AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, October 8, 2025
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve the September 10th Meeting Minutes
6. Consent Items
7. Action Items
   - 7.A. Recommend Approval of the Concept Plan for 0 Creek Road/Jenn & Scott Schlauderaff/PC #2025-15
   - 7.B. Recommend Approval of the Concept Plan for Peavey Business Center/Shaw Construction/PC #2025-14
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
SEPTEMBER 10, 2025

1. Call to Order
Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Aasen, Urbanski, Baswa, Purdy, Kerber, Sailer, and Chairperson Brass.

Members absent: Commissioners Campbell and Rostad

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

3. Adopt the Agenda
Motion by Commissioner Brass, second by Commissioner Urbanski, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
   a. Approve the August 13, 2025, Planning Commission Minutes

Motion by Commissioner Brass, second by Commissioner Baswa, to approve the minutes of the August 13, 2025, Planning Commission meeting.
Motion carried.

6. Consent Agenda
Motion by Commissioner Brass, second by Commissioner Aasen, to approve the Consent Agenda as follows:
   a. Recommend approval of the Final Site and Building Plan and Final Plat for EDCO/Pope Design Group/PC #2025-13
   b. Resolution Finding the Tax Increment Financing Plan for TIF District 25 Conforms with the Comprehensive Plan for Development and Redevelopment of the City.

Motion carried.

7. Action Items
A. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Zoning Ordinance Amendment (ZOA), and Easement Vacation for Auto Pros/Rylaur, LLC/PC #2025-10

City Planner Hanson presented the item to the Commission.

Chairperson Brass noted that the way the ZOA was crafted, it would not apply to every property and would just be this one located at the pinch point. He explained that his understanding is that the main driver was the need for the 40-foot easement.

Commissioner Aasen asked what would happen with the power line that crosses the site.

City Planner Hanson stated that the power line would stay in place, south of the parking lot.

Chairperson Brass opened the Public Hearing at 7:25 p.m.

Peter Hilger, Rylaur, LLC, explained that this was a tough site both above and below ground. He noted that their new driveway aligns with the street, which they felt was an improvement, and stated that they had also initiated a wetland review and had a contingency plan ready if it ended up being too difficult to work with the Army Corps of Engineers to come up with a few more feet. He explained that he felt that all the proposed conditions of approval were surmountable.

There being no additional public comment, Chairperson Brass closed the Public Hearing at 7:31 p.m.

Motion by Commissioner Urbanski, second by Commissioner Brass, to recommend to the City Council approval of the Preliminary Site and Building Plan and Easement Vacation for Auto Pros (1601 and 1603 Old Audubon Road), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Project Narrative (pgs 1-8), prepared by Rylaur, dated August 3, 2025
   b. Title Sheet (G100), prepared by Rylaur, dated August 5, 2025
   c. Typical Symbols and Diagrams (G200), prepared by Rylaur, dated August 5, 2025
   d. Topographic Survey (V1.0), prepared by Civil Site Group, undated
   e. Title Sheet, prepared by Civil Site Group, dated August 5, 2025
   f. Existing Conditions Plan, prepared by Civil Site Group, dated August 5, 2025
   g. Removals Plan, prepared by Civil Site Group, dated August 5, 2025
   h. Tree Preservation Plan, prepared by Civile Site Group, dated August 5, 2025
   i. Proposed Conditions Overlay Plan, prepared by Civil Site Group, dated August 5, 2025
   j. Site Plan, prepared by Civil Site Group, dated August 5, 2025
   k. Grading Plan, prepared by Civil Site Group, dated August 5, 2025
   l. Utility Plan, prepared by Civil Site Group, dated August 5, 2025
   m. Civil Details, prepared by Civil Site Group, dated August 5, 2025
   n. SWPPP – Existing Conditions, prepared by Civil Site Group, dated August 5, 2025
   o. SWPPP – Proposed Conditions, prepared by Civil Site Group, dated August 5, 2025
   p. SWPPP – Details, prepared by Civil Site Group, dated August 5, 2025
   q. SWPPP – Narrative, prepared by Civil Site Group, dated August 5, 2025
   r. Proposed Photometric Plan, prepared by On-Site Lighting, dated July 24, 2025
   s. Proposed Schedules & Specification Sheets, prepared by On-Site Lighting, dated July 24, 2025

t. Landscape Plan, prepared by Rylaur, dated August 21, 2025
u. Landscape Details and Notes, prepared by Rylaur, dated August 21, 2025
v. Site Plan (A100), prepared by Rylaur, dated August 5, 2025
w. Ground Level Floor Plan, prepared by Rylaur, dated August 5, 2025
x. Roof Plan, prepared by Rylaur, dated August 5, 2025
y. Exterior Elevations, prepared by Rylaur, dated August 5, 2025
z. Building Sections, Wall Sections, prepared by Rylaur, dated August 5, 2025

2. Adherence to the City Engineer memo dated September 10, 2025, when made available.
3. Compliance with City Code Sec. 15.28 (Special Regulations).
4. Coordination with:
   a. City Engineer regarding utilities, grading, access, and drainage.
   b. Chaska electrical department on service requirements.
   c. Army Corps of Engineers on any grading or site work proposed in the East Creek Diversion Channel parcel (parcel east of project site).
5. Setbacks are as follows:
   a. Building:
      i. From public street: 30 feet
      ii. From side and rear lot lines: 20 feet, except that 30 feet shall be required when a side driveway is provided
      iii. From the property line of East Creek Diversion Channel: 20 feet
   b. Parking:
      i. Lots 1-3, Block 1 Channel Addition:
         1. From street-right-of-way: 15 feet
         2. From other property lines: 10 feet
      ii. Lot 4, Block 1 Channel Addition:
         1. From street right-of-way: 15 feet
         2. From other property lines: 10 feet
         3. From the property line of East Creek Diversion Channel: 0 feet,
         only for the area north of the overhead power line easement – the remaining area must be 10 feet
6. Development standards are as follows (and as defined in PID-5):
   a. Building Coverage maximum: 35%
7. At submittal of the final site & building plan, the following needs to be provided:
   a. Wetland report and mitigation plan completed and approved by all applicable agencies, including the TEP.
   b. Correspondence and approval from the Army Corps of Engineers regarding site work in the East Creek Diversion Channel property
   c. Final Site Plan, including the following:
      i. Drainage and utility easement 40 feet wide along the western property line.
      ii. Utility easement at least 12 feet wide along the centerline of the overhead power line.
   d. Landscape plan, including the following revisions:
      i. Additional coniferous trees/plantings on the south side of the

parking lot and outside of the requested overhead power line easement.
ii. Either additional coniferous trees between, or replacing, the deciduous trees along the northeastern property line OR additional shrubs in between the four coniferous trees for additional screening.

8. Prior to issuance of a grading permit, the following needs to be completed:
   a. Provision of a stormwater management plan approved by the City and Carver County WMO.
   b. Approval of a wetland delineation report and plan by all applicable agencies, including the TEP.
9. Prior to issuance of a building permit, the following needs to be completed:
   a. Provision of a cross-access easement to be recorded on the north shared driveway.
   b. Recording of the 40-foot-wide drainage & utility easement on the west side of the property.
   c. Recording of the 12-foot-wide utility easement over the centerline of the overhead power line on the south side of the property.
   d. Provision of a fire sprinkler system plan that will be implemented in the building.
   e. Lot combination of Lots 3 and 4, Block 1 Channel Addition.

Motion carried.

Motion by Commissioner Urbanski, second by Commissioner Kerber, to recommend approval to the City Council of the zoning ordinance amendment to PID-5 as stated in the draft ordinance.

Motion carried.

B. Recommend Approval of the Concept Plan for the Municipal Services Building (MSB) Oertel Architects on behalf of the City of Chaska/PC #2025-12

City Planner Hanson presented to the Commission.

Chairperson Brass asked about the residential property located on the northeast side of the development and asked about possible sight line issues.

City Planner Hanson explained that the City did not have a sight line exhibit for that property, but it was something that they could get for the Preliminary phase.

Chairperson Brass asked if there would be standard business hours for this use.

Community Development Director Kabat stated that the hours would be standard business hours. He noted that much of their equipment was battery-operated, which helps reduce the noise.

Chairperson Brass noted that the applicant was still considering the use of a solar array and asked that if they decide to move forward with it, they are cognizant of reflections.

Andrew Cooper, Oertel Architects, stated that they had a meeting earlier today so he could share a few updates with the Commission. He noted that the solar array on 4501 would be building-mounted on the roof and explained that the City was exploring a possible grant opportunity for canopy-mounted solar. He noted that they were still working on design details but assured the Commission that there would not be any direct reflection of sunlight onto the neighboring properties.

Commissioner Urbanski asked if there would be room for expansion of the building.

Andrew Cooper, Oertel Architects, stated that there would not be room for expansion, and it was being built out to the full 20-year projected build-out for vehicles and staff.

Commissioner Urbanski asked when the original building was built.

Community Development Director Kabat noted that it was built in 1985.

Andrew Cooper, Oertel Architects, noted that the doors for the maintenance bays would be shut all day long, other than when vehicles are entering or exiting.

Chairperson Brass asked if the fuel island would be engineered to contain everything.

Andrew Cooper, Oertel Architects, confirmed that the fuel would be contained in double-walled tanks underground with monitors and sensors. He outlined some other details of the design plans for the fuel island and explained that they were still working on the details.

Chairperson Brass asked if the proposed lighting would be down-directed.

Andrew Cooper, Oertel Architects, explained that there would be perimeter poles on the south and west ends of the site for safety purposes, and the rest would be from the building. He explained that the goal is not to light every square inch of the paved area.

Commissioner Urbanski asked when they hoped to break ground.

Andrew Cooper, Oertel Architects, stated the documents will be released for bidding in February, so they should break ground in mid to late spring.

Motion by Commissioner Aasen, second by Commissioner Brass, to recommend to the City Council approval of the Concept Plan for the Municipal Services Building (MSB) Oertel Architects on behalf of the City of Chaska/PC #2025-12, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Concept Site Plan Review (pgs 1-36), prepared by Oertel Architects, dated August 5, 2025

2. Adherence to the City Engineer memo dated September 10, 2025, when made available.
3. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the preliminary site plan application:
    a. Tree inventory and preservation plan;
    b. Landscaping plans, meeting and including:
        1. Conformance with City Code Sec. 15.28.070;
        2. Screening on the southwest and west property lines, similar to Chaska Club West Industrial
        3. Screening near ground-mounted solar arrays
    c. Grading plans, including:
        1. ~20 foot 20-foot-tall berm on the southwest portion of the site for screening purposes
    d. Stormwater plan
    e. City Truck & Equipment turning exhibit
    f. Fire truck turning exhibit
    g. Lighting plans in conformance with City Code Sec. 15.28.250
    h. Fence specs for all exterior fencing
    i. Parking plan, meeting, and including:
        1. Proposed and future employee needs of the site
        2. Proposed visitor needs of the site
    j. Site Plan, including:
        1. Sidewalk extensions along Creek Road up to the western property limits, and along both sides of Chaska Creek Boulevard down to the bulb of the cul-de-sac.
        2. Revision of the dead-end drive aisles in the main parking lot to provide full circulation
    k. Building Design & Materials meeting Public Building requirements per City Code Sec. 15.28.120
    l. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, building/fuel island for both the southwest and northeast residential neighbors
    m. Preliminary Plat and its application requirements
4. Evaluation and provision of the following to be submitted at the preliminary submittal:
    a. Solar array details in terms of size, location, and screening
5. Coordination with:
    a. City Engineer regarding stormwater, utilities, grading, drainage, access, and Creek Road reconstruction.
    b. Electrical agency Minnesota Valley on electric service requirements.
6. Building setbacks are as follows:
    a. Interior Property Lines: 10-feet
    b. West Property Line: 100-feet
    c. Chaska Creek Blvd Centerline: 100–feet
    d. Creek Road Centerline: 100-feet

e. Highway 212: 225-feet from centerline, or 50 feet from ROW, whichever is greater
f. Wetlands: 75 feet

7. Parking setbacks are as follows:
   a. Right-of-way or residential: 10 feet
   b. Interior Property Lines: 5 – feet
   c. Wetlands: 75 feet
8. Provision of a storm water management plan meeting City and Carver County WMO standards.

Motion carried.

8. Other Business

A. Receive the August 4, 2025, City Council Meeting Minutes

Commissioner Aasen

- Asked who had done the mowing on 41

Community Development Director Kabat explained that MnDOT had taken care of that work.

Chairperson Brass

- Asked about the roundabout on 41/10

Community Development Director Brass stated that it should be completed by the end of October.

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Purdy, to adjourn the meeting at 8:14 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/8/2025

Subject: **0 Creek Road – Concept Plan**

Applicant: Jenn & Scott Schlauderaff

Location: 0 Creek Road – north of Creek Road, east of Highway 212

Case No.: P.C. No. 2025-15

Synopsis: The applicant is requesting Concept Plan approval for a 3-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

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



Figure 1: Existing Site & Adjoining Uses

Scott and Jenn Schlauderaff are currently Chaska residents and have been for the past 9 years. They reside at the property directly east of the project site (4080 Creek Road). In 2024, they purchased the property at 0 Creek Road to develop homes for their adult children so that they can live nearby.

Neighborhood Meeting – August 14, 2025

The applicant held a neighborhood meeting on Thursday, August 14th. 2 people attended the meeting and asked questions. These two attendants live immediately north of the project site and 4080 Creek Road. A meeting summary and the materials shared are included in the packet. Overall, there was no stated opposition to the proposal.

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.**
  The site is comprised of almost 8 acres and is located east of Highway 212 and north of Creek Road. Access to the property comes from an existing field road located off the northwestern edge of the roundabout at Creek Road and Savanna Way. The site is currently used for agricultural purposes. Wooded steep slopes, Chaska Creek and permanent roadway easement encumber the eastern and southern portions of the property effectively making only 2.4 acres buildable (shown in purple on Figure 2). The highest point on the property is roughly 34 feet higher than Creek Road.

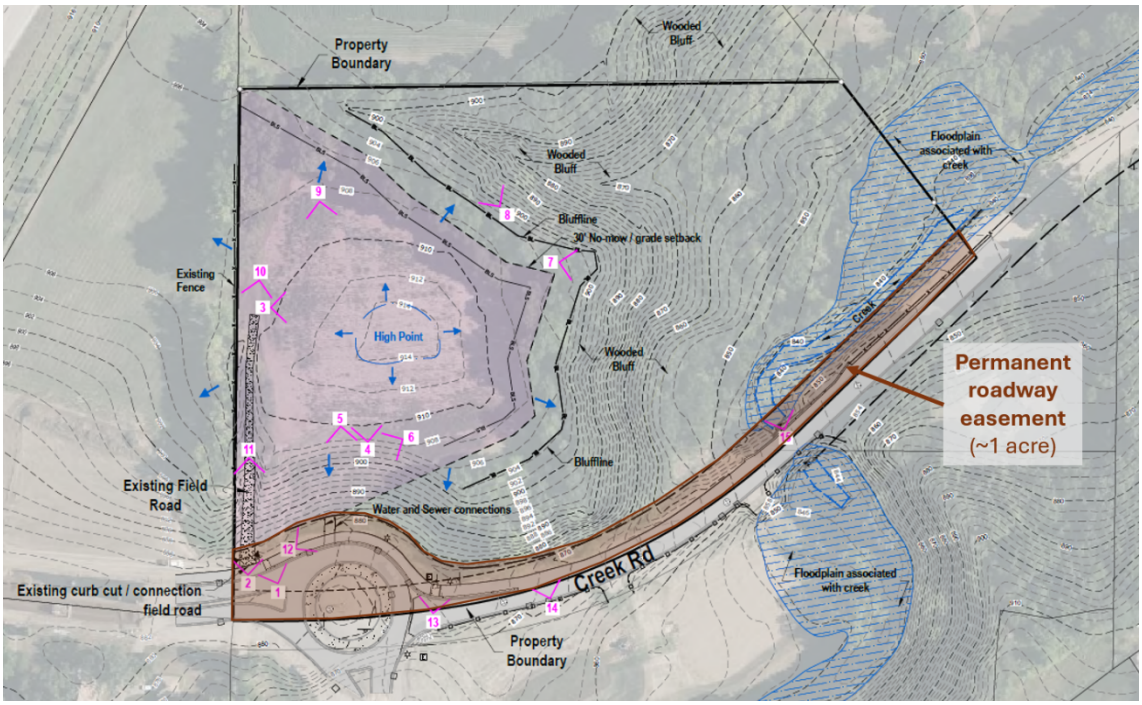


Figure 2: Existing Conditions & Site Forces

- **Concept Plan.** The concept plan contemplates 2 lots for detached single-family use and one outlot for a future single-family lot (3 lots total).

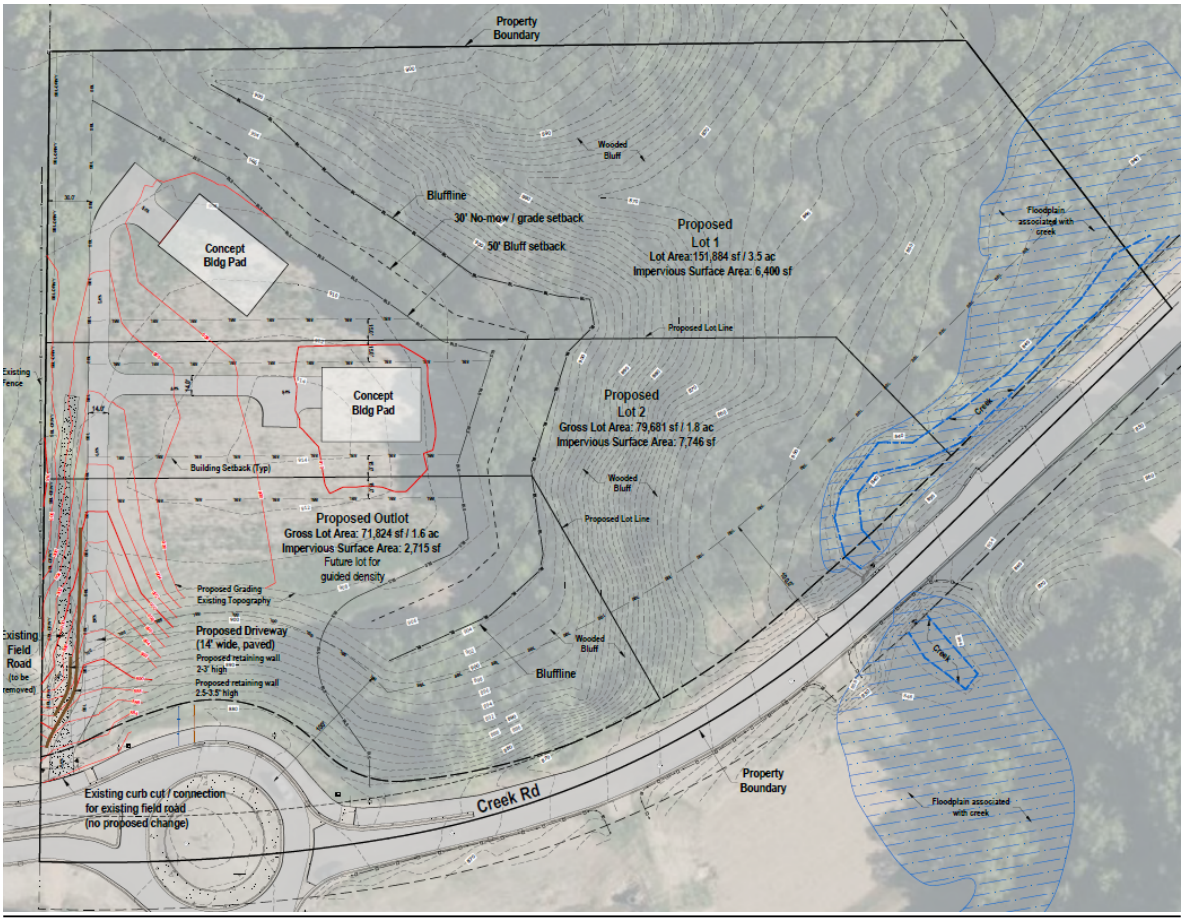


Figure 3: Proposed Concept Plan

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

- *Family-Centered Housing*: Enable two of their daughters to build homes on land adjacent to their own, supporting intergenerational connection.
- *Environmental Stewardship*: Preserve existing tree coverage and open space where possible.
- *Phased, Flexible Growth*: Allow for future development of the outlot when appropriate road access and infrastructure support it.
- *Efficient Infrastructure Use*: Utilize existing utilities and shared driveway access to minimize environmental and service impact.
- *Long-Term Commitment*: Their family intends to remain in Chaska for generations. This plan is rooted in love for the land and respect for the community they've called home for nearly a decade.

Lot Design & Setbacks: 3 lots are proposed; **Lot 1** = 151,884 sq. ft gross area (3.5 acres); **Lot 2** = 79,681 sq. ft gross area (1.8 acres); and **Lot 3 (outlot)** = 71,824 sq. ft gross area (1.6 acres). Setbacks proposed are; 30 foot front setback, 15 foot side setback, 30 foot corner setback, and 30 foot rear setback.

Building Type and Design: The applicant has provided renderings on the proposed homes (Figure 4).

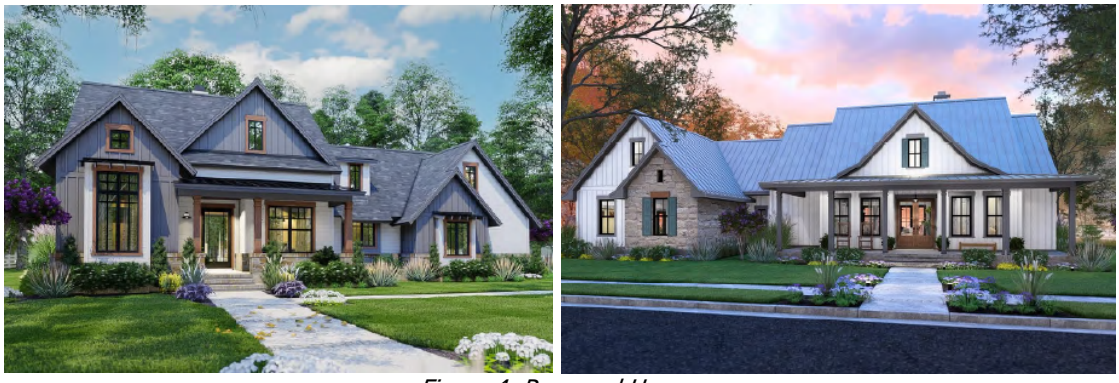


Figure 4: Proposed Houses

All new homes within the development would be subject to the city's architecture and anti-monotony ordinances[1]. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes one outlot (1.6 gross acres). This outlot would be for future development of Lot 3 defined above for a detached single-family home.

Access: The access to the lots would come from the existing field road access located on the northwest edge of the Creek Road/Savanna Way roundabout. The field road would be removed and a new 14-foot wide, paved, shared driveway will be installed.

Utilities: Utility connections are available on the north side of the roundabout. The applicant has provided a conceptual utility plan exhibit shown below in Figure 5. Utilities are proposed to extend north from Creek Road.

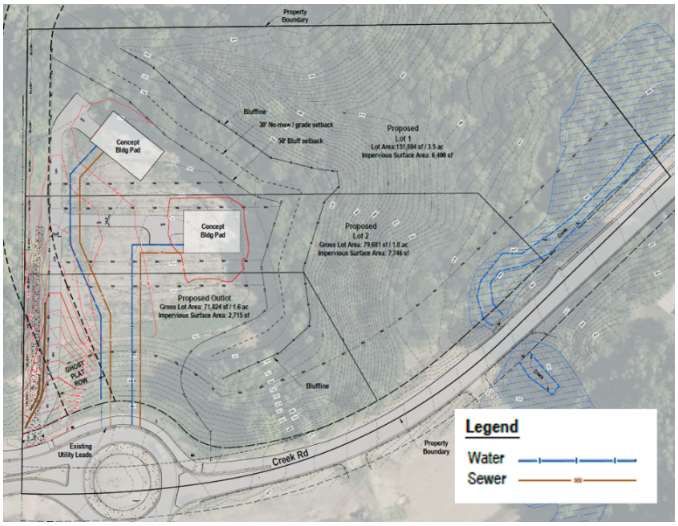


Figure 5: Conceptual Utility Plan

[1] 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.

- **Land Use.** The property is currently zoned O, Open Development[2]. The site will be rezoned to either a standard low density residential zoning district (R1B) or Planned Residential Development (PRD).

Concept Plan - Staff Analysis

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

- **Comprehensive Plan.**
  The comprehensive plan guides the site as low-density residential, open space, and future right-of-way.

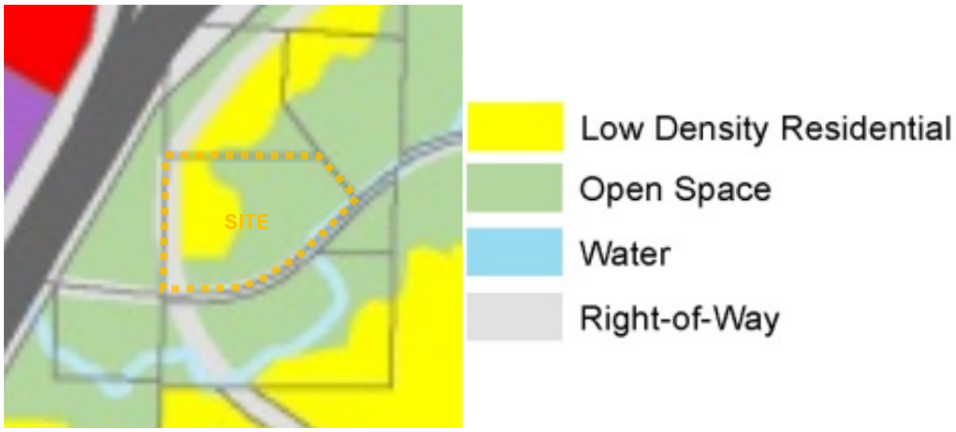


Figure 6: 2040 Comprehensive Plan

Low Density Residential

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

	Comp Plan	Proposal (3 lots)
Density (per net acre)	2-5 units	1.25 units

Based on the above, the applicant is insufficient in meeting the Comprehensive Plan's density guidance for Low Density Residential. With the development of three (3) lots the net density would be 1.25 units/acre, which is 0.75 unit/acre below the guidance.

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

The property is almost 8 acres, however, only 2.4 acres are buildable when roadway, waterways, wooded steep slopes, and required buffer areas are negated. The significant topography and wooded steep slope delineations create challenging access and irregular buildable areas on the site. Effectively, these features limit the buildable potential and substantially influence the orientation of building pads.

One of the applicant's goals is to minimize environmental impacts. They recognize that their plan does not meet the density guidance of 2 units/net acre. However, they believe their proposed plan maximizes single-family development while minimizing impact on the environmental features (i.e. wooded steep slopes) that are unique to this property. A more dense development (i.e. smaller detached units or attached units) could be proposed to meet the guided density, however, the applicant believes it will conflict with the environmental features.

Ghost Plans

Prior to their concept plan submittal, staff advised the applicant to show/provide a ghost plan for how the development can fit in to the long range plan to meet the Comprehensive Plan's minimum of 2-5 dwelling units. Staff also stated that if the applicant cannot physically achieve the minimum density on their property alone, they need to summarize and show why it cannot be achieved, *or* how it could be achieved with surrounding property. The purpose of these exercises is to show that the proposed layout will not preclude the ability to achieve the Comprehensive Plan's minimum guidance and plan for a future local road, should it be needed.

In response to this advisement, the applicant has provided three ghost plat exhibits to illustrate future scenarios related to the proposed development. These exhibits serve two primary purposes: (1) to demonstrate that the development will not obstruct a planned future local road, and (2) to show the potential development density of the surrounding area, including adjacent parcels.

The *Ghost Plat Sketch* Exhibit illustrates a future condition for the project parcel alone. It depicts a local road extending north from the roundabout. Associated grading is indicated by the red contours and is designed using maximum allowable roadway slopes. The exhibit also shows three single-family homes with driveways connecting to the future road, along with their associated grading, shown in green. This exercise looked at site grading of the future road and backed into the number of single family lots based on the site grades and roadway and driveway slopes.

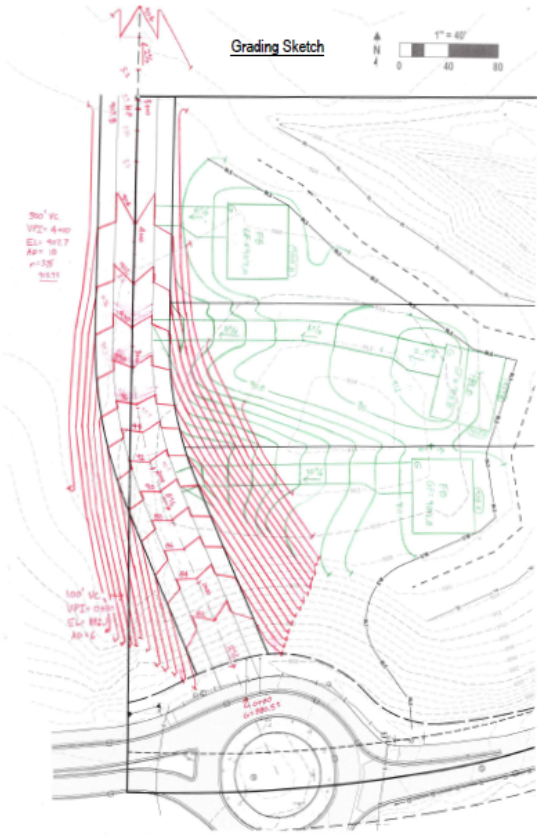


Figure 7: Ghost Plat Sketch

The *Ghost Plat R1A* exhibit depicts a potential future development scenario including two adjacent parcels to the west and north of the project site. This scenario is based on the guided future land use in Chaska's Comprehensive Plan and the standard requirements of the R1A zoning district. Under these conditions, the net density of single-family development is approximately 1.3 units per acre. In this exhibit, the project parcel shows the proposed site plan with associated grading, demonstrating that the plan can connect to a future roadway.

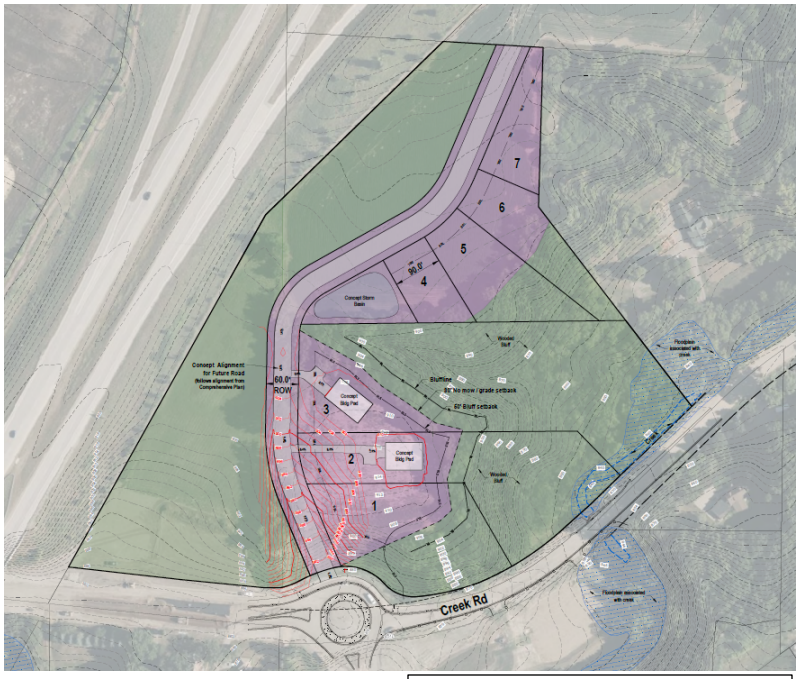


Figure 8: Ghost Plat R1A exhibit

The *Ghost Plat 2 Units per Acre* Exhibit shows a potential development scenario that achieves the minimum density of 2.0 units per acre of single-family homes. This requires a PRD zoning district to reduce single family lot sizes below the R1A standards. In this exhibit, the project parcel shows the proposed site plan with associated grading demonstrating that the plan can connect to a future roadway.

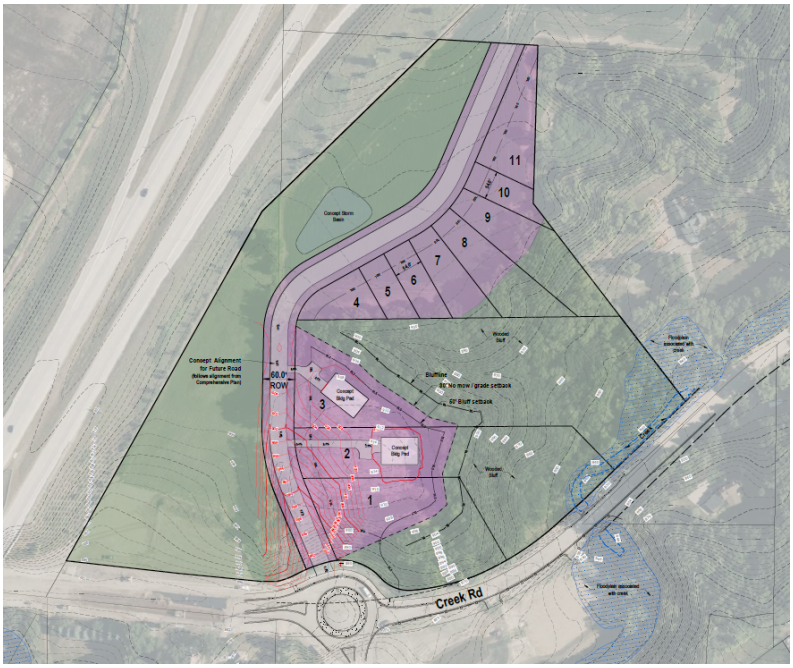


Figure 9: Ghost Plat 2 Units per Acre exhibit

In sum, staff believes the applicant has provided helpful demonstrations to show how the area can develop into low density residential meeting standard low density residential zoning requirements (R1A – Figure 8) and meeting the Comprehensive Plan minimum guidance (PRD – Figure 9). More analysis on density and zoning is provided below.

Zoning/Density. The proposed almost 8-acre property consists of single-family lots that provide a net density of 0.83 units/acre (2 lots + Outlot) and 1.25 units/acre (3 lots). The parcel of land that this development encompasses is currently zoned Open (O), so it will need to be rezoned during the preliminary plat stage.

The below table and zoning options are meant to show how the proposed development meets the standard *low density single-family residence (R1B)* zoning district and *Planned Residential Development (PRD)* standards; both are consistent rezoning options with the Comprehensive Plan's guidance. R1B zoning, as opposed to R1A, is being used for zoning comparison due to the district's intent relative to the geographical characteristics of the project site (see below for intent statement).

	R1B	**PRD**	**Proposed**
Min. Lot Size	15,000 sf	Undefined	71,824 sf – 151,884 sf
Min. Lot Width/Depth	100 ft or 135 ft* *Min depth for lots abutting wooded steep slopes	Undefined	~95 ft – 200 ft width ~270 ft – 350 ft depth
Min. Setbacks	F: 30 ft S: 15 ft house/10 ft garage R: 30 ft	30 ft from perimeter of PRD or dedicated ROW	F: 30 ft S: 15 ft R: 30 ft
Max. Bldg Coverage	Undefined	20%	4%-9%
Max. FAR	Undefined	0.5	Unknown
Max. Density	1.7 units/gross acre	See PRD Density criteria on following page	1.25 units

R1B – Low Density Single Family Residence (section 15.12.070)

> "This District is intended for use primarily, but not exclusively, in areas which contain sensitive environmental resources (rolling or hilly terrain, woodland, wetland, etc.), or which are proximate to amenity features such as lakes, bluffs, ravines, views, golf courses, passive use parks, nature preserves, etc. Large lots are encouraged in these areas to help preserve the resources and to foster development of move-up, higher income homes."

Staff believe the proposed development meets the intent of this zoning district. Additionally, the proposed development appears to stay within the maximum density required. The applicant will have to show how they meet all standards defined in their preliminary plat/rezoning submittal.

PRD – Planned Residential Development (section 15.16.020)

"In addition to the general purpose of Planned Development Districts as described in CZO 15.16.010 paragraph A, the purposes of the Planned Residential Development District (PRD) are to allow greater variety in the types of residential environment available to the residents of Chaska, to respond to changes in housing choices and in new housing concepts, to encourage innovative design in the development of single family neighborhoods such as cluster housing, but not necessarily at higher densities; the provision of privately controlled common open space ancillary to new housing developments, and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments."

"*Density*. A PRD may provide for a variety of housing types, densities, and cost levels, but such variety shall not be considered a condition required for approval. The total number of housing units allowable in a development shall be as established or determined by:

1. The area standards of the zoning district in which the proposed development is to be located;
2. The density standards and criteria which are a part of the City's Comprehensive Plan; **OR**
3. The density specified by the Planning Commission and City Council based upon the particular development characteristics of each PRD proposal."

Staff believe the proposed development meets the intent of the PRD zoning district. Additionally, staff believe the proposed development could meet the density requirements if the applicant can demonstrate meeting one of the above criteria. The applicant will have to show how they meet all standards defined in their preliminary plat/rezoning submittal.

- **Setbacks.**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	**Setback**
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
Creek Road	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

The applicant will have to show in their preliminary submittal if they meet these setbacks. In addition to the above, the applicant must meet setbacks defined in the zoning district they intend to rezone to.

- **Layout.**
  The layout of the development will come from the existing field road access on the north side of the roundabout. The field road will be removed and a new, shared, paved driveway will be installed. The shared driveway will be slightly realigned off the field access and run along the west side of the property where each lot will gain access. Access into the site is steep so maintaining an acceptable slope below 10% will require retaining walls near the west side of the property. The two lots are oriented on the north and central portions of the property. The outlot is oriented on the south portion of the property.

- **Phasing.**
  The applicant would like to start building in Spring 2026. Timing is undetermined for developing the remaining, third lot (proposed outlot) as it would require the construction of a local or private road.

- **Shared Driveway/Future Road**
  A shared driveway is proposed to provide access to two proposed lots. Historically, the city has allowed a maximum of two lots to be served by a shared (common) driveway. Three or more lots in a subdivision require access to a public or private road.

  As noted in the Comprehensive Plan section above, a future road extension is planned off the northern leg of the Creek Road and Savanna Way roundabout that would ultimately connect to Engler Boulevard. This road is classified as a 2-lane, local road in the Comprehensive Plan (see orange arrow in Figure 10). The proposed development plan of two lots does not warrant the construction of this road. Until additional development occurs the city will be able to determine if the road extension is needed to support future growth. Also at that time, the location and design of the road will also be more understood.

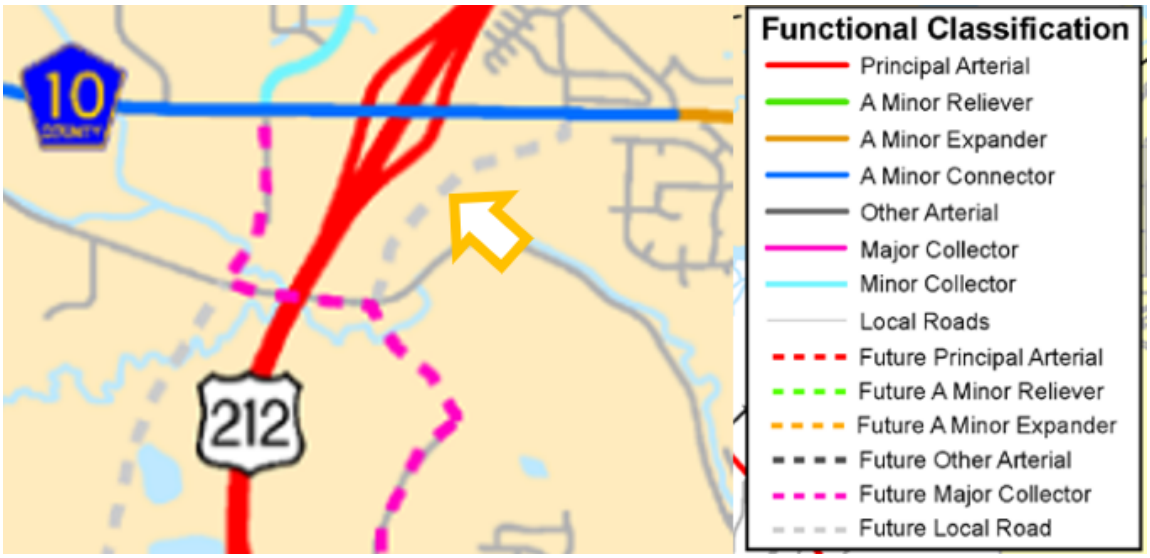


Figure 10: Transportation Plan – 2040 Comprehensive Plan excerpt

The ghost plans provided show proposed road right-of-way width that is consistent with the City's requirements of 60 feet wide. This is important to understand how the proposed

plan fits in with the long range plan for the city. Conceptual grading is also included to understand those limits in relation to the proposed lots/homes. It appears the layout of the homes/lots do not preclude the ability to extend a public road through should it be warranted (see Figure 11).

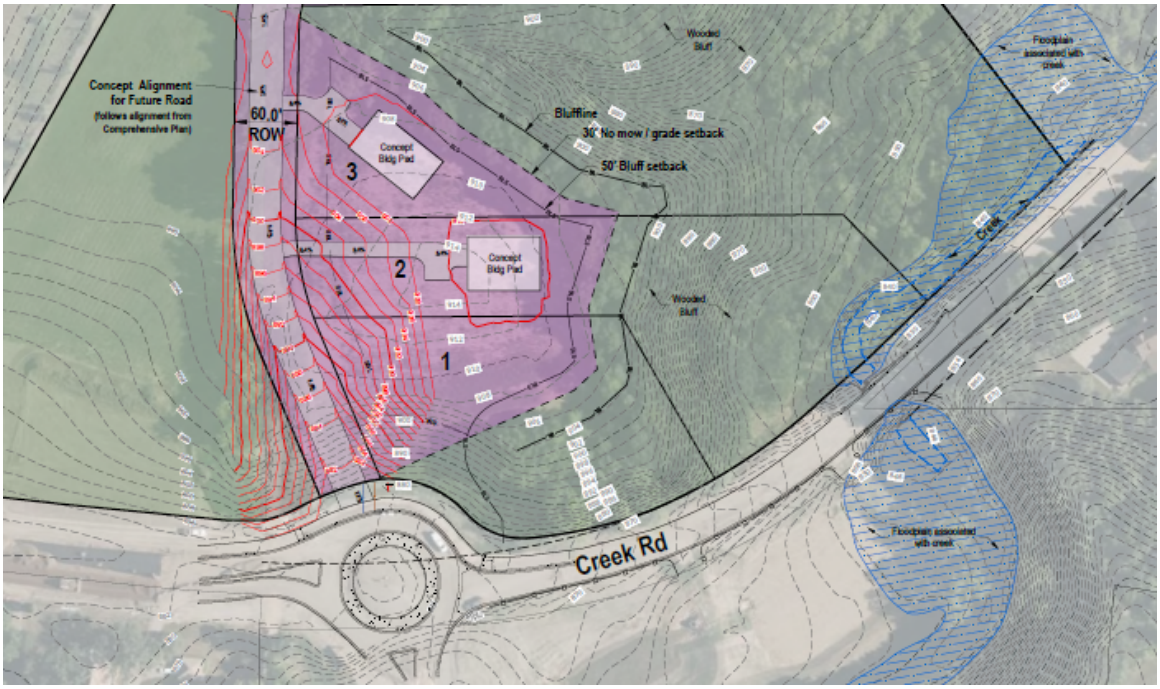


Figure 11: ghost plan showing future road

- **Utilities & Easements.**
  Sewer and water utilities are currently available. Sewer and water would be extended north from the roundabout and provide independent services to each lot. Utilities would be extending across one or more private lots in this development to provide service. Utility easements will be required to accommodate these utility extensions on neighboring property. These easements will need to be shown on the preliminary and final plat as they are determined in size by staff.

- **Parkland Dedication.**
  A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area park dedication fees will be required.

- **Tree Preservation**
  Trees are present on a majority of the site and surround most of the agriculture perimeter. Tree preservation will be an important piece of discussion, and staff would advise the applicant to further evaluate the tree preservation opportunities within the development. The applicant will have to provide a tree preservation plan in their preliminary submittal, and show how they can maximize preservation where possible and practical.

- **Development Costs (Infrastructure Improvements)**
  The City of Chaska has a number of area-wide development cost such as, but not limited to:
    - Arterial Road Network
    - Collector Roads
    - Storm Sewer
    - Trails
    - Parks

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

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
September 26, 2025	November 25, 2025	January 24, 2026

* Pursuant to MN State Statutes the City must act on the request within 60-days.
** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.

Planning Commission Action Requested:

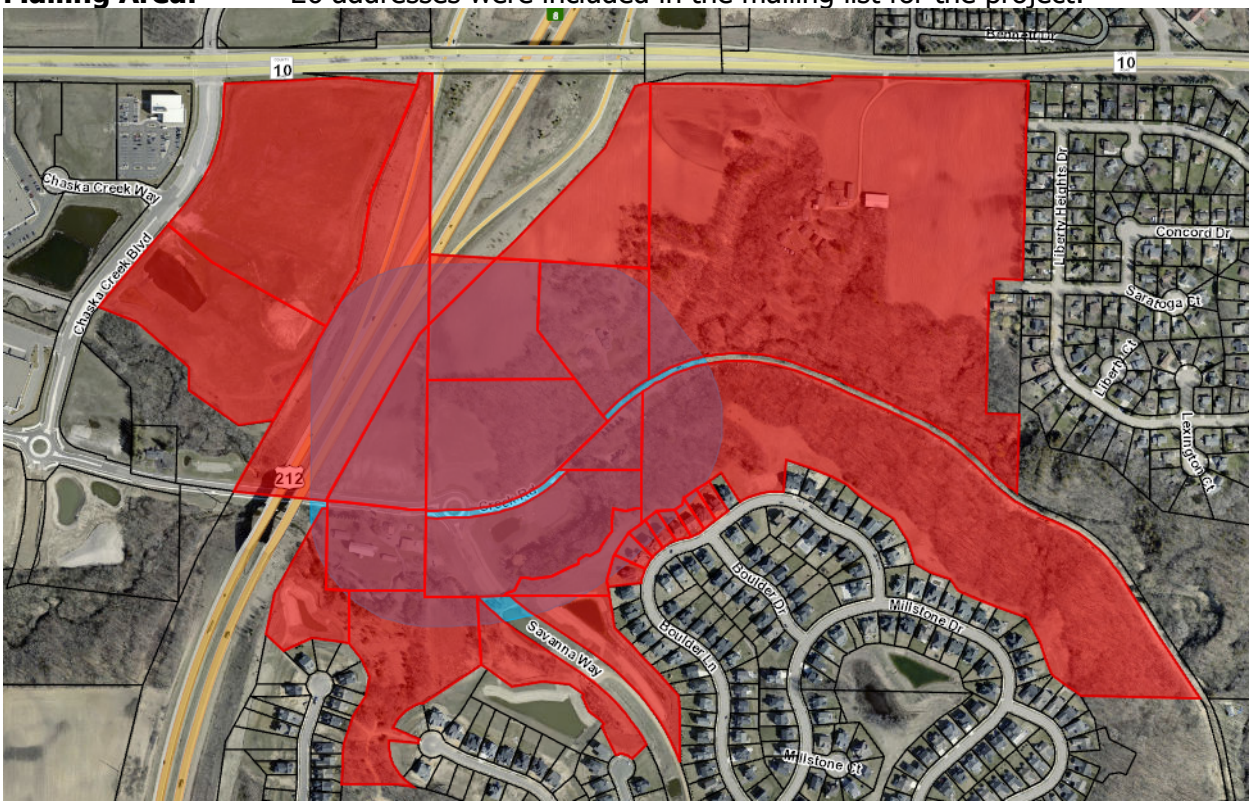
Motion to recommend approval to the City Council approval of the Concept Plan for 0 Creek Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Concept Plan (pgs 1-17), prepared by Jenn & Scott Schlauderaff
2. Adherence to the City Engineer memo when made available.
3. In addition to the items defined in the Preliminary Plat (and Rezoning) application submittal requirements and City Code Sec. 15.36.050, the following must be submitted for a preliminary plat/rezoning application to be complete:
    a. Wetland delineation report;
    b. Tree inventory and preservation plan for trees within the 'buildable' areas up to the 30 foot no-grade setback, and to maximize preservation where possible;
    c. Utility plan, including one new fire hydrant on the north side of Creek Road;
    d. Grading plan, including retaining wall details/profiles; and
    e. Preliminary Plat, including proposed easement areas for utilities and shared driveway
    f. Definition of proposed zoning district (R1B or PRD) being pursued for rezoning and how the proposal meets all applicable zoning district standards
4. Coordination with:
    a. City Engineer regarding utilities, grading, access, and drainage.
    b. Minnesota Valley Electric Coop on electric service.
5. Compliance with City Ordinances and Regulations, 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. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
   c. Sec. 15.36.080, Subdivision Design Standards
   d. Maximum of 10% driveway slope
6. Setbacks are as follows:
   a. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
   b. Wetlands: Varies based on wetland type
   c. Creek Road: 100 feet from centerline
   d. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
7. Prior to final plat recording, the following must be completed:
   a. 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
   b. Provision of a recorded cross access easement over the shared driveway
   c. Provision of utility easements as defined and approved by the Engineering department and shown on the final plat
8. Prior to platting the outlot into a third lot, the following must be completed:
   a. Preliminary plat and final plat approvals for the third lot
   b. Provision of a public or private road meeting city standards and ROW requirements
9. Provision that city utilities are extended to the site by the property owner and paid for by the property owner.

SUPPORTING INFORMATION

Mailing Area: 26 addresses were included in the mailing list for the project:



Elizabeth Hanson, City Planner
1 City Hall Plaza
City of Chaska, MN 55318

Re : Creek Rd 3-lot Residential Split | Concept Site Plan Application Resubmittal Memo

Dear Ms. Hanson,

Attached please find our resubmittal of the Concept Site Plan Application for our project on Creek Rd. The following items were requested and addressed:

City Review Comments	Response
Site Forces Exhibit: Definition of this exhibit from Concept Plan Application Requirements: "this is a diagrammatic study of the site and surrounding area, and should demonstrate an understanding and analysis of topography, hydrology, vertical relationships and the public views" …. a few items that would be helpful in including: i. Photographic views of existing site ii. Delineate in color the buildable area (include acreage)	The previous exhibit called "Existing Conditions" is renamed to "Site Forces" and the following diagrammatic elements are included: i. Site drainage patterns ii. Site photos (photos are on a separate page following the Site Forces exhibit) iii. Buildable area with acreage
Narrative, including: • Further summarize in Site Features and Constraints if denser lots/products were considered on site and why those were not pursued to meet the guided density of 2 units/acre	This has been added to the Site Features and Constraints section of the design narrative.
Concept Site Plan, showing: • Lot sizes of each lot and outlot (in SF and/or acres) • Impervious surface calculation proposed (in SF) • Conceptual extension of utilities – where will this come from and serve the lots? • Setback dimensions, specifically, centerline setback from Creek Road	Each of these has been added to the Concept Site Plan except for utility extensions. This is shown on a separate exhibit called "Concept Utilities". We'll need as-builts of this area before we can fully design the utilities, but this exhibit shows general intent of what we think will work best in the short-term and long-term. One note about the setback from Creek Rd – we've shown a 100' setback from the centerline based on Creek Rd's designation as a future major collector at the roundabout and west of the roundabout. Please advise if a different setback is needed.
Ghost Plans, including: • Separately identify acreage of proposed site and adjacent parcel being used to calculate density	This has been provided on each ghost plat. Please note the buildable area had an error on the previous versions and has been updated. This also required an update to the ghost plat that shows 2 units / acre.

Please review the application package materials and contact us if there are any questions or concerns.

Sincerely,

Jenn and Scott Schlauderaff

Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff

Neighborhood Meeting Summary

Date of Meeting: August 14, 2025

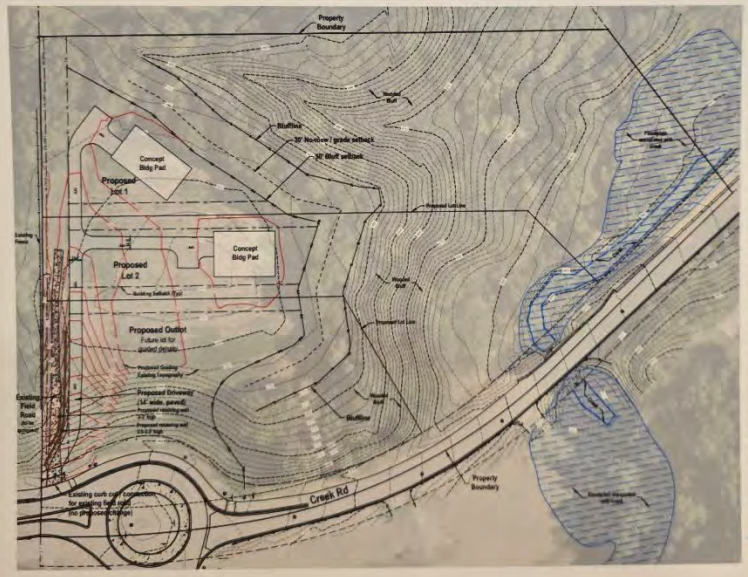
We had a very simple meeting. Only one neighbor showed up - Jeff & Tammy Ekstrom. We shared our plans (see picture on next page). They were supportive of what we are planning, and Jeff's only concerns were that he doesn't want anyone to be on his property and that he is still not planning to sell any time soon.

We talked about the city's desire to have a low-density residential plan and that we might need to show that this would be possible long-term with his land when he does decide to sell.

In talking to our other neighbors across the street - Tyler Watterud and Dan & Suzy Kruse - ahead of the meeting, they both are excited for us to have our children building homes so close to us, and they think that is a great use for the property.







Site Plan

Lot Split

Date: 08/14/2025
City: Chaska, MN
PID: 300062110

Site Plan Information

Unit Type(s): Single Family Detached
Lot Count: 2 + Outlot
Gross Lot Area: 7.95 acres
Buildable Area: 2.4 acres
Net Density: 0.83 units / buildable acre

Site Information

Existing Zoning: Open Development
Guided Land Use: Low Density Residential
Proposed Zoning: District 1A or PRD

Lot Information - Zoning District 1A

	Required	Provided
Min. Lot Size:	11,500 sf	11,500 sf
Min. Lot Width:	90'	90'
Min. Lot Depth:	120'	128'
Setbacks:		
Front:	30'	30'
Side Corner:	30'	30'
Side Interior:	15'	15'
Rear:	30'	30'

Additional Requirements

Wooded land with an 18% slope or greater shall be preserved in it's natural state.
Setback from edge of 18% slope = 50'
30' strip required adjacent to 18% slopes = no grade / no mow zone.

LRC Land & Resource Consulting

Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff

Project Narrative

Scott & Jenn are residents of Chaska and have lived on the property directly adjacent to this parcel for the past nine years. This land has become an important part of our family's life - it's where our youngest children grew up and where our family gathers for big moments and holidays, where we garden and enjoy nature regularly, and where we've found a deep sense of community in this neighborhood.

Our intent is to rezone this undeveloped parcel of land so that two of Scott & Jenn's adult daughters (Jess & Faith) and their families can build homes here. Our goal is to create two modest, family-oriented houses on a shared driveway that allows our family's next generation to remain close while contributing positively to the neighborhood and the City of Chaska's long-term vision.

Alignment with the City of Chaska's Mission and Core Strategies

Chaska's High Quality of Life Is Enhanced:
The proposed project allows us to keep our family connected while providing high-quality homes in a low-density, nature-oriented setting. Jess and Faith and their spouses plan to build thoughtfully designed, energy-efficient homes that blend into the existing character of the area. They will raise their families here, becoming long-term community members who value Chaska's parks, schools, and small-town charm.

Taxpayers Perceive They Are Getting Cost-Effective Service:
We are designing this project to make efficient use of existing infrastructure, including utility stubs currently available on the site. We are not requesting new roads or amenities at this time, and the overall impact on city services will be minimal.

Well-Planned and Orderly Community Development Is a Priority:
We are proposing two homes and one outlot on this parcel. The outlot will remain undeveloped until future access is possible via adjacent roadways to the north or west. This phased approach supports orderly development aligned with Chaska's comprehensive planning efforts.

A Sense of Community and Small-Town Values Are Maintained:
This project reflects the strong family values and intergenerational ties that define Chaska's character. We are not developers - we are neighbors and grandparents and parents, seeking to create a place where our children and grandchildren can live safely and meaningfully within walking distance of one another.

Commitment to Excellence:
We are committed to working collaboratively with City staff and our neighbors to ensure the development is thoughtful, attractive, and sustainable. The homes will be high-quality, designed with sensitivity to the land's natural features and the existing feel of the area.

Project Goals and Guiding Principles

1. **Family-Centered Housing:** Enable two of our daughters to build homes on land adjacent to our own, supporting intergenerational connection.

2. **Environmental Stewardship:** Preserve existing tree coverage and open space where possible.

3. **Phased, Flexible Growth:** Allow for future development of the outlot when appropriate road access and infrastructure support it.

4. **Efficient Infrastructure Use:** Utilize existing utilities and shared driveway access to minimize environmental and service impact.

5. **Long-Term Commitment:** Our family intends to remain in Chaska for generations. This plan is rooted in love for the land and respect for the community we've called home for nearly a decade.

Existing Conditions

Lot Split

Date: 08/14/2025
City: Chaska, MN
PID: 300062110

Property Boundary
Wooded Bluff
Bluffline
Floodplain associated with creek
Creek
Existing Fence
Existing Field Road
Water and Sewer connections
Creek Rd
Existing curb cut / connection field road
Property Boundary
Savanna Way
Boulder Lane
212

30 scale
N
0 30 60

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14260 23rd Ave N
Plymouth, MN
763-340-0699

Site Forces

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Legend

Buildable Area
105,540 sf / 2.4 acres

Drainage Arrows

Photo # and Location
(Photos on next page)

60 scale
N
0 60 120

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14260 23rd Ave N
Plymouth, MN
763-340-0699





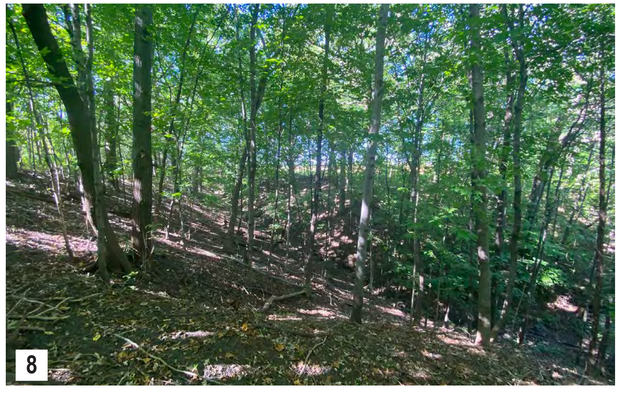














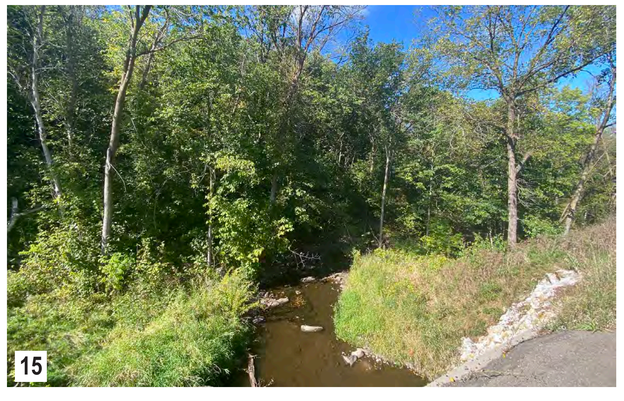












Site Photos

Lot Split - Creek Rd

Chaska, MN

Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff
Date: 9/23/2025

Programming and Project Opportunity Development Narrative

Project Description
The proposed site plan creates a three-lot subdivision consisting of two single-family detached homes and one outlot. The homes are consistent in scale and character with surrounding development, which reflects a rural, open space feel but is gradually transitioning into a more suburban pattern in alignment with the City of Chaska's Comprehensive Plan.

Existing Context
The proposed homes are compatible in massing and scale with nearby single-family residences. Architectural detailing and site placement are intended to reinforce the residential character of the neighborhood. Existing landscape features, including wooded bluffs and grassy slopes, will be preserved to the greatest extent possible, maintaining the natural setting that defines the immediate area.

Site Features and Constraints
The site is shaped by significant topography and bluff setbacks. These characteristics limit the buildable area and substantially influence the siting and orientation of buildings. These features, along with maximum roadway and driveway slopes, limit the site's capacity for dense single-family development. The proposed plan does not achieve the guided density of two units per acre. However, the proposed layout maximizes single-family development within the parcel while minimizing impact on environmental features. The proposed plan preserves a future development option by reserving an outlot that could be accessed from a future City roadway, aligning the project to the City's long-term vision.

The guided density for this parcel could be achieved with small, detached units or attached unit types with shared driveways served by a private or public road extended from Creek Rd. However, this approach doesn't align with the Schlauderaff family's vision for the site. It's recognized that the City sets vision and policies through the comprehensive planning process, and this parcel was guided accordingly. At the same time, the requested use is reasonable and appropriate for the site. It will have no adverse impact on the health or welfare of the immediate neighbors or the larger Chaska community.

Access and Traffic
The two homes will be served by a driveway connection to Creek Road at the location of the existing field road. This approach minimizes new impacts on the roadway network. The driveway will be paved in compliance with City requirements, but no additional roadway improvements are anticipated. No traffic impacts are expected from the proposed plan.

Grading Approach
Site grading is designed to work with existing topography while minimizing disturbance. The field road will be widened and modestly re-aligned to climb the slope efficiently, thereby reducing the need for retaining walls and limiting tree removal. The southern bluff will remain undisturbed, preserving a significant environmental element of the site.

Drainage and Stormwater
Drainage patterns will remain consistent with existing conditions, with stormwater continuing to flow from higher elevations through wooded and grassy slopes to the creek and Creek Road. The new driveway follows the alignment of the existing field road, so runoff patterns will remain unchanged. Because the project falls below County and Watershed stormwater thresholds, no formal stormwater management system is required.

Ghost Plat
Three ghost plat exhibits have been provided to illustrate future scenarios related to the proposed development. These exhibits serve two primary purposes: (1) to demonstrate that the development will not obstruct a planned future local road, and (2) to show the potential development density of the surrounding area, including adjacent parcels.

The Ghost Plat Sketch Exhibit illustrates a future condition for the project parcel alone. It depicts a local road extending north from the roundabout. Associated grading is indicated by the red contours and is designed using maximum allowable roadway slopes. The exhibit also shows three single-family homes with driveways connecting to the future road, along with their associated grading, shown in green. This exercise looked at site grading of the future road and backed into the number of single family lots based on the site grades and roadway and driveway slopes.

The Ghost Plat R1A Exhibit depicts a potential future development scenario including two adjacent parcels to the west and north of the project site. This scenario is based on the guided future land use in Chaska's Comprehensive Plan and the standard requirements of the R1A zoning district. Under these conditions, the net density of single-family

development is approximately 1.3 units per acre. In this exhibit, the project parcel shows the proposed site plan with associated grading, demonstrating that the plan can connect to a future roadway.

The Ghost Plat 2 Units per Acre Exhibit shows a potential development scenario that achieves the minimum density of 2.0 units per acre of single-family homes. This requires a PRD zoning district to reduce single family lot sizes. In this exhibit, the project parcel shows the proposed site plan with associated grading demonstrating that the plan can connect to a future roadway.

Concept Plan

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Site Plan Information

Unit Type(s):	**Single Family Detached**
Lot Count:	**2 + Outlot**
Gross Lot Area:	**7.95 acres**
Buildable Area:	**2.4 acres**
Net Density:	**0.83 units / buildable acre**

Site Information

Existing Zoning:	Open Development
Guided Land Use:	Low Density Residential
Proposed Zoning:	District 1A or PRD

Lot Information - Zoning District 1A

	Required	Provided
Min. Lot Size:	11,500 sf	11,500 sf
Min. Lot Width:	90'	90'
Min. Lot Depth:	120'	120'
Setbacks		
Front:	30'	30'
Side Corner:	30'	30'
Side Interior:	15'	15'
Rear:	30'	30'

Additional Requirements

Wooded land with an 18% slope or greater shall be preserved in it's natural state.
Setback from edge of 18% slope = 50'
30' strip required adjacent to 18% slopes = no grade / no mow zone

30 scale
N
0 30 60

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Concept Utility Plan

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Property Boundary

Bluffline

30' No-mow / grade setback

50' Bluff setback

Concept Bldg Pad

Concept Bldg Pad

Proposed Lot 1
Lot Area:151,884 sf / 3.5 ac
Impervious Surface Area: 6,400 sf

Proposed Lot 2
Gross Lot Area: 79,681 sf / 1.8 ac
Impervious Surface Area: 7,746 sf

Proposed Outlot
Gross Lot Area: 71,824 sf / 1.6 ac
Impervious Surface Area: 2,715 sf

GHOST PLAT ROW

Existing Utility Leads

Creek Rd

Bluffline

Property Boundary

Creek

Creek

Legend

Water

Sewer SS

30 scale

N

0 30 60

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Plymouth, MN
763-340-0699

Grading Sketch

N

1" = 40'

0 40 80

300' VC.
VPI = 4+00
EL = 907.7
AD = 10
m = 3.75
903.95

100' VC.
VPI = 0+80
EL = 882.1
AD = 6

0+90
G = 880.5±

FB
GF = 909.0

FB
GF = 913.0

FB
GF = 909.0

908.8

907.8

908.8

907.8

BL

BLS

Page 36 of 104

Ghost Plat - R1A District

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Ghost Plat Information

Unit Type(s):	**Single Family Detached**
Lot Count:	**7**
Buildable Area Total:	**5.4 acres**
Project Parcel:	2.4 acres
Northern Parcel:	2.8 acres
Western Parcel:	0.2 acres
Net Density:	**1.3 units / acre**

Site Information

Existing Zoning: Open Development
Guided Land Use: Low Density Residential

Lot Information - Zoning District 1A (Low Density District)

	Required	Provided
Min. Lot Size:	11,500 sf	11,500 sf
Min. Lot Width:	90'	90'
Min. Lot Depth:	120'	120'
Setbacks		
Front:	30'	30'
Side Corner:	30'	30'
Side Interior:	15'	15'
Rear:	30'	30'

Legend

Buildable area* / area designated 'Low Density Residential' future land Use in 2040 Comprehensive Plan
*omits steep slopes and 30' no-mow setback from bluff

Area designated 'Open Space' future land Use in 2040 Comprehensive Plan

N
1" = 60'
0 60 120

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Plymouth, MN
763-340-0699

Ghost Plat - 2.0 Units / Acre

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Ghost Plat Information

Unit Type(s):	**Single Family Detached**
Lot Count:	**11**
Buildable Area Total:	**5.4 acres**
Project Parcel:	2.4 acres
Northern Parcel:	2.8 acres
Western Parcel:	0.2 acres
Net Density:	**2.0 units / acre**

Site Information

Existing Zoning: Open Development
Guided Land Use: Low Density Residential

Lot Information

	Provided Minimums
Min. Lot Size:	5,400 sf
Min. Lot Width:	54'
Min. Lot Depth:	100'

Legend

Buildable area* / area designated 'Low Density Residential' future land Use in 2040 Comprehensive Plan
*omits steep slopes and 30' no-mow setback from bluff

Area designated 'Open Space' future land Use in 2040 Comprehensive Plan

N
1" = 60'
0 60 120

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Plymouth, MN
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Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff

Perspective of Proposed Houses





REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/8/25

Subject: **Peavey Business Center – Concept Plan**

Applicant: Shaw Construction – Earl Gebauer

Location: 4200 Peavey Road

Case No.: P.C. No. 2025-14

Synopsis: The applicant is requesting approval of Concept Plan for a new 18,000 square foot industrial building with outdoor storage.

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

The following is intended to summarize the site's history:

- **Zoning:**

  Pre-2018: The site was zoned PID-2, a district established in 1986. Resolution 86-42 outlined the district's specific intent, allowed uses, development standards, and free - standing sign regulations.

  The resolution also prohibited open, outdoor storage on properties along Highway 41.

  2018 rezoning: All properties were rezoned to PID-8. This rezoning did not change existing standards or regulations – including those related to outdoor storage along Highway 41 – but clarified updated industrial setbacks and standards and established setbacks to the adjacent residential uses to the east (within the City of Chanhassen).

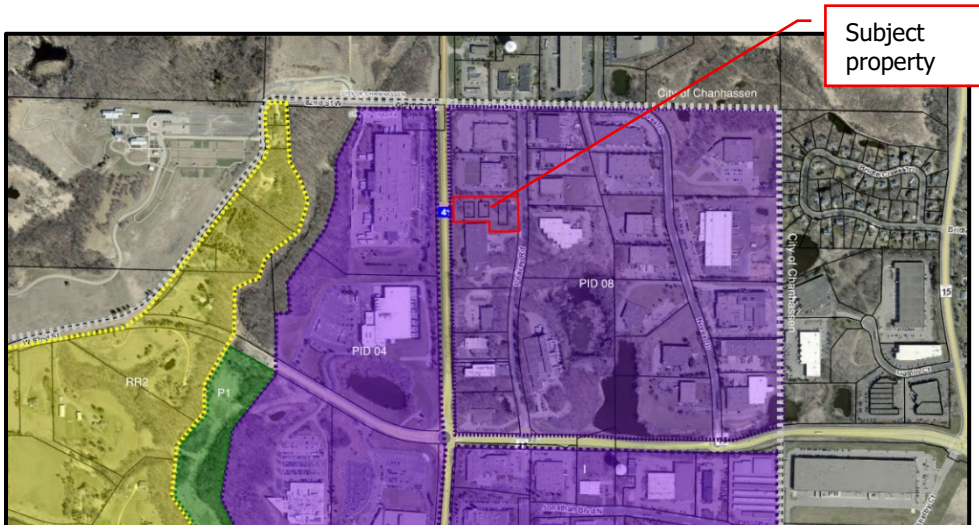


Figure 1: Current zoning

- **Prior approvals:**

  In 2005, the city approved the final plant and site and building plans for Chaska Business Lofts.

  The approvals included three new buildings, each approximately 6,000-8,000 square feet in size, designed to accommodate a total of 15 office/warehouse tenants for the site.

  The two Easterly buildings were single-story. The westerly building was a single-story, with a walk out. All buildings were roughly 20-feet in height, with primarily brick facades.

  Additionally, per Resolution No. 05-81, the following items were required for the site:

  1. Enhanced screening along Highway 41. This planting includes planting trees every 40-feet on center along the front property line.

  2. A cross-access agreement to ensure coordinated site circulation and shared access between the Business Lofts development and the southern larger property (4100 Peavey Rd).

  3. No outdoor storage is permitted.

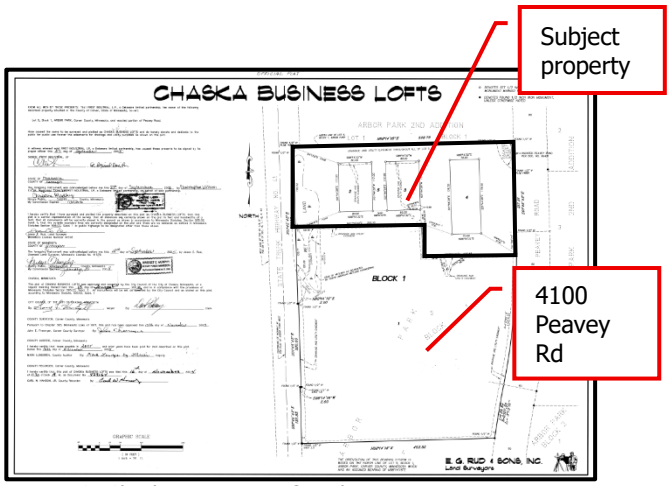


Figure 2: Chaska Business Lofts: Plat

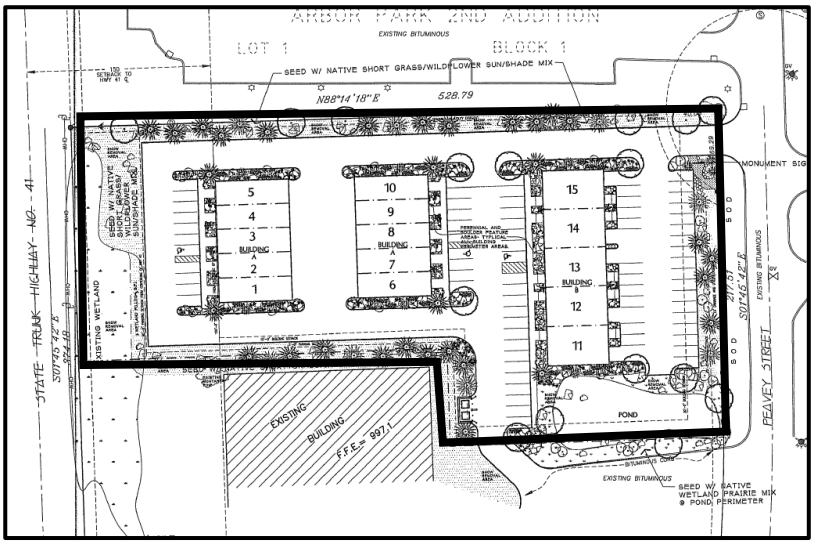


Figure 3: Chaska Business Lofts: Landscaping plan

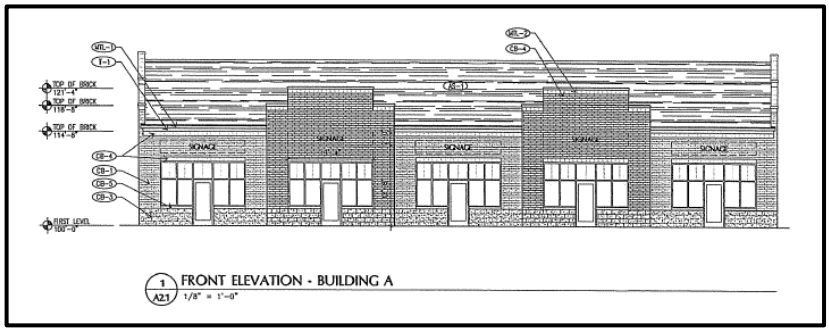


Figure 4: Chaska Business Lofts: Front building elevation (as viewed from Highway 41)

Despite previous approvals, the buildings were not constructed, and the site has remained vacant.

Neighborhood Meeting

The applicant invited all properties within 500-feet of the site to a neighborhood meeting to discuss their concept plan on Aug. 21, 2025, but no one appeared.

Concept Plan

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

- **Existing Conditions**

The property is roughly 2.74 acres. The property slopes downwards in all directions from the high point along the northern property line.

A wetland exists along the western property line.

The aforementioned cross-access easement area extends across the southern property line.



Figure 5: Existing Conditions

The site historically contained more vegetation. Aerial photography suggests that tree clearing from the site's interior began between 2022 and 2023.


Figure 6: 2022 Aerial


Figure 7: 2023 Aerial



Figure 8: 2024 Aerial

Remaining trees are in the southwest corner, including a large oak tree.


Figure 9: Current view looking west



Figure 10: Current view looking east

- **Concept Plan**

The concept plan contemplates the construction of a new multi-tenant [office/warehouse] building, with an associated outdoor storage area, parking lot, and stormwater facilities. The following is intended to summarize the applicant's plan:

Building(s): The concept plan includes two buildings:

1. *West building (Phase I):* A building with a footprint of 12,000 square feet, with a 6,000 square foot mezzanine level (18,000 total square feet).



Figure 11: Western elevation: view from 41

The building height is generally 28 feet, with a parapet extending an additional two feet. Proposed façade materials include brick and precast aggregate panels, with glass and metal accents.

2. *Future East Building (phase II):* The site plan also includes a roughly 9,000 square foot building on the east side of the property. Additionally, monument signs are proposed on the east and west sides of the property.

Signage: The plans suggest six wall signs on the western elevation, with a combined maximum of 125 square feet. Additionally, monument signs are shown on the east and west sides of the property.[1]

Outdoor storage: The outdoor storage area would be approximately 11,700 square feet and would be fully enclosed by an 8-foot fence. The fence would be primarily wood with brick corner accents and a sliding access gate.

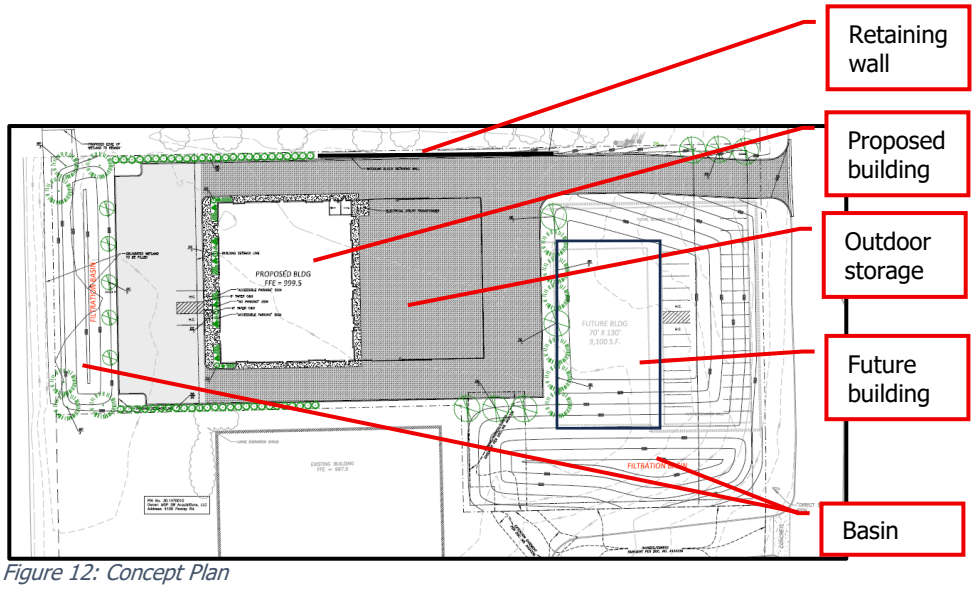


Figure 12: Concept Plan

Access and parking: Access to the site would be from Peavey Road to the east. No access would be from Hwy 41.

Thirty-one (31) stalls would be constructed. The plans include 15 proof-of-parking stalls within the outdoor storage area.

[1] Sign permits are required for all signs. Sign details will be reviewed concurrent to that process.

Utilities and Stormwater: Utilities would be extended from the east. Stormwater would be collected and directed to two stormwater basins along the west and southern property lines.

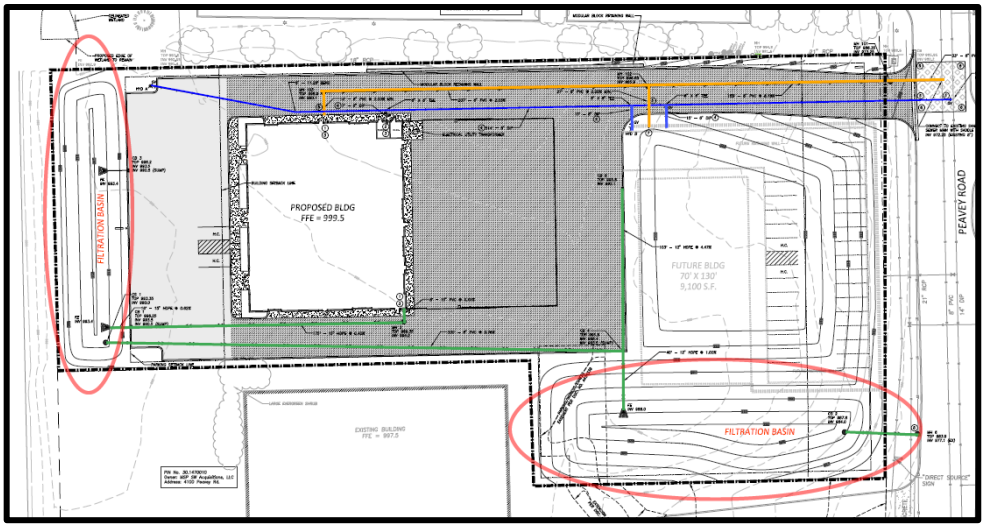


Figure 13: Utility Plan

- **Land Use.** The property is currently zoned PID-8, Planned Industrial District. The 2040 Comprehensive Plan guides the site as Industrial.

Issue Identification and Staff Analysis

The following is intended to summarize staff's review of the concept plan. Based on the proposed plans, the project would require the following land use approvals:

1. Preliminary and Final Plats or Lot Combination – to reconfigure the interior lot lines.
2. Site and building plan review – for the new multi-tenant building and associated site improvements.
3. Zoning ordinance Amendment – to allow outdoor storage on a property with frontage on T.H. 41.

Is the proposal consistent with the Comp Plan?

✓ Yes. The proposal and proposed building uses are generally consistent with the 2040 Comprehensive Plan designation for Industrial uses.

Is the use allowed within the zoning district?

✓ The proposed uses are permitted within the PID-8 district.

☐ However, open storage is permitted on properties with frontage along Highway 41. As such a zoning amendment would be required concurrent with site and building plan review [Step Two of Chaska's Review Process].

While the zoning amendment is not currently under review, staff notes that the proposed outdoor storage area would be reasonably screened from Highway 41 by the proposed building location, narrow lot width, and landscaping.

Additionally, in response to staff's initial comments, the applicant worked to

incorporate brick accent materials, complementary to the building, to add visual interest to the outdoor storage area.

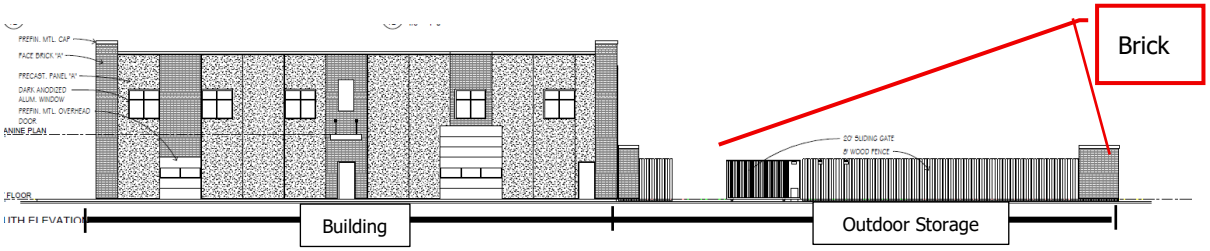


Figure 14: Building and Outdoor storage [south] elevation

As plans are refined towards Step Two: Preliminary, staff will continue to work with the applicant to ensure adequate landscaping and screening from key viewsheds along Highway 41 and Peavey Road. Staff preliminarily discussed with the applicant that stored equipment, and materials must not be visible from adjacent rights-of-way or neighboring property. For example, stored items should not exceed the height of the screening fence.

Staff finds that coupled with anticipated conditions of approval to further mitigate the view of outdoor storage, staff would find the outdoor storage would generally be reasonable.

Are the lot configurations appropriate?

✓ Yes. The perimeter lot lines would remain unchanged; however, reconfiguration is necessary to remove the interior lot lines established with the previously approved Chaska Business Lofts project. The applicant may address this by: (1) combining the lots through Carver County; or (2) the city's platting process [Preliminary and Final plat review].

Are the proposed building façade materials and setbacks appropriate?

Yes. While a thorough review of the building façade materials and setbacks would occur during site and building plan review, the following is intended to summarize staff's review:

✓ Building materials: City Code 15.28.120 outlines façade materials for industrial buildings. The following table summarizes the code requirements and the proposed façade materials:

REQUIRED		**PROPOSED ***	
Materials	*Amount*	*Materials*	*Amount*
Class I – brick, stone, glass, metal	Min. 2 materials; min. 30% of facade	Brick, metal, and glass	42%
Class II – cast stone, concrete, Precast	Min. 1 material; Min. 30% of façade	Aggregate Precast	50%

Class III – smooth precast, glass, wood	No more than 40%	Wood	8%
* Fence materials are counted in façade material percentages.			

✓ Setbacks: The following is intended to summarize that the proposed building would meet the required setbacks:

	BUILDING SETBACKS	
	Required	**Proposed**
Centerline of Highway 41	150 feet	145 feet (measured to road edge) *
Front yard setback	30 feet	123 feet
Side yard setback *North* *South*	15 feet	 36 feet 35 feet
Rear yard setback	20 feet	306 feet
* plans include the roadway edge of Highway 41 rather than centerline. This has been added as a condition of approval.		

Are the proposed site improvements reasonable?

The site would be graded to accommodate the new building and the associated site improvements:

☐ Parking: A normal-duty bituminous parking lot is proposed on the west side of the property.

City Code Sec. 15.28.030 establishes off-street parking requirements based on the proposed uses of the property. The table below summarizes the required and proposed parking:

	Size	**REQUIRED**		**PROPOSED**
		Calculation	**Amount**	
Office	10,000 sf	1 stall per 250 sf	40 stalls	40 stalls
Warehouse	8,100 sf	1 stall per 2,000 sf	4 stalls	5 stalls
		1 stall per 350 sf *	23 stalls	
Total required			**44 stalls (63 stalls*)**	
Total stalls provided			30 stalls	
Proof-of-parking			15 stalls	
Total			**45 stalls**	
* additional stalls required to show if the warehouse use is changed in the future				

The proposed parking plan would meet the requirements of the currently proposed uses. However, City Code requires additional parking to be provided for

warehouse areas if they are converted to more intensive use in the future. To address this, a condition of approval is included for 18 additional stalls to be identified on the site plan. These stalls may be shown as proof-of-parking.

By code[2], the minimum parking lot setback for industrial properties is 5 feet from side and rear lot lines. Within the PID-8 zoning district, the side and rear setbacks are increased to 10 feet in exchange for a relaxed setback from Highway 41.

	PARKING LOT SETBACKS		
	I, Industrial District (superseded by PID-8 standards)	**Required by PID-8**	**Proposed**
Highway 41 ROW setback	90 feet	15 feet	47 feet
All other property lines	5 feet	10 feet	North: 5 ft * East: 165 ft South: 5 ft *
* This has been added as a condition of approval			

The proposed north and south [side] setbacks do not meet this requirement as currently shown and would need to be increased unless a zoning amendment is approved to reduce the setbacks. Based on the current zoning standards and design objectives, it's unlikely staff would support such an amendment request.

✓ Access: Access to the site comes from Peavey Road. The access is located to the south of an existing large utility box and is generally in the location of the previously approved Chaska Business Lofts access.

☐ Site Circulation and Easement: The proposed site circulation is reasonable and would accommodate City fire equipment. Staff will evaluate how any increased parking lot setbacks may affect circulation during preliminary review.

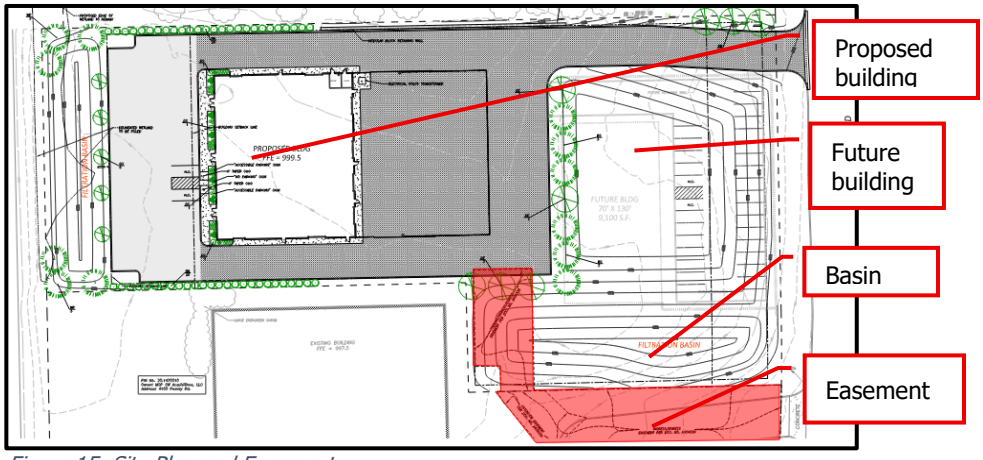


Figure 15: Site Plan and Easement

[2] Sec. 15.12.150

Previous approvals for the property established a recorded cross-access easement with the adjacent property to the south. The current proposal does not include the construction of the access and parking improvements identified in the agreement. In addition, the proposed stormwater basin is located within the easement area. Unless the agreement is formally dissolved[3], staff will continue to evaluate its implications on the site plan and the City's obligations and involvement.

- Landscaping: A tree inventory was not submitted with the application. While aerial photography suggests that many trees have already been removed, a site visit indicates that trees may remain in the southeast corner of the property. A tree inventory would confirm whether these trees are located on the subject property or on the adjacent southern property with canopies extending onto the site. Within this grouping, a large oak tree has been identified. Staff recommends that reasonable efforts be made to preserve it.

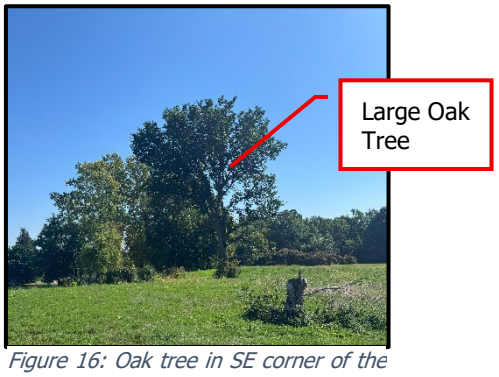


Figure 16: Oak tree in SE corner of the site

The submitted landscaping plan appears to indicate that overall requirements could be met as shown below:

	Required	Proposed
Overstory Trees	56 inches (20 trees)	77 trees
Understory Trees	5 trees	
Shrub	60 shrubs	62 shrubs

However, additional details regarding species and plant sizes are needed to verify compliance.

The submission of a tree inventory and landscaping plan details are required to be reviewed during Step Two: Preliminary Review.

- Stormwater and wetland: Generally, stormwater is collected and directed to basins along the western and southern property lines. Additional stormwater details will be submitted for review to ensure the basins are appropriately sized during Step Two: Preliminary Review.

  A wetland was delineated along Hwy 41. The wetland does extend onto the property. Staff will continue to ensure the plans comply with wetland requirements.

Deadline for Agency Decisions

[3] Dissolution or variation from the original terms of the agreement likely requires involvement from the adjacent property owner. Staff is continuing conversations with the city attorney to understand these details ahead of Preliminary review.

Complete Application Received	60-day review *	120 – day **
Sept. 28, 2025	Oct. 27, 2025	Dec. 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.		

Planning Commission Action Requested:

- Discussion: While acknowledging that discussion does not guarantee or constitute a final or future decision, staff and the applicant would value Planning Commission feedback on the proposed outdoor storage and whether it – and the necessary zoning amendment – would be reasonable for this location.

- Motion: Motion to recommend approval to the City Council approval of the concept plan for 4200 Peavey Road, subject to the following conditions:

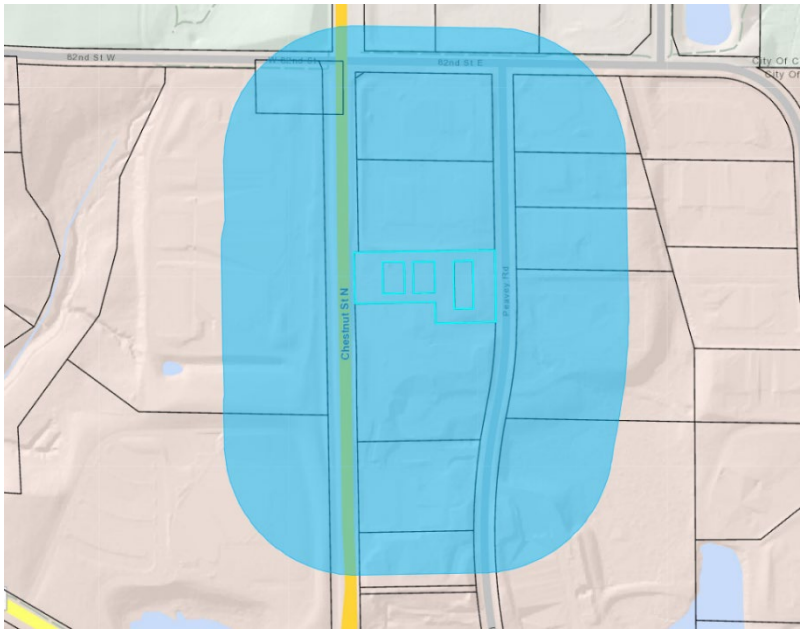
    1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
        a. Existing Conditions, dated Aug. 28, 2025
        b. Revised site plan, dated Aug. 28, 2025
        c. Grading plan, dated Aug. 28, 2025
        d. Utility plan, dated Aug. 28, 2025
        e. Landscaping plan, dated Aug. 28, 2025
        f. Fire truck turning exhibit, dated Aug. 28, 2025
    2. Continue coordination with the:
        a. City Engineer regarding utilities, access, grading, and drainage.
        b. City electrical departments on service requirements.
    3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted for a preliminary site and building plan application to be considered complete:
        a. Site plans:
            i. increasing the parking lot setback from 5-feet to 10-feet from the north and south property lines
            ii. attempts to preserve the large oak tree if located on the property.
            iii. must include the centerline of Hwy 41.
            iv. include trash enclosure and details.
        b. Tree inventory.
        c. Proof-of-parking plan with 18 additional stalls.
        d. Updated fire truck turning exhibit.
        e. Landscaping plan and details.
        f. Utility plan:
            i. Associated and necessary easements.
            ii. Considered connection to the future building.
        g. Retaining wall details and information.
        h. Stormwater plan and associated report and modeling.
        i. Illumination plan.
    4. Future site and building plan review is necessary for the future building.

5. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
6. Setbacks are established by PID-8, Industrial District.
7. Wall signage requirements are established by City Code Sec. 15.32. Monument sign requirements are established by PID-8, Industrial District.
8. Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the City.
9. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as verified by City Staff.
10. Fences must comply with City Code Sec. 15.2.210(d).
11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

Supporting Information

Southwest Rental & Sales, also known as Southwest Power Equipment, has operated at 4355 Peavey Road since 2001. They rent a variety of tools and equipment to homeowners, businesses, and municipalities. Available tools and equipment include items at the household scale (drain snakes, sanders, carpet cleaners, tables/chairs, etc.) to commercial-sized equipment (skid loaders, lifts, grinders, mowers, chainsaws, etc.). Southwest Rental & Sales will relocate their business from its current location to the site.

Mailing Area: 16 addresses were included in the mailing list for this project:



Project Goal

The core business model for this project is to create a multi-tenant building facing Highway 41 that includes a plumbing business, rental retail and yard area, with additional space for manufacturing, production, warehousing, distribution operations, and/or office space. There is also space on the Peavey Road (east) side for a future building of similar use. We intend to have a spring 2026 groundbreaking, with this submission placing our project on the October 8, 2025, planning commission meeting and the October 20, 2025, city council meeting.

Neighborhood Meeting

A meeting to engage owners and users of the neighboring properties was held Thursday, August 21st from 6:00 to 7:00 pm at the Chaska Community Center. Invitations with an explanation of the project were mailed August 7th. Other than representatives from Shaw Construction, Southwest Rental, and Crimson Copper Plumbing, no one attended the meeting. Based on this response, it is reasonable that potential neighbors have no objections to the project.

Guiding Principles – Shaw Construction's Values

- **Service** – Provide a meaningful experience to those you serve and support
- **Teamwork** – Cooperate and collaborate with kindness
- **Communication** – Clear, concise, and respectful
- **Innovation** – Solve problems to add value within compromising quality
- **Integrity** – Make ethical choices and be accountable for your actions.

Understanding of Place

- Southwest Rentals & Sales and Crimson Copper Plumbing need to move to a new space by the end of 2026. They currently own the land for the proposed building.
- The existing 2.74-acre parcel is undeveloped, located between existing office/warehouse/industrial use businesses, Peavey Road, and Highway 41. This development will enhance the neighborhood, provide an additional tax base, and offer residents and small businesses a place to establish their small businesses or offices.
- The development plan includes consideration for a potential future second building on the site to make the best use of available land and infrastructure.

Contribution and Reinforcement of Chaska's Mission Statement

Southwest Rental

- Southwest Rental & Sales, also known as Southwest Power Equipment, has been in business on Peavey Road in Chaska for almost a quarter century since opening in 2001. It has been under current ownership and management for 12 years and is a veteran owned business. Southwest prides themselves on providing the best quality and safest equipment at a fair price, with unmatched instructions and customer service.

- With almost 20,000 active customers, Southwest Rental & Sales is an integral community member.
    - Municipalities
        - Four City of Chaska departments
        - Six Carver County departments
        - Seven other cities in Carver County
    - Churches
    - Clubs and Sports Organizations
    - Non-profits like MN Landscape Arboretum and Ridgeview Medical
    - Manufacturers
    - Building trades.
    - Local landscapers and lawn care companies
    - Golf courses, including Hazeltine National Golf Club and the Chaska Town Course.
- Southwest provides almost anything a homeowner or business needs and rarely owns.
    - Available tools range from drain snakes, carpet cleaners, dehumidifiers and pumps, to sanders, saws, nailers, and augers.
    - They assist in keeping local yards beautiful with aerators, dethatchers, sod cutters, and seeders.
    - Equipment they provide includes many sizes and styles of skid loaders, excavators, outdoor lifts, indoor scissor lifts, chippers, stump grinders, air compressors, and much more.
    - Chaska residents can celebrate comfortably with rented canopies, tables, and chairs at weddings, graduations, community events, company parties, and other outdoor events.
    - Penske trucks are offered for short-term business and residential rental.
    - Husqvarna mowers, tractors, trimmers, chainsaws, and more are available for sale.
    - Southwest Power Equipment is currently Chaska's primary equipment service provider.
- Southwest Rental & Sales currently employs four full-time and multiple seasonal employees. The proposed move and expansion will allow them to double in three years and employ more than twenty employees in ten years.
- With the approval of this building and outdoor storage, Southwest Rental & Sales can continue to provide the necessary rental and services to the surrounding community. Without approval, they will be forced to consider moving the business out of Chaska or closing all together.

Crimson Copper Plumbing

- This project will allow Crimson Copper Plumbing's move to Chaska. Providing personable plumbing service to the community and the surrounding area is where this team of local plumbers excels.
- Having Chaska as a home base allows Crimson Copper to better serve their customers by being right down the road from them. The new location will provide the efficiency of a shop centrally located in service area.
- Chaska graduates and Chaska residents on staff are particularly excited about this move and the opportunity to better serve their community.

Future Tenants

- Additional space will provide additional small businesses with the opportunity to establish and grow in the City of Chaska.
- Future tenants will be small businesses to serve Chaska and likely hire residents

Programming & Project Opportunity Development

Provision and Maintenance of Common Site Amenities - The building owners will include signage, landscaping, and lighting in the site development plans and intend to maintain these elements ongoing.

Building Fit – The design for this building blends Class 1 (brick, glass, metal awnings) with Class 2 (externally colored exposed aggregate precast) materials to blend into the fabric of the surrounding properties. The placement of the building is also in line with neighboring buildings.

- **Scale & Mass:** The initial building's footprint is anticipated to be 12,000sq ft. A 6,000 mezzanine will bring the building's total square footage to approximately 18,000.
- **Architectural/Site Detailing:** The accent brick around each entrance and building corners, and the wainscot will enhance the building's aesthetic.
- **Landscape Elements:** Plant selections will be made with consideration to the light and soil conditions for long-term health. Trees will be placed to screen the yard storage. Additional plantings will be placed around the building to enhance the visual appearance.

Site Features That Influence Design - An existing wetland on the west side of the property has been identified. Shaw Construction and the owners are working with the wetland authority on a process to mitigate any potential issues. A new, additional retaining pond is proposed for the southeast corner of the property.

Building Materials

- The building design will incorporate precast concrete walls with complementary accent brick around each entrance.


PRECAST


ACCENT BRICK

- Bituminous pavement with perimeter concrete curb and gutter will support car parking, truck and trailer parking, truck maneuvering areas, and yard storage areas.
- An 8' high wooden screening and security fence with manual gates will surround the yard storage area. This area will be further screened by the building itself and the strategic placement of trees and other landscaping.

Community Interaction and Views


LOOKING EAST


LOOKING SOUTHEAST

Car and Foot Traffic

- Vehicles will enter the property from Peavey Road
- No trails or sidewalks are currently or planned to be immediately accessible from the site.
- There are no potential traffic impacts, roadway improvements, etc. anticipated for this project.

Signage

- Tenant signage is planned to be on the building, above the west-facing entry doors.
- Monument signage is proposed at the drive entry along Peavey Road.

Site Development

- Grading will not dramatically alter the existing contours and blend into the surrounding property line grades. The site will be graded to slope and primarily drain to the west and east towards storm retention ponds.
- Storm water drainage will be directed to ponds on the west and southeastern corner of the property and connect to the city storm water sewer outlet along Peavey Road.


LOOKING EAST-NORTHEAST


LOOKING NORTHEAST

Elevations of the Proposed Building



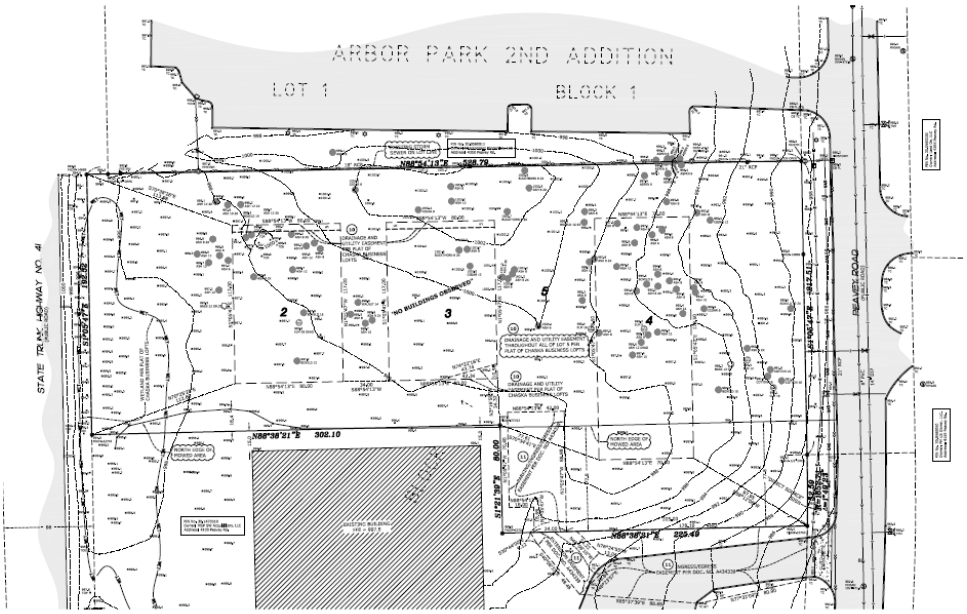
LOOKING EAST



LOOKING WEST

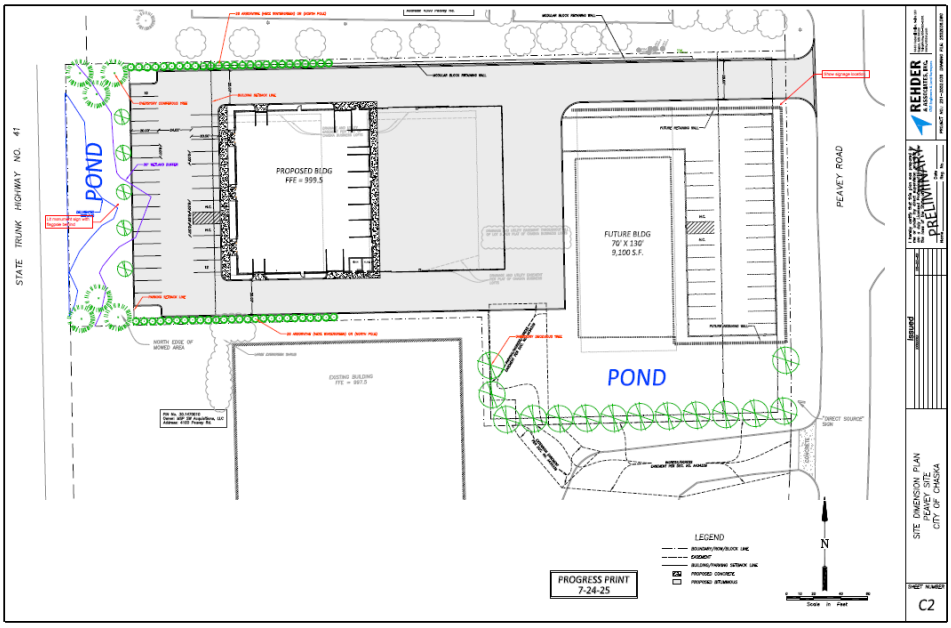


Existing Conditions





Building Placement Rationale



- The location of the building along the west side of the property facing Highway 41 aligns with neighboring buildings to the north and south.
- This placement allows screening of the secure storage yard by the building.
- Traffic and truck deliveries will enter and exit from Peavey Road.
- Site storm design takes into consideration a potential future building to the east.

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

Re: Peavey Business Center – Concept Plan Response

Dear Ms. Cauley,

Thank you for your September 17, 2025, letter regarding the Concept Plan application for the Peavey Business Center at 4200 Peavey Road. We appreciate the opportunity to have met with you earlier this week to discuss your comments, and we are submitting the following updated information to address the items requested:

1. **Tenant Information**
   The building is designed to accommodate six tenant spaces, two of which are mezzanine-level suites accessed from the central lobby/stairwell. Updated plans are enclosed to illustrate this access, use of space, and layout.
2. **Uses and Proof of Parking**
   The updated floor plans now include labeled tenant space uses (including the owner's spaces – Southwest Power Equipment & Crimson Copper Plumbing), with a summary table identifying square footage by use (office, retail, warehouse). We have also provided a proof-of-parking analysis confirming that the site can support future tenants, consistent with PID-8 zoning requirements.
3. **Signage**
   The signage plans have been revised to conform to City Code 15.32.080, ensuring the total wall sign area does not exceed 125 square feet or 20 percent of the façade.
4. **Fire Access / Turning Exhibit**
   As discussed, the future building will not exceed 30 feet in height and is less than 62,000 square feet, which complies with fire code provisions requiring only one fire apparatus access point. We will continue to work with city staff to explore access that in the future when the 2nd building is designed.
5. **Easement**
   A copy of the ingress/egress easement (Document Number A434339) is enclosed for your records.
6. **Outdoor Storage Screening Enhancements**
   We recognize and appreciate staff's concerns regarding outdoor storage. To address these:
   - The outdoor storage area is 12,000 SF. The current building planned is 18,000 SF (12,000 SF with mezzanine), and the future 2nd building is shown as 9,000 SF.
   - Screening has been enhanced with brick piers integrated into the fence line to complement the building's architecture, and the material will be dark-stained wood that blends with the exposed aggregate precast walls.
   - An updated color 3D rendering is provided to illustrate how the brick and dark color screening complements with the building design, blending into the building aesthetic.

- Perspective photographs from Peavey Road are included, illustrating how an 8-foot fence (pictured in plywood) with equipment behind it will appear relative to the uphill grade.
- All Southwest Power Equipment rentals are 8 feet or less in height. Photos of their actual equipment are attached. Please note: if you happen to drive by their current location, any taller equipment you see is not theirs but belongs to the business they currently share a location with (see photos for reference).

We believe these revisions and clarifications address the items outlined in your letter and our meeting this week. We respectfully request that the application be advanced to the October 8 Planning Commission and October 20 City Council agendas for consideration.

Thank you for your time and guidance through this process. Please let me know if any further clarification or documentation is needed.

Sincerely,

Earl Gebauer



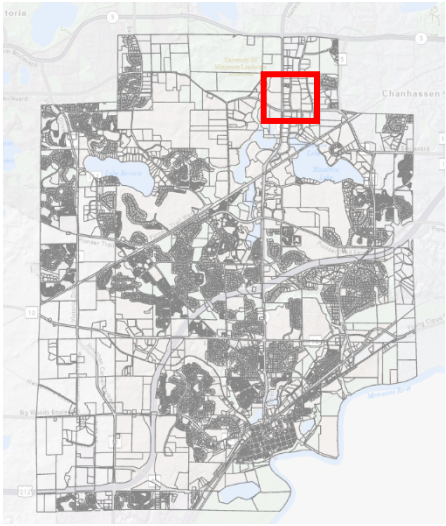
President
Shaw Construction, Inc.

Enclosures: Updated Plans, Proof of Parking Exhibit, Signage Revision, Easement, Email link to pictures



LOCATION MAP

Project: SW Rental
Address: 4200 Peavey Rd



STATE TRUNK HIGHWAY NO. 41

Address: 4300 Peavey Rd.

DELINEATED WETLAND

MH TOP 997.8 INV 992.05 INV 991.4

18" RCP

MH TOP 994.8 INV 981.6

21" RCP

MH TOP 988.6

CB TOP 985.95 INV 980.2

HYD TNH 989.458

PEAVEY ROAD

Delineated wetland

BUILDING SETBACK LINE

PARKING SETBACK LINE

NORTH EDGE OF MOWED AREA

LARGE EVERGREEN SHRUB

EXISTING BUILDING FFE = 997.5

PIN No. 30.1470010
Owner: MSP SW Acquisitions, LLC
Address: 4100 Peavey Rd.

PARKING/INGRESS/EGRESS EASEMENT PER DOC. NO. A434339

NORTH EDGE OF MOWED AREA

Parking/ egress/ ingress easement

EXTENSION EASEMENT PER DOC. NO. A434339

INGRESS/EGRESS EASEMENT PER DOC. NO. A434339

"DIRECT SOURCE" SIGN

GV

HYD TNH 986.209

CONCRETE

MH TOP 982.6 INV 971.1

21" RCP

8" PVC

14" DIP

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GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

DEMOLITION NOTES

1 – Remove bituminous pavement
2 – Remove curb & gutter
3 – Wetland to be filled

LEGEND

- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- T — EXISTING BURIED TELEPHONE LINE
- TV — EXISTING BURIED TELEVISION LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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PRELIMINARY

Name _____ Date _____ Reg. No. _____

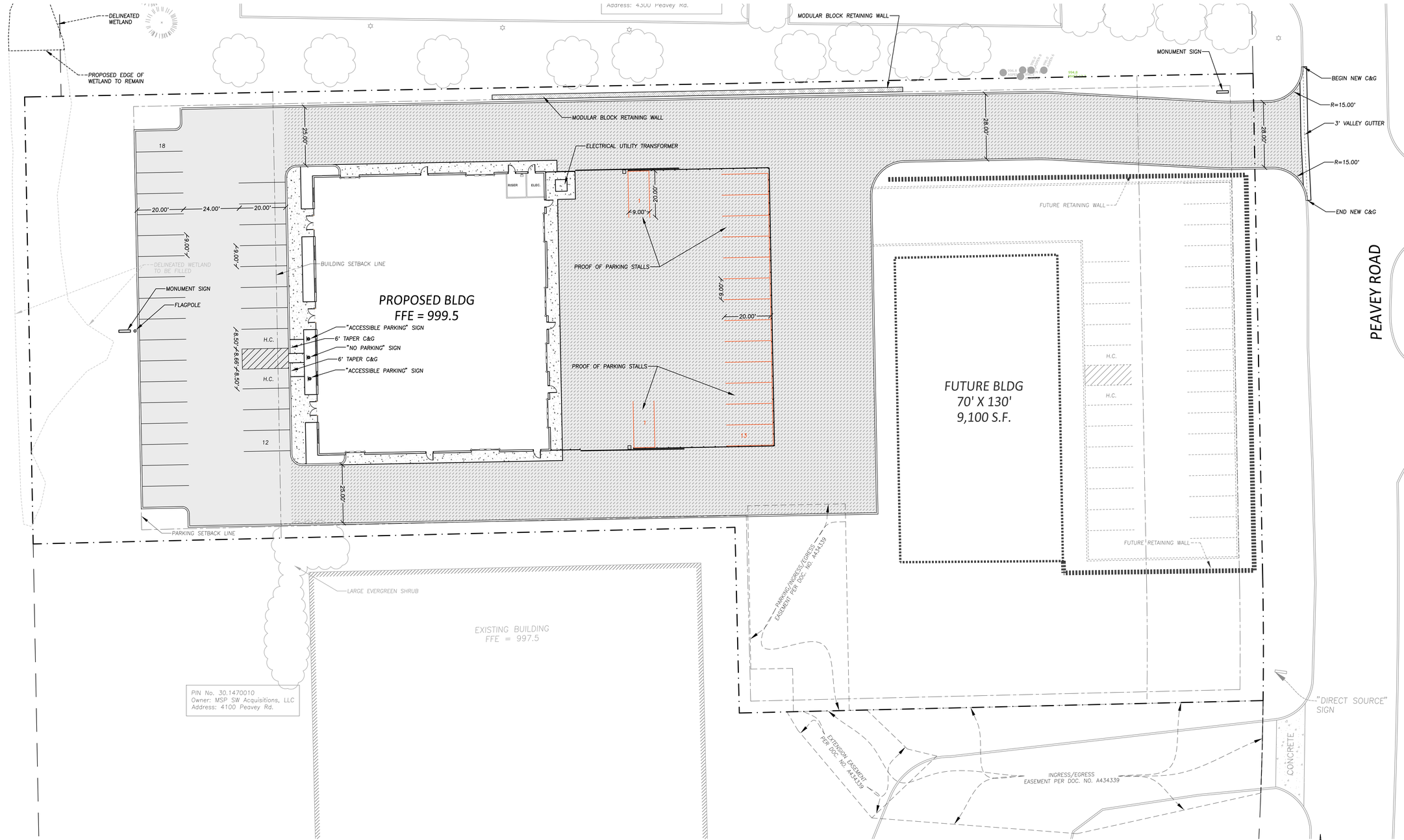
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CONCEPT SITE PLAN REVIEW	8-28-25

SITE DEMOLITION PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C1



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PARKING STALLS REQUIRED

BUILDING USE	USE AREA	STALL REQUIREMENT	STALLS REQUIRED
OFFICE	10,000 S.F.	1 STALL/250 S.F.	40 STALLS
WAREHOUSE	8,100 S.F.	1 STALL/2000 S.F.	5 STALLS
		TOTAL STALLS REQUIRED =	45 STALLS

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	PROOF OF PARKING STALLS	TOTAL STALLS
28 STALLS	2 STALLS	15 STALLS	45 STALLS

PROGRESS PRINT
9-24-25

SITE SUMMARY

SITE AREA = 2.74 ACRES
DISTURBED AREA = 2.74 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 1.40 ACRES
FUTURE IMPERVIOUS AREA = 0.57 ACRES

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

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PRELIMINARY

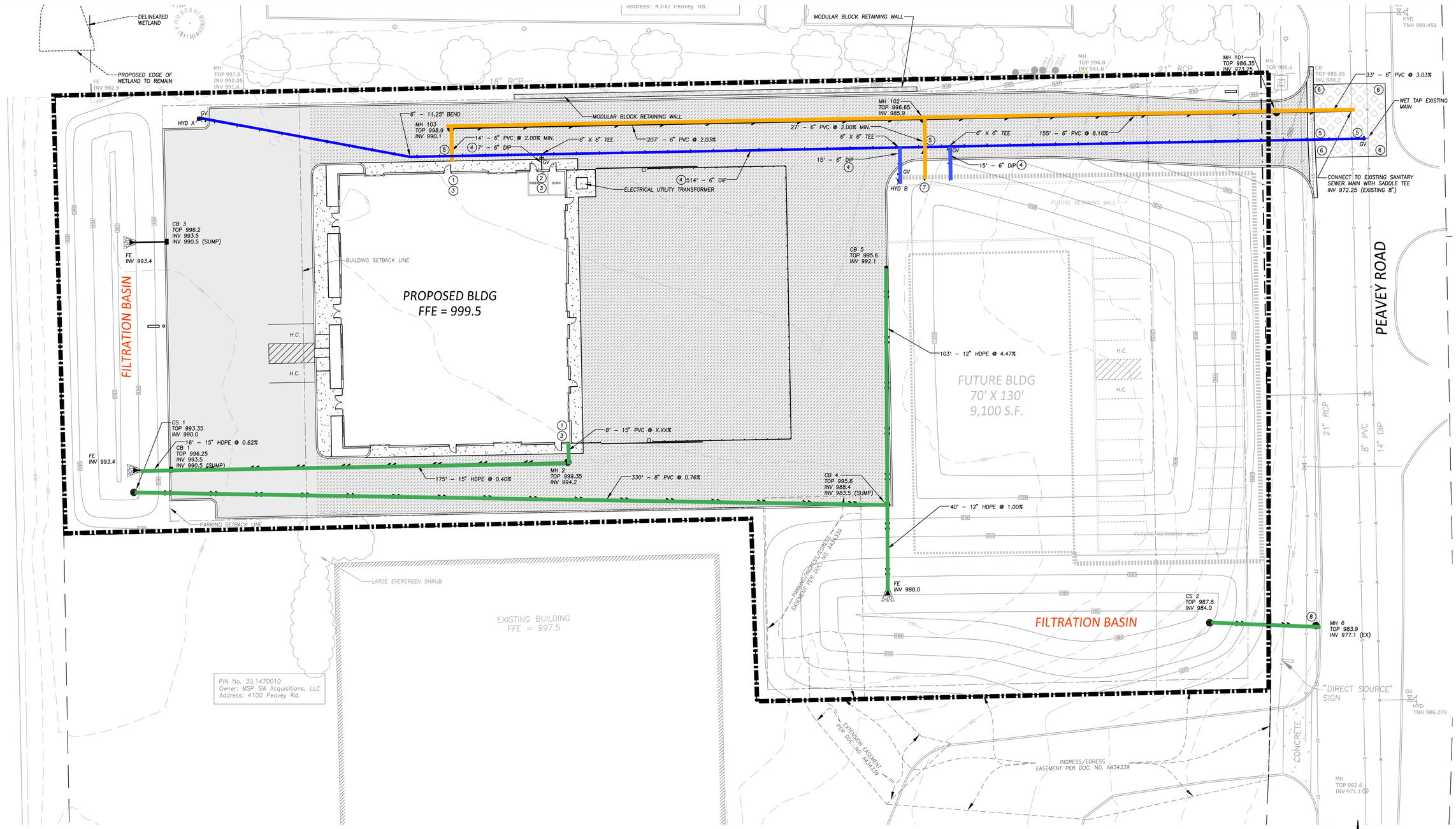
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CONCEPT SITE PLAN REVIEW 8-28-25

SITE DIMENSION PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C2

STATE TRUNK HIGHWAY NO. 41



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CODE COMPLIANCE:

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2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

UTILITY NOTES

1. All sewer services to extend to a point 5' from proposed building.
2. Bring water main into proposed building and cap at the floor.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 7.5' of cover.
5. Maintain a minimum of 18" vertical separation between water main & sewer.
6. Remove & replace bituminous pavement. Match existing pavement section.
7. Cap sanitary sewer service & mark with a 4" x 4" post.
8. Construct proposed manhole over existing storm sewer.

GOPHER STATE ONE CALL

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MN. TOLL FREE 1-800-252-1166

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
MH 2	48"	R-1642B
CB 3	48"	R-3067V
CB 4	48"	R-3067V
CB 5	48"	R-3067V
MH 6	48"	R-1642B
CS 1	48"	SEE DETAIL X/XX
CS 2	48"	SEE DETAIL X/XX
MH 101	48"	R-1642B
MH 102	48"	R-1642B
MH 103	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	998.0
HYD B	997.4

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE

N

0 10 20 40 60
Scale in Feet

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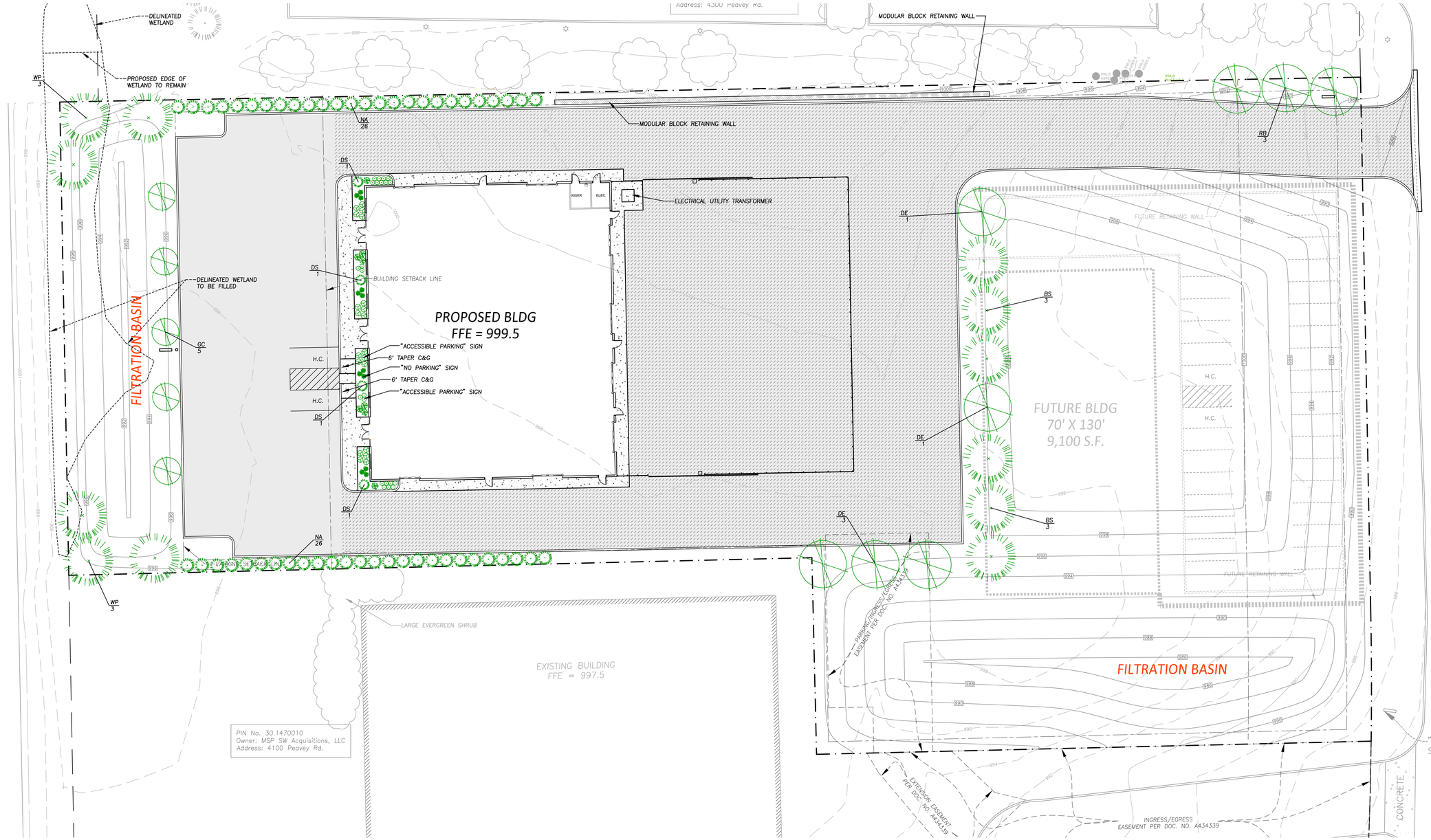
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UTILITY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4



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GOPHER STATE ONE CALL

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PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	20	Calamagrostis acutilora	Karl Foerster	2 Gallon
	12	Nepeta x faassenii 'Walker Low'	Walker's Low Catmint	1 Gallon
DS	4	Picea glauca 'Conica'	Dwarf Alberta Spruce	5 Gallon
	8	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	2 Gallon
	22	Hosta 'Blueberry Muffin'	Hosta	1 Gallon
NA	52	Thuja occidentalis	North Pole Arborvitae	10 Gallon
TOTAL	118			

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
DE	5	Ulmus davidiana var. japonica 'Discovery'	Discovery Elm	2 - 1/2" B&B
RB	3	Betula nigra	River Birch	2 - 1/2" B&B
BS	6	Picea glauca var. dens	Black Hills Spruce	6' B&B
GC	5	Malus x 'Hargozam'	Harvest Gold Crabapple	2" B&B
WP	6	Pinus strobus	White Pine	6' B&B
TOTAL	25			

LEGEND

- PROPOSED SHRUB
- PROPOSED TREE
- EXISTING TREE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 10 20 40 60
Scale in Feet

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LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L1

STATE TRUNK HIGHWAY NO. 41

DELINEATED WETLAND

PROPOSED EDGE OF WETLAND TO REMAIN

Address: 4300 Peavey Rd.

MODULAR BLOCK RETAINING WALL

MODULAR BLOCK RETAINING WALL

19

DELINEATED WETLAND TO BE FILLED

BUILDING SETBACK LINE

RISER

ELEC.

PROPOSED BLDG
FFE = 999.5

H.C.

H.C.

12

FUTURE RETAINING WALL

FUTURE BLDG
70' X 130'
9,100 S.F.

H.C.

H.C.

FUTURE RETAINING WALL

PEAVEY ROAD

PARKING SETBACK LINE

LARGE EVERGREEN SHRUB

EXISTING BUILDING
FFE = 997.5

PARKING/INGRESS/EGRESS EASEMENT PER DOC. NO. A434339

PIN No. 30.1470010
Owner: MSP SW Acquisitions, LLC
Address: 4100 Peavey Rd.

"DIRECT SOURCE" SIGN

EXTENSION EASEMENT PER DOC. NO. A434339

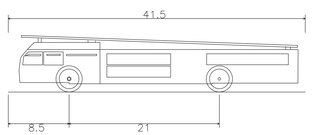
INGRESS/EGRESS
EASEMENT PER DOC. NO. A434339

CONCRETE

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Aerial Fire Truck	
Overall Length	41.500ft
Overall Width	10.500ft
Overall Body Height	7.908ft
Min Body Ground Clearance	1.158ft
Track Width	10.500ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

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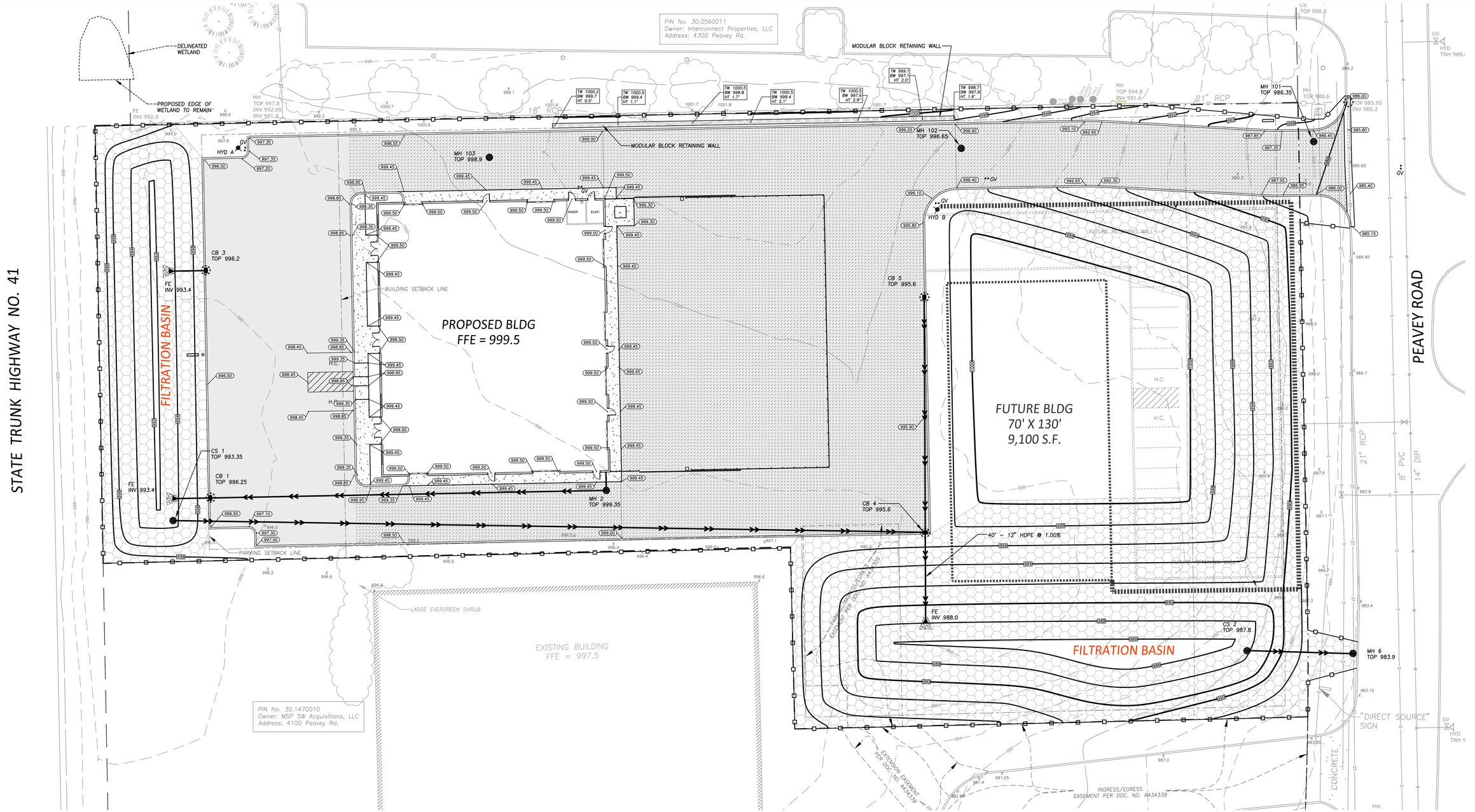
CONCEPT SITE PLAN REVIEW	8-28-25

FIRE TRUCK TURNING EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C2.1

STATE TRUNK HIGHWAY NO. 41



GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

NOTE: INSTALL INLET PROTECTION DEVICE IN NEAREST DOWNSTREAM CATCH BASIN OR AS DIRECTED BY THE CITY OR WATERSHED DISTRICT.

CODE COMPLIANCE:

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EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
7 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
8 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR (1050)
- PROPOSED ELEVATION (1023.54)
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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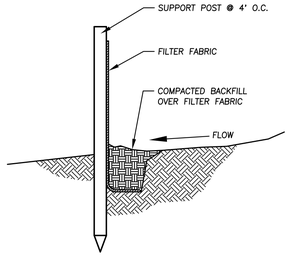
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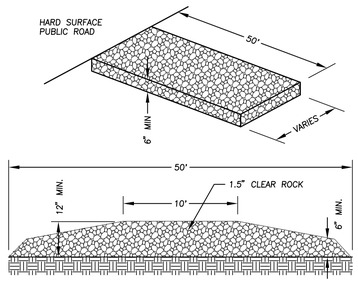
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GRADING, DRAINAGE & EROSION CONTROL PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

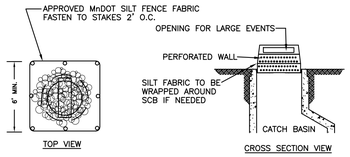
SHEET NUMBER
C3



1 / C5 — SILT FENCE
NO SCALE

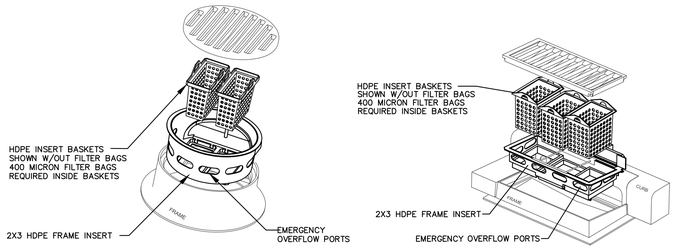


2 / C5 — ROCK CONSTRUCTION ENTRANCE
NO SCALE



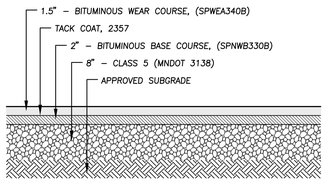
NOTE: USE THIS TYPE OF INLET PROTECTION BEFORE THE CASTING IS INSTALLED.

3 / C5 — INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



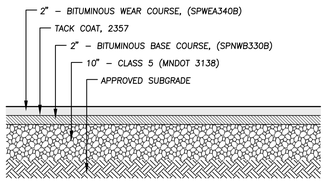
NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

4 / C5 — INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



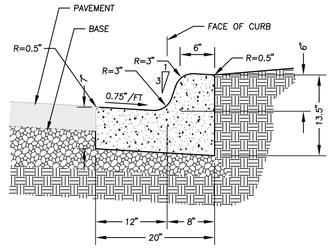
NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

5 / C5 — STANDARD DUTY PAVEMENT SECTION
NO SCALE



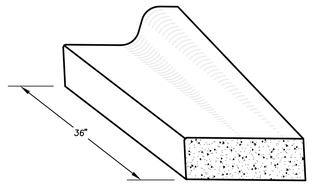
NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

6 / C5 — HEAVY DUTY PAVEMENT SECTION
NO SCALE



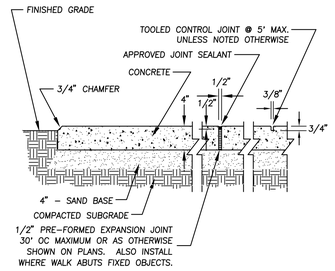
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

7 / C5 — B612 CONCRETE CURB & GUTTER
NO SCALE

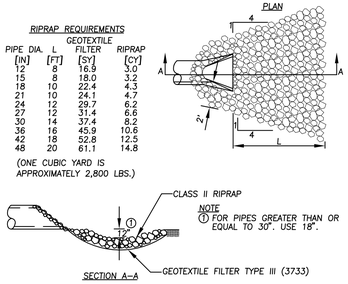


Note: Curb type B612 shown; similar for other curb types.

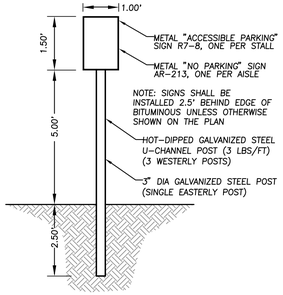
8 / C5 — CURB & GUTTER BEAVERTAIL
NO SCALE



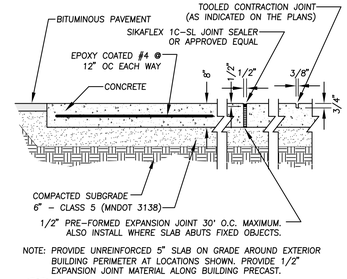
9 / C5 — CONCRETE SIDEWALK
NO SCALE



10 / C5 — RIPRAP DETAIL
NO SCALE



11 / C5 — ACCESSIBLE PARKING SIGN AND POST
NO SCALE



NOTE: PROVIDE UNREINFORCED 5" SLAB ON GRADE AROUND EXTERIOR BUILDING PERIMETER AT LOCATIONS SHOWN. PROVIDE 1/2" EXPANSION JOINT MATERIAL ALONG BUILDING PRECAST.

12 / C5 — CONCRETE PAVEMENT SECTION
NO SCALE

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25

DETAILS & SPECIFICATIONS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C5

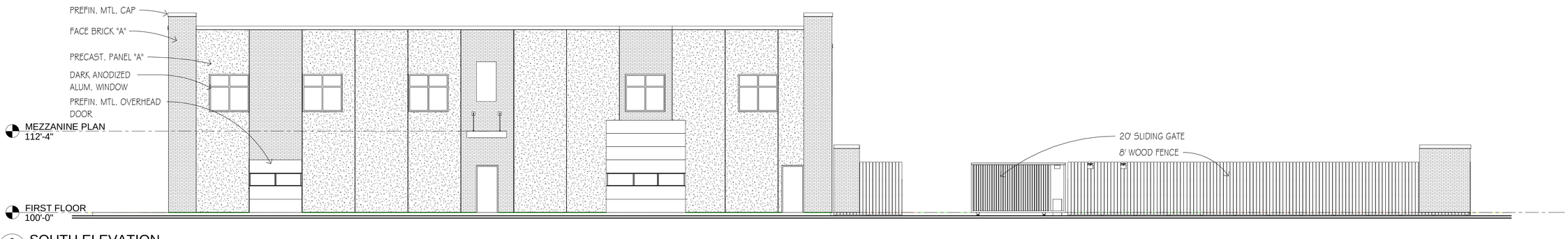


MATERIALS:
CLASS 1 - 33%
CLASS 2 - 67%

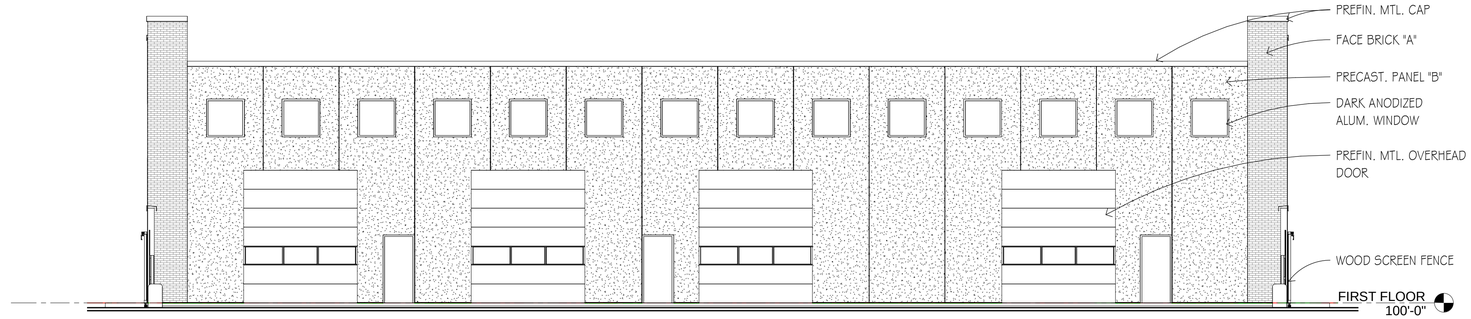


5 A2 3D View 2

1 A2 WEST ELEVATION
1/8" = 1'-0"



2 A2 SOUTH ELEVATION
1/8" = 1'-0"



3 A2 EAST ELEVATION
1/8" = 1'-0"



4 A2 NORTH ELEVATION
1/8" = 1'-0"

LINNER-MORSCHEN ARCHITECTS
424 Chestnut Street North
Chaska, MN 55318
PHONE: (952) 368-4455

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

PRELIMINARY

PEAVEY ROAD SMALL BUSINESS CENTER BUILDING - 1
4200 PEAVEY ROAD
CHASKA, MN 55318

ELEVATIONS

Revisions
Drawn: JDZ
Checked: LM
Date: 08/05/2025
Job Number: 2539
SHEET: A2












TENANT
TENANT
TENANT
TENANT
CRIMSON
COPPER
PLUMBING
Southwest
Power Equipment



Submitted by Applicant: Site photos shown to that topography and 8-foot fence would screen the outdoor storage area from Peavey Road.

A 4x8' sheet of plywood is used to show the height of the fence and the truck is the typical height of most SW Equipment.






2500 HD



Submitted by Applicant: SW Equipment is less than the proposed 8-foot fence


SANY
Southwest
SANY
S57


PENSKE
Truck Rental
Household & Business Rentals
GoPenske.com
1-800-GO-PENSKE




AMERICAN HAULER
EBY
Vermeer
Southwest
Power Equipment


Vermeer
4527A
Vermeer
PENSKE

Submitted by Applicant: Not SW Equipment at existing location




KLTU760903 7
TRITON
TTNU 351459 4
MAX.GROSS 30,480 KGS
67,200 LBS
TARE 2,230 KGS
4,920 LBS
CUB.CAP. 33 CUM
1,170 CUFT
YMLU 328972 9
22G1
MAX. GROSS 30,480 KG
67,200 LB
TARE WT. 2,360 KG
5,200 LB
CAP. WT. 28,120 KG
62,000 LB
CU. CAP. 33.2 CUM
1,173 CUFT


3
4
DO NOT FILL ABOVE THIS LINE!


RESTORATION
SYSTEMS INC.
USDOT 1100328


RESTORATION
SYSTEMS INC.
USDOT 1100328
DO NOT
ENTER
SILVERADO
RJW-603

Corrective

"Seeterm"

Document No.
A 434339

OFFICE OF THE
COUNTY RECORDER
CARVER COUNTY, MINNESOTA

Fee: $ 46.00 Check#: 96687

Certified Recorded on 02-06-2006 at 11:00 ☒ AM ☐ PM

434339

Carl W. Hanson, Jr.
County Recorder

(reserved for recording information)

CORRECTIVE

CHASKA BUSINESS LOFTS
CROSS-EASEMENT AGREEMENT

*This Cross-Easement Agreement is being filed to correct the legal description which was in error on the Cross-Easement Agreement filed November 16th, 2005 as document number A429167.

Project name: CHASKA BUSINESS LOFTS

F & D Holdings, Inc. ("**Developer**") and First Industrial, L.P. ("**First Industrial**") hereby grant and convey to the other, effective this 20th day of September, 2005, various easements/cross-easements, as follows, subject to the following terms and conditions, on, over and across certain real property in the County of Carver, State of Minnesota owned by First Industrial, L.P. ("**FI Property**") legally described on **Exhibit A** attached hereto and made a part hereof, and real property owned by Developer adjacent to the FI Property ("**Chaska Business Lofts Property**") legally described on **Exhibit B** attached hereto and made a part hereof.

Developer and First Industrial further agree as follows:

1. **Uses and Purposes.**

A. First Industrial hereby grants to Developer a temporary easement (the "**Construction Easement**") for the purpose of constructing a bituminous driveway (the "**Extension**") connecting the existing bituminous driveway on the FI Property (the "**Existing Driveway**") to the Chaska Business Lofts Property. The Extension and the Existing Driveway are depicted and legally described on **Exhibit C** attached hereto and made a part hereof and are collectively referred to herein as the "**Driveway**". The Extension will be constructed in accordance with plans and specifications and a construction schedule reviewed and approved by First Industrial. The

LAND TITLE, INC.
SUITE 200
1900 SILVER LAKE ROAD
NEW BRIGHTON, MN 55112
FILE NO. 257565

Term of the Construction Easement shall commence on the date hereof and expire upon completion of construction of the Extension and receipt of final approval, if needed, from the appropriate governmental entity(ies) pursuant to the development agreement contemplated to be entered into between Developer and the City of Chaska. Developer covenants and agrees that Developer shall not block or unreasonably restrict access to, over or upon the Existing Driveway during Developer's construction of the Extension.

B. First Industrial hereby grants to Developer a perpetual, non-exclusive easement over, across, upon and under the Extension for the purposes of maintaining, repairing, replacing and renewing the bituminous surface of the Extension, together with the right of access to the Driveway and areas immediately adjacent thereto as may be reasonably and temporarily necessary for purposes of installing, maintaining, repairing, replacing, and renewing the bituminous surface of the Extension.

C. First Industrial hereby grants to Developer a perpetual, non-exclusive easement for ingress, egress and common driveway purposes over and upon the Driveway. Developer covenants and agrees that Developer shall not use the Driveway as its main access driveway to the Chaska Business Lofts Property.

D. Developer hereby grants to First Industrial a perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress over, upon and across the parking lot and six parking spaces (the "**Parking Spaces**") on the Chaska Business Lofts Property in the location depicted and legally described on **Exhibit C** attached hereto and made a part hereof.

2. **Nonexclusive.** The easements shall be nonexclusive. Any easement other than those set forth on the plat of Chaska Business Lofts Property shall be subject and subordinate to, and shall not interfere with, this easement, without the prior written consent of the benefiting party.

3. **Duration of Easement.** Except as otherwise specifically set forth herein, the easements shall be perpetual, shall run with the land and shall be binding upon, and for the benefit of, the respective parties and their assigns.

4. **Maintenance.** After initial construction of the Extension by the Developer, Developer, or its assign or delegatee, at Developer's sole cost and expense, shall be responsible for the maintenance and repair of the Extension. First Industrial shall be responsible for the maintenance and repair of the Existing Driveway. Developer shall reimburse First Industrial for one-half of the costs and expenses of maintenance and repair of the Existing Driveway within thirty (30) days after First Industrial delivers an invoice and documentation to Developer substantiating such costs and expenses. In the event Developer fails to maintain and repair the

Extension, First Industrial shall be entitled to maintain and repair the Extension and Developer shall reimburse First Industrial upon demand for the all costs and expenses incurred by First Industrial in connection with such maintenance and repair of the Extension.

5. **Covenants and Representations.** First Industrial covenants that it is the record fee owner of the FI Property as of the date of recording of this Agreement, and holds the legal and equitable title thereto, free and clear of all mortgages, liens and encumbrances, except a mortgage with the holder of which has agreed in writing to the easements, and has lawful right and authority without restriction to grant and convey the easements granted herein. Developer covenants that it is the record fee owner of the Chaska Business Lofts Property that is encumbered by the easements granted herein, free and clear of all mortgages, liens and other encumbrances.

6. **Indemnification.** Developer and First Industrial agree to indemnify and hold the other harmless from claims or damages, including reasonable attorneys fees, resulting directly and solely from the use of the easements.

IN WITNESS WHEREOF, the parties to this Agreement have caused these presents to be executed as of the day and year aforesaid.

DEVELOPER:

F & D Holdings, LLC

By: _____

Its: Chief Manager

FIRST INDUSTRIAL:

First Industrial, L.P.

By: _____
the general partner

By: _____

Its: Senior Regional Director

STATE OF MINNESOTA)
)ss.
COUNTY OF Dakota)

The foregoing instrument was acknowledged before me this 30th day of September, 2005, by Christopher Wilson, the Sr. Regional Director of First Industrial Realty the general partner of First Industrial, L.P., a Delaware limited partnership, on behalf of said partnership.

ARIANNA M. PITTMAN
NOTARY PUBLIC – MINNESOTA
DAKOTA COUNTY
My Commission Expires 01-31-2010

Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 6 day of October, 2005, by Tom Dunsmore, the Chief Manager of F & D Holdings, a Minnesota limited liability company, on behalf of the company.

KRISTINA T. DUERR
Notary Public-Minnesota
My Commission Expires Jan 31, 2009

Notary Public

/1247551

Drafted By:
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 West
wacler Drive, Suite 2700

File No.: 257565

EXHIBIT A

Legal Description of FI Property

Lot 1, Block 1 Chaska Business Lofts, Carver County, Minnesota.

File No.: 257565

EXHIBIT B

Legal Description of the Chaska Business Lofts Property

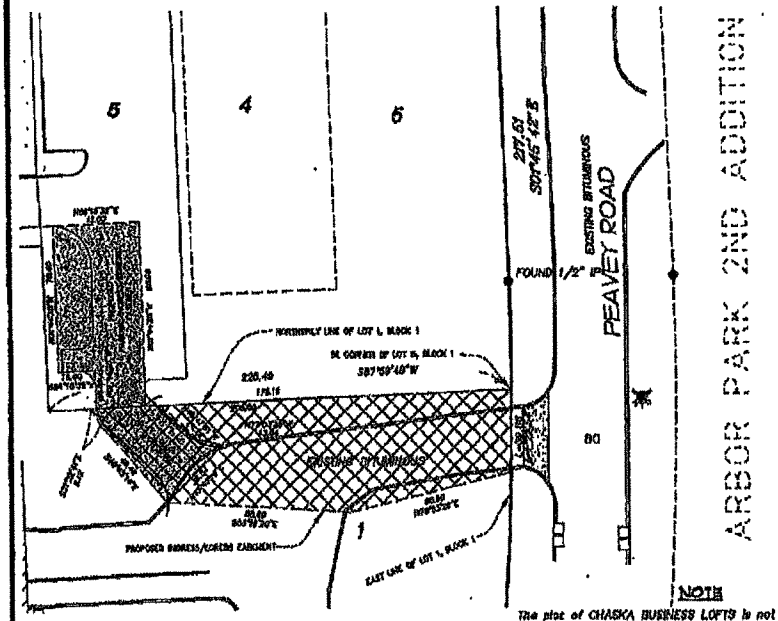
Lot 5, Block 1 Chaska Business Lofts, Carver County, Minnesota.

EXHIBIT C

Depiction and Legal Description of the Extension, the Existing Driveway and the Parking Spaces

SKETCH AND DESCRIPTION

~for~ PROPOSED INGRESS/EGRESS/PARKING EASEMENTS FOR PART OF LOTS 1 & 6, BLOCK 1, CHASKA BUSINESS LOFTS



PROPOSED EASEMENT DESCRIPTIONS

NORTH

INGRESS/EGRESS EASEMENT

A permanent easement for private ingress and egress purposes over, under and across that part of Lot 1, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota described as follows:

Beginning at the southeast corner of Lot 5, Block 1, CHASKA BUSINESS LOFTS; thence on an assumed bearing of South 87 degrees 59 minutes 40 seconds West, along the northerly line of said Lot 1, a distance of 205.00 feet; thence South 31 degrees 22 minutes 41 seconds East a distance of 9.12 feet; thence South 40 degrees 45 minutes 14 seconds East a distance of 49.46 feet; thence South 80 degrees 16 minutes 20 seconds East a distance of 88.69 feet; thence North 76 degrees 53 minutes 28 seconds East a distance of 30.90 feet to the east line of said Lot 1; thence northerly along said east line a distance of 39.86 feet to the point of beginning.

PARKING/INGRESS/EGRESS EASEMENT

A permanent easement for parking and private ingress and egress purposes over, under and across that part of Lot 5, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota described as follows:

Commencing at the southeast corner of Lot 5, Block 1, CHASKA BUSINESS LOFTS; thence on an assumed bearing of South 87 degrees 59 minutes 40 seconds West, along the southerly line of said Lot 5, a distance of 178.19 feet to the point of beginning; thence continuing South 87 degrees 59 minutes 40 seconds West a distance of 24.00 feet; thence North 01 degrees 44 minutes 28 seconds West a distance of 15.69 feet; thence South 88 degrees 15 minutes 32 seconds West a distance of 15.00 feet; thence North 01 degrees 44 minutes 28 seconds West a distance of 70.40 feet; thence North 88 degrees 15 minutes 32 seconds East a distance of 42.00 feet; thence South 01 degrees 44 minutes 28 seconds East a distance of 88.98 feet to the point of beginning.

EXTENSION DESCRIPTION

A permanent easement for extension maintenance purposes over, under and across that part of Lot 1, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota described as follows:

Commencing at the southeast corner of Lot 5, Block 1, CHASKA BUSINESS LOFTS; thence on an assumed bearing of South 87 degrees 59 minutes 40 seconds West, along the northerly line of said Lot 1, a distance of 205.00 feet to the point of beginning; thence South 31 degrees 22 minutes 41 seconds East a distance of 9.12 feet; thence South 40 degrees 45 minutes 14 seconds East a distance of 49.46 feet; thence North 45 degrees 45 minutes 18 seconds East a distance of 38.84 feet; thence North 77 degrees 03 minutes 38 seconds West a distance of 13.04 feet; thence North 46 degrees 47 minutes 01 seconds West a distance of 24.22 feet to the northerly line of said Lot 1; thence South 87 degrees 59 minutes 40 seconds West, along said northerly line, a distance of 34.38 feet to the point of beginning.

NOTE

The plat of CHASKA BUSINESS LOFTS is not of record as of this date.

GRAPHIC SCALE

0 20 40 80 120

(IN FEET)

1 inch = 40 ft.

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

JASON E. RUD

Date: 10-4-05 License No. 41578

E. G. RUD & SONS, INC.
Land Surveyors
9969 LEXINGTON AVENUE NE.
CIRCLE PINES, MN. 55014-3625
Tel 763-786-6856 Fax 763-786-6261

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: **Rezoning of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts from PID-2 to PID-8**

AND Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d

Applicant: City of Chaska

Location: Northern Industrial Park, Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts (northeast quadrant of Highway 41 and Lyman Boulevard up to the extent of the Chanhassen boundary)

Case No.: PC# 2018-28

Synopsis: The applicant is seeking approval of a rezoning of the subject property from PID-2 (Planned Industrial District No. 2) to PID-8 (Planned Commercial Development District No. 8) and a Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt two ordinances approving the requests

BACKGROUND

The PID-2 (Planned Industrial District No. 2) district is located in the City's northern industrial park area, bounded on the west by Highway 41, bounded on the south by Lyman Boulevard, bounded on the east by Chanhassen, and bounded on the north by 82nd Street West and Chanhassen (shown in red below).



This zoning district was established on May 19, 1986 under Resolution No. 86-42. The resolution provided the background, intent, permitted uses, accessory uses, development standards, and sign regulations for this zoning district. The development standards for PID-2 provide specific regulations to adhere to, but also reference Section 3.1.10 (I-Industrial District) relative to open storage, screening, loading docks, building and parking/driving area setbacks and landscaping.

It should be noted that one of the properties in the PID-2 zoning district is planning a building expansion (4275 Norex Drive). This property is located on the northeast boundary of Chaska and Chanhassen. There is a residential development in Chanhassen that abuts this parcel on its east edge. Because of this, there have been concerns brought up on the setbacks to be applied to this site. When this zoning district and building were approved in 1986 and 1990, there was no residential to the east. Therefore, entitlements were given during the 1990 approvals based on these conditions; or in other words, a 100 foot setback was not required or applied to the future expansion area or will be carried over in this rezoning. In fact, in addition to a rezoning, the City will be requesting a Zoning Ordinance Amendment to the chapter referring to this setback so that the 100 foot setback will only apply to 'Chaska' residents and properties.

REZONING PID-2 to PID-8

This rezoning not change anything for the current property owners and buildings in this district rather it will only make things more clear in terms of the standards that are already set forth. The proposed rezoning would amend the PID-2 to include these standards to be more directly expressed in the ordinance. All standards and regulations set forth in the PID-2 district will remain in the PID-8, but will be more directly provided as it relates to setbacks.

The setbacks applied in the original approvals of the PID-2 zoning district (Resolution No. 86-42) are taken from the standard Industrial (I) zoning district, and references back to the Industrial (I) zoning district in the PID-2 resolution. This rezoning will essentially take the Industrial (I) setbacks and place them in the PID-8 regulations/ordinance directly so as to eliminate any ambiguity the current PID-2 Resolution (# 86-42) creates.

The setbacks will remain the same and be as follows:

Minimum building setbacks:

- From Chestnut Street (Highway 41) right-of-way: 150 feet from centerline;
- From Lyman Boulevard (County Road 18): 125 feet from centerline;
- From front lot lines: 30 feet;
- From side lot lines: 15 feet;
- From side (corner) lot lines: 20 feet; and
- From rear lot lines: 20 feet.

Minimum setbacks from impervious surfaces for parking, loading, and driving:

- From street right-of way: 15 feet; and
- From other property lines: 10 feet.

ZONING ORDINANCE AMENDMENT (ZOA) TO SECTION 4.4.3.2d

Existing Language: "*d) From adjoining residential uses or zoning districts:..... 100 feet;*"

Proposed Language: "*d) From adjoining **Chaska** residential uses or **residential** zoning districts **in Chaska**:..... 100 feet;*"

The current Planned Development Districts chapter (Section 4) of the zoning ordinance includes district procedures, different Planned Development Districts (Residential, Commercial, Industrial, Multi-Use, Rural-Lakeshore, etc), and general development standards for each district. Under the Planned Industrial Development District (PID) portion the general development standards state various building setbacks that could be applied in this district. Section 4.4.3.2d) is stated above in regards to one of the building setbacks applied. The intent of this standard was to be applied to Chaska properties. The amendment to include the verbiage 'Chaska' in this standard is to clearly identify that this 100 foot setback only applies to Chaska residences and residential zoning districts in Chaska. The reason being is that the City has control over, and an understanding, where residential and other various uses can go in the City and therefore the setback should only apply to them. The City has no control over neighboring communities and their zoning authority/land uses, and thus this setback should not be strictly applied to them, especially when neighboring community residential uses are established after an Industrial district has been established. The purpose of the proposed Zoning Ordinance Amendment is to clear up any ambiguity with regard to where this setback is applied.

CONCLUSION
City Staff is in support of this rezoning and zoning ordinance amendment to better clarify the setbacks that are applied in this PID district.

PLANNING COMMISSION ACTION TAKEN 8/8/2018:
Motion to recommend approval to City Council of the Rezoning (RZ) from the Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts.

Motion to recommend approval to City Council of the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

> *d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;*

CITY COUNCIL ACTION REQUESTED
Motion to adopt Ordinance approving the rezoning from Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts.

And

Motion to adopt Ordinance approving the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;