

WORK SESSION
Downtown Master Plan Update
5:45 – 7:00 PM



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, August 18, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. GTO Program Recap - Aidan Coughlin and Griffin Williams
 - 5.B. Southwest Park Master Plan Update
 - 5.C. Meadow Park Update
6. Approve Previous Meeting Minutes
 - 6.A. Meeting Minutes 08-04-2025
7. Consent Items
 - 7.A. Approve Temporary Liquor License for Crown of Glory Lutheran Church
 - 7.B. Agreements related to a Cell Tower Lease with New Cingular Wireless PCS, LLC
 - 7.C. Appointment of HPC Chair Kaleb Snider and Vice Chair Prescott Phillips for 2025
 - 7.D. Mediated Settlement Agreement with Chaska Retail, L.L.C.
8. Action Items
 - 8.A. Adopt Resolution Nos. 2025-46 & 2025-47 and Ordinance No. 1068 Approving the Preliminary Plat, Rezoning and Comprehensive Plan

Amendment for Chevalle 19th Addition (Talero Curve)/Quadriga Ventures/PC #2025-07

8.A.i. Resolution No. 2025-47

8.A.ii. Ordinance No. 1068

9. Bills

9.A. Accounts Payable Claims Roster 08-18-2025

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 08/18/2025

10.B. Financial Reports as of 6/30/2025

11. Adjourn

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 4, 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 Grau, Hatfield, and Sheveland.

Absent: Councilmember Benesh.

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

4. Adopt the Agenda

This item was addressed after 5.A. Recognition of Service and Passing of Kristine Kohman – HPC Commission.

5. Visitor Presentation

5.A. Recognition of Service and Passing of Kristine Kohman – HPC Commission

Mayor Hubbard read a statement recognizing the service and passing of Kristine Kohman. The Council participated in a moment of silence.

4. Adopt the Agenda

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

6. Approve Previous Meeting Minutes

6.A. Approve the July 21, 2025 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the July 21, 2025, City Council meeting. Motion carried.

7. Consent Agenda

Councilmember Hatfield asked if the City has more information for Oak Ridge's plan. City Administrator Podhradsky explained the applicant hopes to restore Oak Ridge to its former operations, though they may not include food service.

Councilmember Sheveland pointed out that there is a history at some of the city's hotels of less-than-desirable behavior due to transient populations. She stated she doesn't want Costco customers to feel unsafe. She asked if steps are being taken to prevent similar issues. City

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Administrator Podhradsky stated the City's ordinances are structured to be responsive to such issues rather than preventative. If Oak Ridge receives too many police calls they will be required to meet certain conditions.

Councilmember Sheveland added Bellows Bistro is cute and has decent food.

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

- A. Adopt Resolution 2025-44 Calling for a Public Hearing on the Establishment of TIF District No. 25 – EDCO

Motion to adopt Resolution 2025-44 calling for a public hearing on September 15, 2025, to consider the establishment of TIF District No. 25 EDCO and subsequent business subsidy.

B. Approve On-Sale Intoxicating and Sunday Sale Liquor License for Bellows Bistro
Motion to approve an On-Sale Intoxicating Liquor License and Sunday Sale license for The Bellows Inc., DBA The Bellows Bistro, located at 232 Pioneer Trail, Chaska.

C. Approve License and Hold Harmless Agreement for City's Touch a Truck Event
Motion to approve the License and Hold Harmless Agreement.

D. Approve Transient Accommodation License for Oak Ridge Chaska
Motion to approve a transient accommodation license for Oak Ridge Chaska, starting at Level I, contingent upon resolution of all outstanding building code and site improvement issues, to the satisfaction of the Building Official and Planning Department, payment of the required license fee, and payment of outstanding utility bills.
Motion carried.

8. Action Items

9. Bills

9.A. Accounts Payable Claims Roster 4-8-2025

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-8-2025

10.B. Financial reports as of 31/5

Councilmember Hatfield:

- Pointed out that River City Days was a fantastic event.
- Attended the annual MMPA meeting with Mayor Hubbard.
- Noted Carver County Fair starts August 10, 2025.
- Stated the Chaska Touch a Truck event is on August 14, 2025; there is a sensory-friendly version hosted on August 13.
- Added Chaska Cares is on August 20, 2025.

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- Encouraged folks to use local transit to get to the Minnesota State Fair and the Renaissance Festival.

City Administrator Podhradsky:

- Provided an update on the Hwy 41 construction projects.

Mayor Hubbard:

- Noted there is a food donation challenge, and she encouraged Chaska residents to bring donations to the Community Center.
- Stated Southern Social has officially opened, and their food is great.
- Added Raven and Rose Beauty Parlor has also opened.
- Agreed River City Days was well done.
- Participated in the ribbon cutting for the new bike trails.
- Stated there is potential for State representatives to tour local building projects.
- Congratulated the Chaska Cubs for their success and wished them luck at the State tournament.
- Added that the Farmer's Market is on Thursdays.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 7:35 p.m.

Motion carried.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/18/2025**

Subject: Temporary On-Sale Intoxicating License for Crown of Glory Lutheran Church

Prepared By: Denise Beebe, Senior Clerk

Crown of Glory Lutheran Church, 1141 Cardinal St., Chaska, Minnesota, has made application for a 1-day Temporary On-Sale Intoxicating License for their fall fund raiser being held at the Church on Saturday, November 15, 2025.

This is a successful reoccurring event the church has held for 5 years now.

City approval is required for the application. Applicant has provided the application, certificate of liquor liability information and paid the requisite fee of \$50 (\$50/day of the event).

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve the Temporary On-Sale Intoxicating License TW 25-07 for Crown of Glory Lutheran Church, that allows them to serve intoxicating beverages at their fund-raising event, on November 15, 2025.

REQUEST FOR ACTION CHASKA CITY COUNCIL 8/18/2025

Subject: **Agreements related to a Cell Tower Lease with New Cingular Wireless PCS, LLC**

Prepared By: Elise Durbin, Assistant City Administrator

Background

New Cingular Wireless PCS, LLC (AT&T) has approached the city about leasing space for a cell tower on top of the Hundertmark water tower. Currently there are two other providers on the tower—Verizon and Sprint/T-Mobile. Leasing space on top of cities' water towers is common throughout Minnesota—providing the need for less individual cell towers throughout the community, but it also generates a small amount of revenue for the City.

Staff has determined there is capacity to add another cell provider on the Hundertmark water tower and has been working with AT&T representatives to draft the appropriate lease documents.

Tower Cell Site Lease Agreement

This agreement is the lease agreement between the City and New Cingular Wireless PCS, LLC for ability to have an antennae and equipment on and near the Hundertmark Water Tower. Key components of this lease agreement include:

- The term of the lease agreement is five years with the ability to renew for an additional four – five-year terms (up to 25 years in total).
- Rent is \$3,250 per month for the first year and will be adjusted 4% annually.
- AT&T is allowed antennae on the tower and equipment adjacent to the tower in a location approved by the City.
- The antennae are not allowed to interfere with any telecommunications equipment that the city already has on the tower (this includes any public safety telecommunication items).
- AT&T is responsible for utilities related to the powering of their equipment.
- The lease discusses the process of when maintenance is needed by the city or by AT&T.
- A deposit is required that will pay for the city's costs related to attorneys, plan review, inspection, engineer review, etc. The City has already received this deposit.

Access and Utility Agreement

Access to the Hundertmark water tower comes primarily through ISD 112 School District property (Clover Ridge Elementary). The City, AT&T, and the School District have agreed to an Access and Utility Agreement that allows AT&T to access the site when there is need to maintain their equipment. While AT&T's access to the tower, which is on city-owned property, is granted in the Lease Agreement, this agreement is necessary as the route to get there is both on school district and city property.

Staff Recommendation

Staff has worked closely with the City Attorney on these agreements. The agreements allow for AT&T to use the site, but not to the detriment of city use. Staff recommends the City Council approve both agreements.

CITY COUNCIL ACTION REQUESTED

Motion to approve a Tower Cell Site Lease Agreement between the City and New Cingular Wireless PCS, LLC and an Access and Utility Agreement between the City, ISD 112, and New Cingular Wireless PCS, LLC, and authorize the Mayor and City Administrator to sign the agreements.

TOWER CELL SITE LEASE AGREEMENT

This Tower Cell Site Lease Agreement (the “**Agreement**”) is made and effective as of August ____, 2025 (the “**Effective Date**”), by and between the City of Chaska, a Minnesota municipal corporation having a place of business at One City Hall Plaza, Chaska, MN 55318-1962 (the “**City**”), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a place of business at 1025 Lenox Park Boulevard, Atlanta, GA 30319 (“**Tenant**,”) and together with the City, the “**Parties**,” each a “**Party**”).

RECITALS

- A. The City is the fee owner of certain land located in Carver County, Minnesota, with a street address of 113995 Hundertmark Road, Chaska, Minnesota 55318 legally described on Exhibit A attached hereto (“**Property**”).
- B. Located on the site is a municipal water tower owned, operated, and maintained by the City (“**Tower**”).
- C. The primary purposes of the City's ownership of the Property is to: (a) operate and maintain a municipal water tower so as to provide water service to residents of Chaska and (b) to provide governmentally related communication systems for the City.
- D. The Tenant desires to install, operate, and maintain a single facility, consisting of antennas and related equipment (“**Antennae**”) in such frequencies as may be assigned by the Federal Communication Commission and to provide for the storage of related equipment (“**Equipment**”) in accordance with the terms of this Agreement.
- E. The parties desire to enter into this Agreement related to the use of the Water Tower.

AGREEMENT

NOW THEREFORE, the parties agree as follows:

1. Definitions.

“**Affiliate(s)**” means, with respect to a Party, any person or entity, directly or indirectly, controlling, controlled by, or under common control with such Party, in each case for so long as such control continues. For purposes of this definition, “control” shall mean (i) the ownership, directly or indirectly, or at least fifty percent (50%) of either: (a) the voting rights attached to issued voting shares; or (b) the power to elect fifty percent (50%) of the directors of such entity, or (ii) the ability to direct the management, policies or actions of the entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

“**Agreement**” means this Tower Cell Site Lease Agreement between the Parties.

“Applicable Law” means any applicable federal, state or local act, law, statute, ordinance, building code, rule, regulation or permit, or any order, judgment, consent or approval of any Governmental Authority having jurisdiction over the Parties or this Agreement.

“Cable Space” means the additional leased ground space on the Property for the installation, use, operation, modification, repair, replacement, monitoring and maintenance of wires, cables, fiber/T-1, conduits, pipes running between and among the Equipment Space, Tower Space and/or public right of way, and to all necessary electrical, fiber and telephone utility sources located on the Property.

“Collateral” means any of Tenant’s Equipment which is subject to a security interest in favor of a lender for the purpose of financing such item of Tenant’s Equipment.

“Commencement Date” means on the first (1st) day of the month following the earlier of i) Tenant commences construction or ii.) October 15, 2025.

“Contingencies” are conditions under which Tenant may cancel this Agreement prior to initial Installation which are set out in Section 2.5.

“Effective Date” means the date on which both parties have executed the Agreement.

“Equipment Removal Period” means the ninety (90) days following the expiration or termination of the Agreement during which Tenant shall remove all Tenant Equipment from the Premises and complete its restoration work, according to Section 7.1.

“Equipment Space” means the leased ground space where cabinets, generators, cabling, conduit, backhaul fiber, electrical feeds and similar supporting communications equipment are located.

“Event of Default” means the events listed in Section 8.1.

“Force Majeure” means any event described in Section 12.6

“Ground Space” means space on the ground in the Premises for Tenant’s use.

“Governmental Approvals” means, collectively, all certificates, permits, approvals and other authorizations that may be required by any Governmental Authority in accordance with Applicable Law.

“Governmental Authority” means any: (i) federal, state, county, municipal, tribal or other local government and any political subdivision thereof having jurisdiction over the Parties or this Agreement; (ii) any court or administrative tribunal exercising proper jurisdiction; or (iii) any other governmental, quasi-governmental, self-regulatory, judicial, public or statutory instrumentality, authority, body, agency, bureau or entity of competent jurisdiction.

“Hazardous Substances” means any substance which is harmful to health, damaging to the environment, corrosive, flammable, or explosive, or controlled by Applicable Law in such a way as to

require the cleanup or remediation of soils, air, environments, or materials which come into contact with such substances.

“Initial Term” means the first sixty (60) month term of this Agreement, prior to any renewal or extension.

“Installation” means the installation of Tenant’s Equipment at the Premises.

“Indemnified Party” means the Party seeking indemnification under Section 9 of this Agreement.

“Indemnifying Party” means the Party from whom indemnification is being sought under Section 9 of this Agreement.

“Interference” means an emission, radiation, induction, harmonic, a physical barrier or other thing which blocks, impairs, disrupts, or hinders the use of any electronic device including any device owned and operated by the City, Tenant’s Equipment or the equipment of other tenants on the Property.

“City” means the City of Chaska, Minnesota, the owner of the Tower and the Premises, and the lessor in this Agreement.

“Mortgage” means any mortgage, deed of trust, or other security agreement.

“Notice” means notice provided in accordance with Section 12.12 of this Agreement.

“Parties” and “Party” – “Parties” means the City and Tenant, collectively, and either of them singularly may be referred to as a “Party”.

“Premises” means, collectively, the Tower Space, Ground Space, Equipment Space and Cable Space.

“Property” means that certain parcel of real property upon which the Tower and Ground Space are located, with a street address of 113995 Hundertmark Road, Chaska, Minnesota 55318 and legally described on the attached Exhibit A.

“Renewal Term” means any subsequent sixty (60) month Term following the end of a Term.

“Rent” means the amount of money paid by Tenant in consideration for the lease of the Premises under this Agreement.

“Taking” means any situation when all or any portion of the Premises is condemned, taken by a Governmental Authority or otherwise appropriated by the exercise of the right of eminent domain or a deed or conveyance in lieu of eminent domain.

“Taxes” means any general real estate taxes or special assessments levied against the Property and/or Tower, or upon the rent due and payable hereunder, but shall not include any inheritance, estate, succession, income, profits or franchise tax.

“Tenant” means the person designated as such in the first paragraph and the signature block of this Agreement, a telecommunications service provider and the lessee in this Agreement.

“Tenant’s Equipment” means antennae, nodes, wires, cables, conduits, piping, electrical and utility lines, and other related equipment or personal property related to or required for Tenant’s use of the Premises.

“Tenant’s Permitted Use” means the uses described in Section 3.1 for which Tenant has a lease on the Premises.

“Term” means the Initial Term or any Renewal Term in effect at any given time.

“Tower” means the structure located on the Property upon which Tenant’s antennae, radios, and related communication equipment are mounted, but does not include the Ground Space used for the placement of cabinets, generators, cabling, conduit, backhaul fiber, electrical feeds and similar supporting communications equipment are located.

“Tower Space” means that portion of the Tower designated for use by the Tenant for the installation, use, operation, modification, repair, replacement, monitoring and maintenance of antennae, radios, cables/coax, nodes, and/or related equipment, which will be comprised of a radiation center with a minimum of five (5) feet in each vertical direction of separation from adjacent occupants on the Tower.

2. Premises, Term, Rent and Contingencies.

2.1 Premises. The City has the right to grant the rights set forth in this Agreement as they pertain to the Property located at 113995 Hundertmark Road, Chaska, Minnesota, as more particularly described in Exhibit A, attached to and incorporated herein. In consideration of the obligations of the City and Tenant set forth herein, the City leases to Tenant, and Tenant hereby leases from the City: (i) a portion of the City’s Tower located on the Property for the installation of Tenant’s Equipment in the Tower Space; (ii) approximately 252 square feet of Ground Space for Tenant’s use as Equipment Space; and (iii) additional space on the Property to be used as Cable Space. The Tower Space, Ground Space, Equipment Space and Cable Space are collectively referred to as the “Premises” and are depicted on the drawings attached hereto and incorporated herein as Exhibit B. Tenant shall prepare a survey of the Property, Tower Space, Equipment Space, Ground Space, Cable Space, and/or the Easements (as defined below) and said survey shall replace Exhibit B.

2.2 Term. This Agreement shall be effective as of the Effective Date. The Initial Term of this Agreement will commence on the first (1st) day of the month following the earlier of i) Tenant commences construction or ii.) October 15, 2025 (the “Commencement Date”), and will expire on the last day of the month that is sixty (60) months after the Commencement Date unless terminated sooner, or renewed or extended in accordance with this Agreement. The Initial Term shall automatically be

extended for up to four (4) additional terms of sixty (60) months each unless Tenant elects, in Tenant's sole and absolute discretion, not to renew the lease at the end of the then-current Term by giving the City written Notice at least ninety days (90) days prior to the end of the then-current Term. The Parties agree that each Party has vested rights hereunder and that this Agreement constitutes a binding and valid obligation of each Party as of the Effective Date, subject to the Contingencies (as defined in Section 2.5 below).

2.3 Rent. Beginning on the Commencement Date, and for each month thereafter during the Term, Tenant shall pay to the City Rent for the Premises in advance, without Notice, demand or set-off, in the amount of Three Thousand Two Hundred Fifty and 00/100 Dollars (\$3,250.00), which monthly rate shall increase by 4% annually on the anniversary of the Commencement date. The initial Rent payment will be forwarded by Tenant to the City within forty five (45) days after the Commencement Date. All payments shall be made on or before the first day of the applicable month, at such places as may be designated in writing from time to time by the City at least sixty (60) days in advance of the first affected payment, except that all payments due hereunder for any fractional calendar month shall be prorated based upon the number of days during said month that the payment obligation was in force. Tenant's tax identification number is _____.

2.4 Administrative Fee and Escrow Account. Within sixty (60) days of execution of this Agreement by the City, the Tenant shall pay the City a one-time administrative fee of Three Thousand Dollars (\$3,000). Tenant shall also enter into that escrow Deposit Agreement attached as Exhibit D

2.5 Contingencies. The Parties acknowledge and agree that Tenant's ability to lawfully use the Premises is contingent upon Tenant obtaining each of the following: (a) a satisfactory structural analysis showing that the Tower is suitable for Tenant's Permitted Use; and (b) all required Governmental Approvals. Tenant will use its best efforts to obtain all Governmental Approvals promptly following the Effective Date. The City hereby authorizes Tenant to file and submit for Governmental Approvals, at Tenant's sole cost and expense. If: (i) a structural analysis shows that the Tower is not suitable for Tenant's Permitted Use; (ii) any application for Governmental Approvals is rejected, conditioned, materially delayed or otherwise not approved for any or no reason; or (iii) Tenant determines, in Tenant's sole and absolute discretion, that such Governmental Approvals cannot be obtained in a timely and commercially reasonable manner, then, following the occurrence of any of the events set forth in clauses (i) through (iii) (collectively, the "**Contingencies**"), Tenant shall have the right to terminate this Agreement immediately upon Notice to the City and without penalty or further obligation to the City, its employees, officers, agents or lenders. At any time during the Term, Tenant may terminate this Agreement sixty (60) days' prior written notice to the City for any reason or no reason, so long as Tenant pays the City a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any other termination provision contained herein. If this Agreement is terminated in accordance with this Section 2.5, this Agreement shall be of no further force or effect (except as set forth to the contrary herein). If, following the Commencement Date, and through no fault of Tenant, any Governmental Approval issued to Tenant is canceled, expires, lapses or is otherwise withdrawn or terminated by the applicable Governmental Authority, then Tenant shall have the right to terminate this Agreement upon ninety (90) days' written Notice to the City without penalty or further obligation to the City, its employees, officers, agents or lenders.

Before obtaining a building permit, Tenant must pay for the reasonable cost of (i) a radio frequency interference study carried out by an independent and qualified professional selected by the the City showing that Tenant's intended use-will not interfere with any existing communications facilities and (ii) an engineering study showing that the Structure is able to support the Tenant's Equipment, as defined in Paragraph. 3.1 without prejudice to the City's use of the Structure or the use by any other tenant utilizing the Structure. If the study finds that there is a potential for interference that cannot be reasonably remedied within 60 days or for prejudice to the Structure, either the City or Tenant may terminate this Lease immediately.

3. Use, Access and Installation.

3.1 Tenant's Permitted Use. The City agrees that Tenant may use the Premises for the purpose of the installation, operation, and management of a telecommunications facility, including the installation and storage of Tenant's Equipment, which shall include the right, subject to Section 3.3 below, to replace, repair, upgrade, or otherwise modify Tenant's Equipment or any portion thereof and the frequencies over which Tenant's Equipment operates. Promptly following Tenant's request, the City shall provide the most recent structural analysis (if any) in the City's possession to facilitate Tenant or its designee's production of any required structural analysis. The City hereby grants permission to Tenant to install, maintain and operate on the Property the Tenant's Equipment set forth in Exhibit C, attached hereto and incorporated herein by reference.

3.2 Access. The Parties acknowledge and agree that commencing on the Effective Date and continuing throughout the Term, Tenant, its employees, agents and contractors shall have commercially reasonable access to the Premises 24 hours per day, 7 days per week using the most direct route possible from the nearest public street with vehicular access to the Property at no additional cost or expense to Tenant during the City's business hours, provided that, except in the case of an emergency, no such access shall occur unless Tenant has first provided the City with not less than five (5) business days advance Notice. In case of an emergency, Tenant shall notify the City as soon as possible, which notice may be made by telephone or email. Tenant shall pay the City's actual expenses, including for labor, incurred to provide access outside of the City's business hours. For the purposes of providing "commercially reasonable access" under this Section, in the case that snow blocks access to the Premises, the City's only obligation for snow clearing shall be to allow a person on foot to actually enter the Premises, such as clearing the area required to open a door, but if vehicular access is necessary beyond the City's regular snow clearing activities then such clearing as required to allow vehicular access shall be provided for by Tenant.

Tenant shall reimburse the City within sixty (60) days of the invoice date for any costs incurred by the City to provide Tenant with access to the Premises. The City shall have the right to restrict or prohibit access to the Premises in cases of emergency or at times when the City is conducting repairs or maintenance on the Premises. The City will attempt to minimize disruptions to Tenant's access to the Premises in responding to any such emergencies and performing such maintenance and repairs.

3.3 Installation, Modification, and Maintenance of Tenant's Equipment. Tenant shall have the right, at its sole cost and expense, to operate and maintain Tenant's Equipment on the Premises in accordance with good engineering practices, with all applicable FCC rules and regulations. Tenant's installation of all Tenant's Equipment shall be done according to plans approved by the City, which

approval shall not be unreasonably withheld. Upon completion of Tenant's Installation, Tenant will provide to the City copies of as-built drawings of Tenant's Equipment installed on the Premises which show the actual location of all of Tenant's Equipment, which drawings shall provide a detailed inventory of all equipment or personal property of Tenant actually placed on or fixed to the Premises.

Following Tenant's initial Installation, Tenant shall not increase the number of antennae, to the Premises without the City's prior written consent, shall not be unreasonably delayed, withheld or conditioned. Subject to the immediately preceding sentence, Tenant may replace or modify equipment within the Premises (as long as doing so does not increase the total weight of Tenant's equipment on the Tower or increase the number of antennae beyond the total specified in this Agreement) with the prior written permission from the City without incurring any increase in the then-current Rent or other modification of the terms and conditions set forth in this Agreement. Tenant shall provide at least 90 days' written notice to the City of any proposed installation, modification, or removal of any of Tenant's Equipment requiring the City's consent, including copies of plans and specification for the work to be done. So long as no new connection points to the structure of the Tower are required and the weight of Tenant's Equipment on the Tower does not increase, Tenant may repair, replace, or rearrange its equipment within the Equipment Space or replace antennas with "like kind" antennas at any time during the term of this License, subject to Tenant's prior written notice to the City, and subject to all other provisions of this Agreement. Any modification to Tenant's Equipment on the Tower which increases the weight or requires new or increased attachment points on the Tower requires City approval and will be accompanied by an evaluation, at Tenant's expense, by a qualified professional acceptable to the City demonstrating that:

- (i) each additional item of Tenant's Equipment will not interfere with existing uses on the Premises or with proposed uses on the Premises with a higher priority; and
- (ii) that any affected structure can support the additional weight of Tenant's Equipment and that any connection will not damage the structural integrity of the Tower or any other structure. The cost of each evaluation must be paid by the Tenant within thirty (30) days after receiving written notice of the cost.

To the extent Tenant erects any rings, railings or other supports for antennae, other users of the Structure may also locate on such rings, railings or other supports provided such use does not physically interfere with Tenant's antennae. Any damage caused by Tenant or its agents or employees to the Leased Premises, to the property of existing tenants or users of the Premises, or other the City property including the Structure during installation or during operations shall be repaired at Tenant's expense within 45 days after notification of damage. Tenant's Equipment shall remain the exclusive property of the Tenant, unless otherwise provided in this Lease.

Tenant has the right to construct up to 12 separate antennae on 3 sectors (4 antennae per sector) pursuant to this Agreement. If Tenant desires to install additional antennae, it must obtain the written consent of the City. Such consent will not be unreasonably withheld. If the City consents, the parties will negotiate the amount of additional Rent for the antennae. New antenna arrays and supports must be painted off site in the same color as the water tower.

3.4 Tenant's Lease Not Exclusive. This Agreement between Tenant and the City does not grant Tenant the exclusive use of the Premises except as set forth in the User Priority schedule in Section 3.5.

Tenant's rights under this Agreement are subject to the rights of higher priority uses, and Tenant shall not interfere with the rights of existing tenants or with the uses of subsequent tenants with a higher priority.

3.5 User Priority. Tenant agrees that the following priorities of use, in descending order, shall apply in the event of communication interference or other conflict while this Lease is in effect, and Tenant's Permitted Use shall be subordinate accordingly:

1. The City's non-commercial use;
2. Public safety agencies, including law enforcement, fire, and ambulance services, that are not departments or agencies of the City;
3. Other governmental agencies where the non-commercial use is not related to public safety;
4. The existing use by previous first-in-time Tenant(s) as of the Effective Date operating within their respective frequencies and in accordance with all applicable laws and regulations.
5. Existing equipment of users including existing tenants by priority of first-in-time as of the Effective Date operating within their respective frequencies and in accordance with all applicable laws and regulations.
6. Tenant's Permitted Use.
7. Future uses and users not listed above.

4. Utilities, Liens and Taxes.

4.1 Utilities. Tenant shall be solely responsible for cost of the electrical utilities used to power Tenant's Equipment. Tenant shall have its own utility meter installed in a mutually agreed upon location, and shall cause Tenant's utility usage is billed directly to Tenant by the applicable utility company. The City makes no representation as to utility availability at the Premises. Tenant acknowledges it has been given the opportunity to inspect the Property and that Tenant has determined the Premises has existing electric, gas, telephone, cable or fiber utility sources sufficient for Tenant's Permitted Use.

4.2 Liens. Tenant will use commercially reasonable efforts to prevent any lien from attaching to the Property or any part thereof. If any lien is filed purporting to be for labor or material furnished or to be furnished at the request of Tenant or any of its contractors, then Tenant shall do all acts necessary to discharge such lien by payment, satisfaction or posting of bond within ninety (90) days of receipt of Notice of the same from the City; provided, that Tenant may contest any such lien if Tenant provides the City with cash or a letter of credit in the amount of 150% of said lien as security for its payment within such ninety (90) day period, and thereafter diligently contests such lien. In the event Tenant fails to deposit the aforementioned security with the City or fails to pay any lien claim after entry of final judgment in favor of the claimant, then the City shall have the right to use the security or expend all sums reasonably necessary to discharge the lien claim, and Tenant shall reimburse the City for all expenses in excess of any security paid by the City in discharging such a lien including the lien principal, costs, attorneys' fees, and staff time.

4.3 Real Estate Taxes. The City shall pay all Taxes that accrue against the Property and/or Tower during the Term. If Tenant's Permitted Use of the Premises should cause part of the Property to

be taxed for real estate purposes, Tenant agrees to promptly pay its pro rata share of such taxes as calculated by Tenant's proportionate share of the total rent paid to City by all other tenants on the tower that are also required to pay such taxes. Tenant's pro-rata portion of any Taxes under this Section 4.3 shall be charged to Tenant in addition to the base rent. All such charges payable under this Agreement shall be billed by the City within one (1) year either from the end of the calendar year in which the charges were incurred or the first date on which they are identifiable as Tenant's responsibility, whichever is later; any charges beyond such period shall not be billed by the City and shall not be payable by Tenant. If any such tax or excise is levied or assessed directly against Tenant, then Tenant shall be responsible for and shall pay the same at such times and in such manner as the taxing authority requires. Tenant shall be liable for all taxes levied or assessed against Tenant's personal property or Tenant's fixtures placed in the Premises, whether levied or assessed against the City or Tenant.

5. Interference and Structure Damage.

5.1 Interference. Tenant represents, warrants, and covenants that Tenant's Equipment will comply with all Federal regulations and will not cause measurable Interference with the electronic equipment, operations, or other equipment installed at the Property as of the Effective Date, provided that such other equipment must be operating within its respective frequencies and in accordance with all applicable laws and regulations. Following Tenant's Installation, the City agrees not to install or to permit others to install any structure or equipment which create Interference with Tenant's Equipment except by a user with higher priority as provided in Section 3. The Parties acknowledge and agree that there will not be an adequate remedy at law for noncompliance with the provisions of this Section 5.1, and therefore either Party shall have the right to equitable remedies, including, without limitation, injunctive relief and specific performance.

Tenant's Permitted Use shall not interfere, including by physical obstruction or by any Interference, with the City's use of the Tower, Premises, or other equipment including the City's water and electric utility infrastructure, and agrees to cease all such actions which unreasonably and materially interfere with City's use thereof no later than three (3) business days after receipt of written notice of the interference from City until it has corrected and eliminated such interference, unless the City agrees to temporary interference and a date by which the Tenant will have corrected such interference. The City shall hold all future tenants and third-party users of the Premises to at least the same standard regarding non-interference as Tenant.

5.2 Structure Unfit For Tenant's Permitted Use. In the event that all or a substantial portion of the Tower is destroyed, damaged or otherwise unfit for Tenant's occupancy in accordance with the Tenant's Permitted Use (as determined by Tenant in its reasonable discretion) and the Tower cannot be restored, or rebuilt, by the City within thirty (30) days to a condition which is fit for Tenant's occupancy in accordance with the Tenant's Permitted Use (as determined by Tenant in its reasonable discretion), then Tenant may elect to immediately terminate this Agreement by written Notice to the City without penalty or further obligation to the City, its employees, officers, agents or lenders. The City shall inform Tenant whether the City intends to rebuild, repair or replace the Tower as soon as possible under the circumstances, but in all cases within ten (10) days following the City's discovery of such condition. In the event Tenant does not elect to terminate this Agreement and the Agreement is not terminated by the City as provided in Section 8.2(b)(i), then the City shall promptly commence and diligently pursue to completion the restoration or repair of the Tower in accordance with prevailing tower industry

standards, at the City's sole cost and expense. If such restoration or repair cannot reasonably be undertaken without moving Tenant's Equipment, then, at Tenant's sole cost and expense, Tenant may remove Tenant's Equipment from the Tower, thereafter replacing Tenant's Equipment on the Tower as soon as reasonably possible. Tenant shall be entitled to deploy and use a mobile structure, temporary power solution or other interim cell siting arrangement in a location mutually agreed upon by the Parties in good faith, and to an abatement of its Rent obligation (and/or a pro rata refund of prepaid Rent, as applicable) until such time that the affected facility is replaced or otherwise restored to a condition fit for Tenant's occupancy in accordance with the Tenant's Permitted Use (as determined by Tenant in its reasonable discretion).

6. Maintenance and Repair Obligations.

6.1 City Maintenance of the Tower. The City represents and warrants that: (i) its operation of the Tower and Property (exclusive of Tenant's Equipment), including, without limitation, any required or advisable lighting systems, currently complies with, and will be maintained throughout the Term of this Agreement in accordance with, all Applicable Laws. The City shall at all times throughout the Term maintain, at its sole cost and expense, the Tower and the Property, including, without limitation, the lighting systems, transmission lines, equipment and building(s) in good operating condition. In no event shall the City access, power down, move, modify or otherwise alter Tenant's Equipment without Tenant's prior written consent, email being sufficient, except in case of emergency. Notwithstanding this provision, upon notice from the City, Tenant shall promptly pay to the City all additional the City expenses incurred in maintaining the Premises, including painting or other maintenance of the Structure, that are caused by Tenant's occupancy of the Leased Premises.

Tenant shall remove Tenant's Equipment at Tenant's cost, upon not less than thirty (30) days notice to Tenant to allow the City's tower maintenance activities, deemed appropriate in the discretion of the City and which may cause interruptions in use of the Antennae and Equipment. In case of an Emergency, City may remove Tenant's Antennae and Equipment without providing said notice, but shall notify Tenant by telephone or email as soon as reasonably possible. For the purposes of this section an Emergency shall be deemed to exist in those situations which constitute an immediate threat to the health or safety of the public or immediate danger to the Premises. In the event the use of Tenant's Antennae or Equipment is interrupted by City work or an emergency, Tenant shall have the right to maintain mobile cellular sites on wheels on the Premises without causing disruption to the City work or public use of the Property or, after approval by City, on any land owned or controlled by City in the immediate area of the Premises. At the completion of any City maintenance activities which requires Tenant to move its facilities under this section, Tenant shall replace its facilities on their designated locations on the Premises within 60 days of the City providing notice that the work is complete. If the City requires Tenant to remove its antennas from the Tower more than once every ten (10) years for reasonably anticipated routine maintenance, then the City shall reimburse Tenant for the actual and reasonable removal costs for such removal occurring more than once every ten (10) years (intending to exclude any removal obligations required due to natural disaster or cause beyond the City's control). If Tenant does not replace its facilities within 60 days of the City's notice, Tenant shall pay the City \$200 per additional day, which Tenant agrees is the reasonable rental value of the space occupied by Tenant's temporary off-tower facility sites.

The City waives any lien rights it may have concerning the Tenant's Equipment which are deemed Tenant's personal property and not fixtures, and Tenant has the right to remove the same at any time without City's consent provided that Tenant restores the Premises following removal as required by this Agreement.

The City acknowledges that Tenant may have entered into a financing arrangement including promissory notes and financial and security agreements for the financing of Tenant's Equipment with a third-party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, City (i) consents to the installation of the Collateral; (ii) disclaims any interest in the Collateral, as fixtures or otherwise; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

6.2 Tenant Maintenance of Tenant's Equipment. Tenant assumes sole responsibility for the maintenance, repair and/or replacement of Tenant's Equipment, except as set forth in Section 6.1. Tenant agrees to perform all maintenance, repair or replacement of Tenant's Equipment in accordance with Applicable Law, and in a good and workmanlike manner. Tenant acknowledges and agrees that Tenant shall not be permitted to conduct maintenance in a manner that would materially increase the size of the Premises. If Tenant's Equipment is mounted on an existing structure on the Premises they shall, at all times, be painted, at Tenant's expense, the same color as the structure on which they are mounted.

7. Surrender and Hold Over.

7.1 Surrender. Except as set forth to the contrary herein, within ninety (90) days following the expiration or termination of the Term of this Agreement (including any period(s) of renewal or extension) in each case in accordance with the terms of this Agreement, Tenant will surrender the Premises to the City in a condition substantially the same as that which existed on the Commencement Date, normal wear and tear excepted, together with all additions, alterations and improvements thereto provided, however, that Tenant may be relieved of its obligation to remove any of Tenant's Equipment or other objects which are below the surface of the Property (such as cables) or any concrete or equivalent installation pad if, with the City's written agreement based on the opinion of the City's City Engineer, it is determined that the removal of such buried equipment or concrete or equivalent installation pad would significantly damage the remaining structures on the Premises or materially decrease the lateral support necessary to support the Tower, in which case Tenant must disconnect such remaining buried equipment from electrical current, locate the remaining buried equipment with reasonable certainty, and provide accurate drawings showing the actual location of such remaining buried equipment. The Parties acknowledge and agree that Rent will not accrue during the Equipment Removal Period, provided, however, that if Tenant fails to remove Tenant's Equipment during the Equipment Removal Period, Tenant will be deemed to be holding over according to Section 7.2 until such time as Tenant removes Tenant's Equipment from the Premises in accordance with this Section 7.1. Nothing herein, however, shall prohibit Tenant from accessing the Premises for removing all or any portion of Tenant's Equipment from the Premises at any time during the Term or the Equipment Removal Period. Tenant shall repair any damage to the Premises caused by the removal of Tenant's Equipment.

7.2 Holding Over. If Tenant occupies the Premises beyond the Equipment Removal Period without the City's written consent, Tenant will be deemed to occupy the Premises on a month-to-month basis, terminable by either Party on thirty (30) days' written Notice to the other Party, and all of the terms and provisions of this Agreement shall be applicable during that period, except that Tenant shall pay the City a rental equal to one hundred twenty-five percent (125%) of the monthly Rent applicable hereunder at the expiration of the Term, prorated for the number of days of such holding over, until Tenant's Equipment is removed according to the terms of Section 7.1 or a new lease agreement is concluded by the parties. If the lease is terminated by written Notice as provided by this Subsection and Tenant fails to remove Tenant's Equipment within 120 days of the Lease termination, all such Tenant's Equipment shall be deemed abandoned and become the property of the City and Tenant shall have no further rights thereto.

8. Default, Remedies and Termination.

8.1 Default. If any one (1) or more of the following events (each, an "Event of Default") occurs during the Term, then the non-defaulting Party may elect one or more of the remedies set forth below in this Section 8 or seek any other remedy available at law or in equity:

(a) a Party's failure to make any payment required by this Agreement within thirty (30) days after such Party's receipt of written Notice from the other Party of such failure to pay;

(b) failure by either Party to observe or perform any of the covenants or other provisions of this Agreement to which either Party is bound by this Agreement where such failure continues for a period of forty-five (45) days after written Notice thereof from the non-defaulting Party, provided, however, that if the event for which the Notice is given is of a nature that may not be reasonably cured within said forty-five (45) day period, then such Party shall not be in default for so long as such Party commences to cure the failure within the forty-five (45) day period and diligently pursues it to conclusion;

(c) either Party files a petition in bankruptcy or insolvency or for reorganization or arrangement under the bankruptcy laws of the United States or under any insolvency act of any state, or admits the material allegations of any such petition by answer or otherwise, or is dissolved or makes an assignment for the benefit of creditors; or

(d) involuntary proceedings under any such bankruptcy law or insolvency act or for the dissolution of either Party are instituted against either Party, or a receiver or trustee is appointed for all or substantially all of the property of either Party, and such proceeding is not dismissed, or such receivership or trusteeship vacated within sixty (60) days after such institution or appointment.

8.2 Remedies and Termination

(a) Upon the occurrence of any uncured Event of Default, the non-defaulting Party may thereafter terminate this Agreement immediately upon written Notice to the other Party without prejudice to any other remedies the non-defaulting Party may have at law or in equity.

(b) Tenant shall have the right, but not the obligation, to terminate this Agreement without further liability upon sixty (60) days prior written Notice to the City due to any one or more of the following:

- (i) changes in Applicable Law which prohibit or adversely affect Tenant's ability to operate Tenant's Equipment at the Premises;
- (ii) Tenant, in its sole discretion, determines that Tenant's Permitted Use of the Premises is obsolete or unnecessary;
- (iii) Tenant cannot cure an interference issue pursuant to Section 5 provided Tenant's equipment is operating within its licensed frequencies; or The City or a third party installs any structure, equipment, or other item on the Structure, Property or an adjacent property, which blocks, hinders, limits, or prevents Tenant from being able to use the Tenant Equipment for Tenant's Permitted Use.

(c) The City shall have the right, but not the obligation to terminate this lease with forty-five (45) days prior written notice upon the occurrence of any of the following conditions:

- (i) if the City determines that the Tower is structurally unsound including, but not limited to, consideration of age of the Tower, damage or destruction of all or part of the Structure on the Leased Premises from any source, or factors relating to conditions of the Premises and Tenant is unwilling, at its own cost, to pay for the structural improvements determined to be necessary by the City; or
- (ii) if the City determines that a potential user with a higher priority under Section 3.5(1) through 3.5(3) above cannot find another adequate location, or Tenant's Equipment unreasonably interferes with another user with a higher priority (and such interference cannot be cured), regardless of whether or not such an interference was predicted in the initial interference study that was part of the application process provided that the City may not within 24 months after termination relet the space to a comparable user;

(d) The City shall have the right, but not the obligation to terminate this lease with 120 days prior written notice upon the occurrence of any of the following conditions:

- (i) if the City's City Council, in its sole discretion, determines to discontinue use of the tower and cause the tower to be removed.

If the City terminates this Agreement or the City causes interruption to Tenant's Permitted Use, except as allowed under this Agreement, or for any other the City breach of this Agreement, the City's liability to Lessee shall be limited to the actual and direct costs of the removal of Tenant's Equipment and shall specifically exclude any recovery for value of the business of Tenant as a going concern, future expectation of profits, loss of business or profit or related damages to Tenant as a going concern, future expectation of profits or loss of business or profit, any relocation costs, any increase in rent at a replacement site or the cost of constructing a replacement site, and all incidental, consequential, liquidated, punitive, or special damages.

If Tenant terminates this Agreement under Section 8.2.(b)(ii), Lessee shall pay to the City as liquidated damages for early termination, 50% the annual rent for the then current year, without regard to the amount of rent already paid for that year, unless Lessee terminates during the last year of the Term, and Lessee has fully paid the annual rent for that year

[Remainder of page intentionally left blank.]

9. Limitation of Liability and Indemnification.

9.1 Limitation of Liability. EXCEPT FOR EACH PARTY'S INDEMNIFICATION OBLIGATIONS SET FORTH BELOW IN THIS SECTION 9, NEITHER PARTY NOR ANY OF ITS AGENTS, CONTRACTORS OR EMPLOYEES, SHALL BE LIABLE TO THE OTHER PARTY OR ANY PERSON CLAIMING THROUGH THAT PARTY FOR ANY EXEMPLARY, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY CAUSE WHATSOEVER, INCLUDING, WITHOUT LIMITATION, CLAIMS CAUSED BY OR RESULTING FROM THE NEGLIGENCE, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THAT PARTY, ITS AGENTS, CONTRACTORS OR EMPLOYEES.

9.2 Tenant's Indemnity. Except to the extent caused by the breach of this Agreement by the City or the acts or omissions of the City, its officers, agents, employees, contractors, or any other person or entity for whom the City is legally responsible, Tenant shall defend, indemnify and hold the City and its officers, directors, shareholders, employees, agents and representatives harmless from and against any and all claims, demands, litigation, settlements, judgments, damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees) arising directly or indirectly out of: (i) any act or omission of Tenant, its officers, agents, employees, contractors, or any other person or entity for whom Tenant is legally responsible; (ii) Tenant's failure to (1) locate and disconnect or (2) remove any buried cables during the Equipment Removal Period as set forth in Section 7.1 or (iii) a breach of any representation, warranty or covenant of Tenant contained or incorporated in this Agreement. Tenant's obligations under this Section 9.2 shall survive the expiration or earlier termination of this Agreement for two (2) years and the obligations specifically under Section 9.2(ii) regarding buried facilities shall survive the termination of this Agreement for 15 years.

9.3 The City's Indemnity. Except to the extent caused by the breach of this Agreement by Tenant or the acts or omissions of Tenant, its officers, agents, employees, contractors, or any other person or entity for whom Tenant is legally responsible, the City shall defend, indemnify and hold Tenant, its officers, directors, shareholders, employees, agents and representatives harmless from and against any and all claims, demands, litigation, settlements, judgments, damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees) arising directly or indirectly out of: (i) any act or omission of the City, its officers, agents, employees, contractors or any other person or entity for whom the City is legally responsible; (ii) a breach of any representation, warranty or covenant of the City contained or incorporated in this Agreement; and/or (iii) the generation, possession, use, storage, presence, release, spill, treatment, transportation, manufacture, refinement, handling, production and/or disposal of Hazardous Substances in, on, about, adjacent to, under or near the Premises and/or the Property, and/or any contamination of the Premises and/or the Property by any Hazardous Substance, but only to the extent not caused by Tenant or its employees, agents, customers/invitees or contractors. The City's obligations under this Section 9.3 shall survive the expiration or earlier termination of this Agreement for two (2) years.

9.4 Indemnification Procedure. The Indemnified Party shall promptly send Notice to the Indemnifying Party of the claim or suit for which indemnification is sought. The Indemnified Party shall not make any admission as to liability or agree to any settlement of or compromise any claim without the prior written consent of the Indemnifying Party. The Indemnified Party shall, at the Indemnifying Party's request and expense, give the Indemnifying Party all reasonable assistance in connection with

such negotiations and litigation.

10. Insurance.

10.1 City Obligations. Throughout the Term, the City shall maintain, at the City's sole cost and expense, the following insurance coverage: (i) Commercial General Liability of not less than \$2,000,000 per occurrence and \$2,000,000 aggregate; and (ii) such other insurance policies as may be deemed appropriate by the City, in its sole discretion. All such policies shall be endorsed to include Tenant as an additional insured. Subject to the policy minimums set forth above in this Section 10.1, the insurance required of the City hereunder may be maintained by a blanket or master policy that includes properties other than the Property.

10.2 Tenant Obligations. Throughout the Term, Tenant shall maintain, at Tenant's sole cost and expense, the following insurance coverage: (i) workers' compensation insurance with no less than the minimum limits required by Applicable Law; (ii) employer's liability insurance with limits of \$1,000,000 per accident, per disease per employee, and per disease policy limit; (iii) Commercial General Liability with a limit of \$2,000,000 per occurrence and \$2,000,000 aggregate, (iv) Commercial Automobile Liability coverage in the amount of \$1,000,000 combined single limit each accident for Bodily Injury Liability and Property Damage Liability covering all owned, non-owned, and hired automobiles, and (v) Completed Operations coverage for which an updated certificate will be issued at each renewal evidencing Completed Operations for 2 years following expiration of the contract. All such policies shall be endorsed to include the City as an additional insured as respects this agreement using ISO Forms CG 20 10 and CG 20 37 or their equivalents. Tenant will provide at least 30 days written notice to City of cancellation or non-renewal of any required coverage that is not replaced. The coverage shall be primary and not seek contribution from any policy of insurance maintained by the City which may also cover any occurrence. Tenant shall also maintain fire and extended coverage insurance insuring Tenant's personal property for its full insurable value (subject to reasonable deductibles). Tenant shall require any of its contractors and their subcontractors who perform work for the benefit of Tenant at the Premises to maintain insurance in conformity with the requirements of this Section.

10.3 Insurance Requirements. All policies required to be maintained by this Section 10 shall be issued by insurers that are (1) eligible to do business in the state in which the Property are located, and (2) rated A- or better by Best's Key Rating Guide.

10.4 Waiver of Subrogation. To the fullest extent permitted by law, the City and Tenant for themselves and any and all parties claiming under or through them, including, without limitation, their respective insurers, hereby mutually release and discharge each other and the other's Affiliates, and their respective officers, directors, shareholders, agents, employees, contractors, and/or any other person or entity for whom a Party is legally responsible from any claims for damage to any person or to the Premises or any other real or personal property that are or are claimed to have been caused by or result from risks insured against under any insurance policies carried by the waiving party which is valid, collectible, and in force at the time of such damage and hereby waive any right of subrogation that might otherwise exist in or accrue to any person on account thereof. All policies required to be carried by either Party herein shall contain an endorsement in favor of the other Party waiving the insurance company's

right of subrogation against such other Party. THIS RELEASE SHALL APPLY EVEN IF THE LOSS OR DAMAGE IS CAUSED BY THE FAULT OR NEGLIGENCE OF A PARTY HERETO OR BY ANY PERSON FOR WHICH SUCH PARTY IS RESPONSIBLE. EACH PARTY AGREES TO NOTIFY ITS INSURANCE CARRIER(S) OF THIS PROVISION.

11. Representations and Warranties.

(a) The City represents, warrants and covenants that:

(i) The City has good and sufficient title and interest to the Premises, whether by ownership, license, lease or otherwise and has the right to grant the rights set forth in this Agreement;

(ii) there are no covenants, easements or restrictions that prevent the use of the Premises for Tenant's Permitted Use.

(b) Tenant represents, warrants, and covenants that:

(i) its use of the Premises will not generate and Tenant will not store or dispose of on the Premises, nor transport to or over the Premises, any Hazardous Substances in violation of any law or regulation. Tenant will promptly inform the City in writing if Tenant becomes aware of the existence of Hazardous Substances on the Premises in violation of any law or regulation. The obligations of this Paragraph shall survive the expiration or other termination of this Agreement.

(ii) Tenant has inspected the Premises and determined that they are fit and suitable for Tenant's intended use thereon, and that the City has made no representation or warranty as to the fitness or suitability of the Premises for Tenant's intended use.

(c) Tenant and the City each represent, warrant and covenant to the other Party that:

(i) it is a duly constituted organization (corporation, limited partnership, limited liability company, partnership, non-profit corporation, etc.) in good standing in its State of organization and qualified to do business in the State in which the Premises is located to the extent required by Applicable Law;

(ii) it has filed all forms, reports, fees and other documents necessary to materially comply with Applicable Laws as and when due;

(iii) it has all rights, power and authority necessary to enter into and to execute and deliver this Agreement and to perform its obligations (and in the case of the City, grant any rights) hereunder;

(iv) neither the execution and delivery of this Agreement, nor the consummation of the transactions contemplated hereby or thereby will violate any constitution, statute, regulation, rule, injunction, judgment, order, decree, ruling, charge, or other restriction of any government, governmental agency, or court to which it or any of its Affiliates are subject; and

(v) the transaction contemplated by this Agreement does not require the consent of any other party, will not result in a breach of or default under any third party agreement, and will not otherwise cause any such third party agreement to cease to be legal, valid, binding, enforceable and in full force and effect.

12. Miscellaneous.

12.1 Assignment. Tenant shall not assign or otherwise transfer any of its rights or obligations under this Agreement to any third party without the prior written approval of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Tenant may assign or transfer some or all of its rights and/or obligations under the Agreement to: (i) an Affiliate; (ii) a successor entity to its business, whether by merger or by sale of all or substantially all of its assets or stock; (iii) any entity in which Tenant or its Affiliates have any direct or indirect equity investment; and/or (iv) any other entity directly or indirectly controlling, controlled by or under common control with any of the foregoing, and in each case, such assignment or transfer shall not be considered an assignment under this Section 12.1 requiring consent and the City shall have no right to delay, alter or impede such assignment or transfer. For clarity, and the avoidance of doubt, neither: (a) a change in ownership of Tenant as a result of a merger, consolidation or reorganization; nor (b) the sale of all or substantially all of the assets of Tenant shall be considered an assignment under this Section 12.1 requiring the City's consent, and the City shall have no right to delay, alter or impede any of the foregoing transactions.

12.2 Rights Upon Sale of Premises or Tower. Should the City, at any time during the Term, sell or transfer all or any part of the Premises or the Tower thereon to a purchaser other than Tenant, such transfer shall be subject to this Agreement and the City shall require any such purchaser or transferee to recognize Tenant's rights under the terms of this Agreement in a written instrument signed by the City and the third party transferee. In the event that the City completes any such transfer without executing such a written instrument, then the City shall not be released from its obligations to Tenant under this Agreement, and Tenant shall have the right to look to the City and the third party for the full performance of this Agreement.

12.3 Subordination and Non-Disturbance. At the City's option, this Agreement shall be subordinate to any Mortgage by the City which, from time to time, may encumber all or part of the Property; provided, however, the lender under every such Mortgage shall, in the event of a foreclosure of the City's interest, recognize the validity of this Agreement and Tenant's right to remain in occupancy of and have access to the Premises, as long as no Event of Default by Tenant exists under this Agreement. If the Property is encumbered by a Mortgage as of the Effective Date, then the City shall, promptly following Tenant's request, obtain and furnish to Tenant a non-disturbance agreement, in recordable form, for each such Mortgage. If the City defaults in any payment or other performance obligations under any Mortgage encumbering the Property, Tenant may, at its option (but without any obligation), cure or correct such default and, upon doing so, Tenant: (a) shall be subrogated to any and all rights, titles, liens, and/or equities of the holders of such Mortgage; and (b) may offset the full amount against any Rent or other amount owed by Tenant to the City under this Agreement.

12.4 Condemnation. In the event of a governmental Taking, either Party hereto shall have the right, but not the obligation, to terminate this Agreement immediately upon Notice to the other Party. If either Party elects to terminate this Agreement, the Rent set forth herein shall be abated, and Tenant's liability therefor will cease as of the date of such Taking, this Agreement shall terminate as of said date, and any prepaid rent shall be returned to Tenant. If this Agreement is not terminated as herein provided, then it shall continue in full force and effect, and the City shall, within a reasonable time after possession is physically taken by the condemning authority restore the remaining portion of the Premises to render it reasonably suitable for the uses permitted by this Agreement and the Rent shall be proportionately and equitably reduced. Notwithstanding the foregoing, the City shall not be obligated to expend an amount greater than the proceeds received from the condemning authority less all expenses reasonably incurred in connection therewith (including attorneys' fees) for the restoration. All compensation awarded in connection with a Taking shall be the property of the City, provided that if allowed under Applicable Law, Tenant may apply for and keep as its property a separate award from the condemning authority for (i) the value of Tenant's leasehold interest; (ii) the value of Tenant's Equipment or other personal property of Tenant; (iii) Tenant's relocation expenses; and (iv) damages to Tenant's business incurred as a result of such Taking.

12.5 Recording. If requested by Tenant, the City and Tenant agree to execute a Memorandum of Lease that Tenant may record, at Tenant's sole cost and expense, with the appropriate recording officer. The date set forth in any Memorandum of Lease is for recording purposes only, and bears no reference to commencement of either the Term or rent payments of any kind.

12.6 Force Majeure. Notwithstanding anything to the contrary in this Agreement, neither Party shall be liable to the other Party for nonperformance or delay in performance of any of its obligations under this Agreement, other than payment, due to causes beyond its reasonable control, including, without limitation, strikes, lockouts, pandemics, labor troubles, acts of God, accidents, technical failure governmental restrictions, insurrections, riots, enemy act, war, civil commotion, pandemic or epidemic outbreaks of disease (not including COVID-19), fire, explosion, flood, windstorm, earthquake, natural disaster, or other casualty. Upon the occurrence of a Force Majeure condition, the affected Party shall immediately notify the other Party with as much detail as possible and shall promptly inform the other Party of any further developments. Immediately after the Force Majeure event is removed or abates, the affected Party shall perform such obligations with all due speed. Neither Party shall be deemed in default of this Agreement to the extent that a delay or other breach is due to or related to a Force Majeure event. A proportion of the Rent herein reserved, according to the extent that such Force Majeure event shall interfere with the full enjoyment and use of the Premises, shall be suspended and abated from the date of commencement of such Force Majeure event until the date that such Force Majeure event subsides. If such Force Majeure event prevents the affected Party from performing its obligations under this Agreement, in whole or in part, for a period of ninety (90) or more days, then the other Party may terminate this Agreement immediately upon Notice to the affected Party.

12.7 Successors and Assigns. The respective rights and obligations provided in this Agreement shall bind and shall inure to the benefit of the Parties hereto, their legal representative, heirs, successors and permitted assigns. No rights however, shall inure to the benefit of any assignee, unless such assignment shall have been made in accordance with Section 12.1 of this Agreement.

12.8 Governing Law and Construction. This Agreement shall be construed, governed and enforced in accordance with the laws of the State of Minnesota. The venue for any legal proceeding arising under this Agreement shall be the State District Court of Carver County, Minnesota. The City and Tenant acknowledge and agree that they and their counsel have reviewed, or have been given a reasonable opportunity to review, this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments hereto.

12.9 Person; Gender; Number; Section Headings. As used in this Agreement, the word "person" means and includes, where appropriate, an individual, corporation, partnership or other entity; the plural shall be substituted for the singular, and the singular for the plural, where appropriate; and words of any gender shall include any other gender. The section and paragraph headings contained in this Agreement are solely for reference purposes, and shall not affect in any way the meaning or interpretation of this Agreement.

12.10 Severability. Each provision of this Agreement shall be construed as separable and divisible from every other provision and the enforceability of any one provision shall not limit the enforceability, in whole or in part, of any other provision. In the event that a court or administrative body of competent jurisdiction holds any provision of this Agreement to be invalid, illegal, void or less than fully enforceable as to time, scope or otherwise, such provision shall be construed by limiting and reducing it so that such provision is valid, legal and fully enforceable while preserving to the greatest extent permissible the original intent of the parties; the remaining terms and conditions of this Agreement shall not be affected by such alteration, and shall remain in full force and effect.

12.11 Non-Waiver. It is agreed that, except as expressly set forth in this Agreement, the rights and remedies herein provided in case of default or breach by either the City or Tenant are cumulative and shall not affect in any manner any other remedies that the non-breaching Party may have by reason of such default or breach. The exercise of any right or remedy herein provided shall be without prejudice to the right to exercise any other right or remedy provided herein, at law, in equity or otherwise.

A failure to insist upon performance of the terms of this Agreement shall not constitute a waiver of any remedies hereunder unless expressly provided in writing. No waiver made by any party with respect to the performance, or manner of time thereof, of any obligation under this Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver of any other obligation of the other party. Delay by a party hereto in instituting or prosecuting any cause of action or claim hereunder shall not be deemed a waiver of any rights hereunder.

12.12 Notice. Unless explicitly set forth to the contrary herein, all notices or requests that are required or permitted to be given pursuant to this Agreement must be given in writing and must be sent by first-class certified mail, postage prepaid, or by overnight courier service, charges prepaid, to the party to be notified, addressed to such party at the address set forth below, or such other address(es), email address(es) or fax number(s) as such Party may have substituted by written notice (given in accordance with this Section 12.12) to the other Party.

If to be given to the City:

City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962
Attn: Assistant City Administrator
952-448-9200

If to be given to Tenant:

New Cingular Wireless PCS, LLC
Attn: Tower Asset Group – Lease
Administration
Re: Cell Site #: MNL03411; Cell Site Name:
CHASKA WT (MN)
Fixed Asset #: 15796366
1025 Lenox Park Blvd NE, 3rd Floor
Atlanta, Georgia 30319

With a copy to: New Cingular Wireless PCS,
LLC

Attn.: Legal Dept – Network Operations
Re: Cell Site #: MNL03411; Cell Site Name:
CHASKA WT (MN)
Fixed Asset #: 15796366
208 S. Akard Street
Dallas, TX 75202-4206

If by email:

Email address: edurbin@chaskamn.gov

If by email:

Emergency notifications may be given by phone or email, but are not required to be given if the receiving party has not provided in this Agreement a phone number or email address for an individual based in Minnesota.

12.13 Entire Agreement. This Agreement sets forth the entire, final and complete understanding between the Parties hereto relevant to the subject matter of this Agreement, and it supersedes and replaces all previous understandings or agreements, written, oral, or implied, relevant to the subject matter of this Agreement made or existing before the date of this Agreement. Except as expressly provided by this Agreement, no waiver or modification of any of the terms or conditions of this Agreement shall be effective unless in writing and signed by both Parties. Any provision of this Agreement that logically would be expected to survive termination or expiration, shall survive for a reasonable time period under the circumstances, whether or not specifically provided in this Agreement.

12.14 Compliance with Law. Each Party shall, with respect to its actions and/or inactions pursuant to and in connection with this Agreement, comply with all applicable statutes, laws, rules, ordinances, codes and governmental or quasi-governmental orders or regulations (in each case, whether federal, state, local or otherwise) and all amendments thereto, now enacted or hereafter promulgated and in force during the Term of this Agreement, a Renewal Term or any extension of either of the foregoing.

12.15 Counterparts. This Agreement may be executed in any number of identical counterparts and, as so executed, shall constitute one agreement, binding on all the Parties hereto, notwithstanding that all the Parties are not signatories to the original or the same counterpart. Execution of this

Agreement by facsimile or electronic signature shall be effective to create a binding agreement and, if requested, the City and Tenant agree to exchange original signed counterparts in their possession.

12.16 Attorneys' Fees. If an action is brought by either Party for breach of any lease covenant and/or to enforce or interpret any provision of this Agreement, the prevailing Party shall be entitled to recover its costs, expenses and reasonable attorneys' fees, both at trial and on appeal, in addition to all other sums allowed by law. Prevailing Party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than the City, Tenant and their respective Affiliates to recover their fees and expenses.

12.17 Incorporation of Exhibits. All exhibits referenced herein and attached hereto are hereby incorporated herein in their entirety by this reference.

12.18 Estoppel Certificate. Each party agrees to furnish to the other, within ten (10) days after request, such estoppel information as the other may reasonably request.

12.19 W-9. As a condition precedent to payment, the City agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in the City's name or address.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to execute this Agreement as of the Effective Date.

THE CITY:

CITY OF CHASKA, MINNESOTA

By: _____

Name: Taylor Hubbard

Its: Mayor

By: _____

Name: Matt Podhradsky

Its: City Administrator

TENANT:

**New Cingular Wireless PCS, LLC,
a Delaware limited liability company**

By: AT&T Mobility Corporation

Its: Manager

By: _____

Name: Andrew Sackreiter

Its: Director-Construction & Engineering

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 306800400:

Outlot H, as set forth on the Official Plat of Victoria Way in Instrument No. 100103.

Parcel 301050340:

Lot 1, Block 13, as set forth on the Official Plat of Clover Field in Instrument No. 294047.

EXHIBIT B

DEPICTION OF PREMISES

LEASE AREA DESCRIPTION:

That part of County State Aid Highway Number 11 as shown on VICTORIA WAY, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 31, Township 116 North, Range 23 West of the Fifth Principal Meridian, said Carver County; thence South 0 degrees 20 minutes 00 seconds East along the West line of said Northeast Quarter, a distance of 910.03 feet; thence North 89 degrees 40 minutes 00 seconds East, a distance of 674.42 feet to the Point of Beginning of the lease area to be described; thence South 40 degrees 23 minutes 56 seconds East, a distance of 15.00 feet; thence North 49 degrees 36 minutes 04 seconds East, a distance of 15.00 feet; thence North 40 degrees 23 minutes 56 seconds West, a distance of 15.00 feet; thence South 49 degrees 36 minutes 04 seconds West, a distance of 15.00 feet to the Point of Beginning.

ACCESS AND UTILITY LICENSE DESCRIPTION:

A 10.00 foot wide easement for ingress, egress and utility purposes over, under and across County State Aid Highway Number 11 as shown on VICTORIA WAY, according to the recorded plat thereof, Carver County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 31, Township 116 North, Range 23 West of the Fifth Principal Meridian, said Carver County; thence South 0 degrees 20 minutes 00 seconds East along the West line of said Northeast Quarter, a distance of 910.03 feet; thence North 89 degrees 40 minutes 00 seconds East, a distance of 674.42 feet; thence South 40 degrees 23 minutes 56 seconds East, a distance of 15.00 feet; thence North 49 degrees 36 minutes 04 seconds East, a distance of 10.00 feet to the Point of Beginning of the centerline to be described; thence South 40 degrees 23 minutes 56 seconds East, a distance of 5.00 feet to a point hereinafter referred to as Point "A"; thence continue South 40 degrees 23 minutes 56 seconds East, a distance of 3.83 feet; thence South 11 degrees 56 minutes 28 seconds East, a distance of 16.00 feet and said centerline there terminating.

TOGETHER WITH

A 10.00 foot wide easement for ingress, egress and utility purposes over, under and across County State Aid Highway Number 11 as shown on VICTORIA WAY and CLOVER FIELD, according to the recorded plats thereof, Carver County, Minnesota, the centerline of said easement is described as follows:

Beginning at the previously described Point "A"; thence South 49 degrees 36 minutes 04 seconds West, a distance of 59.57 feet to a point hereinafter referred to as Point "B" and said centerline there terminating.

TOGETHER WITH

A 20.00 foot wide easement for ingress, egress and utility purposes over, under and across County State Aid Highway Number 11 as shown on VICTORIA WAY and CLOVER FIELD, according to the recorded plats thereof, Carver County, Minnesota, and a part of County State Aid Highway Number 11 as vacated per Resolution Number 01-066, Document Number A295419, the centerline of said easement is described as follows:

Beginning at the previously described Point "B"; thence South 78 degrees 16 minutes 35 seconds East, a distance of 23.00 feet and said centerline there terminating.

TOGETHER WITH

A 20.00 foot wide easement for ingress, egress and utility purposes over, under and across Lot 1, Block 13, CLOVER FIELD, according to the recorded plat thereof, Carver County, Minnesota and County State Aid Highway Number 11 as shown on said CLOVER FIELD, the centerline of said easement is described as follows:

Beginning at the previously described Point "B"; thence North 78 degrees 16 minutes 35 seconds West, a distance of 93.45 feet; thence North 37 degrees 59 minutes 24 seconds West, a distance of 152.01 feet; thence northwesterly a distance of 62.84 feet along a tangential curve concave to the South, having a radius of 40.00 feet and a central angle of 90 degrees 00 minutes 27 seconds; thence South 52 degrees 00 minutes 09 seconds West, a distance of 514.43 feet to the northeasterly right of way line of Clover Ridge Drive and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said northeasterly right of way line of Clover Ridge Drive.

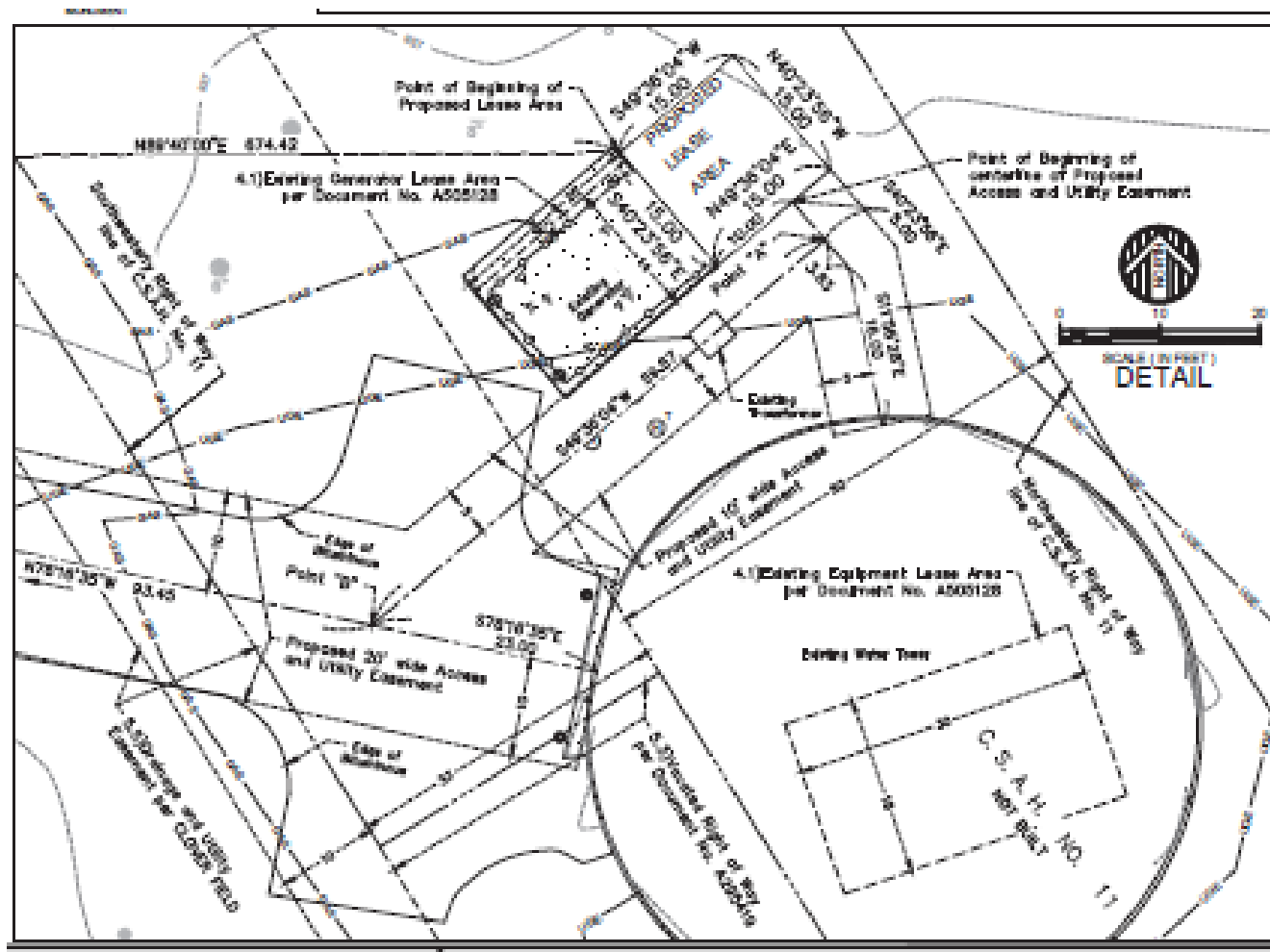


EXHIBIT C

TENANT'S EQUIPMENT

[To be inserted prior to execution]

EXHIBIT D

DEPOSIT AGREEMENT

**ACCESS AND UTILITY AGREEMENT, CONSENT, AND NON-DISTURBANCE
AND ATTORNMENT AGREEMENT**

THIS ACCESS AND UTILITY AGREEMENT, CONSENT, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (“Agreement”), dated as of the date below, by and among ISD No 112, a Minnesota public school district, having a mailing address of 11 Peavey Road, Chaska MN 55318(hereinafter called “**Owner**”) and City of Chaska, a Minnesota municipal corporation, having a mailing address of One City Hall Plaza, Chaska, MN 55318-1962 (hereinafter called “**Landlord**”), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 (hereinafter called “**Tenant**”)

W I T N E S S E T H:

WHEREAS, Landlord and Tenant have entered into a Tower Cell Site Lease Agreement dated _____, 2025, (the “**Lease**”) covering property more fully described on **Exhibit A** attached hereto and made a part hereof, upon property located at 113995 Hundertmark Road, Chaska, Minnesota 55318, County of Carver, State of Minnesota, (“**Real Property**”), a part of which Real Property contains the Premises (as hereinafter defined on attached **Exhibit A** as the Proposed Lease Area); and

WHEREAS, Tenant desires to be assured of continued occupancy of the Premises under the terms of the Lease and subject to the terms of this Agreement.

WHEREAS, Tenant is granted a permanent non-exclusive easement by Owner for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks and for the installation and maintenance of utility routes to the Premises as shown and described herein as the Proposed Access and Utility License Area on the attached **Exhibit A** to the extent that such routes are on Owner’s property. Tenant’s access to the Landlord’s property is separately provided as a license for access and utility installation in the terms of the Lease and subject to the terms of the Lease.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. Owner consents to the subleasing by Landlord of the Premises to Tenant subject to the terms and conditions contained herein, including Tenant’s trade fixtures and other personal property, all renewals, modifications, consolidations, replacements and extensions of the Lease.
2. Owner agrees not to affect or disturb Tenant’s right to possession of the Premises and any of Tenant’s other rights under the Lease so long as Tenant is not in default of any terms or provisions of the Lease
3. Owner understands, acknowledges and agrees that notwithstanding anything to the contrary in this Agreement or otherwise in any other document, Owner will acquire no interest in any equipment, trade fixtures and/or other property installed by Tenant on the Real Property or Premises. Owner hereby expressly waives any interest which Owner may have or acquire with respect to such equipment, trade fixtures and/or other property of Tenant now, or hereafter, located on or affixed to the Real Property, Premises or any portion thereof, and Owner hereby agrees that same do not constitute realty regardless of the manner in which same are attached or affixed to the Real Property or Premises.
4. This Agreement will be binding upon and will extend to and benefit the parties hereto and their respective heirs, distributees, successors and assignees of Tenant which are permitted under the Lease. The term “**Owner**,” when used in this Agreement, will be deemed to include any person or entity which acquires title to or the right to possession of the Real Property by, through or under Owner, whether directly or indirectly.

5. This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

[Remainder of Page Intentionally Blank – Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the ____ day of _____, 2025.

LANDLORD:

City of Chaska

By: _____
Print Name: Taylor Hubbard
Its: Mayor
Date: _____ [Insert Date] _____

By: _____
Print Name: Denise Beebe
Its: City Clerk
Date: _____

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: [_____] _____
Its: _____ [Insert Title] _____
Date: _____ [Insert Date] _____

OWNER:

ISD No 112

By: _____
Print Name: [_____] _____
Its: _____ [Insert Title] _____
Date: _____ [Insert Date] _____

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 2025, before me personally appeared _____, who acknowledged under oath that he/she is the _____ of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of Tenant.

Notary Public: _____
My Commission Expires: _____

LANDLORD

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 2025, before me, personally appeared Taylor Hubbard and Denise Beebe, the Mayor and City Clerk, respectively, of the City of Chaska who acknowledged under oath, that they are the person/officer named in the within instrument, and that they executed the same in their stated capacity on behalf of Landlord.

Notary Public: _____
My Commission Expires: _____

OWNER

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 2025, before me, personally appeared _____, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity on behalf of Owner.

Notary Public: _____
My Commission Expires: _____

Exhibit A – Page 1 of 3

PARENT PARCEL DESCRIPTION:(per U.S. Title Solutions File No. UST71535, dated June 21, 2022)

Parcel 306800400:

Outlot H, as set forth on the Official Plat of Victoria Way in Instrument No. 100103.

Parcel 301050340:

Lot 1, Block 13, as set forth on the Official Plat of Clover Field in Instrument No. 294047.

PROPOSED LEASE AREA DESCRIPTION:

That part of County State Aid Highway Number 11 as shown on VICTORIA WAY, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 31, Township 116 North, Range 23 West of the Fifth Principal Meridian, said Carver County; thence South 0 degrees 20 minutes 00 seconds East along the West line of said Northeast Quarter, a distance of 910.03 feet; thence North 89 degrees 40 minutes 00 seconds East, a distance of 674.42 feet to the Point of Beginning of the lease area to be described; thence South 40 degrees 23 minutes 56 seconds East, a distance of 15.00 feet; thence North 49 degrees 36 minutes 04 seconds East, a distance of 15.00 feet; thence North 40 degrees 23 minutes 56 seconds West, a distance of 15.00 feet; thence South 49 degrees 36 minutes 04 seconds West, a distance of 15.00 feet to the Point of Beginning.

Proposed Access and Utility License Area Description

A 10.00 foot wide easement for ingress, egress and utility purposes over, under and across County State Aid Highway Number 11 as shown on VICTORIA WAY, according to the recorded plat thereof, Carver County, Minnesota, the centerline of said easement is described as follows:

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TOGETHER WITH

A 10.00 foot wide easement for ingress, egress and utility purposes over, under and across County State Aid Highway Number 11 as shown on VICTORIA WAY and CLOVER FIELD, according to the recorded plats thereof, Carver County, Minnesota, the centerline of said easement is described as follows:

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TOGETHER WITH

A 20.00 foot wide easement for ingress, egress and utility purposes over, under and across County State Aid Highway Number 11 as shown on VICTORIA WAY and CLOVER FIELD, according to the recorded plats thereof, Carver County, Minnesota, and a part of County State Aid Highway Number 11 as vacated per Resolution Number 01-066, Document Number A295419, the centerline of said easement is described as follows:

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The sidelines of said right of way shall be shortened or lengthened to terminate at said northeasterly right of way line of Clover Ridge Drive.

Exhibit A – Page 2 of 3

See attached survey dated 7-22-25 by Widseth

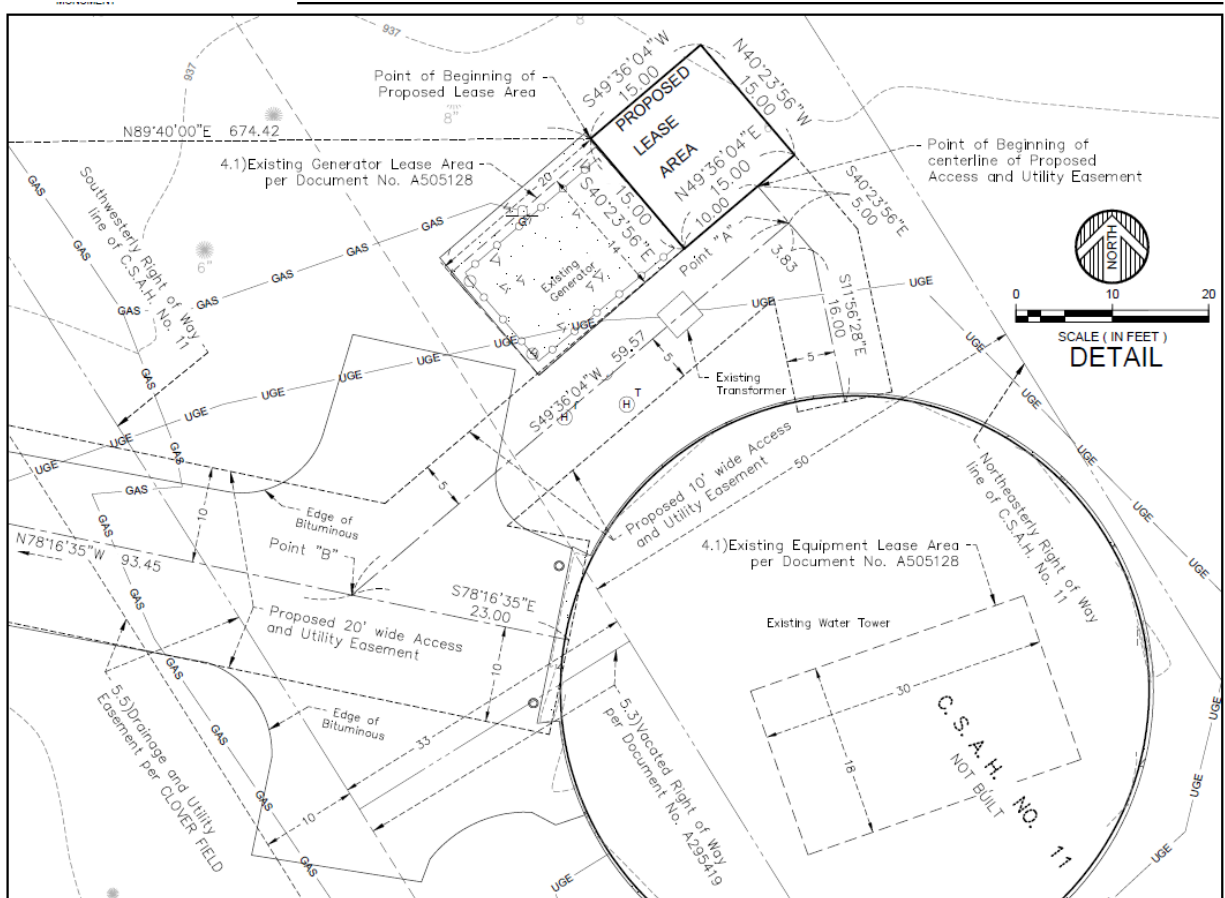
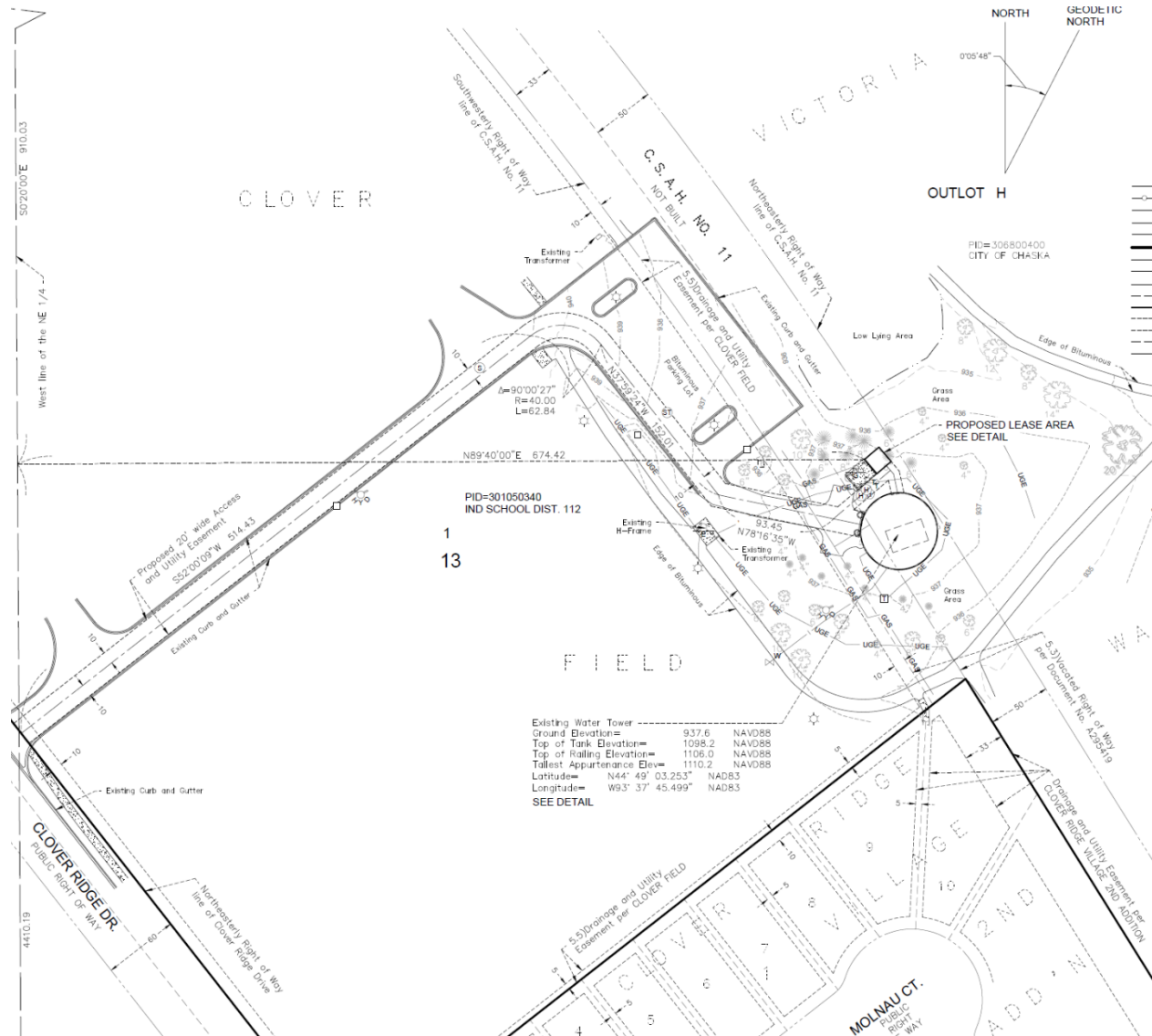


Exhibit A – Page 3 of 3

See attached survey dated 7-22-25 by Widseth



REQUEST FOR ACTION CHASKA CITY COUNCIL 8/18/2025

Subject: Appoint HPC Chair and Vice Chair

Prepared By: Elizabeth Hanson

BACKGROUND

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

Kris Kohman was the current Chair and was appointed per the HPC's recommendation at their meeting on March 4, 2025.

Kaleb Snider is the current Vice Chair and was appointed per the HPC's recommendation at their meeting on March 4, 2025.

Unfortunately, with the recent passing of Kris Kohman the HPC recommended appointment of a new Chair and Vice Chair for the HPC at their August 5, 2025 meeting.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED 8/5/2025:

Motion to recommend Kaleb Snider to serve as Chairperson of the Heritage Preservation Commission for calendar year 2025.

Motion to recommend Prescott Phillips to serve as Vice Chair of the Heritage Preservation Commission for calendar year 2025.

CITY COUNCIL ACTION REQUESTED

Motion to appoint Kaleb Snider to serve as Chairperson of the Heritage Preservation Commission for calendar year 2025.

Motion to appoint Prescott Phillips to serve as Vice Chair of the Heritage Preservation Commission for calendar year 2025.

REQUEST FOR ACTION CHASKA CITY COUNCIL 8/18/2025

Subject: Mediated Settlement Agreement with Chaska Retail, L.L.C.

Prepared By: Elise Durbin, Assistant City Administrator

Background

As part of the TH 41 reconstruction project, completed in 2023, the City created a Paseo network and developed public parking. The Paseo is a midblock alleyway system on the east side of TH 41 that runs north to south on the blocks between TH 41 and Walnut Street and provides pedestrian connections to support a vibrant downtown commercial environment. Additionally, as a part of the reconstruction project, property for public parking was acquired and developed to offset the loss of on street parking on TH 41 as a result of the highway reconstruction.

The former private parking lot located east of TH 41 and south of 3rd Street, was among the properties acquired by the City through the condemnation process to establish adequate public parking to serve downtown Chaska. Chaska Retail, L.L.C., while not the previous owner of the parking lot, did have an easement on that private parking lot to allow for visitors to the their building the ability to park there (building is 222 Chestnut Street—current location of La Hermosa). As a part of the condemnation process, the easement needed to also be acquired. Following the City's acquisition through condemnation, Chaska Retail, L.L.C worked with an attorney to pursue the appeal process. This appeal process has led to a settlement agreement negotiated between Chaska Retail, L.L.C. and the City of Chaska. In the settlement agreement, the City will pay \$177,500 to Chaska Retail, L.L.C.

City Council Action Requested

Motion to approve the Mediated Settlement Agreement between the City of Chaska and Chaska Retail, L.L.C.

Mediated Settlement Agreement

Controversy: *JAMS Properties, LLC and John M. Siegfried vs City of Chaska, a Minnesota municipal corporation, Court File No. 10-CV-23-672 and City of Chaska, a Minnesota municipal corporation vs. Chaska Retail, L.L.C., Court File No. 10-CV-23-818*

Following a mediation in the above-entitled controversy before James A. Yarosh, the Mediator, on August 12, 2025, the parties agree to settle as follows:

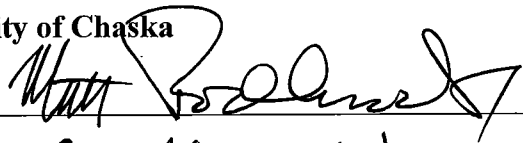
1. Pursuant to the requirements of the Minnesota Civil Mediation Act, the Mediated Settlement Agreement is a binding and enforceable agreement. Under this Act, the Mediator further advises the parties that: (a) he has no duty to protect their interests or provide them with information about their legal rights; (b) signing a mediated settlement agreement may adversely affect their legal rights; and (c) they should consult an attorney before signing the Mediated Settlement Agreement if they are uncertain of their rights.
2. The Agreement to Mediate is incorporated by reference. To the extent that there is any discrepancy between this Mediated Settlement Agreement and the Agreement to Mediate, the Mediated Settlement Agreement shall control.
3. This Mediated Settlement Agreement contains the entire agreement between the parties, which is binding and enforceable.
4. The enforcement of this settlement is not dependent on the preparation of formal documents, stipulation and/or releases. The parties and counsel shall use their best efforts to concur as to the detail of such formal documentation, and agree that should any formal documentation detail be the subject of dispute, the Mediator shall serve as a binding arbitrator to resolve such dispute and determine such dispute documentation detail based on his determination of what is consistent with the intent and spirit of the negotiations and/or what is fair and equitable under the circumstances. This Mediated Settlement Agreement shall not be construed against any party by reason of that party being the drafter of the Mediated Settlement Agreement.
5. This Agreement may be executed in any number of counterparts and by different parties in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. Delivery by facsimile or by electronic transmission in portable document format (PDF) or other similar electronic form of an executed counterpart of this Agreement is as effective as delivery of an originally executed counterpart of this Agreement.
6. The material and essential terms of the settlement are:

See Attachment A which is made a part hereof and incorporated herein:

[Signatures Appear on following page]

[Signature Page to Mediated Settlement Agreement]

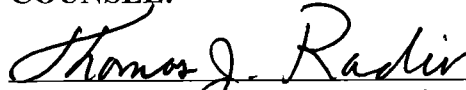
City of Chaska



Its: City Administrator

Date: 8-13-2025

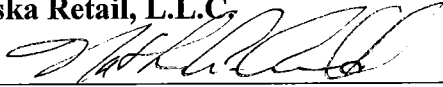
COUNSEL:



Thomas J. Radtke, attorney for City of Chaska

Date 08/13/2025

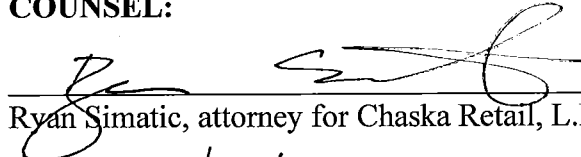
Chaska Retail, L.L.C.



Its: 8/13/2025

Date: President

COUNSEL:



Ryan Simatic, attorney for Chaska Retail, L.L.C.

Date: 8/13/2025

[Signature Page to Mediated Settlement Agreement, continued]

ATTACHMENT A

1. Condemnor City of Chaska (“City”) shall pay a total of \$177,500 to Chaska Retail, L.L.C. (“Chaska Retail”) (collectively, “Owners”) for acquisition of that certain easement interest in property identified as PID #300502911 in Carver County which is the subject of the instant action (Parcel 10) in exchange for Owners’ release of all claims related to the taking of their property, including without limitation attorneys’ fees, costs, witness fees, appraisal fees, severance damages to Chaska Retail’s adjacent property, PID #300502910, interest and all damages relating to the eminent domain action.
2. The terms of this Agreement are contingent upon the approval by the City. City staff will recommend approval at the next City Council meeting on August 18, 2025. Payment shall be made no later than 30 days from the date of this Mediated Settlement Agreement.
3. The parties agree to each pay the mediator’s fee for the mediation conducted in this matter on August 13, 2025 as provided in the executed Agreement to Mediate.
4. Upon receipt of full payment, the City and Chaska Retail will execute and file a Stipulation for Dismissal with prejudice with the Carver County District Court.
5. The Signatories to this Mediated Settlement Agreement represent they have the authority to execute this Agreement on behalf of the named parties.

REQUEST FOR ACTION CHASKA CITY COUNCIL 8/18/2025

Subject: Chevalle 19th Addition – Comprehensive Plan Amendment, Preliminary Plat, and Rezoning

Applicant: Quadriga Ventures

Location: 3910 Bavaria Road

Case No.: P.C. No. 2025-07

Synopsis: The applicant is requesting approval of Chevalle 19th Addition

Prepared By: Ashley Cauley

Staff Recommendation: Motion to adopt Resolution Nos. 2025-46 & 47 and Ordinance No. 1068

Background

A detailed background information is included in the concept plan staff report found [here](#). The following is intended to provide a brief summary:

- **2040 Comprehensive Plan and Greenbelt:**

Chaska's [2040 Comprehensive Plan](#), adopted in Aug. 2020, guides city growth over 20 years in areas such as land use, transportation, parks and trails, and public facilities.

A key land use goal is to preserve Chaska's identity by maintaining a [Greenbelt](#) around the city's edge. Rezoning and planning efforts in the early 1990s laid the groundwork, but the Greenbelt was formally introduced in Chaska's *2000 Comprehensive Plan*. Subsequent comprehensive plans, including the 2040 Comprehensive Plan, have continued to support the Greenbelt concept.

The plan identifies [three policies](#) for development within the Greenbelt:

1. Rural Density: Limit development to 5-acre lots, with no more than four dwelling units per 40 acres, spaced at least 300 feet apart.

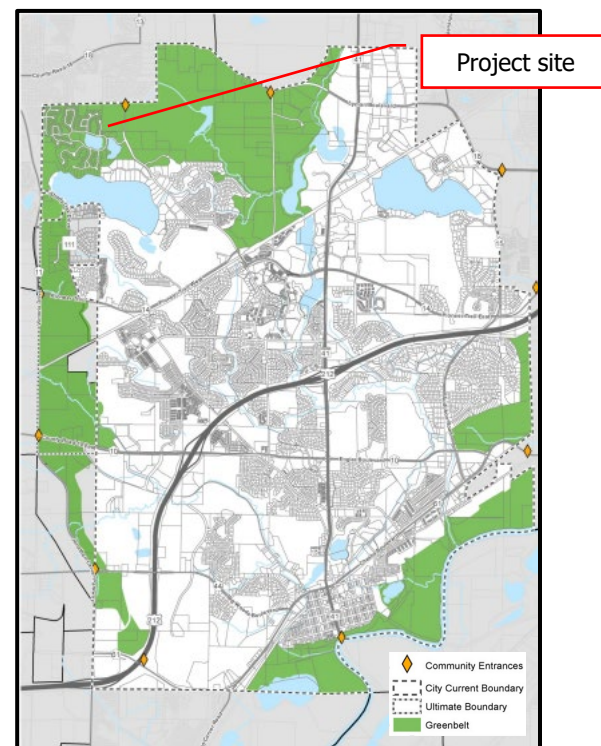


Figure 1: 2040 Comprehensive Plan: Land Use - Chaska Greenbelt

2. Key Entrances: Preserve very low-density land uses at major city entrances (shown by orange diamonds in Fig. 1). These entrances are located at the city boundary adjacent to a planned or existing major roadways (classified as arterial roadways¹).
3. Clustered Development: A comprehensive plan amendment can allow clustered development if it generally meets the outlined objectives. Objectives identified by the plan include access to city utilities, protection of key viewsheds and natural areas, infrastructure analysis, limited site disturbance, and preservation of open space and wildlife corridors.

- **Chevalle**

In 2005, the city approved the concept plan for Hamlets of Lakeshire, a 300-acre rural residential development with 100 homes, trails, open space, and amenities. Following the concept plan review, the development became known as Chevalle.

In 2006, a comprehensive plan amendment was approved for Chevalle, which included the subject property. This amendment allowed a shift to a clustered development with 230 homes on 113 net acres, 123 acres of private open space, and 40 acres of public parkland. Without the amendment, only 27 homes on 10-acre lots without any public or private open space would have been allowed.

The Chevalle Master Development Plan formalized a “1/3 developed, 2/3 undeveloped” strategy to ensure the development would not exceed the approved density.

The plan provided design guidance for each of Chevalle’s five areas (or neighborhoods). These neighborhoods are generally based on their geographical location within the development.

The subject property is in the Northeast Neighborhood. The



Figure 2: Chevalle Master Development Plan: Northeast Neighborhood

¹ [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.

plan notes that this neighborhood area is bordered by prominent tree lines to the north and west, and a large pasture to the east (located on the subject property). The plan envisioned a “mirrored design” of twin homes around a new cul-de-sac (this included five twin homes on the subject property).

In 2007, the city approved the rezoning to (PRD-54) and final plat of CHEVALLE 5TH ADDITION, converting the twin homes to detached townhomes with shared driveways to encourage housing diversity. As shown in Fig. 3, a 36-foot-wide access and two outlots (Outlot A and Outlot B) were reserved to provide development access to the subject property.

The outlots, initially intended for future development, were later acquired by the city and sold to the Talero Villas² Homeowners’ Association.

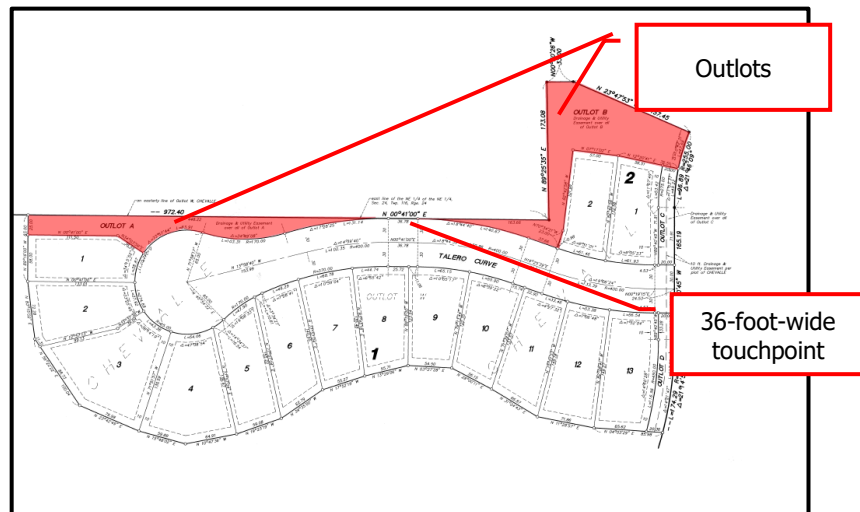


Figure 3: CHEVALLE 5TH ADDITION final plat (north to the left)

- **Concept Plan Review**

Neighborhood meeting: A neighborhood meeting was held in November 2024 to discuss a 10-lot development in the southwest corner of the subject property (3910 Bavaria Road).

Roughly 20 residents attended the meeting and were informed that the new homes would have basements and would generally be similar in size and character to the existing Talero neighborhood. The residents raised questions about the density, access, construction impacts, screening requirements, and plans for future development on the remaining 3910 Bavaria Road property.

Planning Commission: In Feb. 2025, the Planning Commission reviewed a concept plan (P.C. No. 2024-24) for 10 new single-family lots and a new outlot, accessed via a new cul-de-sac extension, in the southwest corner of the subject property. Staff generally supported the plan but noted that more information would be needed before moving forward with the necessary rezoning and preliminary plat.

During the public hearing:

- The Talero Villas HOA’s acquisition of the outlots and previous correspondence with the applicant/ developer were summarized.

² Talero Villas Homeowner’s Association (HOA) is a sub-association of the Chevalle HOA. It governs the existing homes around Talero Curve.

- It was encouraged that the new development: (1) be part of the Chevalle HOA; (2) have a landscaped island in the cul-de-sac; (3) incorporate additional screening/ landscaping to the north; (4) explore opportunities to connect to the existing retention pond to the south for irrigation; and (5) have side-loaded, 3-car garages.
- Residents additionally inquired about street lighting and sidewalks.
- It was confirmed that the remainder of the 3910 Bavaria Road property could not be further developed.

The Planning Commission unanimously recommended approval on a 9-0 vote. The agenda and minutes can be found [here](#).

City Council: The City Council also reviewed the concept plan in Feb. 2025. A Talero Villas HOA representative addressed the council, raising concerns about snow storage. She also indicated that their HOA participation is still required for the project to move forward and requested the new development join one or both existing HOAs (Chevalle Master HOA and/or Talero Villas HOA).

The council discussed HOA involvement, encouraged continued communication between the Talero Villas HOA and the developer, and ultimately approved the concept plan unanimously (5-0), subject to conditions.

Proposal

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 predominantly 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 development site is roughly 6.1 acres in the southwest corner of the subject property. The development site does not contain any trees. However, trees exist along the perimeter (on adjacent properties). Per the submitted inventory, these trees are primarily ash, maple, pine, and fir species. Other species include locust,

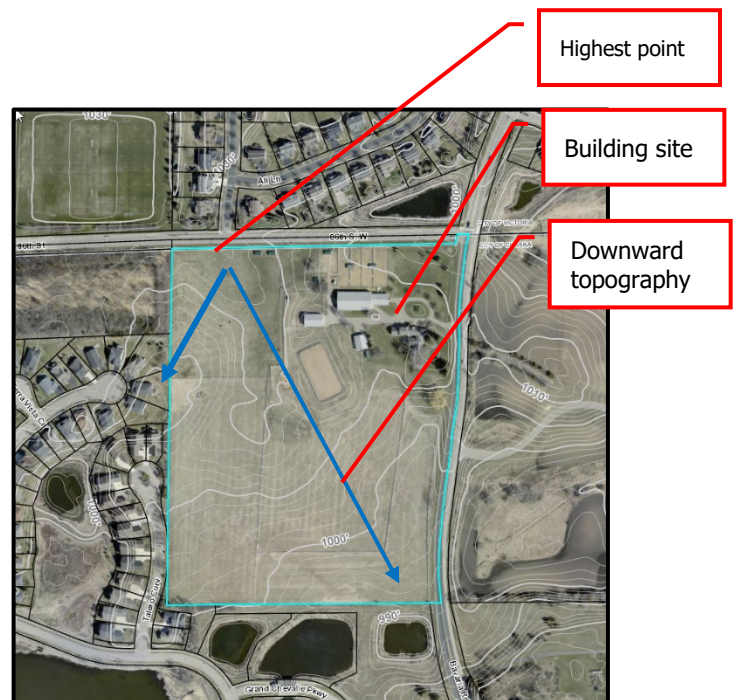


Figure 4: Overall existing conditions

hackberry, crabapple, birch, spruce, and aspen.

- **Proposal:** Consistent with the approved concept plan, the proposal includes 10 new single dwelling units around a new cul-de-sac extension from Talero Curve and an outlot on roughly 6.1 acres in the southwest corner of the subject property.

As currently proposed, the existing home, accessory buildings, and pasture on the remaining 23 acres would remain generally as is and be placed in a conservation easement.



Figure 5: Concept Plan Approved Feb. 2025

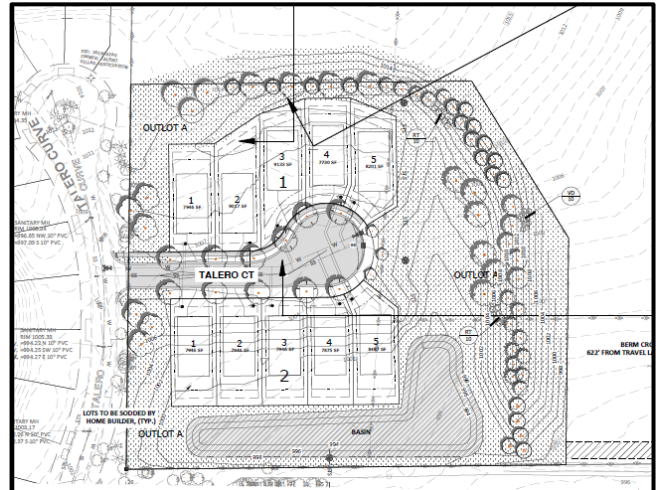


Figure 6: Current Proposal

- **Land Use:** The property is zoned [RR2, Rural Residential 2](#). The proposal includes a request to rezone the property to PRD, Planned Residential Development.

Staff Analysis:

The following is intended to summarize the applicant's request and staff's analysis:

- **Is the Comprehensive Plan Amendment request reasonable?**

Generally, yes.

During concept plan review, staff noted that additional discussions with the Metropolitan Council [Met Council] would be needed to determine if a comprehensive plan amendment would be required, as:

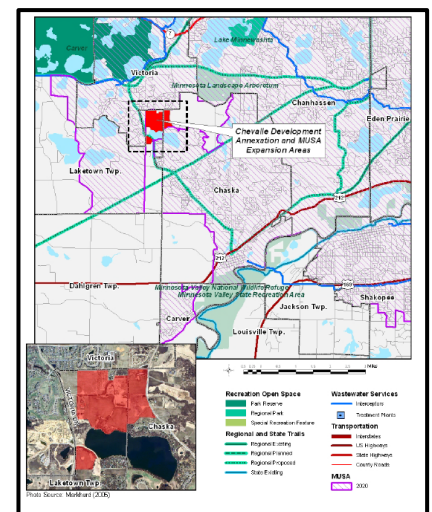


Figure 7: 2006 Comprehensive Plan Amendment - Location Exhibit

The city's **2020 Comprehensive Plan, adopted in 2000**, allowed development within the greenbelt at one dwelling unit per 10 acres. The plan guided the area that would eventually develop into Chevalle and the subject property as Rural Residential³.

In 2006, an amendment [hereinafter, the 2006 amendment] to the 2020 plan was approved by the Met Council. The 2006 amendment introduced the third development policy, allowing Chevalle to develop at a net density of 2.05 units per acre with municipal sewer and water, using a newly introduced clustered development policy which prioritized and preserved open space.

The 2006 amendment included a concept plan (Fig. 8) for the subject property, then referred to as the "Hone Property," with 10 dwelling units and 2.41 acres of development within Chevalle's 1/3 developed and 2/3 undeveloped ratio (ratio used to maintain the overall 2.04 units/ acre density).

The 2006 CPA also expanded the Metropolitan Urban Service Area (MUSA)⁴ to allow sewer and water services to Chevalle and the subject property.

The Chevalle development was guided by the city's later **2030 and 2040 Comprehensive Plans** as Conservation Residential⁵. This land use category allows for conservation or cluster developments in the greenbelt area compared to the more rigid density requirements within the Rural Residential land use category.

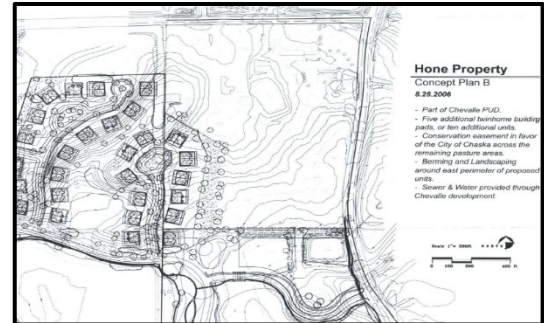


Figure 8: 2006 Comp Plan Amendment: Concept B

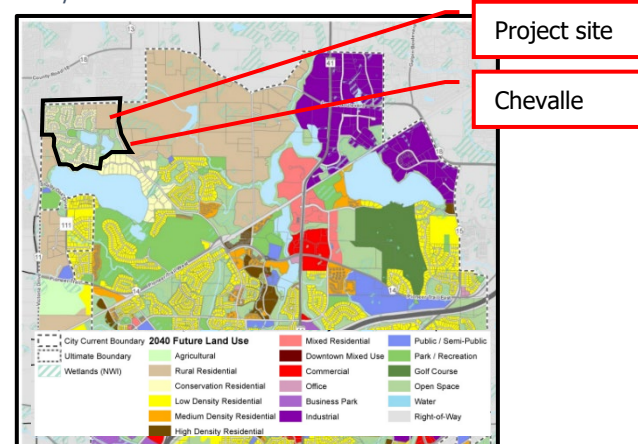


Figure 9: 2040 Comprehensive Plan - Planned Land Use

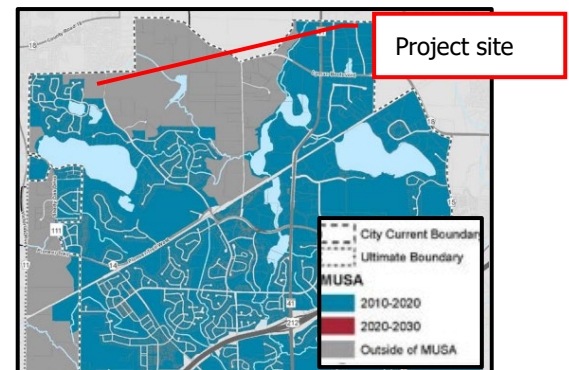


Figure 10: 2040 Comprehensive Plan: Land Use - MUSA Staging

³ Per the city's 2020 Comprehensive Plan, land guided for Rural Residential allowed lots or parcels of five or more acres containing single family dwellings at a maximum density of four dwellings per 40 acres. These lots would not be served by municipal sewer and water services.

⁴ 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.

⁵ Per the 2040 Comprehensive Plan, property guided as Conservation Residential are for lots or parcels guided for conservation or cluster development to conserve natural resources and open space within the Chaska Greenbelt area. This land use category allows predominantly single-family detached dwellings. Allowed density is up to 1 dwelling unit per gross acre for the overall conservation residential development, with a minimum density of 0.20 dwelling units per gross acre (five-acre lots).

Despite being contemplated in the 2006 amendment, the subject property continued to be guided as Rural Residential and outside of the MUSA.

Staff has since confirmed with the Met Council that an amendment is required, as the most recent comprehensive plans are the official guiding documents. As such, the applicant's request includes a comprehensive plan amendment to change the land use designation from Rural Residential to Conservation Residential to allow a clustered development and to expand the MUSA to include the subject property.

Land Use Designation: As previously noted, Chaska's 2040 Comprehensive Plan identifies three policies to guide development within Chaska's greenbelt. The applicant is pursuing development using the third development policy. A comprehensive list of the three policies and the staff's findings can be found in the [Supporting Information](#) section of this report. The following is intended to be a summary:

1. Policy One restricts rural development standards within the Greenbelt to a maximum of four dwelling units per 40 acres. The policy also establishes a minimum lot size of 5 acres and requires a 300-foot spacing between dwellings.

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

2. Policy Two outlines how maintaining very low density (one dwelling unit per 80 acres), agricultural use preservation, and enhanced visual screening can be used to preserve the "rural character" at "key community entrances" within the greenbelt.

Staff finding: The intersection of 86th Street West and Bavaria Road (NE of the site) is identified as one of two key community entrances in northern Chaska. However, the applicant is pursuing development under Policy Three.

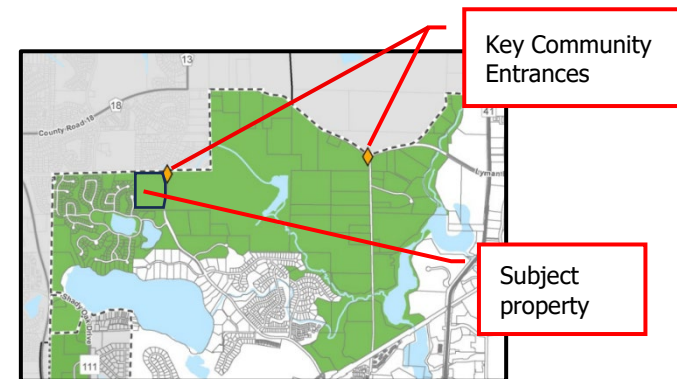


Figure 11: 2040 Comprehensive Plan - Land Use: Greenbelt

3. Policy Three, established through the 2006 Amendment, allows cluster (conservation) development within the greenbelt through a comprehensive plan amendment if the new development generally meets the outlined objectives. The full list of policy objectives can be found in the [Supporting Information](#) section of this report. But for the preservation of the viewshed at the key community entrance (described below), the proposal would generally meet the outlined objectives.

The policy prioritizes the protection and preservation of visually remote and rural viewsheds at key community entrances. Chevalle's landscaping plan, which includes the subject property, was approved by the Met Council and Chaska's City Council as the approved viewshed and screening plan.

The master landscape plan, and subsequently approved development plans, utilize vegetated berms to obscure sightlines and preserve the rural viewshed from adjacent roadways into the development. The level of obscurement, through the extent of berming and landscaping, increases along 86th Street from the Victoria/ Chaska boundary (to the west) to the subject property and key community entrance (to the east) as shown below:

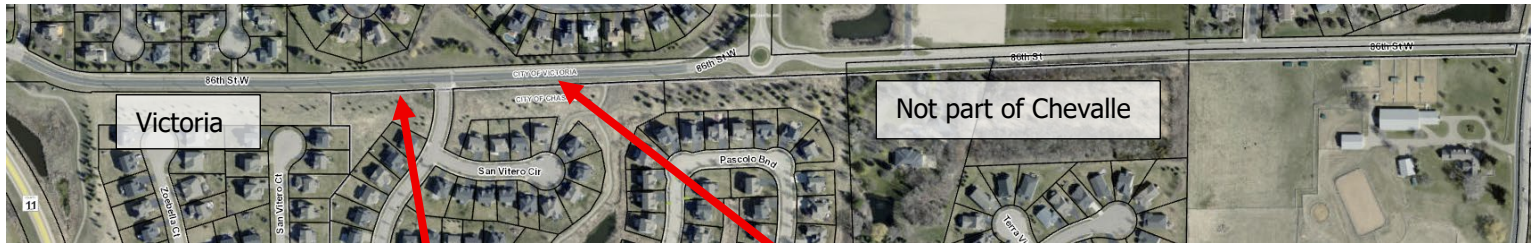


Figure 12: Roughly at Victoria/ Chaska boundary



Figure 13: Roughly north of San Vitero Cir

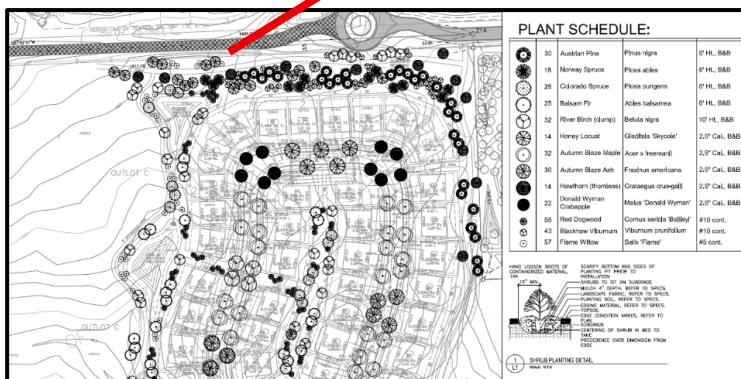


Figure 14: CHEVALLE 3RD ADDITION: landscaping plan



Figure 15: Just west of the traffic circle

The approved Chevalle landscaping plan (Fig. 1) for the development site (on the east of Talero Curve) includes a dense layering of deciduous, ornamental, and coniferous vegetation (trees, shrubs and native plantings).

In comparison, the development's conceptual landscape plan appeared to be less dense and did not include landscaping on the north side. Staff noted additional landscaping would likely be required as the plan appeared to be less dense and the development was "pushing out" further towards Bavaria Road.

While the currently proposed landscape plan incorporates additional vegetation on the north side of the development site staff continues to have concerns with the plan, as:

1. The plan lacks variety in varying vegetation heights. The planting plan includes primarily deciduous trees with roughly 40-50 foot heights (maple, birch, swamp oak, and aspen).
2. The plan would likely not provide adequate year round screening as the only coniferous species included on the plan – white pine and white spruce – are known to shed some needles in the fall and winter, but not necessarily to the extent of deciduous trees.

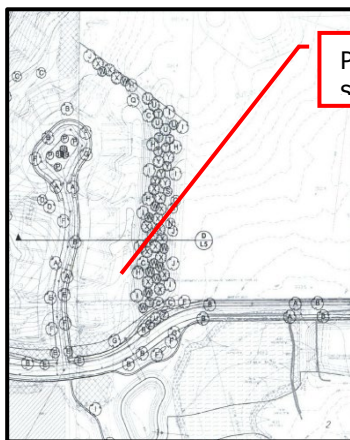


Figure 16: Chevalle: Landscaping and screening Plan

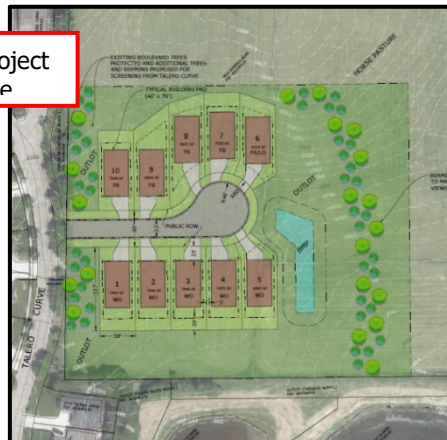


Figure 17: Concept Plan

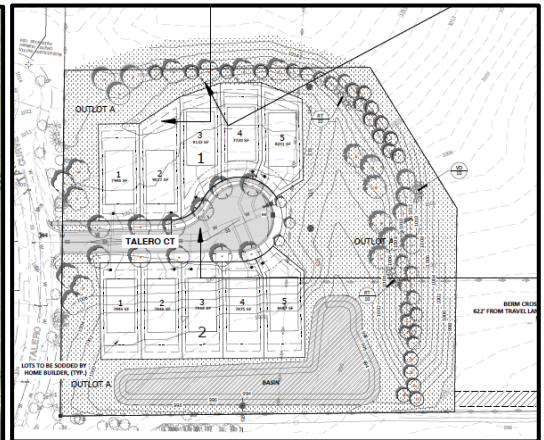


Figure 18: Proposed Landscape Plan

Additionally, to better understand if the proposed landscaping was sufficient, staff evaluated the proposed plan and Chevalle's approved plans, which included viewshed sections.

Section D (circled in red in Fig. 19) illustrates approved sightlines from Bavaria Road through the subject property to Talero Curve. As shown, sightlines (shown with the blue lines in Fig. 19) are completely obscured by a vegetated, 150-foot wide berm. Additional screening was provided as the development site and new homes were to sit lower than the top-of-berm elevation (shown in black in Fig. 19).

On the contrary, the currently proposed street, top of berm, and the ground floor elevation of the new homes are all roughly at the same elevation as shown in Fig. 20. Additionally, while the Chevalle plan incorporates berming and landscaping to obscure sight lines, the current proposal relies solely on full-grown, or nearly full-grown, vegetation for screening.



Figure 19: Chevalle: Landscaping and Screening

In summary, staff continues to be concerned with the landscaping plan and viewed as:

1. The distance between the closest dwelling unit and the berm to Bavaria Rd is half of what was originally contemplated (as shown Figs. 21 and 22).
2. The amount of screening will be less in the winter as the two selected coniferous varieties are known to drop needles in the fall/winter months; and
3. Minimal screening of the development will occur until the vegetation reaches full maturity (40-50 feet tall based on

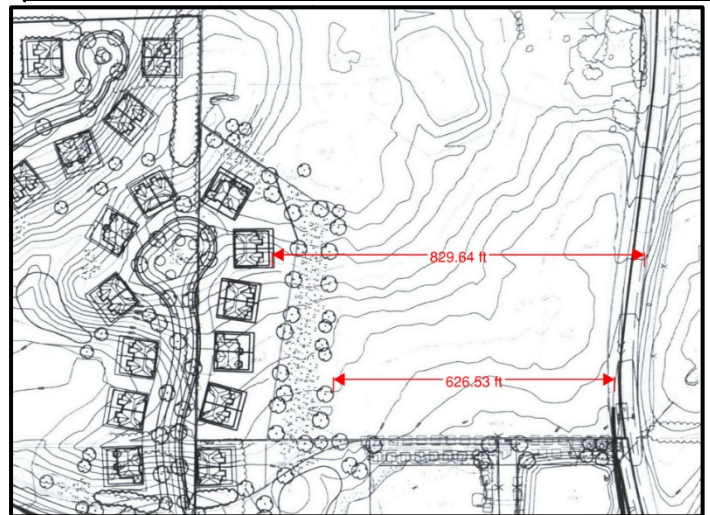
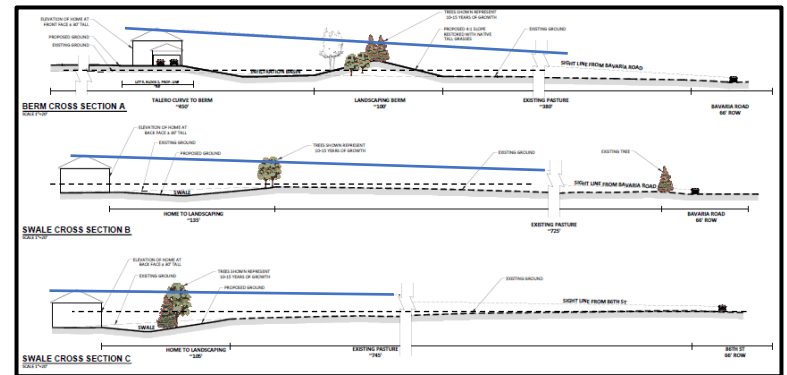


Figure 21: Chevalle Landscape Plan (scale matched to Fig. 22)

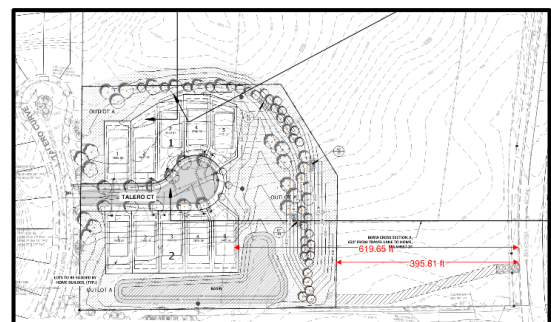


Figure 22: Proposed landscape plan (scale matched to Fig. 21)

the proposed species and planting density).

Staff will continue to work with the applicant to ensure rural viewsheds are preserved⁶, but ultimately, staff supports re-guiding the property from Rural Residential to Conservation Residential.

MUSA expansion: It appears the property was inadvertently omitted from the MUSA during the previous comprehensive plan updates. As city services are available to serve the site, staff supports the MUSA boundary adjustment.

Following the city council's review of the comprehensive plan amendment request and the submission of a suitable plan for viewshed analysis, staff will collect comments from adjacent communities and the applicable school district before submitting the request to the Met Council for final review and approval. A more detailed outline of the comprehensive plan amendment process can be found [here](#).

- **Is the rezoning to PRD and proposed setbacks appropriate?**

Yes. The property would be rezoned from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89. Rezoning to PRD is appropriate and would be consistent with zoning within the remaining Chevalle development.

Additionally, proposed setbacks would be consistent with the setbacks contemplated during concept plan review and the setbacks of CHEVALLE 5TH ADDITION (west side of Talero Curve), as:

Front yard setback: 23 feet

Side yard setbacks:

 Corner: 25 feet

 Minimum (house/garage): 5 feet

Rear yard setback: 20 feet

- **Are the lot configurations appropriate?**

Generally, yes. The Chevalle Master Development Plan and the 2006 concept contemplated attached twin-homes around Talero Curve. (Fig. 23)

Attached vs. detached units: In 2007, the city approved the rezoning to (PRD-54) and final plat for CHEVALLE 5TH ADDITION, converting the twin homes into detached townhomes with shared driveways (as shown on the following page).

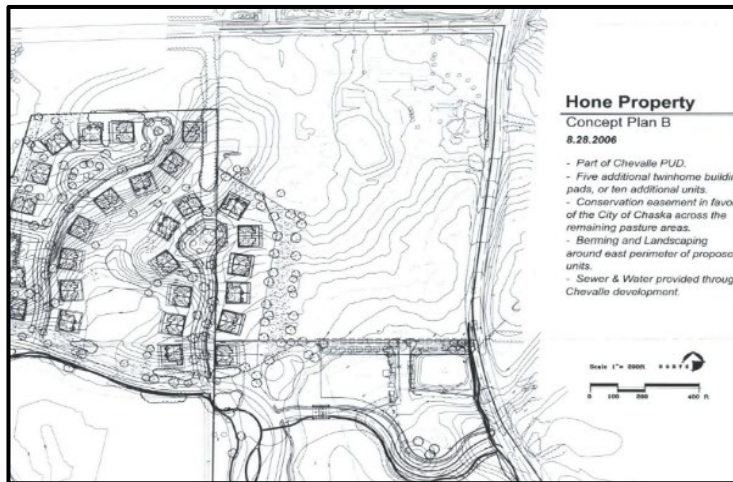


Figure 23: 2006 Comp Plan Amendment: Concept B



Figure 24: Site existing conditions

Staff continues to support the proposed conversion to detached units for the subject property, as it was intended for the east side to “mirror” the west side.

Lot sizes: Minimum lot sizes were increased to address an issue identified during the concept plan review and to ensure consistency with CHEVALLE 5TH ADDITION (west of Talero Curve).

The current plan, however, reduces the lot width of two lots (Lots 5, Block 1 and Lot 5, Block 2) to less than widths within CHEVALLE 5th ADDITION and recently approved developments. A condition of approval has been included to increase the lot widths to a minimum of 57 feet. Staff acknowledges that this width is less than recently approved subdivisions, but finds it to be consistent with lot widths on the west side of Talero Curve.

The table below is intended to summarize the full lot configuration table found in the [Supporting Information](#) section of this report.

	<i>Chevalle 5th Addition</i>	Recently Approved		Chevalle 19th Addition	
		<i>Fultonwood</i>	<i>Carlson Bluffs</i>	<i>Concept Plan</i>	<i>Proposed</i>
<i>Min. Lot size *</i>	7,700 sq ft.	7,600 ft	11,000 ft	7,580 sq. ft. **	7,730 sq. ft.
<i>Min lot width (measured at front yard setback)</i>	57 ft	60 ft	60 ft	58	42 ft ***

* rounded to the nearest 5 ft

** A condition of approval was included to increase the min. lot size to 7,700

*** Included as a condition of approval

Outlot: As proposed, the outlot would be owned by the HOA and used to protect the easternmost constructed berm and the stormwater basin.

Grading needed to “tie” the development into existing grades extends beyond the outlot/ development site. Staff has advocated for reconfiguring the proposed grading or adjusting the development boundary to include all necessary grading.

Included as a condition of approval, the applicant must continue to work with staff regarding grading details.

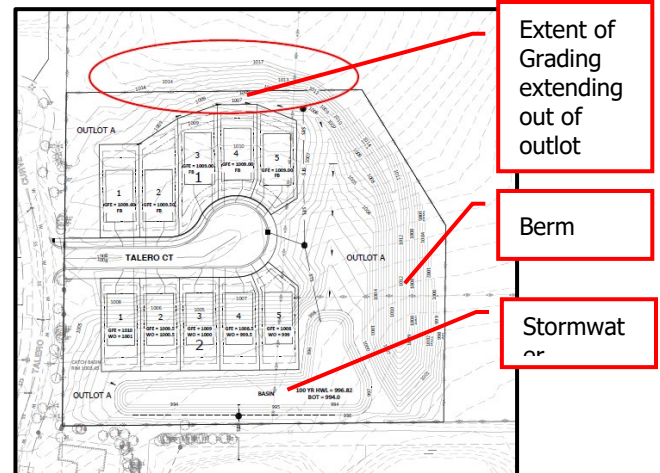


Figure 25: Grading plan

- **Can further development occur at 3910 Bavaria Road?**

No. As required for cluster developments and to protect the pastoral views from Bavaria Road, the remainder of the 3910 Bavaria Rd will be placed into a conservation easement. This has been shown on the plans and remains as a condition of approval.

- **What will the new homes look like?**

The applicant intends for the new homes to be generally consistent with the character of the existing homes along Talero Curve:

1. Submitted exterior elevations suggest single-level living with three-car garages.
2. Submitted floor plans suggest the homes would have footprints of roughly 2,000-2,500 sq. ft. with primarily 2-car garages.



Figure 26: Exterior Elevations

The grading plan indicates homes north of the new cul-de-sac would have full basements, and homes on the south side would have walk-out basements.

Elevations and floor plans submitted during the review phase are generally considered “examples” or “inspiration” for what will be constructed to allow for review and comment. Final designs and sizes will be reviewed at the time of a building permit. All new homes within the development would be subject to the city’s architecture and anti-monotony

ordinances⁶. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.⁷

- **Is the proposed access reasonable?**

Yes. The applicant worked extensively with the Talero Villas HOA regarding access. Ultimately, the new cul-de-sac shifted north of the ROW “touchpoint” to avoid headlights shining into the house at 3740 Talero Curve (as shown in Fig. 27) during the concept plan review.

The proposed alignment is consistent with the approved conceptual alignment, which the Talero Villas HOA supported. The HOA’s support is crucial because their participation is necessary for a small sliver of right-of-way acquisition (shown in Fig. 28).

Construction access: A temporary construction access from Bavaria Road to the site is proposed for initial grading, utility installation, and construction of the new cul-de-sac. Per the applicant’s narrative, the access would be removed and the area restored after the first lift of asphalt, which is anticipated to occur within the first 90 days of construction.

Following site restoration, it’s anticipated that construction traffic (following the first lift of asphalt) and all home construction traffic will utilize the existing roadway network (Talero Curve) to access the site.

Pedestrian sidewalks: Included as a condition of approval for CHEVALLE 5TH ADDITION, sidewalks were to be included on both sides of the public street. A sidewalk currently



Figure 27: Roadway alignment

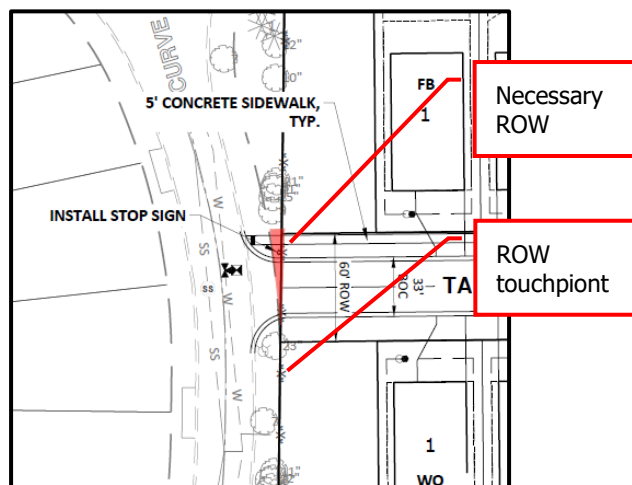


Figure 28: ROW area

⁶ By ordinance, new houses:

- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

⁷ This has been added as a condition of approval.

exists on the west side of Talero Curve, terminating near the cul-de-sac bulb.

Included as a condition of approval of the concept plan, the developer was to explore sidewalk connection opportunities.

A sidewalk is currently proposed on the north side of the new cul-de-sac terminating roughly mid-bulb. While this is similar to the sidewalk design along Talero Curve, the original intent was for the sidewalk to continue on the east side at the time of development.

Staff will continue to work with the applicant to determine a reasonable and thoughtful sidewalk design and connection⁸.

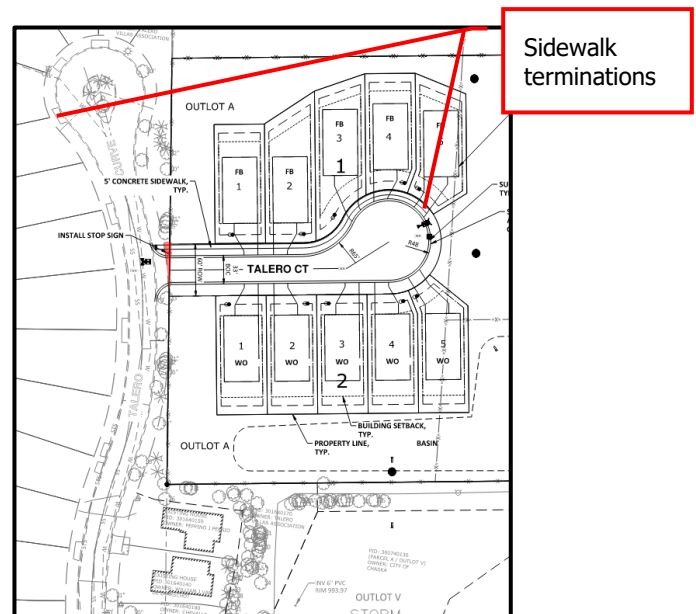


Figure 29: Sidewalk

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

Generally yes. The southwest corner of the site would be mass-graded to prepare the site for the installation of utilities and the construction of the new cul-de-sac and homes.

The extent of site impacts are shown in Fig. 30. Grading impacts extend further north than the existing Talero Curve cul-de-sac bulb and halfway between the middle pasture area. If viewing from Bavaria Road, this is halfway between the furthest two layers of existing white fencing (as shown in Fig. 31).

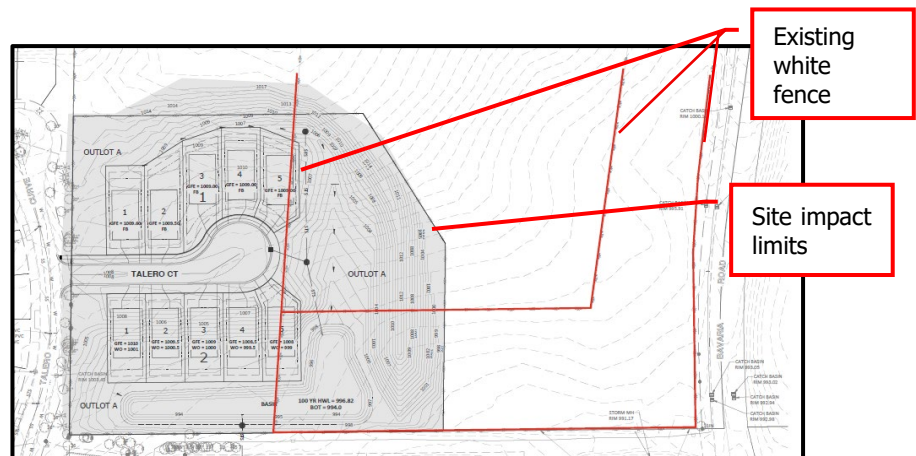


Figure 30: Site impacts exhibit



Figure 31: View from Bavaria Road (looking west)

⁸ This has been added as a condition of approval.

Grading: Roughly 6.2 acres would be graded to accommodate the new homes, drainage, stormwater, and the 12-foot berm.

Generally, the building pads would slope “downwards” from the new cul-de-sac. A swale would be constructed east of the new cul-de-sac to direct water towards the stormwater basin to the south. The applicant intends to utilize infiltration to meet the city and watershed’s stormwater rules. The basin configuration may need to change slightly if the soil borings do not support infiltration. Staff is generally comfortable as it’s unlikely to change significantly. However, included as a condition of approval, stormwater plans must comply with requirements.

A 12-foot berm is proposed east of the swale. The top of the berm would only be roughly four feet higher than the new street.

Grading is also proposed to the north to “tie” into existing grades.

Wetland: A potential wetland exists near the southern property line of the subject property (east of the development site). The applicant is working on obtaining a wetland determination.

Utilities: Water and sewer services to serve the new lots would be extended from Talero Curve.

Tree removals and impacts: Three trees (2-ash and 1-maple) are shown to be physically removed for the construction of the new cul-de-sac. (Removed trees shown in red in Fig. 33).

However, impacts to more than 30% of the critical root zone can cause a significant decline in the health and likely death of a tree. Such impacts are shown for nine additional trees (highlighted in yellow in Fig. 33).

A condition of approval is included to explore opportunities to reduce grading impacts to the root zones of these nine trees. During final review, staff will take into consideration that the inventory suggests some of the nine trees are ash trees.

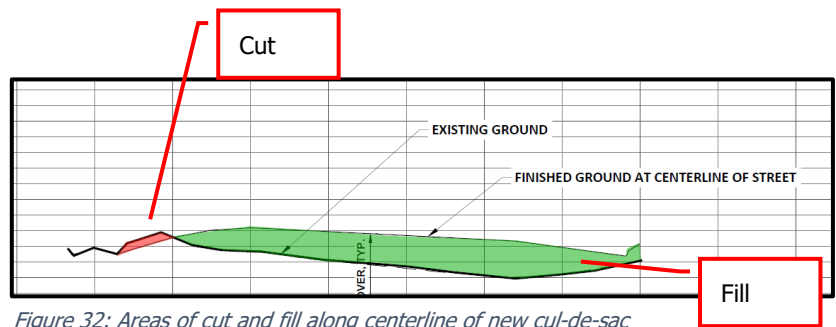


Figure 32: Areas of cut and fill along centerline of new cul-de-sac

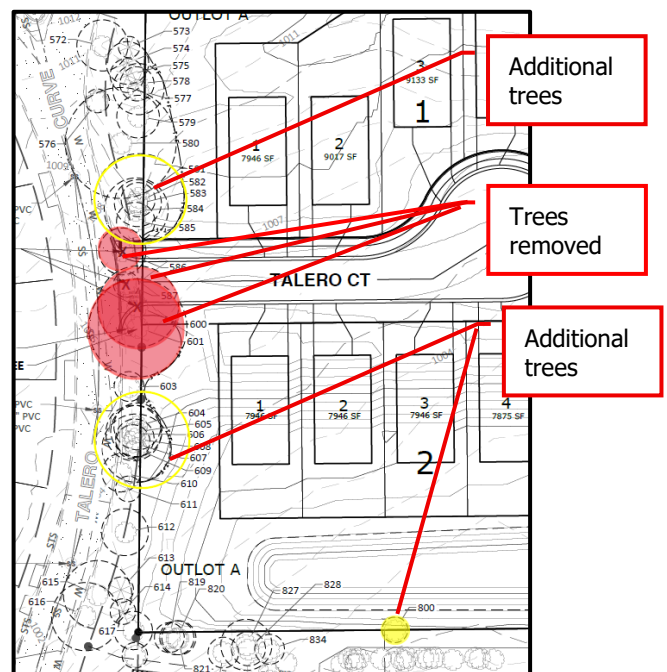


Figure 33: Tree impacts

Landscaping: In addition to the landscaping proposed for screening purposes, the following landscaping is proposed:

- 11 - maple trees are proposed along the new cul-de-sac to comply with the city's landscaping ordinance⁹.
- Three crabapple trees are proposed at the end of the cul-de-sac.
- Three swamp white oak trees (six total) on either side planted roughly where the new cul-de-sac intersects with the existing Talero Curve.

Deadline for Agency Decisions:

	Application Received	60-day review *	120 – day
Preliminary Plat and Rezoning	6/3/2025	8/2/2025 **	10/1/2025
Comprehensive Plan Amendment	7/28/2025	9/27/2025	11/26/2025

* 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.

** The city sent notice on July 31, 2025.

Planning Commission Action Taken August 13, 2025

The planning commission considered the proposal on August 13, 2025. The agenda and minutes can be found [here](#).

At that meeting, a public hearing was opened, and four residents appeared to speak. Generally, the residents:

- Encouraged: (1) the construction access be available for use longer than currently proposed; (2) a vegetative berm or increased landscaping between Talero Curve and the new development; (3) a landscaped island in the proposed cul-de-sac to be like the one in Talero Curve; and (4) utilize Chevalle's streetlights.
- Inquired about snow removal, fence ownership and responsibilities, and sidewalk connections.

The commission asked questions and discussed the item. Generally, the commission:

- Inquired about the conservation easement intent and terms.
- Further encouraged providing more information and/or exploring opportunities to: (1) extend the use of the construction access; (2) provide reasonable and suitable sidewalk connections or removal; (3) reduce grading impacts; and (4) create a landscaped cul-de-sac island.

The Planning Commission unanimously voted [8-0] to:

⁹ By [City Code 15.28.070](#) Landscaping ordinance – In addition to general landscaping in all districts, all new subdivisions shall be required to provide, at the Developer's expense, one overstory deciduous tree per every fifty (50) feet along public streets, on each side, minimum 2-1/2 inch caliper. The trees may be distributed throughout the development and need not necessarily be placed fifty (50) feet apart. Such required trees shall be planted within six (6) months of home occupancy.

- *Recommend approval of Chevalle 19th Addition, at 3910 Bavaria Rd, to City Council, subject to the following conditions:*
 1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below: Approval shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narratives dated June 3, 2025 and July 29, 2025.
 - b. Existing conditions plan dated March 29, 2025
 - c. Preliminary plat received Aug. 5, 2025
 - d. Tree preservation plan dated Aug. 5, 2025
 - e. Removals plan dated Aug. 5, 2025
 - f. Site plans dated Aug. 5, 2025
 - g. Grading plans and profiles dated Aug. 5, 2025
 - h. Landscape plan and sections dated Aug. 5, 2025
 2. In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:
 - a. Application signed by the Talero Villas HOA.
 - b. Continue coordination with city staff regarding utilities, landscaping/ screening, grading and outlot configuration on the north side, sidewalks, construction access, wetlands, grading, access, and drainage.
 - c. Plans must follow the city's engineering detail plates and adhere to the City Engineer Memo dated July 29, 2025, prepared by Stantec.
 - d. Approved wetland determination and mitigation plan.
 - e. Stormwater management plan meeting city and Carver County WMO standards.
 - f. Reduce off-site grading impacts to the north and to the critical root zones of existing trees to the west and south.
 - g. Draft conservation easement, or similar preservation method, and exhibit over the remainder of the 3910 Bavaria Road.
 - h. Draft right-of-way easement.
 - i. Revised plat with a minimum lot size of 7,700 sq. ft. and a minimum lot width of 57-feet.
 3. Prior to final plat approval:
 - a. 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;
 4. Prior to the release of the final plat for recording or grading permit:
 - a. The Met Council must approve the requested comprehensive plan amendment.
 - b. The necessary right-of-way must be acquired.
 - c. All applicable easements for City utility extensions, as identified by the Engineering Department, must be secured.
 5. Prior to the release of a building permit for the first home:
 - a. Submit a copy of the recorded conservation easement.
 - b. Submit a copy of the recorded plat.

6. Rezoning is not effective until the Met Council approves the requested amendment to the comprehensive plan.
 7. Outlot ownership to be consistent with Chevalle outlot ownership.
 8. Continue coordination with the Talero Villas Homeowner's Association regarding property acquisition, landscaping, and roadway/utility connections.
 9. Landscaping plans must be in conformance with City Code Sec. 15.28.070. Additionally, landscaping and berming must protect rural viewsheds as outlined by the Greenbelt policies outlined in the 2040 Comprehensive Plan and the Chevalle Master Development Plan.
 10. The cul-de-sac bulb must be 96 feet, in accordance with MSFC (2020), Appendix D.
 11. The existing utility stubs must be abandoned at the water main and bulkhead ed inside the sanitary sewer manhole. New stubs must be cut in to the north per city standards.
 12. 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.
 13. 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.
 14. Setbacks are as follows:
 - a. Front yard setback: 23 – feet
 - b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
 15. Adequate maintenance access must be provided to the stormwater facilities.
- *Recommend approval of the rezoning from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89 for Chevalle 19th Addition, based on the draft ordinance.*
 - *Recommend approval of the resolution to amend the 2040 Comprehensive Plan to re-guide the property at 3910 Bavaria Road from Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Service Area (MUSA) boundary.*

Since the Planning Commission Meeting:

The following changes have occurred since the planning commission's review of the item:

- Construction access and potential wetland: A potential onsite wetland was identified early in the process.

The location of the intended construction access was not included on the concept plan. As such, no further action or wetland review occurred as there was no disturbance shown near the potential wetland.

Submitted preliminary plat plan identified the location of construction access in the potential wetland area. As such, a wetland determination and mitigation plan was required.

The wetland determination process would likely take a month or more to complete. The applicant submitted plans relocating the construction access to avoid the area. Anticipating a more detailed review of the location and necessary grading during the Final Review process, staff finds the general location reasonable and likely avoids the need for a wetland determination.

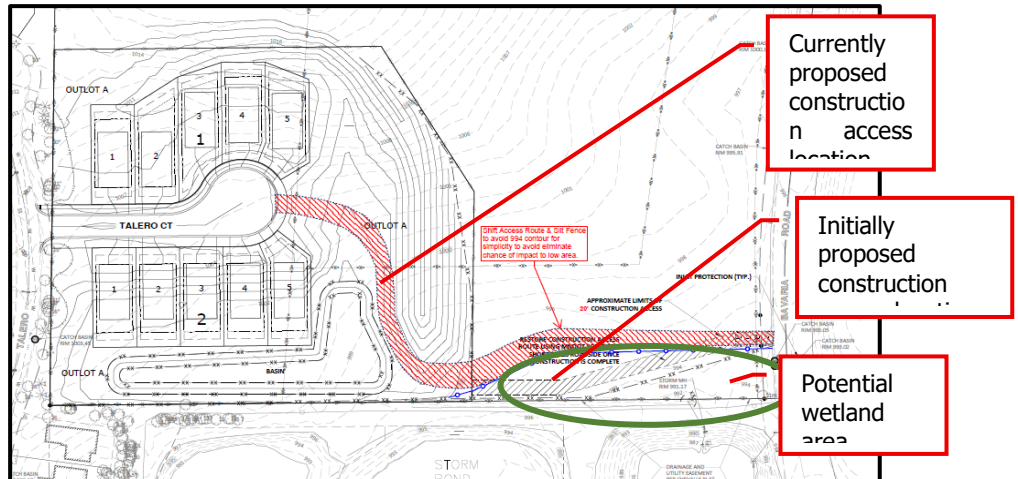


Figure 34: Construction access - Aug. 15, 2025

As such, staff is recommends the following change to the conditions of approval so the applicant must still meet wetland requirements (outlined in the referenced stormwater memo), but wont' need to submit a wetland determination unless deemed necessary during the final review:

In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:

2. In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:
 - c. Plans must follow the city's engineering detail plates and guidelines.
 - d. Stormwater management plan meeting city and Carver County WMO standards.
 - i. Adherence to the City Engineer stormwater review memo dated July 29, 2025, prepared by Stantec.
 - e. Approved wetland determination and mitigation plan.
 - d. Stormwater management plan meeting city and Carver County WMO standards.
- Lot widths and development Area: Staff has extensively communicated the maximum threshold of 10 units and 2.41 acres throughout the review process. These maximums ensured the development would continue to be consistent with Chevalle's 1/3 developed, 2/3 undeveloped ratio (35% developed/ 65% open space) to maintain the approved maximum density of the 2006 Comp Plan Amendment.

Developed area calculations, based on areas used for lots and rights-of-way, were most recently updated while reviewing the last Chevalle development within Chaska [CHEVALLE 16TH ADDITION] in 2013. The calculations included the 10-lots and 2.41 acres of development anticipated by the 2006 amendment for the subject property. The table below summarizes the calculations:

	<35% (developed)	>65% (open space)
<i>Chaska portion</i>	34.17%	65.83%
<i>Chaska + Victoria</i>	38.38%	61.62% ¹⁰

The applicant continued to submit plans to work to address staff's comments. Following the extensive conversations and previously-submitted compliant plans, staff did not recalculate the development area of the most recently submitted plans (dated Aug. 5, 2025).

Staff has determined that the currently proposed development area (shown in red in Fig. 35) is 2.43 acres, exceeding the 2.41 acres of development area allocated for the property.

Additionally, during planning commission review, three lots [Lot 4 and 5, Block 1 and Lot 5, Block 2] were identified to be under the minimum lot width of 57-feet. A general condition of approval was included to require the submission of a revised plat, with a minimum lot size of 7,700 sq. ft. and lot widths of 57 feet. Since the planning commission review, the staff report has removed Lot 4, Block 1 from that list as a recent submission reconfigured the lot to be 58 feet.

The applicant submitted the attached exhibit named "Chevalle 19th – Lot Tabulation Site Data" for inclusion in the packet. The developer intends for the table to illustrate conforming lot sizes and widths within the allocated developed area. Staff has not reviewed the table in any detail due to it's late submission without the revised plat drawing.

Staff is not proposing changes to the condition related to minimum lot size and widths. The following condition has been added to address the excess development area and potential for the increase in lot widths to exacerbate the issue:

2.

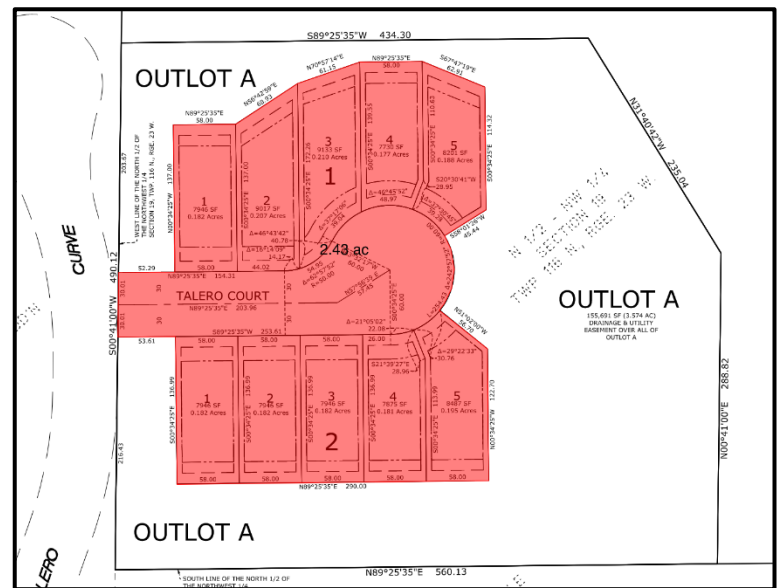


Figure 35: Development Area

¹⁰ To mitigate for the CHEVALLE 16TH ADDITION's development overage, the developer built a 3,700-foot trail connecting the city's trail system around Lake Bavaria.

- h. Revised plat with minimum lot sizes of 7,700 sq. ft. and minimum lot widths of 57-feet.
 - i. Development area must not exceed 2.41 acres. Development area is calculated as lot and right-of-way areas.
- Tree Removals: During the planning commission, the Talero Villas HOA indicated that their Letter of Intent (attached) outlines the developer's intent to remove all ash trees within the outlots. While the city would not enforce the private agreement between the Talero Villas HOA and the developer, an additional condition has been included to depict tree removal and grading impacts accurately.

2.

- j. Updated tree inventory plan reflecting removals reflected in the agreement between the Talero Villas HOA and the developer.
- Cul-de-sac design: At the planning commission, residents expressed interest in having a landscaped cul-de-sac. The commissioners were intrigued by the request but were hesitant to take any action without understanding snow removal and public safety implications.

Fire: The fire department is generally comfortable with landscaped islands within cul-de-sacs as long as adequate room for apparatus/ equipment is maintained. The submission of a truck turning exhibit and snow removal plan would be required if a landscaped island is added.

Public works: Public works is also comfortable with center islands within cul-de-sacs. Any landscaping is the responsibility of the homeowner's association to maintain.

Ultimately, staff would not oppose the inclusion of a landscaped island in the cul-de-sac but acknowledge it would likely increase the size of the bulb. This increase could have implications for the overall developed area. While staff is not proposing to include a condition of approval requiring an inclusion, the developer may want to explore the implications of an island for review.

- The following change has been made for clarification:
 - 2.
 - c. Reduce off-development grading impacts to the north and impacts to the critical root zones of existing trees..

CITY COUNCIL ACTION REQUESTED

Motions to adopt:

1. Resolution No. 2025-46 amending the City of Chaska 2040 Comprehensive Plan to reguide the property at 3910 Bavaria Road from Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Service Area (MUSA) boundary.

2. Resolution No. 2025-47 approving the preliminary plat for Chevalle 19th Addition (PC #2025-07).
3. Ordinance No. 1068 approving the rezoning from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89 for Chevalle 19th Addition.

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

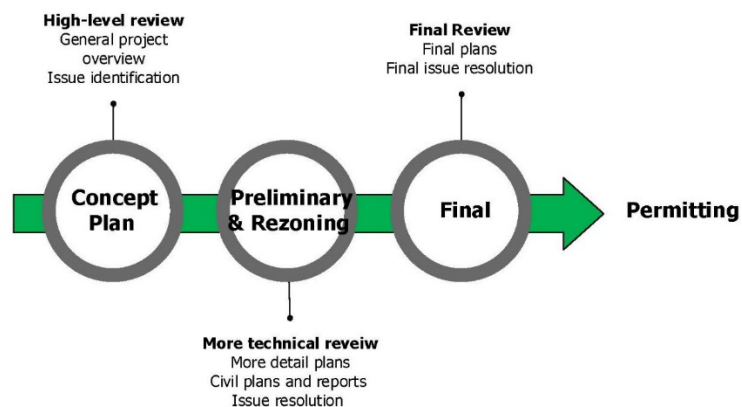
Supporting Information

Chaska's 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 a high-level review intended to identify any issues that need to be resolved.

Plans become more detailed as the project moves through the process. Staff's review of these plans also becomes more thorough 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.



Comprehensive Plan Amendment Process

Before submitting a comprehensive plan amendment to the Metropolitan Council for review, the following steps must be completed:

1. The City (as the local planning body) must provide a recommendation.
2. The City Council (as the local governing body) must authorize the submission of the amendment to the Metropolitan Council for review.
3. Surrounding communities and the affected school district must be given 60 days to review and comment on the request.

The following items are required to be submitted with the request:

1. Color Maps showing the general site location, current and proposed land use and sewer staging changes;
2. Staff report to the planning commission or local governing body;
3. Other relevant information including: (1) impacts to regional transportation, wastewater, and regional park systems; (2) plans to manage stormwater; (3) changes to project water use; etc.
4. Comments from affected and adjacent jurisdictional reviews; and
5. Copy of adopted and signed local resolution, authorizing the amendment to be submitted for review.

The following is intended to summarize the timeline for review of a comprehensive plan amendment:

		Review Period
Pre-submittal	Adjacent and affected jurisdictions review and comment	60-days
Metropolitan Council	Review for completeness and determination if the request qualifies for Administrative Review	15 business days from submittal
	Review for conformance, consistency, and compatibility	60 days from submittal *

* The Metropolitan Council may extend the review period for an additional 60 days if needed. The City must agree to extend the approval beyond 120 days.

[Click here to go back to report](#)

Comprehensive Plan: Chaska Greenbelt Land

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:

Use Goals and Policies

- 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: The remaining property would be placed in a conservation easement.

- 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: The development site would be rezoned to PRD.

- 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 plan includes vegetated berms. Additional landscaping is likely required. This has been included 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: A possible wetland was identified and is currently undergoing a determination to ensure there is no impact. The site is not located near any wooded steep slopes or high-quality tree stands.

- 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 site is located south of the City of Victoria and Chaska boundary. Additionally, the site is located west of Bavaria Road, which is classified as a major collector roadway.

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

Staff finding: Services are available to the site.

- 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: Included as a condition of approval is to enhance landscaping to preserve the rural viewshed at the key community entrance.

- 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.

The proposal is for 10 lots but includes 2.43 acres of development. A condition of approval has been added to reduce the amount of area used for lots and right-of-way to 2.41. as

- 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: The development site is roughly one third of

the overall development size.

- 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.

[Click here to return to staff report](#)

Lot Configurations

The following summarizes proposed lot configurations:

		Lot Area in sq. ft. *	Buildable area *	Lot Width **	Lot Depth
Block 1	Lot 1	7,945	4,510	58	137
	Lot 2	9,020	5,225	57	155
	Lot 3	9,135	4,980	78	155
	Lot 4	7,730	4,400	54 ***	138
	Lot 5	8,200	4,825	55 ***	154
Block 2	Lot 1	7,950	4,515	58	136
	Lot 2	7,950	4,515	58	136
	Lot 3	7,950	4,515	58	136
	Lot 4	7,875	4,550	57	138
	Lot 5	8,490	5,310	42 ***	160
Block 3, Lot1		1,028,530	665,220	-	
Outlot A		1,55,690	n/a	HOA ownership	
* rounded to the nearest 5 sq. ft. **measured at the building setback line *** Lot width must be increased to 57 ft					

[Click here to return to the staff report](#)

Parkland Dedication and Development Fees

The proposal does not include any parkland, and there are no additional parks identified for this area per the comprehensive plan. As such, parkland dedication fees will be required.

The developer will need to work with city staff prior to final platting to determine if any additional area-wide development fees are applicable.

The fees include but are not limited to: (1) arterial road network; (2) collector road; (3) storm sewer; (4) trails; and (5) parks.

Mailing Area

There were 151 notices sent out with the project and received no comments to date.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 8/18/2025 **RESOLUTION NO.** 2025-46

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

Resolution amending the City of Chaska 2040 Comprehensive Plan to reguide the property at 3910 Bavaria Road from Rural Residential to Conservation Residential and adjust the Metropolitan Urban Services Area (MUSA) boundary

WHEREAS, the City Council of the City of Chaska is the official governing body of the City of Chaska; and

WHEREAS, Quadriga Ventures has requested approval to:

1. Amend the 2040 Comprehensive Plan to reguide the property from RR, Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Services Area boundary.
2. Rezone the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.
3. Preliminary Plat.

WHEREAS, the property is 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 the United States Government Survey thereof, Carver County, Minnesota.

EXCEPT:

The Northerly 33.00 feet of the North One-Half of the Northwest Quarter of Section 19, Township 116 North, Range 23 West, Carver County, Minnesota lying Westerly of the Westerly right-of-way of Bavaria Road projected Northerly, according to the United States Government Survey thereof, Carver County, Minnesota.

WHEREAS, on August 13, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Plat of Chevalle 19th Addition at 3910 Bavaria Road (PC# 2025-07); and

WHEREAS, the City Council adopted the 2040 Comprehensive Plan on August. 17, 2020.

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 oriented toward a private drive; and Concept B included five, twin homes equaling 10-units and 2.41 acres of development; and

WHEREAS, viewshed analysis is important as the property is located within the greenbelt and near a key community entrance. 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. Additional landscaping will be required to comply with these previously approved plans; and

WHEREAS, a preservation method, such as a conservation easement or deed restriction, is required over the remaining 3910 Bavaria Road property; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby adopts the amendment of the Plan based on the maps attached as Exhibit A and the staff report dated August 18, 2025.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of August, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 8/18/2025 **RESOLUTION NO.** 2025-47

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

Resolution approving the Preliminary Plat for Chevalle 19th Addition, a 10-lot cluster Development (3910 Bavaria Road)/Quadriga Ventures/PC #2025-07

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 has since purchased the outlots; 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, the city approved a concept plan for Quadriga Ventures at 3910 Bavaria Road contemplating a 10-lot cluster-style development with a new cul-de-sac connecting to Talero Curve on Feb. 24, 2025; and

WHEREAS, Quadriga Ventures is requested approval to:

1. Amend the 2040 Comprehensive Plan to reguide the property from RR, Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Services Area boundary.
2. Rezone the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.
3. Preliminary Plat.

WHEREAS, the new lots would be roughly 57-feet wide with a minimum lot size of 7,700 sq. ft.

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. 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. Additional landscaping will be required to comply with these previously approved plans; and

WHEREAS, a preservation method, such as a conservation easement or deed restriction, is required over the remaining 3910 Bavaria Road property; and

WHEREAS, on August 13, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Plat of Chevalle 19th Addition at 3910 Bavaria Road (PC# 2025-07); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approve the Preliminary Plat for Chevalle 19th Addition at 3910 Bavaria Road, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below: Approval shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narratives dated June 3, 2025 and July 29, 2025.
 - b. Existing conditions plan dated March 29, 2025
 - c. Preliminary plat received Aug. 5, 2025
 - d. Tree preservation plan dated Aug. 5, 2025
 - e. Removals plan dated Aug. 5, 2025
 - f. Site plans dated Aug. 5, 2025
 - g. Grading plans and profiles dated Aug. 5, 2025
 - h. Landscape plan and sections dated Aug. 5, 2025
2. In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:
 - a. Application signed by the Talero Villas HOA.
 - b. Continue coordination with city staff regarding utilities, grading and outlot configuration on the north side, sidewalks, construction access, wetlands, grading, access, and drainage.
 - c. Plans must follow the city's engineering detail plates and guidelines.
 - d. Stormwater management plan, meeting city and Carver County WMO standards.
 - i. Adherence to the stormwater review memo dated July 29, 2025, prepared by Stantec.
 - e. Reduce off-development grading impacts to the north and impacts to critical root zones of existing trees.
 - f. Draft conservation easement, or similar preservation method, and exhibit.
 - g. Draft right-of-way easement.
 - h. Revised plat with a minimum lot sizes of 7,700 sq. ft. and minimum lot widths of 57-feet.
 - i. Development area must not exceed 2.41 acres. Development area is calculated as lot and right-of-way areas.
 - j. Updated tree inventory reflecting removals reflected in the agreement between Talero Villas and the developer.
3. Prior to final plat approval:
 - a. 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;
4. Prior to the release of the final plat for recording or grading permit:
 - a. The Met Council must approve the requested comprehensive plan amendment.
 - b. The necessary right-of-way must be acquired.
 - c. All applicable easements for City utility extensions, as identified by the Engineering Department, must be secured.
5. Prior to the release of a building permit for the first home:

- a. Submit a copy of the recorded conservation easement.
 - b. Submit a copy of the recorded plat.
6. Rezoning is not effective until the Met Council approves the requested amendment to the comprehensive plan.
7. Outlot ownership to be consistent with Chevalle outlot ownership.
8. Continue coordination with the Talero Villas Homeowner's Association regarding property acquisition, landscaping, and roadway/utility connections.
9. Landscaping plans must be in conformance with City Code Sec. 15.28.070. Additionally, landscaping and berming must protect rural viewsheds as outlined by the Greenbelt policies outlined in the 2040 Comprehensive Plan and the Chevalle Master Development Plan.
10. The cul-de-sac bulb must be 96 feet, in accordance with MSFC (2020), Appendix D.
11. The existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole. New stubs must be cut in to the north per city standards.
12. 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.
13. 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.
14. Setbacks are as follows:
 - a. Front yard setback: 23 – feet
 - b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
15. Adequate maintenance access must be provided to the stormwater facilities.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of August, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 1068

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 RR2, Rural Residential 2 zoning district and rezoned to PRD-89, Planned Residential District No. 89 for all of Blocks 1-3 of Chevalle 19th Addition, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for the development of the Chevalle 19th Addition area:

- i. Narratives dated June 3, 2025 and July 29, 2025.
- ii. Existing conditions plan dated March 29, 2025
- iii. Preliminary plat received Aug. 5, 2025
- iv. Tree preservation plan dated Aug. 5, 2025
- v. Removals plan dated Aug. 5, 2025
- vi. Site plans dated Aug. 5, 2025
- vii. Grading plans and profiles dated Aug. 5, 2025
- viii. Landscape plan and sections dated Aug. 5, 2025

Section II. **PRD-89 District regulations.** Permitted uses and regulations applicable to the PRD-89 District to read as follows:

A. Intent

The intent of PRD - 89 is to create an area for Conservation Residential, which is reflective of the 2040 Comprehensive Plan:

- Lots or parcels guided for conservation or cluster residential development.
- Development is intended to conserve natural resources within the City of Chaska.
- Development preserves and protects Chaska's Greenbelt areas.
- Single-family detached and attached dwellings and mid-rise multi-dwelling housing units are permitted.

In addition:

- The developed area consisting of Lots 1-5, Block 1 and Lots 1-5, Block 2 and necessary right-of-way cannot exceed 2.41 acres.

B. Guiding Principles

The Guiding Principles for development within Chaska's Greenbelt is as follows:

- Provide, to the greatest extent possible, a "greenbelt" around the edge of the city to provide separation from adjacent communities.
- Preserve and strengthen Chaska's sense of community and identity as a freestanding community.
- The Greenbelt concept was formalized in 1993.
- In 2006, the city added a third development policy to include Conservation Residential on city sewer and water as a desirable land use within the Greenbelt.
- An important land use strategy within the Greenbelt is the protection of rural character at "key community entrances", which are located adjacent to arterial roadways.

C. 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 Chevalle 19th Addition, 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: 23 feet
 - b. Rear: 20 feet (10 feet for unenclosed decks)
 - c. Side: 5 feet
 - d. Side, corner: 25 feet
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.
 - f. 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.

D. Outlots

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

Outlot A: stormwater

all in the preliminary plat of Chevalle 19th Addition, Carver County, Minnesota.

E. Conservation Easement

The following described real estate is placed and preserved by a conservation easement to protect the rural viewshed from the adjacent "key community entrance" as defined by the 2040 Comprehensive Plan:

Lot 1, Block 3, Chevalle 19th Addition

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 18th day of August, 2025.

Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk

June 3, 2025

Ashley Cauley
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

VIA EMAIL
acauley@chaskamn.gov

Re: Preliminary Development Plan Application on behalf of Quadriga Ventures

We represent Quadriga Ventures ("Quadriga"). Quadriga desire to develop a ten-lot subdivision ("Project") on approximately 6 gross acres (2.41 net developable acres) of the property known as Stoebner Farm located at 3910 Bavaria Road ("Property").

I. Description of the Property and Project Summary.

The Property is located in the northwestern part of the City of Chaska ("City") and was included as part of the Chevalle Development Master Plan, submitted in 2005 and approved by the City in 2007. The Chevalle neighborhood was developed in multiple phases. The community adjacent to the Property was platted in 2011 as part of the Chevalle 5th Addition ("Chevalle V") and is known as Talero Villas. This application is the result of collaboration and alignment among the Talero Villas HOA, the Chevalle Master Association, and Quadriga Ventures as the project developer. It reflects a shared vision for the future the Property.

The Property is currently zoned and guided for Rural Residential use. The Rural Residential zoning district is intended to serve as a low-density buffer at the edge of the city, with a maximum permitted residential density of four units per 40 acres. As part of the proposed Project, the Property will be reguided from Rural Residential to Low Density Residential (LDR), which allows for a residential density of 2 to 6 units per acre, and rezoned from Rural Residential to Residential Planned Unit Development (PUD) to support the proposed subdivision. The proposed development yields a net density of approximately 4.1 units per acre, creating a logical and appropriate transition from the surrounding agricultural landscape to the adjacent established low-density residential neighborhood. The development of the Project will preserve the remainder of the Property in its current rural residential condition, with a conservation easement proposed over the remaining pasture area, barns, and home to ensure long-term protection of open space.

II. The preliminary development site plan meets the conditions established during Concept Plan approval.

The Project provides luxury single-family home sites with either walkout or full basements, consistent with the previously approved Chevalle Master Plan and the architectural standards of both the Chevalle Master Association and the Talero Curve Homeowners Association. All homes will adhere to the Chevalle and Talero Villas design guidelines, including the use of high-quality materials such as stone, brick, fiber cement siding, and architectural shingles. These materials also comply with City design and anti-monotony standards. The new lots will feature

individual driveways instead of shared driveways; however, the building pads are otherwise nearly identical to those in the Talero Villas development. The new lots will join the Talero Villas HOA upon completion of construction. Quadriga is a land development company and will sell graded lots with installed infrastructure to a single builder. Each lot is designed to accommodate a 40 by 76 building pad, and in contemplation of City requirements, we are submitting sample home designs for review. These sample homes are intended to illustrate the general scale, character, and siting of the proposed residences; final home designs will be refined in collaboration with the selected builder to ensure alignment with market demands and compliance with all applicable City standards.

Exterior lighting is designed to minimize light pollution through the use of downward-facing fixtures and low-impact light placement. The design emphasizes a welcoming and inclusive experience through thoughtfully crafted entry spaces and traditional lawns. The Project incorporates sustainable initiatives such as optimized building orientation for passive solar gain, energy-efficient building envelopes, and preservation of open space for natural drainage and reduced runoff. The layout integrates enhanced landscaping to 1) to create a natural transition between the new and existing homes, 2) comply with the Chevalle landscaping plan and 3) align with the greenbelt land use policies. Though no formal gathering spaces will be developed as part of this Project, the overall design supports walkability, visual cohesion, and preserved greenspace for the Talero Villas neighborhood.

III. Rezoning Supports Development of a High-Quality, Connected Community that Aligns with Chaska's Greenbelt Vision and Neighborhood Character.

The proposed rezoning from Rural Residential (RR-2) to Planned Residential Development (PRD) is both appropriate and aligned with the City of Chaska's core planning strategies and the prior Chevalle master plan approvals. Consistent with the purpose of the PRD district, the Project introduces a more flexible residential layout that allows for efficient use of public infrastructure and the incorporation of privately maintained shared spaces—without increasing overall density.

The PRD approach supports single-family neighborhood design while ensuring the quality and character of development are compatible with adjacent uses, mirroring the lot sizes and setbacks of the Chevalle neighborhood. The Project promotes high-quality, low-density growth through clustered site planning. By preserving 3.9 acres of open space through a conservation easement within the Project area and further preserving the remainder of the Property as part of this application, both completes the vision of the Chevalle master plan and maintains rural viewsheds. The preliminary plan is consistent with the requirement of a PRD District.

Code Standard	Code	Project Standard	Compliance
Comprehensive Plan	Rural Residential	Low Density Residential	Yes, consistent with Chevalle master plan
PUD Qualifications	2 or more structures	10 homes	Yes
Ownership	Single Developer	Yes	Yes
Principal Structure Setback	Resolution	23 feet	Yes

Side Yard Setback	Resolution	5 feet	Yes
Rear Yard Setback	Resolution	20 feet	Yes
Minimum Lot Size	Resolution	7700	Yes
Utility Services	Must be served by City sewer/water	Project will be served by city utilities	Yes
Density	1.0 units per acre	.36 units per acre	Yes

IV. A Comprehensive Plan Amendment and MUSA extension is consistent with the prior approvals and supports the Project.

The proposed Talero Curve development requires a Comprehensive Plan Amendment to change the land use designation from Rural Residential to Low Density Residential and to expand the Metropolitan Urban Service Area (MUSA) boundary to include the Project site. This amendment supports the City's long-term planning goals and is consistent with the Metropolitan Council's Thrive MSP 2040 designation of the area as Suburban Edge, which anticipates continued residential growth and urbanization and supports the extension of municipal services. The required findings for a comprehensive plan amendment are met.

1. The proposed amendment aligns with the City's ordinance by supporting residential development in areas planned for growth.

The shift from Rural Residential to Low Density Residential is consistent with the long-term vision of efficient land use and urban development while still preserving the natural character of the surrounding area. This ensures that the property remains compatible with the overall goals of Chaska's development plan in the greenbelt area.

2. The use is consistent with the goals, policies, and objectives of the comprehensive plan.

The 2040 Plan emphasizes managed growth, preservation of open spaces, and efficient use of public services. This amendment supports those objectives by facilitating residential development within a previously approved master plan, encouraging sustainable development that is aligned with the City's long-term vision for residential growth and public infrastructure.

3. The use does not have an undue, adverse impact on governmental facilities, utilities, services, or existing or proposed improvements.

The proposed development will rely on planned expansions of public utilities, including connections to the regional wastewater system. By incorporating this development into the MUSA, the project will avoid straining existing services and facilities. The necessary improvements will be made in coordination with City infrastructure planning, ensuring no adverse impact on existing utilities or services.

4. The use does not have an undue, adverse impact on the health, safety, or welfare of the community.

The proposed development will maintain low-density housing and include provisions for stormwater management, open space, and appropriate setbacks. These measures are designed to ensure that public health, safety, and welfare are protected, minimizing any potential negative impacts on the surrounding community. By adhering to the low-density residential standard, the development will integrate smoothly into the existing neighborhood, preserving its residential feel and ensuring that the scale and design are compatible with nearby properties. Additionally, the preservation of greenbelt spaces and proper screening will minimize visual and environmental impacts on adjacent properties.

5. The proposed land use change meets the standards for Low Density Residential by ensuring that the development stays within the allowable density range of 2 to 5 units per acre.

The site plan includes necessary provisions for infrastructure, stormwater management, and open space, all of which are consistent with the 2040 Plan's goals for maintaining environmental quality and ensuring responsible development practices. Furthermore, because the area is already designated as Suburban Edge by the Metropolitan Council, a community designation change is not required, and the amendment qualifies for administrative review.

The Talero Curve Project represents a thoughtful extension of the Chevalle Master Plan and a responsible approach to community development at the edge of Chaska's urban growth boundary. Through careful planning, strategic partnerships, and adherence to City goals and design standards, the Project provides high-quality housing while preserving the rural character and natural features of the Stoebner Farm. The requested Comprehensive Plan Amendment, MUSA expansion, and rezoning to Residential PUD are fully consistent with the City's long-term vision for balanced growth, sustainability, and neighborhood cohesion.

Please do not hesitate to reach out to our office, the Quadriga development team or the leadership of the Talero Villas HOA with any questions regarding the Project. We respectfully request your support and look forward to working collaboratively with City staff, the Planning Commission, and City Council as the Project advances through the approval process.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman

Direct Dial: (952) 896-3395

Direct Fax: (952) 842-1847

Email: mrogers@larkinhoffman.com

July 29, 2025

Ashley Cauley, City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: Response to Letter Dated July 16, 2025

Dear Ms. Cauley:

On July 23, 2025, Quadriga Ventures submitted payment via Larkin Hoffman for both the Final Plat and Comprehensive Plan Amendment applications. To date, application fees have been paid for the following items:

- Concept Plan Review
- Rezoning Application
- Preliminary Development Plans
- Preliminary Plat
- Final Plat
- Comprehensive Plan Amendment

Included with the supplemental plans is a revised Land Use Application Form signed by the applicant and both property owners that confirms the scope of our pending applications consistent with our previously submitted narrative and plan sets: Comprehensive Plan Amendment, Rezoning, Development Plans, Preliminary Plat, and Final Plat.

Plan Updates

- *Open Space Conservation:* The revised plans now reference the open space conservation easement proposed across the remaining 3910 Bavaria Road parcel, hereinafter referred to as the Agricultural Property. In accordance with past approvals for the Chevalle development and the conditions tied to the concept plan, this easement will be recorded with the Final Plat.
- *Inclusion of Existing Parcel as Platted Lot:* The Preliminary Plat previously depicted the 3910 Bavaria Road property in its entirety. It has now been updated to identify the retained homestead and agricultural land as **Lot 1, Block 3** ("Agricultural Property"). Corresponding area and outlot tables are included on **Page 6** of the updated plan set.
- *Extended Grading Area to be Maintained by 3910 Parcel:* Grading plans- particularly the work to be completed on the Agricultural Property were reviewed by the Houston Engineering team in light of Staff comments recommending integration of the graded area into the outlot serving the newly subdivided properties. The plans will continue to

reflect that grading will be completed on the Agricultural Property in order to balance the grade of the newly developed lots ("Talero Property") and transition the grade smoothly between the two parcels. Those graded areas outside of the Talero Property will remain part of the Agricultural Property and be maintained by the Agricultural Property.

- *Tree Preservation and Removal:* Separate Tree Preservation and Tree Removal plans are now included. For clarification, the only trees impacted by the proposed subdivision are within the existing HOA outlots. There are no trees located within the equestrian fields and grounds of the 3910 parcel, and no "off-site" trees are impacted by the project. The existing HOA outlot that will serve as access to the 10-lot subdivision is contemplated as part of this development and any tree impacts along Talero Curve are included in our tree removal calculations.
- *Landscaping and Viewshed Analysis:* Supplemental information is provided within the revised plan set regarding landscaping and viewshed compliance. Proposed landscaping at the east and northeast corners of the new lots aligns with the master plan schematics included in the Concept Plan Staff Report. The proposed landscaping:
 - Meets applicable greenbelt guidance
 - Ensures continued compliance with viewshed protection requirements previously established for the Bavaria Road corridor.

While staff has suggested further greening along the northern portion of the property, the revised viewshed analysis demonstrates that there is no direct sightline to Bavaria Road from this location. Moreover, the proposed landscaping exceeds applicable code standards and offers more robust screening than was previously approved in surrounding neighborhoods with greater visibility to public roads. Additional shading has been incorporated into the plans to demonstrate that lot frontage trees are not located within sidewalk areas. We acknowledge that the original master plan showed landscaping and berming around the northern edge of the design- however the design layout of the homes has substantially changed from the original proposed master plan. The proposed landscaping plan is designed to 1) integrate the view of the existing and preserved equestrian fields and 2) mirror the investment made and design of other Chevalle communities including those homes with cul-de-sac's along 86th street such as Zoebella Court and San Vitero Court.

- *Roadways and Technical Plat Revisions:* The cul-de-sac bulb is properly dimensioned and has now been labeled accordingly in the revised plan set. Property lines and hydrant locations have been added to all applicable sheets. With regards to sidewalk design- there is precedent in both Chevalle and the broader City for installing sidewalk on only one side of short cul-de-sacs. Given that Talero Curve will not include additional sidewalk on the east side of the existing street, installing sidewalk on both sides of our cul-de-sac—with two termination points is not consistent in Houston Engineering's opinion with the proposed pedestrian connection to Talero Curve. Houston does not recommend construction of additional sidewalk around the back of the cul-de-sac, as that area is also designated for snow storage.
- *Haul Route and Access:* Plans also include a designated construction haul route from Bavaria Road to accommodate grading, utility installation, and construction of the roadway and cul-de-sac. The haul route will be restored following completion of utility installation, curb and gutter, and the first lift of asphalt, all of which will be completed within 90 days of construction commencement. No other haul routes are designated

outside of what is shown in the plans. No phasing is required or planned for this site because the scope of developer's work is limited to grading, infrastructure, roadway and vegetation installation.

- *Grading Plan and Agreement:* Houston has submitted a detailed grading plan to facilitate early grading in the event that the Preliminary Plat is approved by the City Council on August 25, 2025. In support of that request, our team has attached a draft grading agreement for review and consideration by the City Attorney. We are requesting that the early grading permit be placed on the Council agenda on August 25 and authorize use of the project escrow for attorney review of the proposed agreement in advance of preliminary plat approval. If an additional escrow is required to facilitate such review please let us know.

Houston has included additional, supplemental information to the plan sheets in order to facilitate a more comprehensive preliminary plat review. Houston desires to submit a final plat on or before August 5 pursuant to the City's planning submission calendar. The development team desires to move forward with intention and ensure that city engineering concerns in particular are met. For example, preliminary comments were provided this morning to our team which are likely best addressed through a staff meeting and analysis with the Houston team. To ensure an efficient and consistent process, we respectfully request a meeting between the design team and City staff as soon as is reasonably practicable.

Thank you for your time and intention with regards to this application. We look forward to bringing new families and an expanded community to the City that meets both City and neighborhood priorities.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman

Direct Dial: (952) 896-3395

Direct Fax: (952) 842-1847

Email: mrogers@larkinhoffman.com

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%



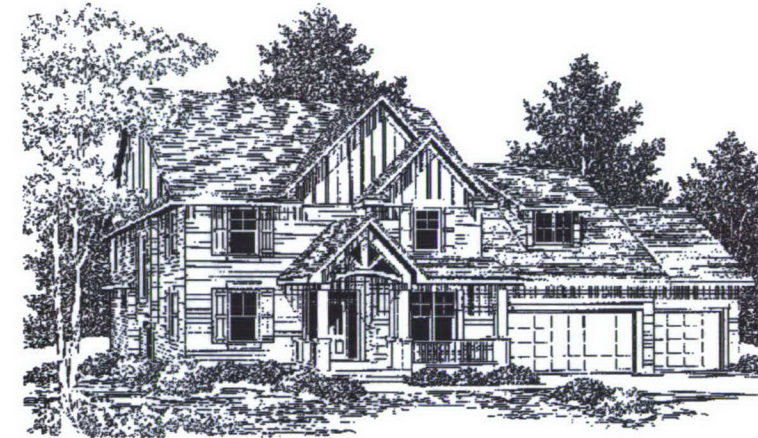
Chevalle
A Country Estate

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

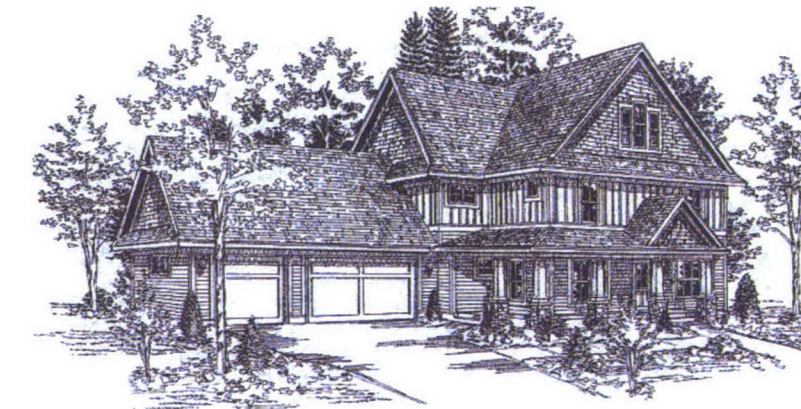
Lot Width: 82' Minimum

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



Chevalle
A Country Estate

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
A 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:

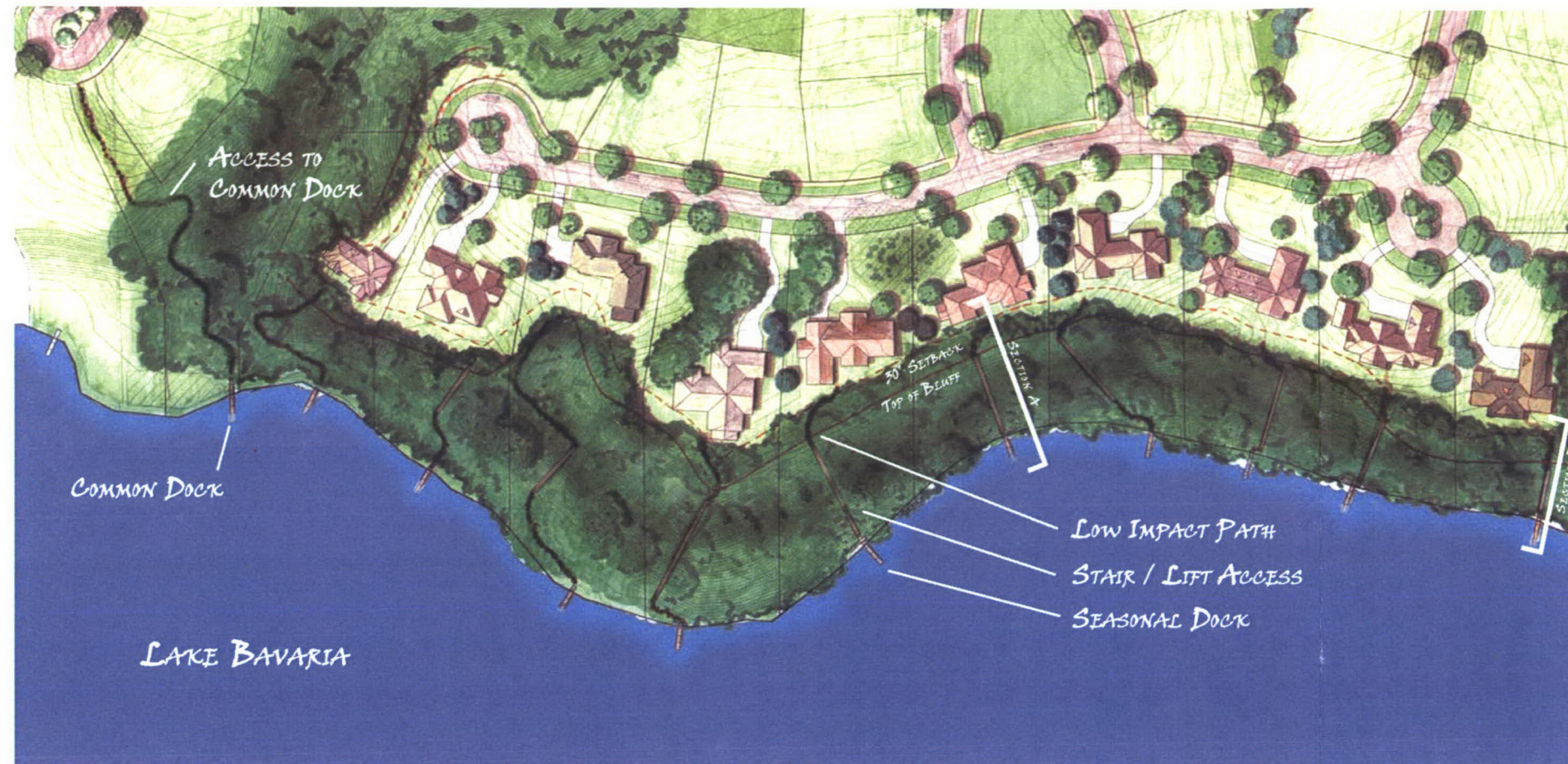
Riparian: \$1,800,000 and up
Non-Riparian: \$900,000 and up

Market: Families & Empty Nesters



Chevalle
of Country Estate

LAKESHORE HOMESITES / LAKE ACCESS



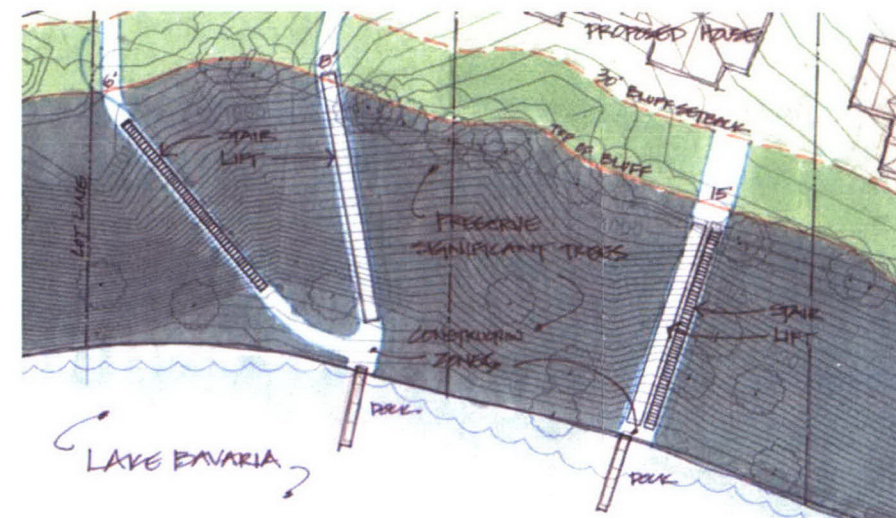
LAKESHORE LOTS - POTENTIAL DEVELOPMENT PLAN

ACCESS OPTIONS:

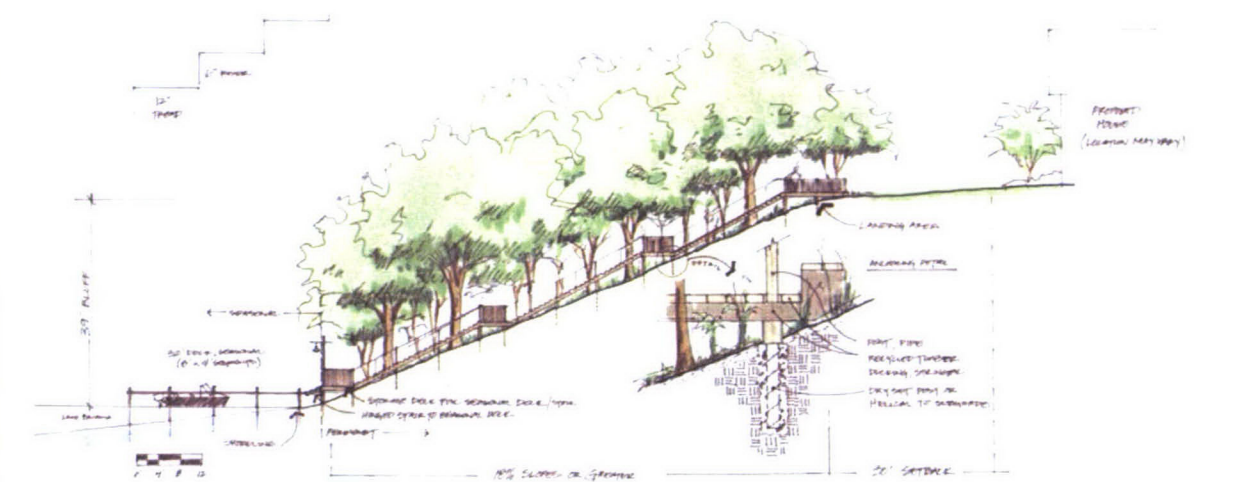
- Recycled Timber Stairs
- Mechanical lift
- Low impact path (10% maximum grade for walking path)
- 15' wide total maximum construction / impact zone between bluff setback and shoreline. See Access Diagram.
- Approval of Erosion Control plan prior to construction.



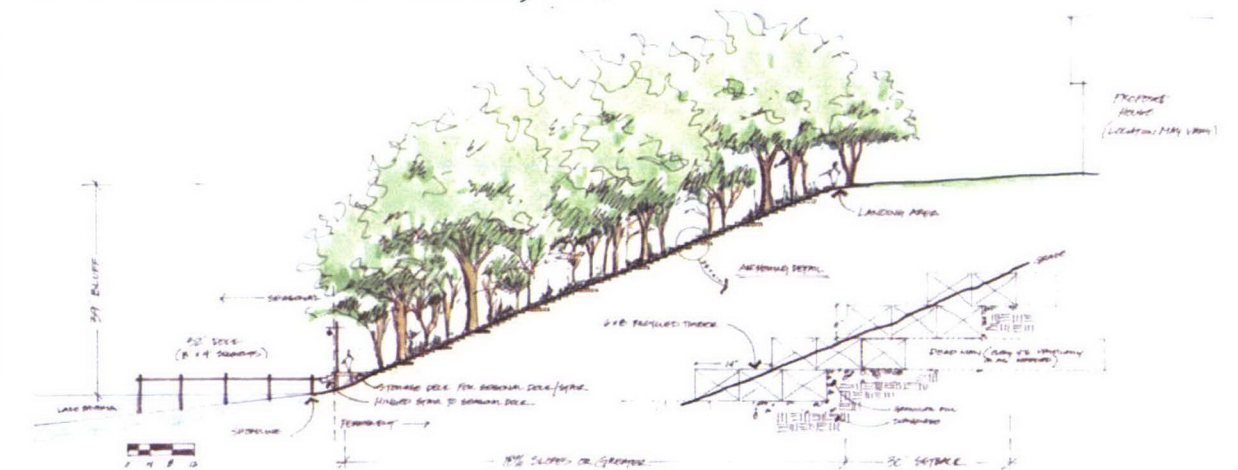
LIFT & STAIR EXAMPLES



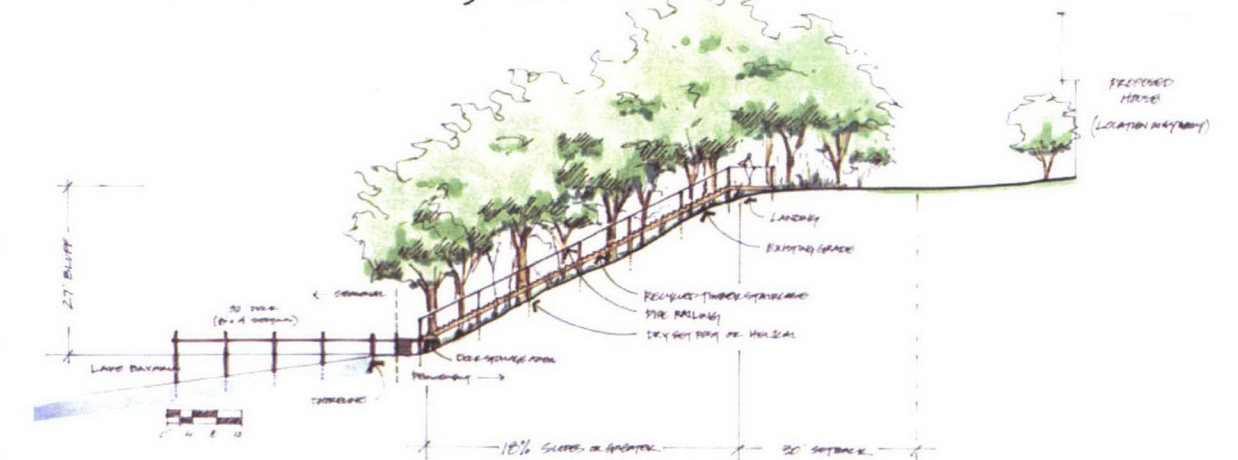
LAKE ACCESS DIAGRAM



LAKE ACCESS SECTION 'A' - FLOATING STAIR



LAKE ACCESS SECTION 'A' - AT GRADE STAIR



LAKE ACCESS SECTION 'B' - FLOATING STAIR

Chevalle
A Country Estate

PARKS AND OPEN SPACE PLAN



PARKS AND OPEN SPACE LEGEND

Public Open Space	Semi-Public & Private Open Space
Central Park	Equestrian Facility & Pastures
Public Commons	Wetlands
Stormwater Areas	Private Greens
Dedicated Outlots	Conservation Easements
Pedestrian Trails	
Horse Trails	



Chevalle
A Country Estate

To:	Matt Clark	From:	Aaron Nemitz
	City of Chaska		Stantec - Minneapolis
Project/File:	193805001	Date:	July 29, 2025

Reference: Stormwater Review of Chevalle 19th Addition (Taler Court) Development

The following is our stormwater review of the Chevalle 19th Addition Development stormwater submittal, including the Stormwater Management Plan, dated 06/03/2025; and Preliminary Plat Plans, dated June 2025, prepared by Houston Engineering.

Results

Below is a summary of the stormwater review of the submittal.

- City rate control requirements may be met, subject to the modeling comments below.
- City water quality requirements are not met.
- City stormwater abstraction requirements may be met. Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.
- City wetland protection requirements may be met, subject to Wetland Protection comments below.
- A number of additional comments need to be addressed as noted below.

Discussion

This is the first formal stormwater submittal for the Chevalle 19th Addition project; it is located in the northern portion of the City, within the Carver County WMO. The development project consists of a new roadway (Taler Court) and residential lots. A stormwater management system consisting of storm sewer and an infiltration basin will be constructed to serve the proposed development site. All components of the proposed system will discharge south to an existing stormwater pond.

Rate Control and Modeling

The following are comments on the hydrologic modeling and rate control design. The City requires no increase in rates for the 2-, 10-, and 100-year, 24-hour rain events, using the MSE3 distribution and NOAA Atlas-14 rainfall depths. In addition, the City requires the 100-year rate from the overall site to be controlled to 0.2 cfs/acre (with the area based on the entire site area). The site proposes to provide rate control by two biofiltration basins. **City rate control requirements may be met, subject to the comments below.**

1. The calculation of allowable 100-year peak rate per the City's 0.2 cfs/ac requirement needs to be clearly presented in the project SWMP. Allowable 100-year peak rate for new developments should

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

be calculated as 0.2 cfs/ac over the disturbed and captured project area, plus existing 100-year peak rate discharging from any uncaptured and offsite areas (DA2 and offsite portions of DA3, for example).

2. The following comments pertain to existing and proposed conditions HydroCAD modeling.
 - a. The City requires that infiltration and filtration basin features are modeled with a starting water surface elevation (WSEL) equal to the controlling low outlet elevation. **Revise HydroCAD modeling to use a starting WSEL at the proposed infiltration basin (3P) equal to the controlling outlet (orifice) invert elevation.**
 - b. **Revise the infiltration basin (3P) OCS design and modeling to meet the City's minimum orifice diameter requirement of 8 inches.**
 - c. The City's minimum OCS manhole diameter is 60 inches (see City standard detail plate STO-18). **Revise the infiltration basin (3P) OCS design to meet the minimum manhole diameter standard and update weir length in HydroCAD modeling accordingly.**

Water Quality

The design proposes to meet City water quality requirements by constructing two filtration basins. The City requires a design that provide removal rates for total phosphorus (TP) and total suspended solids (TSS) greater than 60% and 80%, respectively. Additionally, calculations must be provided showing net decrease in TP and TSS annual loading from existing conditions. **City water quality requirements are not met.**

3. **Provide water quality modeling results (MIDS or P8) for existing and proposed conditions showing the City's water quality requirements are met.**

Stormwater Abstraction

The City requires that volume retained onsite shall be equivalent to 1-inch of runoff from the impervious area. If infiltration is not feasible, alternative design shall follow the sequencing process outlined in the Surface Water Management Plan. The City is aware of Carver County standards for stormwater abstraction and accepts their permit as justification of Chaska standards being met. **Permit approval indicating the stormwater design meets CCWMO standards will need to be provided.**

Wetland Protection Standards

The project SWMP states that there are no known wetlands on the development project site. The City requires all wetland requirements to be met prior to releasing a grading permit or final plat approval. **City wetland requirements may be met, subject to the following comments.**

4. The project SWMP states that there are no known wetlands on the project site, but a review of the topography indicates that there is a depression along the proposed construction entrance east of the project site that has the potential to be wetland. This area, as shown on the attached aerial, should be reviewed to determine if it is a jurisdictional wetland. A memo or report documenting the determination and wetland delineation, if found to be wetland, should be submitted to the City of Chaska as the Wetland Conservation Act Local Governmental Unit.

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

General

Site grading, drainage, and restoration work must be done in accordance with Chaska Local Surface Water Design Standards, Engineering Guidelines and with the most recent editions MPCA Construction Stormwater Permit and MN Stormwater Manual. The following general design comments pertain to basin outlet design, freeboard, emergency overflows, pre-treatment, and storm sewer design.

1. Soil borings and infiltration testing need to be conducted along the bottom of the proposed infiltration basin to a depth of at least 3.0' below the basin bottom elevation to confirm feasibility of infiltration. **Provide soil borings and infiltration testing results for the infiltration basin location.**
2. The City requires that drainage swale length does not exceed 300 feet draining to a single point (storm basin, CB, etc.). **Revise the stormwater design to adhere to City maximum swale length requirements.**
3. **Storm sewer design calculations must be provided and accepted prior to project approval.**
4. The 12-inch skimmer pipe feeding into OCS #1 is smaller in diameter than the City's minimum of 24 inches (see City standard detail plate STO-17B). **Revise the skimmer pipe design to meet the City's minimum diameter requirement.**
5. **A SAFL Baffle or equivalent in a sump structure needs to be provided in the last storm structure upstream of the infiltration basin.** Please note that CCWMO may have additional pretreatment requirements for infiltration basins.
6. **Revise grading plan sheets to include proposed infiltration basin EOF grading and elevation callout, as well as EOF callouts for low points within the roadway (Talero Court).**
7. **Please note that other agency regulatory requirements must also be met**, including but not limited to:
 - a. CCWMO (particularly for water quality/volume control requirements).
 - b. MPCA NPDES construction stormwater permit requirements.
 - c. Wetland Conservation Act. The proposed development needs to follow both City wetland protection standards and sequencing required by the Wetland Conservation Act. The City requires all wetland agency requirements to be met prior to releasing a grading permit or final plat approval.

Please contact me if you have questions or comments about the review. An itemized response to the review comments will expedite the review process.

Thank you,

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

Stantec Consulting Services Inc.



Aaron Nemitz EIT
Water Resources Engineer
Phone: (612) 712-2024
aaron.nemitz@stantec.com

cc: Alex Mollenkamp, Brent Alcott, Vince Vander Top, John Smyth
attachments: Potential Wetland Location.pdf

CHEVALLE 19TH ADDITION

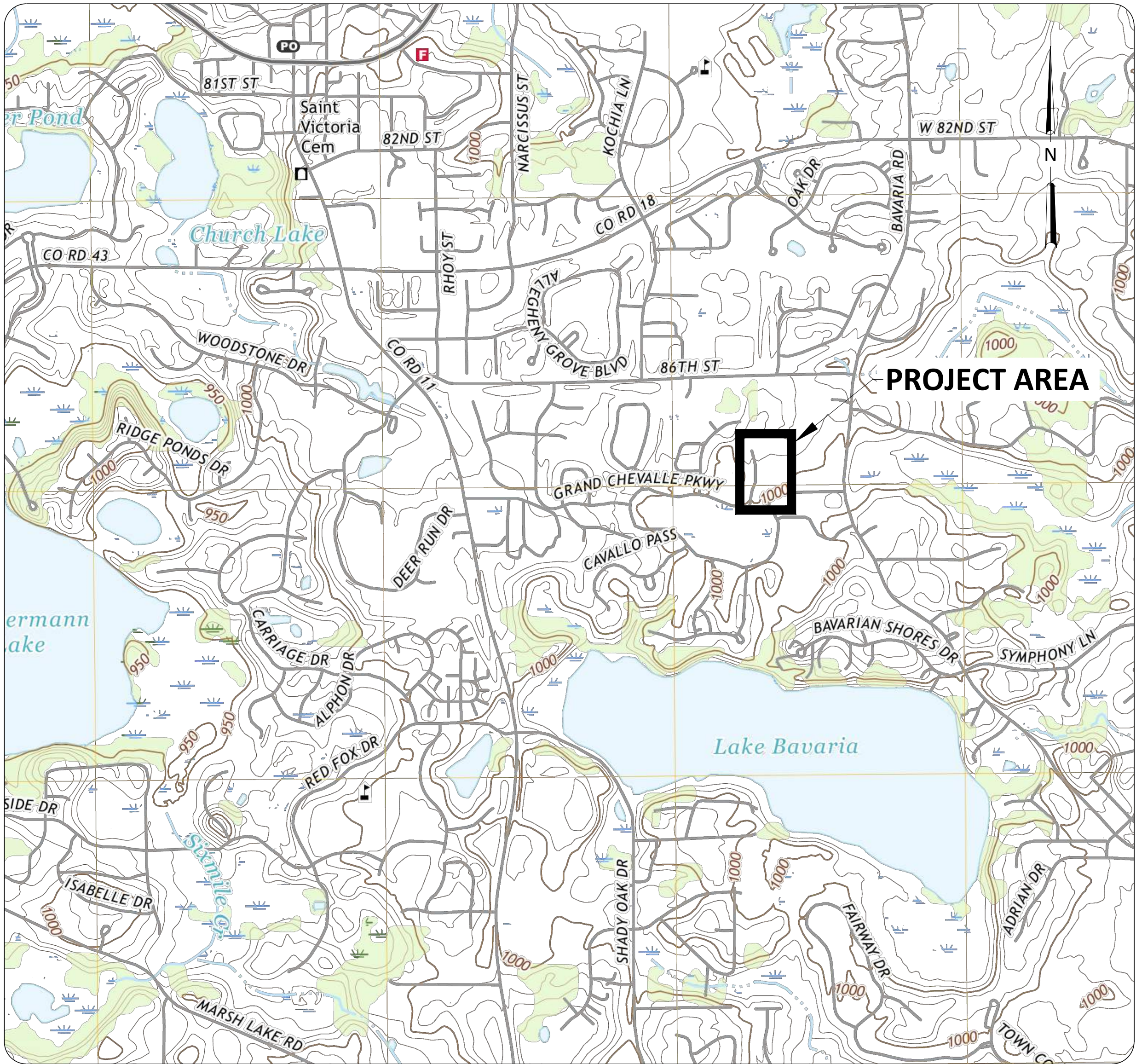
QUADRIGA VENTURES

CHASKA, MINNESOTA

AUGUST 5TH, 2025

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LOCATION MAP



HOUSTON
engineering, inc.

7510 MARKET PL DR
SUITE 101
EDEN PRAIRIE, MN 55344
P: 952.829.0700
www.houstoneng.com



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DAYS PRIOR TO EXCAVATION
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H:\JBW\13000\13074\13074_0002 Chevelle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-2 of 24 Notes Quantities & Legend-8/5/2025 10:01 AM-(droeglers)

LEGEND

	EXISTING	NEW
WATER MAIN	— W —	— W —
SANITARY SEWER MAIN	— SS —	— SS —
SANITARY SEWER FORCE	— SSF —	— SSF —
STORM SEWER MAIN	— STS —	— STS —
STORM INLET		
SANITARY MANHOLE		
STORM MANHOLE		
UTILITY MANHOLE		
CLEANOUT		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
WELL		
UTILITY POLE		
W / GUY WIRE		
LIGHT POLE		
TELEPHONE RISER		
ELECTRICAL PLUG IN		
AC UNIT		
ELECTRICAL BOX		
ELECTRIC METER		
GAS METER		
TRANSFORMER		
OVERHEAD POWER	— OHP —	
UNDERGROUND ELECTRIC	— UGE —	
UNDERGROUND TELEPHONE	— UGT —	
UNDERGROUND FIBER OPTIC	— FO —	
CABLE TV	— CTV —	
GAS MAIN	— G —	— G —
CONIFEROUS TREE		
DECIDUOUS TREE		
SHRUB		
HEDGE		
SIGN		
GUARD POST		
FENCE	— X —	— X —
BARBWIRE FENCE	— Xa —	— Xa —
CHAIN LINK FENCE	— Xc —	— Xc —
STEEL FENCE	— Xs —	— Xs —
VINYL FENCE	— Xv —	— Xv —
WOOD FENCE	— Xw —	— Xw —
RAILROAD TRACKS		
SPOT ELEVATION		
STANDARD CURB & GUTTER		
MOUNTABLE CURB & GUTTER		
CURB & INVERTED GUTTER		
BUILDING		
NEW ASPHALT		
NEW CONCRETE		
THICKENED EDGE SIDEWALK		
RIGHT OF WAY LINE	— R/W —	
DIRECTION OF DRAINAGE		
DRAINAGE DIRECTION		
IRON MONUMENT FOUND		
IRON MONUMENT SET		
CHISELED MARK ON CONCRETE		
PK NAIL		
SOIL BORING		
SILT FENCE		— XX —
INLET PROTECTION		
CONSTRUCTION ENTRANCE		
CONSTRUCTION ACCESS		

GENERAL NOTES

1. CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PRESERVING THESE. ANY REPAIRS NECESSARY DUE TO CONTRACTORS OPERATIONS SHALL BE MADE AT CONTRACTORS EXPENSE. BEFORE DIGGING CALL: GOPHER ONE CALL 1-800-252-1166.
2. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "C". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS INCLUDING ALL PUBLIC INFRASTRUCTURE CONFORMING TO THE CITY OF CHASKA STANDARD SPECIFICATIONS.
4. RESTORE ALL DISTURBED AREAS, INCLUDING PAVEMENTS, TO EXISTING CONDITION OR BETTER.
5. EROSION CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. SEE EROSION AND SEDIMENT CONTROL PLAN FOR DETAILS.
6. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY ENGINEERING DIVISION FOR WORK WITHIN A PUBLIC RIGHT OF WAY A MINIMUM 72 HOURS PRIOR TO WORK.
7. CONTRACTOR TO COORDINATE REMOVAL AND ABANDONMENT OF PRIVATE UTILITIES WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.

GRADING PLAN NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND TOPOGRAPHY PRIOR TO COMMENCING GRADING OPERATIONS. IF DISCREPANCIES OCCUR BETWEEN PLANS AND ACTUAL SITE CONDITIONS, NOTIFY ENGINEER IMMEDIATELY.
2. PRIOR TO GRADING ACTIVITIES, TOPSOIL, ROOTS, AND OTHER ORGANIC MATERIAL SHALL BE COMPLETELY STRIPPED IN NEW PAVEMENT AREAS AND ONLY STRIPPED AS NEEDED IN GREENSPACE AREAS. EXISTING TOPSOIL SHALL BE STOCKPILED FOR REUSE.
3. THIS PLAN SHOULD BE CONSIDERED AN INITIAL MASS GRADING SCOPE OF WORK. INDIVIDUAL GRADING PLANS WILL BE REQUIRED WITH BUILDING PERMIT SUBMITTALS INCLUDING ANY FINE GRADING REQUIRED TO ACCURATELY REFLECT THE SPECIFIC FOUNDATION PLANS OF INDIVIDUAL HOMES. ON SITE SOIL MATERIALS SHOULD BE CONSIDERED FROST SUSCEPTIBLE AND ANY GRANULAR MATERIAL AND/OR SUB-SURFACE DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE BUILDER(S).
4. CONTRACTOR SHALL TAKE SPECIAL CARE TO MINIMIZE COMPACTION IN PROPOSED GREENSPACE AREAS AND SHALL MINIMIZE THE DISTURBANCE INTENSITY AND DURATION OF GRADING ACTIVITIES BY PHASING THE WORK TO THE EXTENT PRACTICAL. SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 100 PSI IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION. ALL NON-IMPERVIOUS SURFACES WITHIN THE CONSTRUCTION LIMITS SHALL BE DECOMPACTED PER THESE REQUIREMENTS AFTER PLACEMENT OF TOPSOIL.
5. ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SURFACE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
7. BIOFILTRATION MEDIA SHALL BE MIXED AT THE LOCATION OF PRODUCTION AND NOT ONSITE. TESTING DATA OF THE MEDIA SHALL BE PROVIDED TO THE ENGINEER AND CITY ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO DELIVERY OF MATERIAL TO THE SITE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER LAND DISTURBING WORK HAS BEEN COMPLETED OR SUSPENDED FOR A TIME GREATER THAN 48 HOURS.
9. REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS.
10. CONSTRUCTION SITE WASTE MUST BE PROPERLY MANAGED, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE.
11. GARAGE FLOOR ELEVATIONS (GFE) ARE ESTABLISHED BASED ON DRIVEWAY SLOPES VARYING FROM A 2.0% MINIMUM SLOPE ON THE HIGH SIDE TO 6% MAXIMUM SLOPE TO MATCH THE STREET GRADE AT TIE-INS.

LANDSCAPE PLAN NOTES

SEE SHEET 22 OF 24 - LANDSCAPE NOTES

EROSION CONTROL NOTES

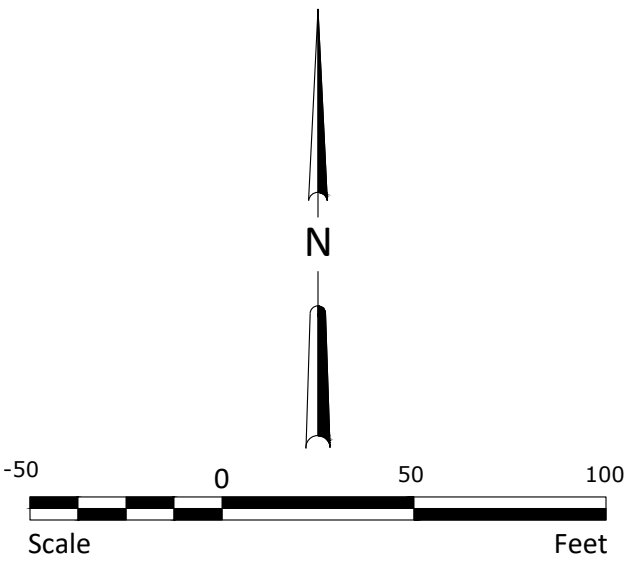
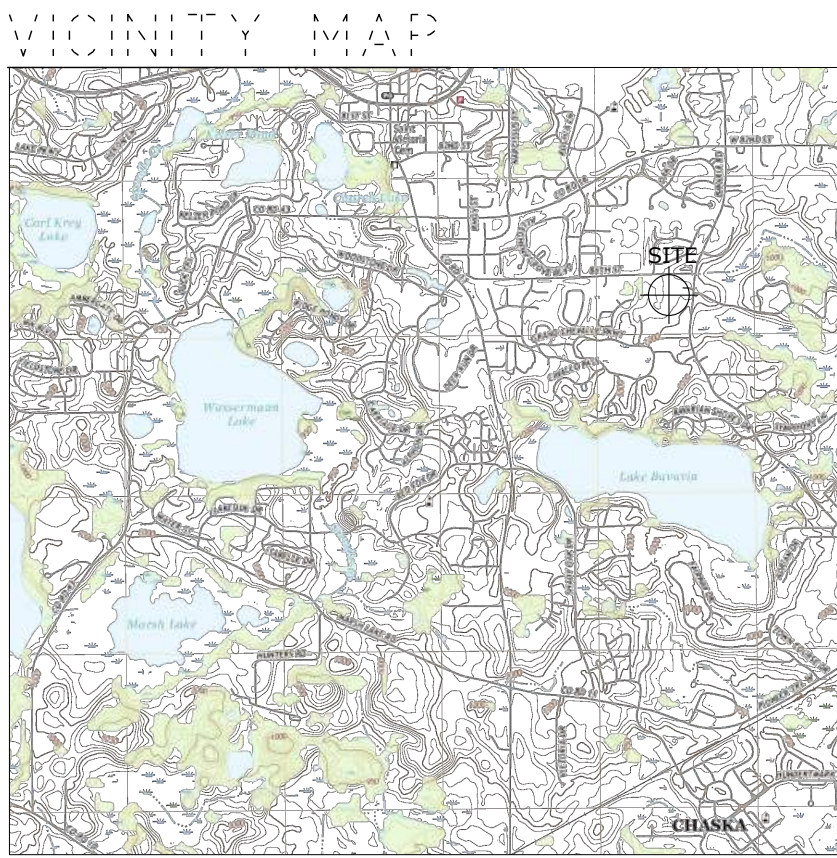
1. ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE DISTRICT.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED UPON FINAL STABILIZATION.
4. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITY CONNECTIONS AND BEGIN CONSTRUCTION AT THESE POINTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLAN AND ACTUAL EXISTING UTILITIES. NO CONSTRUCTION SHALL PROCEED UNTIL SUCH DISCREPANCIES ARE RESOLVED.
2. MAINTAIN MINIMUM 7.5 FT. COVER OVER WATER LINES AND 7.0 FT. COVER OVER SEWER LINES. IF MINIMUM COVERS CANNOT BE MAINTAINED, NOTIFY ENGINEER IMMEDIATELY.INSULATE OR OTHER AS DIRECTED BY ENGINEER. INSTALL BENDS, OFFSETS, EXTENDERS, DEEPER PIPE, ETC, AS REQUIRED AT CROSSINGS TO MAINTAIN MINIMUM 1.5 FT.VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER.
3. CONTRACTOR MUST NOTIFY CITY UTILITY DEPARTMENT 72 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING UTILITY MAINS.
4. CONTRACTORS ARE NOT TO OPERATE EXISTING GATE VALVES OR HYDRANTS, EXCEPT UNDER EXTREME EMERGENCY CONDITIONS.

PRELIMINARY
NOT FOR CONSTRUCTION

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LEGEND

- SIGN
 - UTILITY POLE
 - FOUND IRON
 - LIGHT
 - CATCH BASIN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - HYDRANT
 - WATER VALVE
 - ELECTRIC BOX
 - AIR CONDITIONER
-
- STS — STORM SEWER LINE
 - SS — SANITARY SEWER LINE
 - W — WOOD FENCE
 - C — CURB AND GUTTER
 - B — BUILDING
 - NGL — NATURAL GAS LINE
 - OHP — OVERHEAD POWER
 - UE — UNDERGROUND ELECTRIC
 - RFW — RIGHT OF WAY
 - F — FENCE
 - PB — PROPERTY BOUNDARY
 - W — WATER LINE
 - SL — SECTION LINE

STOEBNER ALTA

3910 BAVARIA ROAD, CHASKA, MN 55318

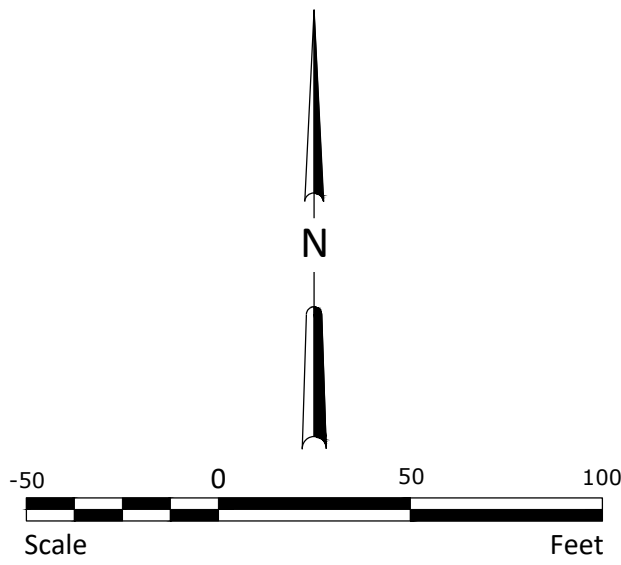
ALTA/NSPS LAND TITLE SURVEY



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RRD
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DFC
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13074-0001

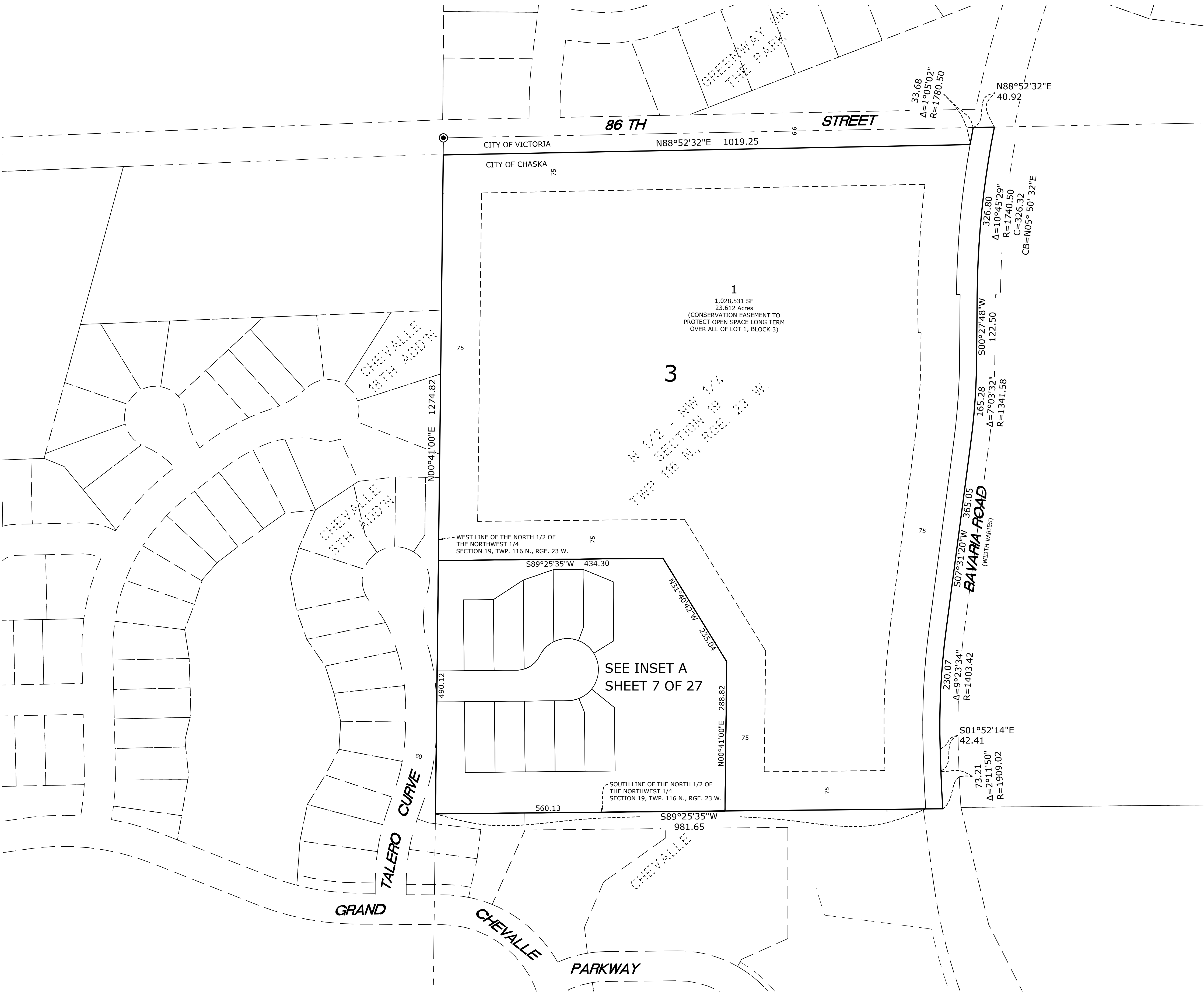
SHEET
3 OF 27

H:\JBM\13000\13074_0002 Chevalle 48th Addition\Cad\Xref_Data\13074-0002_X-SURV.dwg-22x34 Landscape Side 2 OF 3-8/5/2025 10:02 AM (droegiers)



STOEBNER ALTA 3910 BAVARIA ROAD, CHASKA, MN 55318 ALTA/NSPS LAND TITLE SURVEY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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CHEVALLE 19TH ADDITION
PRELIMINARY PLAT



EXISTING PARENT PARCEL LEGAL DESCRIPTION:

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.

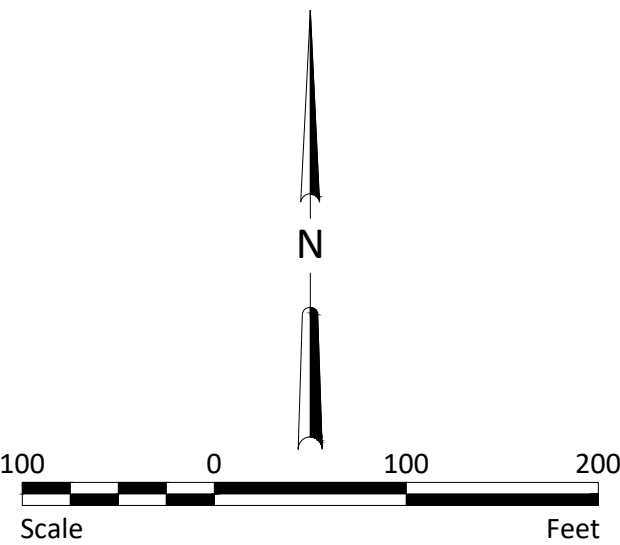
EXCEPT:
The Northerly 33.00 feet of the North One-Half of the Northwest Quarter of Section 19, Township 116 North, Range 23 West, Carver County, Minnesota, lying Westerly of the Westerly right-of-way of Bavaria Road projected Northerly, according to the United States Government Survey thereof, Carver County, Minnesota.

EXISTING PARENT PARCEL AREA:

1,297,396 SQ. FT. OR 29.784 ACRES, MORE OR LESS

AREA TABLE		
	LOT AREA SQ. FT. (ARCES)	BUILDABLE AREA SQ. FT. (ACRES)
BLOCK 1 LOT 1	7,946 (0.18)	4,509 (0.10)
BLOCK 1 LOT 2	9,017 (0.20)	5,225 (0.12)
BLOCK 1 LOT 3	9,133 (0.21)	4,977 (0.11)
BLOCK 1 LOT 4	7,730 (0.18)	4,401 (0.10)
BLOCK 1 LOT 5	8,201 (0.19)	4,824 (0.11)
BLOCK 2 LOT 1	7,946 (0.18)	4,512 (0.10)
BLOCK 2 LOT 2	7,946 (0.18)	4,512 (0.10)
BLOCK 2 LOT 3	7,946 (0.18)	4,512 (0.10)
BLOCK 2 LOT 4	7,875 (0.18)	4,547 (0.10)
BLOCK 2 LOT 5	8,487 (0.20)	5,309 (0.12)
BLOCK 3 LOT 1	1,028,531 (23.61)	665,221 (15.27)
OUTLOT A	155,691 (3.57)	-
WETLANDS	-	-
STORM WATER TREATMENT AREA	28,273 (0.65)	-

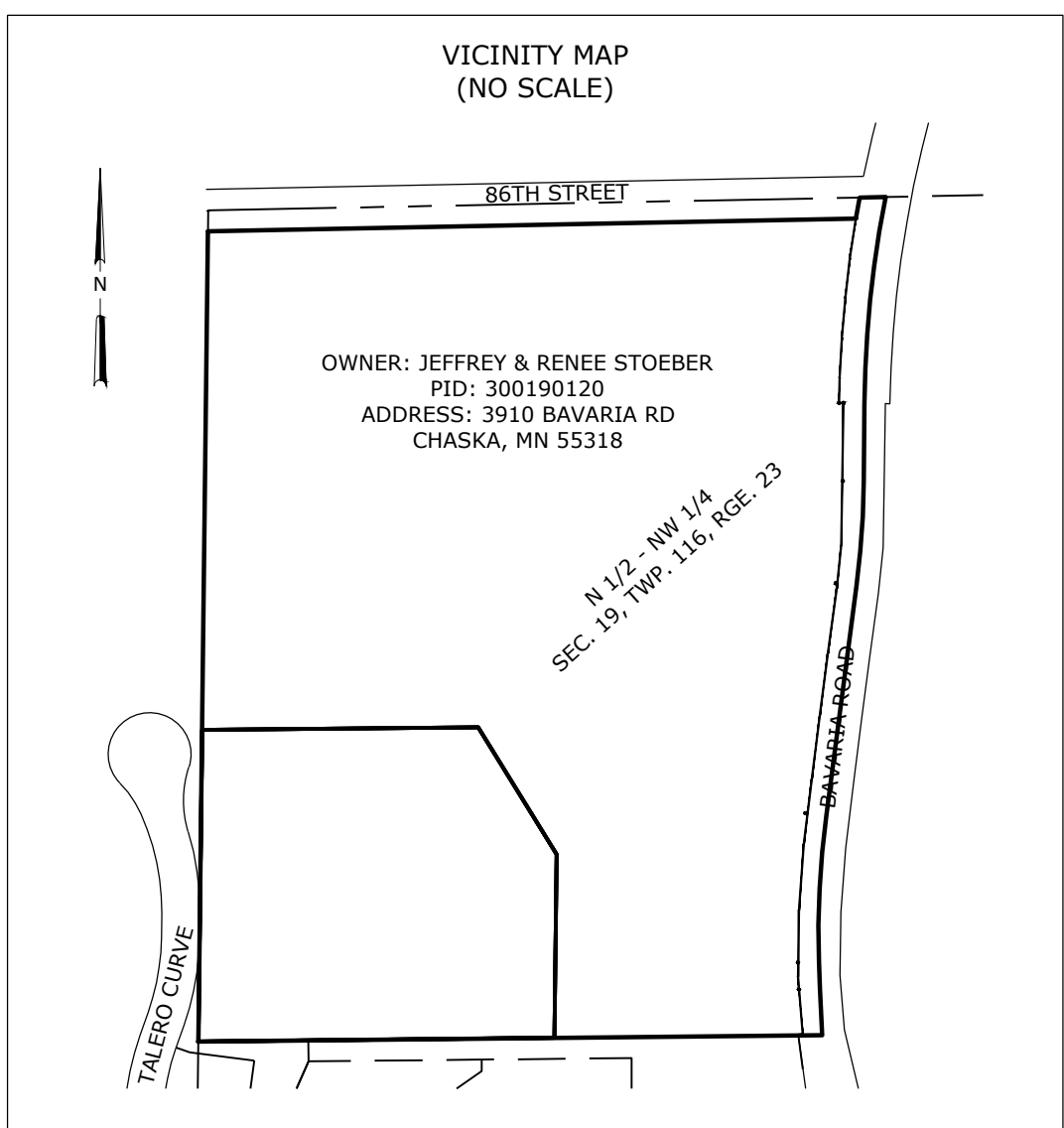
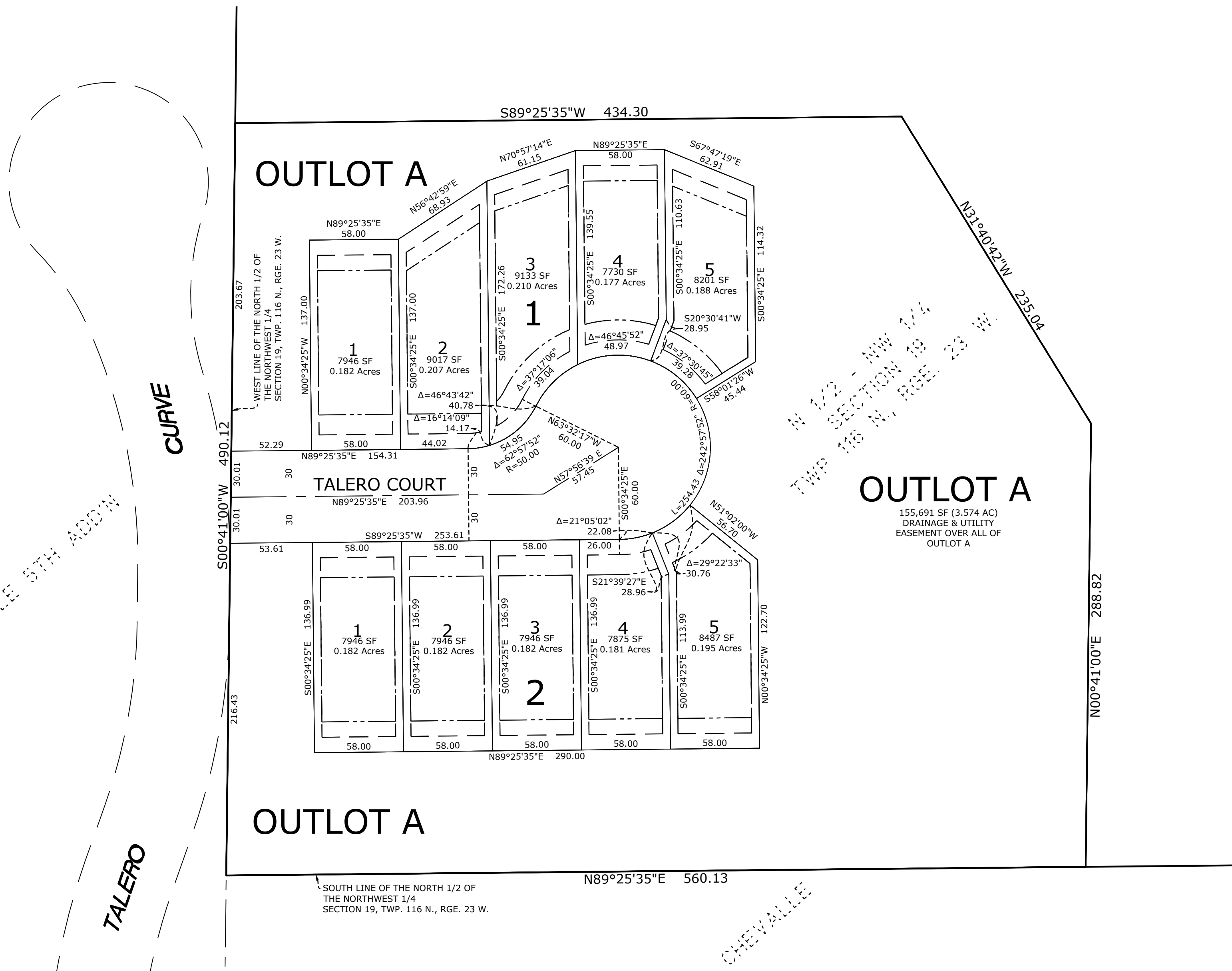
OUTLOT TABLE		
	USE	OWNERSHIP
OUTLOT A	DRAINAGE AND UTILITY	TALERO VILLAS HOA



CHEVALLE 19TH ADDITION

PRELIMINARY PLAT

INSET A



EXISTING LEGAL DESCRIPTION:

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.

EXCEPT:
The Northerly 33.00 feet of the North One-Half of the Northwest Quarter of Section 19, Township 116 North, Range 23 West, Carver County, Minnesota, lying Westerly of the Westerly right-of-way of Bavaria Road projected Northerly, according to the United States Government Survey thereof, Carver County, Minnesota.

EXISTING TOTAL LOT AREA:

261,804 SQ. FT. OR 6.010 ACRES, MORE OR LESS

PROPOSED LEGAL DESCRIPTION:

LOTS 1 THROUGH 5, BLOCK 1; LOTS 1 THROUGH 5, BLOCK 2;
LOT 1, BLOCK 3; OUTLOT A; CHEVALLE 19TH ADDITION

PROPOSED SETBACKS:

FRONT: 23 FEET
SIDE: 5 FEET
REAR: 20 FEET

SITE INFORMATION:

PROPOSED DEVELOPED AREA: 106,113 SQ. FT. (2.436 AC)
PROPOSED OUTLOT AREA: 155,691 SQ. FT. (3.574 AC)
TOTAL PLAT AREA: 261,804 SQ. FT. (6.010 AC)

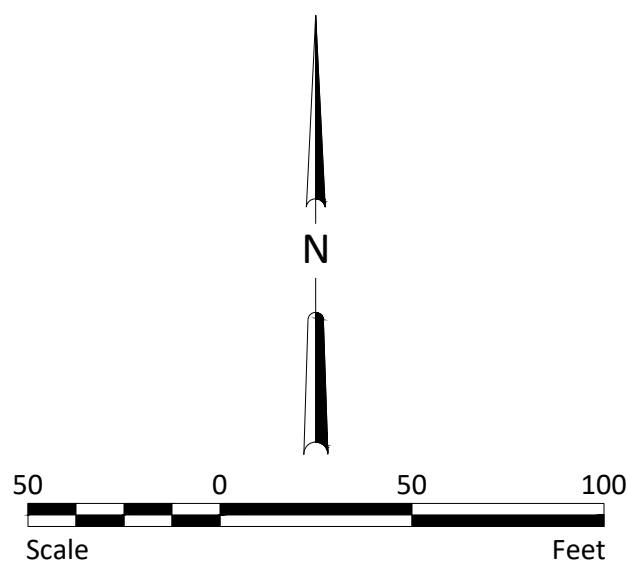
ZONING:
EXISTING - RURAL RESIDENTIAL
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

OWNER & DEVELOPER:

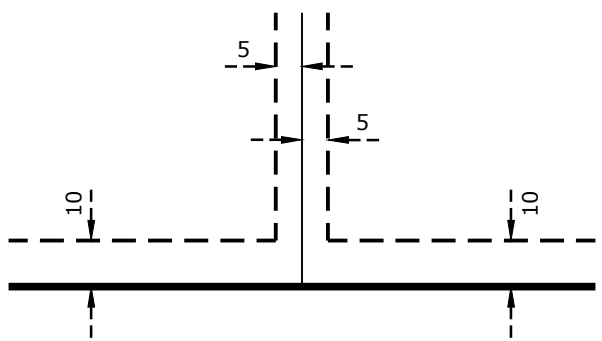
QUADRIGA VENTURES
PRIMARY CONTACT: MATTHEW WEINER
5810 WEST 78TH STREET, SUITE 100
BLOOMINGTON, MN 55439

ENGINEER & SURVEYOR:

HOUSTON ENGINEERING, INC.
PRIMARY CONTACT: AARON CARRELL
7510 MARKET PLACE DRIVE
EDEN PRAIRIE, MN 55344

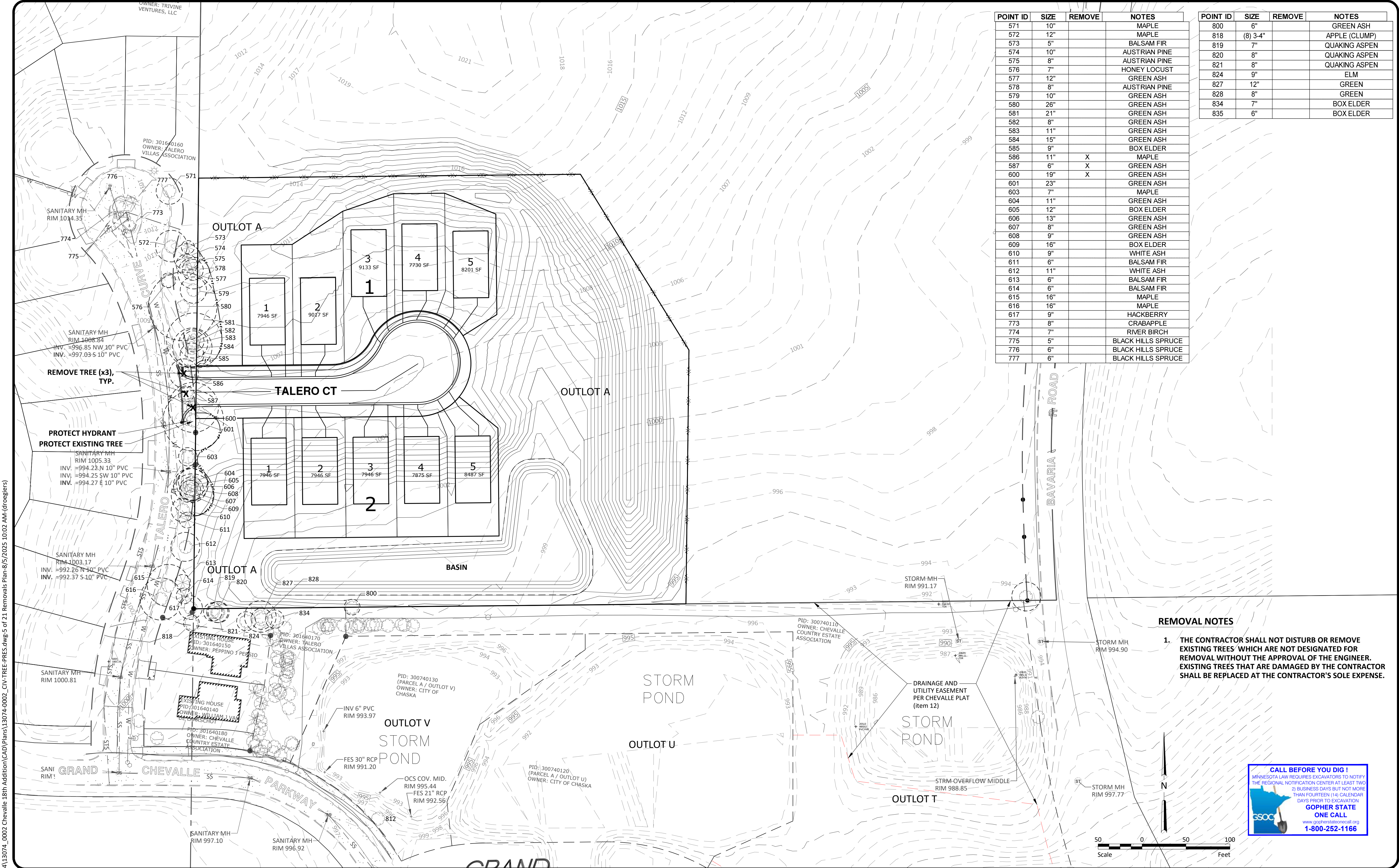


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)



Being 5 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.

H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\13074_0002 Chevalle 18th Addition\Cad\Plans\13074-0002_CIV-TREE-PRES.dwg-5 of 21 Removals Plan-8/5/2025 10:02 AM-(droeglers)



POINT ID	SIZE	REMOVE	NOTES
571	10"		MAPLE
572	12"		MAPLE
573	5"		BALSAM FIR
574	10"		AUSTRIAN PINE
575	8"		AUSTRIAN PINE
576	7"		HONEY LOCUST
577	12"		GREEN ASH
578	8"		AUSTRIAN PINE
579	10"		GREEN ASH
580	26"		GREEN ASH
581	21"		GREEN ASH
582	8"		GREEN ASH
583	11"		GREEN ASH
584	15"		GREEN ASH
585	9"		BOX ELDER
586	11"	X	MAPLE
587	6"	X	GREEN ASH
600	19"	X	GREEN ASH
601	23"		GREEN ASH
603	7"		MAPLE
604	11"		GREEN ASH
605	12"		BOX ELDER
606	13"		GREEN ASH
607	8"		GREEN ASH
608	9"		GREEN ASH
609	16"		BOX ELDER
610	9"		WHITE ASH
611	6"		BALSAM FIR
612	11"		WHITE ASH
613	6"		BALSAM FIR
614	6"		BALSAM FIR
615	16"		MAPLE
616	16"		MAPLE
617	9"		HACKBERRY
773	8"		CRABAPPLE
774	7"		RIVER BIRCH
775	5"		BLACK HILLS SPRUCE
776	6"		BLACK HILLS SPRUCE
777	6"		BLACK HILLS SPRUCE

POINT ID	SIZE	REMOVE	NOTES
800	6"		GREEN ASH
818	(8) 3-4"		APPLE (CLUMP)
819	7"		QUAKING ASPEN
820	8"		QUAKING ASPEN
821	8"		QUAKING ASPEN
824	9"		ELM
827	12"		GREEN
828	8"		GREEN
834	7"		BOX ELDER
835	6"		BOX ELDER

REMOVAL NOTES

1. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE EXISTING TREES WHICH ARE NOT DESIGNATED FOR REMOVAL WITHOUT THE APPROVAL OF THE ENGINEER. EXISTING TREES THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

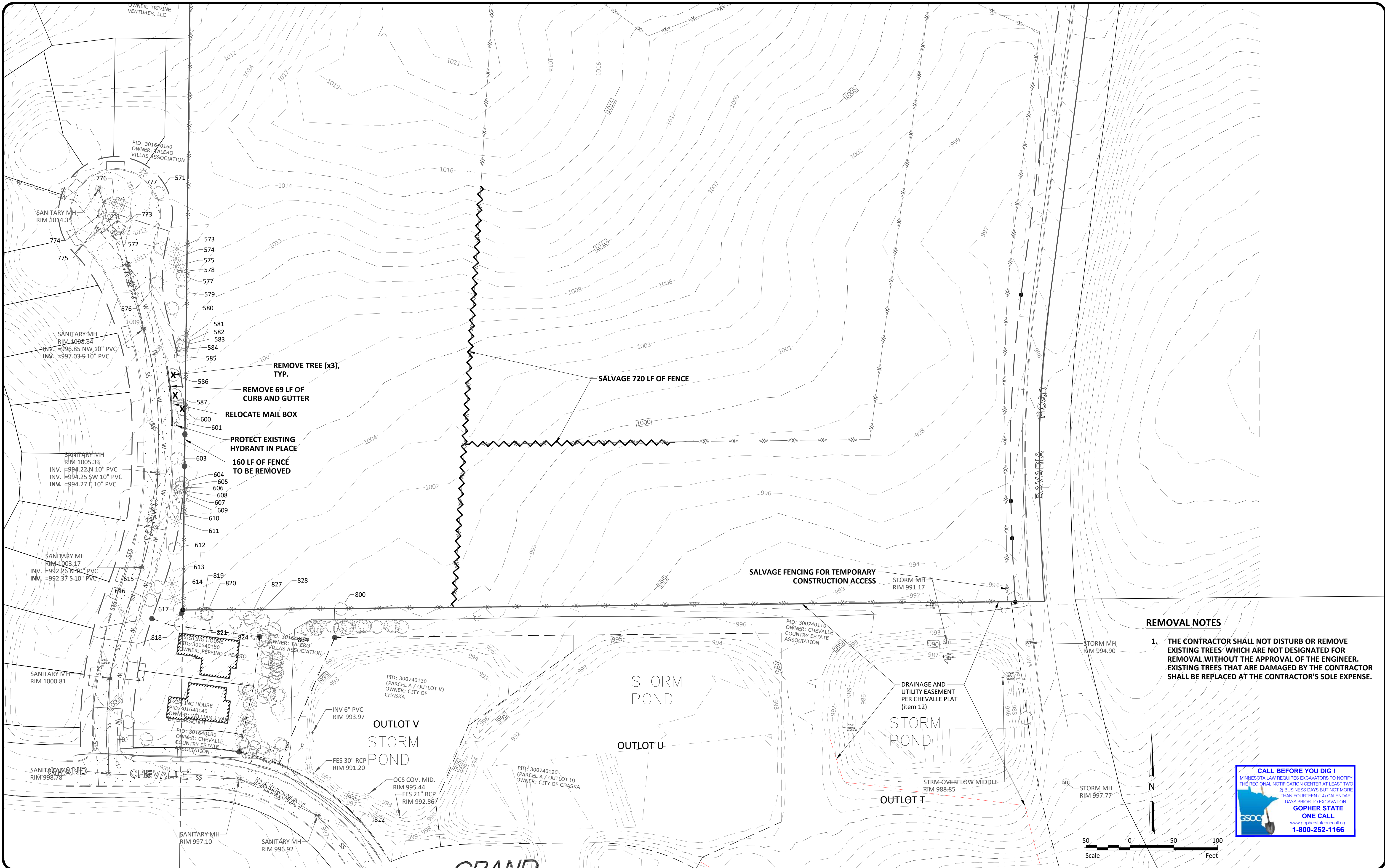
CALL BEFORE YOU DIG!

MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION.

GOPHER STATE ONE CALL

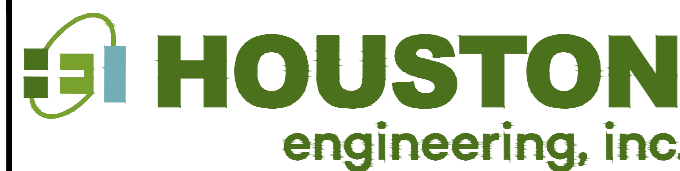
www.gopherstateonecall.org
1-800-252-1166

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\13074_0002 CIV-REMOVALS.dwg 5 of 21 Removals Plan-8/5/2025 10:02 AM-(droegiers)



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION



Drawn by ES, JP, AO	Date 08-05-25
Checked by AC	Scale AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

REMOVALS PLAN
PROJECT NO. 13074-0002

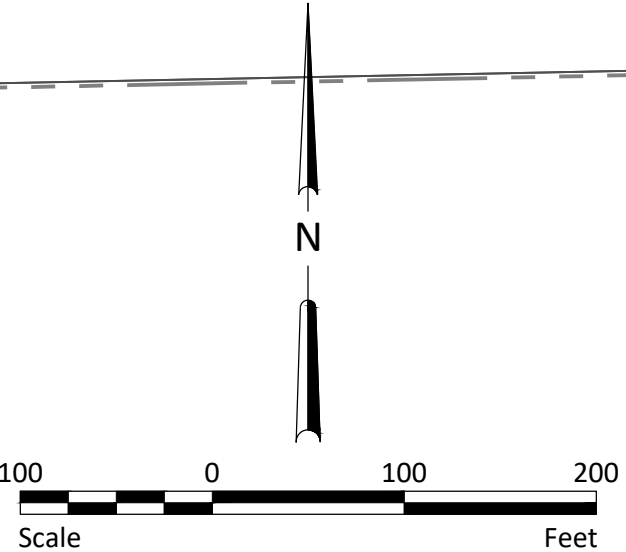
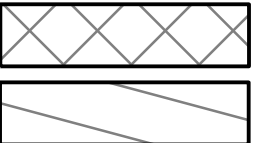
SHEET
9 OF 27

H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SITE-OVERALL.dwg 8 of 25 Overall Site Plan-8/5/2025 10:02 AM-(droeglers)



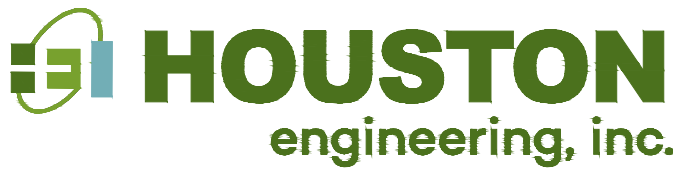
ZONING DATA

STOEBNER PROPERTY	
TOTAL GROSS AREA:	30.56 ACRES
GROSS DEVELOPMENT AREA:	6.17 ACRES
NET DEVELOPED AREA:	2.44 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



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION



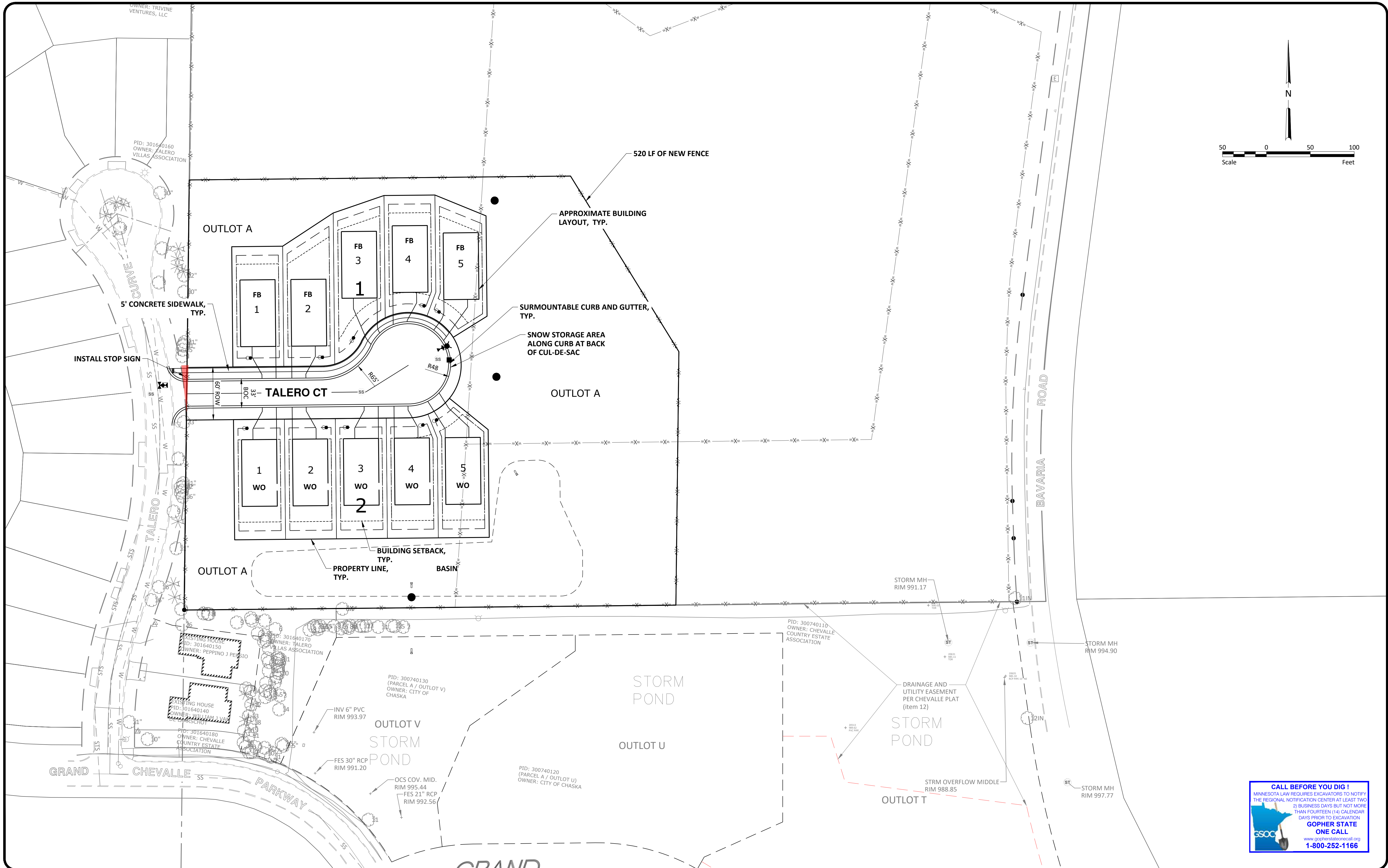
Drawn by ES, JP, AO	Date 08-05-25
Checked by AC	Scale AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

OVERALL SITE PLAN
PROJECT NO. 13074-0002

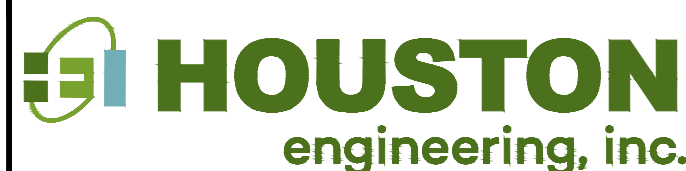
SHEET
10 OF 27

H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV SITE.dwg-6 of 21 Site Plan-8/5/2025 10:02 AM-(droegiers)



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION



Drawn by ES, JP, AO	Date 08-05-25
Checked by AC	Scale AS SHOWN

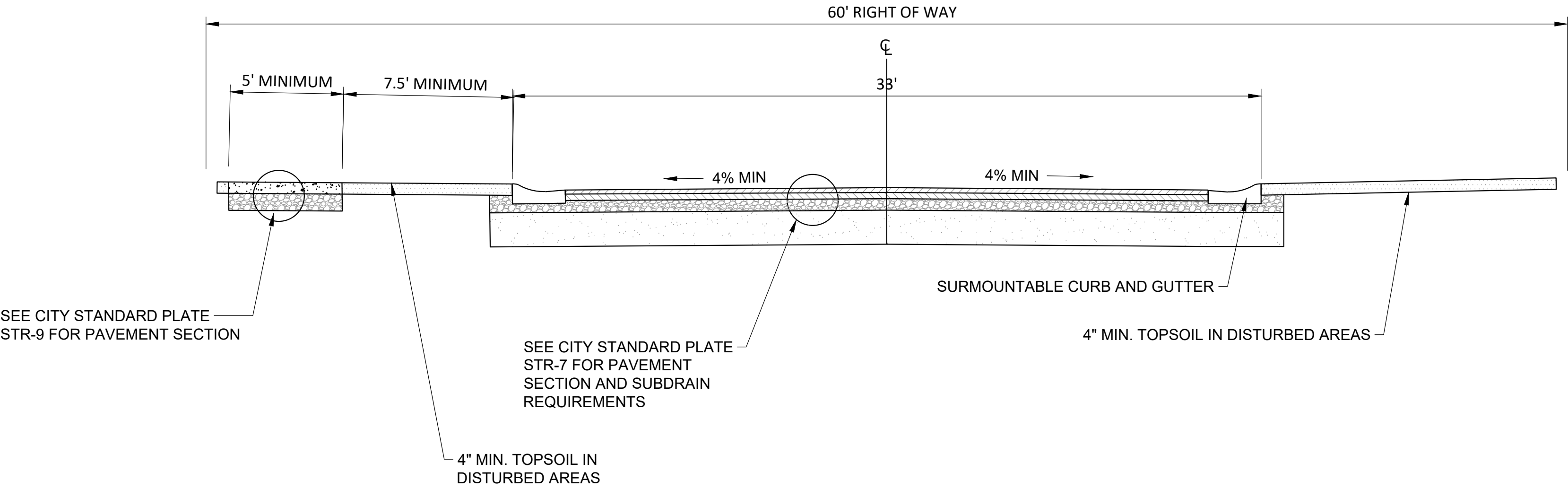
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SITE PLAN
PROJECT NO. 13074-0002

SHEET
11 OF 27

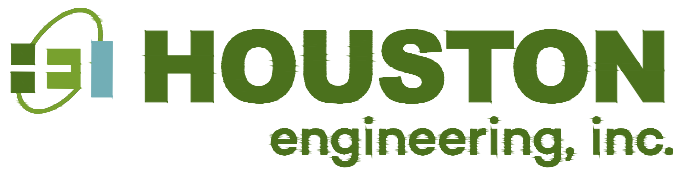
H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SECT.dwg 7 of 21 Street Typical Section-8/5/2025 10:03 AM (droegiers)

TALERO CT
TYPICAL SECTION



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION



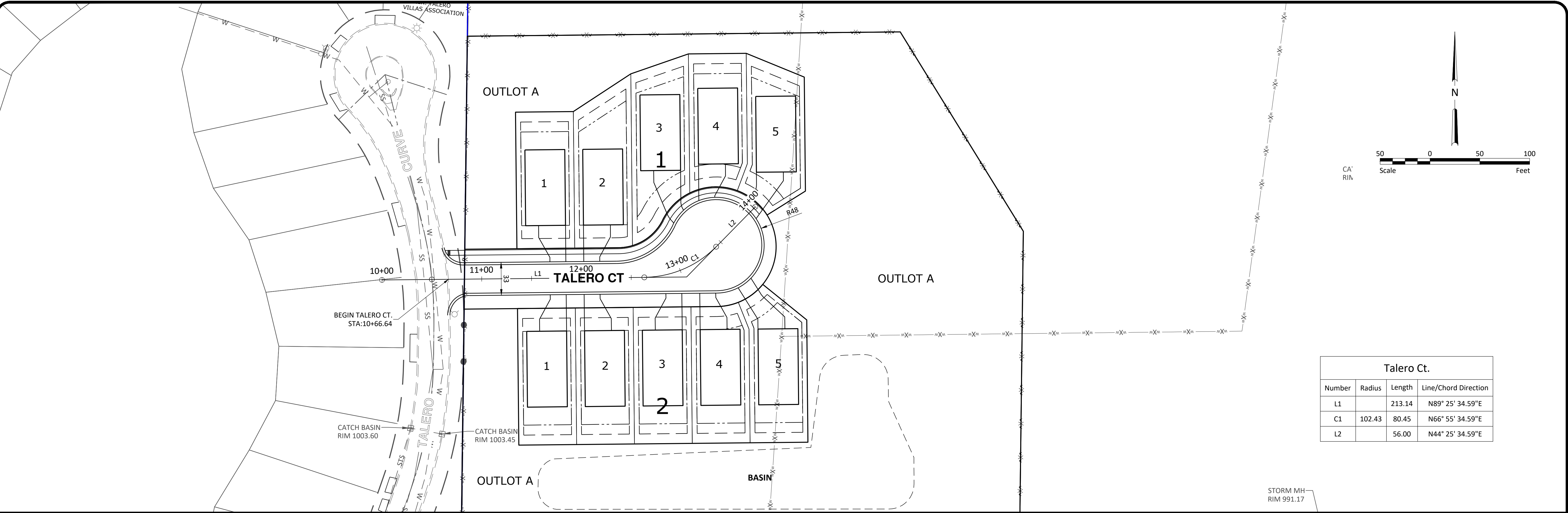
Drawn by ES, JP, AO	Date 08-05-25
Checked by AC	Scale AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

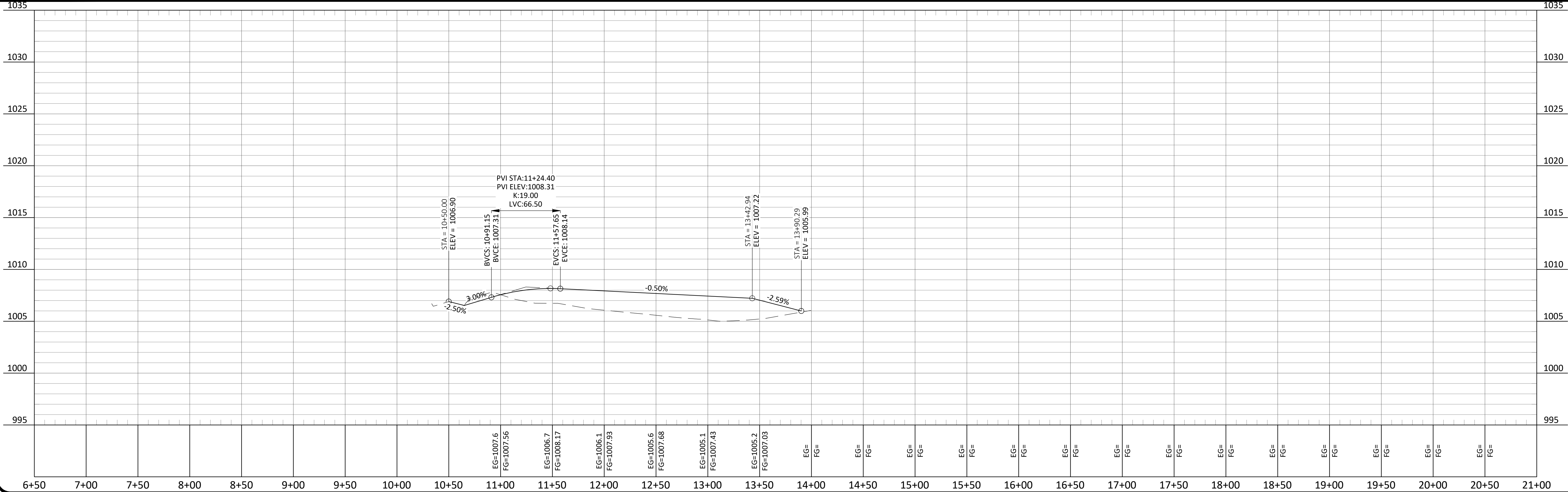
STREET TYPICAL SECTION
PROJECT NO. 13074-0002

SHEET
12 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-ROAD-P&P.dwg-8 of 21 Talero Ct. Plan & Profile-8/5/2025 10:04 AM (droegiers)

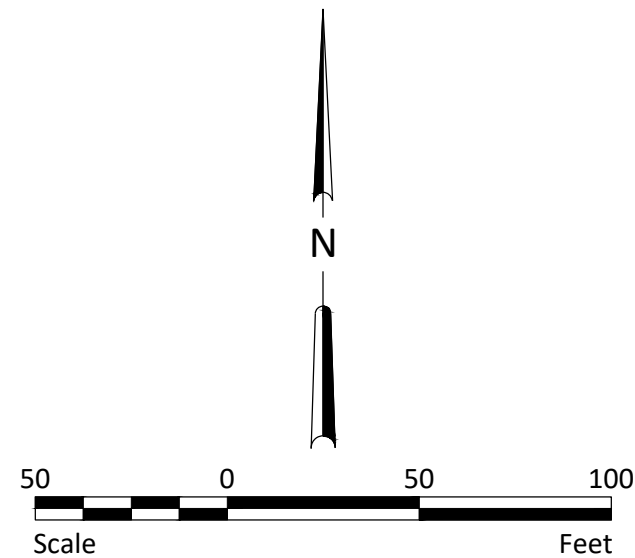


Talero Ct.			
Number	Radius	Length	Line/Chord Direction
L1		213.14	N89° 25' 34.59"E
C1	102.43	80.45	N66° 55' 34.59"E
L2		56.00	N44° 25' 34.59"E



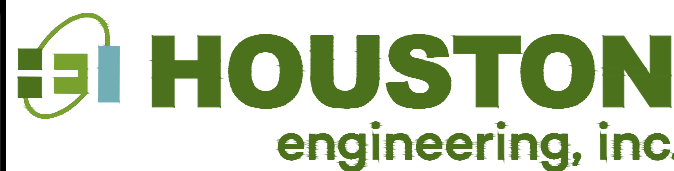
No.		Revision		Date		By		PRELIMINARY NOT FOR CONSTRUCTION		HOUSTON engineering, inc.		Drawn by ES, JP, AO		Date 08-05-25		CHEVALLE 19TH ADDITION QUADRIGA VENTURES CHASKA MINNESOTA		TALERO CT. PLAN & PROFILE PROJECT NO. 13074-0002		SHEET 13 OF 27	
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H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-GRD.dwg 9 of 21 Grading Plan 8/5/2025 10:04 AM - (droegiers)



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION



Drawn by ES, JP, AO	Date 08-05-25
Checked by AC	Scale AS SHOWN

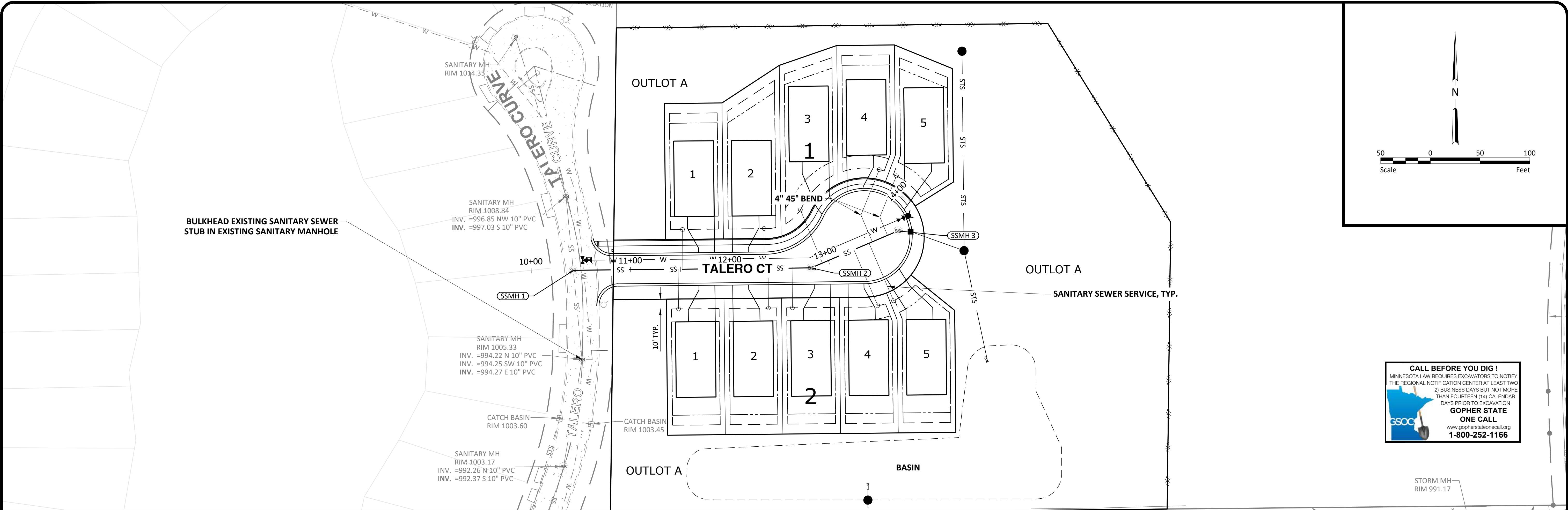
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

GRADING PLAN
PROJECT NO. 13074-0002

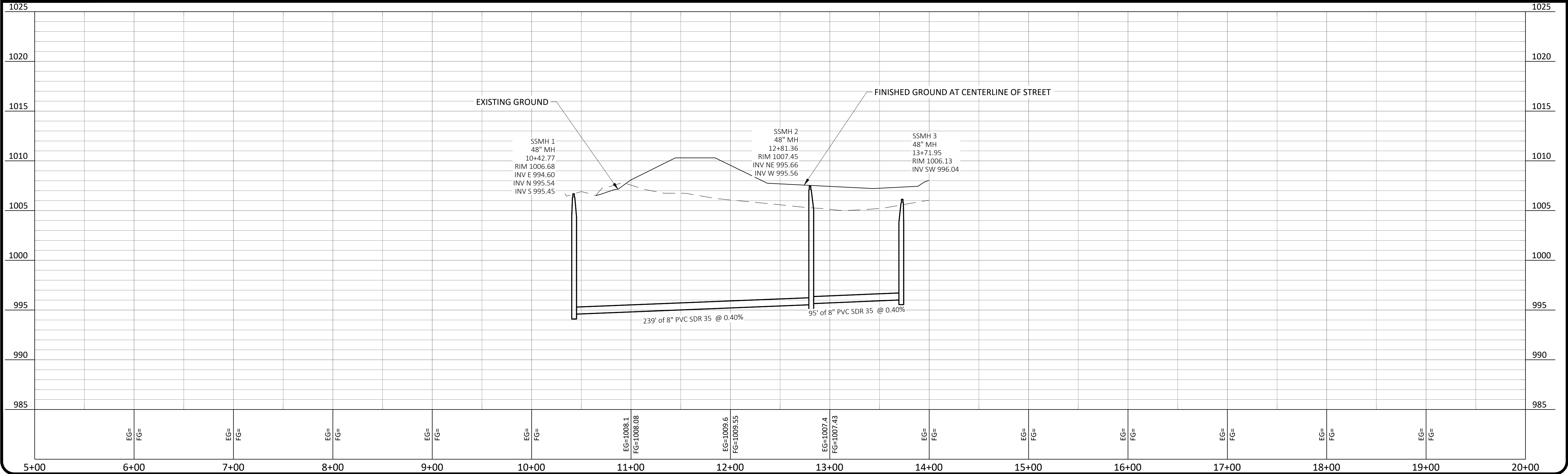
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14 OF 27



H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV SAN-P&P.dwg-11 of 21 Sanitary Sewer Plan & Profile-8/5/2025 10:04 AM-(droegiers)



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MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION.
GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166



No.		Revision	Date	By
1		FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY

NOT FOR CONSTRUCTION

HOUSTON

engineering, inc.

Drawn by

ES, JP, AO

Date

08-05-25

Checked by

AC

Scale

AS SHOWN

CHEVALLE 19TH ADDITION

QUADRIGA VENTURES

CHASKA MINNESOTA

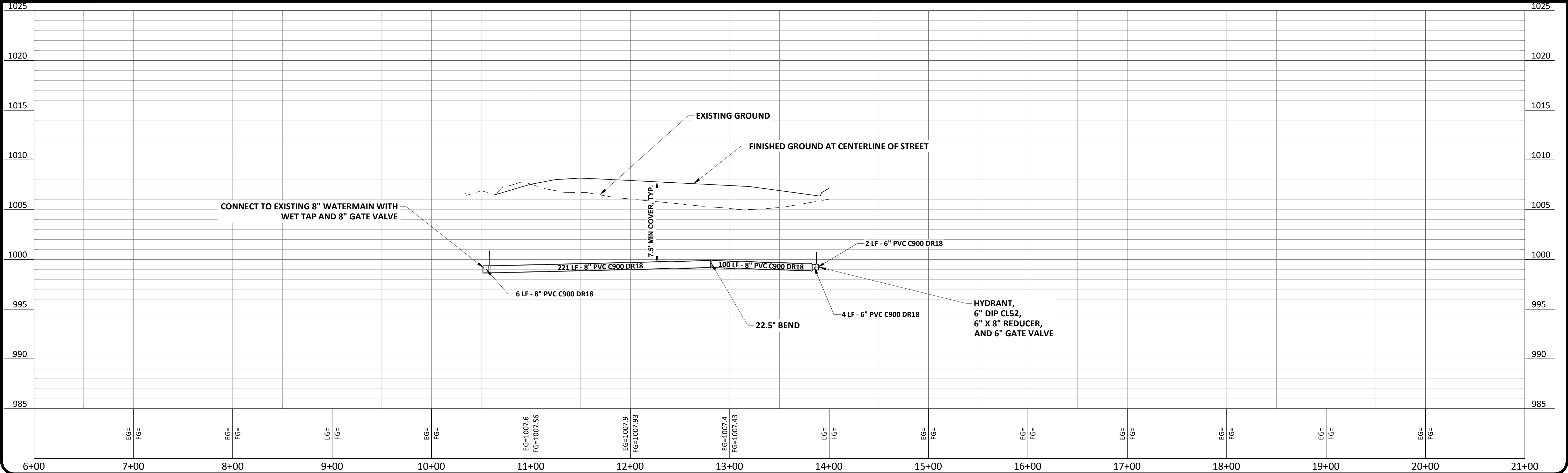
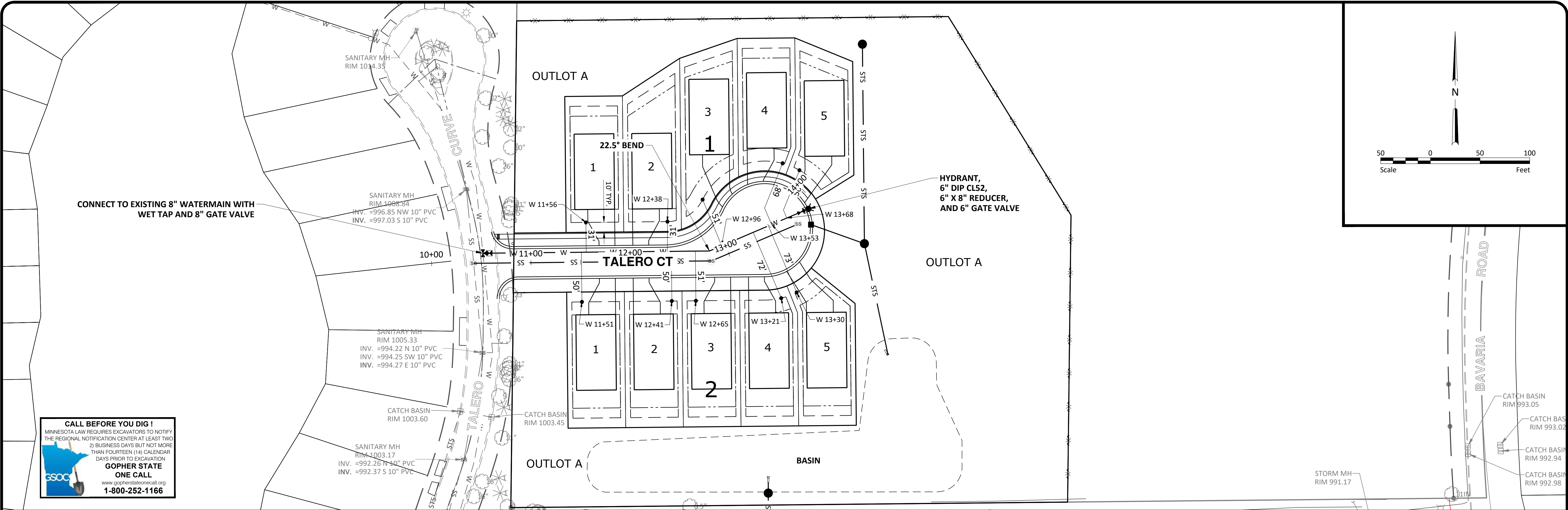
SANITARY SEWER PLAN & PROFILE

PROJECT NO. 13074-0002

SHEET

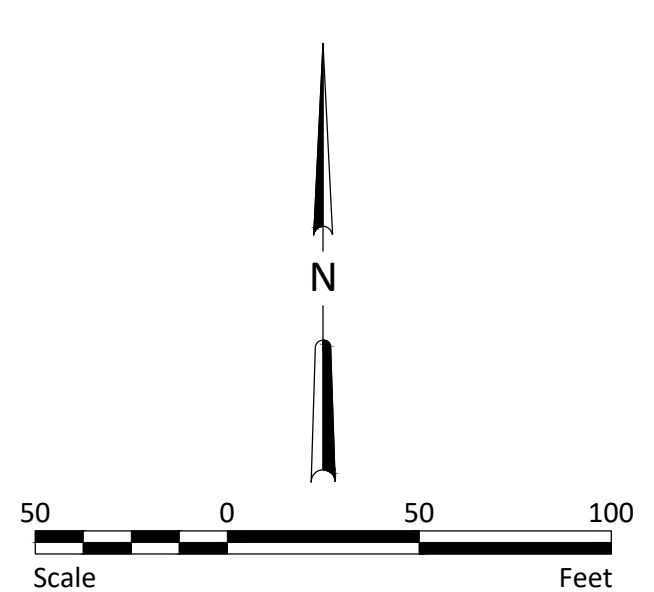
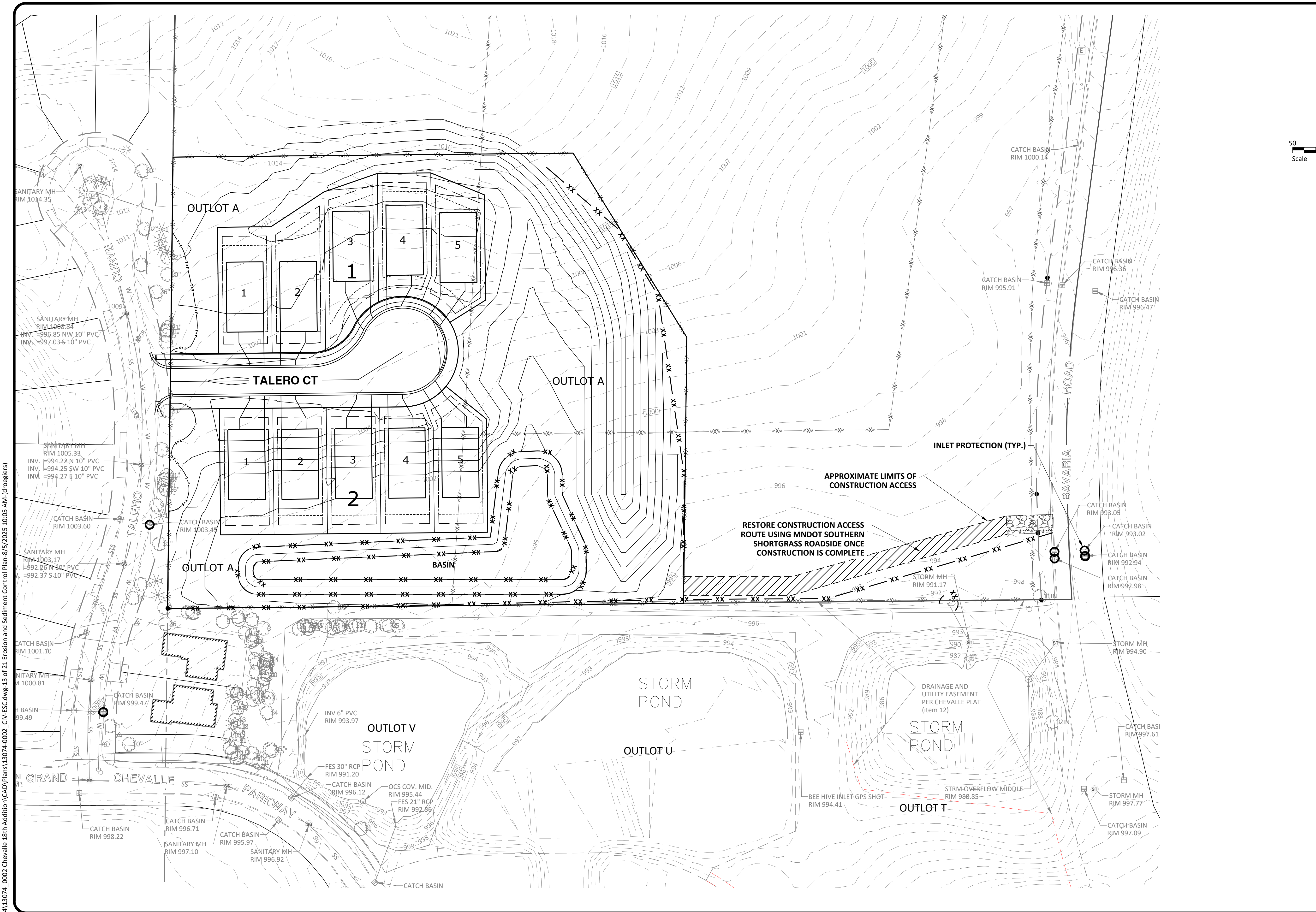
16 OF 27

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FINAL PLAT SUBMITTAL		8/5/2025	AKC	PRELIMINARY NOT FOR CONSTRUCTION			Drawn by ES, JP, AO	Date 08-05-25	CHEVALLE 19TH ADDITION QUADRIGA VENTURES CHASKA MINNESOTA		WATERMAIN PLAN & PROFILE PROJECT NO. 13074-0002		SHEET 17 OF 27	
No.	Revision	Date	By				Checked by AC	Scale AS SHOWN						

H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition (Cad)Plans\13074-0002_CIV-ESC.dwg-13 of 21 Erosion and Sediment Control Plan-8/5/2025 10:05 AM-(droegiers)



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MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
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	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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CHEVALLE 19TH ADDITION

QUADRIGA VENTURES

CHASKA MINNESOTA

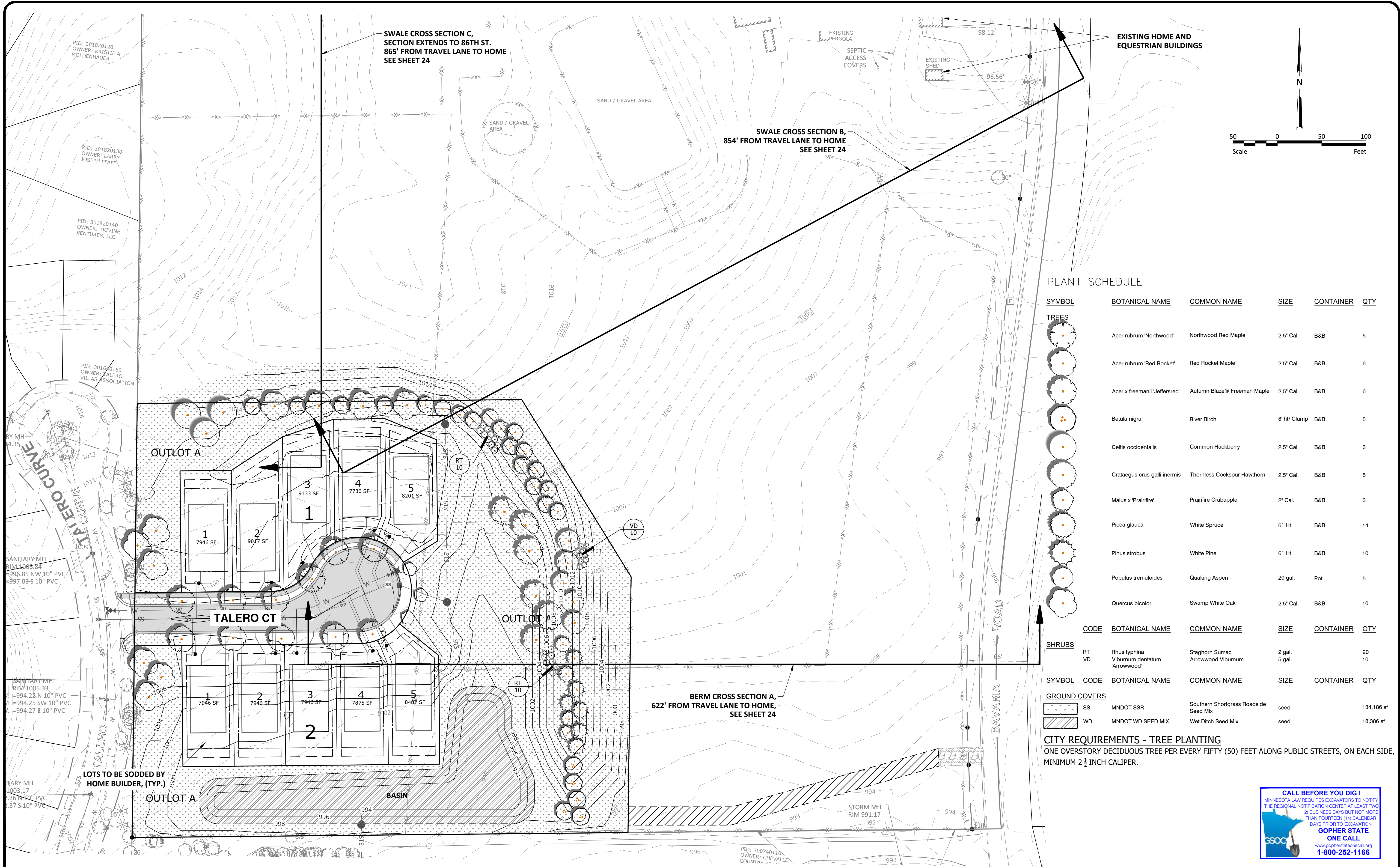
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CONTROL PLAN

PROJECT NO. 13074-0002

SHEET

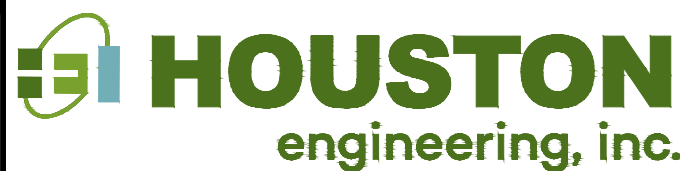
18 OF 27

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	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE PLAN
PROJECT NO. 13074-0002

SHEET
19 OF 27



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PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.
PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

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

NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.

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

MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 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, RAMNECK, AND GATOR WRAP.

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

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

.1' DROP ACROSS INVERTS MIN.

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

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".

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

PLAN

SECTION

16"

4'-0"

12" - 24"

5"

4'-0"

2"

VARIES

"A"

Stantec

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SANITARY SEWER MANHOLE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2023

PLATE NO.
SAN-1

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES)

PROVIDE WEATHERSHIELD NUT/CAP ON ALL HYDRANTS

21"

2'-7 1/2"

GRADE

3'

6" LEAD

MEGALUGS

8" CONC. BLOCK

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

ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATERLOUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

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

RESTRAIN HYDRANT, VALVE, AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-D1 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

1 CU. YD. OF 1 1/2" IGNEOUS ROCK ONLY. MINIMUM OF 1' ABOVE WEEP HOLES. COVER WITH 2 LAYERS OF POLYETHYLENE.

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WATERLOUS PACER HYDRANT AND VALVE INSTALLATION
CHASKA, MINNESOTA

LAST REVISION:
AUGUST 2023

PLATE NO.
WAT-2

POLYETHYLENE FILM WRAP AROUND PIPE

DUCTILE IRON PIPE

PIPE SECTION

TYPICAL
WATER MAIN INSTALLATION
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

PLATE NO.
WAT-7

CL

PL

10'

VARIABLE

VARIABLE

VARIABLE

4"x4" WOOD FENCE POST 4" ABOVE GRADE (PAINTED BLUE)

CURB STOP AND BOX (ADJUST TO 1" BELOW FINISH GRADE)

WATER SERVICE 1" TYPE "K" COPPER

1" CORPORATION STOP

CONCRETE BLOCK SUPPORT

ADD 6" PIECE WITH CRIMPED END.

MIN. 7'-0"

45°

WATER MAIN

PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP
MUELLER B-25000-N
FORD FB-600-4-NL OR-6-NL
A.Y. MCDONALD 74701-B

CURB STOP
MUELLER B-25154-N
FORD B22-444M-NL OR-666M-NL
A.Y. MCDONALD 76104

CURB BOX
MUELLER H-10300-NL OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90"
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2

6"

BC

0.5BC

BC+12" MIN.

COMPACTED BACKFILL

2000# CONCRETE

LOAD FACTOR 2.3
CLASS A
CONCRETE BACKFILL TO 0.5 OF OUTSIDE DIAMETER WITH SHAPED BEDDING.

12"

BC

0.5BC

BC+12" MIN.

COMPACTED BACKFILL

COURSE FILTER AGGREGATE MNDOT SPEC. 3149H MOD.

LOAD FACTOR 1.9
CLASS B
HAND SHAPED FROM ANGULAR BEDDING MATERIAL

6"

BC

0.5BC

BC+12" MIN.

COMPACTED BACKFILL

LOAD FACTOR 1.5
CLASS C-1
HAND SHAPED FROM FIRM UNDISTURBED SOIL

6"

BC

0.5BC

BC+12" MIN.

COMPACTED BACKFILL

COURSE FILTER AGGREGATE MNDOT SPEC. 3149H MOD.

LOAD FACTOR 1.5
CLASS C-2
HAND SHAPED FROM ANGULAR BEDDING MATERIAL

"BC" DENOTES OUTSIDE DIAMETER OF PIPE

"BC" DENOTES OUTSIDE DIAMETER OF PIPE

"BC" DENOTES OUTSIDE DIAMETER OF PIPE

"BC" DENOTES OUTSIDE DIAMETER OF PIPE

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BEDDING METHODS FOR RCP OR DIP
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
GEN-6

DROP LID
TYLER
MUELLER
BIBBY-STE-CROIX

NO. 6860
NO. H-10361
NO. B-5160

TOP TYLER
MUELLER
BIBBY-STE-CROIX

NO. 6860
NO. H-10361
NO. VBS02

EXTENSION TYLER

NO. 58
NO. 59
NO. 60

MUELLER

NO. 58
NO. 59

BIBBY-STE-CROIX
VBS20 VBS21
VBS22 VBS23

NO. 57
NO. 58
NO. 59
NO. 60

BOTTOM TYLER
MUELLER
BIBBY-STE-CROIX

NO. 6860
NO. H-10361
NO. VBS16

BASE

MEGALUGS

3"

GRADE

ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.

TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE C BOX, 7'-6" EXTENDED, #6 ROUND BASE

PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.

GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C509-D1 OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

8" CONC. BLOCK

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.
PROVIDE POLYWRAP AROUND ALL WATERMAIN
7.5" MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.

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GATE VALVE AND BOX INSTALLATION
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2019

PLATE NO.
WAT-1

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS					
	22 1/2° BEND		45° BEND		90° BEND	
	B1	D1	B2	D2	B3	D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

Θ=45° MIN.

PLAN 90° BENDS

Θ=45° MIN.

PLAN 45° BENDS

Θ=45° MIN.

PLAN 22 1/2° BENDS

CONCRETE SHALL BE IN CONTACT WITH THIS QUADRANT OF PIPE

BEDDING MATERIAL

UNDISTURBED EARTH

CONCRETE

SECTION A-A

VARIBLE - 3" MIN.

6"

Θ=45° MIN.

PLAN 22 1/2° BENDS

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CONCRETE THRUST BLOCKING
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2005

PLATE NO.
WAT-4

CL

PL

10'

VARIABLE

VARIABLE

VARIABLE

TRACER WIRE BOX BY VALVCO OR APPROVED EQUAL, PER DETAIL WAT-9 (COVER TO READ VALVCO SEWER)

4"x4" MARKER (PAINT GREEN)

24"

VERTICAL 2" PVC

INSTALL #12 SOLID INSULATED COPPER TRACER WIRE- GREEN IN COLOR

4" PVC SCHEDULE 40, SANITARY SEWER SERVICE

CONNECTION LOCATION

WYE INFORMATION AS PER ENGINEER GUIDELINES

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SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
SER-1

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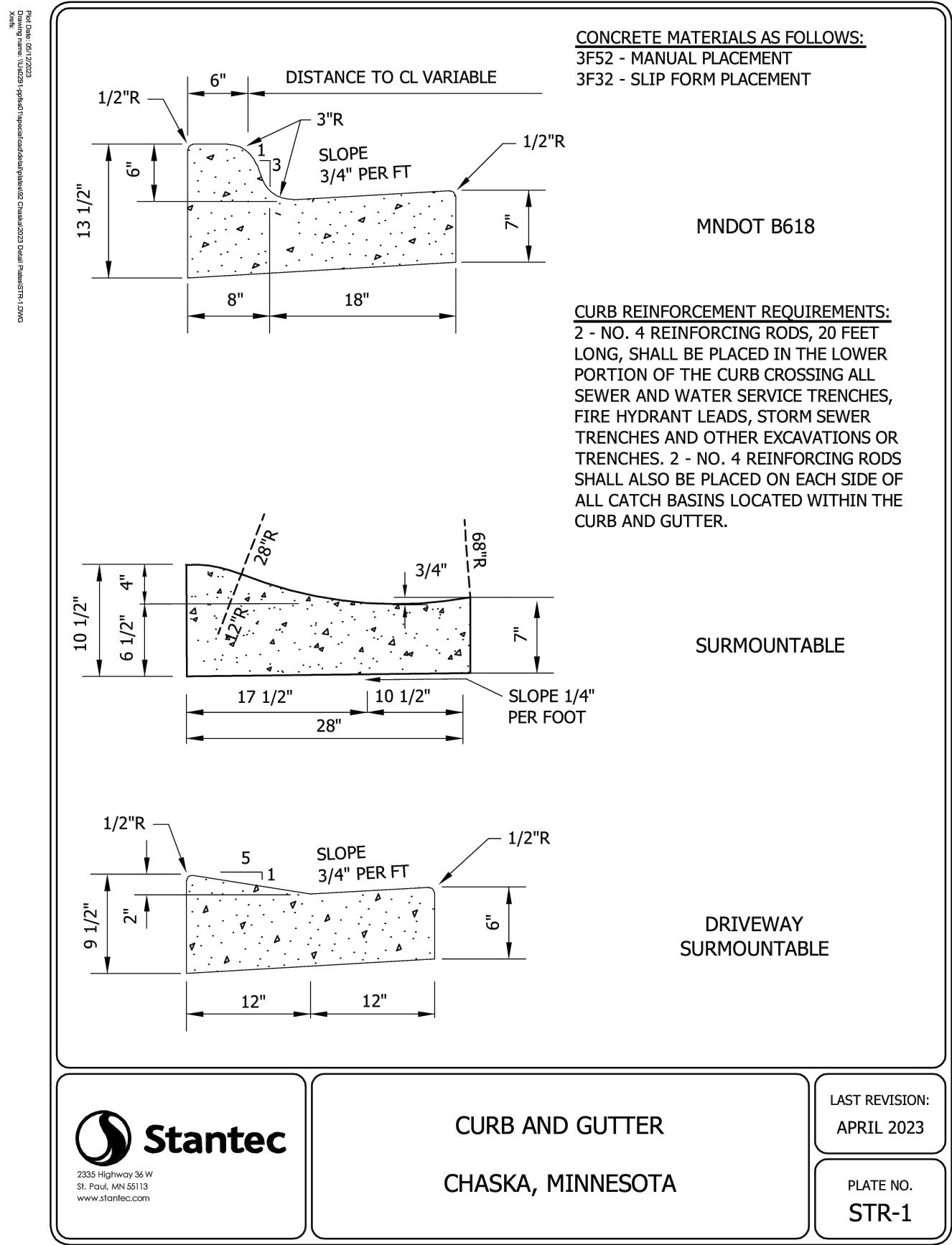
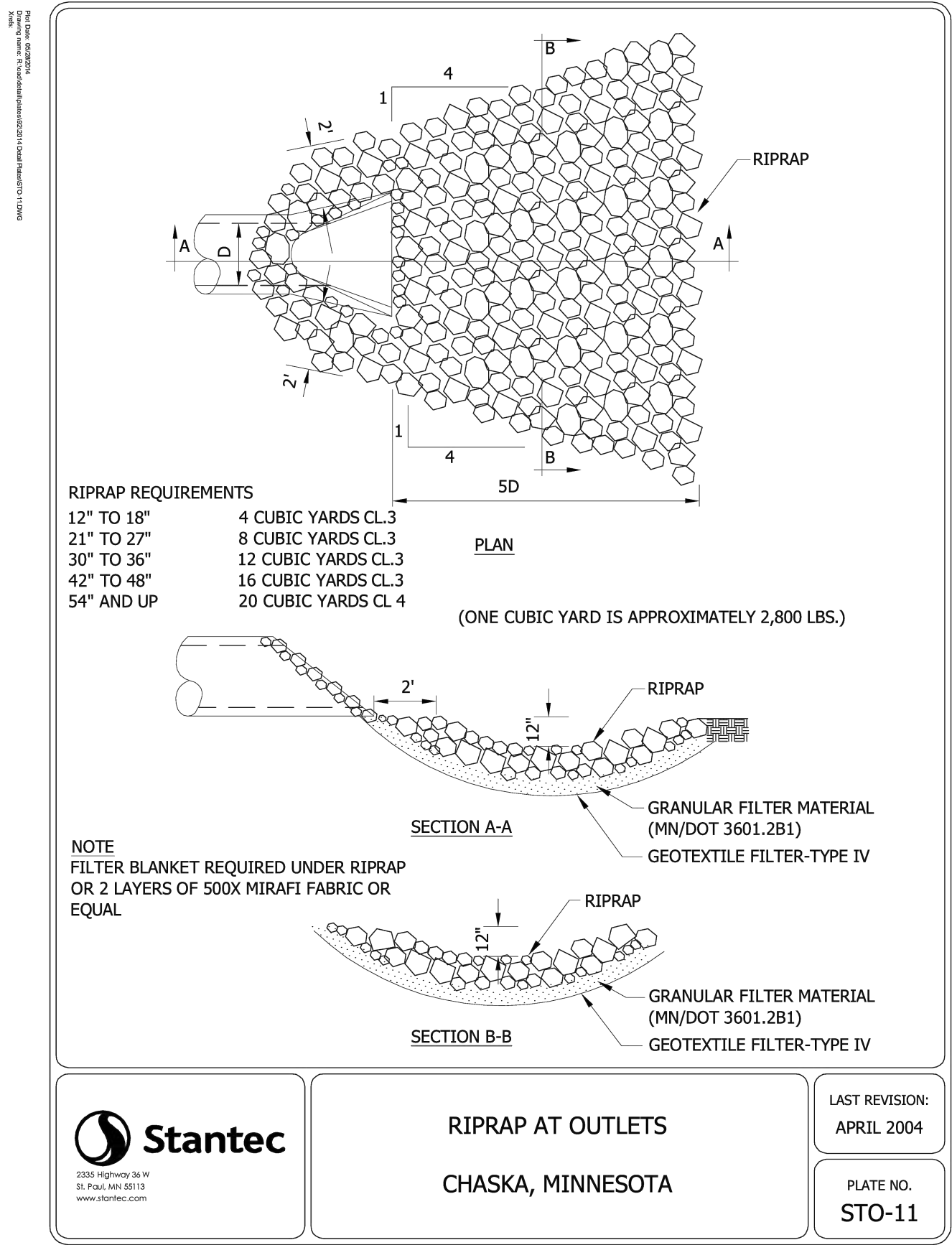
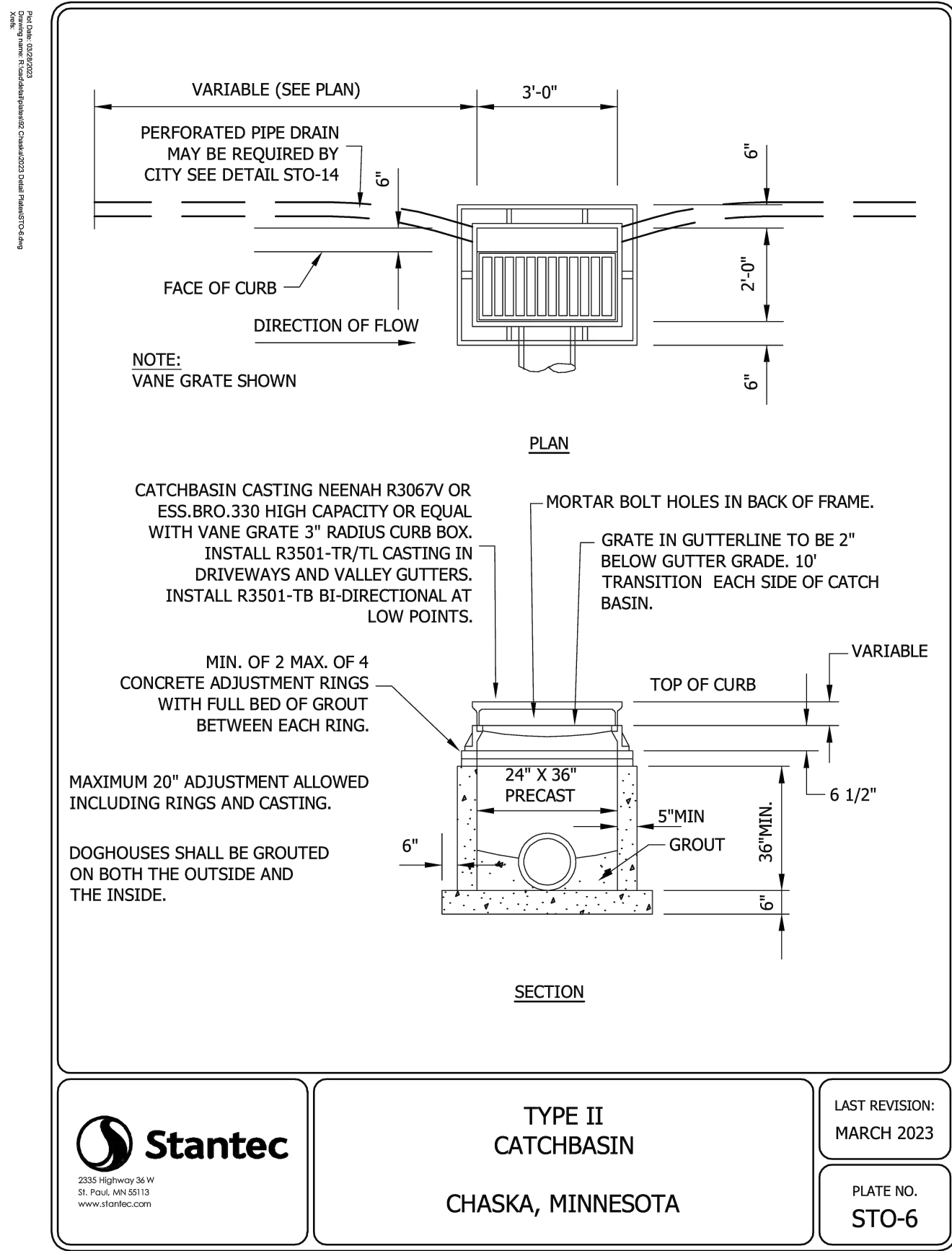
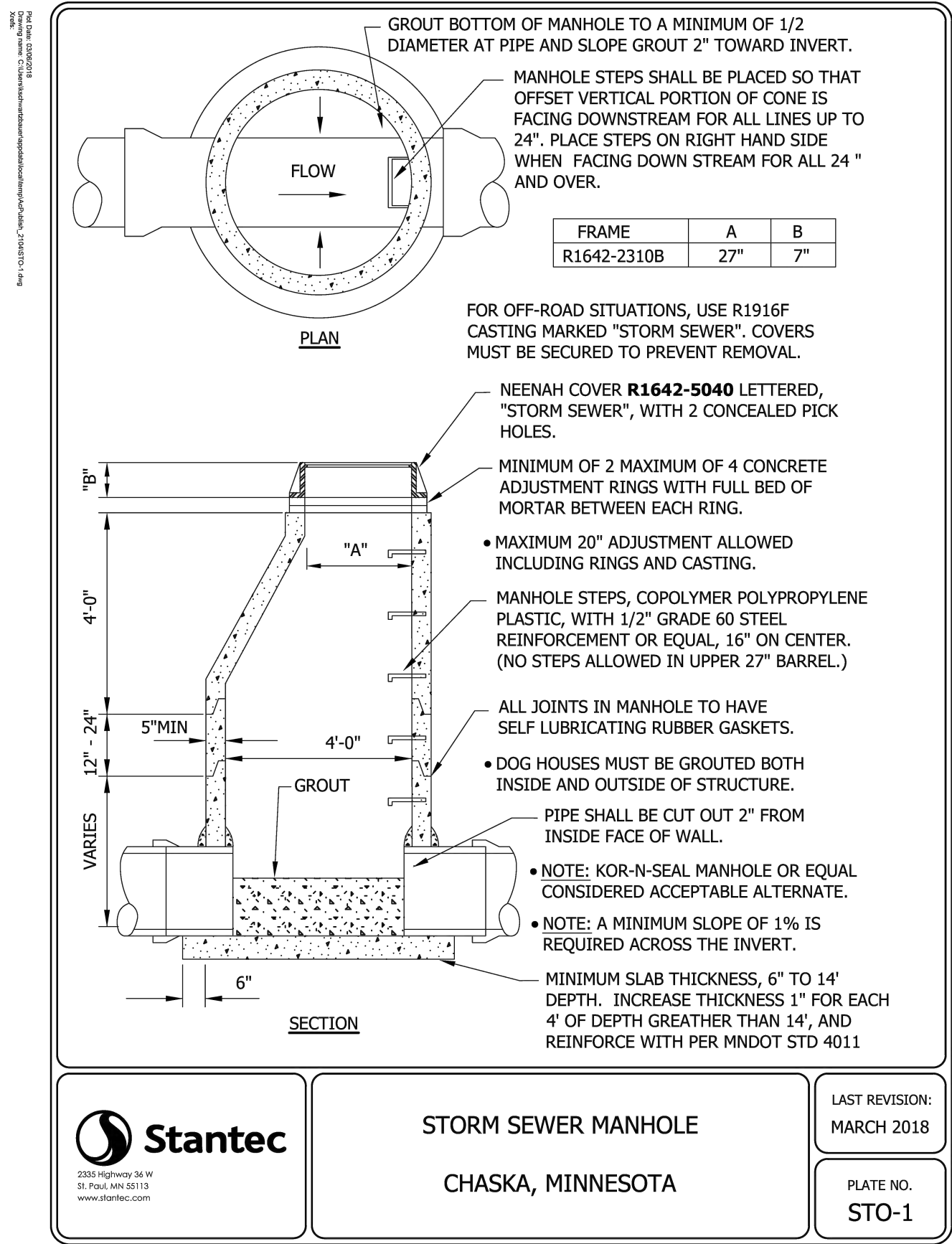
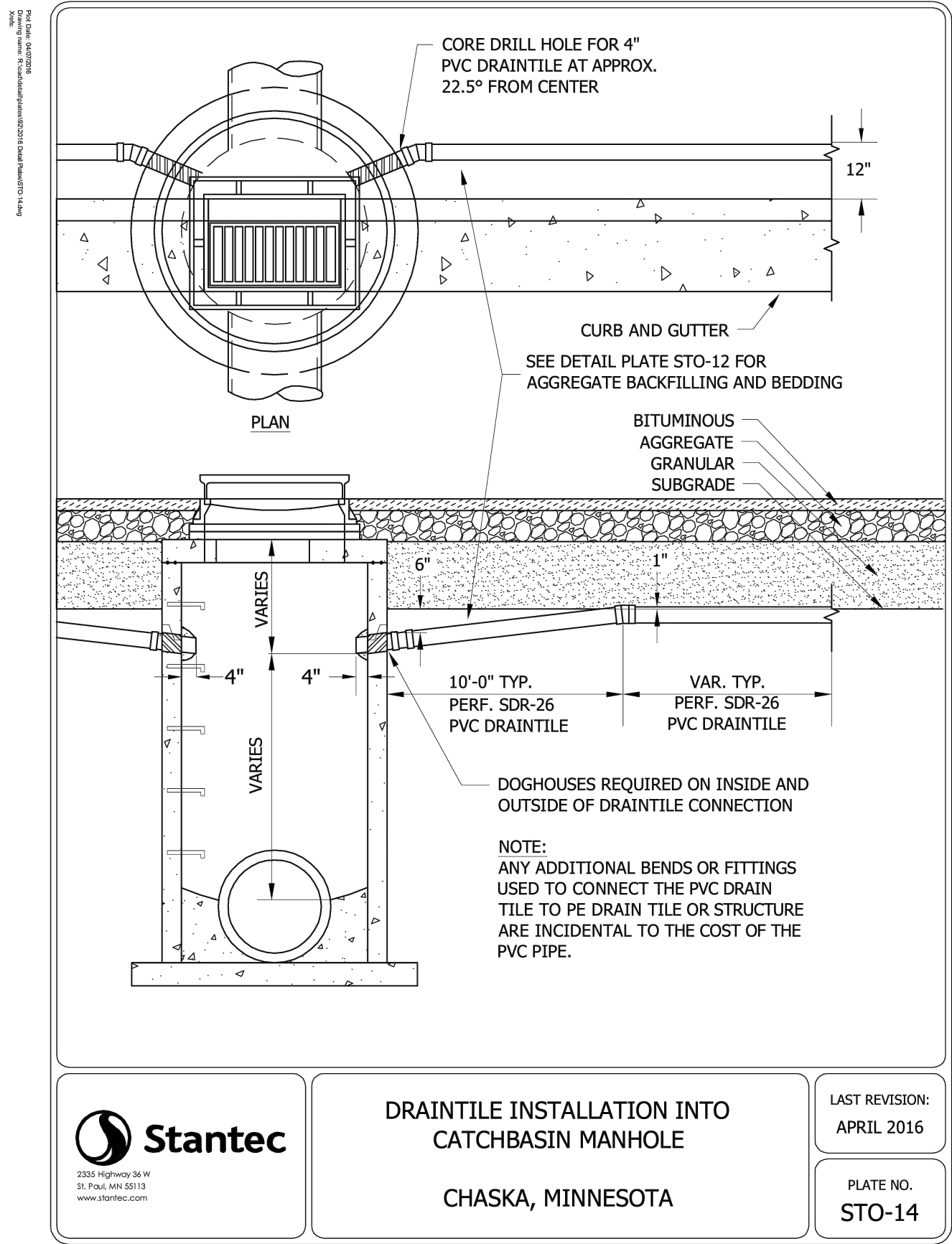
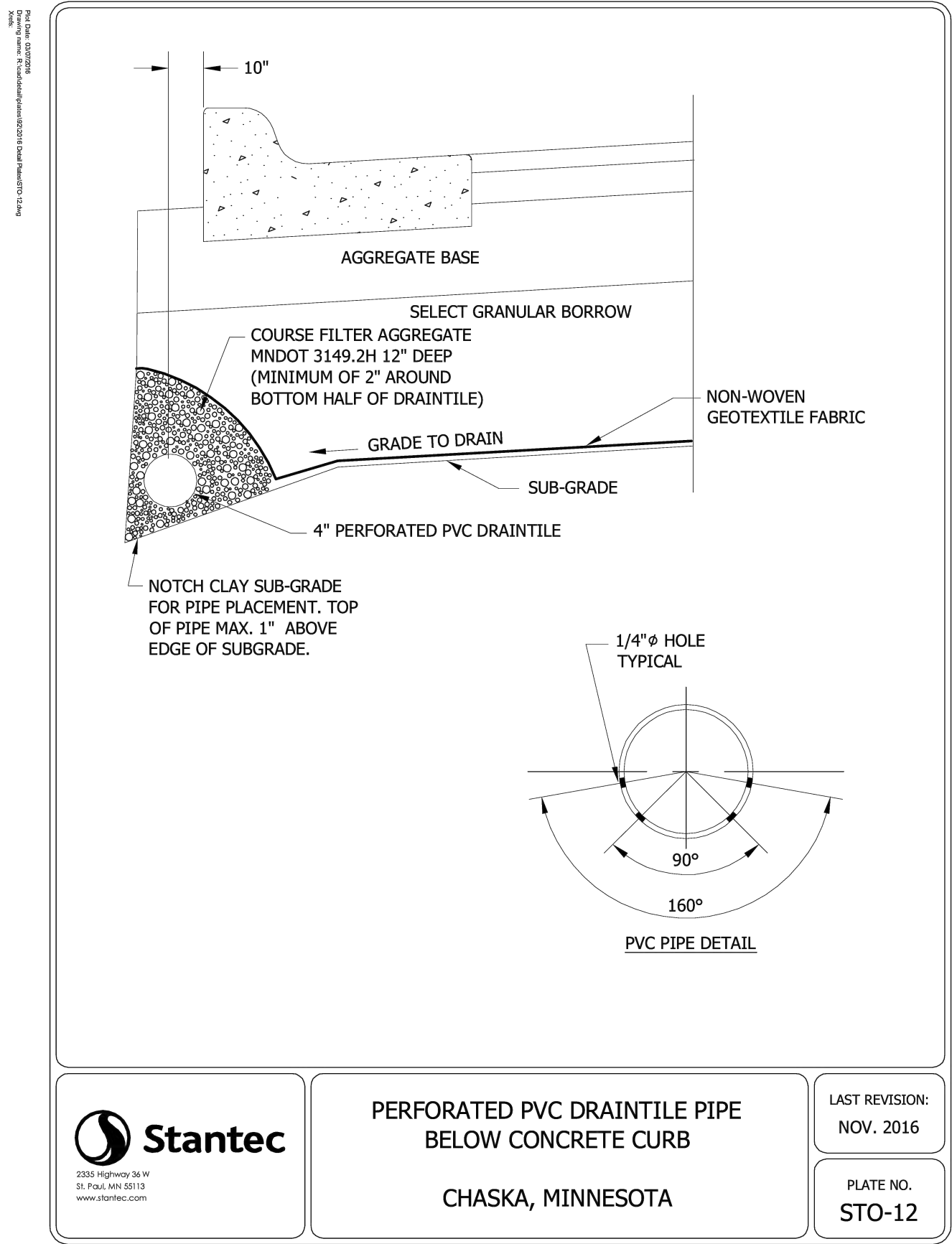
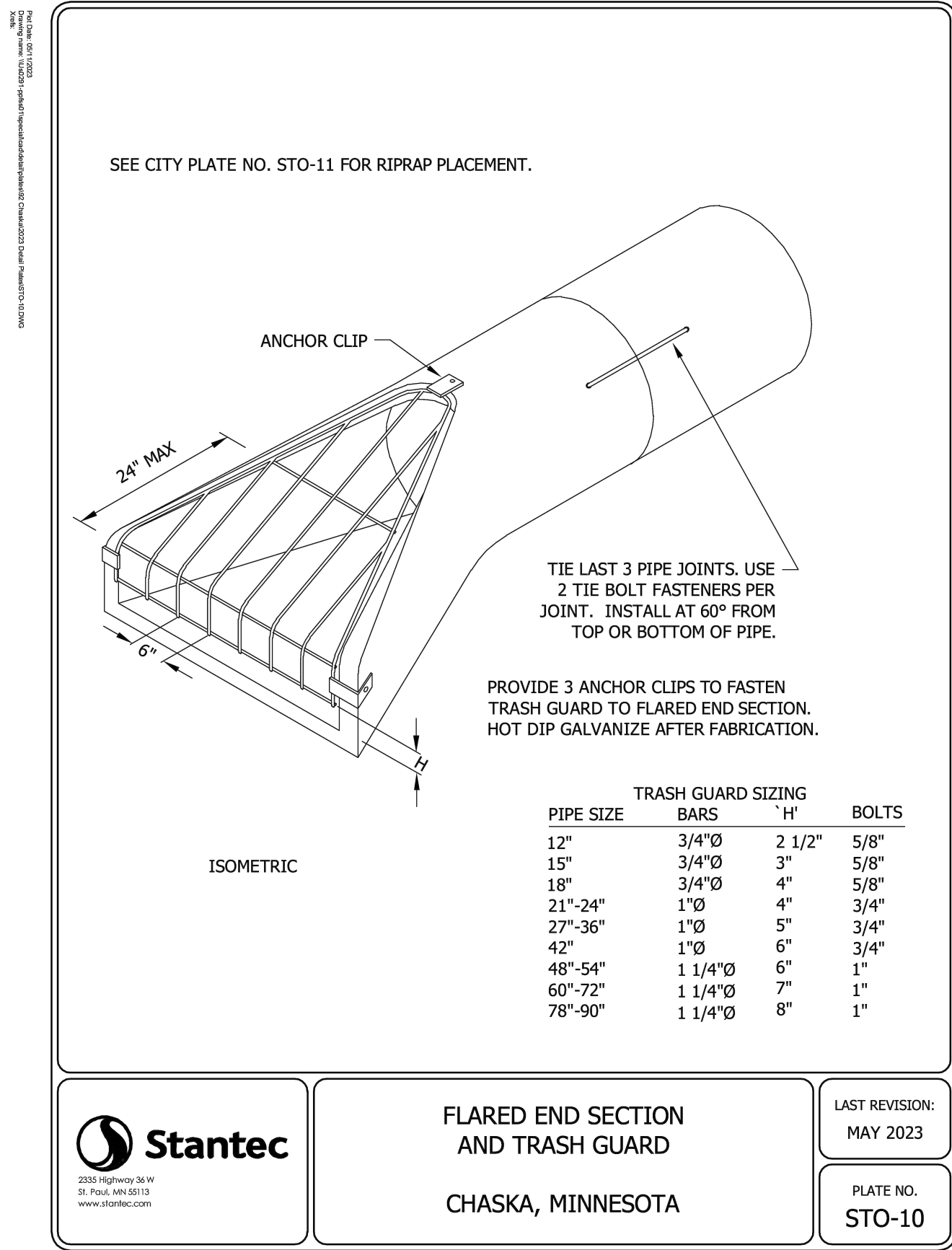
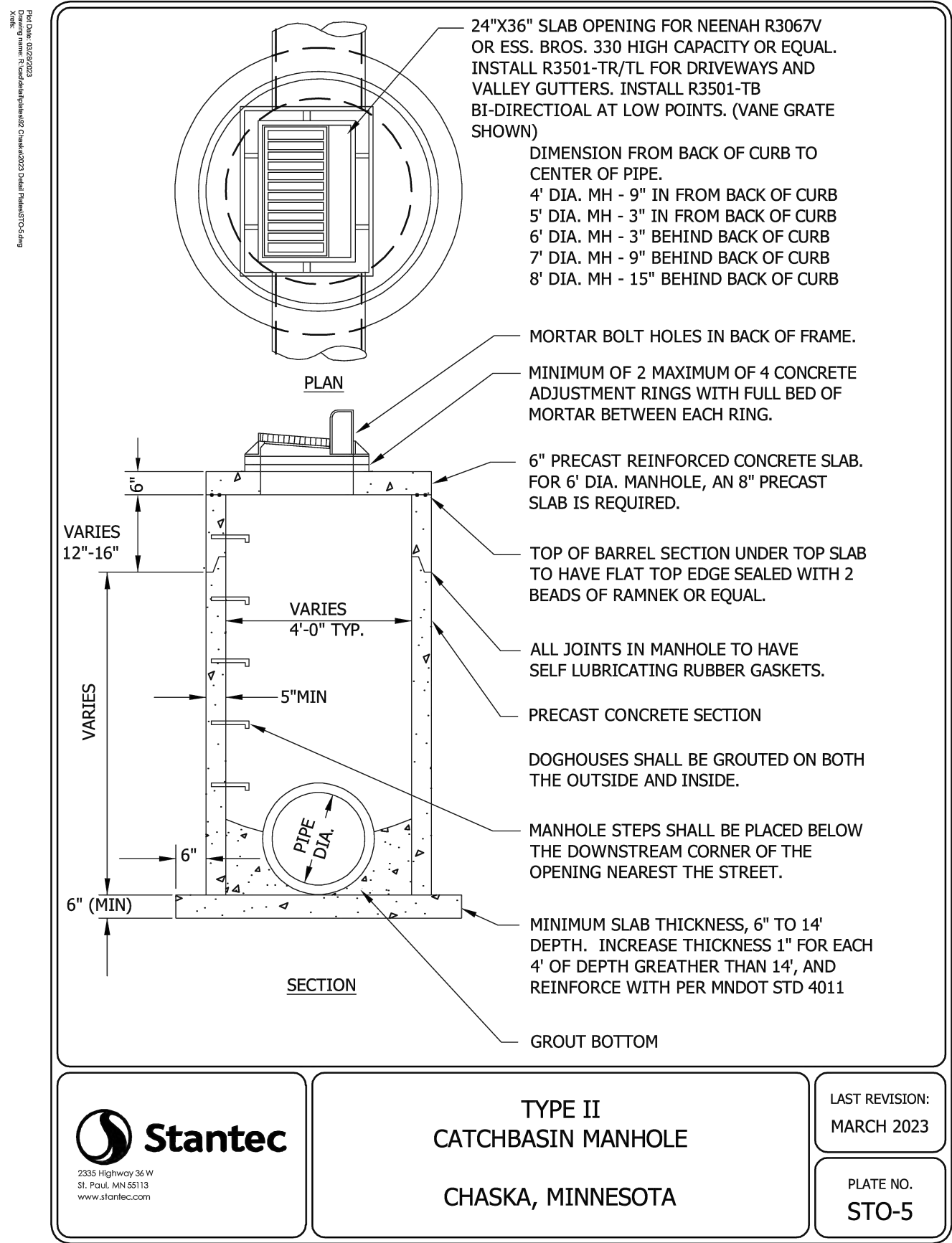
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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS I
PROJECT NO. 13074-0002

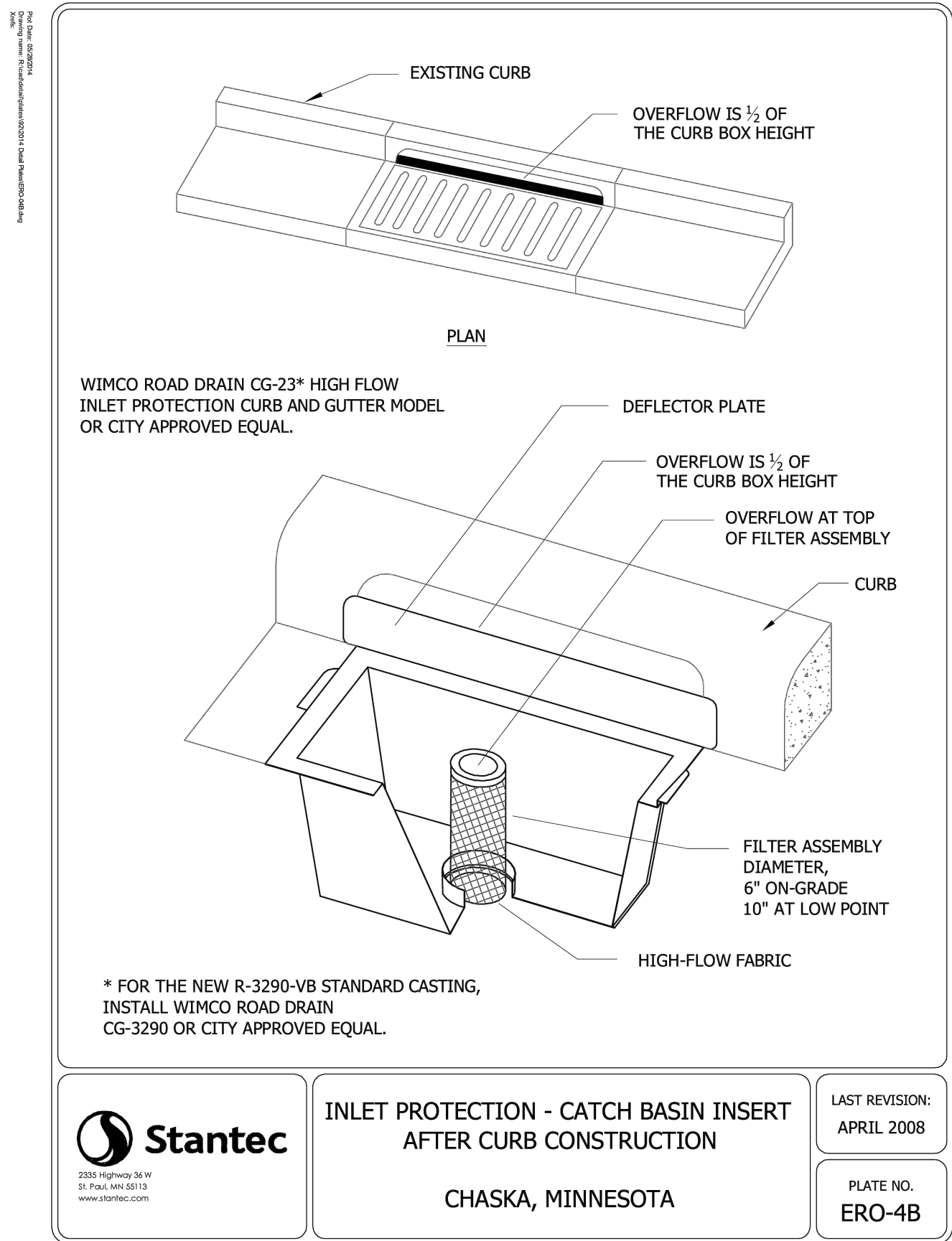
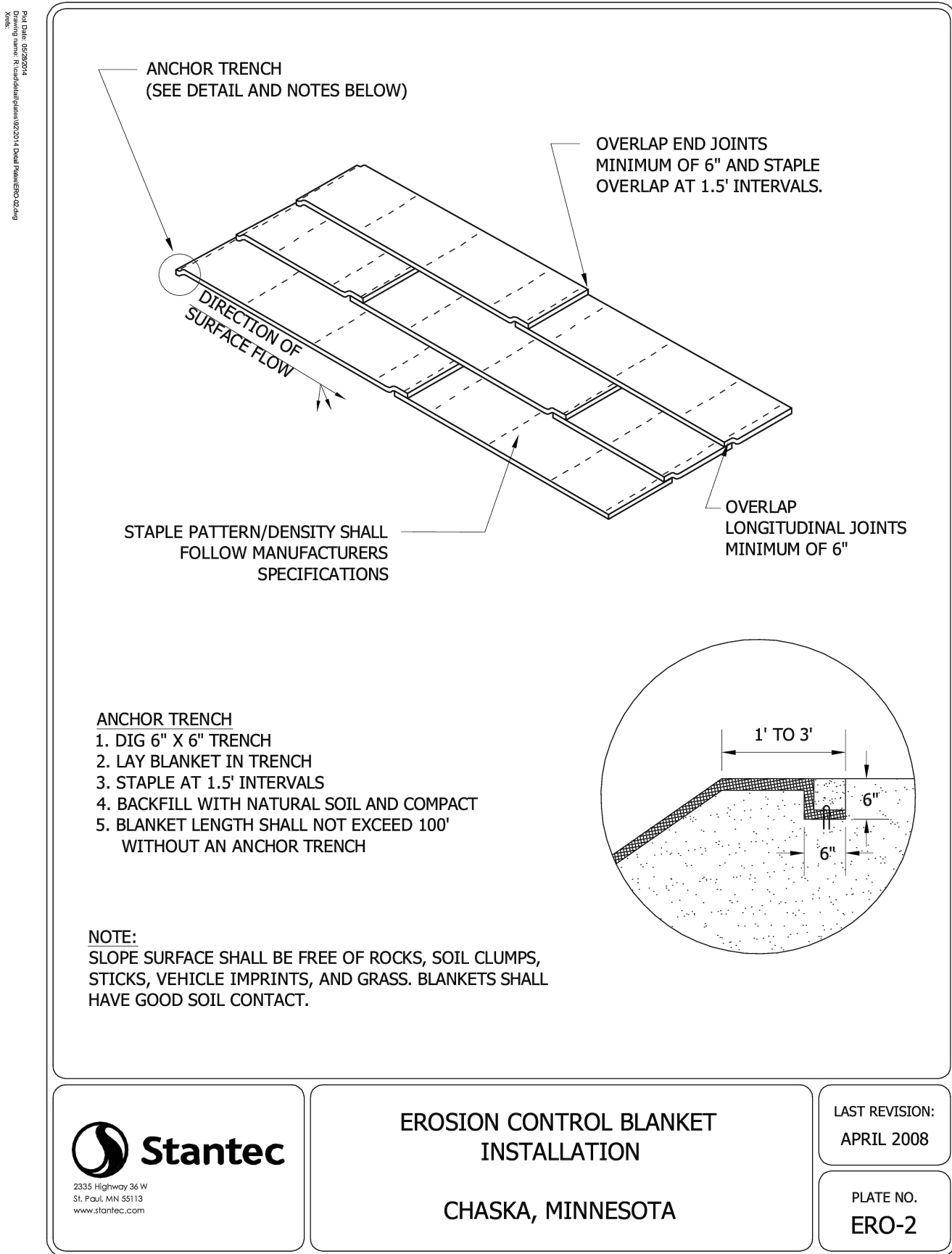
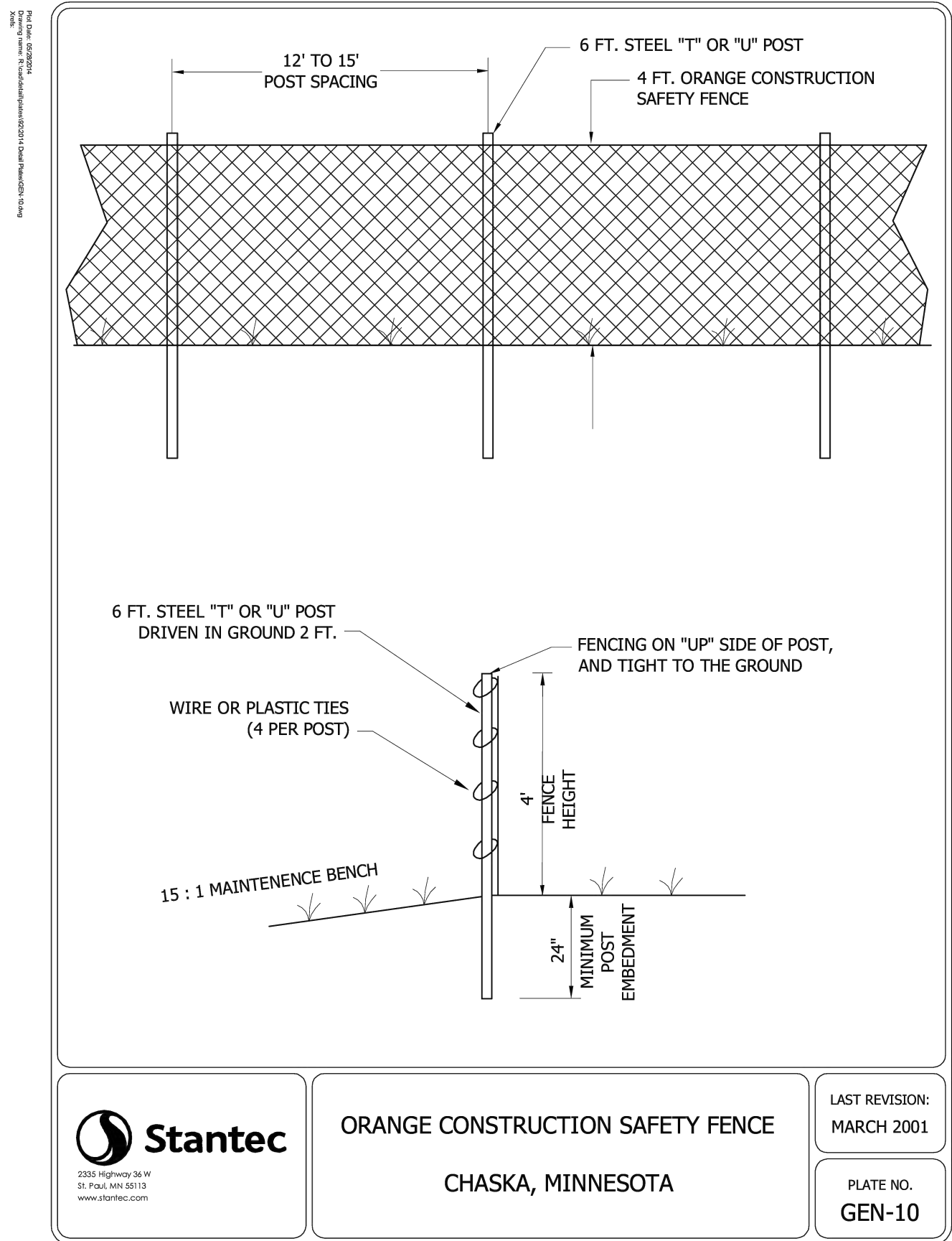
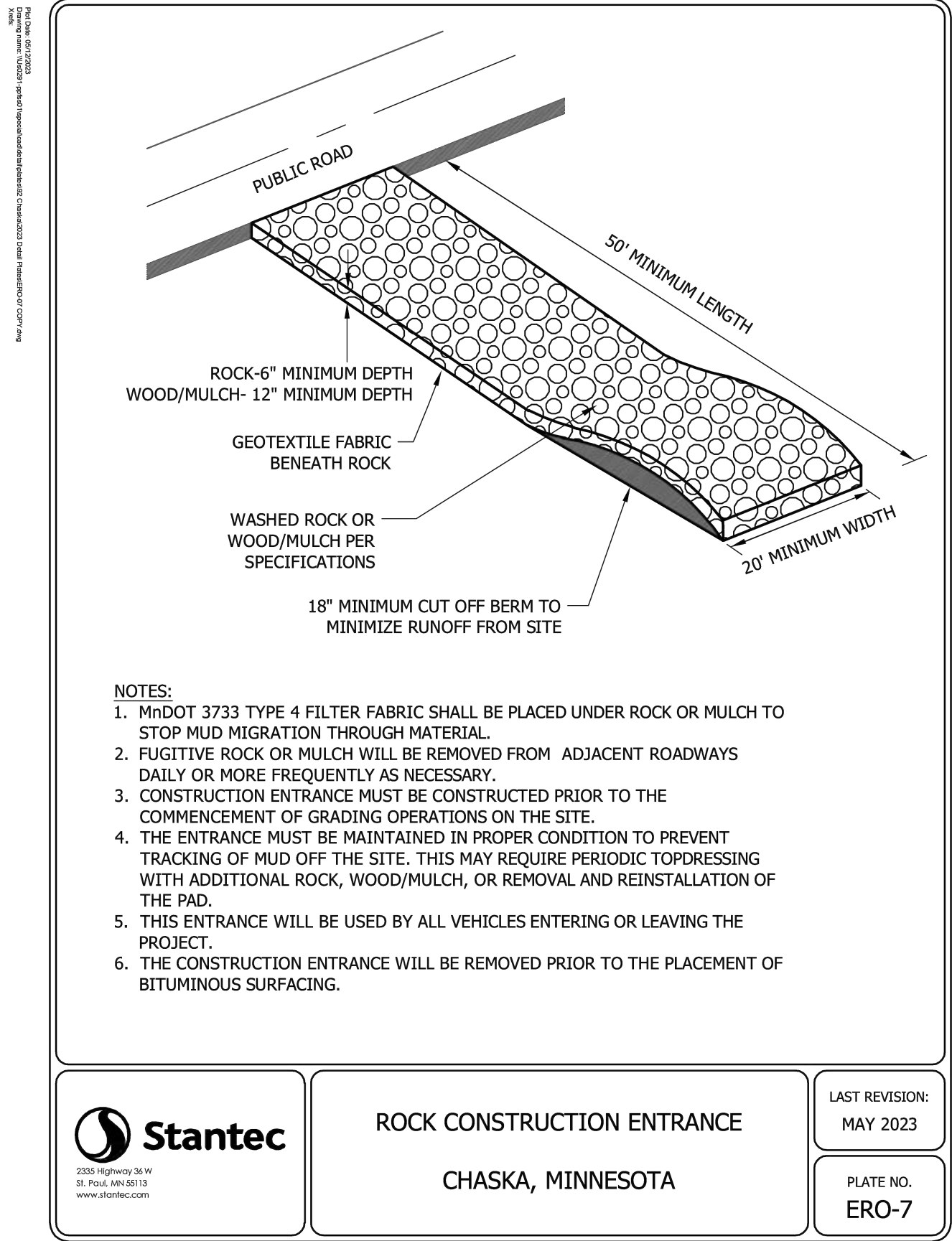
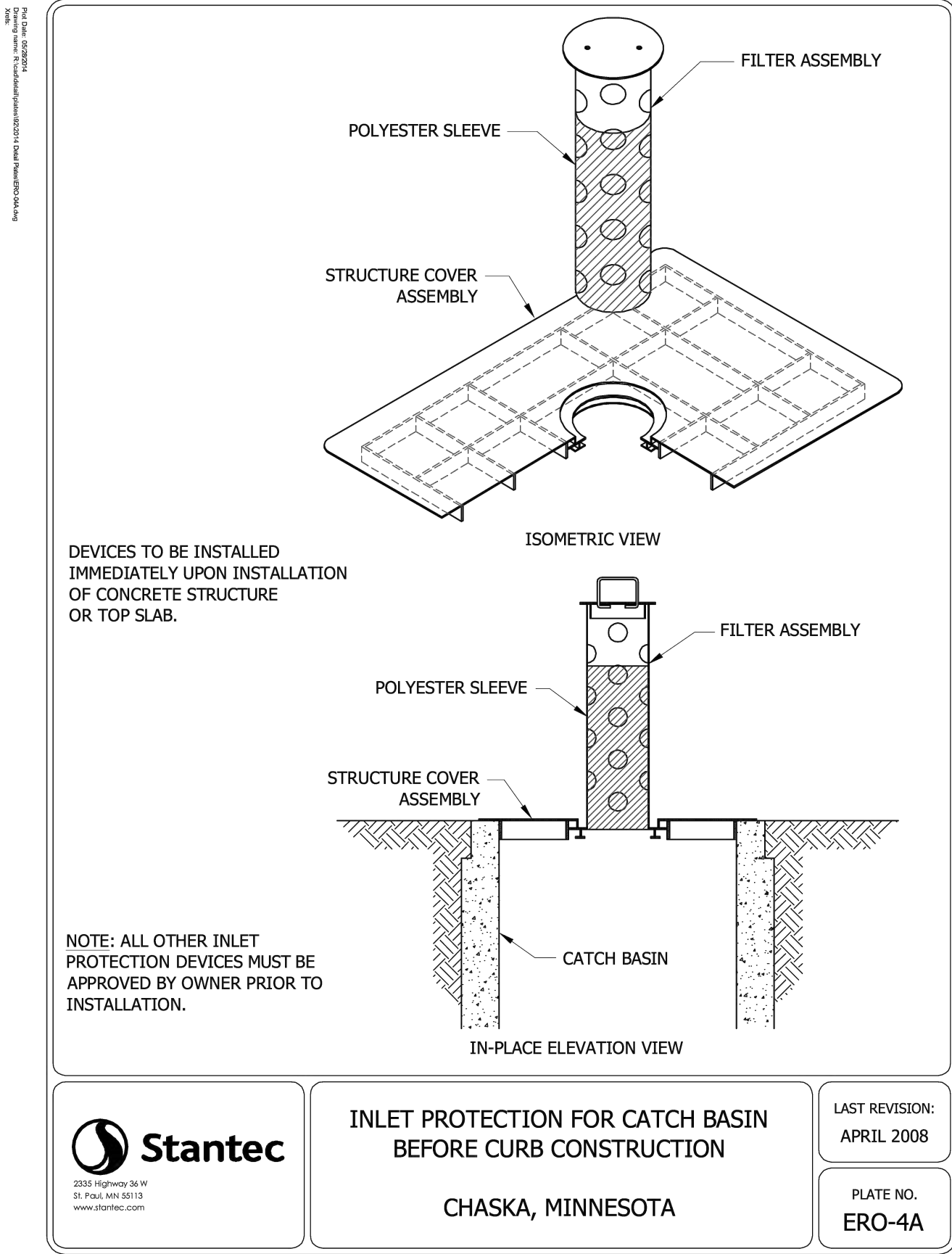
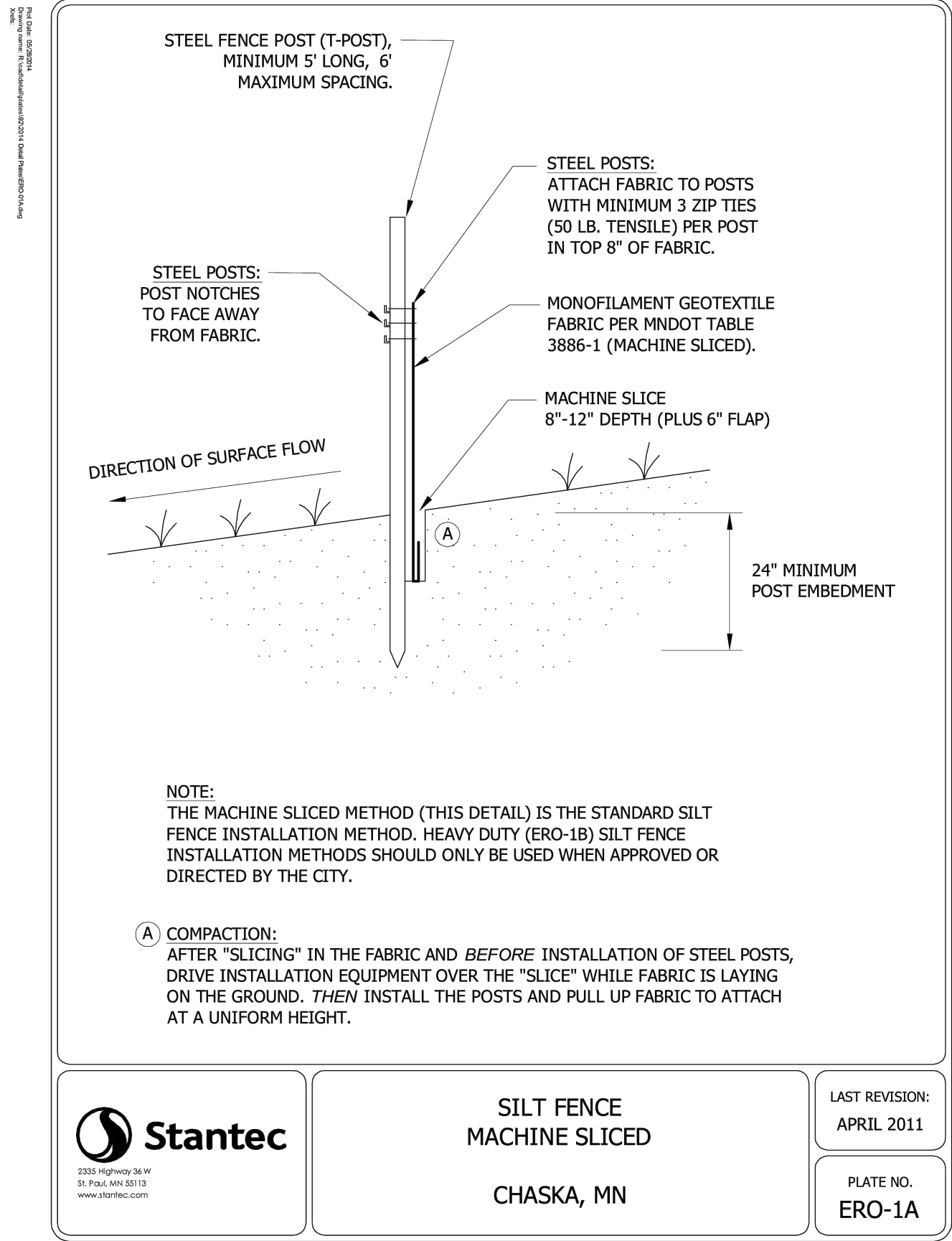
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HEI NO. 13074-Page 124 of 203



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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS IV

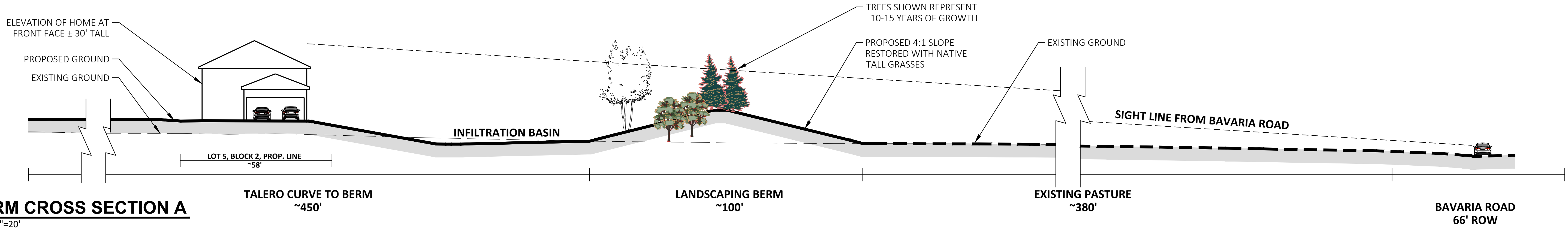
PROJECT NO. 13074-0002

SHEET
23 OF 27

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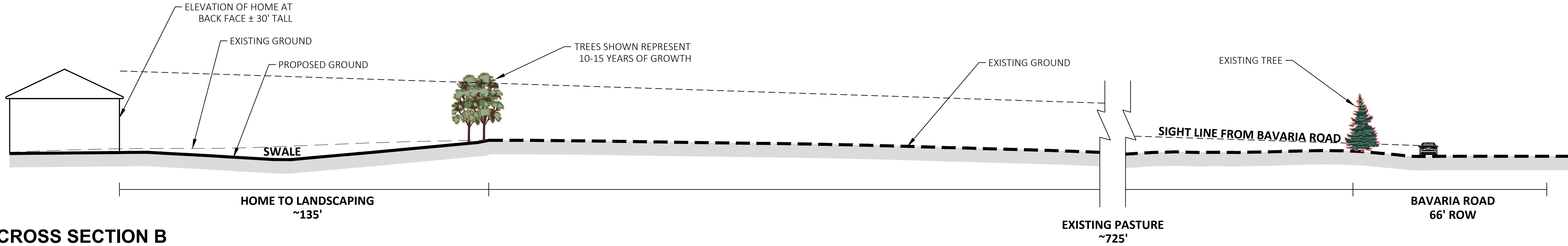
BERM CROSS SECTION A

SCALE 1"=20'



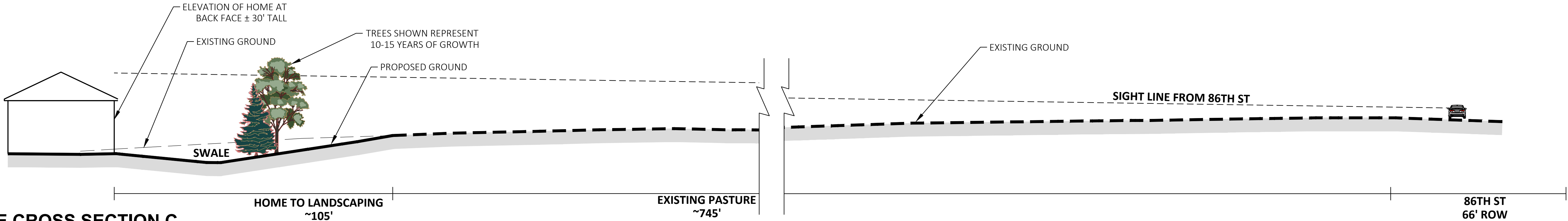
SWALE CROSS SECTION B

SCALE 1"=20'



SWALE CROSS SECTION C

SCALE 1"=20'



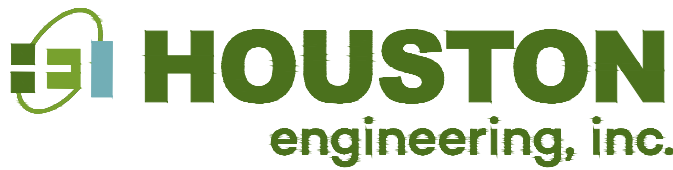
No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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.

PRELIMINARY

NOT FOR CONSTRUCTION

DANIEL SJORDAL
License No. XXXXX



Drawn by ES, JP, AO	Date 08-05-25
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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE SECTIONS
PROJECT NO. 13074-0002

SHEET
24 OF 27

PLANTING NOTES
PERMITS:

1. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.

PREPARATION AND PLANTING:

2. ALL PLANTING TO FOLLOW THE CITY OF CHASKA ZONING ORDINANCE REQUIREMENTS.
3. ALL PLANTING BEDS AND TO RECEIVE SHREDDED HARDWOOD MULCH AND POLY EDGING. MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
4. ALL TREES IN LAWN AREAS TO HAVE 5' DIAMETER RING WITH POLY EDGING AND RECEIVE SHREDDED HARDWOOD MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS. KEEP MULCH 6" AWAY FROM TRUNK.
5. ALL PLANTING BEDS AND TREE RINGS TO BE EDGED WITH 5" COMMERCIAL GRADE POLY EDGING OR APPROVED EQUAL. EDGING TYPE SUBSTITUTIONS TO BE APPROVED BY OWNER'S REPRESENTATIVE.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
10. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE PLANS. ANY AREAS DISTURBED BY CONTRACTOR OUTSIDE OF PROJECT LIMITS TO BE RESTORED TO ORIGINAL CONDITIONS.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
16. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
17. DO NOT PLANT WHEN TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT, EXCEED 90 DEGREES FAHRENHEIT, SUSTAINED WIND EXCEEDING 25 MPH, GROUND IS SATURATED, GROUND IS FROZEN AND/OR OTHER ENVIRONMENTAL CONDITIONS THAT ARE NOT CONDUCTIVE TO TREE PLANTING.
18. DO NOT ALLOW TREES TO DRY-OUT BEFORE THEY CAN BE PLANTED. KEEP TREES, INCLUDING ROOTBALLS, COOL AND MOIST UNTIL PLANTED.
19. PLANT TREES SUCH THAT FIRST FLARE ROOT IS 1" TO 2" ABOVE SURROUNDING GRADE.
20. REMOVE FROM SITE ALL DEBRIS ASSOCIATED WITH INSTALLATION ACTIVITIES. CLEAN SIDEWALKS, ROADS, ADJACENT

CONTRACTOR REQUIREMENTS:

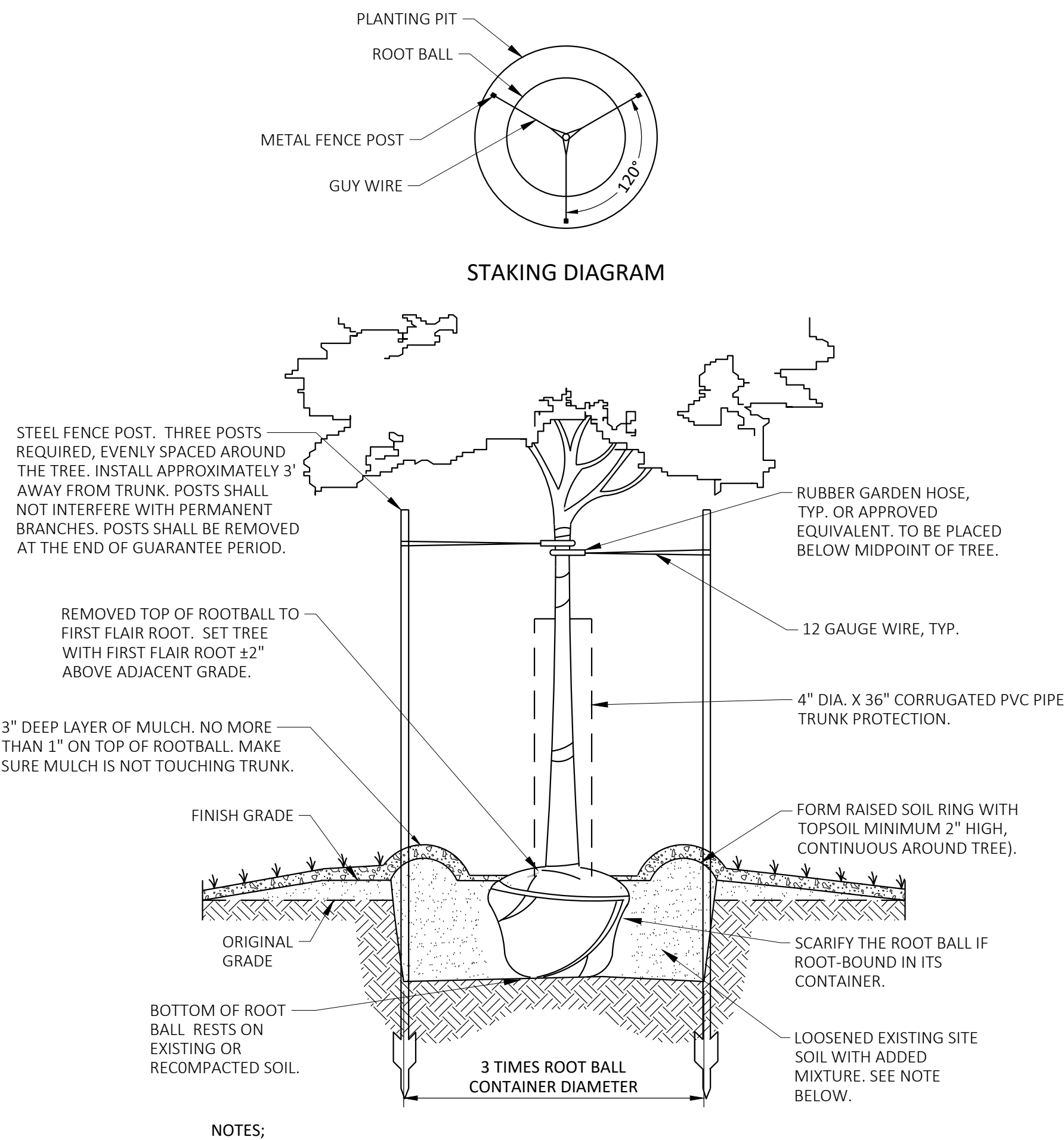
21. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
22. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE OWNER'S REPRESENTATIVE SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO OPENING ANY PLANT PITS.
24. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER'S REPRESENTATIVE SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
25. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
26. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE

AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

27. SEED DISTURBED LAWN AREAS AND AREA AROUND TREE PLANTING NOT COVERED WITH WOOD MULCH. SEED BY IMPORTING TOPSOIL TO FILL DEPRESSIONS, RAKE LEVEL, OVERSEED AND RAKE-IN MULCH.

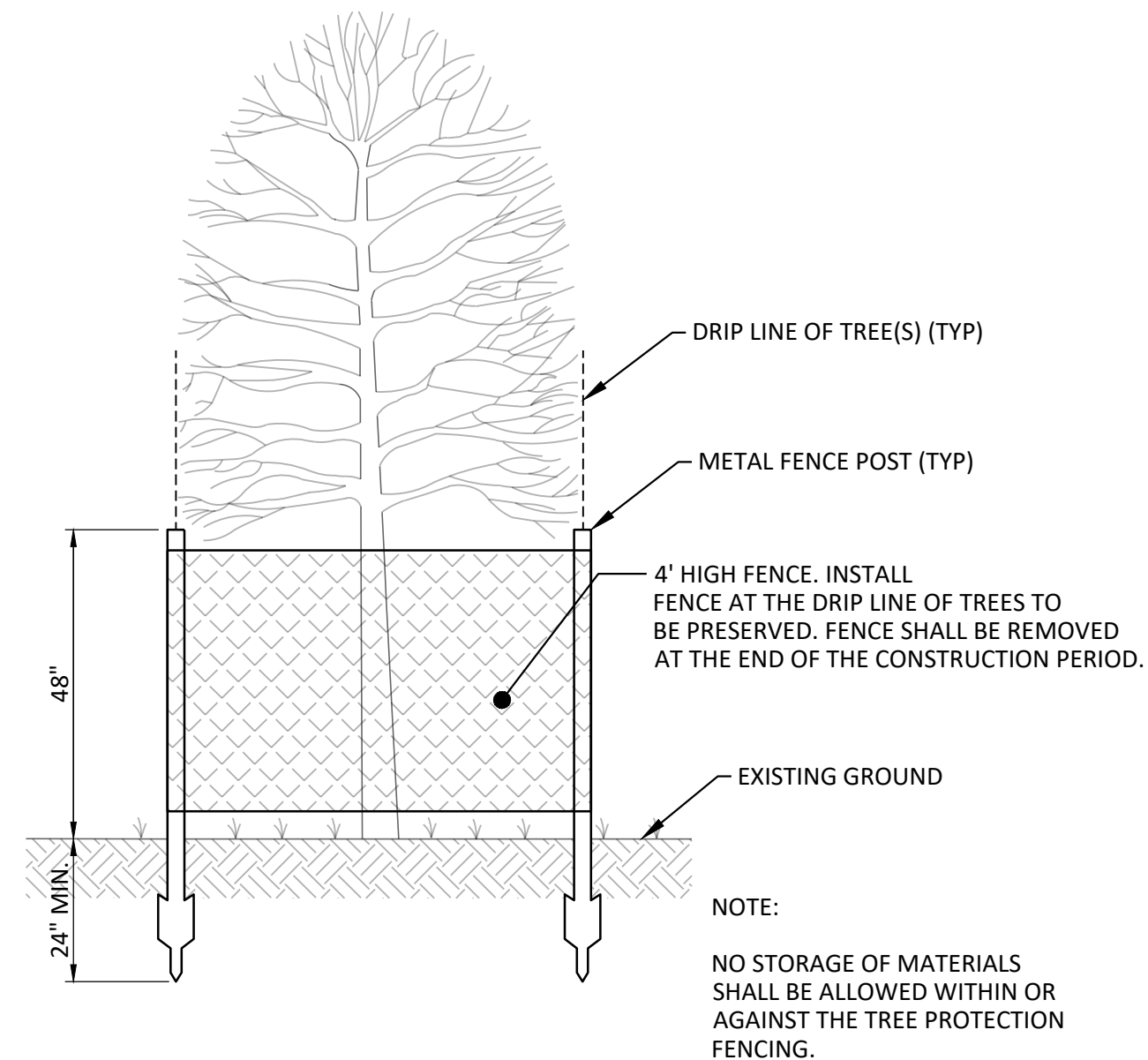
MAINTENANCE AND WARRANTY:

28. TREES STAKES TO REMAIN IN-PLACE FOR 2 FULL GROWING SEASONS. CONTRACTOR TO REMOVE STAKES AT END OF SECOND SEASON AND BEFORE WINTER.
29. MAINTAIN AND WARRANTY TREES FOR 2-YEARS. MAINTAIN BY REGULAR WATERING, WEED CONTROL, STRAIGHTENING OF TREES AND STAKES, TIGHTENING OF TREE TIES, PRUNING, PEST/RODENT/DEER CONTROL, AND AS ADDITIONALLY REQUIRED.
30. TREES THAT DIE (HAVE LESS THAN 50% CANOPY) DURING THE WARRANTY PERIOD TO BE REMOVED IMMEDIATELY. REPLACEMENT TREES TO BE PLANTED DURING SPRING OR FALL PLANTING PERIODS AND MAINTAINED AND WARRANTIED FOR 1 ADDITIONAL YEAR FROM DATE OF REPLACEMENT PLANTING.
31. IF WATERING OPTIONS ARE NOT AVAILABLE ON SITE, LANDSCAPE CONTRACTOR TO INSTALL 20-GALLON WATERING BAG FOR 2-YEARS AND WATER TREES USING WATERING BAG. REMOVE WATERING BAGS BEFORE WINTER AND REPLACE WITH PVC TREE TRUNK PROTECTION. RE-INSTALL WATERING BAG THE FOLLOWING SPRING IF APPLICABLE TO COMPLETE THE 2-YEAR WATERING REQUIREMENT. REMOVE WATERING BAGS UPON COMPLETION OF TREE WARRANTY.



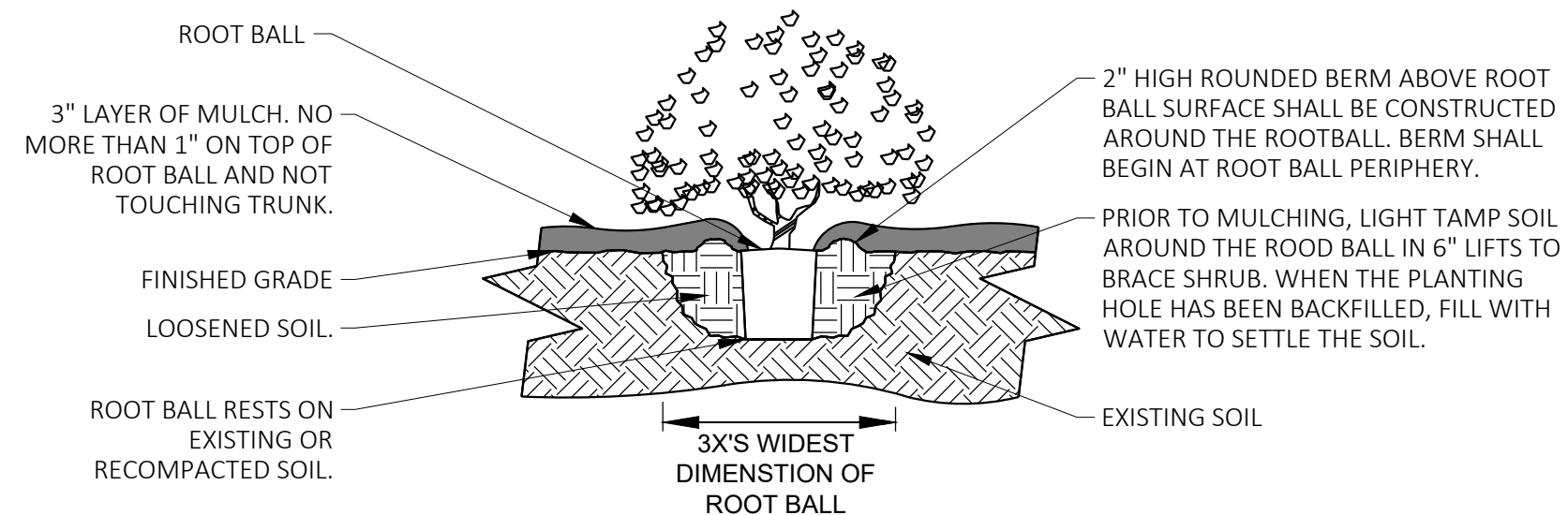
TREE PLANTING

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE



NOTES:

1. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
2. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
3. DO NOT PRUNE BEFORE ACCEPTANCE.
4. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
5. IF EXISTING SOIL IS NOT ACCEPTABLE, BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL - 1 PART SAND - 2 PARTS NATIVE TOPSOIL.

SHRUB PLANTING

NOT TO SCALE

				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.	 HOUSTON engineering, inc.	Drawn by ES, JP, AO	Date 08-05-25	CHEVALLE 19TH ADDITION QUADRIGA VENTURES CHASKA MINNESOTA	LANDSCAPE NOTES & DETAILS PROJECT NO. 13074-0002	SHEET 25 OF 27
FINAL PLAT SUBMITTAL		8/5/2025	AKC	DANIEL SJORDAL License No. XXXXX		Checked by AC	Scale AS SHOWN			
No.	Revision	Date	By							

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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SITE GRADING AND ESTABLISHMENT OF 10 NEW LOW DENSITY RESIDENTIAL LOTS. THE 6.17-ACRE SITE IS LOCATED WEST OF BAVARIA RD AND SOUTH OF 86TH ST, CHASKA, MINNESOTA.

THE EXISTING SITE IS MOSTLY PERVIOUS CONSISTING OF UNDEVELOPED PASTURE LAND. THE SITE GENERALLY DRAINS TO THE SOUTHEAST ALONG THE EDGE OF A BERM TO A CATCH BASIN THAT DISCHARGES TO AN EXISTING POND.

THE PROPOSED SITE WILL CONSIST OF IMPERVIOUS AND PERVIOUS AREA. THE IMPERVIOUS WILL CONSIST OF 10 NEW HOUSE PADS, 10 DRIVEWAYS, AND ABOUT 275 FT OF RESIDENTIAL ROADWAY. ON-SITE STORM SEWER WILL BE CONSTRUCTED AND WILL DRAIN TO AN ON-SITE INFILTRATION BASIN WITH AN OVERFLOW TO AN EXISTING OFF-SITE DETENTION POND. THE INFILTRATION BASIN IS DESIGNED TO MEET MINNESOTA POLLUTION CONTROL AGENCY (MPCA) REQUIREMENTS FOR STORMWATER DETENTION AND TREATMENT.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL SPECIFICATIONS

THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT AND EROSION CONTROL PLAN TO THE OWNER FOR REVIEW 5 DAYS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR AND THE OWNER ARE JOINTLY REQUIRED TO SUBMIT TO THE MPCA A NOTICE OF INTENT (NOI) AT LEAST 7 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT THE SITE. THE APPLICATION SHALL BE SUBMITTED ONLINE AT WWW.PCA.STATE.MN.US.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE SWPPP AS REQUIRED BY THE MPCA. THE PLAN PROVIDES STRUCTURAL CONTROLS AND/OR STABILIZATION PRACTICES DESIGNED TO MINIMIZE POLLUTANTS IN THE STORMWATER DISCHARGE (INCLUDING SOIL SEDIMENT), TO MINIMIZE EROSION ON THE SITE, AND TO ELIMINATE TRACKING OF SOIL OFF SITE BY VEHICLES.

A REGULAR PROGRAM OF INSPECTION AND MAINTENANCE OF THE EROSION AND POLLUTION CONTROLS ARE REQUIRED BY THE MPCA. BASED ON THESE INSPECTIONS, THE EROSION AND POLLUTION CONTROLS WILL BE MAINTAINED, MAY BE MODIFIED, AND MAY BE SUPPLEMENTED BY ADDITIONAL MEASURES IN ORDER TO ADEQUATELY MINIMIZE POLLUTANTS.

THE CONTRACTOR AND THE OWNER ARE JOINTLY REQUIRED TO SUBMIT TO THE MPCA A NOTICE OF TERMINATION (NOT) AFTER THE SITE HAS BEEN STABILIZED, CONSTRUCTION HAS ENDED, AND TEMPORARY EROSION CONTROL MEASURES HAVE BEEN REMOVED.

STORMWATER MANAGEMENT FEATURES IN ADDITION TO THOSE SHOWN ON THE PLANS SHALL BE PLACED, MONITORED, MAINTAINED, AND REMOVED AT THE DISCRETION AND DIRECTION OF THE ENGINEER AS NECESSARY.

SEQUENCE OF CONSTRUCTION

- THE FOLLOWING IS A SUGGESTED SEQUENCE OF CONSTRUCTION FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS AND IS NOT INTENDED TO BE A DEFINITIVE CONSTRUCTION SCHEDULE.
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, AS REQUIRED, AND INLET PROTECTION.
 2. INSTALL PERIMETER SEDIMENT CONTROL ON DISTURBED AREA.
 3. ROUGH SITE GRADING
 4. INSTALL TEMPORARY SOIL STABILIZATION ON DISTURBED AREAS, AS NEEDED.
 5. INSTALL UTILITIES, STORM SEWERS, SANITARY SEWER, AND WATER.
 6. INSTALL INLET PROTECTION AFTER COMPLETING STORM DRAINAGE AND OTHER UTILITY INSTALLATION.
 7. COMPLETE FINAL GRADING.
 8. COMPLETE FINAL PAVING.
 9. MULCH AND SEED DISTURBED AREAS AS SPECIFIED WITHIN 7 DAYS OF COMPLETION OF TOPSOIL PLACEMENT AND GRADING.
 10. RESEED AREAS DISTURBED BY REMOVAL ACTIVITIES.

STORMWATER POLLUTION PREVENTION PLAN CONTACT

THE STORMWATER POLLUTION PREVENTION PLAN CONTACT SHALL BE AN INDIVIDUAL WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION AND SEDIMENT CONTROL BMPS, WHO WILL OVERSEE THE IMPLEMENTATION AND THE INSTALLATION OF THE SWPPP AND INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION. THE SWPPP PLAN CONTACT IS LISTED BELOW:

SWPPP CONTACT: _____ PHONE: _____

TITLE: _____

GENERAL CONTRACTOR CONTACT INFORMATION (OPERATOR)

THE CONTRACTOR (OPERATOR) AS SHOWN ON THE NOTICE IS LISTED BELOW. THE CONTRACTOR SHALL HAVE OPERATIONAL CONTROL OF THE SWPPP AND IS RESPONSIBLE FOR ITS IMPLEMENTATION.

OPERATOR	CONTACT PERSON	CONTACT PERSON PHONE	
MAILING ADDRESS	CITY	STATE/PROVINCE	ZIP CODE
"I _____, CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED HEREIN. BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING THE INFORMATION, I BELIEVE THE SUBMITTED INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT.			
PRINTED NAME OF APPLICANT	TITLE		
SIGNATURE OF APPLICANT	DATE		

SPILL PREVENTION NOTES

- HOUSEKEEPING
1. ONLY NEEDED PRODUCTS WILL BE STORED ON-SITE BY THE CONTRACTOR.
 2. EXCEPT FOR BULK MATERIALS, THE CONTRACTOR WILL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS.
 3. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED.

4. MATERIAL MIXING WILL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. WHEN POSSIBLE, ALL PRODUCTS WILL BE COMPLETELY USED BEFORE PROPERLY DISPOSING OF THE CONTAINERS OFF SITE.
6. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS WILL BE FOLLOWED.
7. THE CONTRACTOR'S SITE SUPERINTENDENT WILL INSPECT MATERIAL STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL.
8. DUST GENERATED WILL BE CONTROLLED IN AN ENVIRONMENTALLY SAFE MANNER.
9. VEGETATION AREAS NOT ESSENTIAL TO THE CONSTRUCTION PROJECT WILL BE PRESERVED AND MAINTAINED AS NOTED ON THE PLANS.

HAZARDOUS MATERIALS

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S LABEL DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED.
4. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DEGREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND.
5. WHEEL WASH WATER WILL BE COLLECTED AND ALLOWED TO SETTLE OUT SUSPENDED SOLIDS PRIOR TO DISCHARGE. WHEEL WASH WILL NOT BE DISCHARGED DIRECTLY INTO ANY STORMWATER SYSTEM OR STORMWATER TREATMENT SYSTEM.
6. POTENTIAL PH-MODIFYING MATERIALS SUCH AS: BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.

PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS
ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
2. FERTILIZERS
FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED. ONCE APPLIED, FERTILIZERS WILL BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
3. PAINTS
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
4. CONCRETE AND OTHER WASHOUTS WASTE
CONTRACTORS WILL PROVIDE DESIGNATED WASHOUT AREAS ON THE SITE IN ACCORDANCE WITH PART IV.F.4 OF THE GENERAL PERMIT MN R100001. SEE POLLUTION PREVENTION MEASURES AT RIGHT FOR DETAILS.

SPILL CONTROL PRACTICES

- IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP, IF NEEDED.
1. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
 2. APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT WILL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON SITE. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEANUP PURPOSES.
 3. ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY.
 4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 5. AFTER A SPILL, A REPORT WILL BE PREPARED DESCRIBING THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING, AS WELL AS CLEANUP INSTRUCTIONS IN THE EVENT OF REOCCURRENCES.
 6. THE CONTRACTOR'S SITE SUPERINTENDENT, RESPONSIBLE FOR DAY-TO-DAY OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.

SPILL RESPONSE

- THE PRIMARY OBJECTIVE IN RESPONDING TO A SPILL IS TO QUICKLY CONTAIN THE MATERIAL(S) AND PREVENT OR MINIMIZE MIGRATION INTO STORMWATER RUNOFF AND CONVEYANCE SYSTEMS. IF THE RELEASE HAS IMPACTED ON-SITE STORMWATER, IT IS CRITICAL TO CONTAIN THE RELEASED MATERIALS ONSITE AND PREVENT THEIR RELEASE INTO RECEIVING WATERS. IF A SPILL OF POLLUTANTS THREATENS STORMWATER OR SURFACE WATER AT THE SITE, THE SPILL RESPONSE PROCEDURES OUTLINED BELOW MUST BE IMPLEMENTED IN A TIMELY MANNER TO PREVENT THE RELEASE OF POLLUTANTS.
1. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE NOTIFIED IMMEDIATELY WHEN A SPILL OR THE THREAT OF A SPILL IS OBSERVED. THE SUPERINTENDENT WILL ASSESS THE SITUATION AND DETERMINE THE APPROPRIATE RESPONSE.
 2. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING EROSION AND SEDIMENT CONTROLS AND ENTERING RECEIVING WATERS, PERSONNEL WILL BE DIRECTED TO RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
 3. SPILL KITS CONTAINING APPROPRIATE MATERIALS AND EQUIPMENT FOR SPILL RESPONSE AND CLEANUP WILL BE MAINTAINED BY THE CONTRACTOR AT THE SITE.

4. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G., SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
5. IF A SPILL OCCURS, THE SUPERINTENDENT OR THE SUPERINTENDENT'S DESIGNEE WILL BE RESPONSIBLE FOR COMPLETING THE SPILL REPORTING FORM AND FOR REPORTING THE SPILL TO THE MPCA.
6. PERSONNEL WITH PRIMARY RESPONSIBILITY FOR SPILL RESPONSE AND CLEANUP WILL RECEIVE TRAINING BY THE CONTRACTOR'S SITE SUPERINTENDENT OR DESIGNEE. THE TRAINING MUST INCLUDE IDENTIFYING THE LOCATION OF THE SPILL KITS AND OTHER SPILL RESPONSE EQUIPMENT AND THE USE OF SPILL RESPONSE MATERIALS.
7. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.

SPILL NOTIFICATION

IN THE EVENT OF A SPILL, THE CONTRACTOR'S SITE SUPERINTENDENT WILL MAKE THE APPROPRIATE NOTIFICATION(S), CONSISTENT WITH THE FOLLOWING PROCEDURES:

PER MINNESOTA STATUTE 115.061, NOTIFY THE MPCA IMMEDIATELY. THE REPORT MUST BE MADE TO THE MINNESOTA DUTY OFFICER BY CALLING 651-649-5451 OR 800-422-0798. NOTIFICATION IS NOT REQUIRED FOR DISCHARGE OF 5 GALLONS OR LESS OF PETROLEUM, AS DEFINED IN SECTION 115C.02, SUBD. 10.

REPORTABLE SPILLS ARE THOSE THAT:

1. THREATEN OR ARE IN A POSITION TO THREATEN WATERS OF THE STATE, SUCH AS SURFACE OR GROUND WATER.
2. CAUSE IMMEDIATE DANGER TO HUMAN HEALTH OR SAFETY.
3. CAUSE HARM OR THREATEN TO HARM WILDLIFE OR AQUATIC LIFE.
4. ARE RELEASES OF OIL OR HAZARDOUS SUBSTANCES IN EXCESS OF REPORTABLE QUANTITIES UNDER SECTION 311 OF THE CLEAN WATER ACT (SEE 40 CFR 110.10 AND CFR 117.21) OR SECTION 102 OF CERCLA (SEE 40 CFR 302.4).

SOME RELEASES MAY REQUIRE IMMEDIATE RESPONSE BY TRAINED EMERGENCY PERSONNEL. THIS MAY BE COORDINATED THROUGH THE MPCA, EMERGENCY RESPONSE TEAM, AND ANY OTHER STATE OR LOCAL EMERGENCY RESPONSE AGENCIES THAT MAY BE NEEDED. IF THERE IS ANY QUESTION AS TO PROPER RESPONSE, CALL THE MPCA AT 651-296-6300 OR 800-657-3864, ASK FOR A MEMBER OF THE EMERGENCY RESPONSE TEAM (24 HOUR EMERGENCY RESPONSE), AND PROVIDE ALL RELEVANT INFORMATION ABOUT THE INCIDENT.

POLLUTION PREVENTION MEASURES

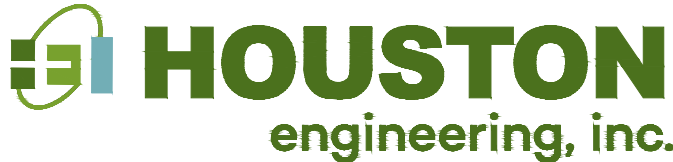
1. THE CONTRACTOR SHALL REMOVE ALL WASTES COMPOSED OF BUILDING MATERIALS, FLOATING DEBRIS, PAPER, FABRIC, AND OTHER WASTES FROM THE SITE FOR DISPOSAL IN LICENSED DISPOSAL FACILITIES. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED TO THE WATERS OF THE STATE AT THE SITE. ALL WASTES SHALL BE DISPOSED OF PROPERLY AND MUST COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS.
2. THE CONTRACTOR SHALL PROVIDE CONTAINMENT AROUND FUELING AND CHEMICAL STORAGE AREAS TO ENSURE THAT SPILLS IN THESE AREAS DO NOT REACH WATERS OF THE STATE. CONTINGENCIES SHALL BE PROVIDED FOR THE TREATMENT AND/OR DISPOSAL OF CONTAMINATION BY ACTS OF VANDALISM.
3. THE CONTRACTOR SHALL PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. THE LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
4. LIQUID AND SOLID WASTES SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR AND IN COMPLIANCE WITH MPCA RULES.

DUST CONTROL

1. NO PERSON MAY CAUSE OR PERMIT THE HANDLING, TRANSPORTING OR STORING OF ANY MATERIAL IN A MANNER WHICH ALLOWS OR MAY ALLOW CONTROLLABLE PARTICULATE MATTER TO BECOME AIRBORNE. EXCEPT AS OTHERWISE NOTED, THE CONTRACTOR MAY NOT CAUSE NOR PERMIT THE CONSTRUCTION, REPAIR, DEMOLITION, OR USE OF UNPAVED OR UNTREATED AREAS WITHOUT FIRST PUTTING INTO EFFECT AN ONGOING PROGRAM USING THE BEST PRACTICAL METHODS TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE.
2. THE CONTRACTOR SHALL DEVELOP A DUST CONTROL PLAN, ADMINISTERED BY THE SWPPP CONTACT PERSON THAT USES ALL REASONABLE PRECAUTIONS TO PREVENT DUST EMISSIONS FOR THE ENGINEER'S APPROVAL.
3. THE PLAN MUST:
 - 3.1 IDENTIFY ALL POTENTIAL FUGITIVE DUST EMISSION SOURCES.
 - 3.2 ASSIGN DUST CONTROL METHODS.
 - 3.3 DETERMINE FREQUENCY OF APPLICATION.
 - 3.4 RECORD ALL DUST CONTROL ACTIVITIES.
 - 3.5 MONITOR YOUR DUST CONTROL EFFORTS.
4. THE PLAN SHALL HAVE PROVISIONS FOR NOTIFYING SUBCONTRACTORS AND OTHERS ACCESSING THE DISTURBED AREAS OF THEIR RESPONSIBILITIES TO CONTROL FUGITIVE DUST (I.E., OBSERVING ON-SITE VEHICLE SPEED LIMITS, TRACK OUT, BEST PRACTICAL METHODS OF DUST CONTROL BEING USED ON SITE WHEN WORKING ON PAVEMENTS AND IN DISTURBED AREAS, KEEPING OFF DISTURBED AREAS THAT HAVE BEEN STABILIZED, ETC.).
5. THE PLAN SHALL ADDRESS THE TYPE OF BEST PRACTICAL METHODS OF FUGITIVE DUST CONTROL TO BE USED BY CONTRACTOR TO CONTROL FUGITIVE DUST IN DETAIL. MORE THAN ONE TYPE OF FUGITIVE DUST CONTROL METHOD MAY BE NECESSARY TO PREVENT FUGITIVE DUST GENERATION, AND USE OF MULTIPLE FUGITIVE DUST METHODS MUST BE ADDRESSED, IF APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE PROVISIONS CONTAINED IN THEIR DEVELOPED PLAN.
6. THE PLAN SHALL HAVE PROVISIONS FOR UPDATING THE PLAN IN THE EVENT CHANGES TO THE PROJECT OCCUR AND RESUBMITTAL OF THE PLAN TO THE PROJECT ENGINEER.

	FINAL PLAT SUBMITTAL	8/5/2025	AKC
No.	Revision	Date	By

PRELIMINARY
NOT FOR CONSTRUCTION



Drawn by ES, JP, AO	Date 08-05-25
Checked by AC	Scale AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
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EROSION AND SEDIMENT CONTROL NOTES

1. NO EARTHWORK OPERATIONS SHALL BEGIN PRIOR TO ALL TEMPORARY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES BEING INSTALLED.
2. AGGREGATE CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE CONSTRUCTION SITE. LOCATIONS OF CONSTRUCTION ENTRANCES ARE APPROXIMATE AND SHALL BE FIELD LOCATED. ANY SEDIMENT TRACKED OR DEPOSITED ONTO OFF-SITE PAVED SURFACES SHALL BE REMOVED WITHIN 24 HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING TO REMOVE ANY ACCUMULATED SEDIMENT FROM OFF-SITE PAVED SURFACES.
3. SEDIMENT ACCUMULATED BEHIND FIBER ROLLS AND SILT FENCE SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE FIBER ROLL OR SILT FENCE. ANY INEFFECTIVE (DECOMPOSED, TORN, COLLAPSED) FIBER ROLLS OR SILT FENCE SHALL BE REPLACED IMMEDIATELY.
4. ALL STORM DRAIN INLETS WITHIN THE PROJECT LIMITS AND IN THE IMMEDIATE VICINITY OF THE SITE SHALL HAVE SEDIMENT PROTECTION MEASURES. THIS INCLUDES INLETS AFFECTED BY SEDIMENT TRACKED FROM THE SITE.
5. VEGETATIVE BUFFERS SHALL HAVE A MINIMUM WIDTH OF 25 FEET FOR EVERY 125 FEET OF DISTURBED AREA THAT DRAINS TO THE BUFFER. FOR EACH ADDITIONAL 5 FEET OF DISTURBANCE, AN ADDITIONAL 1 FOOT OF BUFFER MUST BE ADDED. THE BUFFER SHALL HAVE A MAXIMUM 5 PERCENT SLOPE AND CONCENTRATED FLOWS TO THE BUFFER SHALL BE MINIMIZED.
6. VEGETATIVE BUFFER SHALL CONSIST OF DENSE GRASS VEGETATION 3 TO 12 INCHES TALL WITH UNIFORM COVERAGE OVER 90 PERCENT OF THE BUFFER. NO MORE THAN 10 PERCENT OF THE BUFFER MAY CONSIST OF WOODY VEGETATION.
7. ALL DISTURBED AREAS THAT HAVE BEEN FINAL GRADED OR ARE NOT ACTIVELY BEING WORKED SHALL BE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 7 DAYS AFTER COMPLETION OF THE WORK. USE SEEDING AND MULCHING, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE IN PAVED AREAS.
8. AREAS WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 15 DAYS OF THE TIME CONSTRUCTION ACTIVITY TEMPORARILY CEASES NEED NOT BE STABILIZED.
9. FIBER ROLLS OR SILT FENCE SHALL BE INSTALLED ON ALL DISTURBED AREAS WITH SLOPES STEEPER THAN 3:1 AND LENGTHS GREATER THAN 75 FEET. ANY SLOPE EXHIBITING RILLS, SIGNIFICANT EROSION, OR EVIDENCE OF CONCENTRATED FLOW SHALL BE REGRADED TO PLAN GRADES AND FIBER ROLLS OR OTHER TEMPORARY EROSION CONTROL MEASURE INSTALLED TO PREVENT FUTURE EROSION.
10. ALL TEMPORARY OR PERMANENT DRAINAGE DITCHES, SWALES, OR STORM SEWER DISCHARGE POINTS SHALL HAVE THEIR NORMAL WETTED PERIMETER STABILIZED WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO A SURFACE WATER. STABILIZATION SHALL BE ACCOMPLISHED BY THE USE OF EROSION CONTROL BLANKETS, SODDING, APPLICATION OF RIPRAP, OR OTHER METHOD OF STABILIZATION.
11. ALL TEMPORARY OR PERMANENT DRAINAGE DITCHES, SWALES, OR STORM SEWER DISCHARGE POINTS SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER, INCLUDING STORM SEWER SYSTEMS.
12. TEMPORARY SOIL STOCKPILES SHALL BE SURROUNDED BY SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND SHALL NOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
13. DEWATERING OR BASIN DRAINAGE RELATED TO CONSTRUCTION SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN. IF THE WATER CANNOT BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN, IT SHALL BE TREATED WITH ONE OF THE DEWATERING STRUCTURES SHOWN. ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT OT THE WETLAND.
14. DEWATERING IS LIMITED TO STORMWATER AND GROUNDWATER THAT MAY COLLECT ON SITE, AND THE FOLLOWING ALLOWABLE NON-STORMWATER SOURCES: FIRE-FIGHTING, FIRE HYDRANT FLUSHING, POTABLE WATER LINE FLUSHING, INFREQUENT BUILDING AND EQUIPMENT WASH DOWN WITHOUT DETERGENTS, UNCONTAMINATED FOUNDATION DRAINS, SPRINGS, LAWN WATERING, AND AIR CONDITIONING CONDENSATE. THE OPERATION MUST NOT LEAD TO SEDIMENT DEPOSITS WITHIN STORM SEWERS, DITCHES, AND SURFACE WATERS. THE OPERATION MUST NOT CAUSE OR POTENTIALLY CAUSE A VISIBLE PLUME IN A SURFACE WATER.
15. TEMPORARY SEDIMENTATION BASINS SHALL BE PROVIDED WHEN 10 OR MORE ACRES OF DISTURBED AREA DRAIN TO A COMMON LOCATION. THE BASIN MUST BE PROVIDE PRIOR TO RUNOFF LEAVING THE SITE OR ENTERING SURFACE WATERS.
16. ANY SEDIMENT ACCUMULATION IN SURFACE WATERS, INCLUDING DRAINAGEWAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, SHALL BE REMOVED AND THE AREA STABILIZED WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOILS. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL OF THE APPROPRIATED AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
17. TEMPORARY EROSION AND SEDIMENT CONTROLS IN ADDITION TO THOSE SHOWN ON THE PLANS SHALL BE INSTALLED IF DEEMED NECESSARY OR AT THE DIRECTION OF THE ENGINEER/OWNER'S REPRESENTATIVE.
18. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.
19. STORMWATER CONTROLS ARE EXPECTED TO WITHSTAND AND FUNCTION PROPERLY UP TO A TWO-YEAR, 24-HOUR PRECIPITATION EVENT. VISIBLE EROSION AND/OR OFF-SITE SEDIMENT DEPOSITS SHOULD BE MINIMAL.

TEMPORARY SEDIMENTATION BASIN REQUIREMENTS

1. TEMPORARY SEDIMENTATION BASINS SHALL PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRE OF DISTURBED AREA DRAINING TO THE BASIN OR A STORAGE VOLUME EQUAL TO THE RUNOFF FROM A TWO-YEAR, 24-HOUR STORM EVENT PLUS 1,800 CUBIC FEET OF STORAGE FOR EACH DISTURBED ACRE THAT DRAINS TO THE BASIN, WHICHEVER IS GREATER.

2. BASINS SHALL BE DESIGNED TO PREVENT THE DISCHARGE OF FLOATING DEBRIS AND PROVIDE A MEANS FOR COMPLETE DRAWDOWN FOR MAINTENANCE ACTIVITIES.
3. THE BASIN SHALL HAVE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY.

FINAL STABILIZATION

1. ALL SOIL-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A MINIMUM DENSITY OF 70 PERCENT OF THE NATIVE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN ACHIEVED.
2. FOR SOIL-DISTURBING ACTIVITIES ON LAND USED FOR AGRICULTURAL PURPOSES, FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRE-DISTURBANCE AGRICULTURAL USE. AREAS DISTURBED THAT WERE NOT PREVIOUSLY USED FOR AGRICULTURAL ACTIVITIES, SUCH AS BUFFER STRIPS IMMEDIATELY ADJACENT TO WATERS OF THE STATES, AND AREAS NOT BEING RETURNED TO THEIR PRE-DISTURBANCE AGRICULTURAL USE MUST MEET THE FINAL STABILIZATION CRITERIA ABOVE.
3. FINAL STABILIZATION HAS BEEN ACHIEVED WHEN THE ABOVE CRITERIA HAS BEEN MET AND:

3.1 ALL DRAINAGE DITCHES CONSTRUCTED TO DRAIN WATER FROM THE SITE FOLLOWING CONSTRUCTION HAVE BEEN STABILIZED TO PREVENT EROSION.

3.2 ALL TEMPORARY, SYNTHETIC, AND STRUCTURAL EROSION AND SEDIMENT CONTROLS HAVE BEEN REMOVED.

3.3 ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL STORMWATER CONVEYANCES AND BASINS USED FOR PERMANENT WATER QUALITY MANAGEMENT. ANY REMOVED SEDIMENT THAT EXPOSES SOIL MUST BE STABILIZED TO PREVENT EROSION.

INSPECTION AND MONITORING

1. A COPY OF THE COMPLETED AND SIGNED NOTICE OF INTENT, COVERAGE LETTER FROM THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA), STORMWATER POLLUTION PREVENTION PLAN (SWPPP), SITE INSPECTION RECORDS, AND THE GENERAL PERMIT SHALL BE KEPT ON SITE DURING CONSTRUCTION. IF NO REASONABLE ON-SITE LOCATION IS AVAILABLE, THE DOCUMENTS MAY BE RETAINED AT A READILY AVAILABLE ALTERNATIVE LOCATION. ALL RECORDS SHALL BE RETAINED FOR A PERIOD OF THREE YEARS AFTER THE SUBMISSION OF THE NOTICE OF TERMINATION.
2. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) THAT IS TRAINED BY LOCAL, STATE, OR FEDERAL AGENCIES; PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT. THE INDIVIDUAL SHALL BE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AND SHALL BE FAMILIAR WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
3. INSPECTION SHALL BE PERFORMED BY, OR UNDER THE DIRECTION OF, THE PERMITTEE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.50 INCHES OF RAIN PER 24-HOUR PERIOD DURING ACTIVE CONSTRUCTION. THE PERMITTEE SHALL USE A RAIN GAUGE NEAR THE SITE OR UTILIZE THE NEAREST NATIONAL WEATHER SERVICE PRECIPITATION GAUGE STATION. ANY GAUGE USED SHALL BE LOCATED WITHIN 5 MILES OF THE STORMWATER DISCHARGE.
4. ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION SHALL BE RECORDED IN WRITING AND THESE RECORDS SHALL BE RETAINED. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

4.1 DATE AND TIME OF INSPECTION.

4.2 NAME OF PERSON(S) CONDUCTING INSPECTIONS.

4.3 FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS.

4.4 CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES).

4.5 DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.50 INCHES IN 24 HOURS.

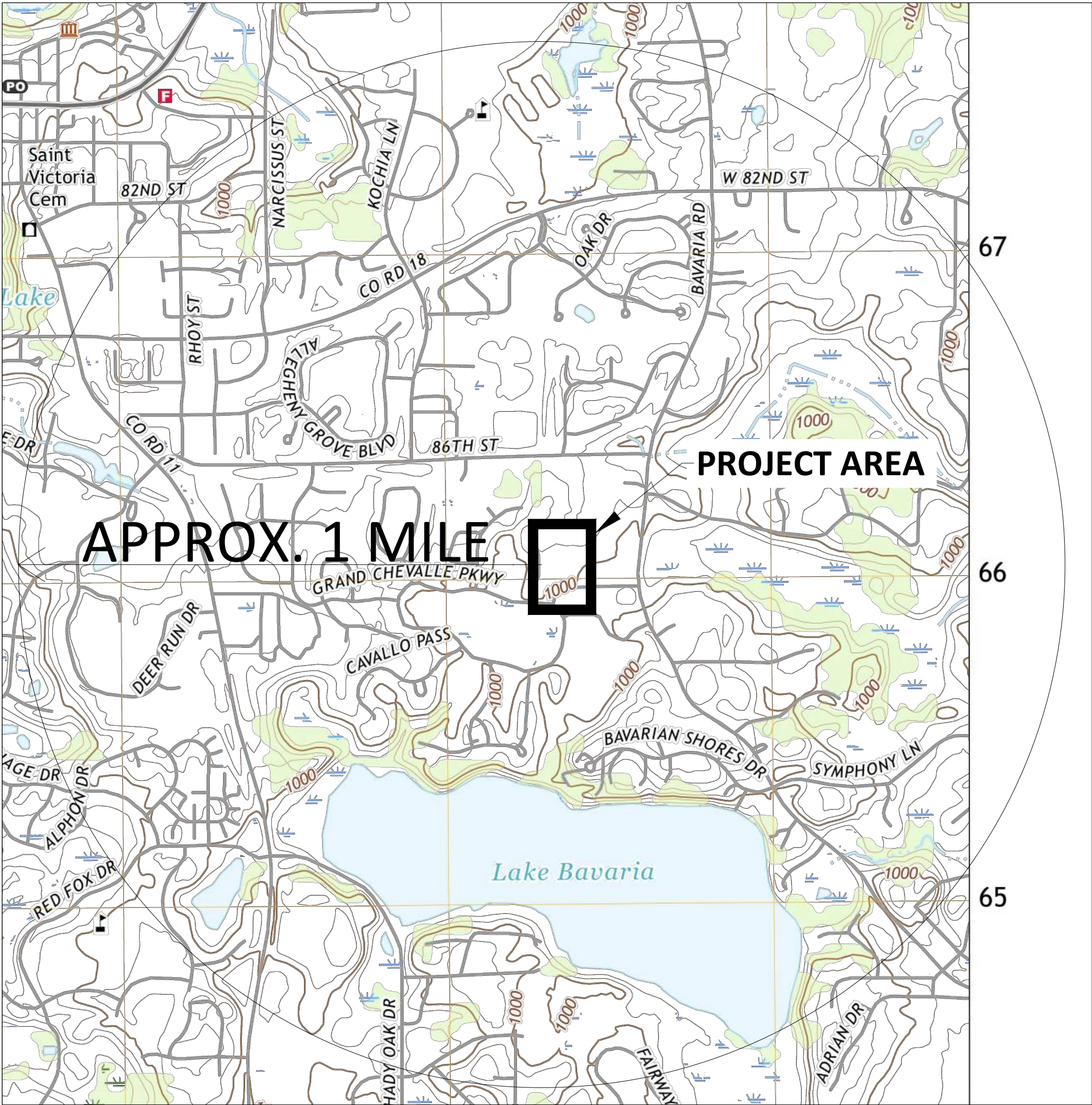
4.6 DOCUMENTATION THAT THE SWPPP PLAN HAS BEEN AMENDED WHEN SUBSTANTIAL CHANGES ARE MADE TO THE EROSION AND SEDIMENT CONTROLS OR OTHER BMPS IN RESPONSE TO INSPECTIONS.
5. INSPECTIONS SHALL INCLUDE THE FOLLOWING:

5.1 ALL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWPPP MUST BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY AND IN SERVICEABLE CONDITIONS.

5.2 SURFACE WATERS, DRAINAGE DITCHES, AND CONVEYANCE SYSTEMS, INCLUDING STORM SEWER, MUST BE INSPECTED FOR SEDIMENT DEPOSITS AND/OR VISIBLE PLUMES.

5.3 EXIT POINTS FROM THE CONSTRUCTION SITE ONTO PAVED SURFACES MUST BE INSPECTED FOR SEDIMENT BEING TRACKED BY VEHICLES OR EQUIPMENT.

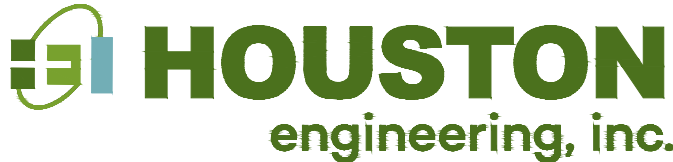
5.4 VEGETATIVE BUFFERS MUST BE INSPECTED FOR PROPER DISTRIBUTION OF FLOWS, SEDIMENT ACCUMULATION, AND SIGNS OF RILL FORMATION.
6. EROSION AND SEDIMENT CONTROLS FOUND IN NEED OF MAINTENANCE BETWEEN INSPECTIONS NEED TO BE REPAIRED OR SUPPLEMENTED WITH APPROPRIATE MEASURES WITHIN 48 HOURS OF DISCOVERY.



H:\JBA\13000\13074\13074_0002 Chevalle 18th Addition\Cad\Plans\13074-0002_CIV-SWPPP.dwg-21 of 21 SWPPP 1-8/5/2025 10:07 AM-(droeglers)

	FINAL PLAT SUBMITTAL	8/5/2025	AKC
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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

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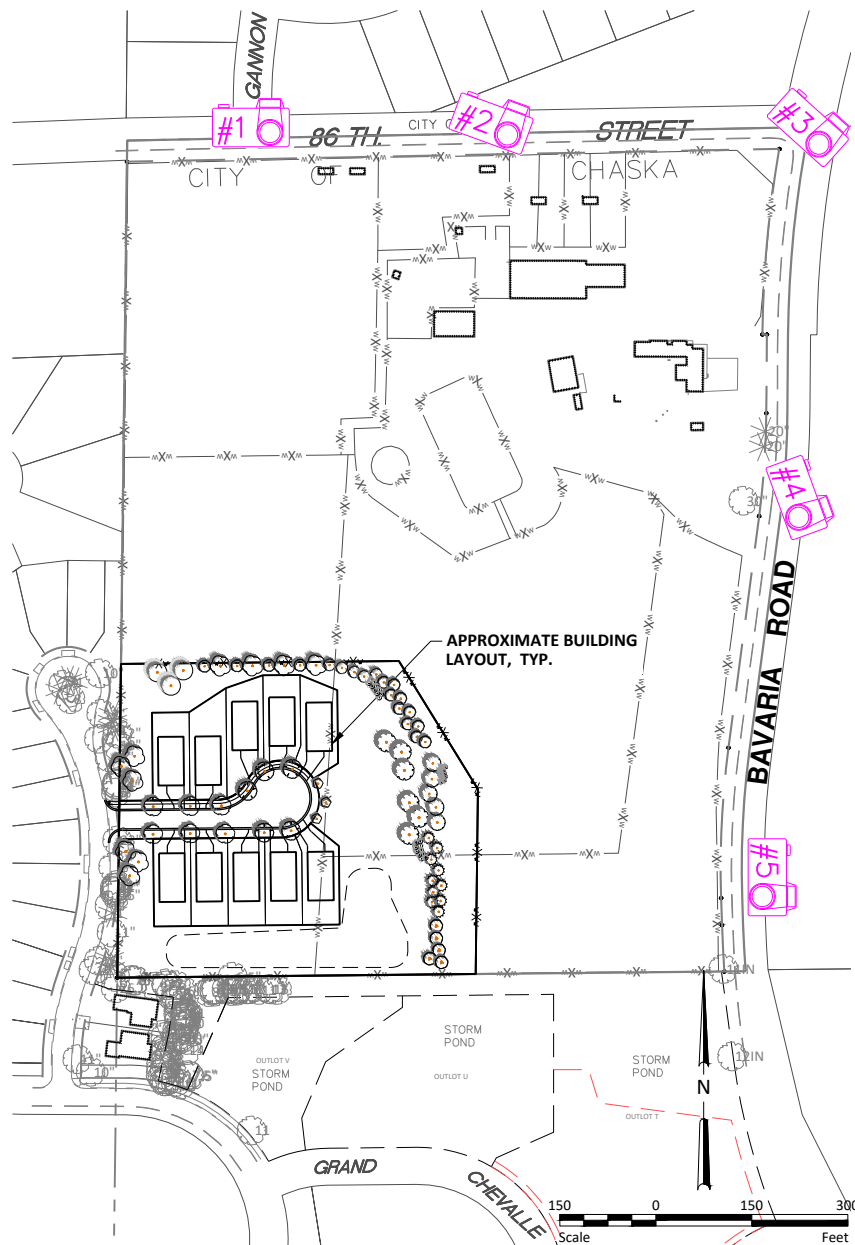
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#2 86TH ST LOOKING SOUTH/SOUTHWEST



#3 86TH ST & BAVARIA RD LOOKING SOUTHWEST



#4 BAVARIA RD LOOKING WEST/SOUTHWEST



#5 BAVARIA RD LOOKING WEST



ARTISTIC SCALED RENDERING - BAVARIA RD LOOKING WEST



Drawn by	Date
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

VIEWSHED PHOTO EXHIBIT

PROJECT NO. 13074-0002

SHEET

1 OF 1





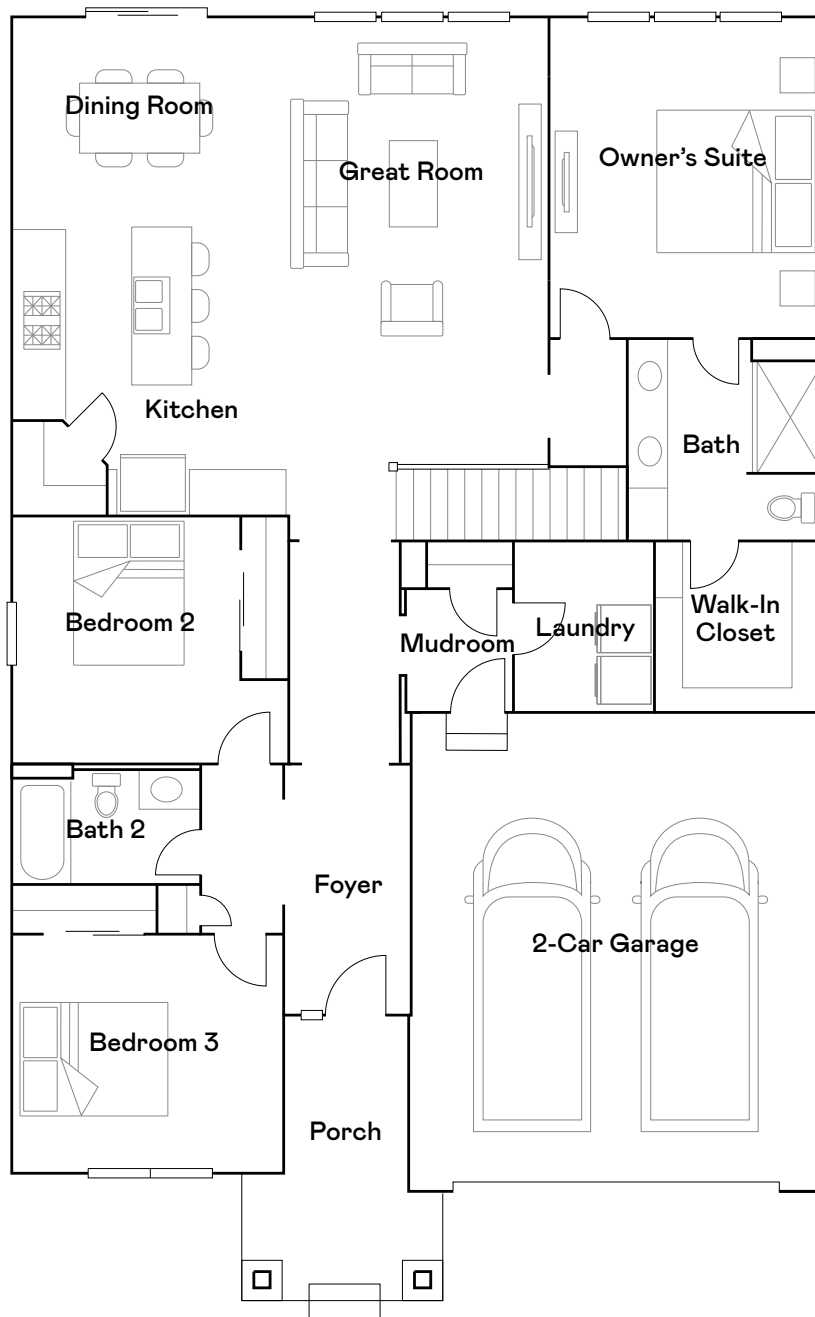




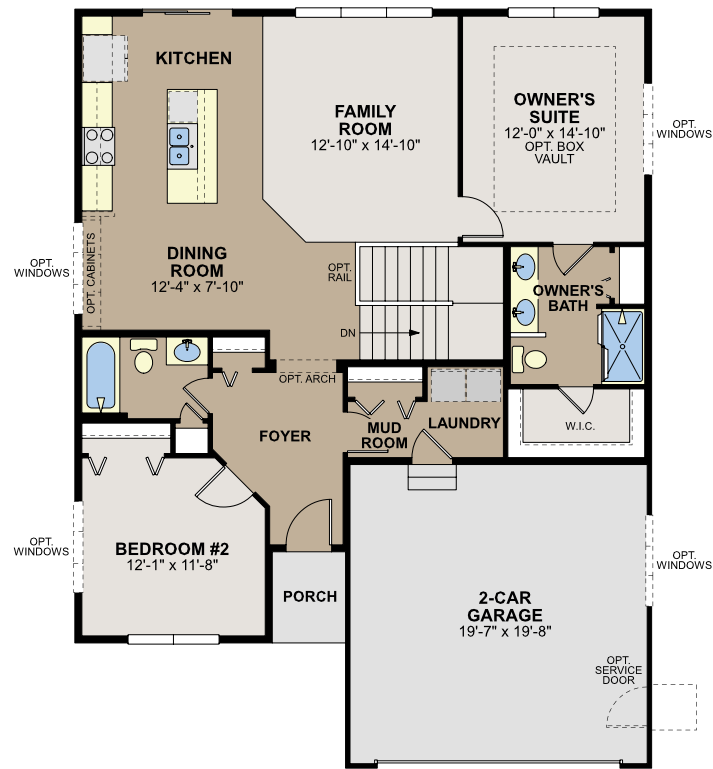




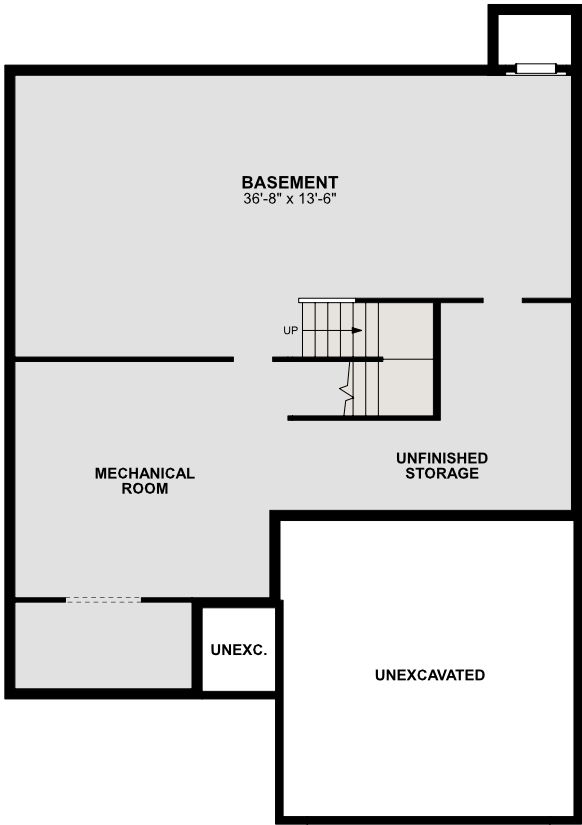
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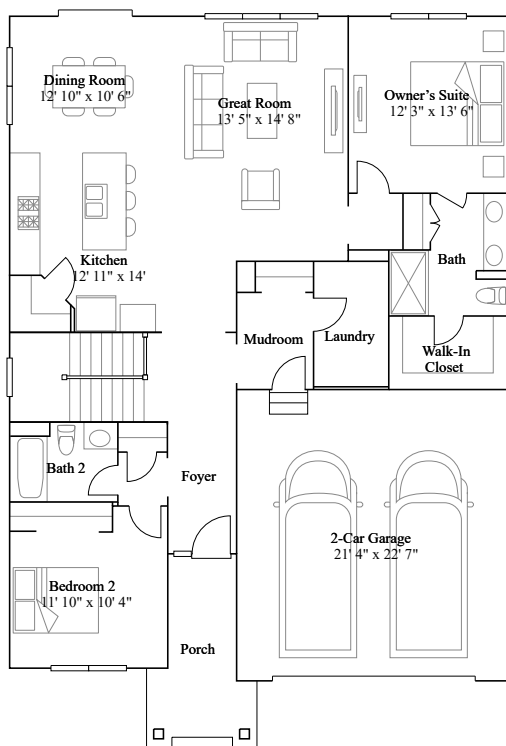
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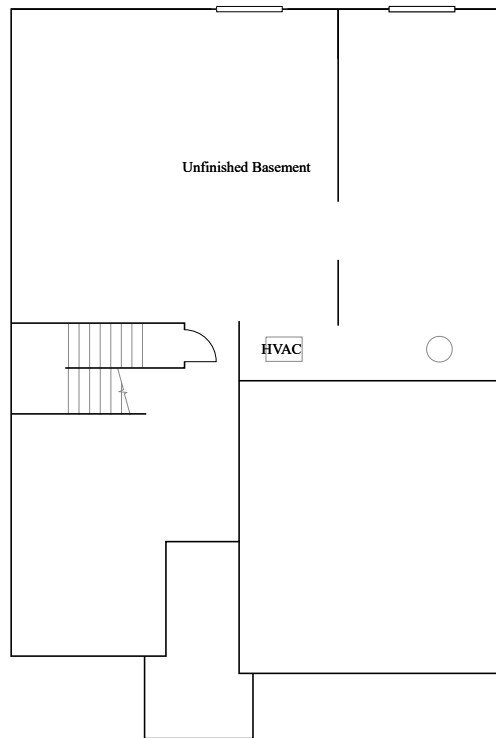
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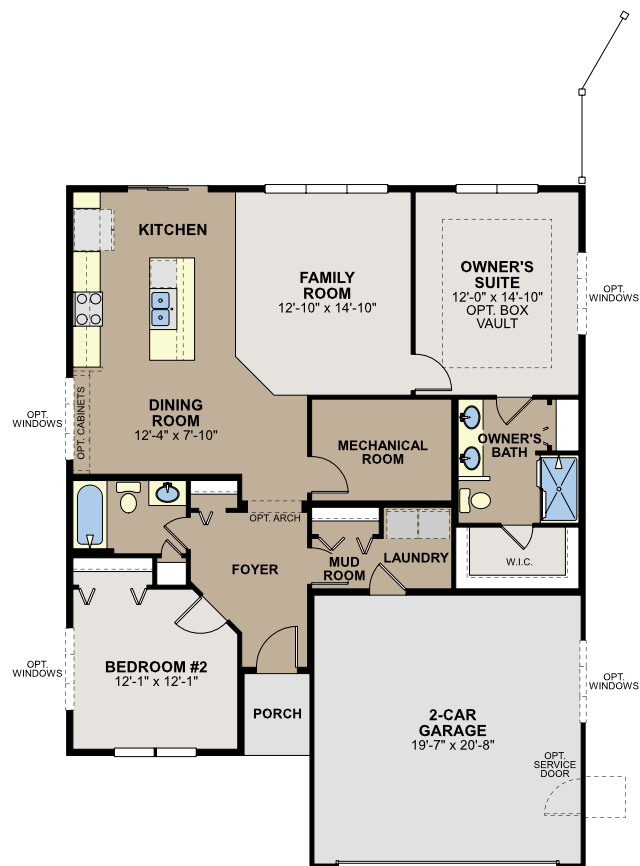
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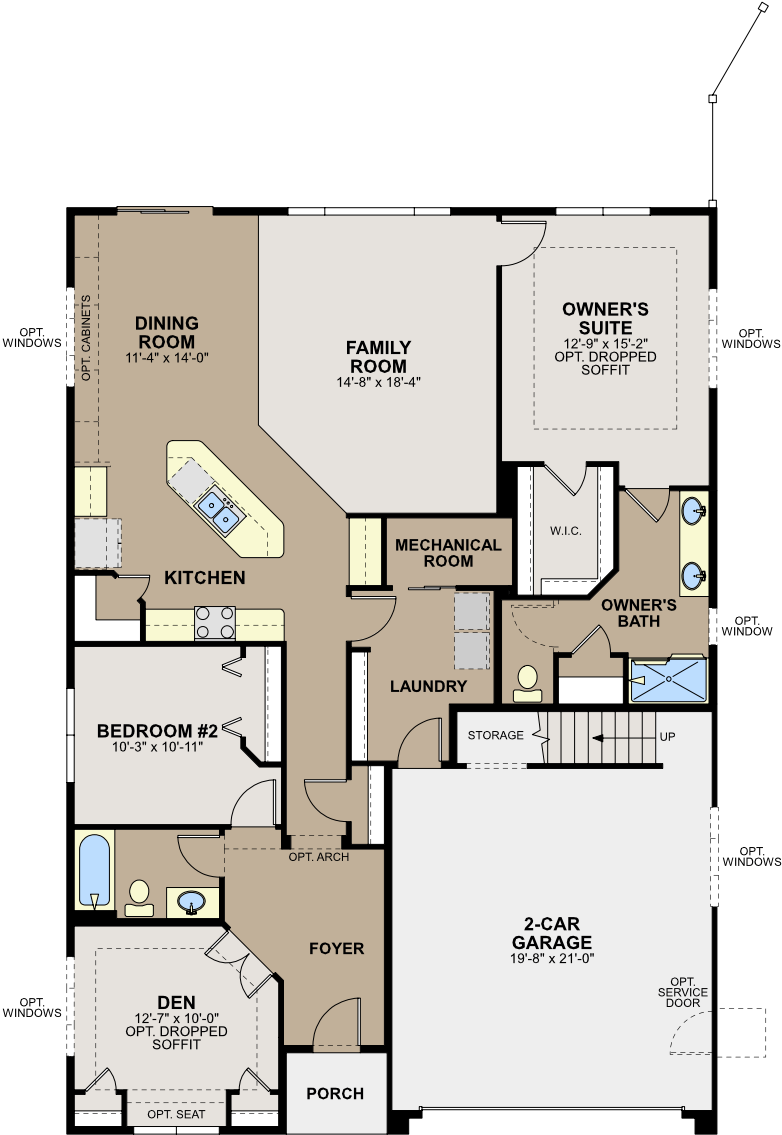
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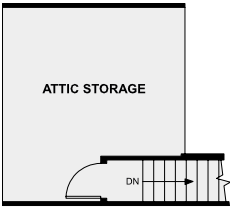
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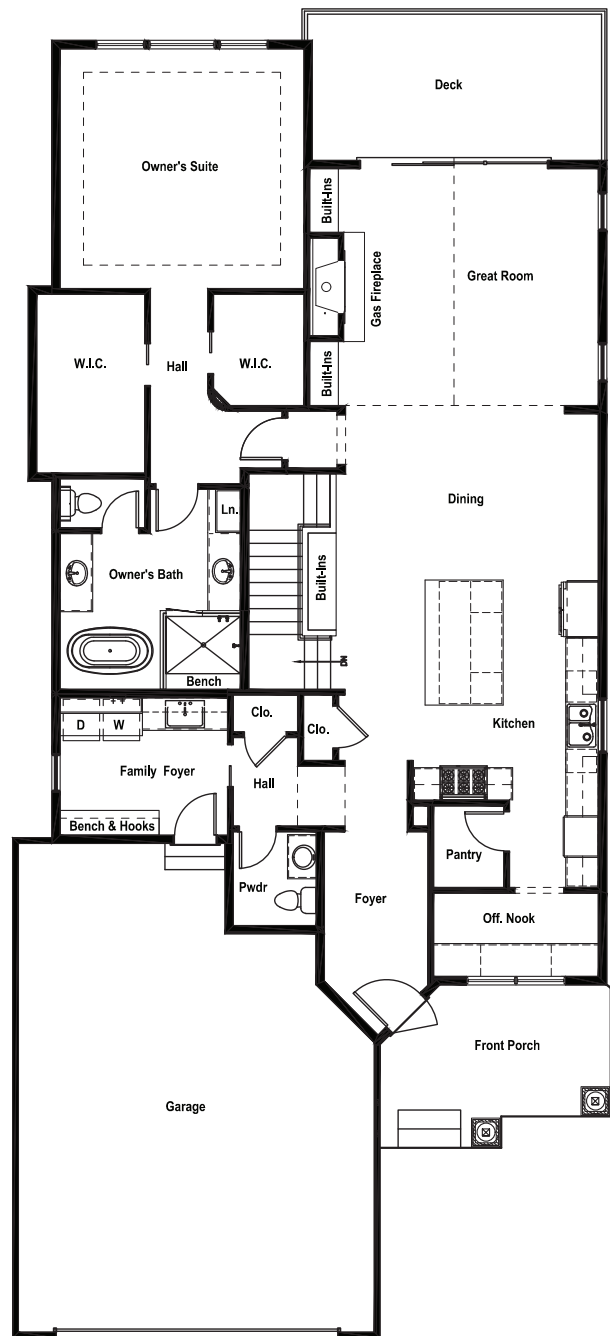
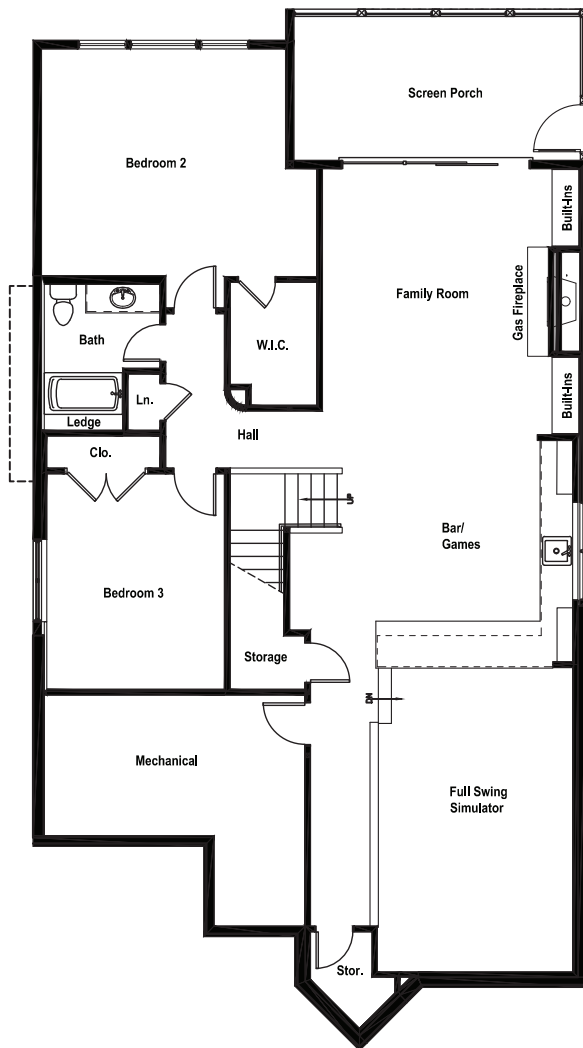


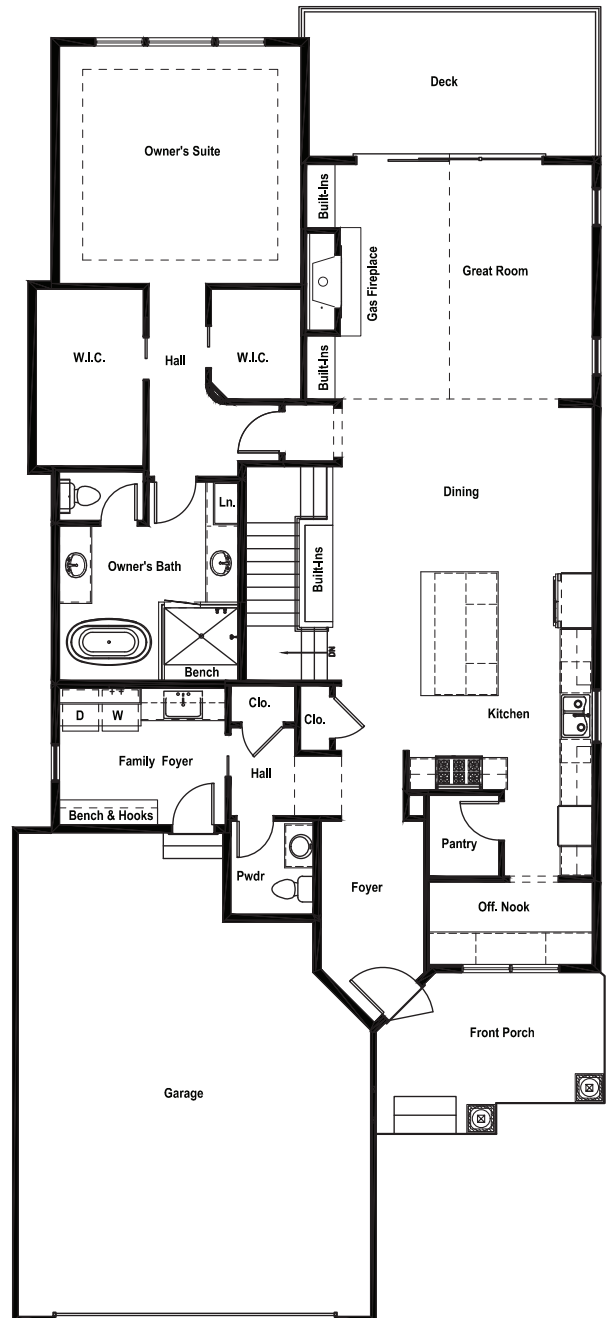
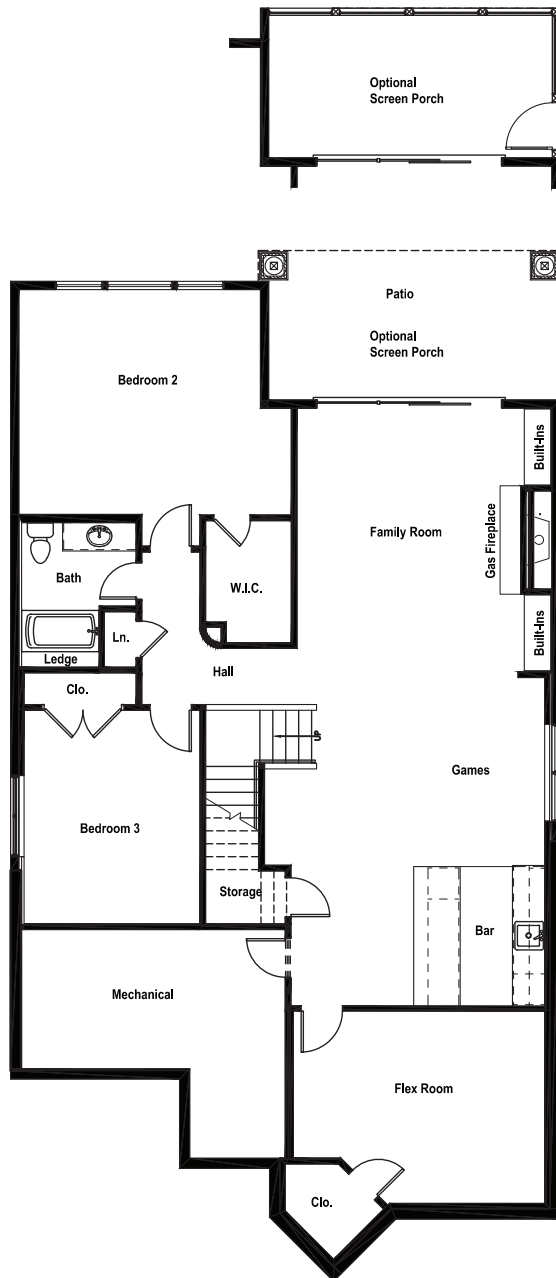
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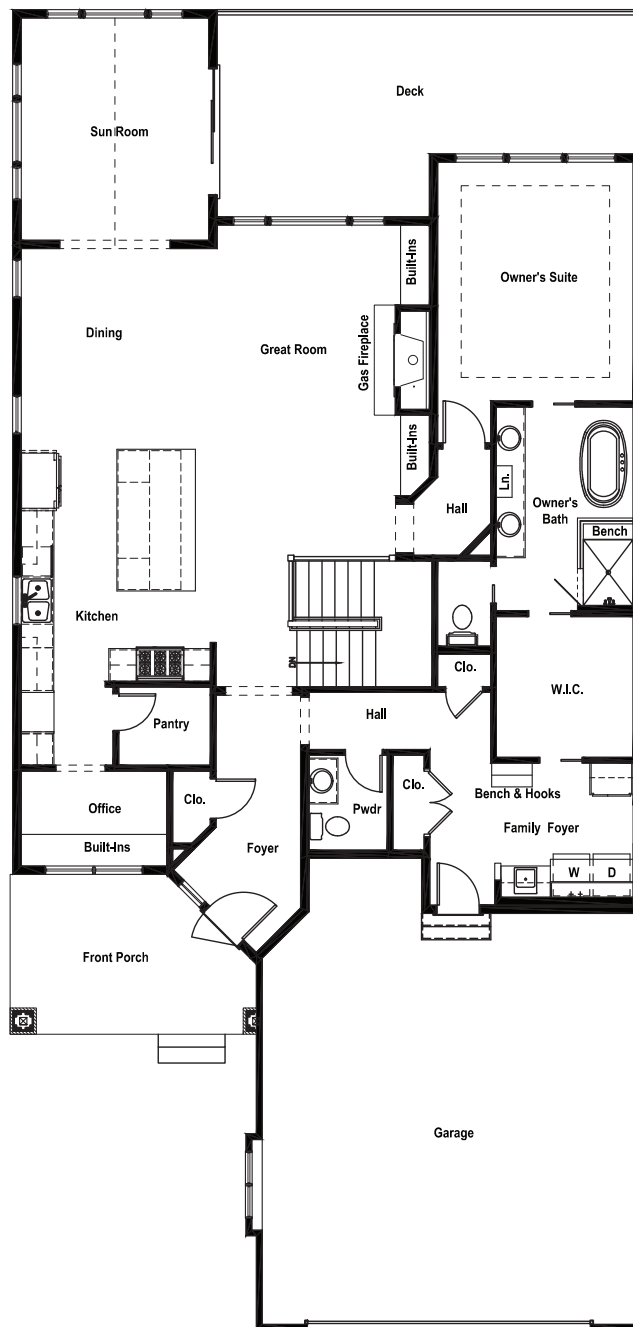


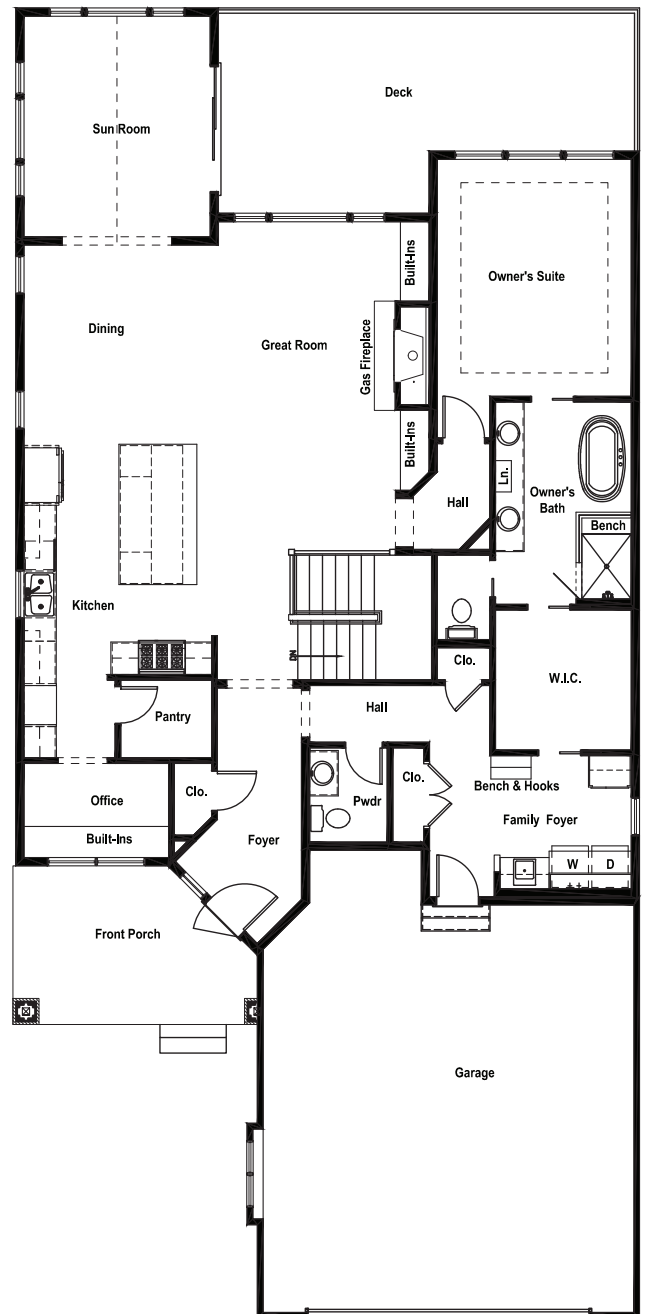
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CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

August 18, 2025

Paid and Unpaid Invoices:

Check #'s 357282-357490

\$1,569,884.66

Paid Electronic Invoices:

Wire #'s 4807-4823

\$1,080,520.05

Amount for Approval-Council Meeting:
August 18, 2025

\$2,650,404.71

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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1555	CHECK DATE: 08/19/2025	08/01/2025	081925	357309	1,666.66	08/31/2025	INV	PD	SECURITY SERVICES-VULNERA
100051	A & K REPAIR INC								
54917	CHECK DATE: 08/19/2025	07/30/2025	081925	357310	1,149.00	08/30/2025	INV	PD	FIREMANS IRR PUMP REPAIRS
103825	ACUSHNET COMPANY								
921091106	CHECK DATE: 08/19/2025	07/25/2025	081925	357311	338.50	08/24/2025	INV	PD	RESALE
921134925	CHECK DATE: 08/19/2025	07/31/2025	081925	357311	161.70	08/30/2025	INV	PD	RESALE
921199569	CHECK DATE: 08/19/2025	08/11/2025	081925	357311	298.06	10/10/2025	INV	PD	RESALE
					798.26				
100036	ADAMS PEST CONTROL INC								
4210119	CHECK DATE: 08/19/2025	07/21/2025	081925	357312	79.30	08/21/2025	INV	PD	PEST CONTROL
4210232	CHECK DATE: 08/19/2025	07/21/2025	081925	357312	47.03	08/21/2025	INV	PD	PEST CONTROL
4210251	CHECK DATE: 08/19/2025	07/21/2025	081925	357312	76.13	08/21/2025	INV	PD	BUG LIGHT LEASE
					202.46				
108949	ADVANTAGE COLLECTION PROFESSIONALS LLC								
8746123	CHECK DATE: 08/19/2025	07/31/2025	081925	357313	260.05	08/31/2025	INV	PD	JUL COLLECTION COMMISSION
100102	ANCOM COMMUNICATIONS INC								
129065	CHECK DATE: 08/19/2025	07/24/2025	081925	357314	309.00	08/23/2025	INV	PD	PAGER REPAIR
129280	CHECK DATE: 08/19/2025	08/06/2025	081925	357314	315.70	09/05/2025	INV	PD	BATTERY & CLIP FOR PAGER

VENDOR INVOICE LIST

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40118	CHECK DATE: 08/19/2025	08/07/2025	081925	357315	83.71	09/07/2025	INV	PD	METER DEPOSIT REFUND-1000
112923	ANGELL, ADAM								
34030	CHECK DATE: 08/19/2025	08/07/2025	081925	357316	103.02	09/07/2025	INV	PD	METER DEPOSIT REFUND-2912
112924	ANTL, BRANDON								
35107	CHECK DATE: 08/19/2025	08/07/2025	081925	357317	84.95	09/07/2025	INV	PD	METER DEPOSIT REFUND-3420
100119	SHAKOPEE VALLEY FORD								
407906FOW	CHECK DATE: 08/19/2025	07/30/2025	081925	357318	2,000.00	08/30/2025	INV	PD	#1226 EXHAUST SYS #CA4523
408161FOW	CHECK DATE: 08/19/2025	08/04/2025	081925	357318	544.92	09/04/2025	INV	PD	#1226 ALTERNATOR
408442FOW	CHECK DATE: 08/19/2025	08/05/2025	081925	357318	512.35	09/05/2025	INV	PD	#1233 TAIL LIGHT ASSBY #C
408522FOW	CHECK DATE: 08/19/2025	08/06/2025	081925	357318	257.57	09/06/2025	INV	PD	#706 TRAILER BRAKE CONTRO
408596FOW	CHECK DATE: 08/19/2025	08/06/2025	081925	357318	16.80	09/06/2025	INV	PD	#1231 TAIL LIGHT BOLT
CM407907FOW	CHECK DATE: 08/19/2025	07/30/2025	081925	357318	-53.64	08/30/2025	CRM	PD	EXHAUST PARTS CREDIT #CA4
CM408161FOW	CHECK DATE: 08/19/2025	08/05/2025	081925	357318	-30.00	09/05/2025	CRM	PD	#1226 ALTERNATOR CORE CRE
109198	ARCHER MECHANICAL				3,248.00				
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34159	CHECK DATE: 08/19/2025	08/04/2025	081925	357319	234.00	09/04/2025	INV	PD	CCC RTU-4 SERVICE CALL

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 User: 8482mrob
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VENDOR INVOICE LIST

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100146 ASPEN MILLS INC									
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CHECK DATE:	08/19/2025								
358315		07/30/2025	081925	357320	31.35	08/29/2025	INV	PD	DUTY UNIFORM-TOCZEK
CHECK DATE:	08/19/2025								
358316		07/30/2025	081925	357320	695.06	08/29/2025	INV	PD	DUTY UNIFORM-ANGLIN
CHECK DATE:	08/19/2025								
358317		07/30/2025	081925	357320	525.91	08/29/2025	INV	PD	DUTY UNIFORM-COMPTON
CHECK DATE:	08/19/2025								
358808		08/06/2025	081925	357320	250.00	09/05/2025	INV	PD	DUTY UNIFORM-DECKER
CHECK DATE:	08/19/2025								
358809		08/06/2025	081925	357320	70.95	09/05/2025	INV	PD	DUTY UNIFORM-PETERSON
CHECK DATE:	08/19/2025								
358811		08/06/2025	081925	357320	48.85	09/05/2025	INV	PD	DUTY UNIFORM-DAHL
CHECK DATE:	08/19/2025								
358812		08/06/2025	081925	357320	48.85	09/05/2025	INV	PD	DUTY UNIFORM-SCHMITZ
CHECK DATE:	08/19/2025								
358813		08/06/2025	081925	357320	278.50	09/05/2025	INV	PD	DUTY UNIFORM-COMPTON
CHECK DATE:	08/19/2025								
358814		08/06/2025	081925	357320	290.35	09/05/2025	INV	PD	DUTY UNIFORM-ANGLIN
CHECK DATE:	08/19/2025								
358815		08/06/2025	081925	357320	542.60	09/05/2025	INV	PD	DUTY UNIFORM-ABBOTT
CHECK DATE:	08/19/2025								
358816		08/06/2025	081925	357320	206.93	09/05/2025	INV	PD	DUTY UNIFORM-MUENCH
CHECK DATE:	08/19/2025								
358817		08/06/2025	081925	357320	639.05	09/05/2025	INV	PD	DUTY UNIFORM-ANDERSON
CHECK DATE:	08/19/2025								
358818		08/06/2025	081925	357320	953.47	09/05/2025	INV	PD	DUTY UNIFORM-GIESE
CHECK DATE:	08/19/2025								
					4,782.92				
101930 AXON ENTERPRISE INC									
INUS366331		08/01/2025	081925	357321	395.30	09/01/2025	INV	PD	Axon Storage/View License
CHECK DATE:	08/19/2025								

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100174 BAUER BUILT TIRE AND BATTERY									
180315224		08/01/2025	081925	357322	556.00	09/15/2025	INV	PD	#236 TWEEL
CHECK DATE: 08/19/2025									
180315460		08/05/2025	081925	357322	182.36	09/15/2025	INV	PD	#236 FRONT CASTER TIRES-M
CHECK DATE: 08/19/2025									
					738.36				
100182 BECKER ARENA PRODUCTS INC									
616763		08/05/2025	081925	357323	140.00	09/05/2025	INV	PD	Termination support post
CHECK DATE: 08/19/2025									
112932 BECKER, BROOKE									
40181		08/07/2025	081925	357324	18.25	09/07/2025	INV	PD	METER DEPOSIT REFUND-1600
CHECK DATE: 08/19/2025									
112922 BENSON, NICK									
39851		08/07/2025	081925	357325	180.19	09/07/2025	INV	PD	METER DEPOSIT REFUND-1600
CHECK DATE: 08/19/2025									
100188 BERRY COFFEE COMPANY									
1072253		08/01/2025	081925	357326	72.00	09/01/2025	INV	PD	Lodge coffee
CHECK DATE: 08/19/2025									
100196 BIFFS INC									
INV254379		07/08/2025	081925	357327	410.00	08/05/2025	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 08/19/2025									
INV258938		08/05/2025	081925	357327	400.00	09/02/2025	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 08/19/2025									
					810.00				
102279 BOLTON & MENK INC									
0369853		07/31/2025	081925	357328	3,162.15	09/08/2025	INV	PD	walnut St Lead Service Mo
CHECK DATE: 08/19/2025									
100214 BORDER STATES INDUSTRIES INC									
930906226	250197	08/11/2025	081925	357329	167.32	09/25/2025	INV	PD	4 CONNECT TRANS 8 5/8 COV

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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: 08/19/2025									
111538 BORG, BRITANIE									
38564-2		08/08/2025	081925	357330	123.81	09/08/2025	INV	PD	CREDIT BALANCE REFUND-160
CHECK DATE: 08/19/2025									
100254 BRYAN ROCK PRODUCTS INC									
70624		07/31/2025	081925	357331	1,342.38	08/31/2025	INV	PD	HUNDERTMARK VALVE DIG
CHECK DATE: 08/19/2025									
112937 BURTON, MATTHEW									
10000059		08/08/2025	081925	357332	185.78	09/08/2025	INV	PD	CREDIT BALANCE REFUND-325
CHECK DATE: 08/19/2025									
112938 CANTAZARO, ANTHONY									
10014374		08/08/2025	081925	357333	21.86	09/08/2025	INV	PD	CREDIT BALANCE REFUND-122
CHECK DATE: 08/19/2025									
100319 CARVER COUNTY PUBLIC WORKS									
PW-7117		07/31/2025	081925	357334	800.00	08/31/2025	INV	PD	ENGLER & CHASKA CREEK BLV
CHECK DATE: 08/19/2025									
100323 CDW GOVERNMENT INC									
AF2WM8G		07/30/2025	081925	357335	236.99	08/29/2025	INV	PD	EQUIP INVENTORY-HEADSET
CHECK DATE: 08/19/2025									
AF3FL1P		08/01/2025	081925	357335	1,697.91	08/31/2025	INV	PD	EQUIP INVENTORY-SURFACE,
CHECK DATE: 08/19/2025									
100332 CENTERPOINT ENERGY RESOURCES CORP					1,934.90				
105010300/JUL25		08/04/2025	081425	357306	2,530.24	09/01/2025	INV	PD	JUL 3210 CHASKA BLVD GAS
CHECK DATE: 08/14/2025									
109045922/JUL25		08/05/2025	081425	357306	7,590.76	09/02/2025	INV	PD	JUL 1661 PARK RIDGE DR GA
CHECK DATE: 08/14/2025									
109052076/JUL25		08/05/2025	081425	357306	4,235.76	09/02/2025	INV	PD	JUL 1611 PARK RIDGE DR GA
CHECK DATE: 08/14/2025									
120012646/JUL25		08/05/2025	081425	357306	47.55	09/02/2025	INV	PD	JUL LOOP CLUBHOUSE GAS SV

City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/14/2025									
120164413/JUL25		08/05/2025	081425	357306	146.06	09/02/2025	INV	PD	JUL LOOP MAINT GAS SVC
CHECK DATE: 08/14/2025									
120564141/JUL25		08/04/2025	081425	357306	23.83	09/01/2025	INV	PD	JUL 1599 OAK CREEK PASS G
CHECK DATE: 08/14/2025									
138100144/JUL25		08/04/2025	081425	357306	56.13	09/01/2025	INV	PD	JUL 285 ENGLER BLVD GAS S
CHECK DATE: 08/14/2025									
64030791582/JUL25		08/04/2025	081425	357306	14.54	09/01/2025	INV	PD	JUL 216 W 4TH ST GAS SVC
CHECK DATE: 08/14/2025									
64030828871/JUL25		08/04/2025	081425	357306	14.54	09/01/2025	INV	PD	JUL 423 N WALNUT ST GAS S
CHECK DATE: 08/14/2025									
100337 QWEST CORPORATION					14,659.41				
313773369/AUG25		08/01/2025	081225-2	357291	30.66	08/28/2025	INV	PD	AUG CCC BURGLAR ALARM
CHECK DATE: 08/12/2025									
748259382		08/01/2025	081425	357307	848.65	08/31/2025	INV	PD	AUG INTERNET SERVICE
CHECK DATE: 08/14/2025									
100368 CHASKA LAUNDRY CENTER					879.31				
5692		07/31/2025	081425	357308	258.64	08/20/2025	INV	PD	JUL TOWELS
CHECK DATE: 08/14/2025									
105431 EUGENE FLAUVIN MILLER									
144362		08/06/2025	081925	357336	250.00	09/12/2025	INV	PD	#94 DOORS PAINTED #CA4509
CHECK DATE: 08/19/2025									
110240 CINTAS CORPORATION NO 2									
5284603410		08/05/2025	081925	357337	147.28	09/05/2025	INV	PD	Supplies for medical cabi
CHECK DATE: 08/19/2025									
5285080804		08/07/2025	081925	357338	159.69	09/07/2025	INV	PD	MEDICAL SUPPIES
CHECK DATE: 08/19/2025									
84176/JUL2025		07/31/2025	081225-2	357292	1,839.32	08/10/2025	INV	PD	JUL RUG/MAT SVC
CHECK DATE: 08/12/2025									
100419 CLOVER CONDOMINIUM ASSOCIATION					2,146.29				

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
00498838-45	250004	08/10/2025	081225-2	357293	1,544.84	08/31/2025	INV	PD	SEP COMMUNITY ROOM DUES
CHECK DATE: 08/12/2025									
100436 COMCAST CORPORATION									
0426162/JUL25		07/17/2025	081225-2	357294	254.85	08/11/2025	INV	PD	TEMP FD INTERNET SVC
CHECK DATE: 08/12/2025									
110285 COMMUNITYGIVING									
144236		08/07/2025	081925	357339	887.74	09/07/2025	INV	PD	NICK MASON FUND DONATIONS
CHECK DATE: 08/19/2025									
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
409850		08/08/2025	081925	357340	13,152.00	09/07/2025	INV	PD	VMWARE YEARLY LICENSING
CHECK DATE: 08/19/2025									
409971		08/13/2025	081925	357340	8,313.90	09/12/2025	INV	PD	AUG OFFICE 365 AGREEMENT
CHECK DATE: 08/19/2025									
					21,465.90				
107399 OCCUPATIONAL HEALTH CENTERS OF MN PC									
104225065		07/21/2025	081225-2	357295	90.00	08/21/2025	INV	PD	PRE-EMPLOYMENT DRUG SCREE
CHECK DATE: 08/12/2025									
104228536		07/23/2025	081225-2	357295	73.00	08/23/2025	INV	PD	PRE-EMPLOYMENT DRUG SCREE
CHECK DATE: 08/12/2025									
					163.00				
107686 CONCENTRA HEALTH SERVICES INC									
18409433		06/19/2025	081225-2	357296	618.00	08/09/2025	INV	PD	DRUG TESTING
CHECK DATE: 08/12/2025									
18480807		07/23/2025	081225-2	357296	250.00	09/06/2025	INV	PD	ANNUAL FEE-RANDOM SELECTI
CHECK DATE: 08/12/2025									
					868.00				
103942 CONTECH ENGINEERED SOLUTIONS INC									
31710144		07/22/2025	081925	357341	7,381.75	08/22/2025	INV	PD	CULVERT REPAIRS ON IDS TR
CHECK DATE: 08/19/2025									
106301 CORE & MAIN LP									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
X414281	250196	07/28/2025	081925	357342	6,573.60	08/28/2025	INV	PD	INVENTORY-HORNS & SWIVELS
CHECK DATE: 08/19/2025									
106958 SARGENT ENTERPRISES INC									
2025176		07/29/2025	081925	357343	4,230.00	08/29/2025	INV	PD	FLAGPOLE FOR LOOP CLUBHOU
CHECK DATE: 08/19/2025									
100555 D R HORTON INC									
4718 DEVONSHIRE LN		08/13/2025	081925	357344	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 08/19/2025									
4722 DEVONSHIRE LN		08/13/2025	081925	357344	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 08/19/2025									
4723 CAMDEN CIR		08/13/2025	081925	357344	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 08/19/2025									
4727 CAMDEN CIR		08/13/2025	081925	357344	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 08/19/2025									
					12,000.00				
100493 DAMA METAL PRODUCTS INC									
17075		08/05/2025	081925	357345	395.00	09/05/2025	INV	PD	LOCK BOX FOR KEY TUMBLERS
CHECK DATE: 08/19/2025									
112945 DAUWALTER, SANDRA									
31309		08/08/2025	081925	357346	308.85	09/08/2025	INV	PD	CREDIT BALANCE REFUND-166
CHECK DATE: 08/19/2025									
108994 DAVE A BERG									
Chaska #4		08/01/2025	081925	357347	1,000.00	08/31/2025	INV	PD	SERVICE TERRITORY ACQUIISI
CHECK DATE: 08/19/2025									
105629 DICKS SANITATION SERVICE INC									
12257632T460		08/01/2025	081925	357348	1,377.83	09/01/2025	INV	PD	RIVER CITY DAYS
CHECK DATE: 08/19/2025									
104329 DONLIE UNDERGROUND INC									
9941		07/31/2025	081925	357349	228,013.75	08/31/2025	INV	PD	WO# 07014 JOINT TRENCH ON
CHECK DATE: 08/19/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100577	EASY PICKER GOLF PRODUCTS INC								
0222263-IN		08/01/2025	081925	357350	380.45	08/31/2025	INV	PD	LOOP TEE SIGNS
CHECK DATE:	08/19/2025								
111282	CANNON TECHNOLOGIES INC								
955542319	240229	07/30/2025	081925	357351	27,456.00	08/30/2025	INV	PD	INVENTORY-EATON MINODES
CHECK DATE:	08/19/2025								
102657	ENERGY MANAGEMENT SOLUTIONS INC								
11019		07/31/2025	081925	357352	9,527.30	09/04/2025	INV	PD	AUGUST MONTHLY RETAINER
CHECK DATE:	08/19/2025								
100619	ESS BROTHERS AND SONS INC								
FF5333		07/28/2025	081925	357353	11,554.50	08/28/2025	INV	PD	OVERLAY MANHOLE REPAIRS
CHECK DATE:	08/19/2025								
100628	EXCEL AUTO GLASS								
15632		08/06/2025	081925	357354	595.00	09/06/2025	INV	PD	#711 WINDSHIELD REPLACEME
CHECK DATE:	08/19/2025								
105728	FIDELITY SECURITY LIFE INSURANCE COMPANY								
166931962		07/22/2025	080725	357286	656.46	08/31/2025	INV	PD	AUG EMP INS PREM-VISION
CHECK DATE:	08/07/2025								
110568	KIRI ANN FAUL								
2462		07/29/2025	081925	357355	3,325.00	08/28/2025	INV	PD	Pre-Employment Evaluation
CHECK DATE:	08/19/2025								
100655	FERRELLGAS 7780961								
1131245435		08/06/2025	081925	357356	44.39	09/06/2025	INV	PD	PROPANE
CHECK DATE:	08/19/2025								
106319	CHAD JEREMY FIGG								
July 25 TKD		08/04/2025	081925	357357	614.64	09/04/2025	INV	PD	July 2025 Tae Kwan Do
CHECK DATE:	08/19/2025								

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00857133-1		08/01/2025	081225-2	357297	441.76	08/31/2025	INV	PD	AUG SIP PHONE BILL
CHECK DATE: 08/12/2025									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278x080325		07/25/2025	080525	357282	906.47	08/20/2025	INV	PD	JUL FIRSTNET MOBILE
CHECK DATE: 08/05/2025									
112567 FORCE AMERICA DISTRIBUTING LLC									
IN001-2087608		08/01/2025	081925	357358	159.06	09/01/2025	INV	PD	DUST CAPS FOR PLATE TAMPE
CHECK DATE: 08/19/2025									
112548 ANNETTE JEANNE FOSS									
0008		07/29/2025	081925	357359	960.00	08/29/2025	INV	PD	New Hire Background - Let
CHECK DATE: 08/19/2025									
0009		07/29/2025	081925	357359	1,080.00	08/29/2025	INV	PD	New Hire Background - Hor
CHECK DATE: 08/19/2025									
0010		07/29/2025	081925	357359	962.00	08/29/2025	INV	PD	New Hire Background - Smi
CHECK DATE: 08/19/2025									
					3,002.00				
100699 PLAYCORE WISCONSIN INC									
PJI-0276864		07/28/2025	081925	357360	2,272.13	08/28/2025	INV	PD	HICKORY PK REPLACEMENT LE
CHECK DATE: 08/19/2025									
110270 GARTNER REFRIGERATION INC									
12453330		07/09/2025	081925	357361	1,579.34	08/09/2025	INV	PD	Curl Refrigeration Svc Ag
CHECK DATE: 08/19/2025									
112921 GERTEN, GREG									
2015141.002		07/10/2025	081925	357362	234.12	09/06/2025	INV	PD	MEMBERSHIP REFUND
CHECK DATE: 08/19/2025									
PAYEE: GERTEN, GREG									
101463 GOPHER STATE ONE CALL									
5070282		07/31/2025	081925	357363	783.00	08/31/2025	INV	PD	JULY LOCATES
CHECK DATE: 08/19/2025									

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100753	GPS INDUSTRIES LLC								
LEASE0130373		08/15/2025	081925	357364	5,504.00	08/31/2025	INV	PD	GPS LEASE
CHECK DATE:	08/19/2025								
100759	WW GRAINGER INC								
9575702635		07/17/2025	081925	357366	262.76	08/16/2025	INV	PD	WATER CUPS ON COURSE
CHECK DATE:	08/19/2025								
9585835037		07/25/2025	081925	357365	468.54	08/24/2025	INV	PD	SOLENOID VALVE
CHECK DATE:	08/19/2025								
112951	GURA, SERGEI				731.30				
37973		08/08/2025	081925	357367	44.75	09/08/2025	INV	PD	CREDIT BALANCE REFUND-219
CHECK DATE:	08/19/2025								
100785	HACH COMPANY								
14607213		08/01/2025	081925	357368	459.75	09/01/2025	INV	PD	TESTING AMMONIA
CHECK DATE:	08/19/2025								
106216	ROSHE 2 INCORPORATED								
3325		08/01/2025	081925	357369	1,501.85	08/31/2025	INV	PD	JUL EVENT LABOR
CHECK DATE:	08/19/2025								
3326		08/01/2025	081925	357369	4,330.00	08/31/2025	INV	PD	AUG CURL/EVENT CTR CLEANI
CHECK DATE:	08/19/2025								
112933	HARRIS, COLLIN				5,831.85				
39102		08/07/2025	081925	357370	181.49	09/07/2025	INV	PD	METER DEPOSIT REFUND-800
CHECK DATE:	08/19/2025								
100810	HAWKINS INC								
7158344		08/04/2025	081925	357371	6,947.79	09/18/2025	INV	PD	WTP CHEMICALS
CHECK DATE:	08/19/2025								
100814	PATRICIA JANET HAYNES								
#tnt 2025_08-19		08/08/2025	081925	357372	700.00	08/18/2025	INV	PD	Kids Concert in the Park
CHECK DATE:	08/19/2025								

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110461	HEARTLAND BUSINESS SYSTEMS LLC								
753679-RTN	CHECK DATE: 08/19/2025	04/24/2025	081925	357373	-3,513.36	05/24/2025	CRM	PD	CISCO EQUIPMENT REFUND
815965-H	CHECK DATE: 08/19/2025	07/31/2025	081925	357373	3,808.95	08/30/2025	INV	PD	MERAKI LICENSES
815968-H	CHECK DATE: 08/19/2025	07/31/2025	081925	357373	2,528.40	08/30/2025	INV	PD	WEBEX MEETINGS
816964-H	CHECK DATE: 08/19/2025	08/06/2025	081925	357373	38,087.49	09/05/2025	INV	PD	MERAKI ACCESS POINTS & SW
					40,911.48				
112819	MATTHEW HEGER								
1380	CHECK DATE: 08/19/2025	07/29/2025	081925	357374	504.12	08/29/2025	INV	PD	Concession Resale
112935	HENRY, LIA								
40674	CHECK DATE: 08/19/2025	08/07/2025	081925	357375	115.85	09/07/2025	INV	PD	METER DEPOSIT REFUND-1130
100848	HIGH TECH CLEANING INC								
21474	CHECK DATE: 08/19/2025	07/28/2025	081925	357376	460.00	08/28/2025	INV	PD	CARPET CLEANING-MSB
21475	CHECK DATE: 08/19/2025	07/28/2025	081925	357376	249.00	08/28/2025	INV	PD	CARPET CLEANING-CITY HALL
21480	CHECK DATE: 08/19/2025	08/01/2025	081925	357376	3,392.82	09/01/2025	INV	PD	CITY HALL
21481	CHECK DATE: 08/19/2025	08/01/2025	081925	357376	535.60	09/01/2025	INV	PD	COMMUNITY ROOM-CLOVER RID
21482	CHECK DATE: 08/19/2025	08/01/2025	081925	357376	1,195.00	09/01/2025	INV	PD	FIRE STATION
21483	CHECK DATE: 08/19/2025	08/01/2025	081925	357376	1,251.45	09/01/2025	INV	PD	HISTORY CENTER
21484	CHECK DATE: 08/19/2025	08/01/2025	081925	357376	388.56	09/01/2025	INV	PD	IT DEPARTMENT
21485	CHECK DATE: 08/19/2025	08/01/2025	081925	357376	2,603.86	09/01/2025	INV	PD	MSB

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City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
21486		08/01/2025	081925	357376	190.55	09/01/2025	INV	PD	STANTEC BUILDING
CHECK DATE: 08/19/2025									
21487		08/01/2025	081925	357376	684.95	09/01/2025	INV	PD	WTP
CHECK DATE: 08/19/2025									
21488		08/01/2025	081925	357376	625.00	09/01/2025	INV	PD	THE LOOP
CHECK DATE: 08/19/2025									
21546		08/01/2025	081925	357376	412.88	09/01/2025	INV	PD	MSB CLEANING SUPPLIES
CHECK DATE: 08/19/2025									
100859 HOISINGTON KOEGLER GROUP INC					11,989.67				
022-018-7		08/12/2025	081925	357377	1,442.00	09/12/2025	INV	PD	ONGOING PLANNING SERVICES
CHECK DATE: 08/19/2025									
023-068-19		08/12/2025	081925	357377	3,405.00	09/12/2025	INV	PD	ZONING CODE PHASE 1
CHECK DATE: 08/19/2025									
024-047-10		08/11/2025	081925	357377	225.00	09/11/2025	INV	PD	MEADOW PARK
CHECK DATE: 08/19/2025									
106151 HOLT TOUR AND CHARTER INC					5,072.00				
52613		07/24/2025	081925	357378	935.00	08/24/2025	INV	PD	transportation to Hasting
CHECK DATE: 08/19/2025									
100872 HORNUNGS GOLF PRODUCTS INC									
714175		07/21/2025	081925	357379	227.95	08/10/2025	INV	PD	CART KEY TAGS
CHECK DATE: 08/19/2025									
108162 HYDRO-DESIGNS INC									
CI-07558		07/31/2025	081925	357380	856.00	08/31/2025	INV	PD	JULY RPZ MANAGEMENT
CHECK DATE: 08/19/2025									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2025/0825-ICMA		08/08/2025	081225-2	357298	5,768.73	08/08/2025	INV	PD	PR 080825 - 457 & Roth Co
CHECK DATE: 08/12/2025									
104751 IMPACT MAILING OF MINNESOTA INC									
218844		08/04/2025	081925	357381	9,051.50	09/04/2025	INV	PD	JUL BILLS
CHECK DATE: 08/19/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
218858 CHECK DATE: 08/19/2025		08/04/2025	081925	357381	1,824.54	09/04/2025	INV	PD	JUL REMINDER NOTICES
218859 CHECK DATE: 08/19/2025		08/04/2025	081925	357381	672.59	09/04/2025	INV	PD	JUL DISCONNECT NOTICES
218860 CHECK DATE: 08/19/2025		08/04/2025	081925	357381	653.58	09/04/2025	INV	PD	JUL FINAL BILLS
					12,202.21				
100900 INDELCO PLASTICS CORPORATION									
INV0541924 CHECK DATE: 08/19/2025		07/31/2025	081925	357382	145.85	08/30/2025	INV	PD	SCREEN FOR CHEM FEED WTP
108039 INDIGO SIGNWORKS INC									
8903 CHECK DATE: 08/19/2025		07/30/2025	081925	357383	1,593.67	08/29/2025	INV	PD	TC SIGNAGE
110528 INVOICE CLOUD INC									
3052-2025_7 CHECK DATE: 08/19/2025		07/31/2025	081925	357384	15,661.57	08/31/2025	INV	PD	JUL UB PAYMENT PROCESSING
112954 JACKSON, RANDALL									
38944 CHECK DATE: 08/19/2025		08/08/2025	081925	357385	94.20	09/08/2025	INV	PD	CREDIT BALANCE REFUND-198 PAYEE: JACKSON, RANDALL
109557 JENSEN, DEBRA									
2015114.02 CHECK DATE: 08/19/2025		07/06/2025	081925	357386	32.52	09/07/2025	INV	PD	RFD INCORRECT MEMBERSHIP PAYEE: JENSEN, DEBRA
101018 KRISS PREMIUM PRODUCTS INC									
195901 CHECK DATE: 08/19/2025		07/30/2025	081925	357387	1,214.50	08/30/2025	INV	PD	CHEMICALS FOR CONDENSOR C
112940 KULISH, CHERYL									
10007254 CHECK DATE: 08/19/2025		08/08/2025	081925	357388	219.57	09/08/2025	INV	PD	CREDIT BALANCE REFUND-112
101050 LAW ENFORCEMENT LABOR SERVICES INC									

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Aug-25 CHECK DATE: 08/12/2025		08/08/2025	081225-2	357299	2,263.00	08/08/2025	INV	PD	Aug-25 Police Union Dues
112956 LAWLER, BRIAN									
2015160.002 CHECK DATE: 08/19/2025		07/16/2025	081925	357389	411.84	08/16/2025	INV	PD	RFD ICE RENTAL PAYEE: LAWLER, BRIAN
112936 LAZENBY, TYLER									
41026 CHECK DATE: 08/19/2025		08/07/2025	081925	357390	87.03	09/07/2025	INV	PD	METER DEPOSIT REFUND-1130
101056 LEAGUE OF MINNESOTA CITIES									
9824 CHECK DATE: 08/19/2025		08/06/2025	081925	357391	16,443.19	09/06/2025	INV	PD	Bradley Stark Claimant
101071 LENZEN CHEVROLET BUICK INC									
91442 CHECK DATE: 08/19/2025		08/04/2025	081925	357392	51.13	09/04/2025	INV	PD	#207 FUEL INJECTOR NOZZLE
112943 LIPE, GAIL									
10013898 CHECK DATE: 08/19/2025		08/08/2025	081925	357393	147.68	09/08/2025	INV	PD	CREDIT BALANCE REFUND-122
110118 LOCKRIDGE GRINDAL NAUEN PLLP									
120534 CHECK DATE: 08/19/2025		08/01/2025	081925	357394	3,333.33	09/08/2025	INV	PD	AUG LOBBYIST FOR CITY SQU
112927 MACKEY, PARKER									
40018 CHECK DATE: 08/19/2025		08/07/2025	081925	357395	141.46	09/07/2025	INV	PD	METER DEPOSIT REFUND-1600
105710 MACQUEEN EMERGENCY GROUP									
P12913 CHECK DATE: 08/19/2025		07/21/2025	081925	357396	328.23	08/21/2025	INV	PD	#312 DOOR HANDLE
103449 MADDEN GALANTER HANSEN LLP									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
144172		08/06/2025	081925	357397	337.50	09/05/2025	INV	PD	JUL LEGAL-LABOR RELATIONS
CHECK DATE: 08/19/2025									
104521 MANGOLD GROUP LLC									
22107		07/31/2025	081925	357398	2,337.00	08/31/2025	INV	PD	MT. PLEASANT JULY MAINT
CHECK DATE: 08/19/2025									
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00242213		08/01/2025	081925	357399	20,085.74	08/31/2025	INV	PD	FUEL
CHECK DATE: 08/19/2025									
112955 JEFFREY J MARIAN									
144303		07/01/2025	081925	357400	1,218.00	07/31/2025	INV	PD	LEADERSHIP TRAINING, INTE
CHECK DATE: 08/19/2025									
111059 MATTSON, ANNIE									
1076846.001		08/04/2025	081925	357401	22.50	09/04/2025	INV	PD	RFD SANDLOT SPORTS
CHECK DATE: 08/19/2025									
PAYEE: MATTSON, ANNIE									
106661 MAYER LUMBER COMPANY INC									
259952		07/30/2025	081925	357402	1,679.94	08/30/2025	INV	PD	PICNIC TABLES
CHECK DATE: 08/19/2025									
109704 MOBILE HEALTH SERVICES LLC									
47936		07/30/2025	081925	357403	1,270.00	08/30/2025	INV	PD	Annual FIT Testing - MFF
CHECK DATE: 08/19/2025									
101183 METROPOLITAN COUNCIL									
JUL 2025 SAC		07/31/2025	081925	357404	29,521.80	08/31/2025	INV	PD	JUL SAC CHARGES
CHECK DATE: 08/19/2025									
101182 METROPOLITAN COUNCIL									
0001191114		08/01/2025	081925	357405	311,137.34	09/01/2025	INV	PD	SEP SEWER SERVICES FOR ME
CHECK DATE: 08/19/2025									
101187 METRO SALES INC									
INV2853941		08/05/2025	081925	357406	163.00	09/04/2025	INV	PD	Contract Invoice

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/19/2025									
INV2854583		08/05/2025	081925	357406	26.99	09/04/2025	INV	PD	ELEC RM PRINTER
CHECK DATE: 08/19/2025									
INV2856175		08/07/2025	081925	357406	1,192.81	09/06/2025	INV	PD	Ricoh/IM C6010
CHECK DATE: 08/19/2025									
101196 MID COUNTY COOP #122622					1,382.80				
82852		07/30/2025	080525	357283	1,100.57	08/09/2025	INV	PD	386 GLS GAS-TC
CHECK DATE: 08/05/2025									
82853		07/30/2025	080525	357283	1,014.48	08/09/2025	INV	PD	316 GLS DIESEL-TC
CHECK DATE: 08/05/2025									
104380 MINGER CONSTRUCTION COMPANIES INC					2,115.05				
SP 196-090-002-5		07/30/2025	081925	357407	164,414.08	08/31/2025	INV	PD	MN RIVER BLUFFS REGIONAL
CHECK DATE: 08/19/2025									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0808250015806598		08/08/2025	081225-2	357300	461.46	08/08/2025	INV	PD	080825 Payroll - Child Su
CHECK DATE: 08/12/2025									
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD									
14401		06/30/2025	081925	357408	273.00	08/08/2025	INV	PD	STATE CERT EXAMS-INSTRUCT
CHECK DATE: 08/19/2025									
14429		07/01/2025	081925	357408	158.50	07/31/2025	INV	PD	STATE CERT EXAM-FAO
CHECK DATE: 08/19/2025									
101236 MINNESOTA GOLF ASSOCIATION LLC					431.50				
250914		08/07/2025	081925	357409	305.03	09/06/2025	INV	PD	SCORECARD BLANKS
CHECK DATE: 08/19/2025									
110849 MINNESOTA NATIVE LANDSCAPES INC									
54357		07/31/2025	081925	357410	550.00	08/30/2025	INV	PD	NOXIOUS WEED TREATMENT CH
CHECK DATE: 08/19/2025									
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
Aug-25 CHECK DATE: 08/12/2025		08/08/2025	081225-2	357301	6,427.00	08/08/2025	INV	PD	Aug-25 Local #320 Union D
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/JUL25 CHECK DATE: 08/12/2025		07/28/2025	081225-2	357302	1,567.85	08/22/2025	INV	PD	JUL ST LITES-TOWN COURSE
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1079413 CHECK DATE: 08/19/2025		08/06/2025	081925	357411	3,126.00	09/05/2025	INV	PD	MONTHLY SUBSTATION MAINTEN
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
JULY0190352025 CHECK DATE: 08/19/2025		07/31/2025	081925	357412	2,817.56	08/31/2025	INV	PD	JUL PERMIT SURCHARGES
105853 MOR GOLF AND UTILITY INC									
55646 CHECK DATE: 08/19/2025		07/31/2025	081925	357413	1,340.00	08/30/2025	INV	PD	RENTAL CARTS
111870 MPOWER TECHNOLOGIES INC									
6341 CHECK DATE: 08/19/2025		07/31/2025	081925	357414	787.50	08/31/2025	INV	PD	CUSTOMER SUPPORT SERVICES
103236 MRA-THE MANAGEMENT ASSOCIATION									
00488473 CHECK DATE: 08/19/2025		08/06/2025	081925	357415	100.00	09/06/2025	INV	PD	JUL COMPENSATION SERVICES
109795 MSC INDUSTRIAL DIRECT CO INC									
7843710001 CHECK DATE: 08/19/2025		07/21/2025	081925	357416	316.41	08/21/2025	INV	PD	SS BOLTS FOR FIXING VALVE
101356 MTI DISTRIBUTING INC #31380									
1488725-00 CHECK DATE: 08/19/2025		08/06/2025	081925	357417	440.36	09/06/2025	INV	PD	#230 OR #234 SPARE WHEEL
101354 MTI DISTRIBUTING INC #700767									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1487117-00		07/29/2025	081925	357418	614.58	08/28/2025	INV	PD	REMOTE FOR BLOWER
CHECK DATE: 08/19/2025									
1488879-00		08/07/2025	081925	357418	432.17	09/06/2025	INV	PD	BEDBAR FOR GREENSMOWER
CHECK DATE: 08/19/2025									
					1,046.75				
112928 MUIRURI, PAULINE									
40086		08/07/2025	081925	357419	24.84	09/07/2025	INV	PD	METER DEPOSIT REFUND-800
CHECK DATE: 08/19/2025									
112931 MURPHY, CHARLES									
40149		08/07/2025	081925	357420	160.12	09/07/2025	INV	PD	METER DEPOSIT REFUND-1600
CHECK DATE: 08/19/2025									
101365 STAR GROUP LLC									
4472/JUL2025		07/31/2025	080725	357287	8,617.35	08/10/2025	INV	PD	JUL PARTS & SUPPLIES
CHECK DATE: 08/07/2025									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Aug-25		08/08/2025	081225-2	357303	4.00	08/08/2025	INV	PD	Aug-25 D.R.I.V.E Contribu
CHECK DATE: 08/12/2025									
112941 NESBITT, DOUGLAS									
10008044		08/08/2025	081925	357421	160.68	09/08/2025	INV	PD	CREDIT BALANCE REFUND-147
CHECK DATE: 08/19/2025									
112952 NIFFENEGGER, PAUL									
39789		08/08/2025	081925	357422	262.67	09/08/2025	INV	PD	CREDIT BALANCE REFUND-118
CHECK DATE: 08/19/2025									
102654 NORTH AMERICAN SAFETY INC									
INV100897		08/12/2025	081925	357423	570.00	09/12/2025	INV	PD	STORM LOCATE PAINT
CHECK DATE: 08/19/2025									
101413 NORTHERN DEWATERING INC									
45149		07/23/2025	081925	357424	4,815.00	08/22/2025	INV	PD	RENTAL PUMP FOR OUTLET D
CHECK DATE: 08/19/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101431 NORTHERN STAR CO									
266690000-2025-1		07/22/2025	081925	357425	23,235.40	08/22/2025	INV	PD	JUL REBATE-CUSTOM-600 HP
CHECK DATE: 08/19/2025									
112947 NORTHSTAR REGIONAL									
33116		08/08/2025	081925	357426	393.02	09/08/2025	INV	PD	CREDIT BALANCE REFUND-112
CHECK DATE: 08/19/2025									
110570 ODP BUSINESS SOLUTIONS LLC									
431325158001		07/29/2025	081925	357427	20.99	08/29/2025	INV	PD	Customized Office Stamp
CHECK DATE: 08/19/2025									
112748 OERTEL ARCHITECTS LTD									
25-07.4		08/01/2025	081925	357428	50,101.62	09/01/2025	INV	PD	Invoice 4 Chaska Municipa
CHECK DATE: 08/19/2025									
101465 ON SITE SANITATION INC									
0001935454		08/07/2025	081925	357429	90.00	09/06/2025	INV	PD	XMAS IN MAY-DUSTIN RD
CHECK DATE: 08/19/2025									
0001935658		08/02/2025	081925	357429	178.00	09/01/2025	INV	PD	TOWN COURSE MAINTENANCE
CHECK DATE: 08/19/2025									
0001935659		08/02/2025	081925	357429	292.00	09/01/2025	INV	PD	SUNSET PARK
CHECK DATE: 08/19/2025									
0001935660		08/02/2025	081925	357429	146.00	09/01/2025	INV	PD	CLOVER RIDGE SOCCER FIELD
CHECK DATE: 08/19/2025									
0001935661		08/02/2025	081925	357429	178.00	09/02/2025	INV	PD	TOWN COURSE
CHECK DATE: 08/19/2025									
					884.00				
112859 ORCA COAST PLAYGROUND LTD									
2025-17		08/13/2025	081425-3	357490	57,500.00	08/25/2025	INV	PD	Play Structure for Play R
CHECK DATE: 08/14/2025									
105181 BOTTLING GROUP LLC									
10849002		07/09/2025	081925	357430	1,181.94	08/08/2025	INV	PD	Concession Resale, INTERE
CHECK DATE: 08/19/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108564	PERSONNEL EVALUATION INC								
55474		07/31/2025	081925	357431	75.00	08/31/2025	INV	PD	PEP Testing - Smith, Hort
CHECK DATE: 08/19/2025									
101530	PING INC								
2025100000841		08/07/2025	081925	357432	232.00	10/06/2025	INV	PD	RESALE
CHECK DATE: 08/19/2025									
101539	PLAISTED COMPANIES INC								
85593		07/26/2025	081925	357433	1,304.57	08/26/2025	INV	PD	TOPDRESSING SAND
CHECK DATE: 08/19/2025									
85865		07/31/2025	081925	357433	1,726.83	08/31/2025	INV	PD	TOPDRESSING-TC
CHECK DATE: 08/19/2025									
					3,031.40				
101549	POKORNEY, DAVE								
2015251.002		08/12/2025	081925	357434	600.00	09/12/2025	INV	PD	DAMAGE DEPOSIT REFUND-LOD
CHECK DATE: 08/19/2025									
101557	POWER SYSTEM ENGINEERING INC								
9060003		08/11/2025	081925	357435	2,070.00	09/11/2025	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 08/19/2025									
9060026		08/12/2025	081925	357435	2,200.00	09/12/2025	INV	PD	GENERAL ENGINEERING - MRS
CHECK DATE: 08/19/2025									
					4,270.00				
101571	PREMIUM WATERS INC								
310957768		07/31/2025	081925	357437	65.00	08/31/2025	INV	PD	Water Cooler - August
CHECK DATE: 08/19/2025									
417080-07-25		07/31/2025	081925	357436	146.82	08/30/2025	INV	PD	CLUBHOUSE WATER
CHECK DATE: 08/19/2025									
					211.82				
109207	PTE GOLF LLC								
216175		08/04/2025	081925	357438	2,662.67	09/04/2025	INV	PD	BAG TAGS-GIVEAWAY & RESAL
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106323	PULTE HOMES								
1015 GOLDFINCH CT CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
1019 GOLDFINCH CT CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
1023 GOLDFINCH CT CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
1024 GOLDFINCH CT CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
1027 GOLDFINCH CT CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
199 LIBERTY HEIGHTS CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
209 LIBERTY HEIGHTS CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
211 LIBERTY HEIGHTS CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
219 LIBERTY HEIGHTS CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
305 BLUEJAY CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
501 HAMMERS CT CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
505 HAMMERS CT CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
513 HAMMERS CT CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
517 HAMMERS CT CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
934 GOLDFINCH ST CHECK DATE: 08/19/2025		08/13/2025	081925	357439	3,000.00	09/13/2025	INV	PD	BUILDER DEPOSIT REFUND
998 MOERS DR CHECK DATE: 08/19/2025		07/31/2025	081925	357439	3,000.00	08/30/2025	INV	PD	BUILDER DEPOSIT REFUND
107855	STAPLES INC				48,000.00				
44993309		07/22/2025	081925	357440	69.19	08/21/2025	INV	PD	BREAKROOM CUPS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/19/2025									
45030783		07/24/2025	081925	357440	56.04	08/23/2025	INV	PD	JET/VAC SUPPLIES
CHECK DATE: 08/19/2025									
					125.23				
112914 STZR HOLDINGS LLC									
0090338-IN		08/01/2025	081925	357441	45.00	09/01/2025	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 08/19/2025									
112919 RANZAU, ANGEL									
2015225.002		08/04/2025	081925	357442	15.00	09/03/2025	INV	PD	RFD SANDLOT SPORTS
CHECK DATE: 08/19/2025						PAYEE: RANZAU, ANGEL			
101616 RDO EQUIPMENT COMPANY									
P3526870		08/04/2025	081925	357443	1,438.87	09/04/2025	INV	PD	#729 & #724 RODS AND ANTI
CHECK DATE: 08/19/2025									
101631 REINDERS INC									
3411389-00		07/29/2025	081925	357444	294.91	08/28/2025	INV	PD	HERBICIDES & FERTILIZERS
CHECK DATE: 08/19/2025									
3411389-01		07/29/2025	081925	357444	214.28	08/28/2025	INV	PD	HERBICIDES & FERTILIZERS
CHECK DATE: 08/19/2025									
3411389-02		08/07/2025	081925	357444	4,905.67	09/06/2025	INV	PD	FERTILIZER & HERBICIDE
CHECK DATE: 08/19/2025									
3411470-00		08/07/2025	081925	357444	234.83	09/06/2025	INV	PD	FERTILIZERS
CHECK DATE: 08/19/2025									
3411568-00		08/07/2025	081925	357444	1,804.05	09/06/2025	INV	PD	CHEMICALS
CHECK DATE: 08/19/2025									
3411568-01		08/07/2025	081925	357444	317.42	09/06/2025	INV	PD	CHEMICALS
CHECK DATE: 08/19/2025									
					7,771.16				
112926 RICHGRUBER, COLE									
39860		08/07/2025	081925	357445	116.66	09/07/2025	INV	PD	METER DEPOSIT REFUND-1200
CHECK DATE: 08/19/2025									
107697 RIVERS EDGE CONCRETE LLC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7822648		07/17/2025	081925	357446	1,279.50	08/17/2025	INV	PD	HUNDERTMARK CURB REPLACEM
CHECK DATE: 08/19/2025									
112953 ROGERS, PHILIP									
35313		08/08/2025	081925	357447	185.78	09/08/2025	INV	PD	CREDIT BALANCE REFUND-237
CHECK DATE: 08/19/2025									
101703 SALVATION ARMY									
JULY/25 HS		07/31/2025	081925	357448	105.00	09/07/2025	INV	PD	JUL HEAT SHARE CONTRIBUTI
CHECK DATE: 08/19/2025									
101738 SCHILLING SUPPLY COMPANY									
1016866-00		08/11/2025	081925	357449	2,227.01	09/11/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 08/19/2025									
112944 SCHWARTZ, HOLLIS									
10014208		08/08/2025	081925	357450	35.43	09/08/2025	INV	PD	CREDIT BALANCE REFUND-121
CHECK DATE: 08/19/2025									
101744 SCOTT COUNTY TREASURER									
IN32541		07/21/2025	081925	357451	475.00	08/21/2025	INV	PD	LIVE FIRE TRAINING
CHECK DATE: 08/19/2025									
101760 SENTRY SYSTEMS INC									
803756		08/10/2025	081925	357452	234.31	08/20/2025	INV	PD	CLUBHOUSE MONITORING 8/1-
CHECK DATE: 08/19/2025									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
1768-1		08/01/2025	081925	357453	318.65	09/01/2025	INV	PD	GAZEBO PAINT
CHECK DATE: 08/19/2025									
4803-5		07/31/2025	081925	357453	356.67	08/31/2025	INV	PD	GAZEBO PAINT
CHECK DATE: 08/19/2025									
112950 SIMMONS, TATE									
37338		08/08/2025	081925	357454	195.94	09/08/2025	INV	PD	CREDIT BALANCE REFUND-273
CHECK DATE: 08/19/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104547	SITEONE LANDSCAPE SUPPLY HOLDING LLC								
156623766-001		07/29/2025	081925	357455	81.80	08/29/2025	INV	PD	ATHLETIC PARK-CONDITIONER
CHECK DATE:	08/19/2025								
107195	SOCIAL INDOOR LLC								
10394		08/11/2025	081925	357456	1,000.00	09/10/2025	INV	PD	AUG TC ADVERTISING
CHECK DATE:	08/19/2025								
112925	SOTO, JAELYNN								
36053		08/07/2025	081925	357457	49.75	09/07/2025	INV	PD	METER DEPOSIT REFUND-1105
CHECK DATE:	08/19/2025								
112946	ST JOHN, RUSSELL								
10008161		08/08/2025	081925	357458	202.83	09/08/2025	INV	PD	CREDIT BALANCE REFUND-771
CHECK DATE:	08/19/2025								
112939	STAATS, JOEL								
10004752		08/08/2025	081925	357459	22.95	09/08/2025	INV	PD	CREDIT BALANCE REFUND-239
CHECK DATE:	08/19/2025								
101888	STREICHER'S INC								
I1776028		08/01/2025	081925	357460	170.00	08/31/2025	INV	PD	Letourneau Uniform-Initia
CHECK DATE:	08/19/2025								
I1776661		08/06/2025	081925	357460	1,927.25	09/05/2025	INV	PD	Madden Uniform - Initial
CHECK DATE:	08/19/2025								
I1776912		08/07/2025	081925	357460	11.99	09/07/2025	INV	PD	Letourneau Uniform - Init
CHECK DATE:	08/19/2025								
					2,109.24				
101892	STUART C IRBY CO								
S014183968.001	250185	07/15/2025	081925	357461	17,433.36	08/14/2025	INV	PD	1,485 COND UD ALUM 750 MC
CHECK DATE:	08/19/2025								
S014183986.001	250194	07/28/2025	081925	357461	17,625.17	08/27/2025	INV	PD	1,496 COND UD ALUM 750 MC
CHECK DATE:	08/19/2025								
S014229474.001	250195	07/24/2025	081925	357461	23,850.00	08/23/2025	INV	PD	9 SW CAB BASEMENT 3PHS DE
CHECK DATE:	08/19/2025								

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103677	SUN LIFE ASSURANCE COMPANY OF CANADA				58,908.53				
237741/AUG2025		08/01/2025	080725	357288	6,386.72	08/31/2025	INV	PD	AUG EMP LIFE INS PREM
CHECK DATE:	08/07/2025								
112101	SWAN COMPANIES INC								
SAVANNA WAY PH 2-9		07/18/2025	081925	357462	91,368.34	08/18/2025	INV	PD	SAVANNA WAY PHASE 2
CHECK DATE:	08/19/2025								
101932	TAYLOR MADE GOLF CO INC								
38513325		07/28/2025	081925	357463	1,081.96	09/11/2025	INV	PD	RESALE
CHECK DATE:	08/19/2025								
38538811		08/07/2025	081925	357463	271.64	09/21/2025	INV	PD	RESALE
CHECK DATE:	08/19/2025								
112547	TEREX GLOBAL GMBH				1,353.60				
7570692		07/30/2025	081925	357464	12,104.87	08/29/2025	INV	PD	#703 ANNUAL BOOM TESTING
CHECK DATE:	08/19/2025								
103810	TARA ALISON BRUESKE								
0125		02/05/2025	081925	357465	600.00	08/18/2025	INV	PD	Carver Concert in the Par
CHECK DATE:	08/19/2025								
101956	HARTFORD LIFE AND ACCIDENT INSURANCE COMPANY								
821708066676		08/01/2025	080725	357289	82.32	08/15/2025	INV	PD	AUG EMPLOYEE ASSISTANCE P
CHECK DATE:	08/07/2025								
101966	TK ELEVATOR CORPORATION								
3008754886		08/01/2025	081925	357466	1,708.50	09/01/2025	INV	PD	WTP & CH MAINT 8/1/25-10/
CHECK DATE:	08/19/2025								
112942	TOPINKA, ROBERT								
10013004		08/08/2025	081925	357467	217.00	09/08/2025	INV	PD	CREDIT BALANCE REFUND-143
CHECK DATE:	08/19/2025								
110934	THE TORO COMPANY								

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
412272730 CHECK DATE: 08/19/2025		08/01/2025	081925	357468	166.00	08/31/2025	INV	PD	AUG LOOP IRRIGATION NSN S
110053 TX CHILD SUPPORT SDU									
PR080825-0012725283 CHECK DATE: 08/12/2025		08/08/2025	081225-2	357304	115.38	08/08/2025	INV	PD	080825 Payroll - Child Su
102037 ULINE INC									
195713084 CHECK DATE: 08/19/2025		07/23/2025	081925	357469	240.68	08/23/2025	INV	PD	11 X 14 Black Job Ticket
102064 US BANK									
7832968 CHECK DATE: 08/19/2025		07/25/2025	081925	357470	2,000.00	08/25/2025	INV	PD	2020B EDA TRUSTEE FEES
7833775 CHECK DATE: 08/19/2025		07/25/2025	081925	357470	1,600.00	08/25/2025	INV	PD	2024A EDA TRUSTEE FEES
104522 US FOODS INC					3,600.00				
5274377 CHECK DATE: 08/19/2025		08/08/2025	081925	357471	395.82	09/07/2025	INV	PD	TOWELS, TP SOAP
112618 US KIDS GOLF LLC									
IN2143847 CHECK DATE: 08/19/2025		07/29/2025	081925	357472	81.15	08/28/2025	INV	PD	RESALE
107687 UNIVERSAL PROTECTION SERVICE LP									
17098211 CHECK DATE: 08/19/2025		05/22/2025	081925	357473	488.00	07/05/2025	INV	PD	Event Ctr Security 5/16-5
17337979 CHECK DATE: 08/19/2025		07/24/2025	081925	357473	468.00	08/24/2025	INV	PD	Event Ctr Security 7/18-7
110799 VERIZON CONNECT FLEET USA LLC					956.00				
352000078242 CHECK DATE: 08/19/2025		08/01/2025	081925	357474	279.20	08/31/2025	INV	PD	Data Processing - GPS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102102	VERIZON WIRELESS								
6116634944		06/21/2025	081225-2	357305	-3,201.70	08/11/2025	CRM	PD	JUL PHONE SERVICE W/CREDI
CHECK DATE:	08/12/2025								
6119150798		07/21/2025	081225-2	357305	7,572.99	08/13/2025	INV	PD	AUG PHONE SERVICE
CHECK DATE:	08/12/2025								
6119267088		07/23/2025	080525	357284	583.17	08/15/2025	INV	PD	JUL CRADLEPOINTS
CHECK DATE:	08/05/2025								
112948	VIKLA, HEATHER				4,954.46				
35073		08/08/2025	081925	357475	171.61	09/08/2025	INV	PD	CREDIT BALANCE REFUND-314
CHECK DATE:	08/19/2025								
102227	ONVOY LLC								
383007009486250801		08/01/2025	080725	357290	812.00	08/25/2025	INV	PD	AUG CITY HALL ETHERNET
CHECK DATE:	08/07/2025								
105146	ECM PUBLISHERS INC								
1059863		07/31/2025	081925	357476	112.69	08/30/2025	INV	PD	COMCAST FRANCHISE ORD SUM
CHECK DATE:	08/19/2025								
112920	WAGENER, ALLISON								
2015239.002		08/07/2025	081925	357477	63.00	09/07/2025	INV	PD	RFD GO GYMNASTICS WITHDRA
CHECK DATE:	08/19/2025								PAYEE: WAGENER, ALLISON
102133	WAGNER PRESS & GRAPHICS								
38598		07/21/2025	081925	357478	1,860.00	08/21/2025	INV	PD	Activity Guide Printing f
CHECK DATE:	08/19/2025								
38631		07/29/2025	081925	357478	274.25	08/28/2025	INV	PD	PROP DEV POSTCARDS-CHEVAL
CHECK DATE:	08/19/2025								
38635		07/29/2025	081925	357478	74.00	08/28/2025	INV	PD	Business Cards - Hastings
CHECK DATE:	08/19/2025								
102549	WARNING LITES OF MINNESOTA INC				2,208.25				
25-01937		07/31/2025	081925	357479	2,333.20	08/31/2025	INV	PD	TRAFFIC CONTROL FOR VALVE
CHECK DATE:	08/19/2025								

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102143	WATER CONSERVATION SERVICES INC								
150125		08/04/2025	081925	357480	403.60	09/04/2025	INV	PD	WMB RED OAK CIRCLE
CHECK DATE: 08/19/2025									
102146	WATER SPECIALTY OF MINNESOTA INC								
13487		07/29/2025	081925	357481	195.25	08/29/2025	INV	PD	Pool Chemicals for Firema
CHECK DATE: 08/19/2025									
13496		08/07/2025	081925	357481	2,225.92	09/07/2025	INV	PD	Pool Chemicals
CHECK DATE: 08/19/2025									
13498		08/08/2025	081925	357481	626.65	09/08/2025	INV	PD	Pool Chemicals for Firema
CHECK DATE: 08/19/2025									
13499		08/08/2025	081925	357481	3,033.75	09/08/2025	INV	PD	Pool Chemicals
CHECK DATE: 08/19/2025									
					6,081.57				
103840	WINNERS AWARD GROUP								
61274		08/06/2025	081925	357482	2,075.37	09/05/2025	INV	PD	CHAMPIONSHIP/LEAGUE TROPH
CHECK DATE: 08/19/2025									
102189	WM MUELLER & SONS								
314709		07/31/2025	081925	357483	290.00	08/30/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 08/19/2025									
314710		07/31/2025	081925	357483	182.91	08/30/2025	INV	PD	POTHOLE PATCHING
CHECK DATE: 08/19/2025									
314777		08/01/2025	081925	357483	1,451.00	08/31/2025	INV	PD	VALVE DIGS-STREET REPAIRS
CHECK DATE: 08/19/2025									
314916		08/05/2025	081925	357483	1,816.42	09/04/2025	INV	PD	VALVE DIGS-STREET REPAIRS
CHECK DATE: 08/19/2025									
					3,740.33				
111708	WORM, ELLA								
38470-REISSUE		08/01/2025	080525	357285	101.58	09/01/2025	INV	PD	REPLACE LOST AP CHECK 349
CHECK DATE: 08/05/2025									
112949	WRIGHT, KEVIN								
36902		08/08/2025	081925	357484	504.88	09/08/2025	INV	PD	CREDIT BALANCE REFUND-401
CHECK DATE: 08/19/2025									

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 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
100631	NORTHERN STATES POWER COMPANY, MN								
1202731561		07/28/2025	081925	357485	50,545.03	08/27/2025	INV	PD	WO# 19464 MRS RTU REPLACE
CHECK DATE: 08/19/2025									
112934	YANG, OUE								
40331		08/07/2025	081925	357486	111.13	09/07/2025	INV	PD	METER DEPOSIT REFUND-1600
CHECK DATE: 08/19/2025									
110790	JACLYN YEGO								
144307		02/13/2025	081925	357487	200.00	08/18/2025	INV	PD	Back to School Bash-Facep
CHECK DATE: 08/19/2025									
102231	ZIEGLER INC								
IN002001254		07/24/2025	081925	357488	212.41	08/24/2025	INV	PD	HYDRAULIC & FUEL FILTERS
CHECK DATE: 08/19/2025									
112929	ZWASCHKA-WROBEL, JEAN R								
40095		08/07/2025	081925	357489	88.84	09/07/2025	INV	PD	METER DEPOSIT REFUND-3200
CHECK DATE: 08/19/2025									
323 INVOICES					1,569,884.66				

** 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
100927	INTERNAL REVENUE SERVICE								
144161		08/08/2025	08/08/2025	080825-2	4813	201,510.11	08/08/2025	DIR PD	080825 Payroll - SS, Medi
CHECK DATE: 08/08/2025									
101343	MINNESOTA DEPT OF REVENUE-PAYROLL WIRES								
144162		08/08/2025	08/08/2025	080825-2	4814	39,855.92	08/08/2025	DIR PD	080825 Payroll - MN State
CHECK DATE: 08/08/2025									
101376	NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
144163		08/08/2025	08/08/2025	080825-2	4815	16,777.69	08/08/2025	DIR PD	080825 Payroll - 457 Cont
CHECK DATE: 08/08/2025									
106955	NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
144166		08/08/2025	08/08/2025	080825-2	4818	10,075.86	08/08/2025	DIR PD	080825 Payroll - Roth Con
CHECK DATE: 08/08/2025									
104668	OPTUM BANK INC								
144165		08/08/2025	08/08/2025	080825-2	4817	25,363.09	08/08/2025	DIR PD	080825 Payroll - HSA Cont
CHECK DATE: 08/08/2025									
101506	PUBLIC EMPLOYEES RETIREMENT ASSOCIATION								
144164		08/08/2025	08/08/2025	080825-2	4816	142,253.66	08/08/2025	DIR PD	080825 Payroll - PERA Con
CHECK DATE: 08/08/2025									
110942	RCS RCA OAK RIDGE LLC								
10		08/12/2025	08/12/2025	081225-3	4822	628,432.76	08/12/2025	DIR PD	Draw #10-Costco construct
CHECK DATE: 08/12/2025									
112849	VOYA INSTITUTIONAL TRUST COMPANY								
144167		08/08/2025	08/08/2025	080825-2	4819	8,823.25	08/08/2025	DIR PD	080825 Payroll - HCSP Con
CHECK DATE: 08/08/2025									
112884	VOYA INSTITUTIONAL TRUST COMPANY								
144168		08/08/2025	08/08/2025	080825-2	4820	4,758.53	08/08/2025	DIR PD	080825 Payroll - MNDCP Co
CHECK DATE: 08/08/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110788 WEX HEALTH INC									
002191370-IN CHECK DATE: 07/25/2025		06/30/2025	072525-4	4807	389.75	07/25/2025	DIR	PD	JUN VEBA/FSA PARTICIPANT
20250731-FSA CHECK DATE: 08/01/2025		07/31/2025	080125	4808	295.64	08/01/2025	DIR	PD	8/1/25 FSA Reimb-Healthca
20250731-FSA-2 CHECK DATE: 08/04/2025		07/31/2025	080425	4809	344.00	08/04/2025	DIR	PD	8/4/25 FSA Reimb-Healthca
20250801-FSA CHECK DATE: 08/05/2025		08/01/2025	080525-3	4810	412.16	08/05/2025	DIR	PD	8/5/25 FSA Reimb-Dependen
20250805-FSA CHECK DATE: 08/07/2025		08/05/2025	080725-2	4811	246.00	08/07/2025	DIR	PD	8/7 FSA Reimb-Healthcare
20250806-FSA CHECK DATE: 08/08/2025		08/06/2025	080825	4812	44.10	08/08/2025	DIR	PD	8/8/25 FSA Reimb-Healthca
20250811-FSA CHECK DATE: 08/12/2025		08/11/2025	081225-1	4821	208.34	08/12/2025	DIR	PD	8/12/25 FSA Reimb-Depende
20250813-FSA CHECK DATE: 08/14/2025		08/13/2025	081425-2	4823	729.19	08/14/2025	DIR	PD	8/14/25 FSA Reimb-Depende
					2,669.18				
17 INVOICES					1,080,520.05				

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report

August 18, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

August 18th: We will be having a Work Session prior to the Council meeting, starting at 5:45 pm. The purpose of the work session will be to provide the Council with a status update on the implementation of our Downtown Master Plan. As it has now been about 13 years since we implemented the plan, and we have accomplished a lot of projects over this time that were identified in the plan, we wanted to share with the Council not only what has been done, but what other things were identified in the plan that we have yet to complete. This will also be a good time to talk about items that have come up over the last 10 years that were not in the Downtown Masterplan, but that we think have become much more important to focus on over the last decade. If you will remember, one thing that we did identify as a priority project in our Strategic Planning Session this year was to update our current Downtown Masterplan to look at what we might work on over the next 10 years to continue to improve our overall downtown area. We hope that having this work session to look back at what we have and have not accomplished will be a good precursor to moving forward with creating our next updated plan.

Besides this, we will have a regular Council meeting on Monday that will include one Planning Item for the 2nd phase of development on Tolero Curve in the Chevalle Neighborhood, along with some miscellaneous items we need to complete. Marshall Grange will also be present at the beginning of the meeting to review with Council the results of our Public input survey for SW Chaska Community Park and provide you with some of the initial feedback the Park Board has had to these survey results. We will also have Ashley Cauley present to share an update on the redevelopment of Meadow Park which is part of our overall Public Safety Campus.

September 1: As September 1st is Labor Day, we will not be having a meeting on this date. We will instead move this meeting to September 8th. At the September 8th meeting, we plan on having a Work Session to go over in more detail the preliminary expenditure side of the General Fund Budget to prepare for establishing our Preliminary 2026 Tax Levy, which we need to complete by the end of September.

It should be noted that we also have meetings scheduled right now for September 15th and September 29, as that is the 5th Monday of the month. As we get closer to that date, we will know whether we need to have a meeting on the 29th or not.

If you are unable to make it to any of these meetings, please just let me know.

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 will be happening over the next couple of weeks:

- Work continues on the interior of the building as well as getting the ramp poured for the entrance into the underground Police garage. One additional piece of work you will see occurring is the removal of the concrete that the Engler Boulevard contractor put in front of the Fire Department Aprons in front of the apparatus bay doors. Unfortunately, when they poured these, they were not poured to an elevation that matched up with what needs to occur outside of our apron areas and needs to be redone. This was not an issue of the building being located at the wrong elevations, meaning that the solution to this issue will not be the financial responsibility of the City.

Municipal Services Building

Since our last Council meeting, our architects at Ortell did submit the initial plan to our Planning Department to start our formal development approval process through the City. Just like other private developments, we require that our own buildings go through the same process to make sure that we stay consistent/predictable, and that we give the public the opportunity to be involved in the planning process just like any other process. Going through this process also makes sure that our City buildings follow the same ordinance requirements as any other building in the City. With this planning application now submitted, it is scheduled to go to the Planning Commission for their first look at their September 10th meeting, with it coming back to the City Council for consideration at the September 15th meeting.

Besides this, we have been spending our time now working on identifying the details that will need to be included on the interior of the building and how we will address security on the site. We are still staying on our original schedule, which would allow us to complete the formal planning process at our December 15th meeting, with a bid package being released in early winter to hopefully get us good pricing for the project.

Please let me know if you have any further questions.

ENGLER CONSTRUCTION PROJECT UPDATES

As you have likely heard by now, the County has officially said that they will not be able to complete the intersection of Highway 41 and Engler by Labor Day, meaning that school will be opening without having access to that intersection. The County has been in close communication with both us and the School District about this continued closure and the school district is now making plans for how to navigate this closure for both buses and parent drop off, especially at the Middle School East/West and La Academia Campuses. The good thing is that we did get word from them about this continued closure about a month before the beginning of school, so it is allowing ample time for the District to be able to get information out to parents

before school starts. It appears that it is likely to be about the end of September before this intersection opens.

In addition to the work at that intersection, the County is trying to finish up the road between Bavaria and White Oak Drives. They are currently putting on the second lift of asphalt on the section between these two roundabouts, and will be planning to close the Bavaria Roundabout on both August 16th and 23rd to complete the work at the Bavaria Roundabout. The first weekend will be to finish the second lift of blacktop. This then needs to sit for a week before they paint the final lines on the road to complete their work here. Our hope is that shortly after that section of road is complete that this will allow them to open to White Oak Drive. City Staff has been pushing them to do this, even without 41 reopened, as this would do a lot to relieve the increased traffic on Meadow Lane to the south of our Public Safety Center.

While there is a delay in getting the 41/Engler intersection open, we are being told that they still believe they will be able to complete the entire project, including the Park Ridge intersection, by the end of the construction season in November.

If you have any questions or concerns, please just let me know.

CHRISTMAS IN MAY CITY PROJECT

As I mentioned in my last bi-weekly report, as part of the Christmas in May annual projects, our City Staff have traditionally taken on a project later in the summer as part of a workday and a way for our employees to volunteer in the community. This year our Staff took on a project in Riverview Mobile Home Park where we finished putting on a new deck, changed out light fixtures on the outside of the home to LED fixture, and did a substantial amount of landscaping work including putting in a new concrete driveway and sidewalk! In addition to this, the homeowner is also getting a brand-new air conditioner for her unit. We completed this work this past Friday (August 8th) and had about a dozen City employees working on the project. We had a great time working on the project and at the end of the day the project looked fantastic, and the homeowner was super surprised. Below is a picture of the house we worked on after the work was complete. It looked a lot different than it did when we started the process and created some nice places for the homeowner to be while enjoying her yard.



A big thank you to all the employees who participated in this event and to the Christmas in May organization for financially supporting us in being able to do such life-changing work in resident's homes each summer. If you have any questions on this, please just let me know.

UKRANIAN STUDENTS TO VISIT CHASKA

For the 3rd year in a row, the City of Chaska will be hosting a group of high school students from Ukraine for a day of fun and learning in our community. With about a dozen students coming, we will be spending time with them out at The Loop with them being able to play the Minnelayas Course, along with them spending the afternoon at the Curling Center for a "Learn to Curl" Session. In addition to this, they will spend some time learning from us about how American government works, and what similarities and dissimilarities municipal government has between the United States and Ukraine. This event will take place next Friday, August 22nd, with them going out to The Loop at 11 am, and starting their Learn to Curl a little after 1 pm and going until 3 pm.

As I mentioned, this is the third year that we have hosted a group of Ukrainian students. Not only has the experience been good for them, but it has also been a great learning experience for us to see how things differ between our two countries. The other thing that I have really seen over the past two years is how grateful these kids are just to be able to relax and have fun. They have all shared terrifying stories of the war that they experience daily and how much of a relief it is for them to be away from it for even a short period of time. They have all had great things to say about Chaska on their visits and the previous year's students continue to say that coming to Chaska is one of the highlights of their trip.

If anybody is interested in being a part of the day next Friday, just let me know. I am sure they would love to hear from an elected official in our community.

CITY SQUARE PARK RENOVATIONS

As you have likely seen, renovation of City Square Park continues to take shape. Our crews are now nearly done with the Gazebo Improvements (which look great!) and are now moving forward with pouring the new sidewalks that will replace the pavers throughout the park. Refurbishment of the streetlight poles has already been completed, and we will also be moving to the corner decorative fencing to make it more consistent with the Streetscape in our downtown area.

A huge thank you to our Public Works crew who have taken on most of this work themselves, which means that we have saved money and been able to put more back into the park itself. The crew has done a fantastic job rehabbing this park and doing it while they still are doing the other regular duties they would have day to day. They will have a lot to take pride in when that project is complete!

If you have any questions about this, please let me know.

EMPLOYEE GOLF OUTING

For those of you new to the Council, one thing that we do each year after Labor Day is to host an employee golf outing at the Town Course after the close of business for the day. We always

chose the Thursday after Labor Day as this is when our greens are aerified and because of this we get less play on the course for about a week. This year we will be holding the golf outing at 4:30 on Thursday September 4th. We will golf 9 holes and then following this will go back to McKnight Park (next to Jonathan Elementary) for a picnic that is provided by our Consulting Engineers at Stantec. It is always a great evening and a good time to connect with people we don't always get to connect with on a daily basis.

If you are interested in playing, simply email Andrew Castle at the Town Course to get your name down and if you have any other players that you would like to fill out a 4-some. If you register individually, he will get you placed on a team looking for another player. His email address is acastle@chaskamn.gov

Hope to see you out at this event!

UPCOMING EVENTS:

Below are some upcoming community events that I wanted to make you aware of should you want to attend:

- Farmer's Markets: Thursday evenings at Firemen's Park. They include the market, along with food vendors and music each of the evenings of the markets. These will take place every Thursday into the middle of September
- Latin Music Festival: Friday September 12th in Firemen's Park
- Chaska Cares Music Festival-Saturday September 20th: This is a music festival in Firemen's Park and a partnership with the Chaska Rotary to raise money for the Miracle League Field

City of Chaska Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: August 15, 2025

RE: Financial Reports – Year-To-Date (YTD) Ending June 30, 2025

FINACIAL REPORTS

Attached are year-to-date financial reports as of June 30, 2025.

Each fund includes the adopted budget compared to YTD actuals and the resulting variance.

Prior year revenues and expenditures/expenses are reported to allow comparisons of current year and prior year activity.

These draft reports include the following revenues and expenditures/expenses as of the report date:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll expenditures.
- YTD vendor payments that:
 - 1) were previously approved by the City Council, or
 - 2) are pending approval by the Council at the August 18th meeting.

These draft reports do not include the following revenues and expenditures/expenses:

- General investment earnings revenue
- Depreciation and amortization expense (recorded at year-end)

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
REVENUES:					
Property Taxes *	\$ 15,797,690	\$ 6,222,697	\$ (9,574,993)	39%	\$ 4,880,861
Franchise Fees (Cable TV & Gas)	780,000	193,377	(586,623)	25%	196,930
Licenses	220,549	197,244	(23,305)	89%	191,105
Permits:					
Building	1,326,260	864,967	(461,293)	65%	1,025,536
Other Permits	58,207	161,383	103,176	277%	40,957
Intergovernmental:					
Federal	-	4,983	4,983		-
State	1,151,286	132,546	(1,018,740)	12%	133,679
Regional, County, School & Local	175,100	120,356	(54,744)	69%	81,706
Charges For Services:					
General Government	6,449,179	3,215,604	(3,233,575)	50%	3,000,887
Public Safety	50,329	33,391	(16,938)	66%	32,082
Public Works, Admin and Streets	16,081	26,310	10,229	164%	15,550
Parks & Recreation and Park Maint.	683,783	359,305	(324,478)	53%	318,633
Fines And Forfeitures	43,000	29,453	(13,547)	68%	25,176
Investment Earnings	25,000	-	(25,000)	0%	-
Other Revenue	202,983	107,346	(95,637)	53%	116,655
TOTAL REVENUES	26,979,447	11,668,962	(15,310,485)	43%	10,059,757
EXPENDITURES:					
General Government:					
Mayor & Council	200,221	89,395	110,826	45%	69,310
Communications	356,235	156,987	199,248	44%	152,716
Administration	1,040,195	518,431	521,764	50%	517,966
Human Resources	611,045	283,104	327,941	46%	255,964
Elections	-	7,635	(7,635)		14,110
Finance/Admin Services	2,197,986	1,173,355	1,024,631	53%	1,038,006
Information Services & Fiber Sys.	1,527,659	699,053	828,606	46%	548,847
Legal - City Attorney	145,000	89,136	55,864	61%	58,335
Community Development	588,387	291,822	296,565	50%	272,933
Engineering	739,858	346,489	393,369	47%	312,822
Government Buildings	227,666	118,072	109,594	52%	91,698
Facility Maintenance	838,262	380,751	457,511	45%	317,302
Total General Government	8,472,514	4,154,230	4,318,284	49%	3,650,009
Public Safety:					
Police	7,236,187	3,535,087	3,701,100	49%	3,231,058
Fire	3,253,537	1,452,767	1,800,770	45%	1,216,601
Building Inspections (Comm.Dev)	922,198	426,787	495,411	46%	448,039
Civil Defense	5,872	5,307	565	90%	4,905
Total Public Safety	11,417,794	5,419,948	5,997,846	47%	4,900,603
Public Works:					
Administration	479,228	251,761	227,467	53%	200,722
Streets & Alleys	2,222,304	712,550	1,509,754	32%	658,191
Snow Removal	382,119	139,434	242,685	36%	137,650
Signs	12,070	13,201	(1,131)	109%	10,405
Municipal Services/Building	410,129	261,136	148,993	64%	88,372
Tree Maintenance	86,239	69,423	16,816	81%	60,213
Total Public Works	3,592,089	1,447,505	2,144,584	40%	1,155,553
Parks & Recreation:					
Administration	804,648	349,326	455,322	43%	339,803
Community Events	208,789	73,177	135,612	35%	63,650
Programs (Youth/Teen/Adult/Sr.)	798,599	370,871	427,728	46%	335,869
Beach/Firemen's Park	110,374	26,952	83,422	24%	22,735
Hockey & Skating Rinks	5,542	7,197	(1,655)	130%	2,268
Park Maintenance	1,698,447	892,218	806,229	53%	789,985
Total Parks & Recreation	3,626,399	1,719,741	1,906,658	47%	1,554,310
Unallocated	300,000	-	300,000	0%	-
Debt Service	250,205	80,538	169,667	32%	88,561
TOTAL EXPENDITURES	27,659,001	12,821,962	14,837,039	46%	11,349,036
OTHER FINANCING SOURCES (USES):					
Transfers In	5,227,000	2,316,050	(2,910,950)	44%	2,201,650
Transfers Out	(4,547,446)	(355,000)	4,192,446	8%	(355,000)
NET TRANSFERS	679,554	1,961,050	1,281,496		1,846,650
NET CHANGE IN FUND BALANCES	\$ -	\$ 808,050	\$ 808,050		\$ 557,371

* Tax settlements are received from Carver County in June/July and December.
Property taxes as of 6/30 are an early distribution (70%) of first half taxes. The remainder is received in July.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 6/30/2024
REVENUES:					
Property Taxes *	\$ 6,000	\$ 2,100	\$ (3,900)	35%	\$ 2,100
Charges For Services/Lot Sales	2,400	1,400	(1,000)	58%	2,950
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	3,500	(5,200)	40%	5,050
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	13,500	4,674	8,826	35%	5,081
NET CHANGE IN FUND BALANCES	\$ (4,800)	\$ (1,174)	\$ 3,626		\$ (31)

* Tax settlements are received from Carver County in June/July and December.
Property taxes as of 6/30 are an early distribution (70%) of first half taxes. The remainder is received in July.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 06/30/25 AND 06/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
<u>REVENUES:</u>					
Property Taxes *	\$ 231,440	\$ 75,192	\$ (156,248)	32%	\$ 70,268
Charges For Services	345,345	172,673	(172,672)	50%	164,448
Special Assessments	40,000	-	(40,000)	0%	-
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Other Revenue	34,800	-	(34,800)		-
TOTAL REVENUES	646,185	247,865	(398,320)	38%	234,716
<u>EXPENDITURES:</u>					
Current:					
Administration:					
Professional Services	40,609	4,233	36,376	10%	625
Other Charges and Special Events	491,692	221,850	269,842	45%	225,900
Economic Development Projects/Programs:					
Professional Services	61,923	29,050	32,873		29,050
Other Charges and Special Events	29,921	9,657	20,264	32%	9,154
TOTAL EXPENDITURES	624,145	264,790	359,355	42%	264,729
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	22,040	(16,925)	(38,965)		(30,013)
<u>OTHER FINANCING SOURCES (USES):</u>					
Sale of Land	-	-	-		399,827
NET CHANGE IN FUND BALANCES	\$ 22,040	\$ (16,925)	\$ (38,965)		\$ 369,814

* Tax settlements are received from Carver County in June/July and December.
Property taxes as of 6/30 are an early distribution (70%) of first half taxes. The remainder is received in July.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 6/30/2024
REVENUES:					
Property Taxes *	\$ 4,405,717	\$ 425,501	\$ (3,980,216)	10%	\$ 571,900
Charges For Services	30,500	3,682	(26,818)	12%	4,206
Interest Earnings	-	278,149	278,149		301,131
Leases (tower)	150,500	-	(150,500)	0%	-
Other Revenue	-	-	-		7,800
TOTAL REVENUES	4,586,717	707,332	(3,879,385)	15%	885,037
EXPENDITURES:					
Current:					
General Government	10,000	13,561	(3,561)	136%	47,559
Public Safety	-	66,694	(66,694)		16,603
Public Works	-	-	-		6,380
Debt Service:					
Issuance Costs & Fiscal Agent Fees	257,000	-	257,000		-
Capital Outlay:					
Communications	30,500	33,839	(3,339)	111%	-
Administration	-	-	-		12,230
Information Technology	218,000	30,168	187,832	14%	-
Police	18,500	-	18,500		139,562
Fire	-	36,953	(36,953)		148,467
Public Works	1,306,000	753,646	552,354	58%	440,453
Park & Recreation	-	-	-		8,513
TOTAL EXPENDITURES	1,840,000	934,861	905,139	51%	819,767
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,746,717	(227,529)	(2,974,246)		65,270
OTHER FINANCING SOURCES (USES):					
Transfers In	76,000	-	(76,000)	0%	-
Transfers Out	(4,125,100)	-	4,125,100	0%	(336,869)
Bonds Issued	1,310,000	-	(1,310,000)	0%	-
Leases Issued	-	-	-		107,802
Subscriptions Issued	-	-	-		40,848
Sale of Capital Assets	-	-	-		7,650
TOTAL OTHER FINANCING SOURCES (USES)	(2,739,100)	-	2,739,100		(180,569)
NET CHANGE IN FUND BALANCES	\$ 7,617	\$ (227,529)	\$ (235,146)		\$ (115,299)

* Tax settlements are received from Carver County in June/July and December.

Property taxes as of 6/30 are an early distribution (70%) of first half taxes. The remainder is received in July.

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Residential & Senior Sales	\$ 11,219,000	\$ 4,740,815	\$ (6,478,185)	42%	\$ 4,465,475
Commercial Sales	1,270,000	624,226	(645,774)	49%	537,628
Industrial Sales	35,764,000	14,989,013	(20,774,987)	42%	14,796,964
Other Charges and Sales	3,523,700	6,920,362	3,396,662	196%	6,963,829
TOTAL OPERATING REVENUES	51,776,700	27,274,416	(24,502,284)	53%	26,763,896
OPERATING EXPENSES:					
Purchased Power	29,722,000	17,924,288	11,797,712	60%	17,401,658
Distribution:					
Personnel Services	2,720,800	1,216,469	1,504,331	45%	1,077,951
Supplies, Services & Other Charges	1,033,189	540,254	492,935	52%	421,549
Administration:					
Personnel Services	415,719	229,405	186,314	55%	217,221
Supplies, Services & Other Charges	3,917,919	1,981,882	1,936,037	51%	1,862,811
Utility Billing:					
Personnel Services	416,232	203,948	212,284	49%	192,160
Supplies, Services & Other Charges	420,957	166,292	254,665	40%	125,570
Conservation Programs	302,678	220,917	81,761	73%	218,737
Capital Outlay *	3,810,000	964,784	2,845,216	25%	663,955
TOTAL OPERATING EXPENSES	42,759,494	23,448,239	19,311,255	55%	22,181,612
OPERATING INCOME	9,017,206	3,826,177	(5,191,029)		4,582,284
NON-OPERATING REVENUES:					
Investment Earnings	26,900	1,758	(25,142)	7%	12,266
Intergovernmental	-	118	118		37
TOTAL NON-OPERATING REVENUES	26,900	1,876	(25,024)		12,303
NON-OPERATING EXPENSES:					
Debt Service	720,050	107,588	612,462	15%	116,136
Debt Service - Agent Fees	1,000	-	1,000	0%	500
TOTAL NON-OPERATING EXPENSES	721,050	107,588	613,462	15%	116,636
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	8,323,056	3,720,465	(4,602,591)		4,477,951
CAPITAL CONTRIBUTIONS	-	532,502	532,502		380,683
TRANSFERS IN (OUT):					
Transfers Out	(8,314,100)	(3,316,050)	4,998,050	40%	(3,201,650)
CHANGE IN NET POSITION	\$ 8,956	\$ 936,917	\$ 927,961		\$ 1,656,984

* Includes costs for automated metering system

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Residential Sales	\$ 1,948,300	\$ 751,298	\$ (1,197,002)	39%	\$ 596,203
Commercial Sales	1,478,900	494,530	(984,370)	33%	477,524
Industrial Sales	749,500	362,724	(386,776)	48%	420,320
Other Sales & Charges	947,140	601,444	(345,696)	64%	537,051
TOTAL OPERATING REVENUES	5,123,840	2,209,996	(2,913,844)	43%	2,031,098
OPERATING EXPENSES:					
Pumping	404,709	184,010	220,699	45%	172,231
Treatment	569,598	233,147	336,451	41%	219,334
Distribution:					
Personnel Services	784,855	378,765	406,090	48%	314,662
Supplies, Services & Other Charges	366,054	127,987	238,067	35%	116,027
Administration:					
Personnel Services	156,144	76,561	79,583	49%	72,557
Supplies, Services & Other Charges	803,126	395,822	407,304	49%	373,491
Utility Billing:					
Personnel Services	75,521	36,419	39,102	48%	34,315
Supplies, Services & Other Charges	91,854	32,594	59,260	35%	31,154
Capital Outlay *	11,354,000	782,504	10,571,496	7%	605,131
TOTAL OPERATING EXPENSES	14,605,861	2,247,809	12,358,052	15%	1,938,902
OPERATING INCOME (LOSS)	(9,482,021)	(37,813)	9,444,208	0%	92,196
NON-OPERATING REVENUES:					
Investment Earnings	17,700	-	(17,700)	0%	-
Intergovernmental	-	-	-		23
Lease - Bountiful Basket	32,800	-	(32,800)	0%	-
Bond Proceeds **	11,000,000	417,926	(10,582,074)	4%	-
TOTAL NON-OPERATING REVENUES	11,050,500	417,926	(10,632,574)	4%	23
NON-OPERATING EXPENSES:					
Debt Service	1,170,375	123,565	1,046,810	11%	256,375
Issuance Costs & Fiscal Agent Fees	1,000	-	1,000	0%	75
Old Wtr Trmt Plant/Bountiful Basket	1,944	710	1,234	37%	1,209
TOTAL NON-OPERATING EXPENSES	1,173,319	124,275	1,049,044	11%	257,659
INCOME (LOSS) BEFORE TRANSFERS	395,160	255,838	(139,322)		(165,440)
TRANSFERS IN (OUT):					
Transfers In	408,000	-	(408,000)	0%	-
Transfers (Out)	(398,400)	-	398,400	0%	-
NET TRANSFERS IN (OUT)	9,600	-	(9,600)		-
CHANGE IN NET POSITION	\$ 404,760	\$ 255,838	\$ (148,922)		\$ (165,440)

* Capital Outlay includes expenses for the new metering system that have been reimbursed with 2023 Bond Proceeds

** Bond Proceeds is the amount of proceeds drawn down to cover metering system expenses

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Residential Sales	\$ 2,490,900	\$ 1,259,667	\$ (1,231,233)	51%	\$ 1,169,027
Commercial Sales	1,716,200	866,263	(849,937)	50%	833,015
Industrial Sales	2,038,800	954,505	(1,084,295)	47%	958,642
Other Sales & Charges	1,775,350	934,464	(840,886)	53%	841,921
TOTAL OPERATING REVENUE	8,021,250	4,014,899	(4,006,351)	50%	3,802,605
OPERATING EXPENSES:					
Pumping	31,770	13,528	18,242	43%	7,744
Treatment (Met Council)	3,973,648	2,317,961	1,655,687	58%	2,432,541
Collection:					
Personnel Services	757,680	375,784	381,896	50%	313,808
Supplies, Services & Other Charges	136,505	88,645	47,860	65%	39,408
Administration:					
Personnel Services	156,141	76,561	79,580	49%	72,558
Supplies, Services & Other Charges	784,769	391,776	392,993	50%	369,445
Utility Billing:					
Personnel Services	74,327	36,419	37,908	49%	34,314
Supplies, Services & Other Charges	72,203	32,296	39,907	45%	30,318
Capital Outlay *	618,000	428,002	189,998	69%	38,665
TOTAL OPERATING EXPENSES	6,605,043	3,760,972	2,844,071	57%	3,338,801
OPERATING INCOME (LOSS)	1,416,207	253,927	(1,162,280)		463,804
NON-OPERATING REVENUES:					
Investment Earnings	6,700	-	(6,700)	0%	-
Intergovernmental	-	92	92		35
Bond Proceeds (Draws) **	-	417,926	417,926		-
TOTAL NON-OPERATING REVENUES	6,700	418,018	411,318	6239%	35
NON-OPERATING EXPENSES:					
Debt Service	576,200	378,521	197,679	66%	358,624
Issuance Costs & Fiscal Agent Fees	1,000	-	1,000	0%	275
TOTAL NON-OPERATING EXPENSES	577,200	378,521	198,679		358,899
INCOME (LOSS) BEFORE TRANSFERS	845,707	293,424	(552,283)		104,940
TRANSFERS IN (OUT):					
Transfers (Out)	(491,400)	-	491,400	0%	-
CHANGE IN NET POSITION	\$ 354,307	\$ 293,424	\$ (60,883)		\$ 104,940

* Capital Outlay includes expenses for the new metering system that have been reimbursed with 2023 Bond Proceeds

** Bond Proceeds is the amount of proceeds drawn down to cover metering system expenses

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Admissions	\$ 351,180	\$ 197,781	\$ (153,399)	56%	\$ 143,912
Memberships	1,348,738	709,785	(638,953)	53%	625,012
Rentals	1,109,484	600,173	(509,311)	54%	530,063
Charges for Services/Lessons	466,999	176,044	(290,955)	38%	196,550
Other Revenue	395,955	34,011	(361,944)	9%	33,523
TOTAL OPERATING REVENUE	3,672,356	1,717,794	(1,954,562)	47%	1,529,060
OPERATING EXPENSES:					
Personnel Services	2,608,186	1,306,279	1,301,907	50%	1,186,433
Operating Supplies	252,206	130,334	121,872	52%	103,772
Professional & Other Services	1,015,726	469,651	546,075	46%	418,832
Other Charges	574,319	266,493	307,826	46%	227,959
Capital Outlay	133,000	103,110	29,890	78%	79,408
TOTAL OPERATING EXPENSES	4,583,437	2,275,867	2,307,570	50%	2,016,404
OPERATING INCOME (LOSS)	(911,081)	(558,073)	353,008		(487,344)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(50,800)	4,707	55,507	-9%	6,943
Sale of Capital Assets	-	-	-		4,050
TOTAL NON-OPERATING REVENUES	(50,800)	4,707	55,507	-9%	10,993
NON-OPERATING EXPENSES:					
Debt Service	569,230	49,609	519,621	9%	57,925
Issuance Costs & Fiscal Agent Fees	4,000	-	4,000	0%	1,700
TOTAL NON-OPERATING EXPENSES	573,230	49,609	523,621	9%	59,625
INCOME (LOSS) BEFORE TRANSFERS	(1,535,111)	(602,975)	932,136		(535,976)
TRANSFERS IN (OUT):					
Transfers In	1,535,111	353,665	(1,181,446)	23%	389,000
CHANGE IN NET POSITION	\$ -	\$ (249,310)	\$ (249,310)		\$ (146,976)

THE LOOP AT CHASKA
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 06/30/2025 AND 06/30/24

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Green Fees	\$ 519,500	\$ 189,641	\$ (329,859)	37%	\$ 148,623
Cart Rental	16,000	7,791	(8,209)	49%	5,532
Merchandise & Other Sales	35,000	9,435	(25,565)	27%	9,228
TOTAL OPERATING REVENUES	570,500	206,867	(363,633)		163,383
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	225,016	104,376	120,640	46%	58,127
Supplies, Services & Other Charges	52,332	31,845	20,487	61%	29,530
Golf - Club House:					
Personnel Services	192,028	66,024	126,004	34%	65,583
Supplies, Services & Other Charges	54,133	38,670	15,463	71%	30,834
Merchandise for Resale	15,000	9,729	5,271	65%	18,982
Capital Outlay - Golf Course Improvements	10,000	4,622	5,378	46%	257,466
Capital Outlay - Equipment	-	-	-		15,684
TOTAL OPERATING EXPENSES	548,509	255,266	293,243		476,206
OPERATING INCOME (LOSS)	21,991	(48,399)	(70,390)		(312,823)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	500	-	(500)	0%	-
Gain on Disposal of Capital Assets	-	-	-		13,306
TOTAL NON-OPERATING REVENUES	500	-	(500)		13,306
NON-OPERATING EXPENSES:					
Debt Service	249,800	57,289	192,511	23%	49,186
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(227,309)	(105,688)	121,621		(348,703)
CAPITAL CONTRIBUTIONS	10,000	-	(10,000)	0%	191,250
TRANSFERS IN (OUT):					
Transfers In	244,000	-	(244,000)	0%	-
CHANGE IN NET POSITION	\$ 26,691	\$ (105,688)	\$ (132,379)		\$ (157,453)

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 06/30/2025 AND 06/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Green Fees	\$ 2,002,000	\$ 994,571	\$ (1,007,429)	50%	\$ 937,999
Driving Range	185,000	99,949	(85,051)	54%	93,496
Golf Rentals	401,000	173,299	(227,701)	43%	150,847
Merchandise	400,000	173,902	(226,098)	43%	185,440
Other Sales	219,000	132,106	(86,894)	60%	126,468
TOTAL OPERATING REVENUE	3,207,000	1,573,827	(1,633,173)	49%	1,494,250
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	845,978	377,459	468,519	45%	383,552
Supplies, Services & Other Charges	355,038	226,813	128,225	64%	225,865
Golf - Club House:					
Personnel Services	720,171	344,292	375,879	48%	329,249
Supplies, Services & Other Charges	566,647	295,749	270,898	52%	257,920
Merchandise for Resale	250,000	306,631	(56,631)	123%	301,244
Capital Outlay	372,000	155,542	216,458	42%	102,059
TOTAL OPERATING EXPENSES	3,109,834	1,706,486	1,403,348	55%	1,599,889
OPERATING INCOME (LOSS)	97,166	(132,659)	(229,825)		(105,639)
NON-OPERATING REVENUES:					
Investment Earnings	6,000	-	(6,000)	0%	-
Bond Proceeds	207,000	-	(207,000)	0%	-
TOTAL NON-OPERATING REVENUES	213,000	-	(213,000)		-
NON-OPERATING EXPENSES:					
Debt Service	310,100	59,934	250,166	19%	144,918
CHANGE IN NET POSITION	\$ 66	\$ (192,593)	\$ (192,659)		\$ (250,557)

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 06/30/2025 AND 06/30/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Lease Revenue	\$ 2,486,184	\$ 1,274,190	\$ (1,211,994)	51%	\$ 1,274,190
OPERATING EXPENSES:					
Professional Services	108,000	163,040	(55,040)	151%	141,675
Other Charges	226,895	113,448	113,447	50%	56,942
TOTAL OPERATING EXPENSES	334,895	276,488	58,407	83%	198,617
OPERATING INCOME	2,151,289	997,702	(1,153,587)		1,075,573
NON-OPERATING REVENUES:					
Investment Earnings	-	7,574	7,574		8,875
Lease interest	-	4,815	4,815		4,582
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	12,389	(91,830)	12%	13,457
NON-OPERATING EXPENSES:					
Debt Service	2,076,750	263,375	1,813,375	13%	300,250
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,081,250	263,375	1,817,875	13%	300,250
CHANGE IN NET POSITION	\$ 174,258	\$ 746,716	\$ 572,458		\$ 788,780

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Residential Sales	\$ 1,335,000	\$ 702,539	\$ (632,461)	53%	\$ 646,816
Industrial Sales	967,000	483,291	(483,709)	50%	464,965
All Other Receipts	3,000	3,122	122	104%	2,492
TOTAL OPERATING REVENUE	2,305,000	1,188,952	(1,116,048)	52%	1,114,273
OPERATING EXPENSES:					
Collections:					
Personnel Services	372,344	187,920	184,424	50%	95,863
Supplies, Services & Other Charges	287,450	159,683	127,767	56%	50,311
Administration:					
Personnel Services	250,376	123,007	127,369	49%	114,401
Supplies, Services & Other Charges	476,879	240,219	236,660	50%	222,782
Utility Billing:					
Personnel Services	29,732	14,564	15,168	49%	13,652
Supplies, Services & Other Charges	87,094	34,050	53,044	39%	32,494
Capital Outlay	277,000	93,944	183,056	34%	26,898
TOTAL OPERATING EXPENSES	1,780,875	853,387	927,488	48%	556,401
OPERATING INCOME	524,125	335,565	(188,560)		557,872
NON-OPERATING REVENUES:					
Investment Earnings	6,500	-	(6,500)	0%	-
Intergovernmental	-	126,658	126,658		307,500
TOTAL NON-OPERATING REVENUES	6,500	126,658	120,158		307,500
NON-OPERATING EXPENSES:					
Debt Service	326,100	235,581	90,519	72%	219,567
Issuance Costs & Fiscal Agent Fees	500	-	500	0%	200
TOTAL NON-OPERATING EXPENSES	326,600	235,581	91,019	72%	219,767
INCOME BEFORE TRANSFERS	204,025	226,642	22,617		645,605
TRANSFERS IN (OUT):					
Transfers In	250,500	-	(250,500)	0%	-
Transfers (Out)	(369,300)	-	369,300	0%	-
NET TRANSFERS IN (OUT)	(118,800)	-	118,800		-
CHANGE IN NET POSITION	\$ 85,225	\$ 226,642	\$ 141,417		\$ 645,605

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 06/30/2025 AND 06/30/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 6/30/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 6/30/2024
OPERATING REVENUES:					
Memberships	\$ 157,000	\$ 82,149	\$ (74,851)	52%	\$ 73,468
Rentals	200,500	110,040	(90,460)	55%	103,519
Lessons	239,000	108,309	(130,691)	45%	117,412
Leagues	185,400	16,003	(169,397)	9%	12,660
Leases	402,000	168,339	(233,661)	42%	152,568
Other Revenue	51,359	12,145	(39,214)	24%	13,869
TOTAL OPERATING REVENUES	1,235,259	496,985	(738,274)	40%	473,496
OPERATING EXPENSES:					
Administration:					
Personnel Services	471,153	217,195	253,958	46%	218,543
Supplies, Services & Other Charges	472,257	238,810	233,447	51%	236,572
Event Center:					
Personnel Services	15,052	11,886	3,166	79%	6,043
Supplies, Services & Other Charges	21,754	23,576	(1,822)	108%	11,559
Curling Center:					
Personnel Services	225,320	118,591	106,729	53%	108,298
Supplies, Services & Other Charges	99,758	58,221	41,537	58%	55,649
Crooked Pint	67,725	37,110	30,615	55%	20,442
Capital Outlay	30,000	4,861	25,139	16%	4,200
TOTAL OPERATING EXPENSES	1,403,019	710,250	692,769	51%	661,306
OPERATING INCOME (LOSS)	(167,760)	(213,265)	(45,505)		(187,810)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,000)	25,552	37,552	-213%	32,096
NON-OPERATING EXPENSES:					
Debt Service	1,579,117	1,321,584	257,533	312%	1,298,952
Issuance Costs & Fiscal Agent Fees	1,600	3,400	(1,800)	213%	3,200
TOTAL NON-OPERATING EXPENSES	1,580,717	1,324,984	255,733	311%	1,302,152
INCOME (LOSS) BEFORE TRANSFERS	(1,760,477)	(1,512,697)	247,780		(1,457,866)
TRANSFERS IN (OUT):					
Transfers In	1,802,500	1,320,500	(482,000)	73%	1,300,000
CHANGE IN NET POSITION	\$ 42,023	\$ (192,197)	\$ (234,220)		\$ (157,866)