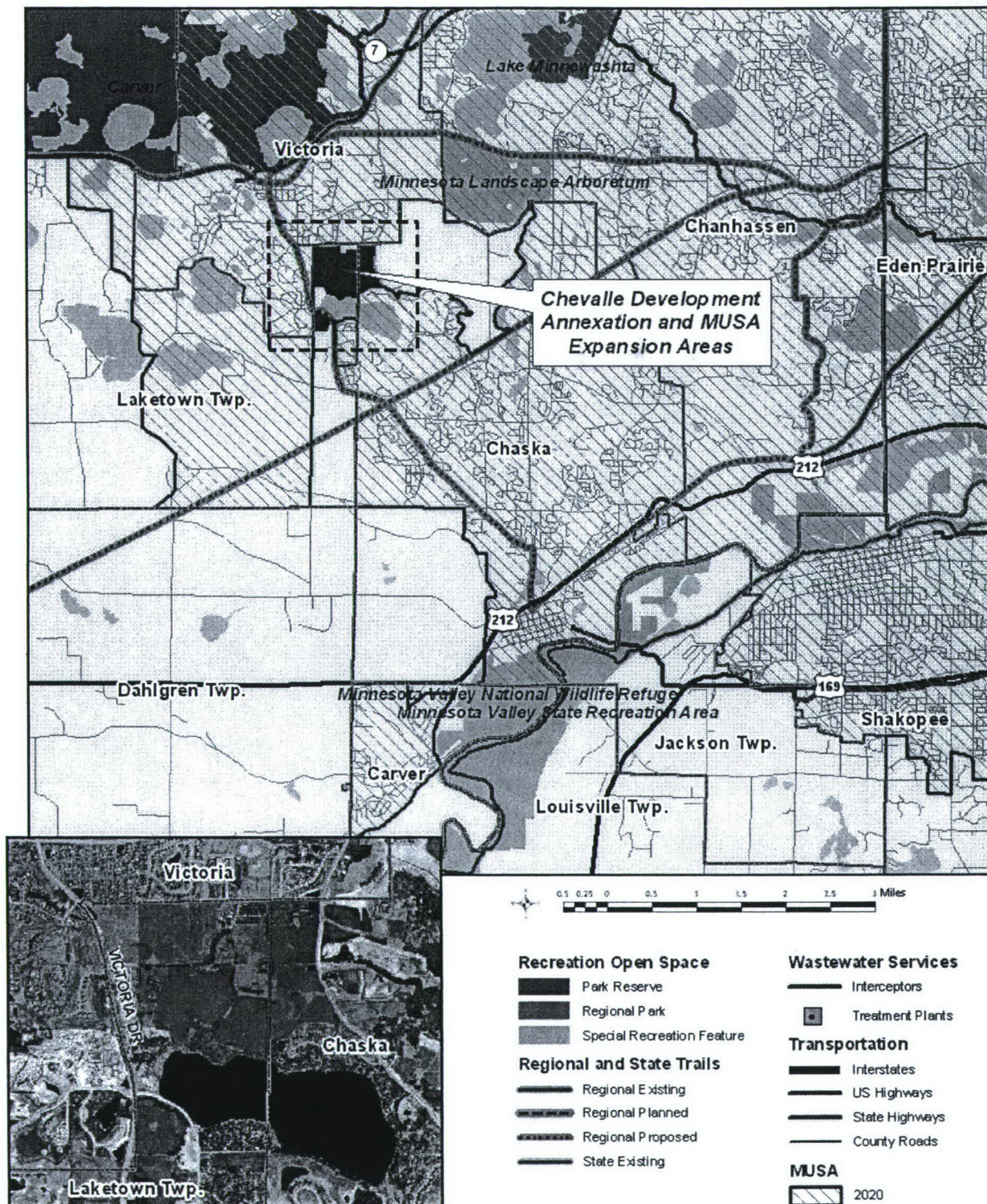
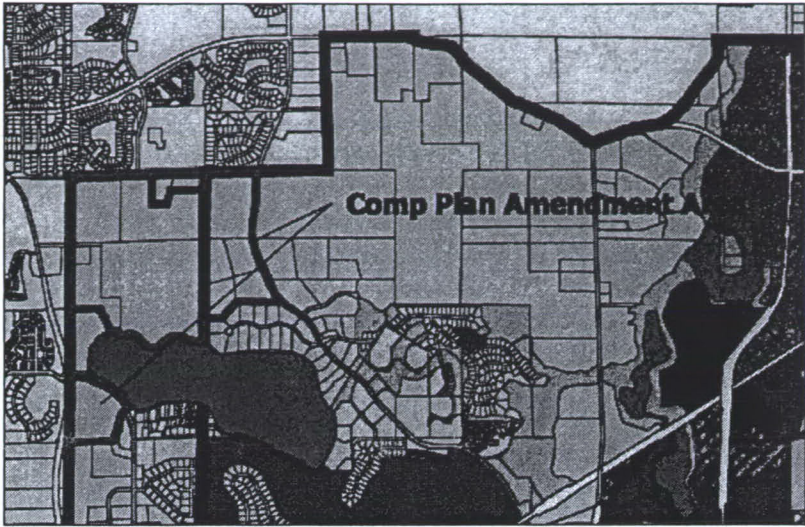
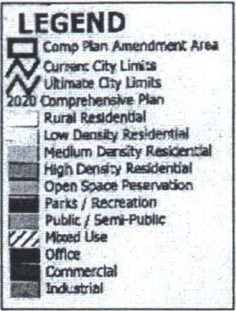


Photo Source: Markhurd (2005)

Figure 2. Existing and Proposed Comprehensive Plans, Chevalle Annexation and MUSA Expansion Areas, City of Chaska/Laketown Twp.

Existing Land Use



Proposed Land Use

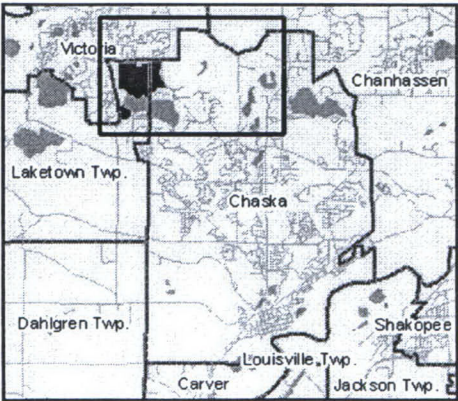
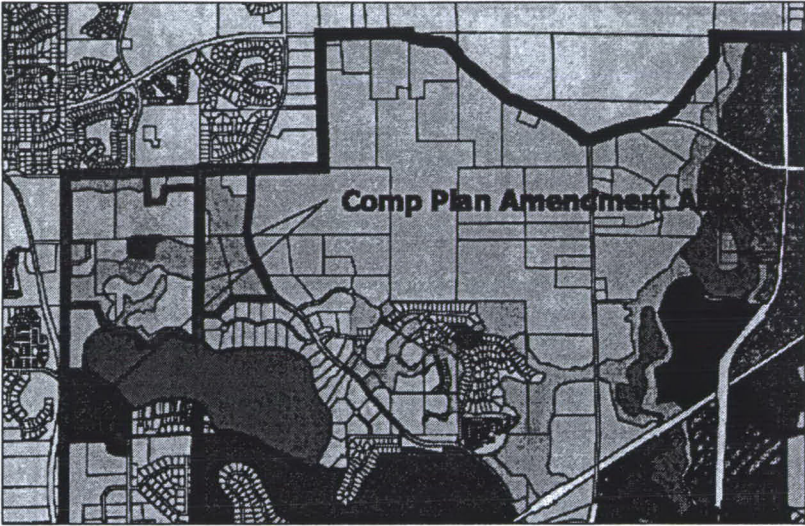
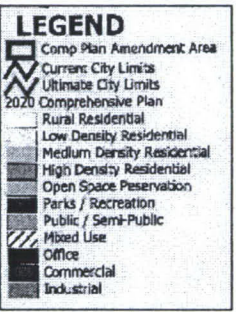


Figure 3. Development Master Plan,
Chevalle Annexation and MUSA Expansion Areas, City of Chaska/Laketown Twp.



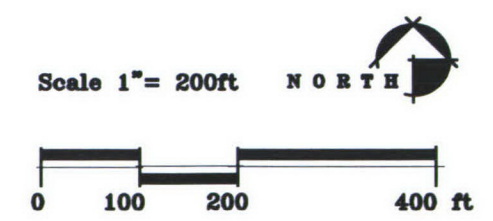


Hone Property

Concept Plan A

8.28.2006

- Existing Zoning.
- Two additional five acre lots.
- Housing placement within specified building envelope.
- Conservation easement in favor of City of Chaska over remaining Hone pasture.
- Sewer & Water provided through Chevalle development.





Hone Property

Concept Plan B

8.28.2006

- Part of Chevalle PUD.
- Five additional twinhome building pads, or ten additional units.
- Conservation easement in favor of the City of Chaska across the remaining pasture areas.
- Berming and Landscaping around east perimeter of proposed units.
- Sewer & Water provided through Chevalle development.

Scale 1"= 200ft



0 100 200 400 ft



LEGEND

DECIDUOUS TREE
ORNAMENTAL TREE
CONIFEROUS TREE



1
L2
NORTHWEST NEIGHBORHOOD
0' 100' 200'

DEVELOPER
Green Space LLC
501 Big Woods Boulevard
Chanhassen, MN 55317
952-470-1122
952-360-1400



LANDSCAPE ARCHITECT
Hoisington Koeigler Group Inc.

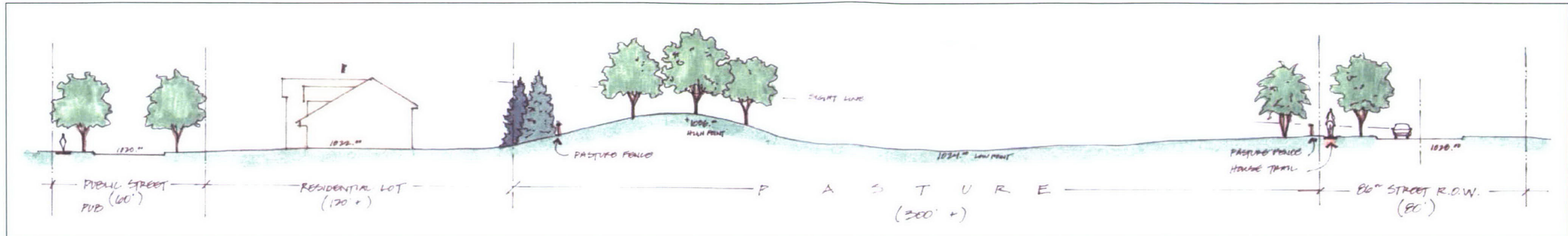
123 North 3rd Street, Suite 100
MINNEAPOLIS, MINNESOTA 55401
612.338.0800
612.338.6838 Fax

THE HAMLETS OF LAKESHIRE Community Landscaping Plans CHASKA, MINNESOTA

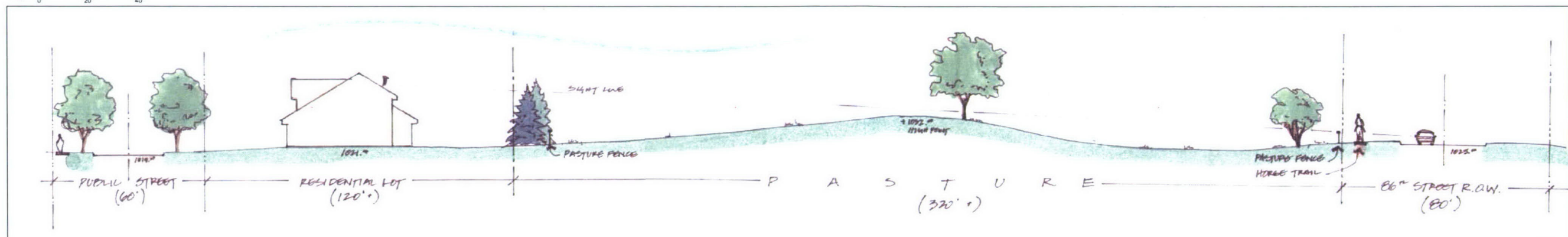
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNED _____
REG. NO.: _____
BID SET: CITY SUBMITTAL
DATE: 14-MARCH-2008
DRAWN: BH
CHECKED: RP
PROJ. NO.: 08-34
REVISIONS:

LANDSCAPE PLAN

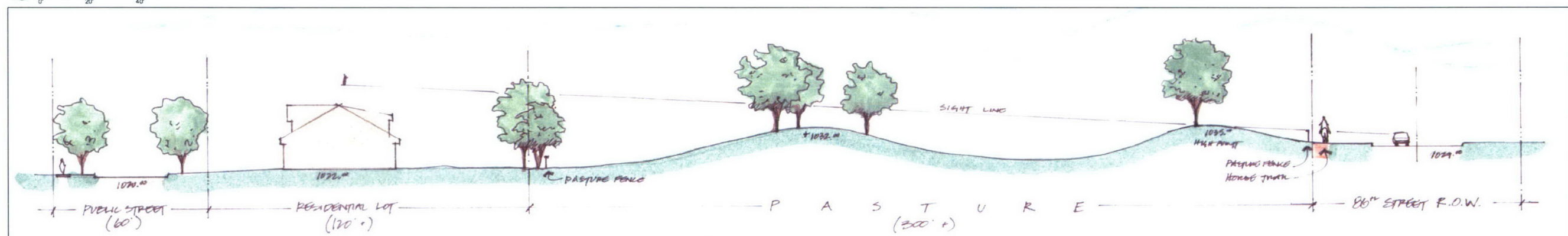
L2



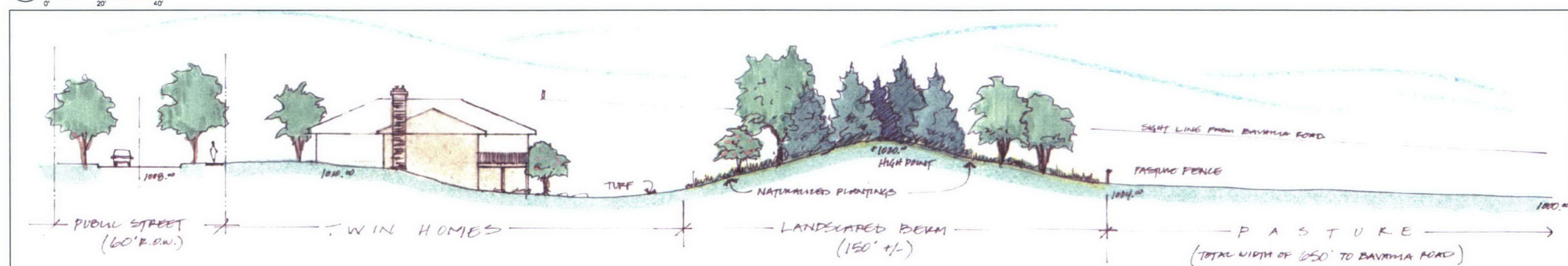
A NORTHWEST PASTURE SECTION
L5



B NORTHWEST PASTURE SECTION
L5



C NORTHWEST PASTURE SECTION
L5



D NORTHWESTERN BERM/ PASTURE SECTION
L5

DEVELOPER
Green Space LLC
501 Big Woods Boulevard
Chaska, MN 55317
952-470-1122
952-360-1400

HK 3i
LANDSCAPE ARCHITECT
Hoisington Koegler Group Inc.
123 North 3rd Street, Suite 100
MINNEAPOLIS, MINNESOTA 55401
612.338.0800
612.338.6638 Fax

THE HAMLETS OF LAKESHIRE
Community Landscaping Plans
CHASKA, MINNESOTA

LANDSCAPE SECTIONS

CERTIFICATION:
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.
SIGNED _____
REG. NO.: _____
BID SET: CITY SUBMITTAL
DATE: 14-MARCH-2008
DRAWN: BH
CHECKED: PP
PROJ. NO.: 00-34
REVISIONS:

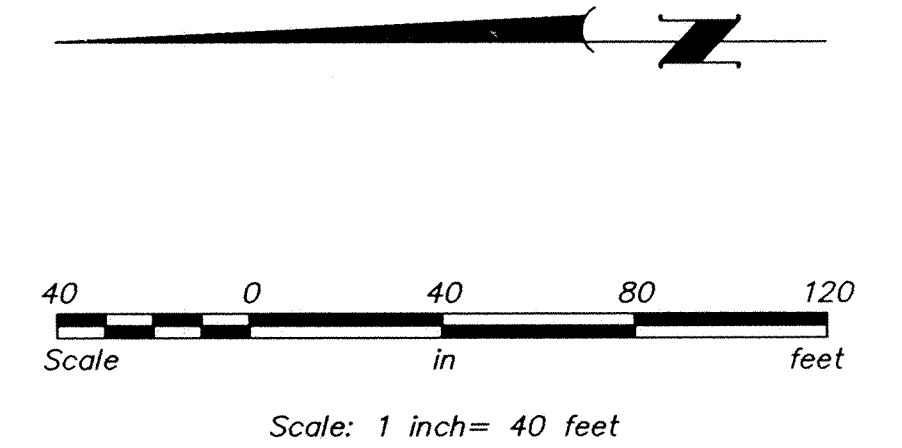
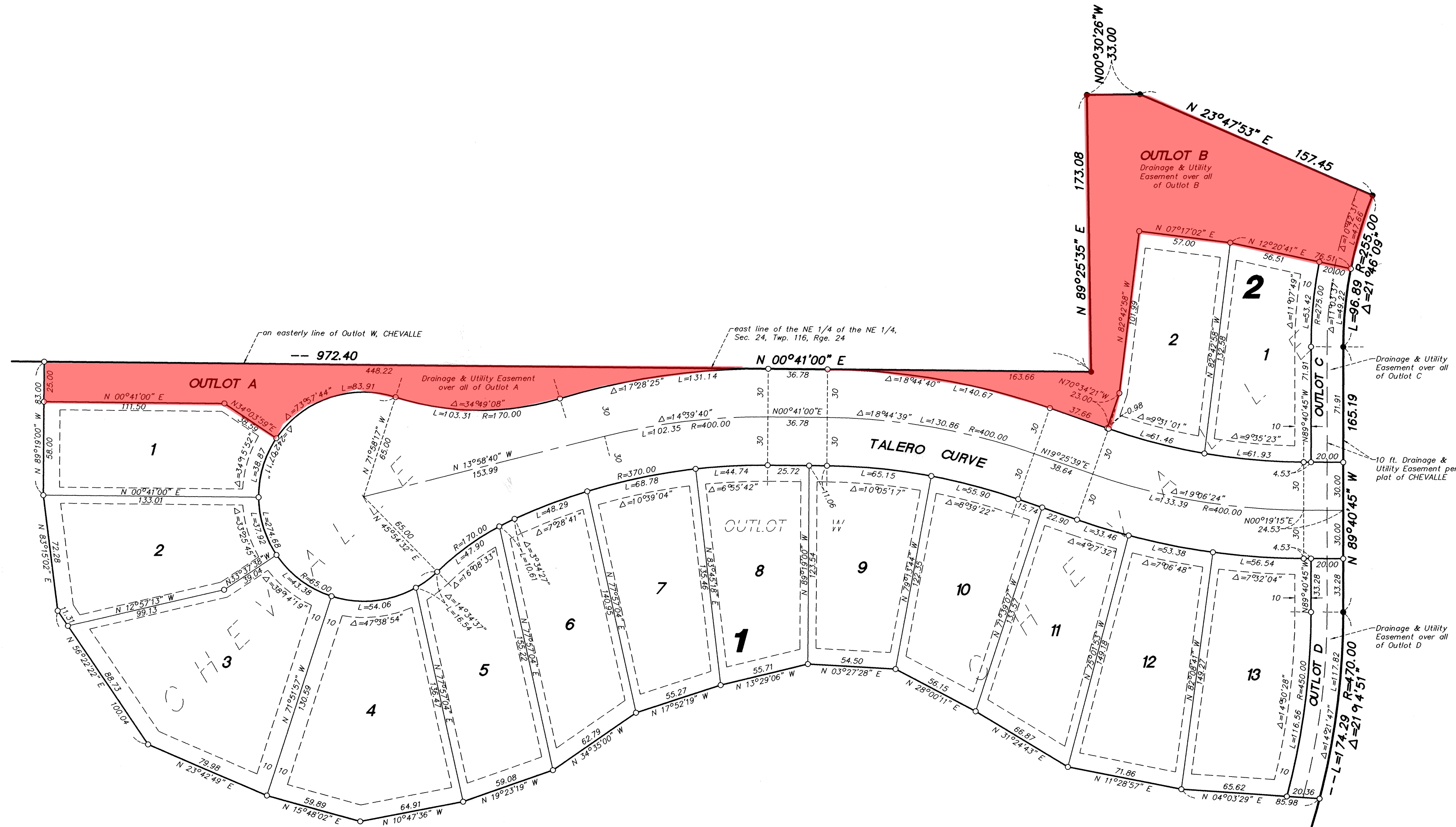
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CHEVALLE 5TH ADDITION

INSET A

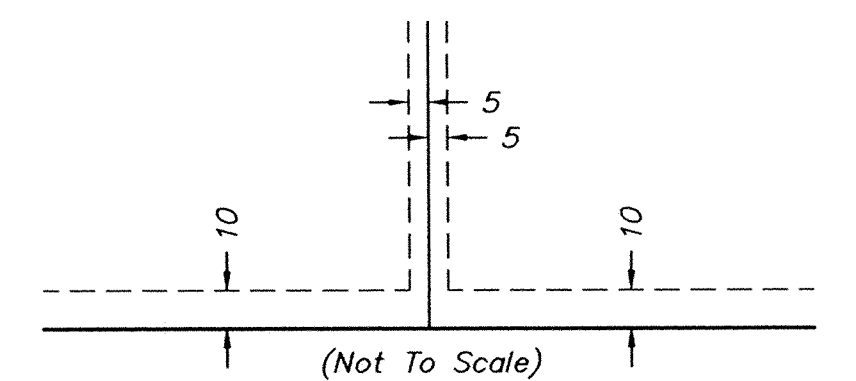
(From sheet 2 of 3 sheets)

PLAT FILE NO. 1476B
C.R. DOC. NO. 474471



- Denotes set 1/2 inch x 14 inch capped iron rebar marked by License No. 43999
- Denotes found 1/2 inch x 14 inch capped iron pipe marked by License No. 19839

Drainage and Utility Easements are shown thus:



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

The orientation of this bearing system is based on the most northerly line of Outlot W, CHEVALLE, which is assumed to bear N 87°42'47" E.

ORDINANCE NO. 811

ORDINANCE NO. 811 (CHEVALLE FIFTH ADDITION)
REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

MOTION BY COUNCILMEMBER ROHE, SECOND BY COUNCILMEMBER LINDALL
THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. **Rezoning.** The boundaries of the Zoning Districts as established by Ordinance No. 773 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate in the City of Chaska is hereby rezoned from Open (O) to Planned Residential District (PRD-54) for all of Blocks 1 and 2 and Outlots C and D all in the plat of Chevalle Fifth Addition, City of Chaska, Carver County, Minnesota.

Section II. **PRD-54 District regulations.** Permitted uses and regulations applicable to the PRD-54 District shall be as follows:

A. **Intent**

The applicant in this development, GreenSpace, LLC, is proposing an alternative development scenario in the greenbelt area, which is a rural cluster development on municipal sewer and water.

The proposal rather than utilizing a strict adherence to the numbers of housing units (4/40) as the primary factor on whether the greenbelt is being conformed to, utilizes other factors that were used to develop the greenbelt as the primary factor in determining compliance with the intent of the greenbelt, as articulated in the Permanent Rural Area/Greenbelt Policies in Chapter 3 of the 2020 Comprehensive Plan.

In particular is the notion that strict adherence to just the numbers portion (4/40) of the greenbelt concept does not address its primary purpose, which is first and foremost to manage viewsheds coming into the City at key entrance locations. Secondly, to better preserve and protect valuable open space and natural resources.

Rural cluster development in the Greenbelt, has several common design themes, in order of importance they are:

- First and foremost is to manage viewsheds at key entrance coming into the Chaska. The management strategy used for protecting these viewsheds should be prioritized by the functional classification of the street involved.
- Preserve and protect valuable open space and natural resources.
- New development is served by Chaska Sanitary Sewer and Water.

- Allow for enhanced development opportunities of approximately one dwelling unit per gross acre (1du/acre).
- Limit development to approximately 1/3 of the site. Leave 2/3 of the site undeveloped and put in place permanent protection measures to ensure that it will be properly maintained, enhanced, and protected in perpetuity.
- Propose a development of sufficient land area to ensure that an integrated systems approach can be implemented relative to items #1 and 2 above.
- Viewsheds, Natural Resource and Open Space protection is expanded beyond that which is currently regulated (i.e., wetlands, steep slopes, etc.,).

B. **Chevalle Development Master Plan**

The document entitled "Development Master Plan" shall serve as the development guide for this development. The "Development Master Plan" (pages 1-6) is referenced as condition 1.A of Resolution #06-70, approving the final plat of Chevalle.

C. **Homeowner's Association**

The elements of the Chevalle neighborhood are unique in Chaska. In achieving the intent of this neighborhood the City varied several of its residential policies and design standards, to accommodate the development proposals within this neighborhood. As example, to facilitate a greater sense of pedestrian friendliness: the right's-of-way has been narrowed; on-street parking has been permitted; sidewalks on both sides of the streets have been provided; and trees in the boulevards have been allowed. As additional example, to create a sense of place: larger common open spaces have been created; additional trails have been provided to access these open spaces; and equestrian facilities and pastures have been included. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

D. Basis for Approval

The basis for approval of the Rezoning and Final Plat shall be the exhibits submitted by the developer as follows:

1. Site Plan Rendering – Sheet L1.01, dated 10-3-07
2. Landscape Plan – Sheet L1.02, dated 10-3-07
3. Final Plat of Chevalle 5th Addition - Sheets 1 to 3
4. Construction Plans – Sheet 1 to 5, dated 10-4-07
5. Typical Building Elevation – Sheets 1 to 4, dated 10-1-07

E. Private Open Space

The following described real estate shall be limited in its use to Private Open Space; all of Outlots C and D all in the plat of Chevalle Fifth Addition, City of Chaska, Carver County, Minnesota.

1. The intent of the Private Open Space designation within the PRD-54 zoning district is to preserve these open space areas as such in perpetuity.
2. Permitted uses within the Private Open Space designation as depicted on the "Development Master Plan" shall be as follows:
 - a. Parks, Open Spaces and Natural Areas.
 - b. Public Uses.
 - c. Uses similar in nature to those listed above and which, in the determination of the City Council, will not be detrimental to the intent of the PRD-54 District.

F. Detached Townhomes (Single Family)

The following described real estate shall be limited in its use to detached townhomes (single family) all of Blocks 1 and 2 all in the plat of Chevalle Fifth Addition, City of Chaska, Carver County, Minnesota.

1. Blocks 1 and 2 of Chevalle Fifth Addition are intended for development of detached townhome (single family) dwellings on relatively narrow lots. Uniformity of house design will be more like a townhouse development than a traditional single family neighborhood. Specific house designs and dimensions are identified as part of the PRD-54 approval process to assure that they fit on their lots, and to avoid requests for variances in future. Snow removal and yard maintenance will be performed for individual lots under contract through a homeowners association. Permitted uses shall be one family detached dwellings and customary accessory uses as specified in the R1-B District. House designs other than those identified in Section II, D, 5 above shall be subject to review and approval by the Director of Planning and Development.

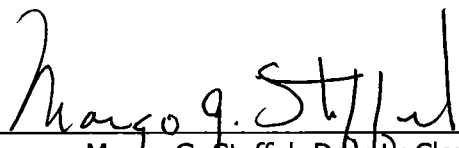
2. Development standards for Blocks 1 and 2 Chevalle Fifth Addition shall be as follows:
- a. Minimum lot size: 7,700 square feet
 - b. Minimum lot width: 57 feet (at frontyard setback)
 - c. Minimum building setbacks:
 - a). frontyard: 23 feet
 - b). sideyard (street): 25 feet
 - c). sideyard (interior – house and garage): 5 feet
 - d). rearyard: 20 feet
 - d. Maximum driveway width at curb: 24 feet

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

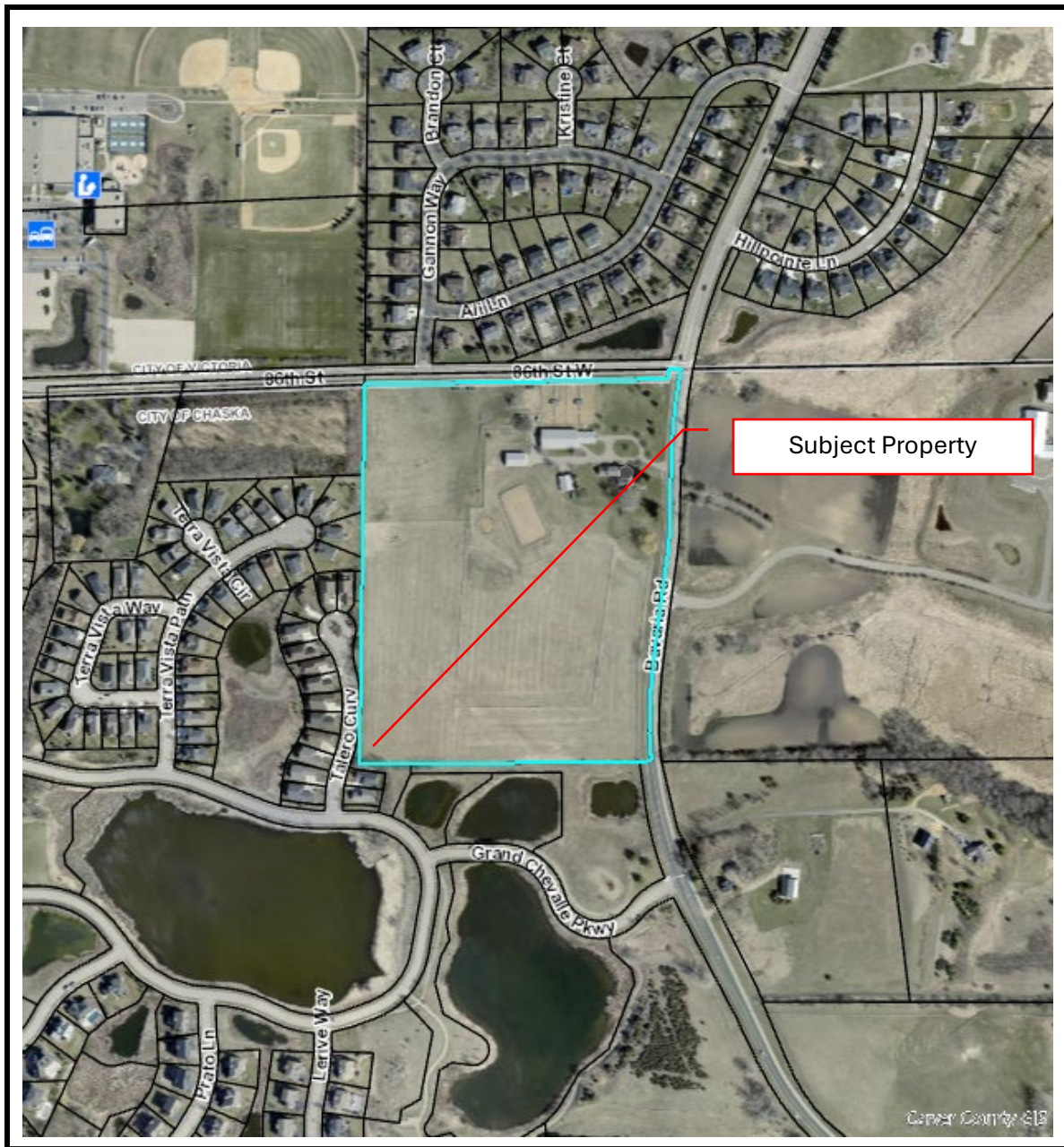
Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of October, 2007.



Gary Van Eyll, Mayor

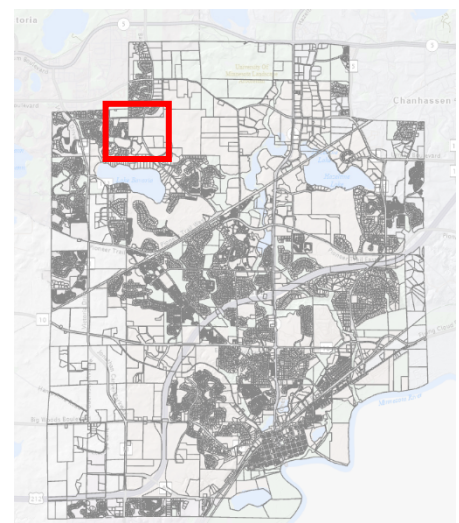
Attest: 

Margo G. Steffel, Deputy Clerk



LOCATION MAP

Project: Chevalle 5th Addition
Address: 3910 Bavaria Rd



January 29, 2025

Ashley Cauley
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

VIA EMAIL
acauley@chaskamn.gov

Re: Talero Concept Plan

Dear Ms. Cauley,

Thank you for your time and consideration of our concept plan application for development of ten (10) homesites adjacent to the Talero Curve neighborhood (the "Project"). We appreciated the recent opportunity to sit down with City staff and the Talero Homeowners Association ("HOA") members and discuss the Project.

As outlined in our concept plan application, the City originally created two outlots - "Outlots A and B" (Figure 1) - during the development of the Talero neighborhood. These outlots are now owned by the HOA. The access to the Project, located between the outlots and at the point of connection with the existing roadway, is limited to 36.8 feet of right-of-way ("ROW").

As shown in the original concept plan, approximately fifteen square feet of property at the access point lies outside the Project's control, which limits its ability to comply with the City's current ROW standards (highlighted in Figure 2). In order to construct a public road and meet City Code requirements, the Project must either 1) obtain an easement or title to the land highlighted, or 2) receive a variance to the ROW standards as currently proposed.

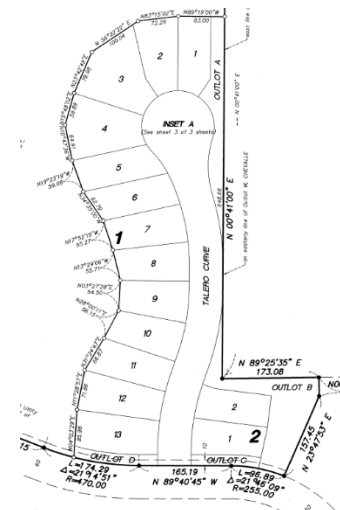
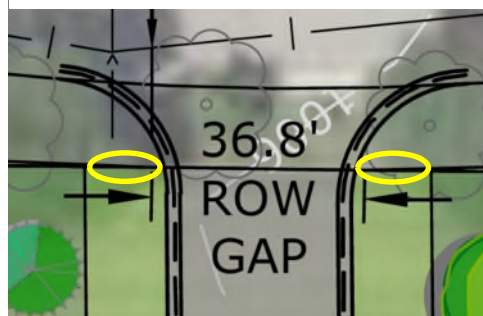


Figure 1: Outlot A and B- Talero Plat

Figure 2: Existing ROW



roadway access particularly with regards to its location across from an existing driveway. We

Over the past year, our development team has worked closely with the Talero Curve HOA and the surrounding community to explore different street, lot, and neighborhood layout options. We've held meetings, gathered feedback, and worked to consider residents' concerns - particularly regarding traffic, safety, and how the proposed roadway alignment might affect the character of the neighborhood. The Talero community remains concerned about expansion of the proposed

believe the key takeaway from these discussions is a shared desire to find a solution that balances the new development with the existing community needs.

Through renewed conversations with the HOA, we explored two main alternatives for the roadway alignment:

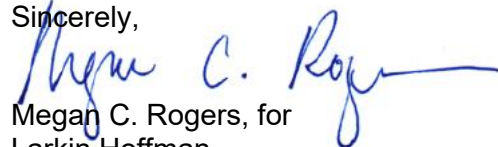
- **Shifting the roadway south** – This option would impact utility connections, reduce the separation between new homes and existing homes, create challenges for fencing and landscaping, and require more significant grading of the site to accommodate the new roadway as compared to primarily relying on the existing grade of the site.
- **Shifting the roadway north** – This option moves the roadway approximately 63 feet north of the original access point, capitalizing on the natural curve of Talero Curve Road and the existing spacing between homes. This alignment addresses community concerns by ensuring the roadway is not directly across from existing driveways.

Please find attached a revised concept plan which shifts the roadway north ("Revised Design"). The proposed new location of the roadway is contingent upon approval by the HOA, as access now substantially relies on land owned by the HOA. Additionally, utility connections, which are currently aligned with the original roadway design, will need to be extended to accommodate the revised layout.

To further address community concerns, our updated plan incorporates a 60-foot setback from the existing right of way, resulting in a practical setback of over 70 feet from Talero Curve - equivalent to the length of two school buses stacked end to end. This design preserves and protects the existing tree cover along Talero Curve. The design of the new road is not unique within the Chevalle master development, but the spacing and investment in transition between the existing neighborhood and Project is. Similar layouts within the broader neighborhood typically benefit only from a corner lot side yard setback rather than the expanded preserve area created by this design. The Revised Design integrates the enhanced landscaping from the original plan to create a natural transition between the new and existing homes.

We believe this reflects our commitment to the community by creating a development that integrates with the surrounding area and improves the overall aesthetics of the Project. We hope the revised design offers a practical solution that addresses the Talero Curve community's concerns while meeting the access needs of the Project. Thank you again for your continued support and consideration.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman

Direct Dial: (952) 896-3395

Direct Fax: (952) 842-1847

Email: mrogers@larkinhoffman.com

cc: Matthew Duffy (via email: mduffy@MMBLawFirm.com)



November 20, 2024

City of Chaska
ATTN: Nate Kabat, Community Development Director
1 City Hall Plaza
Chaska, MN 55318

Re: Stoebner Farm Development Concept Plan Review

Dear Director Kabat:

We represent Quadriga Ventures regarding development of ten residential lots ("Project") on approximately 6 gross acres (2.41 net developable acres) of the property known as Stoebner Farm located at 3910 Bavaria Road ("Property"). Quadriga Ventures is a local development company with over 40 years of experience bringing new neighborhoods to life. Known for its high-quality residential projects, Quadriga Ventures meets market demands through a mix of rental and for-sale properties. In addition to residential work, the company also develops land and manages commercial assets, leveraging private equity to support real estate ventures and foster long-term value. On behalf of Quadriga Ventures, please accept this letter and the enclosed materials as a formal submittal for concept plan review.

1. Introduction and Background

The Property, located in the northwestern part of the City of Chaska ("City") and east of Talero Curve, is part of the Chevalle Development Master Plan, submitted in 2005 and approved by the City in 2007. The Chevalle neighborhood was developed through multiple phases, and the lots adjacent to the Property were platted in 2011 as part of the Chevalle 5th Addition ("Chevalle V or 5th Addition"). The original master plan for Grand Chevalle depicted here shows Talero Curve with homes on both east and west sides of the road. When the Property was not acquired by the master developer, the City created a path for future development in the 5th Addition approvals.





The Property is outlined in yellow in the image on the left. Talero Curve and the associated City right of way connects the Stoeber Property lot line, reserving space between platted Outlots A and B (shown in greater detail on Exhibit C- Recorded Chevalle V Plat). Although these outlots are a part of the existing Talero Curve HOA's holdings, the City elected not to rezone them at the time of approval in order to preserve access to the Property for future development. (Exhibit B- Chevalle V, Rezoning and Final Plat). The prior approvals reflect that Talero Curve traces the Property line for the explicit purpose of

providing access "if and when they choose to develop." This is consistent with the City subdivision ordinance which requires that where adjoining areas are not subdivided, but may be subdivided, the arrangement of streets in the new subdivision, in this case Chevalle V and Talero Curve, must provide for projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

We are seeking initial feedback and concept plan approval to construct ten homes demonstrated on the attached concept sketch plan (Exhibit A). The Property is currently guided as Rural Residential and zoned as Rural Residential ("RR2"). Approval for the Project requires 1) a comprehensive plan amendment to the City's Low Density Residential guide plan consistent with the surrounding properties, 2) rezoning to a residential PUD, and 3) a variance to address the existing non-conforming right of way allocation from Talero Curve.

2. Project Narrative: Chaska Mission Statement and Core Strategies

The Project is consistent with Chaska's mission to be the "Best Small Town in Minnesota." It provides thoughtfully designed lots that align with the established Chevalle neighborhood, considering community connectivity and preserving the City's greenbelt goals. As a low-density residential development, the Project contributes to Chaska's high quality of life and integrates naturally with the surrounding landscape.

In alignment with the City's core strategies, the Project promotes well-planned development that reflects Chaska's small-town values. By integrating open spaces and thoughtful design elements, the Project enhances the residential environment, fostering neighborhood interaction and blending naturally with Chaska's rural character. This careful site planning allows residents and neighbors to enjoy shared spaces and a sense of connection, supporting Chaska's commitment to maintaining high-quality, low-density growth that balances community needs of additional housing with preservation. The Project further protects 3.9 acres of the Property investing in the City's greenbelt goals.

The guiding principles for the Project include creating a high-quality residential community that complements Chaska's greenbelt; supporting sustainable development that respects the natural landscape; fostering a sense of connection and interaction among residents through thoughtful site features; ensuring alignment with Chaska's vision for balanced, low-density growth; and reinforcing the neighborhood's identity by integrating design elements that reflect the style and character of the Chevalle neighborhood and surrounding properties.

3. Proposed Development and Site Features

a. Existing Conditions

The Property is primarily flat with minimal elevation change, consisting of prime agricultural soil and tall grass as its maintained land cover. Located within Chaska's designated greenbelt area, RR2 zoning of the Property is intended to support a low-density, rural buffer around the City's edge. Adjacent to the Property is the Chevalle neighborhood, a low-density residential community that forms part of the broader Chevalle Development Master Plan. A boundary survey and aerial photograph, attached, outline the Property's dimensions, and proximity to neighboring residential areas, providing a basis for the Project's integration with the surrounding landscape (Exhibit D).

b. Site Potential and Design Approach

The Project aims to build a low-density residential development consistent with Chaska's mission and the character of the Chevalle neighborhood. The planned layout of the ten single-family lots results in a net density of approximately 4.1 units per acre, creating a smooth transition from the agricultural setting to the established low-density residential environment.

The concept plan (Exhibit A) respects the Property's flat topography, agricultural soil, and rural character. The layout balances residential lot placement with open space, enhancing community connectivity and interaction, in line with Chaska's values. Additionally, the Project incorporates natural drainage patterns and site-specific features, supporting a seamless integration with the greenbelt and surrounding neighborhoods consistent with the original master plan for Chevalle.

c. Right of Way

The adjacent Talero neighborhood was approved as PRD-54. At the time of approval, the City created two outlots referenced in the City approvals as "Outlots A and B" (shown on Exhibit C) and elected not to rezone those Outlots, reserving them for "future development" (the "Outlots"). The Outlots are owned by the Talero neighborhood HOA. Talero Curve was designed to run adjacent to the Property line for the purpose of "provid[ing] access to the adjacent property, if and when they chose to develop". The access to the Project between the Outlots and at the point of connection with the existing roadway, is constrained to 36.8 feet of right-of-way ("ROW") as previously approved. As shown on the concept plan, approximately fifteen square feet of property is outside of the Project's control at the point of access limiting the Project's ability to comply with the City's current ROW standard.

This limited access necessitates obtaining a variance from the standard ROW dimensions. To secure the variance, our application must demonstrate "practical difficulties" as defined in Chaska's zoning code. These include showing that the proposed use is reasonable and not otherwise permitted, that the situation stems from unique property circumstances not caused by the landowner, and that granting the variance will not alter the locality's essential character. The application must demonstrate that the variance does not harm public health, safety, or welfare, conflict with the Comp Plan or other City ordinances.

The Project meets these criteria. Quadriga is not seeking a variance for the entirety of the ROW to be provided, only fifteen square feet necessitated by the unique alignment of Talero Curve and the shape of the existing Outlots. The existing right of way and access accommodates the

entirety of the road surface. Consideration of a variance for limited square footage beyond pavement is reasonable especially in light of the prior approvals. Limitations on available right of way here are unique to the Property and the adjoining property and were not created by the personal characteristics or preferences of the Property owner. Instead, the limitations here were authorized by past approvals which specifically intended to provide for future development via the access allocated.

The variance presented will not alter the essential character of the locality or cause the connection between the existing right of way or future right of way to be out of scale, out of place, or inconsistent with the surrounding area. The proposed roadway design and overall concept plan mirrors developed neighborhoods within Chevalle like San Vitero Circle and San Vitero Point. The design aligns with the Comp Plan's objectives for orderly development, addressing the unique challenges of the Property without creating substantial adverse impacts on neighboring properties. The proposed variance supports a reasonable and permitted use of the Property, preserving the essential character of the locality while respecting the intent of city ordinances.

d. Alternative designs

Since December of 2023, Quadriga has actively pursued acquisition of additional property to expand the available right of way. Specifically, Quadriga proposed acquisition of additional in exchange for the large outlots shown on the concept plan adjacent to the existing neighborhood. This plan provided for supplemental buffer area for existing residents, as well as additional space for snow storage which we understand from our conversations with the neighborhood, presents current difficulties. Quadriga, through a nine-month engagement process, presented a variety of design alternatives to address neighborhood feedback. These alternatives are detailed in our neighborhood meeting and engagement summary attached as Exhibit E, and included a mirror image design and an adjusted roadway access point moving the proposed street alignment north both of which would acquisition of additional HOA property.

An alternative to seeking a ROW variance is constructing the cul-de-sac as a private road extension into the Project area. A private road would require the installation and maintenance of private utilities, such as water and sewer systems, which would not be publicly maintained. All roadways within Chevalle are public roads; all utilities within Chevalle are public utilities. While developing a private road may be possible, the homeowners within the new development would be responsible for all roadway and utility maintenance, including plowing and repairs resulting in meaningfully increased monthly fees and reserve requirements. This is inconsistent with the current expectations for HOA duties and responsibilities within Chevalle today and would likely prohibit the new homes from joining the existing Talero Curve HOA.

4. Neighborhood Meeting

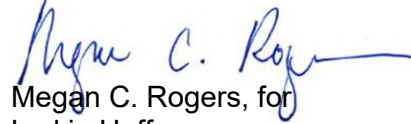
A neighborhood meeting was held on November 4, 2024, at 6:00 p.m. at the Victoria Recreation Center, with approximately nineteen attendees, primarily residents of Talero Curve and the Chevalle neighborhood. Notice of the meeting was mailed to 124 recipients within a 750-foot radius of the Project ("Exhibit F"). To ensure inclusivity, if any portion of a neighborhood fell within this radius, the entire neighborhood received an invitation.

The meeting included a presentation about the Project, a recap of prior discussions with the Talero Curve HOA regarding alternative development approaches, and an overview of the latest

proposed development design. Attendees were invited to ask questions, which were addressed by the Project team. A copy of the questions asked and answers provided, the meeting invite, list of attendees are attached as Exhibits E, G and H.

Thank you for considering this concept plan review. Quadriga Ventures looks forward to collaborating with the City of Chaska and its residents to ensure this Project enhances the community and aligns with the City's vision. Please contact us with any questions regarding the materials provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan C. Rogers", with a long horizontal flourish extending to the right.

Megan C. Rogers, for
Larkin Hoffman

Direct Dial: (952) 896-3395

Direct Fax: (952) 842-1847

Email: mrogers@larkinhoffman.com

FILE: P:\2023\23-033_Chaska_Villas\CD\DWG\EXHIBITS\23-033_CONCEPT_PLAN.dwg LAYOUT: CONCEPT
SCALE: 0. DATE/TIME: Nov 19, 2024, 4:36pm
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CONCEPT DATA

STOEBNER PROPERTY	
TOTAL GROSS AREA:	29.82 ACRES
GROSS DEVELOPMENT AREA:	6.00 ACRES
NET DEVELOPED AREA:	2.41 ACRES
(includes right of way and full lots)	
2040 COMPREHENSIVE PLAN:	
GUIDED USE	RURAL RESIDENTIAL
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	
NET DENSITY	10 ± 4.15 UNITS/ACRE

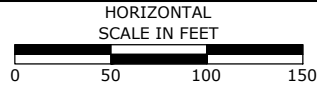
PROPOSED LOT STANDARDS

PRD Single Family Residential	
Minimum Lot Area:	7,500 Sq. Ft.
Minimum Lot Width:	58'
Front Setback:	23'
Side Setback:	5'
Rear Setback:	20'

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	11-19-24				CITY CONCEPT PLAN SUBMITTAL



HTPO Engineering • Surveying
Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax
PROJECT NO. 23-033



CONCEPT PLAN
STOEBNER FARM DEVELOPMENT
CHASKA, MINNESOTA

SHEET
1
OF
2

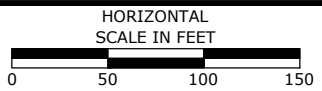


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NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	11-19-24				CITY CONCEPT PLAN SUBMITTAL



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HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax
PROJECT NO. 23-033



EXISTING CONDITIONS	SHEET 2
STOEBNER FARM DEVELOPMENT CHASKA, MINNESOTA	OF 2

Memorandum

To: City of Chaska Development Team

From: Megan Rogers and Raya Esmaeili, *Larkin Hoffman*
Aaron Carrell, *HTPO*
Matthew Weiner, *Quadriga Ventures*

Date: November 18, 2024

Re: November 4, 2024 Neighborhood Meeting: Stoebner Farm Parcel
Development

Quadriga facilitated a neighborhood meeting prior to submission of its formal concept plan application. Attendees from the development team are listed above, resident attendance is attached as Exhibit H. Below are the questions and comments received during the meeting (in bold), along with our responses.

Question: Could you provide some background on working with the Talero Curve HOA?

Quadriga Ventures entered into a purchase agreement for the development of the Stoebner Parcel in December 2023. Immediately thereafter, Quadriga began engaging with the city and the Talero HOA. In the spring of 2024, Quadriga prepared plan sets, including a general concept plan, to share with the neighborhood. These plans reflected both the original mirror-image design and the current concept plan design. The neighborhood board suggested that the additional roadway shown in the existing concept plan was preferable to the mirror-image design.

Over the summer, Quadriga met with the neighborhood board and attended a meeting with the entire Talero neighborhood. At these meetings, Quadriga explained and offered to purchase or obtain an easement for outlot area needed to complete a full right-of-way allocation for the proposed roadway. According to the concept plan narrative, this area comprises approximately 15 square feet of property, based on the narrowest points of the outlot design coupled with the existing roadway design, existing right of way and adjacency to the property line of the Stoebner Parcel. At this time, multiple designs were presented, including a full presentation from Quadriga's engineering team, HTPO.

It became evident that there was disagreement among neighbors and within the HOA about the location of the right-of-way. Quadriga proposed shifting the roadway to avoid aligning it directly across from existing home driveways. However, this required additional property/easement access from the Talero HOA. Ultimately, the HOA board's attorney determined that a vote of the board was required to allocate any portion of the outlet area. A vote was taken among the three board members. Two members, who live directly across from the approved roadway access point, voted to deny Quadriga's request to purchase or allocate the additional area needed to

establish a 60-foot right-of-way. The third board member voted in favor of the plan and later resigned from the board.

The building outlines in the concept plan appear smaller than the existing structures in Talero Curve and seem to feature two-door garages rather than three-door garages.

The concept plan design mirrors the existing structures in the Talero neighborhood and contemplates a similar architectural character, except that no shared driveways are proposed. The homes proposed have similar building pads and will be of similar size (and price point) of the Talero Curve homes.

Why is the design specifically for 10 lots? Would the developer consider reducing it to 8 lots? The 10-lot plan may lead to more impervious surfaces.

The design accommodates 10 lots for several reasons:

1. The 10-lot plan is consistent with Talero's existing density.
2. If an independent HOA is required, 10 lots will better balance shared costs.
3. The 6-acre parcel, with 2.41 developable acres, has a low impervious surface coverage rate.

The concept plan shows trees on the east and west sides of the lots. Will Quadriga Ventures be responsible for planting these trees?

During engagement with the neighborhood, concerns about screening and maintaining the character of the area were raised. Quadriga's plan aligns with Chaska's greenbelt policies by proposing additional tree plantings between the existing neighborhood and the new development. These trees would be planted in the outlet areas, with Quadriga responsible for the initial planting and the ultimate homebuilder planting trees on individual lots.

What will the sprinkler system entail?

The sprinkler system design will align with similar properties in the area, based on market needs. Discussions about water sharing and access to drainage ponds for water management were raised at the neighborhood meeting. Quadriga is open to such discussions.

Originally, didn't the Chevalle development plan envision a mirror-image layout? Why did the design change to a cul-de-sac?

The master development plan approved in 2007 envisioned a mirror-image layout, which Quadriga does not object to. However, feedback from the Talero HOA indicated that the cul-de-sac design was preferable. The development aligns with prior approvals for 10 properties on the 2.41 developable acres, consistent with the original master plan allocation.

What prevents further development of the rest of the Stoebner Property in the future?

While further development of the remaining acreage could be considered, it would require rezoning and expanded utility access.

Why is only this portion of the Stoebner Property being considered for development, rather than the northern section?

This area was identified because it was contemplated for development as part of the original 2007 Master Plan, has existing utility access, and could be incorporated into the broader Chevalle HOA easily accessing the main Chevalle roadways and retaining the charming amenities that make Chevalle a highly desirable neighborhood - like access to the property via the covered bridge road.

Is the intent to have single-family homes with sunken basements? We have concerns about slab-on-grade or half-basements since they may not align with the existing neighborhood aesthetic.

Quadriga's intent is to develop single-family homes with walkouts or traditional basements, depending on the site's topography as demonstrated on the concept plan. Slab-grade homes are not proposed.

The small pond to the south of the proposed development is Chevalle's irrigation pond and could use more water. Could the development consider using it for irrigation?

Quadriga is open to working with Chevalle and the City to facilitate this if possible.

Is the development contingent upon entitlement? What are the options if an agreement isn't reached?

Yes. The City process includes a concept plan review (Phase I), rezoning and reguiding (Phase II) and then preliminary and final development plans (Phase III). Phase II and review of preliminary development plans may be consolidated at the City's discretion.

From a construction standpoint, what is the expected timeline from start to finish?

After City approval, Quadriga would grade and install infrastructure on the property (road, curbs, water management systems, and initial landscaping within the buffer areas) and then turn it over to its homebuilder partner to complete construction of homes. The first period (infrastructure installation) will take approximately 3-5 months.

How would you manage disruption from construction traffic?

It would be our hope to negotiate temporary construction access through the existing easement and City access to the adjacent ponds from Bavaria road. This would limit the impact on the existing neighborhood during the period of construction.

From an aesthetic perspective, wood fencing around the development would be a better match to the rest of Chevalle.

We considered berming and landscaping to address the greenbelt goals and neighborhood feedback, but we are open to alternative screening like installation of wood fencing around the Property.

Is the intention for this development to be part of the Talero Curve HOA? If not, would it still be part of Chevalle?

Quadriga would welcome inclusion into the existing Talero HOA, though this decision ultimately lies with the HOA. Alternatively, an independent HOA could be created, with oversight from the Chevalle master association.

Comment: The Chevalle Master Association would welcome the new neighborhood into the master HOA.

To clarify, there is green space on both the west and east sides of the proposed development?

That is correct. On the east side, some City requirements apply, while the west side may still be negotiable.

In which step of the process (green space and shape of development) would this be discussed?

Feedback is appropriate on this during all phases of review: the concept plan (Phase I) and Preliminary Development Plan (Phase II/III) review.

Is there an opportunity for input during that step?

Yes. Interested parties are always welcome to contact the development team or to share feedback with the City. A formal public hearing will be held at each phase. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property. Please provide contact information on our sign-up sheet in the event you would like regular updates from Quadriga on the project.

Has a builder been chosen yet?

No.

Are you looking to have only one builder?

Yes.

Comment: We appreciate the effort to address the green space issue and support this new addition to become part of the HOA, contingent on following the HOA guidelines.

Why should we approve access for the farm owner's benefit? This has been a long and painful process for the neighborhood and has caused tension between the neighbors.

Quadriga has made multiple proposals incorporating feedback from neighbors, including shifting access points, offers to acquiring additional outlot areas, and enhancing green spaces. Despite these efforts, consensus among neighbors and the HOA board was not reached. The Stoeblers relied upon prior approvals in investing in their property and desire to respectfully move forward with this Project.

When will we receive formal notice?

Notice will be provided by the City in conjunction with the requirements of its zoning and subdivision ordinance. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property.

When do you anticipate hearing from the City?

We plan to review our concept plan in light of this conversation and the conversations we've had since providing the neighborhood meeting notice. We plan to submit our concept plan to the City in November.

4869-5415-5517, v. 1



Prepared for:

Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Minneapolis, MN 55437
Attn: Megan Rogers

LT File Number: 703876

750 FOOT RADIUS REPORT LETTER

Land Title, Inc. hereby certifies that as of October 4, 2024, it has searched the public records in the Carver County Department of Property Taxation and finds the names and addresses of property owners within 750 feet of the property described as:

That part of the North One-half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

to be entries 1 through 124, inclusive, as shown on attached Exhibit A.

Dated this October 25, 2024 at 7 o'clock A.M.



By: *Sara Dironca*

An Authorized Signature



Notice of Neighborhood Meeting

Location of Meeting: Victoria Recreational Center- Multipurpose Room,
8475 Kochia Lane, Victoria, MN 55386

Subject Matter: 10 home expansion of Talero neighborhood

Date: November 4, 2024

Start and End Time: 6:00 p.m.- 8:00 p.m.

Quadriga Ventures is a local development company with over 40 years of experience bringing new neighborhoods to life. Quadriga desires to develop 6 acres of the estate parcel just east of the Talero neighborhood (the “Stoebner Property”). The current plan includes 10 homes on 2.81 acres with the remaining land to be preserved for open space, screening, and water management. The original master plan for Chevalle Country Estates shown here - contemplated expansion of the Talero neighborhood to include additional homes. When the parcel Quadriga is developing today was not acquired by the master developer, the City created a path for future development in the original Talero approvals.



The proposed homes will be built to the same architectural standard as the Talero neighborhood. The proposed layout maintains the green space the Chevalle neighborhood is known for and guided by.

Our team would like to meet with surrounding property owners, members of the Planning Commission and Council to introduce the project and answer any questions the community may have prior to submitting our application. In addition to attending the neighborhood meeting please do not hesitate to reach out to mrogers@larkinhoffman.com



7760 France Avenue South
Suite 700
Minneapolis, MN 55435-5844

T 952.885.5999
F 952.885.5969
MMBLawFirm.com

Matthew S. Duffy
mduffy@mmbllawfirm.com
Direct 952.885.1290

January 13, 2025

VIA EMAIL

Mr. Matthew Weiner
Quadrige Ventures
c/o Megan Rogers
Email: mrogers@larkinhoffman.com

Re: Talero Curve Addition
Our File No.: 21043.001

Dear Mr. Weiner:

This firm represents the Talero Villas Homeowners' Association (the "HOA"). Please direct all future correspondence on this matter to my attention. Thank you for your willingness to reschedule the meeting to January 14, 2025.

As you know, the Quadrige Ventures project on the Stoebner property has been met with deeply divergent reactions from the Talero Villas neighborhood. It is difficult to capture all the varying opinions, so the HOA has done its best to summarize the reactions and opinions into common themes, to make our discussions with you more productive in the hopes of finding some common ground. While the HOA recognizes the proposed development application process may progress whether it and its members are fully on board, the HOA is trying to find ways to make your project more desirable (not merely tolerable) for the current residents of Talero Curve.

At a high level, the following items would help us engage in a discussion that could be a positive and collaborative one. With our review of the Talero Villas and Chevalle Country Estates HOA governing documents, the relevant statutes, and the 2007 Chevalle Comprehensive Development Plan, the HOA board must address these conditions, in order of priority for the HOA and its members:

- Reimbursement of Costs and Expenses – the costs and expenses related to the project that have been incurred to date \ were not budgeted for and are unexpected. These costs and expenses include, but are not limited to: legal costs to assist HOA with the development process, the governing document review and amendments, vendor

contracts, drafting and reviewing the agreement with Quadriga, increased snow removal, road maintenance, management company oversight and mailbox/surround costs.

- Road Placement and Safety- road cannot be directed at driveways or front elevations, roads need to be designed to encourage walkability and slower speeds. Consideration for related easement agreement needs to be addressed.
- Outlot Ownership – HOA must own all related Outlot land and appropriate buffer/greenspace (not merely an easement), inclusive of additional northern buffer to align with entire current Talero Outlots, no adjoining easement to connecting properties will be accepted.
- Neighborhood Aesthetics – the use of berms, landscaping, or vegetative screening to reduce the visibility of the houses (specifically the side of the houses, given their orientation); a majority of the houses should be walkouts with some look-outs (given the topography of the land); strict adherence to HOA Architectural Guidelines and associated oversight costs; improved landscaping to mesh seamlessly with current look and feel of the neighborhood; white fencing (similar to existing) surrounding the perimeter of neighborhood; and enhanced water feature for ponding.
- Development Logistics/Management – enhanced landscaping beyond city minimums; no construction traffic or deliveries on Talero Curve (access from Bavaria or 86th); agreed-to and posted construction hours; minimize noise and dust and debris; remove ash trees on site due to Emerald Ash Borer; regular construction updates and proposed timeline for full project build-out.

The HOA will come prepared to discuss your concept plan, the City's consideration of your concept plan, and the HOA's items noted above.

Please let me know if you have any questions.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb

cc: Megan Rogers, Esq. (via email);
Ashley Cauley, City of Chaska, (via email);
Elizabeth Hanson, City of Chaska (via email);
Nate Kabat, City of Chaska (via email); and
Client (via separate email).

Amendments requested by Matt Duffy (Monroe Moxness Berg) on behalf of the Talero HOA Board, changes provided to Quadriga/Megan Rogers.

Memorandum

To: ~~City of Chaska Development Team~~

From: Megan Rogers and Raya Esmaeili, *Larkin Hoffman*
Aaron Carrell, *HTPO*
Matthew Weiner, *Quadriga Ventures*

Date: November 18, 2024

Re: November 4, 2024 Neighborhood Meeting:
Stoebner Farm Parcel Development

Quadriga facilitated a neighborhood meeting prior to submission of its formal concept plan application. Attendees from the development team are listed above, resident attendance is attached as Exhibit H. Below are the questions and comments received during the meeting (in bold), along with our responses.

Question: Could you provide some background on working with the Talero Curve HOA?

Quadriga Ventures entered into a purchase agreement for the development of the Stoebner Parcel in December 2023. Immediately thereafter, Quadriga began engaging with the city and the Talero HOA. In the spring of 2024, Quadriga prepared plan sets, including a general concept plan, to share with the neighborhood. These plans reflected both the original mirror-image design and the current concept plan design. The neighborhood board suggested that the additional roadway shown in the existing concept plan was preferable to the mirror-image design.

Over the summer, Quadriga met with the neighborhood board and attended a meeting with the entire Talero neighborhood. At these meetings, Quadriga explained and offered to purchase or obtain an easement for outlot area needed to complete a full right-of-way allocation for the proposed roadway. According to the concept plan narrative, this area comprises approximately 15 square feet of property, based on the narrowest points of the outlot design coupled with the existing roadway design, existing right of way and adjacency to the property line of the Stoebner Parcel. At this time, multiple designs were presented, including a full presentation from Quadriga's engineering team, HTPO.

It became evident that there was disagreement among neighbors and within the HOA about the location of the right-of-way. Quadriga proposed shifting the roadway to avoid aligning it directly across from existing home driveways. However, this required additional property for a Public Easement access across portions of Outlots A and B from the Talero HOA. The Talero Board has the authority to grant such Public Easements and has not granted one to date.

The building outlines in the concept plan appear smaller than the existing structures in Talero Curve and seem to feature two-door garages rather than three-door garages.

The concept plan design mirrors the existing structures in the Talero neighborhood and contemplates a similar architectural character, except that no shared driveways are proposed. The homes proposed have similar building pads and will be of similar size (and price point) of the Talero Curve homes.

Why is the design specifically for 10 lots? Would the developer consider reducing it to 8 lots? The 10-lot plan may lead to more impervious surfaces.

The design accommodates 10 lots for several reasons:

1. The 10-lot plan is consistent with Talero's existing density.
2. If an independent HOA is required, 10 lots will better balance shared costs.
3. The 6-acre parcel, with 2.41 developable acres, has a low impervious surface coverage rate.

The concept plan shows trees on the east and west sides of the lots. Will Quadriga Ventures be responsible for planting these trees?

During engagement with the neighborhood, concerns about screening and maintaining the character of the area were raised. Quadriga's plan aligns with Chaska's greenbelt policies by proposing additional tree plantings between the existing neighborhood and the new development. These trees would be planted in the outlet areas, with Quadriga responsible for the initial planting and the ultimate homebuilder planting trees on individual lots.

What will the sprinkler system entail?

The sprinkler system design will align with similar properties in the area, based on market needs. Discussions about water sharing and access to drainage ponds for water management were raised at the neighborhood meeting. Quadriga is open to such discussions.

Originally, didn't the Chevalle development plan envision a mirror-image layout? Why did the design change to a cul-de-sac?

The master development plan approved in 2007 envisioned a mirror-image layout, which Quadriga does not object to. However, feedback from the Talero HOA indicated that the cul-de-sac design was preferable. The development aligns with prior approvals for 10 properties on the 2.41 developable acres, consistent with the original master plan allocation.

What prevents further development of the rest of the Stoebner Property in the future?

While further development of the remaining acreage could be considered, it would require rezoning and expanded utility access.

Why is only this portion of the Stoebner Property being considered for development, rather than the northern section?

This area was identified because it was contemplated for development as part of the original 2007 Master Plan, has existing utility access, and could be incorporated into the broader Chevalle HOA easily accessing the main Chevalle roadways and retaining the charming

amenities that make Chevalle a highly desirable neighborhood - like access to the property via the covered bridge road.

Is the intent to have single-family homes with sunken basements? We have concerns about slab-on-grade or half-basements since they may not align with the existing neighborhood aesthetic.

Quadriga's intent is to develop single-family homes with walkouts or traditional basements, depending on the site's topography as demonstrated on the concept plan. Slab-grade homes are not proposed.

The small pond to the south of the proposed development is Chevalle's irrigation pond and could use more water. Could the development consider using it for irrigation?

Quadriga is open to working with Chevalle and the City to facilitate this if possible.

Is the development contingent upon entitlement? What are the options if an agreement isn't reached?

Yes. The City process includes a concept plan review (Phase I), rezoning and reguiding (Phase II) and then preliminary and final development plans (Phase III). Phase II and review of preliminary development plans may be consolidated at the City's discretion.

From a construction standpoint, what is the expected timeline from start to finish?

After City approval, Quadriga would grade and install infrastructure on the property (road, curbs, water management systems, and initial landscaping within the buffer areas) and then turn it over to its homebuilder partner to complete construction of homes. The first period (infrastructure installation) will take approximately 3-5 months.

How would you manage disruption from construction traffic?

It would be our hope to negotiate temporary construction access through the existing easement and City access to the adjacent ponds from Bavaria road. This would limit the impact on the existing neighborhood during the period of construction.

From an aesthetic perspective, wood fencing around the development would be a better match to the rest of Chevalle.

We considered berming and landscaping to address the greenbelt goals and neighborhood feedback, but we are open to alternative screening like installation of wood fencing around the Property.

Is the intention for this development to be part of the Talero Curve HOA? If not, would it still be part of Chevalle?

Quadriga would welcome inclusion into the existing Talero HOA, though this decision ultimately lies with the HOA. Alternatively, an independent HOA could be created, with oversight from the Chevalle master association.

Comment:

The Talero HOA is required to have 100% approval of its HOA members to amend their governing documents to allow additional homes into the Talero Association, per MCIOA.

Comment:

If the proposed development receives approval from the City, the Master Association would likely want the new development to be part of the Chevalle HOA. Which would also require an amendment to the governing documents and an approval vote, consistent with the Master Association HOA's requirements.

To clarify, there is green space on both the west and east sides of the proposed development?

That is correct. On the east side, some City requirements apply, while the west side may still be negotiable.

In which step of the process (green space and shape of development) would this be discussed?

Feedback is appropriate on this during all phases of review: the concept plan (Phase I) and Preliminary Development Plan (Phase II/III) review.

Is there an opportunity for input during that step?

Yes. Interested parties are always welcome to contact the development team or to share feedback with the City. A formal public hearing will be held at each phase. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property. Please provide contact information on our sign-up sheet in the event you would like regular updates from Quadriga on the project.

Has a builder been chosen yet?

No.

Are you looking to have only one builder?

Yes.

Comment: We appreciate the effort to address the green space issue and support this new addition to become part of the HOA, contingent on following the HOA guidelines.

Why should we approve access for the farm owner's benefit? This has been a long and painful process for the neighborhood and has caused tension between the neighbors.

Quadriga has made multiple proposals incorporating feedback from neighbors, including shifting access points, offers to acquiring additional outlot areas, and enhancing green spaces. Despite these efforts, consensus among neighbors and the HOA board was not reached. The Stoeblers relied upon prior approvals in investing in their property and desire to respectfully move forward with this Project.

When will we receive formal notice?

Notice will be provided by the City in conjunction with the requirements of its zoning and subdivision ordinance. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property.

When do you anticipate hearing from the City?

We plan to review our concept plan in light of this conversation and the conversations we've had since providing the neighborhood meeting notice. We plan to submit our concept plan to the City in November.

REQUEST FOR ACTION CHASKA CITY COUNCIL 2/24/2025

Subject: **Public Hearing: Drainage and Utility Easement Vacation**

Applicant: Johnson Reiland Builders and Remodelers

Location: 719 and 725 Ensconced Way

Case No.: P.C. No. 2025-01

Synopsis: The applicant is requesting a vacation of a portion of the drainage and utility easement in the rear of Lots 2 and 3, Block 2 Ensconced Woods

Prepared By: Ashley Cauley

Staff Recommendation: Motion to adopt resolution

In March 2022, the ENSCONCED WOODS final plat was approved. A drainage and utility easement protected a swale serving as a public overflow for the wetland to the west and bringing drainage through the rear properties of Lots 2-5, Block 2.

However, the final mass grading plan redirected public drainage to the street through an overflow pipe in Outlot A. Despite the swale no longer accepting public drainage, no changes were made to the easement's configuration.

The applicant is requesting to vacate portions of the drainage and utility easement in the rear of Lots 2 and 3, Block 2.

Staff supports the request as:

- The swale, within the drainage and utility easement, no longer accepts public drainage;
- The easement would allow for a more usable rear yard for future property owners;
- The remaining easement area is sufficient; and
- No utilities (public or private) exist within the easement area to be vacated.

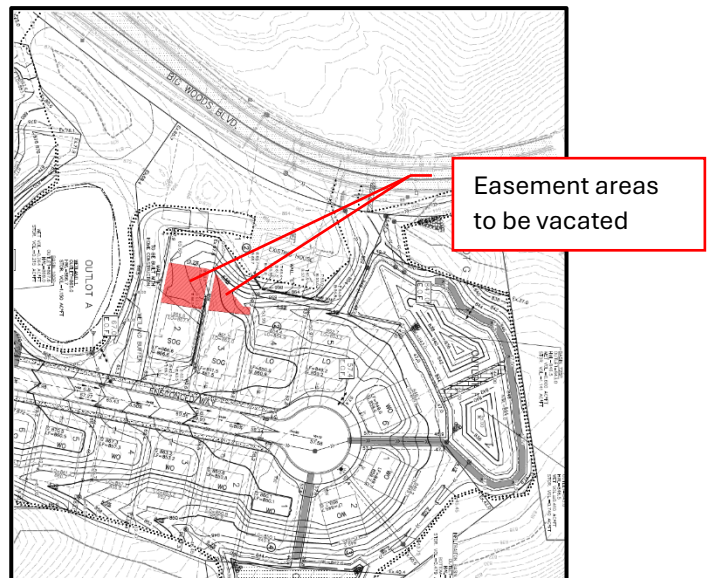


Figure 1: Areas to be vacated

City Council Actions Requested

- Motion to adopt Resolution No. 2025-17 approving the vacation of a portion of the drainage and utility easement in the rear of Lot 2, Block 2, ENSCONCED WOODS (719 Ensconced Woods).
- Motion to adopt Resolution No. 2025-18 approving the vacation of a portion of the drainage and utility easement in the rear of Lot 3, Block 2, ENSCONCED WOODS (725 Ensconced Woods).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 2/24/2025 **RESOLUTION NO.** 2025-17

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

**Resolution approving the vacation of a portion of the drainage and utility easement
in the rear of Lot 2, Block 2 (719 Ensconced Way)/Johnson Reiland Builders and
Remodelers/PC #2025-01**

WHEREAS, the ENSCONCED WOODS final plat was approved in 2022; and

WHEREAS, a drainage and utility easement was included in the plat intended to protect a swale serving as a public overflow for the wetland to the west and bringing drainage through the rear properties of Lots 2-5, Block 2; and

WHEREAS, the final mass grading plan redirected public drainage to the street through an overflow pipe in Outlot A; and

WHEREAS, despite the swale no longer accepting public drainage, no changes were made to the easement's configuration; and

WHEREAS, no utilities are located within the easement; and

WHEREAS, vacation of the easement would allow for a more usable rear yard for future property owners; and

WHEREAS, the remaining easement area is sufficient; and

WHEREAS, on February 24, 2025 the City Council held a public hearing regarding the item; and

WHEREAS, the easement area to be vacated is described as follows:

All that part of the Drainage and Utility Easement as delineated and dedicated on Lot 2, Block 2, ENSCONCED WOODS, according to the recorded plat thereof, Carver County, Minnesota described as follows:

All that part of said drainage and utility easement, EXCEPT the easterly 5.00 feet and the westerly 5 feet thereof, lying 55.00 feet northerly of and parallel with the following described line and its extension: Beginning at a point on the westerly line of said lot 2 distant 102.02 feet southwesterly of the northwesterly corner thereof to a point on the easterly line of said Lot 2 distant 99.74 feet from the northeasterly corner thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approve the vacation of the portion of drainage and utility easement described above at 719 Ensconced Way, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Grading plan, revisions dated Dec. 24, 2024;
- b. Description sketch, dated Nov. 1, 2024; and
- c. Certificate of survey, dated Nov. 26, 2024

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 24th day of Feb., 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 2/24/2025 **RESOLUTION NO.** 2025-18

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

**Resolution approving the vacation of a portion of the drainage and utility easement
in the rear of Lot 3, Block 2 (725 Ensconced Way)/Johnson Reiland Builders and
Remodelers/PC #2025-01**

WHEREAS, the ENSCONCED WOODS final plat was approved in 2022; and

WHEREAS, a drainage and utility easement was included in the plat intended to protect a swale serving as a public overflow for the wetland to the west and bringing drainage through the rear properties of Lots 2-5, Block 2; and

WHEREAS, the final mass grading plan redirected public drainage to the street through an overflow pipe in Outlot A; and

WHEREAS, despite the swale no longer accepting public drainage, no changes were made to the easement's configuration; and

WHEREAS, no utilities are located within the easement; and

WHEREAS, vacation of the easement would allow for a more usable rear yard for future property owners; and

WHEREAS, the remaining easement area is sufficient; and

WHEREAS, on February 24, 2025 the City Council held a public hearing regarding the item; and

WHEREAS, the easement area to be vacated is described as follows:

All that part of the Drainage and Utility Easement as delineated and dedicated on Lot 3, Block 2, ENSCONCED WOODS, according to the recorded plat thereof, Carver County, Minnesota described as follows:

Commencing at the most Northerly corner of said Lot 3, thence South 11 degrees 34 minutes 15 seconds West, 44.70 feet, assumed bearing along the westerly line thereof, to the point of beginning; thence South 11 degrees 34 minutes 15 seconds West, along said west line, 55.03 feet; thence South 83 degrees 23 minutes 12 seconds East, 65.24 feet, to the easterly line of said lot 3; thence North 11 degrees 34 minutes 15 seconds East, along said easterly line, 10.04 feet; thence North 83 degrees 23 minutes 12 seconds West, 15.46 feet; thence North 39 degrees 03 minutes 36 seconds West, 64.15 feet, to the point of beginning.

EXCEPT the easterly and westerly 5 feet thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approve the vacation of the portion of drainage and utility easement described above at 725 Ensconced Way, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Grading plan, revisions dated Dec. 24, 2024;
 - b. Description sketch, dated Nov. 20, 2024; and
 - c. Certificate of survey, received Jan. 17, 2025

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 24th day of Feb., 2025.

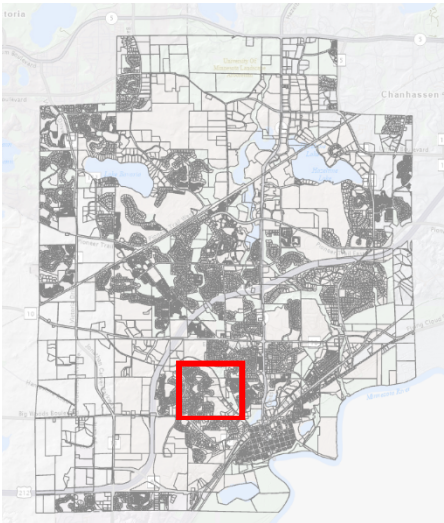
Taylor Hubbard, Mayor

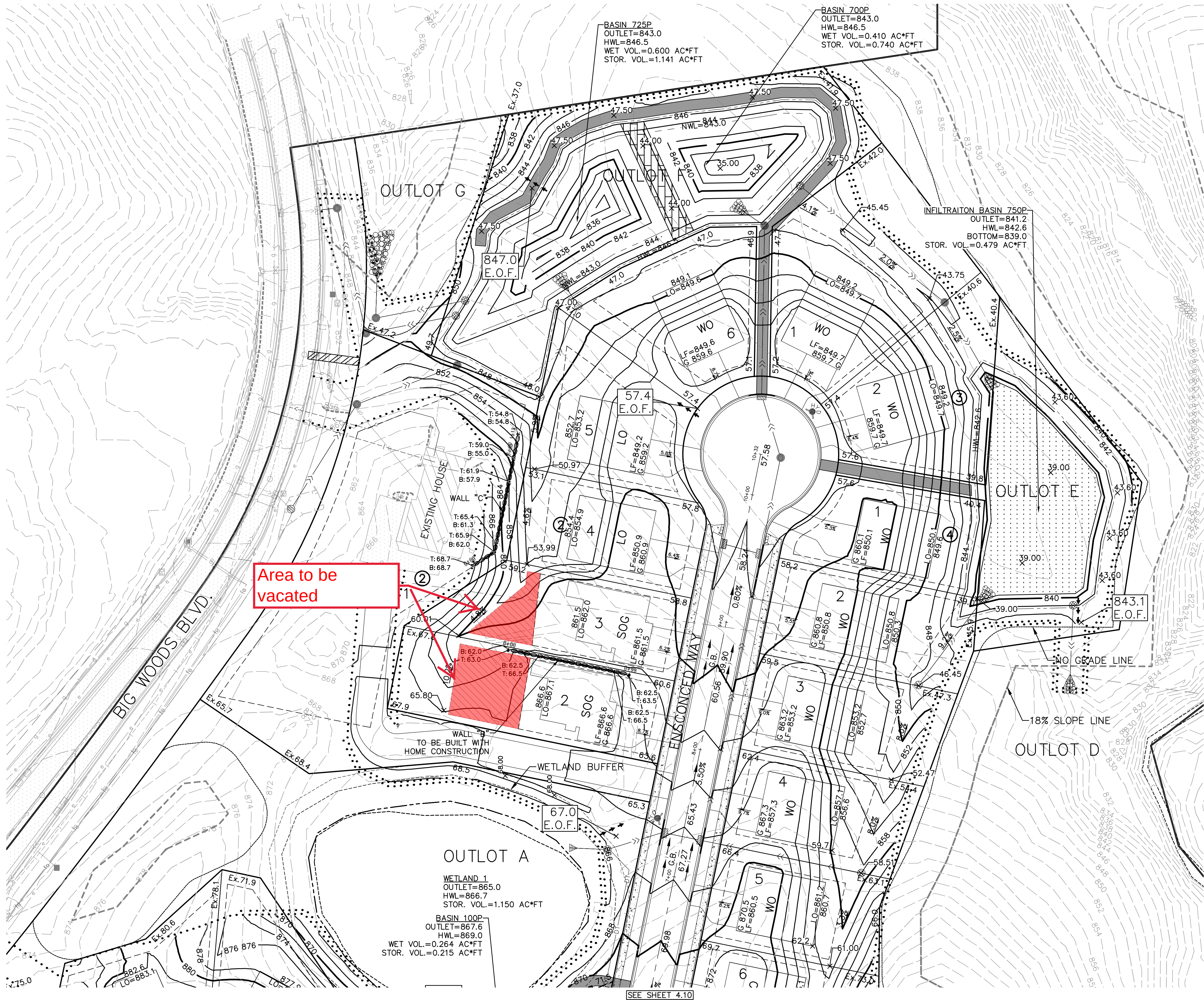
Attest: _____
Chaska Deputy Clerk



LOCATION MAP

Project: Ensonced Woods Vacation
Address: 719 and 725 Ensonced Way

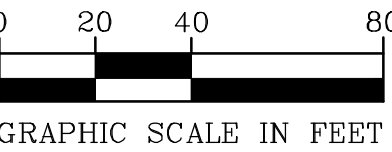




STORMWATER SETBACKS
LOW OPENING ADJACENT GROUND
2' + HWL
1' + EOF

LEGEND

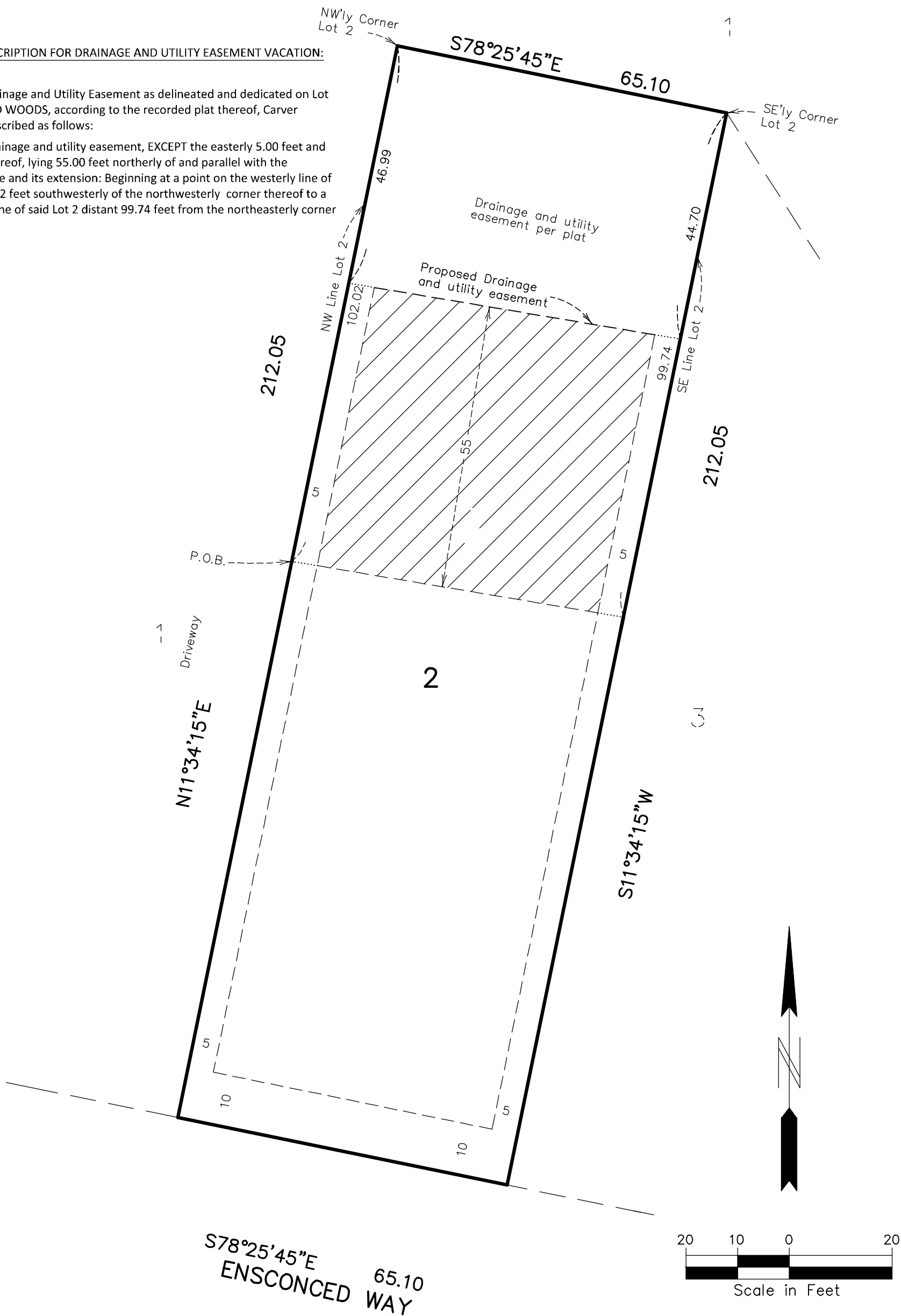
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- ***** TREE FENCE INSTALL BEFORE START OF GRADING
- BASIN ACCESS 8% SLOPE MAX. TO BE CONSTRUCTED WITH SUITABLE SOIL CAPABLE OF SUPPORTING VEHICLE TRAFFIC
- ▨ INFILTRATION/FILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION.



PROPOSED LEGAL DESCRIPTION FOR DRAINAGE AND UTILITY EASEMENT VACATION:

All that part of the Drainage and Utility Easement as delineated and dedicated on Lot 2, Block 2, ENSCONCED WOODS, according to the recorded plat thereof, Carver County, Minnesota described as follows:

All that part of said drainage and utility easement, EXCEPT the easterly 5.00 feet and the westerly 5 feet thereof, lying 55.00 feet northerly of and parallel with the following described line and its extension: Beginning at a point on the westerly line of said lot 2 distant 102.02 feet southwesterly of the northwesterly corner thereof to a point on the easterly line of said Lot 2 distant 99.74 feet from the northeasterly corner thereof.



Denotes proposed vacated easement

- Denotes iron pipe
○ Denotes service
□ Denotes television box
■ Denotes electric box
■ Denotes telephone box
X 000.00 Denotes existing elevation
(000.00) Denotes proposed elevation
— Denotes drainage flow direction
▲ Denotes spike
■■■■■ Denotes proposed retaining wall designed and built by others.

Lowest opening elevation per grading plan : **867.1**

Lowest floor elevation per grading plan : **866.6**

House elevations (Proposed) / As-built

Top Of Foundation Elev. : **(865.7)** /

Garage Slab Elev. @ Door : **(865.3)** /

Lot area = 13805 SF
House area = 3640 SF
Porch areas = 332 SF
Patio area = 252 SF
Sidewalk area = 36 SF
Driveway area = 912 SF
Total Impervious Area = 5172 SF
Impervious Coverage = 37.5%

Area to be vacated

!!Hold up grade to maintain surface drainage away from house.

!!Hold down grade to maintain 4:1 slope. Or install retaining wall.

Construction Notes:

1. Install rock construction entrance.
2. Install silt fence as needed for erosion control.
3. Sidewalks shall drain away from house a minimum of 1.0%.
4. Contractor must verify driveway design.
5. Contractor must verify service elevation prior to construction.
6. Add or remove foundation ledge as required.
7. Retaining walls are conditional; Wall installed if the grade exceeds 3:1. Wall will not be installed if the grade is 3:1 or less.

General Notes:

1. Grading plan by Pioneer Engineering last dated 4-10-23 was used to determine proposed elevations shown herein.
2. This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
3. Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
5. This certificate does not purport to show easements other than those shown on the recorded plat.
6. Bearings shown are based on an assumed datum.

We hereby certify to Johnson-Reiland Builders that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 03/28/24.

Signed: Pioneer Engineering, P.A.

BY:

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

Revisions:
1.) 5-22-24 New house plans
2.) 9-17-22 Rev. house plans
3.) 10-31-24 Hse plans/swale
4.) 11-26-24 House stake

PIONEER Engineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

Ph. : (651) 681-1914
Fax: (651) 681-9488
www.pioneereng.com

Lot 2, Block 2,
ENSCONCED WOODS
according to the recorded plat thereof
Carver County, Minnesota

Address: 725 Ensconced Way, Chaska, Minnesota
House Model: Elevation:
Buyer: Rivall

Certificate of Survey for:
Johnson-Reiland

7601 145th St W
Apple Valley, MN 55124-7599
Phone: (952) 432-7601 / Fax: (952) 432-1368

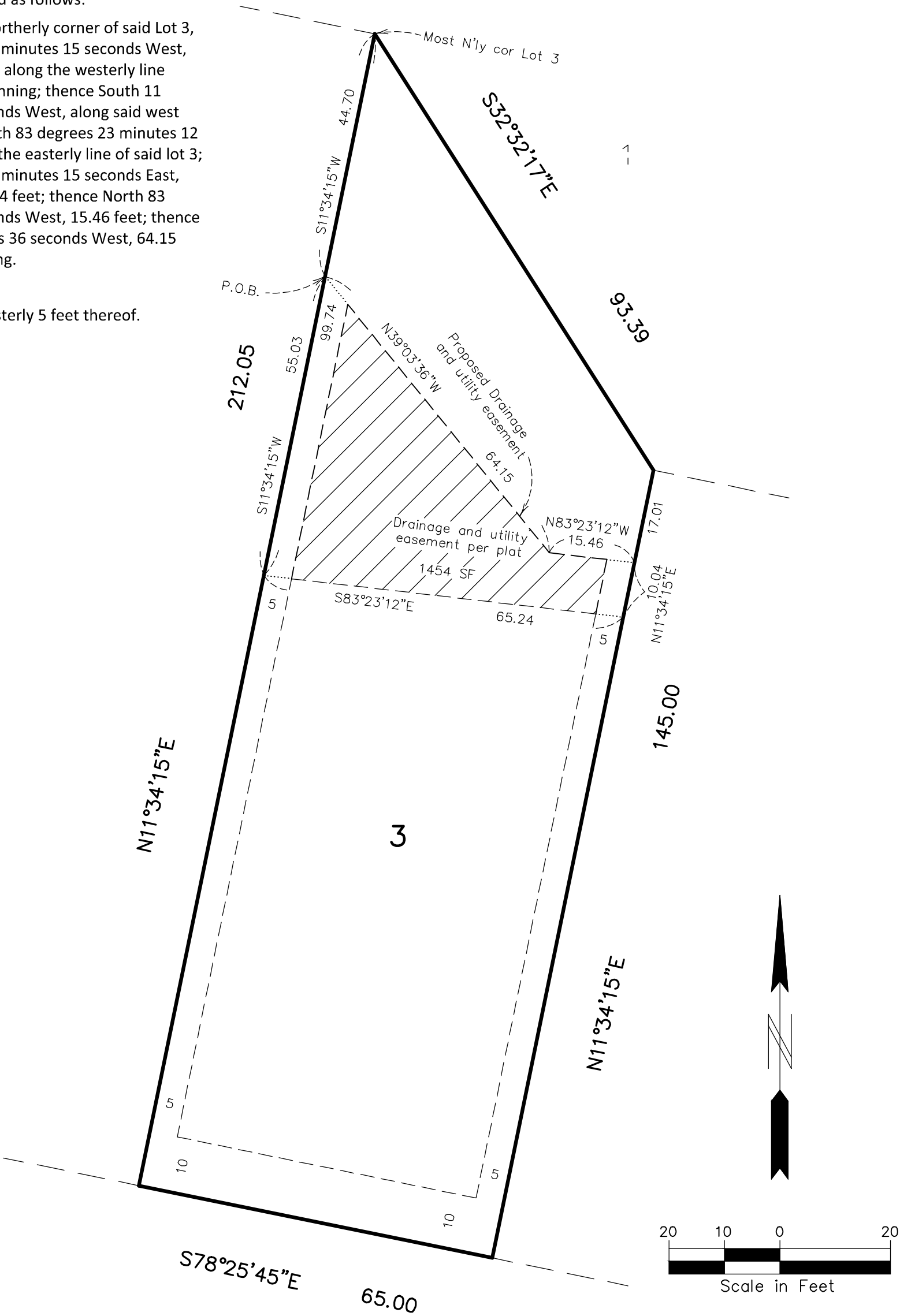
Project #: 122117006 Folder #: 8659 Drawn by: MTW

PROPOSED LEGAL DESCRIPTION FOR DRAINAGE
AND UTILITY EASEMENT VACATION:

All that part of the Drainage and Utility Easement as delineated and dedicated on Lot 3, Block 2, ENSCONCED WOODS, according to the recorded plat thereof, Carver County, Minnesota described as follows:

Commencing at the most Northerly corner of said Lot 3, thence South 11 degrees 34 minutes 15 seconds West, 44.70 feet, assumed bearing along the westerly line thereof, to the point of beginning; thence South 11 degrees 34 minutes 15 seconds West, along said west line, 55.03 feet; thence South 83 degrees 23 minutes 12 seconds East, 65.24 feet, to the easterly line of said lot 3; thence North 11 degrees 34 minutes 15 seconds East, along said easterly line, 10.04 feet; thence North 83 degrees 23 minutes 12 seconds West, 15.46 feet; thence North 39 degrees 03 minutes 36 seconds West, 64.15 feet, to the point of beginning.

EXCEPT the easterly and westerly 5 feet thereof.



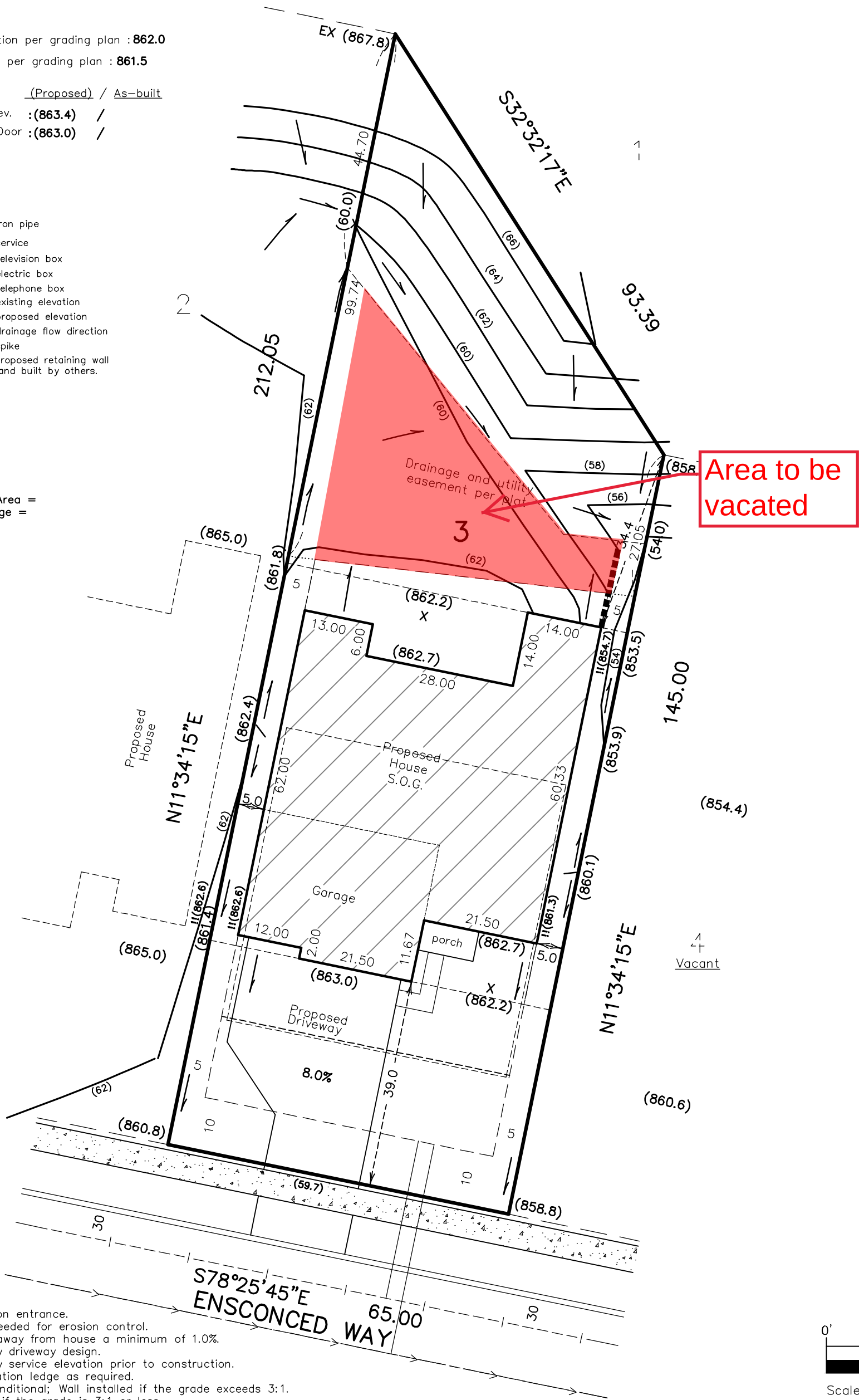
 Denotes proposed vacated easement

Lowest opening elevation per grading plan : **862.0**
Lowest floor elevation per grading plan : **861.5**

House elevations (Proposed) / As-built
Top Of Foundation Elev. : **(863.4)** /
Garage Slab Elev. @ Door : **(863.0)** /

- Denotes iron pipe
- ⊙ Denotes service
- ⊠ Denotes television box
- Denotes electric box
- ⊞ Denotes telephone box
- X 000.00 Denotes existing elevation
- (000.00) Denotes proposed elevation
- Denotes drainage flow direction
- ▲ Denotes spike
- Denotes proposed retaining wall designed and built by others.

Lot area =
House area =
Porch area =
Sidewalk area =
Driveway area =
Total Impervious Area =
Impervious Coverage =



Construction Notes:

1. Install rock construction entrance.
2. Install silt fence as needed for erosion control.
3. Sidewalks shall drain away from house a minimum of 1.0%.
4. Contractor must verify driveway design.
5. Contractor must verify service elevation prior to construction.
6. Add or remove foundation ledge as required.
7. Retaining walls are conditional; Wall installed if the grade exceeds 3:1. Wall will not be installed if the grade is 3:1 or less.

General Notes:

1. Grading plan by Pioneer Engineering last dated 4-10-23 was used to determine proposed elevations shown herein.
2. This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
3. Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
5. This certificate does not purport to show easements other than those shown on the recorded plat.
6. Bearings shown are based on an assumed datum.

We hereby certify to JMS Custom Homes that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 11/19/24.

Signed: Pioneer Engineering, P.A.

BY:

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

Revisions:
1.)

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

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

Lot 3, Block 2,
ENSCONCED WOODS
according to the recorded plat thereof
Carver County, Minnesota
Address: 719 Ensconced Way, Chaska, Minnesota
House Model: Magnolia Elevation:
Buyer: Spec

Certificate of Survey for:
JMS Custom Homes

6035 Culligan Way
Minnetonka, MN 55345
(952) 949-3630

Project #: 122117009 Folder #: 8659 Drawn by: MTW

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

February 24, 2025

Paid and Unpaid Invoices:

Check #'s 354860-355103

\$3,969,740.57

Paid Electronic Invoices:

Wire #'s 4513-4551

\$3,397,908.98

Amount for Approval-Council Meeting:
February 24, 2025

\$7,367,649.55

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102703	SERVICE LIGHTING AND ELECTRICAL SUPPLIES								
W04317144	250032	01/20/2025	022525	354917	401.49	03/11/2025	INV	PD	8 LAMP MTL HALIDE 1500 MO
CHECK DATE: 02/25/2025									
100006	SCOTT A HUTNICK								
136662		01/31/2025	020425-1	354860	450.00	02/15/2025	INV	PD	January Animal Control
CHECK DATE: 02/04/2025									
107858	ABDO EICK & MEYERS LLP								
501248		01/31/2025	022525	354918	16,200.00	03/03/2025	INV	PD	JAN FINANCE TEMP-DORAN
CHECK DATE: 02/25/2025									
102555	ABLE HOSE & RUBBER LLC								
236276-001		01/24/2025	021825	354881	191.88	02/24/2025	INV	PD	HOSE CLAMPS
CHECK DATE: 02/18/2025									
103825	ACUSHNET COMPANY								
0000203785		06/26/2024	022525	354919	-93.89	03/31/2025	CRM	PD	Credit for Late Fees Issu
CHECK DATE: 02/25/2025									
300591217		10/18/2024	022525	354919	-1,055.00	11/18/2024	CRM	PD	CREDIT-SHOE RETURN
CHECK DATE: 02/25/2025									
919075021		10/10/2024	022525	354919	-2,271.00	03/31/2025	CRM	PD	FITTING DAY CREDIT
CHECK DATE: 02/25/2025									
919187592-Reissue		11/01/2024	021125	354867	45.66	12/01/2024	INV	PD	RESALE
CHECK DATE: 02/11/2025									
919571193		01/21/2025	022525	354919	-168.75	02/22/2025	CRM	PD	INVENTORY NET-DOWN
CHECK DATE: 02/25/2025									
919648536		02/04/2025	022525	354919	3,565.64	06/04/2025	INV	PD	RESALE
CHECK DATE: 02/25/2025									
919648537		02/04/2025	022525	354919	309.20	06/04/2025	INV	PD	RESALE
CHECK DATE: 02/25/2025									
919648538		02/04/2025	022525	354919	9,180.04	06/04/2025	INV	PD	RESALE
CHECK DATE: 02/25/2025									
919648539		02/04/2025	022525	354919	399.89	06/04/2025	INV	PD	RESALE
CHECK DATE: 02/25/2025									
919705992		02/13/2025	022525	354919	589.95	06/13/2025	INV	PD	RESALE

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
919712687		02/14/2025	022525	354919	9,503.55	06/14/2025	INV	PD	RESALE
CHECK DATE: 02/25/2025									
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC					20,005.29				
8666719		01/31/2025	022525	354920	186.03	03/06/2025	INV	PD	January Collection Commis
CHECK DATE: 02/25/2025									
103944 FIMCO INC									
926121		02/03/2025	022525	354921	47.59	03/03/2025	INV	PD	BRINE TANK-NOZZEL & CLAMP
CHECK DATE: 02/25/2025									
100089 AMERICAN PRESSURE INC									
147717		02/05/2025	022525	354922	444.06	03/05/2025	INV	PD	#121 JETTER VAC HANDLES
CHECK DATE: 02/25/2025									
147946		02/12/2025	022525	354922	215.16	03/12/2025	INV	PD	STREET BAY PRESSURE WASHE
CHECK DATE: 02/25/2025									
					659.22				
112554 AMMERMANN, MATTHEW									
10007554		02/04/2025	022525	354923	139.80	03/04/2025	INV	PD	CREDIT BALANCE REFUND-285
CHECK DATE: 02/25/2025									
100102 ANCOM COMMUNICATIONS INC									
125904		01/23/2025	021825	354882	316.85	02/22/2025	INV	PD	RADIO REPAIR
CHECK DATE: 02/18/2025									
125958		01/23/2025	021825	354882	260.90	02/22/2025	INV	PD	PAGER PARTS
CHECK DATE: 02/18/2025									
125970		01/23/2025	021825	354882	7,649.95	02/22/2025	INV	PD	HEADSETS
CHECK DATE: 02/18/2025									
					8,227.70				
100119 SHAKOPEE VALLEY FORD									
396796FOW		02/03/2025	022525	354924	543.63	03/03/2025	INV	PD	#1226 FRONT/REAR PADS & R
CHECK DATE: 02/25/2025									
100122 ARAMARK REFRESHMENT SERVICES									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0505053862		01/31/2025	022525	354925	415.26	02/28/2025	INV	PD	COFFEE FOR FD
CHECK DATE: 02/25/2025									
109198 ARCHER MECHANICAL									
33126		02/03/2025	022525	354926	1,478.12	03/03/2025	INV	PD	Work on RTU for Girls Hoc
CHECK DATE: 02/25/2025									
112557 ASLESON, MIKE									
37450		02/04/2025	022525	354927	164.74	03/04/2025	INV	PD	CREDIT BALANCE REFUND-142
CHECK DATE: 02/25/2025									
100146 ASPEN MILLS INC									
347192		01/22/2025	021825	354883	206.94	02/21/2025	INV	PD	DUTY UNIFORM-KOCH
CHECK DATE: 02/18/2025									
347193		01/22/2025	021825	354883	250.00	02/21/2025	INV	PD	DUTY UNIFORM-TREBIATOWSKI
CHECK DATE: 02/18/2025									
347194		01/22/2025	021825	354883	250.00	02/21/2025	INV	PD	DUTY UNIFORM-DEWALL
CHECK DATE: 02/18/2025									
347195		01/22/2025	021825	354883	290.62	02/21/2025	INV	PD	DUTY UNIFORM-BRAUN
CHECK DATE: 02/18/2025									
347648		01/29/2025	022525	354928	113.90	02/28/2025	INV	PD	DUTY UNIFORM-JOHNSON
CHECK DATE: 02/25/2025									
347649		01/29/2025	022525	354928	90.42	02/28/2025	INV	PD	DUTY UNIFORM-DECKER
CHECK DATE: 02/25/2025									
348172		02/05/2025	022525	354928	224.89	03/07/2025	INV	PD	DUTY UNIFORM-KATZNER
CHECK DATE: 02/25/2025									
348585		02/12/2025	022525	354928	48.85	03/14/2025	INV	PD	DUTY UNIFORM-LISSON
CHECK DATE: 02/25/2025									
107572 BAKER TILLY VIRCHOW KRAUSE LLP					1,475.62				
BTMA28975		10/30/2024	022525	354929	10,684.88	03/07/2025	INV	PD	2024 TIF Mgmt, Annual Tax
CHECK DATE: 02/25/2025									
BTMA29365		11/21/2024	022525	354929	1,750.00	03/06/2025	INV	PD	2024 Arb Calc, 2015A & Cr
CHECK DATE: 02/25/2025									
BTMA30924		01/29/2025	022525	354929	30,000.00	02/28/2025	INV	PD	2025A MUNICIPAL ADVISOR C
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					42,434.88				
100174	BAUER BUILT TIRE AND BATTERY								
180310203		01/31/2025	022525	354930	966.12	03/15/2025	INV	PD	#1221 TIRES
CHECK DATE: 02/25/2025									
112565	OD SPORTS ACQUISITION INC								
0604053-IN		01/31/2025	022525	354931	1,207.00	03/02/2025	INV	PD	FENCELINE CAP FOR PICKLEB
CHECK DATE: 02/25/2025									
0604348-IN		02/07/2025	022525	354931	3,010.00	03/07/2025	INV	PD	YELLOW FENCE CAP
CHECK DATE: 02/25/2025									
					4,217.00				
112553	BEAN, ELLEN K								
10003054		02/04/2025	022525	354932	62.59	03/04/2025	INV	PD	CREDIT BALANCE REFUND-312
CHECK DATE: 02/25/2025									
105265	BEEBE, DENISE								
136678		01/30/2025	022525	354933	11.06	03/04/2025	INV	PD	Reimb-Mileage-CCCC Mtg in
CHECK DATE: 02/25/2025									
105387	BENJAMIN BUS INC								
136978		02/11/2025	022525	354934	243.75	03/11/2025	INV	PD	Treks & Trails January fi
CHECK DATE: 02/25/2025									
111174	BENTLEY SYSTEMS INCORPORATED								
48591792		02/14/2025	022525	354935	1,118.00	03/14/2025	INV	PD	SIGN SHOP SOFTWARE
CHECK DATE: 02/25/2025									
100188	BERRY COFFEE COMPANY								
1045099		02/05/2025	022525	354936	60.55	03/05/2025	INV	PD	Lodge coffee
CHECK DATE: 02/25/2025									
100196	BIFFS INC								
INV235671		02/18/2025	022525	354937	400.00	03/18/2025	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 02/25/2025									
INV235686		02/07/2025	022525	354937	400.00	03/07/2025	INV	PD	EMPTY FD BATHROOM TRAILER

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
					800.00				
100201 BCBSM INC									
250131411170		01/31/2025	021125	354868	236,918.68	02/20/2025	INV	PD	MAR EMP INS PREM-MEDICAL
CHECK DATE: 02/11/2025									
102279 BOLTON & MENK INC									
0354403		01/22/2025	022525	354938	58,359.01	02/28/2025	INV	PD	MN River Bluffs Regional
CHECK DATE: 02/25/2025									
0354406		01/22/2025	022525	354938	6,899.73	02/28/2025	INV	PD	Hwy 41 Archaeological Mit
CHECK DATE: 02/25/2025									
0355072		01/31/2025	022525	354938	1,643.00	02/28/2025	INV	PD	Walnut St Lead Service Mo
CHECK DATE: 02/25/2025									
					66,901.74				
100214 BORDER STATES INDUSTRIES INC									
929760971	250025	01/27/2025	022525	354939	255.94	03/01/2025	INV	PD	53 HTAP, 10ROLLS CAUTION
CHECK DATE: 02/25/2025									
929760986	250024	01/27/2025	022525	354939	4,670.01	02/25/2025	INV	PD	80 ST LT INLN FUSEHOLDER
CHECK DATE: 02/25/2025									
929805477	250031	02/04/2025	022525	354939	1,148.27	03/04/2025	INV	PD	20 FUSE INLINE HOLDER 6 T
CHECK DATE: 02/25/2025									
929805487		02/04/2025	022525	354939	-1,054.00	02/10/2025	CRM	PD	RTRN/CRDT ON INV#92976098
CHECK DATE: 02/25/2025									
929835345	250034	02/10/2025	022525	354939	1,200.20	03/25/2025	INV	PD	170 CONECT COMP H-TAP
CHECK DATE: 02/25/2025									
929835357	250033	02/10/2025	022525	354939	2,353.06	03/25/2025	INV	PD	130 FUSES INLINE 5 & 20 A
CHECK DATE: 02/25/2025									
					8,573.48				
112594 BROADBENT, BRADEN									
37464		02/18/2025	022525	354940	35.59	03/18/2025	INV	PD	CREDIT BALANCE REFUND-114
CHECK DATE: 02/25/2025									
100247 BROADWAY AWARDS INC									
56272		02/13/2025	022525	354941	67.54	03/13/2025	INV	PD	PLAQUE 2025 NAMES
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100254	BRYAN ROCK PRODUCTS INC								
68249		01/31/2025	022525	354942	204.54	02/28/2025	INV	PD	HOLE 13 PED WALKWAY
CHECK DATE: 02/25/2025									
112536	CANHAM, STEVE								
10010073-2		02/18/2025	022525	354943	19.19	03/18/2025	INV	PD	CREDIT BALANCE REFUND-153
CHECK DATE: 02/25/2025									
100287	CARVER COUNTY PUB HLTH/PLAN & WTR								
PwM-25 002		02/03/2025	022525	354944	3,250.00	03/03/2025	INV	PD	2024 MS4 Education Progra
CHECK DATE: 02/25/2025									
100323	CDW GOVERNMENT INC								
AC4Y99T		01/23/2025	021825	354884	46.66	02/22/2025	INV	PD	IT INVENTORY HEADSETS
CHECK DATE: 02/18/2025									
AC5U23K		01/30/2025	022525	354945	3,038.06	03/01/2025	INV	PD	SURFACES FOR IT
CHECK DATE: 02/25/2025									
100332	CENTERPOINT ENERGY RESOURCES CORP				3,084.72				
105010300/JAN25		02/03/2025	021825-3	354908	7,330.11	03/03/2025	INV	PD	JAN 3210 CHASKA BLVD GAS
CHECK DATE: 02/18/2025									
109045922/JAN25		02/04/2025	021825-3	354908	19,078.19	03/04/2025	INV	PD	JAN 1661 PARK RIDGE DR GA
CHECK DATE: 02/18/2025									
109052076/JAN25		02/04/2025	021825-3	354908	9,631.35	03/04/2025	INV	PD	JAN 1611 PARK RIDGE DR GA
CHECK DATE: 02/18/2025									
120012646/JAN25		02/04/2025	021325	354878	51.14	03/04/2025	INV	PD	JAN LOOP CLUBHOUSE GAS SV
CHECK DATE: 02/13/2025									
120164413/JAN25		02/04/2025	021325	354878	322.48	03/04/2025	INV	PD	JAN LOOP MAINT BLDG GAS S
CHECK DATE: 02/13/2025									
120564141/JAN25		02/03/2025	021325	354878	21.42	03/03/2025	INV	PD	JAN 1599 OAK CREEK PASS G
CHECK DATE: 02/13/2025									
64030791582/JAN25		02/03/2025	021325	354878	132.67	03/03/2025	INV	PD	JAN 216 W 4TH ST GAS SVC
CHECK DATE: 02/13/2025									
64030828871/JAN25		02/03/2025	021325	354878	202.95	03/03/2025	INV	PD	JAN 423 N WALNUT ST GAS S
CHECK DATE: 02/13/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80000146268/JAN25 CHECK DATE: 02/20/2025		02/11/2025	022025	354913	6,969.08	03/10/2025	INV	PD	JAN GAS SVC
80000167793/JAN25 CHECK DATE: 02/20/2025		02/11/2025	022025	354913	59.28	03/10/2025	INV	PD	JAN CITY PKS GAS SVC
80000167843/JAN25 CHECK DATE: 02/20/2025		02/11/2025	022025	354913	7,437.56	03/10/2025	INV	PD	JAN GAS SVC
					51,236.23				
100337 QWEST CORPORATION									
313773369/FEB25 CHECK DATE: 02/11/2025		02/01/2025	021125	354869	41.11	02/27/2025	INV	PD	FEB CCC BURGLAR ALARM
724031314 CHECK DATE: 02/11/2025		02/01/2025	021125	354870	352.85	03/03/2025	INV	PD	FEB SIP PHONE BILL
724235755 CHECK DATE: 02/11/2025		02/01/2025	021125	354870	849.06	03/03/2025	INV	PD	FEB INTERNET SERVICE
					1,243.02				
112598 CHASKA 38 LLC									
137009 CHECK DATE: 02/25/2025		02/18/2025	022525	354946	1,182.29	03/18/2025	INV	PD	Overbilled stormwater on
100377 CHASKA ROTARY CLUB									
2014684.002 CHECK DATE: 02/25/2025		02/04/2025	022525	354947	200.00	03/04/2025	INV	PD	Ref Deposit for Cinco De
2014685.002 CHECK DATE: 02/25/2025		02/04/2025	022525	354947	200.00	03/04/2025	INV	PD	Rfd Deposit for New Teach
					400.00				
100350 CHASKA, CITY OF									
LOOP 2025 START UP CHECK DATE: 02/25/2025		02/07/2025	022525	354948	800.00	03/07/2025	INV	PD	START UP CASH FOR LOOP 20
110240 CINTAS CORPORATION NO 2									
5251237008 CHECK DATE: 02/25/2025		01/28/2025	022525	354949	514.00	02/28/2025	INV	PD	MEDICAL SUPPLIES FOR FF
5253160004 CHECK DATE: 02/25/2025		02/07/2025	022525	354950	244.37	03/07/2025	INV	PD	1st Aide Suuplies-PD

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
5253422610		02/10/2025	022525	354953	33.29	03/10/2025	INV	PD	First Aid Supplies-Cur1/E
CHECK DATE: 02/25/2025									
5254851101		02/18/2025	022525	354952	383.23	03/18/2025	INV	PD	MEDICAL SUPPLIES-MSB
CHECK DATE: 02/25/2025									
5254851102		02/18/2025	022525	354951	237.17	03/18/2025	INV	PD	Medical Supplies-CH
CHECK DATE: 02/25/2025									
					1,412.06				
100419 CLOVER CONDOMINIUM ASSOCIATION									
00498838-39	250004	02/15/2025	021825-3	354909	1,544.84	03/01/2025	INV	PD	MAR COMMUNITY ROOM DUES
CHECK DATE: 02/18/2025									
111572 CLUB PROPHET SOFTWARE LLC									
INV2873549		02/01/2025	021825	354885	833.00	02/11/2025	INV	PD	FEB TC/LOOP POS SOFTWARE
CHECK DATE: 02/18/2025									
111222 CNH ARCHITECTS LTD									
3444		01/31/2025	022525	354954	29,521.55	02/28/2025	INV	PD	Public Safety Facility-Ar
CHECK DATE: 02/25/2025									
106732 CODY, SARAH									
136793		02/02/2025	022525	354955	193.62	03/02/2025	INV	PD	Reimb Mileage-FF Training
CHECK DATE: 02/25/2025									
100436 COMCAST CORPORATION									
0426162/JAN25		01/17/2025	020425-1	354861	260.89	02/11/2025	INV	PD	TEMP FD INTERNET SVC
CHECK DATE: 02/04/2025									
137068		02/09/2025	022025	354914	80.49	03/06/2025	INV	PD	Cable-PD
CHECK DATE: 02/20/2025									
					341.38				
112350 COMPASS PEER GROUPS LLC									
CPG-01.02.25		01/02/2025	021825	354886	1,600.00	02/11/2025	INV	PD	Annual Membership Dues -
CHECK DATE: 02/18/2025									
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
395812		02/14/2025	022525	354956	1,050.50	03/16/2025	INV	PD	FEB OFFICE 365 AGREEMENT
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107399	OCCUPATIONAL HEALTH CENTERS OF MN PC								
104128420		01/30/2025	022025	354915	128.00	03/10/2025	INV	PD	New Hire Drug Test & Phys
CHECK DATE: 02/20/2025									
112484	CONFLUENCE INC								
31101		01/29/2025	022525	354957	9,042.50	02/28/2025	INV	PD	SW Park Master Plan
CHECK DATE: 02/25/2025									
106301	CORE & MAIN LP								
W327240		01/31/2025	022525	354958	1,414.18	02/28/2025	INV	PD	MABEL PRV
CHECK DATE: 02/25/2025									
W380388	250027	01/31/2025	022525	354958	1,833.95	02/28/2025	INV	PD	INVENTORY-WTR PIPE CV 1.2
CHECK DATE: 02/25/2025									
W392900	250028	02/04/2025	022525	354958	546.36	03/04/2025	INV	PD	INVENTORY-CURB STOP 1" IP
CHECK DATE: 02/25/2025									
W393561		02/04/2025	022525	354958	-319.27	03/04/2025	CRM	PD	BALL CURB-RETURN
CHECK DATE: 02/25/2025									
105646	CREALITY PROMO + RETAIL INC				3,475.22				
INV07954986		02/12/2025	022525	354959	21.10	03/12/2025	INV	PD	Snap Name Badge - Human R
CHECK DATE: 02/25/2025									
107485	CROWN COLLEGE								
EMTI 45		02/05/2025	021825	354887	650.00	02/24/2025	INV	PD	FF TRAINING
CHECK DATE: 02/18/2025									
111171	DATA TECHNICAL SERVICES								
6943		02/06/2025	022525	354960	5,499.00	03/06/2025	INV	PD	Data Ctr AC Unit Svc Cont
CHECK DATE: 02/25/2025									
100520	DEM CON COMPANIES LLC								
22372		01/31/2025	022525	354961	80.92	02/28/2025	INV	PD	HOLE 13 BRIDGE DEMO
CHECK DATE: 02/25/2025									
104329	DONLIE UNDERGROUND INC								

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9812	CHECK DATE: 02/25/2025	01/31/2025	022525	354962	5,451.00	02/28/2025	INV	PD	Fiber Project for Public
9813	CHECK DATE: 02/25/2025	01/31/2025	022525	354962	26,867.00	03/01/2025	INV	PD	WO#160458 HWY 41/ENGLER S
					32,318.00				
109763	EBERT, NATHAN								
136710	CHECK DATE: 02/25/2025	01/24/2025	022525	354963	80.00	02/24/2025	INV	PD	REIMB-DOT PHYSICAL
110377	ECKBERG LAMMERS PC								
44160	NJV	01/31/2025	022525	354964	700.00	02/28/2025	INV	PD	BANK COUNSEL COST OF ISSU
100591	ELECTRICAL PRODUCTION SERVICES INC								
23138	CHECK DATE: 02/25/2025	01/29/2025	022525	354965	6,482.00	02/28/2025	INV	PD	Install Handhole for Fibe
110104	RAINY FALLS VENTURES LLC								
00000139	CHECK DATE: 02/25/2025	01/31/2025	022525	354966	258.00	03/02/2025	INV	PD	GEAR WASH
00000149	CHECK DATE: 02/25/2025	01/31/2025	022525	354966	391.00	03/02/2025	INV	PD	GEAR WASH
00000154	CHECK DATE: 02/25/2025	01/31/2025	022525	354966	875.00	03/02/2025	INV	PD	GEAR WASH
00000172	CHECK DATE: 02/25/2025	01/31/2025	022525	354966	725.00	03/02/2025	INV	PD	GEAR WASH
					2,249.00				
102657	ENERGY MANAGEMENT SOLUTIONS INC								
10951	CHECK DATE: 02/25/2025	02/04/2025	022525	354967	9,527.30	03/11/2025	INV	PD	MONTHLY RETAINER FEB 2025
110158	BDH2 MARSHALL LLC								
45757811	CHECK DATE: 02/25/2025	02/07/2025	022525	354968	298.71	03/07/2025	INV	PD	T. ANDERSON MMUA METER SC
45757812		02/07/2025	022525	354968	298.71	03/07/2025	INV	PD	T. CONWAY-MMUA METER SCHO

Report generated: 02/21/2025 08:11
 User: 8482mrob
 Program ID: apinvlst

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
104596 EYE ON THE ICE INC					597.42				
2025-17		02/03/2025	022525	354969	389.95	03/03/2025	INV	PD	24/7 ICE MONITORING SYSTE
CHECK DATE: 02/25/2025									
111170 ELLIOTT AUTO SUPPLY CO INC									
1-10178812		10/21/2024	022525	354970	-16.00	11/21/2024	CRM	PD	BARREL CREDIT
CHECK DATE: 02/25/2025									
1-10461869		02/10/2025	022525	354970	181.59	03/10/2025	INV	PD	WINDSHIELD WASHER FLUID
CHECK DATE: 02/25/2025									
1-9803142		06/14/2024	022525	354970	-16.00	11/24/2024	CRM	PD	BARREL CREDIT
CHECK DATE: 02/25/2025									
100653 FERGUSON ENTERPRISES INC					149.59				
0279782		01/24/2025	021825	354888	75.39	02/24/2025	INV	PD	GAUGES FOR CI2 RM
CHECK DATE: 02/18/2025									
100655 FERRELLGAS 7780961									
1129205657		01/08/2025	021825	354889	73.26	02/08/2025	INV	PD	PROPANE
CHECK DATE: 02/18/2025									
106319 CHAD JEREMY FIGG									
Dec 2024 TKD		02/04/2025	022525	354971	747.00	03/04/2025	INV	PD	December Tae Kwon Do
CHECK DATE: 02/25/2025									
Jan 2025 TKD		02/04/2025	022525	354971	952.80	03/04/2025	INV	PD	January Tae Kwon Do
CHECK DATE: 02/25/2025									
100667 FIRE SAFETY USA INC					1,699.80				
197210		01/31/2025	022525	354972	458.00	02/28/2025	INV	PD	SEAL KIT FOR TOWER GEARBO
CHECK DATE: 02/25/2025									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278X0203225		01/25/2025	020425-1	354862	1,002.40	02/20/2025	INV	PD	JAN FIRSTNET MOBILE
CHECK DATE: 02/04/2025									



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112567 FORCE AMERICA DISTRIBUTING LLC									
IN001-2029132		12/20/2024	021825	354890	148.66	02/05/2025	INV	PD	#116 PLOW CONTROL LEVER
CHECK DATE: 02/18/2025									
111665 FRATTALONE COMPANIES INC									
23520-0021-2/Final		12/12/2024	022525	354973	9,695.00	03/07/2025	INV	PD	Public Safety Facility-Bu
CHECK DATE: 02/25/2025									
100693 FS3 INC									
92427		01/27/2025	022525	354974	626.16	02/28/2025	INV	PD	CHUTES FOR PULLING WIRE
CHECK DATE: 02/25/2025									
92537		02/07/2025	022525	354974	362.73	03/09/2025	INV	PD	BEARING ROD-WIRE TRAILER
CHECK DATE: 02/25/2025									
92539		02/07/2025	022525	354974	205.41	03/09/2025	INV	PD	P36 CHARGER
CHECK DATE: 02/25/2025									
111114 GAREIS, CHRIS					1,194.30				
136792		02/02/2025	022525	354975	197.68	03/02/2025	INV	PD	Reimb Mileage-FF Training
CHECK DATE: 02/25/2025									
112160 PT INTERMEDIATE HOLDINGS IV LLC									
6574353		01/25/2025	022525	354976	659.73	02/28/2025	INV	PD	Catering Kitchen Oven Bur
CHECK DATE: 02/25/2025									
101463 GOPHER STATE ONE CALL									
5010285		01/31/2025	022525	354977	168.80	02/28/2025	INV	PD	JANUARY LOCATES
CHECK DATE: 02/25/2025									
100753 GPS INDUSTRIES LLC									
LEASE0129495		10/15/2024	021825-2	354906	5,504.00	12/31/2024	INV	PD	GPS LEASE
CHECK DATE: 02/18/2025									
112119 GR MECHANICAL PLUMBING & HEATING INC									
23520-0021-5		12/13/2024	022525	354978	30,970.00	02/28/2025	INV	PD	Public Safety Facility-P1
CHECK DATE: 02/25/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100763	GRACZYK, NOEL								
136606	CHECK DATE: 02/25/2025	01/28/2025	022525	354979	602.91	02/28/2025	INV	PD	Reimb-Flight, Transport-G
100759	WW GRAINGER INC								
9383845444	CHECK DATE: 02/25/2025	01/24/2025	022525	354980	349.84	02/23/2025	INV	PD	EXHAUST FAN MOTOR
9384257144	CHECK DATE: 02/25/2025	01/24/2025	022525	354980	65.43	02/23/2025	INV	PD	REPLACEMENT DRIVE BELTS
100764	GRAMITH, TIM				415.27				
136586	CHECK DATE: 02/25/2025	01/22/2025	022525	354981	30.00	02/28/2025	INV	PD	Reimb Pkg Northern Green
112595	GRIFFIN, BRITTANY								
37490	CHECK DATE: 02/25/2025	02/18/2025	022525	354982	5.93	03/18/2025	INV	PD	CREDIT BALANCE REFUND-384 PAYEE: GRIFFIN, BRITTANY
112560	GT GOLF HOLDINGS INC								
INV498435	CHECK DATE: 02/25/2025	10/29/2024	022525	354983	211.00	03/03/2025	INV	PD	RESALE
112518	THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA								
FEB-25	CHECK DATE: 02/18/2025	01/17/2025	021825-3	354910	7,361.54	02/17/2025	INV	PD	FEB-25 EMP INS PREM-DENTA
106216	ROSHE 2 INCORPORATED								
3041	CHECK DATE: 02/25/2025	02/01/2025	022525	354984	718.90	03/01/2025	INV	PD	JAN EVENT LABOR
3042	CHECK DATE: 02/25/2025	02/01/2025	022525	354984	4,330.00	03/03/2025	INV	PD	FEB CURL/EVENT CLEANING
3061	CHECK DATE: 02/25/2025	02/07/2025	022525	354984	1,299.00	03/09/2025	INV	PD	JAN EXTRA CURL/EVENT CLEA

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100810 HAWKINS INC					6,347.90				
6980625		02/07/2025	022525	354985	9,462.57	03/24/2025	INV	PD	WTP CHEMICALS
CHECK DATE: 02/25/2025									
6985328		02/15/2025	022525	354985	30.00	04/01/2025	INV	PD	DEMURRAGE
CHECK DATE: 02/25/2025									
100848 HIGH TECH CLEANING INC					9,492.57				
20847		02/01/2025	022525	354986	3,392.82	03/01/2025	INV	PD	CITY HALL-CLEANING
CHECK DATE: 02/25/2025									
20848		02/01/2025	022525	354986	535.60	03/01/2025	INV	PD	COMMUNITY ROOM-CLEANING
CHECK DATE: 02/25/2025									
20849		02/01/2025	022525	354986	1,195.00	03/01/2025	INV	PD	FIRE STATION-CLEANING
CHECK DATE: 02/25/2025									
20850		02/01/2025	022525	354986	1,251.45	03/01/2025	INV	PD	HISTORY CENTER-CLEANING
CHECK DATE: 02/25/2025									
20851		02/01/2025	022525	354986	388.56	03/01/2025	INV	PD	IT DEPARTMENT-CLEANING
CHECK DATE: 02/25/2025									
20852		02/01/2025	022525	354986	2,603.86	03/01/2025	INV	PD	MSB-CLEANING
CHECK DATE: 02/25/2025									
20853		02/01/2025	022525	354986	190.55	03/01/2025	INV	PD	STANTEC-CLEANING
CHECK DATE: 02/25/2025									
20854		02/01/2025	022525	354986	684.95	03/01/2025	INV	PD	WTP-CLEANING
CHECK DATE: 02/25/2025									
112552 HOAGLUND, HANNAH					10,242.79				
2014663.002		01/29/2025	022525	354987	60.00	02/28/2025	INV	PD	RFD TUMBLERS CLASS
CHECK DATE: 02/25/2025					PAYEE: HOAGLUND, HANNAH				
100859 HOISINGTON KOEGLER GROUP INC									
017-038-38		02/15/2025	022525	354988	1,132.50	03/15/2025	INV	PD	CITY SQUARE WEST REDEVELO
CHECK DATE: 02/25/2025									
023-068-13		02/15/2025	022525	354988	3,165.00	03/15/2025	INV	PD	ZONING CODE PHASE 1
CHECK DATE: 02/25/2025									
024-047-5		02/11/2025	022525	354988	646.25	03/11/2025	INV	PD	MEADOW PARK

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
					4,943.75				
100878 HUEBSCH									
84176/JAN2025		01/31/2025	021825	354892	1,332.88	02/10/2025	INV	PD	JAN RUG/MAT SVC
CHECK DATE: 02/18/2025									
100879 PRAIRIE TECHNOLOGIES INC OF MN									
250082		01/30/2025	022525	354989	1,689.43	02/28/2025	INV	PD	Replace thermostat contro
CHECK DATE: 02/25/2025									
250083		01/30/2025	022525	354989	1,788.78	02/28/2025	INV	PD	VAV REPAIR/REPLACE LODGE
CHECK DATE: 02/25/2025									
250085		01/30/2025	022525	354989	671.00	02/28/2025	INV	PD	COMPASS PROG FEATURE ADDE
CHECK DATE: 02/25/2025									
250109		01/31/2025	022525	354989	3,446.15	02/28/2025	INV	PD	Annual Remote Service Con
CHECK DATE: 02/25/2025									
					7,595.36				
108162 HYDRO-DESIGNS INC									
CI-04476		01/31/2025	022525	354990	856.00	02/28/2025	INV	PD	RPZ MANAGEMENT JAN 2025
CHECK DATE: 02/25/2025									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2025/0207-ICMA		02/07/2025	021125	354871	6,436.76	02/07/2025	INV	PD	020725 Payroll - 457 & Ro
CHECK DATE: 02/11/2025									
104751 IMPACT MAILING OF MINNESOTA INC									
215504		02/06/2025	022525	354991	8,567.27	03/06/2025	INV	PD	Jan Bills
CHECK DATE: 02/25/2025									
215515		02/06/2025	022525	354991	1,628.65	03/06/2025	INV	PD	Jan Reminders
CHECK DATE: 02/25/2025									
215516		02/06/2025	022525	354991	790.38	03/06/2025	INV	PD	Jan Disconnects
CHECK DATE: 02/25/2025									
215517		02/06/2025	022525	354991	611.46	03/06/2025	INV	PD	Jan Finals
CHECK DATE: 02/25/2025									
					11,597.76				
100900 INDELCO PLASTICS CORPORATION									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV506498 CHECK DATE: 02/25/2025		02/04/2025	022525	354992	344.84	03/06/2025	INV	PD	WTP-FITTINGS
108039 INDIGO SIGNWORKS INC									
5520 CHECK DATE: 02/25/2025		01/31/2025	022525	354993	145.00	03/04/2025	INV	PD	NAME PLATE FOR NEW FF
112122 INDUSTRIAL CONSTRUCTION SPECIALISTS LLC									
23520-0021-2 CHECK DATE: 02/25/2025		12/20/2024	022525	354994	30,221.20	02/28/2025	INV	PD	Public Safety Facility-St
110528 INVOICE CLOUD INC									
3052-2025_1 CHECK DATE: 02/25/2025		01/31/2025	022525	354995	13,264.05	03/05/2025	INV	PD	Jan UB Payment Processing
112068 I:SPACE FURNITURE INC									
32034 CHECK DATE: 02/25/2025		01/31/2025	022525	354996	5,329.68	03/02/2025	INV	PD	Payroll Office Set Up
112590 JACKSON, SAMANTHA									
35830 CHECK DATE: 02/25/2025		02/18/2025	022525	354997	299.80	03/18/2025	INV	PD	CREDIT BALANCE REFUND-145
112556 JACOBS, JULIE									
33326 CHECK DATE: 02/25/2025		02/04/2025	022525	354998	128.00	03/04/2025	INV	PD	CREDIT BALANCE REFUND-110
100943 JEFFERSON FIRE & SAFETY INC									
IN323198 CHECK DATE: 02/18/2025		01/28/2025	021825-2	354907	15.12	02/17/2025	INV	PD	TIC PART FOR E11
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
24550676 CHECK DATE: 02/25/2025		02/03/2025	022525	354999	596.91	03/03/2025	INV	PD	WTP-FIRE ALARM & TEST INS
112493 JOHNSON, MICHAEL									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
40458-2		02/18/2025	022525	355000	48.88	03/18/2025	INV	PD	CREDIT BALANCE REFUND-700
CHECK DATE: 02/25/2025									
108948 AUDRANN INC									
1512044-01		01/24/2025	022525	355001	45.12	03/10/2025	INV	PD	BOILER PRESSURE GAUGE
CHECK DATE: 02/25/2025									
112571 K&S HEATING HOLDINGS INC									
M24-0484		02/12/2025	022525	355002	65.00	03/12/2025	INV	PD	Rfd Mechanical Permit M24
CHECK DATE: 02/25/2025									
112589 KAPUSTIAK, YULIIA									
39050		02/18/2025	022525	355003	18.86	03/18/2025	INV	PD	CREDIT BALANCE REFUND-778
CHECK DATE: 02/25/2025									
112124 KELLEHER CONSTRUCTION INC									
23520-0021-7		12/20/2024	022525	355004	64,317.85	02/28/2025	INV	PD	Public Safety Facility-Co
CHECK DATE: 02/25/2025									
100992 KEYS WELL DRILLING COMPANY									
WELL 10-9		02/13/2025	022525	355005	10,497.50	03/18/2025	INV	PD	WELL 10 PROJECT
CHECK DATE: 02/25/2025									
WELL 9-1 2024		02/07/2025	022525	355005	56,548.75	03/07/2025	INV	PD	WELL 9 MAINTENANCE PROJEC
CHECK DATE: 02/25/2025									
WELLS 11 & 12-9		01/31/2025	022525	355005	54,964.15	03/18/2025	INV	PD	WELLS 11 & 12 PROJECT
CHECK DATE: 02/25/2025									
					122,010.40				
112492 KHODADOOSTAN, KHASHAYAR									
40099-2		02/18/2025	022525	355006	57.79	03/18/2025	INV	PD	CREDIT BALANCE REFUND-320
CHECK DATE: 02/25/2025									
112568 KIMPTON, MIKE									
136866		01/16/2025	022525	355007	49.00	03/10/2025	INV	PD	REIMB MILEAGE-CONTINUING
CHECK DATE: 02/25/2025									
112562 KLAPPRICH, KRISTA									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
35788		02/04/2025	022525	355008	128.05	03/04/2025	INV	PD	METER DEPOSIT REFUND-1109
CHECK DATE: 02/25/2025									
101018 KRISS PREMIUM PRODUCTS INC									
192859		01/28/2025	022525	355009	450.25	02/28/2025	INV	PD	Arena Condensing Tower Ch
CHECK DATE: 02/25/2025									
101022 KUSSKE CONSTRUCTION COMPANY LLC									
23520-0021-7		12/31/2024	022525	355010	294,398.34	02/28/2025	INV	PD	Public Safety Facility-Ea
CHECK DATE: 02/25/2025									
112591 LABINE, LUCAS									
36580		02/18/2025	022525	355011	200.34	03/18/2025	INV	PD	CREDIT BALANCE REFUND-582
CHECK DATE: 02/25/2025									
102881 LANO EQUIPMENT INC									
03-1133689		01/31/2025	022525	355012	13,623.75	02/28/2025	INV	PD	NEW UNIT #T36-ELECTRIC
CHECK DATE: 02/25/2025									
03-1134305		02/11/2025	022525	355012	10,063.64	03/11/2025	INV	PD	#729 BOBCAT STUMP GRINDER
CHECK DATE: 02/25/2025									
					23,687.39				
101043 LANO EQUIPMENT INC									
01-1132459		01/31/2025	022525	355013	20.52	02/28/2025	INV	PD	#125 BUCKET CUTTING EDGE
CHECK DATE: 02/25/2025									
01-1133148		02/04/2025	022525	355013	992.90	03/04/2025	INV	PD	STUMP GRINDER RENTAL
CHECK DATE: 02/25/2025									
01-1133188		02/04/2025	022525	355013	852.98	03/04/2025	INV	PD	BRUSH MOWER RENTAL
CHECK DATE: 02/25/2025									
01-1133572		02/06/2025	022525	355013	1,763.99	03/06/2025	INV	PD	Saws for new ladder truck
CHECK DATE: 02/25/2025									
					3,630.39				
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Feb-25		02/07/2025	021125	354872	2,044.00	02/07/2025	INV	PD	Feb-25 Police Union Dues
CHECK DATE: 02/11/2025									
101057 LEAGUE OF MINNESOTA CITIES									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10002436-2/4/25 CHECK DATE: 02/11/2025		02/04/2025	021125	354873	151,705.00	02/24/2025	INV	PD	WC INS PREM-1ST INSTALLME
101058 LEAGUE OF MINNESOTA CITIES									
423910 CHECK DATE: 02/25/2025		02/12/2025	022525	355014	2,610.00	03/12/2025	INV	PD	PATROL Online Software
110118 LOCKRIDGE GRINDAL NAUEN PLLP									
118225 CHECK DATE: 02/25/2025		02/01/2025	022525	355015	3,333.33	03/10/2025	INV	PD	FEB LOBBYIST FOR CITY SQU
105710 MACQUEEN EMERGENCY GROUP									
P42248 CHECK DATE: 02/25/2025		01/17/2025	022525	355016	6,160.35	02/17/2025	INV	PD	TOOLS FOR NEW TOWER
P42255 CHECK DATE: 02/18/2025		01/17/2025	021825	354894	1,839.22	02/17/2025	INV	PD	TURNOUT GEAR
P42632 CHECK DATE: 02/25/2025		01/27/2025	022525	355016	727.60	02/27/2025	INV	PD	CARABINERS FOR GEAR
P43427 CHECK DATE: 02/25/2025		02/07/2025	022525	355016	135.44	03/07/2025	INV	PD	TOOLS FOR NEW LADDER TRUC
P43506 CHECK DATE: 02/25/2025		02/07/2025	022525	355016	602.49	03/07/2025	INV	PD	NEW TOWER TOOLS
P43586 CHECK DATE: 02/25/2025		02/10/2025	022525	355016	624.47	03/10/2025	INV	PD	FF GEAR
					10,089.57				
101124 MACQUEEN EQUIPMENT									
P62432 CHECK DATE: 02/25/2025		01/31/2025	022525	355017	1,914.06	02/28/2025	INV	PD	#121 VACTOR PIPES
W15728 CHECK DATE: 02/25/2025		01/30/2025	022525	355017	7,243.61	02/28/2025	INV	PD	#121 JET VAC WIRING HARNE
					9,157.67				
112564 MARTIN, TASHANA									
39355 CHECK DATE: 02/25/2025		02/04/2025	022525	355018	52.69	03/04/2025	INV	PD	METER DEPOSIT REFUND-768

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101154 MCFOA									
136854		02/10/2025	021825	354895	50.00	02/10/2025	INV	PD	Athenian Dialogue for De
CHECK DATE: 02/18/2025									
101168 MELCHERT HUBERT SJODIN PLLP									
177746-24		01/23/2025	021825	354896	712.25	02/22/2025	INV	PD	KRUSE EASEMENTS
CHECK DATE: 02/18/2025									
177746-25		01/23/2025	021825	354896	71.25	02/22/2025	INV	PD	KRUSE EASEMENTS
CHECK DATE: 02/18/2025									
178216		02/17/2025	022525	355019	4,747.25	03/17/2025	INV	PD	FEB LEGAL BILL
CHECK DATE: 02/25/2025									
101183 METROPOLITAN COUNCIL					5,530.75				
JAN 2025 SAC		01/31/2025	022525	355020	44,382.10	02/28/2025	INV	PD	JAN SAC CHARGES W/ ADJUST
CHECK DATE: 02/25/2025									
101182 METROPOLITAN COUNCIL									
0001183210		02/03/2025	022525	355021	311,137.34	03/01/2025	INV	PD	MAR SEWER SERVICES FOR ME
CHECK DATE: 02/25/2025									
101187 METRO SALES INC									
INV2695405		01/22/2025	021825	354897	212.68	02/21/2025	INV	PD	TC COPIER CONTRACT SEMI-A
CHECK DATE: 02/18/2025									
INV2706934		02/04/2025	022525	355022	163.00	03/06/2025	INV	PD	Contract Invoice
CHECK DATE: 02/25/2025									
INV2706992		02/04/2025	022525	355022	1,356.23	03/06/2025	INV	PD	Ricoh/IM C6010 color
CHECK DATE: 02/25/2025									
INV2708071		02/05/2025	022525	355022	34.78	03/05/2025	INV	PD	PRINTER-ELEC ROOM
CHECK DATE: 02/25/2025									
INV2713038		02/11/2025	022525	355022	147.88	03/13/2025	INV	PD	FD COLOR COPIER
CHECK DATE: 02/25/2025									
101217 MINNESOTA CHILD SUPPORT PMT CTR					1,914.57				
PRO207250015806598		02/07/2025	021125	354874	461.46	02/07/2025	INV	PD	020725 Payroll - Child Su
CHECK DATE: 02/11/2025									

Report generated: 02/21/2025 08:11
 User: 8482mrob
 Program ID: apinvlst

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
65614		01/30/2025	022525	355023	2,000.00	03/01/2025	INV	PD	ACCIDENT INVESTIGATION-EL
CHECK DATE: 02/25/2025									
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Feb-25		02/07/2025	021125	354875	6,050.00	02/07/2025	INV	PD	Feb-25 Local #320 Union D
CHECK DATE: 02/11/2025									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/JAN25		01/27/2025	020625	354865	1,269.81	02/22/2025	INV	PD	JAN ST LITES-TOWN COURSE
CHECK DATE: 02/06/2025									
778377500/JAN25		02/07/2025	022025	354916	65.86	03/02/2025	INV	PD	JAN 12500 COUNTY RD 11 SI
CHECK DATE: 02/20/2025									
778377800/JAN25		02/07/2025	022025	354916	42.96	03/02/2025	INV	PD	JAN 4250 ENGLER BLVD SIGN
CHECK DATE: 02/20/2025									
778377900/JAN25		02/07/2025	022025	354916	50.68	03/02/2025	INV	PD	JAN 4100 ENGLER BLVD SIGN
CHECK DATE: 02/20/2025									
781385500/JAN25		02/07/2025	022025	354916	15.66	03/02/2025	INV	PD	JAN 4463 COUNTY RD 44
CHECK DATE: 02/20/2025									
					1,444.97				
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1078008		02/10/2025	022525	355024	2,084.00	03/12/2025	INV	PD	MTHLY SUBSTATION MAINTENA
CHECK DATE: 02/25/2025									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
ABR0215177I		07/02/2019	021825	354898	40.00	12/31/2024	INV	PD	2019 Curling Ctr Pressure
CHECK DATE: 02/18/2025									
ABR0235368X		07/07/2020	021825	354898	40.00	12/31/2024	INV	PD	2020 Curling Ctr Pressure
CHECK DATE: 02/18/2025									
ABR0283867X		06/25/2022	021825	354898	40.00	12/31/2024	INV	PD	2022 Curling Ctr Pressure
CHECK DATE: 02/18/2025									
ABR0306981X		06/24/2023	021825	354898	40.00	12/31/2024	INV	PD	2023 Curling Ctr Pressure
CHECK DATE: 02/18/2025									
ABR0330443X		06/29/2024	021825	354898	40.00	12/31/2024	INV	PD	2024 Curling Ctr Pressure
CHECK DATE: 02/18/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
JANUARY0190352025		01/01/2025	022525	355025	5,374.31	02/28/2025	INV	PD	JAN PERMIT SURCHARGES
CHECK DATE: 02/25/2025									
101351 MN DEPARTMENT OF TRANSPORTATION					5,574.31				
P00019474		01/30/2025	022525	355026	1,579.28	03/01/2025	INV	PD	MN River Bluffs Regional
CHECK DATE: 02/25/2025									
101261 MINNESOTA RECREATION & PARK ASSOC									
11148		02/07/2025	022525	355027	50.00	02/28/2025	INV	PD	Posting-Rec Intern
CHECK DATE: 02/25/2025									
103088 SID TOOL CO INC									
68742889		01/31/2025	022525	355028	63.10	02/28/2025	INV	PD	SPRAY PAINT
CHECK DATE: 02/25/2025									
68742909		01/30/2025	022525	355028	427.76	02/28/2025	INV	PD	SHOP SUPPLIES-NUTS, BOLTS
CHECK DATE: 02/25/2025									
69631619		02/03/2025	022525	355028	153.82	03/03/2025	INV	PD	GRINDING PODS
CHECK DATE: 02/25/2025									
71892329		02/11/2025	022525	355028	303.80	03/11/2025	INV	PD	SEAL, SPRAY AND MARKING P
CHECK DATE: 02/25/2025									
103588 MINNESOTA STATE FIRE CHIEFS ASSOCIATION					948.48				
9082		02/01/2025	022525	355029	285.00	03/03/2025	INV	PD	FF Training-Peterson-Dulu
CHECK DATE: 02/25/2025									
101354 MTI DISTRIBUTING INC #700767									
1459889-01		01/30/2025	022525	355030	108.68	02/28/2025	INV	PD	BEDKNIVES
CHECK DATE: 02/25/2025									
1459889-02		01/30/2025	022525	355030	1,198.73	02/28/2025	INV	PD	BEDKNIVES
CHECK DATE: 02/25/2025									
1461049-00		01/29/2025	022525	355030	91.74	02/28/2025	INV	PD	MOWER PARTS
CHECK DATE: 02/25/2025									
1461230-00		01/30/2025	022525	355030	12.54	02/28/2025	INV	PD	MOWER PARTS
CHECK DATE: 02/25/2025									
1461397-00		02/03/2025	022525	355030	1,275.49	03/03/2025	INV	PD	FAIRWAY MOWER BRAKE ASSEM
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1462513-00		02/13/2025	022525	355030	119.84	03/13/2025	INV	PD	WORKMAN PARTS
CHECK DATE: 02/25/2025									
					2,807.02				
101357 MUELLER SYSTEMS LLC									
66164784		01/29/2025	022525	355031	15,307.27	02/28/2025	INV	PD	MINET RENEWAL
CHECK DATE: 02/25/2025									
66164785		01/29/2025	022525	355031	34,921.53	02/28/2025	INV	PD	AMI RENEWAL
CHECK DATE: 02/25/2025									
					50,228.80				
101365 STAR GROUP LLC									
4472/JAN2025		01/31/2025	021325	354879	3,988.52	02/10/2025	INV	PD	JAN PARTS & SUPPLIES
CHECK DATE: 02/13/2025									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Feb-25		02/07/2025	021125	354876	4.00	02/07/2025	INV	PD	Feb-25 D.R.I.V.E. Contrib
CHECK DATE: 02/11/2025									
101253 BUSINESS PLANNING CONCEPTS INC									
383600022025		01/01/2025	020625	354866	112.00	02/10/2025	INV	PD	FEB PERA LIFE PREMIUMS
CHECK DATE: 02/06/2025									
112592 NELSON, JANE									
38223		02/18/2025	022525	355032	12.42	03/18/2025	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 02/25/2025									
107999 NICE HEALTHCARE LLC									
24392501pp		01/01/2025	021325	354880	84,009.44	02/28/2025	INV	PD	2025 EMP INS PREM-MEDICAL
CHECK DATE: 02/13/2025									
102654 NORTH AMERICAN SAFETY INC									
INV95397		01/31/2025	022525	355033	728.00	02/28/2025	INV	PD	UTILITY WORK AHEAD SIGNS
CHECK DATE: 02/25/2025									
INV95402		01/31/2025	022525	355033	147.96	02/28/2025	INV	PD	SAFETY CONES
CHECK DATE: 02/25/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101425	NORTHERN SAFETY TECHNOLOGY INC				875.96				
58924		02/04/2025	022525	355034	405.18	03/04/2025	INV	PD	#323 SHORE POWER AUTO EJE
CHECK DATE: 02/25/2025									
100202	BLUETARP FINANCIAL INC								
54705454		02/13/2025	022525	355035	47.98	03/17/2025	INV	PD	T36 DUMP TRAILER HITCH
CHECK DATE: 02/25/2025									
112102	NORTHLAND CONCRETE & MASONRY COMPANY LLC								
23520-0021-6		12/23/2024	022525	355036	308,828.85	02/28/2025	INV	PD	Public Safety Facility-Ma
CHECK DATE: 02/25/2025									
101465	ON SITE SANITATION INC								
0001847927		02/07/2025	022525	355037	240.00	03/09/2025	INV	PD	CHARITY GOLF EVENT
CHECK DATE: 02/25/2025									
0001850949		02/15/2025	022525	355037	146.00	03/17/2025	INV	PD	CLOVER RIDGE HOCKEY RINK
CHECK DATE: 02/25/2025									
112558	PAMPUCH HOMES LLC				386.00				
39920		02/04/2025	022525	355038	70.82	03/04/2025	INV	PD	CREDIT BALANCE REFUND-517
CHECK DATE: 02/25/2025									
112586	PATINO SANCHEZ, ANAYELI								
2014674.002		01/30/2025	022525	355039	31.43	03/01/2025	INV	PD	Rfd Youth Monthly Members
CHECK DATE: 02/25/2025									
PAYEE: PATINO SANCHEZ, ANAYELI									
112130	PETERSON BROS ROOFING & CONSTRUCTION INC								
23520-0021-2		12/20/2024	022525	355040	73,496.18	02/28/2025	INV	PD	Public Safety Facility-Ro
CHECK DATE: 02/25/2025									
101518	PETERSON, NATE								
136791		02/02/2025	022525	355041	197.40	03/02/2025	INV	PD	Reimb Mileage-FF Training
CHECK DATE: 02/25/2025									
101543	PLUNKETTS PEST CONTROL INC								

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8983919		02/01/2025	022525	355042	1,811.59	03/03/2025	INV	PD	Cur1/EC/CP pest cont
CHECK DATE: 02/25/2025									
101551 POPPITZ CONSTRUCTION INC									
1657		02/10/2025	022525	355043	465.00	03/12/2025	INV	PD	WMB COLUMBIA COURT 12/19/
CHECK DATE: 02/25/2025									
101557 POWER SYSTEM ENGINEERING INC									
9057303		02/17/2025	022525	355044	8,072.50	03/17/2025	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 02/25/2025									
9057341		02/17/2025	022525	355044	5,290.60	03/17/2025	INV	PD	MISC ENGINEERING ~ JANUAR
CHECK DATE: 02/25/2025									
101571 PREMIUM WATERS INC									
					13,363.10				
310605635		01/31/2025	022525	355045	65.00	02/28/2025	INV	PD	Water Cooler
CHECK DATE: 02/25/2025									
417080-01-25		01/31/2025	021825-3	354911	13.89	03/02/2025	INV	PD	CLUBHOUSE WATER
CHECK DATE: 02/18/2025									
107855 STAPLES INC									
					78.89				
42418528		01/15/2025	021825	354899	371.98	02/14/2025	INV	PD	WTP BACKUP APC
CHECK DATE: 02/18/2025									
42465797		01/17/2025	021825	354899	147.56	02/16/2025	INV	PD	BATTERIES
CHECK DATE: 02/18/2025									
42518582		01/22/2025	022525	355047	16.79	02/21/2025	INV	PD	NOTEPADS
CHECK DATE: 02/25/2025									
42606753		01/28/2025	022525	355047	93.48	02/27/2025	INV	PD	COPY PAPER
CHECK DATE: 02/25/2025									
42712538		02/04/2025	022525	355047	70.78	03/06/2025	INV	PD	BREAKROOM SUPPLIES
CHECK DATE: 02/25/2025									
42714072-1		02/04/2025	022525	355046	19.70	03/06/2025	INV	PD	Black sharpie for workroo
CHECK DATE: 02/25/2025									
42714072-2		02/04/2025	022525	355046	10.08	03/06/2025	INV	PD	Coffee Lids for coffee cu
CHECK DATE: 02/25/2025									
42722618		02/05/2025	022525	355046	24.02	03/07/2025	INV	PD	Rubber Bands for the work

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
42736751		02/05/2025	022525	355047	144.53	03/07/2025	INV	PD	OFFICE SUPPLIES
CHECK DATE: 02/25/2025									
42767323		02/07/2025	022525	355046	1,095.68	03/09/2025	INV	PD	Paper for ACFR Reports
CHECK DATE: 02/25/2025									
42862408		02/13/2025	022525	355046	13.86	03/15/2025	INV	PD	Engineering Paper for Mat
CHECK DATE: 02/25/2025									
42863139-1		02/13/2025	022525	355046	110.91	03/15/2025	INV	PD	Ruled pads, correction ta
CHECK DATE: 02/25/2025									
42863139-2		02/13/2025	022525	355046	85.88	03/15/2025	INV	PD	Coffee and coffee cups
CHECK DATE: 02/25/2025									
42897950		02/17/2025	022525	355046	.97	03/19/2025	INV	PD	Scissors for the workroom
CHECK DATE: 02/25/2025									
					2,206.22				
101684 R & R SPECIALTIES OF WISCONSIN INC									
0084636-IN		02/07/2025	022525	355048	70.00	03/07/2025	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 02/25/2025									
0084677-IN		02/12/2025	022525	355048	37.95	03/12/2025	INV	PD	Zamboni wash water Filter
CHECK DATE: 02/25/2025									
					107.95				
101616 RDO EQUIPMENT COMPANY									
P6387501		02/12/2025	022525	355049	1,060.50	03/12/2025	INV	PD	#226 CUTTING EDGES
CHECK DATE: 02/25/2025									
101617 REACH FOR RESOURCES INC									
6849746		01/01/2025	022525	355050	4,057.34	02/27/2025	INV	PD	Inclusion Services for 20
CHECK DATE: 02/25/2025									
111983 REC-TECH SALES & SERVICE COMPANY									
5644		02/11/2025	022525	355051	566.86	03/11/2025	INV	PD	#206 CUTTING EDGE & HARDW
CHECK DATE: 02/25/2025									
5659		02/12/2025	022525	355051	787.26	03/12/2025	INV	PD	#108 CUTTING EDGES
CHECK DATE: 02/25/2025									
					1,354.12				
111900 SCP DISTRIBUTORS LLC									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
531156 CHECK DATE: 02/25/2025		01/30/2025	022525	355052	62.45	02/28/2025	INV	PD	Parts for Hot Spa pump
531157 CHECK DATE: 02/25/2025		01/30/2025	022525	355052	29.54	02/28/2025	INV	PD	Parts for Hot Spa pump
531158 CHECK DATE: 02/25/2025		01/30/2025	022525	355052	8.73	02/28/2025	INV	PD	Parts for Hot Spa pump
531188 CHECK DATE: 02/25/2025		02/03/2025	022525	355052	104.44	03/03/2025	INV	PD	Replacement Chemical tubi
					205.16				
111121 RECYCLE TECHNOLOGIES INC									
252636 CHECK DATE: 02/25/2025		01/27/2025	022525	355053	429.27	02/27/2025	INV	PD	LIGHT BULB RECYCLING
112593 RICHARDSON, C GENE									
10002853 CHECK DATE: 02/25/2025		02/18/2025	022525	355054	150.47	03/18/2025	INV	PD	CREDIT BALANCE REFUND-943
109193 RJM CONSTRUCTION LLC									
2352002108 CHECK DATE: 02/25/2025		12/31/2024	022525	355055	242,271.75	02/28/2025	INV	PD	Chaska Public Safety Faci
103251 ROBERT THOMAS HOMES INC									
6361 HARVEST TRL CHECK DATE: 02/25/2025		02/12/2025	022525	355056	2,500.00	03/12/2025	INV	PD	BUILDER DEPOSIT REFUND
6401 HARVEST TRL CHECK DATE: 02/25/2025		02/12/2025	022525	355056	2,500.00	03/12/2025	INV	PD	BUILDER DEPOSIT REFUND
6439 RED CEDAR DR CHECK DATE: 02/25/2025		02/13/2025	022525	355056	2,500.00	03/18/2025	INV	PD	BUILDER DEPOSIT REFUND
6451 RED CEDAR DR CHECK DATE: 02/25/2025		02/18/2025	022525	355056	2,500.00	03/18/2025	INV	PD	BUILDER DEPOSIT REFUND
6526 HARVEST WAY CHECK DATE: 02/25/2025		02/12/2025	022525	355056	2,500.00	03/12/2025	INV	PD	BUILDER DEPOSIT REFUND
					12,500.00				
112477 ROTH STAFFING COMPANIES LP									
16232707		12/13/2024	022525	355057	1,729.92	01/12/2025	INV	PD	Bldg Insp Temp-Gibson w/e

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
16246937		01/24/2025	021825	354900	1,244.40	02/23/2025	INV	PD	Bldg Insp Temp-Gibson w/e
CHECK DATE: 02/18/2025									
16249179		01/31/2025	022525	355057	897.60	03/02/2025	INV	PD	Bldg Insp Temp-Gibson w/e
CHECK DATE: 02/25/2025									
16251432		02/07/2025	022525	355057	1,632.00	03/09/2025	INV	PD	Bldg Insp Temp-Gibson w/e
CHECK DATE: 02/25/2025									
16253680		02/14/2025	022525	355057	693.60	03/16/2025	INV	PD	Bldg Insp Temp-Gibson w/e
CHECK DATE: 02/25/2025									
					6,197.52				
112133	RTL CONSTRUCTION INC								
23520-0021-2		12/20/2024	022525	355058	3,619.50	02/28/2025	INV	PD	Public Safety Facility-Fr
CHECK DATE: 02/25/2025									
101703	SALVATION ARMY								
JANUARY/25 HS		01/31/2025	022525	355059	128.66	03/14/2025	INV	PD	JAN HEAT SHARE CONTRIBUTI
CHECK DATE: 02/25/2025									
101738	SCHILLING SUPPLY COMPANY								
992813-00		01/27/2025	022525	355060	2,166.57	02/27/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 02/25/2025									
107404	SCHMID, VICKI								
136963		02/07/2025	022525	355061	35.69	03/07/2025	INV	PD	Reimb Candy for Employee
CHECK DATE: 02/25/2025									
112597	SCHUSTER, SHANE								
34614		02/18/2025	022525	355062	26.49	03/18/2025	INV	PD	CREDIT BALANCE REFUND-235
CHECK DATE: 02/25/2025									PAYEE: SCHUSTER, SHANE
101744	SCOTT COUNTY TREASURER								
IN31925		02/05/2025	022525	355063	975.00	03/04/2025	INV	PD	Scenario Room Rental For
CHECK DATE: 02/25/2025									
IN31941		02/07/2025	022525	355063	31,800.00	03/06/2025	INV	PD	Tricity Tactical and Drug
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101760 SENTRY SYSTEMS INC					32,775.00				
800230		02/07/2025	022525	355064	753.47	03/07/2025	INV	PD	CLUBHOUSE SYSTEM REPAIR
CHECK DATE: 02/25/2025									
107602 SHAKOPEE MDEWAKANTON SIOUX COMMUNITY (SMSC)									
2967		01/31/2025	022525	355065	1,536.00	02/28/2025	INV	PD	YARD WASTE REMOVAL
CHECK DATE: 02/25/2025									
101803 SM HENTGES & SONS INC									
SP1008-87-26		02/11/2025	022525	355066	710,880.00	03/12/2025	INV	PD	TH 41/CSAH 61 IMPROVEMENT
CHECK DATE: 02/25/2025									
101847 SRF CONSULTING GROUP INC									
17860.00-6		01/31/2025	022525	355067	1,421.14	03/10/2025	INV	PD	SW CHASKA DEVELOPMENT STU
CHECK DATE: 02/25/2025									
103950 APPLIED CONCEPTS									
452057		02/06/2025	022525	355068	19,803.50	03/08/2025	INV	PD	PSA\$\$ - Squad Radars
CHECK DATE: 02/25/2025									
112103 STANDARD IRON AND WIRE WORKS LLC									
23520-0021-8		12/16/2024	022525	355069	121,672.20	02/28/2025	INV	PD	Public Safety Facility-St
CHECK DATE: 02/25/2025									
101850 STANTEC CONSULTING SERVICES INC									
2340874		01/20/2025	022525	355070	5,711.25	02/20/2025	INV	PD	RECORD PLAN/BASE MAP UPDA
CHECK DATE: 02/25/2025									
2340875		01/20/2025	022525	355070	5,653.25	02/20/2025	INV	PD	SW COMMUNITY PARK
CHECK DATE: 02/25/2025									
2340876		01/20/2025	022525	355070	392.00	02/20/2025	INV	PD	SE COLLECTOR
CHECK DATE: 02/25/2025									
2340877		01/20/2025	022525	355070	4,156.44	02/20/2025	INV	PD	CREEK RD TRUNK SEWER PH 4
CHECK DATE: 02/25/2025									
2340900		01/20/2025	022525	355070	1,521.75	02/20/2025	INV	PD	WELL 10 CONSTRUCTION
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2340901		01/20/2025	022525	355070	1,884.44	02/20/2025	INV	PD	BAVARIA RD TURN LANES @ S
CHECK DATE: 02/25/2025									
2340902		01/20/2025	022525	355070	592.25	02/20/2025	INV	PD	WELL NOS. 4, 5, 6, AND 8
CHECK DATE: 02/25/2025									
2340903		01/20/2025	022525	355070	14,157.87	02/20/2025	INV	PD	NE COLLECTOR IN SW AREA-P
CHECK DATE: 02/25/2025									
2340904		01/20/2025	022525	355070	2,506.50	02/20/2025	INV	PD	STORMWATER REVIEW-BIOLYPH
CHECK DATE: 02/25/2025									
2340905		01/20/2025	022525	355070	1,537.50	02/20/2025	INV	PD	STORMWATER REVIEW-WILLOW
CHECK DATE: 02/25/2025									
2340906		01/20/2025	022525	355070	2,983.00	02/20/2025	INV	PD	STORMWATER REVIEW-FULTONW
CHECK DATE: 02/25/2025									
2340912		01/20/2025	022525	355070	23,102.25	02/20/2025	INV	PD	COUNTY RD 61 UTILITY IMPR
CHECK DATE: 02/25/2025									
2340913		01/20/2025	022525	355070	16,452.80	02/20/2025	INV	PD	SAVANNA WAY S UTILITY IMP
CHECK DATE: 02/25/2025									
2340914		01/20/2025	022525	355070	14,331.00	02/20/2025	INV	PD	C2 RAVINE STABILIZATION
CHECK DATE: 02/25/2025									
2340915		01/20/2025	022525	355070	471.75	02/20/2025	INV	PD	2024 ROUTINE BRIDGE INSPE
CHECK DATE: 02/25/2025									
2340916		01/20/2025	022525	355070	1,162.50	02/20/2025	INV	PD	ENGLER BLVD CHASKA ELECTR
CHECK DATE: 02/25/2025									
2340917		01/20/2025	022525	355070	6,548.56	02/20/2025	INV	PD	WELLS 11 & 12
CHECK DATE: 02/25/2025									
2340918		01/20/2025	022525	355070	781.00	02/20/2025	INV	PD	ENGLER WATERMAIN IMPROVEM
CHECK DATE: 02/25/2025									
2340919		01/20/2025	022525	355070	9,815.25	02/20/2025	INV	PD	GENERAL ENGINEERING
CHECK DATE: 02/25/2025									
2340920		01/20/2025	022525	355070	-1,500.00	02/20/2025	CRM	PD	CREEK RD INDUSTRIAL ST &
CHECK DATE: 02/25/2025									
2340921		01/20/2025	022525	355070	533.69	02/20/2025	INV	PD	CREEK RD INDUSTRIAL ST &
CHECK DATE: 02/25/2025									
101861 STATE SUPPLY COMPANY					112,795.05				
698453		01/23/2025	021825	354901	1,701.60	02/22/2025	INV	PD	Boiler water pump in ceil
CHECK DATE: 02/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112587 STEFFES, TROY									
2014575.002					110.00	02/07/2025	INV	PD	Rfd Damage Deposit Less C
CHECK DATE: 02/25/2025		01/07/2025	022525	355071					PAYEE: STEFFES, TROY
101888 STREICHERS									
CM301347		12/12/2024	022525	355072	-79.99	02/03/2025	CRM	PD	Robinson Uniform - Credit
CHECK DATE: 02/25/2025									
I1740927		01/17/2025	022525	355072	6,705.00	03/03/2025	INV	PD	Holster/Weapon Lights - P
CHECK DATE: 02/25/2025									
I1742742		01/29/2025	022525	355072	96.00	02/28/2025	INV	PD	SWAT - Moore -Patch/Helme
CHECK DATE: 02/25/2025									
I1743223		01/31/2025	022525	355072	6,777.00	03/03/2025	INV	PD	Holsters - Public Safety
CHECK DATE: 02/25/2025									
I1743550		02/03/2025	022525	355072	711.96	03/03/2025	INV	PD	Dau Uniform - Initial Iss
CHECK DATE: 02/25/2025									
I1744067		02/05/2025	022525	355072	1,578.90	03/03/2025	INV	PD	Dau Uniform - Initial Iss
CHECK DATE: 02/25/2025									
I1744257		02/05/2025	022525	355072	116.00	03/03/2025	INV	PD	SWAT - Belt
CHECK DATE: 02/25/2025									
I1744788		02/07/2025	022525	355072	125.97	03/08/2025	INV	PD	Dulitz Uniform - Shirt/Al
CHECK DATE: 02/25/2025									
I1744793		02/07/2025	022525	355072	63.98	03/08/2025	INV	PD	Dau Uniform - Initial Iss
CHECK DATE: 02/25/2025									
I1744803		02/07/2025	022525	355072	6.99	03/08/2025	INV	PD	Pesheck Uniform - Embroid
CHECK DATE: 02/25/2025									
I1746465		02/17/2025	022525	355072	19.00	03/17/2025	INV	PD	VanDaalen Uniform - Initi
CHECK DATE: 02/25/2025									
					16,120.81				
101892 STUART C IRBY CO									
S014105644.001	250026	01/23/2025	021825	354902	54,200.00	02/22/2025	INV	PD	2 SW CABS PME9 #80157 PME
CHECK DATE: 02/18/2025									
S014147528.005	250030	02/03/2025	022525	355073	1,890.00	03/05/2025	INV	PD	7 PED UPRIGHT PLASTIC
CHECK DATE: 02/25/2025									
S014147528.006	250029	02/05/2025	022525	355073	574.62	03/07/2025	INV	PD	2 ANCHOR DBLE HELIX
CHECK DATE: 02/25/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102247	SUMMIT FIRE PROTECTION CO				56,664.62				
23520-0021-2		12/12/2024	022525	355074	5,751.30	02/28/2025	INV	PD	Public Safety Facility-Fi
CHECK DATE:	02/25/2025								
101911	SWANSON & YOUNGDALE INC								
23520-0021-3		12/13/2024	022525	355075	3,800.00	02/28/2025	INV	PD	Public Safety Facility-Ai
CHECK DATE:	02/25/2025								
101932	TAYLOR MADE GOLF CO INC								
37823328		11/07/2024	022525	355076	-739.50	11/07/2024	CRM	PD	CREDIT FOR RETURNED GOODS
CHECK DATE:	02/25/2025								
38027476		02/03/2025	022525	355076	555.25	03/05/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38040879		02/08/2025	022525	355076	46.27	03/10/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38052129		02/13/2025	022525	355076	121.82	03/15/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38052194		02/13/2025	022525	355076	121.82	03/15/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38055863		02/14/2025	022525	355076	46.27	03/16/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38059193		02/15/2025	022525	355076	121.82	03/17/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38059255		02/15/2025	022525	355076	121.82	03/17/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
38059480		02/15/2025	022525	355076	121.82	03/17/2025	INV	PD	RESALE
CHECK DATE:	02/25/2025								
112419	TEST RIGHT LLC				517.39				
978		01/15/2025	021825	354903	1,999.22	02/15/2025	INV	PD	TESTING RUBBER GOODS, NEW
CHECK DATE:	02/18/2025								
985		01/30/2025	022525	355077	75.00	02/28/2025	INV	PD	RUBBER TESTING DELIVERY
CHECK DATE:	02/25/2025								

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112555 TJORNHOM, JAMES					2,074.22				
35913 CHECK DATE: 02/25/2025		02/04/2025	022525	355078	282.71	03/04/2025	INV	PD	CREDIT BALANCE REFUND-123
101966 TK ELEVATOR CORPORATION									
3008339684 CHECK DATE: 02/25/2025		02/01/2025	022525	355079	1,581.93	03/01/2025	INV	PD	MAINTENANCE 2/1/25-4/30/2
109723 TOPCON SOLUTIONS INC									
90318437 CHECK DATE: 02/25/2025		02/06/2025	022525	355080	4,420.00	03/08/2025	INV	PD	BLUEBEAM SUBSCRIPTION REN
110934 THE TORO COMPANY									
411516384 CHECK DATE: 02/25/2025		02/01/2025	022525	355081	166.00	03/03/2025	INV	PD	FEB LOOP IRRIGATION NSN
103742 TRAVELERS INDEMNITY COMPANY									
236700070-2025 CHECK DATE: 02/25/2025		02/10/2025	022525	355082	191,812.00	03/01/2025	INV	PD	2025 Boiler & Machinery P
102007 TRENCHERS PLUS INC									
IT11070 CHECK DATE: 02/25/2025		02/10/2025	022525	355083	978.18	03/10/2025	INV	PD	#127 SPARE BELT
102009 TRI COUNTY WATER CONDITIONING INC									
120086 CHECK DATE: 02/18/2025		01/24/2025	021825	354904	175.00	02/23/2025	INV	PD	DI bed filler for curling
102027 TWIN CITIES & WESTERN RAILROAD CO									
M900778-IN CHECK DATE: 02/25/2025		02/03/2025	022525	355084	645.96	03/03/2025	INV	PD	WTRMN CROSSING -E TOWN CO
102028 TWIN CITY WATER CLINIC INC									
21664 CHECK DATE: 02/25/2025		01/29/2025	022525	355085	26.00	02/28/2025	INV	PD	FILTER #3 TESTING

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110053 TX CHILD SUPPORT SDU									
PR0207250012725283		02/07/2025	021125	354877	115.38	02/07/2025	INV	PD	020725 Payroll - Child Su
CHECK DATE: 02/11/2025									
102033 TYLER TECHNOLOGIES INC									
045-503366		01/30/2025	022525	355086	6,000.00	03/16/2025	INV	PD	Custom Meter Read Import/
CHECK DATE: 02/25/2025									
045-503997		02/05/2025	022525	355086	1,480.00	03/22/2025	INV	PD	AMI INTEGRATION WITH TYLE
CHECK DATE: 02/25/2025									
112561 UNGAR, JASMINE					7,480.00				
33206		02/04/2025	022525	355087	46.67	03/04/2025	INV	PD	METER DEPOSIT REFUND-295
CHECK DATE: 02/25/2025									
102052 UNIQUE PAVING MATERIALS CORP									
84595		01/28/2025	022525	355088	296.40	02/28/2025	INV	PD	COLD MIX PATCH
CHECK DATE: 02/25/2025									
102064 US BANK									
7619396		01/24/2025	022525	355089	500.00	02/28/2025	INV	PD	2021A PAYING AGENT FEES
CHECK DATE: 02/25/2025									
7622528		01/24/2025	022525	355089	1,600.00	02/28/2025	INV	PD	2015C EDA TRUSTEE FEE
CHECK DATE: 02/25/2025									
7622602		01/24/2025	022525	355089	1,600.00	02/28/2025	INV	PD	2015D EDA TRUSTEE FEE
CHECK DATE: 02/25/2025									
107687 UNIVERSAL PROTECTION SERVICE LP					3,700.00				
16629763		01/16/2025	022525	355090	206.25	02/15/2025	INV	PD	Event Ctr Security 1/10-1
CHECK DATE: 02/25/2025									
111158 HD SUPPLY INC									
INV00616374		02/06/2025	022525	355091	88.84	03/06/2025	INV	PD	WARNING SIGNS
CHECK DATE: 02/25/2025									
INV00616442		02/06/2025	022525	355091	24.32	03/06/2025	INV	PD	WARNING SIGNS-WELL HOUSES
CHECK DATE: 02/25/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					113.16				
107815 UTILITY LOGIC LLC									
15224		02/04/2025	022525	355092	2,244.16	03/06/2025	INV	PD	#121 AIR MONITOR
CHECK DATE: 02/25/2025									
112551 VERDEGAN, ETHAN									
136585		01/22/2025	022525	355093	23.79	02/28/2025	INV	PD	Reimb Pkg Northern Green
CHECK DATE: 02/25/2025									
110799 VERIZON CONNECT FLEET USA LLC									
628000059371		02/03/2025	022525	355094	279.20	03/05/2025	INV	PD	Data Processing - GPS
CHECK DATE: 02/25/2025									
102102 VERIZON WIRELESS									
6104303776		01/23/2025	020425-1	354863	584.87	02/15/2025	INV	PD	JAN CRADLEPOINTS
CHECK DATE: 02/04/2025									
102109 VICTORIA REPAIR & MANUFACTURING									
11321		01/08/2025	022525	355095	160.00	03/05/2025	INV	PD	PARK SHELTER WINDOW REPAI
CHECK DATE: 02/25/2025									
102115 VIKING AUTOMATIC SPRINKLER CO									
1025-F400474		01/31/2025	022525	355096	485.00	02/28/2025	INV	PD	Fire Sprinkler Testing-Cu
CHECK DATE: 02/25/2025									
102227 ONVOY LLC									
383007009486250201		02/01/2025	020425-1	354864	812.00	02/25/2025	INV	PD	FEB CITY HALL ETHERNET
CHECK DATE: 02/04/2025									
105146 ECM PUBLISHERS INC									
1033694		01/30/2025	021825-3	354912	76.57	02/28/2025	INV	PD	Enskonced Woods-Vacate Ea
CHECK DATE: 02/18/2025									
1033695		01/30/2025	021825-3	354912	76.57	02/28/2025	INV	PD	Pulte Homes-Spring Crk Dr
CHECK DATE: 02/18/2025									
1033696		01/30/2025	021825-3	354912	76.57	02/28/2025	INV	PD	Quadria Ventures-Talero C
CHECK DATE: 02/18/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1035243		02/06/2025	021825-3	354912	44.33	03/06/2025	INV	PD	2025 POLICE AUCTION
CHECK DATE: 02/18/2025									
102133 WAGNER PRESS & GRAPHICS					274.04				
38097		01/31/2025	022525	355097	223.89	02/28/2025	INV	PD	PROP DEV POSTCARD MAILERS
CHECK DATE: 02/25/2025									
38106		01/31/2025	022525	355097	70.00	03/02/2025	INV	PD	Business Cards - Linnertz
CHECK DATE: 02/25/2025									
38109		02/03/2025	022525	355097	81.41	03/03/2025	INV	PD	CPD Crisis Checklist
CHECK DATE: 02/25/2025									
38123		02/05/2025	022525	355097	65.00	03/13/2025	INV	PD	GOLF MAINT PRINTING
CHECK DATE: 02/25/2025									
38127		02/05/2025	022525	355097	333.00	03/05/2025	INV	PD	WATER NOTICES
CHECK DATE: 02/25/2025									
112596 WASSENGESO, SUNNY					773.30				
34961		02/18/2025	022525	355098	88.47	03/18/2025	INV	PD	CREDIT BALANCE REFUND-477
CHECK DATE: 02/25/2025									PAYEE: WASSENGESO, SUNNY
102146 WATER SPECIALTY OF MINNESOTA INC									
13391		02/07/2025	022525	355099	3,029.35	03/07/2025	INV	PD	Pool Chemicals
CHECK DATE: 02/25/2025									
111112 WILLIAMS SCOTSMAN INC									
9023063806		02/11/2025	022525	355100	1,263.16	03/13/2025	INV	PD	CLOVER RIDGE WARMING HOUS
CHECK DATE: 02/25/2025									
102189 WM MUELLER & SONS									
308833		01/30/2025	022525	355101	400.00	03/01/2025	INV	PD	SWIRL CHAMB MATERIAL LOCU
CHECK DATE: 02/25/2025									
308857		01/31/2025	022525	355101	800.00	03/02/2025	INV	PD	HICKORY, WALNUT & ASH VAC
CHECK DATE: 02/25/2025									
309019		02/11/2025	022525	355101	179.73	03/13/2025	INV	PD	WM BREAK COLUMBIA COURT
CHECK DATE: 02/25/2025									
309027		02/12/2025	022525	355101	85.43	03/14/2025	INV	PD	STOCKPILE

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/25/2025									
					1,465.16				
102217 WW GOETSCH ASSOC INC									
113976		01/23/2025	021825	354905	753.33	02/23/2025	INV	PD	REC PUMP A - SEAL KIT
CHECK DATE: 02/18/2025									
102220 XIGENT SOLUTIONS LLC									
16211		02/01/2025	022525	355102	1,778.44	03/03/2025	INV	PD	FEB VULNERABILITY SVC
CHECK DATE: 02/25/2025									
16212		02/01/2025	022525	355102	13,914.69	03/03/2025	INV	PD	FEB SUPPORT SVC
CHECK DATE: 02/25/2025									
					15,693.13				
112563 YUSUF, SARAH									
39167		02/04/2025	022525	355103	31.37	03/04/2025	INV	PD	METER DEPOSIT REFUND-110
CHECK DATE: 02/25/2025									
425 INVOICES					3,969,740.57				

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105243	ALERUS FINANCIAL								
C168003		02/06/2025	022025-4	4550	225.30	02/20/2025	DIR	PD	JAN PARTICIPANT FEES
CHECK DATE:	02/20/2025								
100385	CHASKA FIRE DEPT RELIEF ASSN								
2025/1-CFDRA		02/21/2025	022125	4551	22,140.00	02/21/2025	DIR	PD	JAN-25 FIRE RELIEF ASSOC-
CHECK DATE:	02/21/2025								
107490	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY								
136728		02/07/2025	020725	4529	8,666.99	02/07/2025	DIR	PD	020725 Payroll - HCSP Con
CHECK DATE:	02/07/2025								
107744	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY								
136729		02/07/2025	020725	4530	3,952.25	02/07/2025	DIR	PD	020725 Payroll - MNDCP Co
CHECK DATE:	02/07/2025								
110382	ENTERPRISE FM TRUST								
FBN5258633		02/05/2025	022025-2	4547	13,332.73	02/20/2025	DIR	PD	FEB FLEET LEASES
CHECK DATE:	02/20/2025								
101756	MII LIFE INCORPORATED								
41252855-2024		02/04/2025	020525-1	4522	5,426.45	02/05/2025	DIR	PD	2024-2/5/25 FSA Reimb-Hea
CHECK DATE:	02/05/2025								
100927	INTERNAL REVENUE SERVICE								
136722		02/07/2025	020725	4523	187,841.02	02/07/2025	DIR	PD	020725 Payroll - SS, Medi
CHECK DATE:	02/07/2025								
101346	MINNESOTA COMMISSIONER OF REVENUE								
2024/1031-USE Amend		10/31/2024	021225	4533	765.66	02/12/2025	DIR	PD	OCT-24 AMENDED USE TAX
CHECK DATE:	02/12/2025								
2025/0131-CC		01/31/2025	021925	4542	10,559.33	02/19/2025	DIR	PD	JAN-25 CARVER CTY TRANSIT
CHECK DATE:	02/19/2025								
2025/0131-HOUSING		01/31/2025	021925	4543	5,265.91	02/19/2025	DIR	PD	JAN-25 METRO HOUSING SALE
CHECK DATE:	02/19/2025								
2025/0131-SLS/UB		01/31/2025	021925	4540	144,877.07	02/19/2025	DIR	PD	JAN-25 GEN/UB SALES TAX

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/19/2025									
2025/0131-TRANSPORT		01/31/2025	021925	4544	15,785.50	02/19/2025	DIR	PD	JAN-25 METRO TRANSPORTATI
CHECK DATE: 02/19/2025									
2025/0131-USE		01/31/2025	021925	4541	16,905.22	02/19/2025	DIR	PD	JAN-25 USE TAX
CHECK DATE: 02/19/2025									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES					194,158.69				
136723		02/07/2025	020725	4524	37,875.40	02/07/2025	DIR	PD	020725 Payroll - MN State
CHECK DATE: 02/07/2025									
101249 MINNESOTA MUNICIPAL POWER AGENCY									
4234		02/04/2025	022025-1	4546	2,623,982.56	02/20/2025	DIR	PD	JAN ELECTRIC DUE
CHECK DATE: 02/20/2025									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
136724		02/07/2025	020725	4525	15,983.69	02/07/2025	DIR	PD	020725 Payroll - 457 Cont
CHECK DATE: 02/07/2025									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
136727		02/07/2025	020725	4528	9,245.86	02/07/2025	DIR	PD	020725 Payroll - Roth Con
CHECK DATE: 02/07/2025									
104668 OPTUM BANK INC									
136726		02/07/2025	020725	4527	24,927.60	02/07/2025	DIR	PD	020725 HSA Contributions
CHECK DATE: 02/07/2025									
101525 THE PITNEY BOWES BANK INC									
2025/0204-PB		02/04/2025	020425-2	4516	50.00	02/04/2025	DIR	PD	ANNUAL EFT FEE
CHECK DATE: 02/04/2025									
2025/0207-PB		02/07/2025	021025	4532	1,200.00	02/10/2025	DIR	PD	2/7/25 REPLENISH POSTAGE
CHECK DATE: 02/10/2025									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION					1,250.00				
136725		02/07/2025	020725	4526	137,476.13	02/07/2025	DIR	PD	020725 Payroll - PERA Con
CHECK DATE: 02/07/2025									

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 User: 8482mrob
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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102066 US BANK									
136701		01/29/2025	012925-2	4517	105,134.95	01/29/2025	DIR	PD	2025B Debt Service Reserv
CHECK DATE:	01/29/2025								
110788 WEX HEALTH INC									
20250124-FSA		01/24/2025	WIRE_001	4513	713.83	01/28/2025	DIR	PD	1/28/25 FSA Reimb-Healthc
CHECK DATE:	01/28/2025								
20250128-FSA		01/28/2025	012925-1	4514	208.34	01/29/2025	DIR	PD	1/29/25 FSA Reimb-DepCare
CHECK DATE:	01/29/2025								
20250129-FSA		01/29/2025	013125	4515	98.42	01/31/2025	DIR	PD	1/31/25 FSA Reimb-Healthc
CHECK DATE:	01/31/2025								
20250129-FSA-2		01/29/2025	020325	4518	416.68	02/03/2025	DIR	PD	2/3/25 FSA Reimb-DepCare
CHECK DATE:	02/03/2025								
20250131-FSA		01/31/2025	020425-3	4519	1,200.00	02/04/2025	DIR	PD	2/4/25 FSA Reimb-Healthca
CHECK DATE:	02/04/2025								
20250201-FSA		02/01/2025	020425-3	4520	906.00	02/04/2025	DIR	PD	2/4/25 FSA Reimb-Healthca
CHECK DATE:	02/04/2025								
20250202-FSA		02/02/2025	020525	4521	7.27	02/05/2025	DIR	PD	2/5/25 FSA Reimb-Healthca
CHECK DATE:	02/05/2025								
20250205-FSA		02/05/2025	020725	4531	296.00	02/07/2025	DIR	PD	2/7/25 FSA Reimb-Healthca
CHECK DATE:	02/07/2025								
20250207-FSA		02/07/2025	021125-2	4534	194.44	02/11/2025	DIR	PD	2/11/25 FSA Reimb-Healthc
CHECK DATE:	02/11/2025								
20250210-FSA		02/10/2025	021125-2	4535	416.68	02/11/2025	DIR	PD	2/11/25 FSA Reimb-DepCare
CHECK DATE:	02/11/2025								
20250211-FSA		02/11/2025	021225	4536	208.34	02/12/2025	DIR	PD	2/12/25 FSA Reimb Dep Car
CHECK DATE:	02/12/2025								
20250212-FSA		02/12/2025	021425	4537	397.02	02/14/2025	DIR	PD	2/14/25 FSA Reimb-Healthc
CHECK DATE:	02/14/2025								
20250213-FSA		02/13/2025	021425	4538	625.02	02/14/2025	DIR	PD	2/14/25 FSA Reimb-DepCare
CHECK DATE:	02/14/2025								
20250213-FSA-2		02/13/2025	021825-4	4539	145.57	02/18/2025	DIR	PD	2/18/25 FSA Reimb-Healthc
CHECK DATE:	02/18/2025								
20250215-FSA		02/15/2025	021925-1	4545	37.78	02/19/2025	DIR	PD	2/19/25 FSA Reimb-Healthc
CHECK DATE:	02/19/2025								
20250215-FSA-2		02/15/2025	021925-2	4548	407.97	02/19/2025	DIR	PD	2/19/25 FSA Reimb-Healthc

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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CHECK DATE: 02/20/2025									
					6,289.36				
39 INVOICES					3,397,908.98				

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report

February 24, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

February 24th:

On Monday, we will be having a joint Work Session with the Planning Commission the on-going project for updating our Zoning Ordinance. This Work Session will be an opportunity to be brought up to date on the overall project, and to get feedback from both the Council and the Planning Commission on the sections of the Zoning Ordinance that are currently being worked on. The Work Session will start at 5:30 and go until 7. During the meeting itself, we will have a couple of development applications coming out of the Planning Commission as well as some miscellaneous items to consider.

March 3rd:

Just a reminder that with President's Day falling on the third Monday of the month, that this does mean that we have two Mondays in a row with Council meetings. For March 3rd, most of the meeting we are going to be using for the purposes of a work session. First, we are planning on doing a tour of the Public Safety facility to give you an opportunity to be able to see the new building under construction. This tour will start at 4:30 pm and we will meet directly on site at the construction trailer where we can all get helmets and safety vests before we get a tour of the site. This tour will wrap up around 5:20 so we can get back to City Hall for a Work Session at 5:30. For the Work Session, we will be talking about two topics. First, we will be using this time to finish up the Strategic Planning process that we started at our retreat a few weeks ago. Staff will be coming back to the Council with recommendations for implementation steps/calendar for the strategic goals we identified in our Retreat. The second topic we will be talking about is a continued discussion on establishing our Cannabis Ordinance that we will need to get in place shortly. While we already had a Work Session on this a few months ago, we want to make sure that our new Council members are up to speed on the topic, and that we get direction from the entire Council on how you would like to establish our ordinance regulating this within our community. We the lottery process now occurring at the State to start to allow licenses, we expect that we will start getting inquiries at the end of March for people interested in setting up a dispensary in the community and we want to make sure that we are ready for that. Our hope would be to bring back an ordinance for consideration at the March 17th meeting. We will have a short Council meeting on that night with the main action item being the selection of an architect for the Municipal Services Building project. It is possible we will not get our Work Session done before 7 so anything we do not finish before the

If you are unable to attend any of these meetings, just let me know so we can plan around it if need be.

BUILDING IMPROVEMENT PROGRAM

PUBLIC SAFETY FACILITY UPDATES:

As an update to the progress on the new Public Safety Facility, below are a few highlights of activities that have occurred over the past few weeks:

- Work has had to slow down the last week because of temperatures. Both the pouring of concrete and the installment of structural steel is unable to happen when temperatures dip as low as they did the past week. They are back working now, and do plan to put in some longer days and weekends to get caught up on the time they lost because of the cold
- Installing the cement block walls around the entire perimeter of the building is nearly complete and will allow for work to start on enclosing certain areas, pouring floors and starting on the brick work on the outside of the building
- We are finishing up our FF and E list for the building and will be shortly placing items on order (i.e. desks, chairs, TV monitors, etc...) to make sure that all things are ready to install when the building is complete. There are some longer lead times on certain items that we are trying to account for.

Municipal Services Building

Since the last Council meeting, we have been very busy organizing the Municipal Services Building Project. We are currently in the process of reviewing applications from the 13 architectural firms that we received proposals from on the project. We will be meeting on Monday morning to narrow down the list of architects to 5-6 teams that we will then bring back for interviews on Wednesday and Thursday of next week. We are hoping that coming out of these interviews that we will be in a position to recommend an architectural group to the Council for whom we will work with on this project. The architectural teams we received proposals from are very strong and we expect that whoever we choose will be highly qualified to help us design this project. In addition to this, last Tuesday and Wednesday we were able to take tours of 4 different Municipal Service Buildings in other cities across the Metro. This gave us a good opportunity to understand how most communities have approached these projects and to understand what has worked and not worked for them as they have designed and ultimately built and utilized their new buildings. These tours were very helpful in helping us frame the things we should be thinking about as we move into the design of this building.

If there are any questions about the information provided, or anything else, please don't hesitate to reach out.

Growth Through Opportunities (GTO) Program:

For those new to the Council, one program that was started 4 years ago by our Police Department, and we have done ever since, is a program call the Growth Through Opportunities (GTO) Program. GTO is a program where we are able to bring in two high school aged students who have significant cognitive/physical disabilities to job shadow each of the

departments in our City over the course of the summer. These interns spend two days a week at the City working with a different department each day throughout the summer months. Every department takes a day and allows these interns to have the opportunity to work on City projects, learn different skill sets, and generally become part of our team. This program has not only provided a great opportunity for these students to learn skills and experience what it is like to be part of a work environment, but it also gives our employees the opportunity to work with kids with special needs which can be very educational and rewarding for our employees. It's important to note that out of the interns we have had for the past several years, we have actually had 3 of the interns come back to work with us as a paid employee, filling rolls at our Community Center in guest services all the way to working out on our Golf courses on maintenance. It has truly been a program that equally benefits the City organization and the students, providing both with lifelong memories.

I am happy to say that we are in the process now of planning for this summer's interns and hope to have them identified in the next few weeks. They will kick off their time with the City by coming to the Council meeting on June 16th to introduce themselves to the Council and will finish the program in August by coming back to the Council to share what experiences they had and what they got out of the program. These are very special nights at the Council meeting.

If you have any questions about this program, please just let me know. A big thank you goes out to Officer Martin Godinez for organizing this effort. We can't wait to introduce you to our students for this year!

EEA Grand Award for Highway 41/61 Project

As I have shared with you a couple of other times, our own Highway 41/61 reconstruction project through Downtown Chaska has been recognized by a couple of organizations this winter for being the best transportation project in the State. This project was once again recognized this past Friday night at the American Council of Engineering Companies (ACEC) for receiving the Engineering Excellence Grand Award for being the best transportation project in the State. Some of the things that have made this project unique to other communities and to consulting engineering companies was Chaska ability to take what started out as an overlay project through downtown, and to get MnDOT and other agencies to design a reconstruction project that does not just focus on getting cars through downtown as fast as possible, but also being sensitive to Highway 41 being our "Main Street". It has traditionally been very hard to get MnDOT to work with local municipalities when State highways also serve as a community's main street. Often, ease of access through business districts, safe pedestrian networks and significant streetscapes have not been taken on as a part of these projects leaving communities continuing to struggle with how they don't lose their identity in commercial districts to a major highway. Highway 41 was able to successfully navigate taking into consideration multiple stakeholder interests in the process which is not always the norm when dealing with State projects. Organizations like ACEC have recognized how challenging this project was and how well it turned out in the end.

I would like to take this opportunity to thank all who were involved in the Highway 41 project, as it was likely the most difficult public project we have ever taken on. I also want to thank the Businesses and the Downtown Business Alliance for working with us throughout the project. I know it was not an easy summer for many, but we hope that these improvements provide

opportunities for businesses in downtown for years to come. If you have any questions about this, do not hesitate to contact me.

Engler Boulevard Construction Meeting

This past Wednesday night, Carver County hosted an informational meeting for residents of Chaska to be able to come and see what to expect for closures and detours this summer as part of the Engler Boulevard reconstruction project. The meeting was also an opportunity for residents to understand exactly what improvements will be made. I'm happy to say that there was a good turnout to this event, with many people interested in finding out more about not only the improvements that will be completed, but also how they will have to navigate around construction over the course of the summer. Even though this is a County project, we did have our communications staff there as well to understand the questions that were being asked so that we can target areas that we may need to put more effort into communicating. While this is a County project, because it is coming through Chaska, many residents will turn to us for information, so we want to make sure getting that information is as simple as possible for them. We will also be partnering with the County's communication staff to make sure we are all consistent with our messaging.

If you have any questions about this project, just let me know. We expect that the project will start sometime before Memorial Day.

UPCOMING EVENTS:

- **All Employee "Years of Service" Recognition Breakfast:** Once a year we hold a breakfast to recognize employees for significant accomplishments and for their years of service with the City. This year's event is coming up on Wednesday March 5th from 7:30-9 am at the Chaska Event Center. If there are any Council members that are available and interested in attending, we would love to have you there. Beyond the awards, we talk about the year in review and what to expect over the next 12 months and hear from the Mayor. It is also a great opportunity to get to know some of our City employees from across each of our departments. If you are interested in attending, please let me know so we can post it if there is going to be a quorum. If you are available, we hope to see you there!