WORK SESSION
Utility Funds Budget
(Water, Sewer, Storm Water, Electric)
5:30 - 7PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, November 17, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Proclamation
   - 5.A. Small Business Saturday
6. Visitor Presentation
7. Approve Previous Meeting Minutes
   - 7.A. CC Meeting Minutes from 11-03-2025
8. Consent Items
   - 8.A. Amend Chapter 5, Article 5.45 Section 5.45.130 Low-Potency Hemp Edibles
   - 8.B. Legislative Services Agreement with Lockridge Grindal Nauen PLLP
   - 8.C. Motion to adopt Res. No. 2025-81 approving the Final Plat for Chevalle 19th Addition/ Quadriga Ventures/ PC #2025-11
   - 8.D. Adopt Resolution No. 2025-85 Approving the AUAR Order and Scoping Document for Big Woods Business Park/City of Chaska/PC #2025-20
   - 8.E. Approval of Cannabis Retail Local Registration – Precision Processing LLC
9. Action Items
   - 9.A. Adopt Resolution No. 2025-83 and Ordinance No. 1074 Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment for the Municipal Services Building (MSB)/City of Chaska/PC #2025-18

9.A.i. Ordinance No. 1074

9.B. Public Hearing: Adopt Resolution 2025-82 Temporary Transfer Spending Plan Extension

9.C. Public Hearing: Adopt Ordinance 2025-1073 - 2026 Development Fees, Planning Application Fees, Building and Fire Permit Fees

10. Bills

10.A. Accounts Payable Claims Roster 11-17-2025

11. Other Business

11.A. City Administrator's Report

11.A.i. Biweekly 11-17-25

11.B. Financial Reports as of 09/30/25

12. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

CITY OF
CHASKA MINNESOTA

"A Quality Small Town"

PROCLAMATION

In Recognition of
Small Business Saturday
November 29, 2025

WHEREAS: For generations, small businesses within the City of Chaska have shaped and embodied our community's entrepreneurial spirit and driven our economy forward; and

WHEREAS: Small Business Saturday is a day dedicated to supporting small businesses and communities across the country and is celebrated each year on the Saturday after Thanksgiving; and

WHEREAS: by shopping "small", consumers make a big impact on their communities and local small businesses. An average of 67 cents of every dollar spent at a small business stays in the local community; and

WHEREAS: The City of Chaska supports and recognizes its small, locally-owned businesses for the many investments they make, the jobs they create and the generous contributions they provide to further the quality of life we all enjoy.

WHEREAS: Chaska urges all residents to support their local small businesses on Small Business Saturday and throughout the year.

NOW, THEREFORE, Be it Resolved, that I, Taylor Hubbard, Mayor of the City of Chaska, on behalf of the City Council and the Citizens of Chaska, do hereby Proclaim November 29 as Small Business Saturday.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Chaska this 17th day of November in the year of our Lord Two Thousand and Twenty-Five.

_____

Taylor Hubbard, Mayor City of Chaska

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 3, 2025

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

2. Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Matt Clark, City Engineer; Brent Alcott, Water Resources Coordinator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda
Motion by Councilmember Grau, second by Councilmember Benesh to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
Jack Schwartz from Boy Scout Troop 174 addressed the Council and stated he was working on the Communication Badge. He explained that this is part of earning an Eagle Merit Badge, where troops use active listening to address an issue and write down the pros and cons of the issue.

Mayor Hubbard congratulated the boys on their work towards earning an Eagle Merit Badge.

6. Approve Previous Meeting Minutes
6.A. Approve the October 6, 2025, and October 20, 2025 City Council Meeting Minutes
Motion by Councilmember Sheveland, second by Councilmember Benesh, to approve the minutes of the October 6, 2025, and October 20, 2025, City Council meetings.
Motion carried.

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

A. Approve 2026 Rates for Recreational Fund Budgets

Motion to approve a 2026 rate schedule for the Community Center, The Loop at Chaska, Town Course, and Curling and Event Center funds.

B. Establish a Public Hearing to consider an amendment to the City's Temporary Transfer Authority Spending Plan.

DRAFT

Motion to set a Public Hearing for November 17, 2025, to review a spending plan associated with the Temporary Transfer Authority.

C. Adopt Resolution 2025-80, Awarding Bid for North Water Treatment Plant Sanitary Sewer Extension

Motion to Adopt Resolution No. 2025-80, Awarding Bid for the North Water Treatment Plant Sanitary Sewer Extension to Widmer Construction LLC, in the low bid total amount of $217,252.75.

D. Approving Farmer's Fridge and Roast Wave Coffee Vending opportunities at the CCC

Staff recommending approval for both Farmers' Fridge and Roast Wave Coffee vending opportunities.

Mayor Hubbard asked if Chaska had used the Widmer Construction company before, regarding the construction for the Water Treatment plant. City Administrator Podhradsky said the City had used them before.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2025-79 Award Bid for Seminary Fen C-2 Ravine Stabilization Project

City Administrator Podhradsky introduced the item to the Council, and Water Resources Coordinator Brent Alcott provided a presentation on it.

Councilmember Sheveland asked if the city of Chanhassen is contributing to the project. Mr. Alcott said Chanhassen is not due to their city border being right in the middle of the Wetland complex, and the ravine is on the Chaska side.

Mayor Hubbard asked if snow would affect the project timeline. Mr. Alcott said the soil would be seeded and covered with paper mulch, which glues the soil down to hold the seed over for spring.

Mayor Hubbard and Councilmember Sheveland congratulated Mr. Alcott on receiving significant grant money to help out with funding.

Mayor Hubbard asked how long it takes for vegetation to fill in. Mr. Alcott said a cover crop will be included in the seed mix that is fast-growing within the first year, and full growth will take two to three years.

Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt Resolution 2025-79 awarding the bid for the Seminary Fen C-2 Ravine Stabilization project to Sunram Construction, Inc., in the low bid total amount of $948,421.00, and authorize the City Engineer to finalize and execute grant agreements with the Carver County Water Management Organization and the Lower MN River Watershed District.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 3-11-2025

DRAFT

The Council requested further information about bills on page one regarding the Speed Trailer and page 16 regarding Trauma Plates.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 3-11-2025
Councilmember Hatfield:

- Shared upcoming events, including Deer Weekend (November 8), as well as Sip-and-Shop Saturdays, Fireman's Park Tree Lighting (November 23), and Small Business Saturday (November 29)
- Shared that she, Assistant City Administrator Durbin, and Mayor Hubbard spoke at the Chaska Historical Society's Annual meeting, and Chaska history books are on sale at the Chaska Historical Society.
- Shared that the local food shelf, Bountiful Basket, has been taxed due to the government shutdown, but is accepting food and cash donations, and Comcast and Xfinity just announced they would match up to $20,000 of giving. She encouraged local residents to give back if they can.

Councilmember Benesh:

- Shared that he celebrates "Movember", and will be excited to see various stages of the Fire Department's mustache growth over the month of November.

City Administrator Podhradsky:

- Shared that the 100 Club is a non-profit organization that raises money for the holiday decorations around town, and each year an event is held at the Event Center before the tree-lighting ceremony (November 23), and the money raised at that event is used to purchase new holiday decorations.
- Reminded everyone that the next meeting at 5:30 p.m., there will be a Work Session to go over the final budget for the Utility funds.
- Shared that the following meeting on December 1 will be the annual Truth and Taxation hearing.

Councilmember Grau:

- Encouraged people to vote on November 4 at the Chaska Event Center, as there is a referendum.
- Thanked all the volunteers, board members, coaches, and referees who helped out with the Chaska Basketball Association boys' basketball tournament that was held at the Chaska High School.

DRAFT

- He encouraged people to give back to the community by volunteering to referee both basketball and football games, as there is a shortage of referees for sports in the community.

Mayor Hubbard

- Recapped Halloween and the celebrations at Uptown Chaska and downtown Chaska.
- Recapped the Katrina Event and parade that was hosted by Latino voices in partnership with the Chaska Police Department and the Human Rights Commission.
- Shared that the Minnesota House of Representatives' Capital Investment Committee bonding tour was well-received two weeks ago.
- Shared that a new business recently opened in the old Tommy Malt Shop at the hotel downtown, called the Chaska Tire Restaurant, and the food was very good.
- Shared the upcoming events: Bountiful Basket is holding an additional food drive on Thursday (November 6) on Stoughton, the India Celebration hosted by the Human Rights Commission (November 14) from 5:30 p.m. to 8:30 p.m. at the Chaska Event Center, and the Veterans Day ceremony at Chaska Middle School West starting at 8:40 a.m.
- Shared that Commission applications are open for the Human Rights Commission, Planning, and Parks and Heritage Preservation and information is available for those positions on the Chaska City website.
- Reminded the Council that the next meeting is on November 17.

Jim Bieniek at 1887 Waterford Court, addressed the Council about needing shuttles to take volunteers and spectators to and from the Ryder Cup, as there is not sufficient parking. City Administrator Podhradsky said that it is a high priority, and previously Southwest Transit provided a shuttle that went from the High School down to the event, but very few people used it. City Administrator Podhradsky said he is certain that a shuttle will be available again, and the City will try to make that information more readily available to the public.

Mr. Bieniek continued that the construction on Park Ridge through the roundabout prevents residents from getting through that area with a trailer. City Administrator Podhradsky said that the area was purposely designed to slow traffic.

Mr. Bieniek asked if there would be no parking signs from the roundabout all the way up the road, because once soccer season starts, additional parking is needed there. City Administrator Podhradsky said there would not be no parking signs on the street that goes into the Middle School.

Mayor Hubbard said she agreed with Mr. Bieniek regarding parking and shuttles for the Ryder Cup, and local businesses should benefit from the international tourism that the Ryder Cup brings to Chaska.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adjourn the meeting at 7:53 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: **Amend Chapter 5, Article 5.45, Section 5.45.130 Regulations of Low-Potency Hemp Edibles**

Prepared By: **Denise Beebe, Senior Clerk**

Background

Minnesota Statutes Chapter 342 regulates cannabis and hemp-derived products, including lower-potency hemp edibles. Cities may adopt local regulations consistent with state law to protect public health and safety.

City staff reviewed Chaska's existing ordinance and identified a section that needs updating to align with the new state requirements.

Analysis

The proposed amendment updates Chapter 5, Article 5.45, Section 5.45.130 of the City Code to ensure consistency with Minnesota Statutes Chapter 342. The change clarifies local regulatory language and reinforces the City's authority to oversee these businesses in compliance with state law.

Recommendation

Staff recommends the City Council adopt the attached ordinance amending Chapter 5, Article 5.45, Section 5.45.130 to align Chaska's hemp edible regulations with state law.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 2025-1072 amending Chapter 5, Article 5.45, Section 5.45.130 of the Chaska City Code regarding lower-potency hemp edibles.

CITY OF CHASKA
ORDINANCE 2025-1072

AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF ORDINANCES

WHEREAS, The City Council of the City of Chaska finds that the provisions of Minnesota Statutes Chapter 342, authorize the city to protect the public health, safety, welfare of the city's residents by regulating cannabis businesses within the city's legal boundaries. The City accordingly regulates the operation of cannabis businesses and the sale of lower-potency hemp edibles.

WHEREAS, The City has identified an instance where the City's lower-potency hemp edibles regulations should be amended to ensure clear consistency with Minnesota Statutes Chapter 342. The city further finds the provisions of this ordinance are in the public's interest and for the public good.

WHEREAS, The purpose of this ordinance is to amend the existing cannabis regulations to align the regulation on the sale of low-potency hemp edibles with the provisions of Minnesota Statutes Chapter 342.

WHEREAS, After adoption and publication according to law, this ordinance shall be in full force and effect.

NOW THEREFORE, be it ordained by the Council of the City of Chaska, in the State of Minnesota, The Chaska Minnesota Code of Ordinances, Chapter 5 Article 5.45 Section 5.45.130, is hereby amended in its entirety to read as follows:

SECTION 1: **AMENDMENT** "5.45.130 Sale Of Low-Potency Hemp Edibles" of the City of Chaska Municipal Code is hereby *amended* as follows:

AMENDMENT

5.45.130 Sale Of Low-Potency Hemp Edibles

A. **Sales**. The sale of lower-potency hemp edibles is permitted, subject to the conditions within this section and subject to all requirements of Minnesota Statutes § 342.46, or its successor statute, as it may be amended from time to time. Applicable statutory requirements shall be controlling over any provision to the contrary in this subsection.
B. **Age Requirements**. The sale of lower-potency hemp edibles, other than lower-potency hemp edibles intended to be consumed as a beverage, is permitted only in places that admit persons 21 years of age or older. All retail sellers of lower-potency hemp edibles, including those intended to be consumed as a beverage, must verify that the customer is at least 21 years of age prior to initiating a sale.
C. **Beverages**. The sale of Low-Potency Hemp Beverages is permitted in places that

meet requirements of this section.

D. **Storage and Display of Product**. Low-Potency Hemp Edibles, other than such products intended to be consumed as a beverage, shall only be displayed behind a counter or in a locked case. All lower-potency hemp edibles, including those intended to be consumed as a beverage, which are not displayed must be stored in a secure area

~~A. **Sales.** The sale of Low-Potency Edibles is permitted, subject to the conditions within this section. B. **Age Requirements**. The sale of Low-Potency Edibles is permitted only in places that admit persons 21 years of age or older. C. **Beverages**. The sale of Low-Potency Hemp Beverages is permitted in places that meet requirements of this section. D. **Storage of Product**. Low-Potency Edibles shall be sold behind a counter and stored in a locked case.~~

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from November 17, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF CHASKA COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Grau	_____	_____	_____	_____
Councilmember Hatfield	_____	_____	_____	_____
Councilmember Benesh	_____	_____	_____	_____
Councilmember Sheveland	_____	_____	_____	_____
Mayor Hubbard	_____	_____	_____	_____

Presiding Officer

Attest

_____
Taylor Hubbard, Mayor, City of Chaska

_____
Denise Beebe, Senior Clerk, City of Chaska

REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: Legislative Services Agreement with Lockridge Grindal Nauen PLLP

Prepared By: Elise Durbin, Assistant City Administrator

The City Square West redevelopment project, located in historic downtown Chaska, is a project, once constructed, that will be a mix of residential and retail. It will also contain a large public space that will be built and programmed with the community in mind. In 2021, the City Council passed a resolution authorizing an application to the state to financially assist with the City Square West redevelopment project. To assist with the funding request, since 2021, the City has contracted with Lockridge Grindal Nauen P.L.L.P. to provide lobbying services.

As the City Council is aware, to date, $5.425 million from the state has been committed to the project; however, there is still a gap. The city currently has a request to the state for 2026 bonding dollars for the remaining gap. Both the Senate Capital Investment Committee and the Housing Capital Investment Committee stopped in Chaska this fall of part of each of their bonding tours.

Because the funding request is still outstanding, staff recommends renewing our Legislative Services Agreement with Lockridge Grandal Nauen PLLP. The price remains the same as it has in the past.

CITY COUNCIL ACTION REQUESTED

Motion to approve a Legislative Service Agreement with Lockridge Grindal Nauen PLLP for lobbying services from January 1, 2026 to December 31, 2027.

LEGISLATIVE SERVICES AGREEMENT

THIS AGREEMENT, made and entered into by and between **City of Chaska** ("Client") and **LOCKRIDGE GRINDAL NAUEN PLLP** ("Consultant" or "LGN") (collectively the "Parties").

W I T N E S S E T H

WHEREAS, Client, wishes to purchase the services of Consultant to assist Client in monitoring, reporting, and lobbying related to certain state legislative and administrative matters;

NOW, THEREFORE, in consideration of the mutual undertakings and promises hereinafter set forth, Client and Consultant agree as follows:

1. CONSULTANT SERVICES

Consultant shall provide, in coordination with Client's officers, committees and staff, the services listed in Exhibit A hereto. If additional services, projects or work is agreed upon by both Consultant and Client, fees for such additional services, project or work will be negotiated and mutually agreed upon in writing prior to the performance of additional services, projects or work.

2. TERM AND TERMINATION

2.1 Term. The term of engagement for the services provided shall be **January 1, 2026 – December 31, 2027**, with an option to continue at the same rate for an additional two years, subject to termination as provided in Section 2.2.

2.2 Termination. This Agreement may be terminated prior to its expiration only as follows:

2.2.1 Upon the written mutual agreement of the Parties hereto;

2.2.2 By either Party upon sixty (60) days written notice to the other Party.

2.2.3 In the event of termination, fees owed by the Client shall be prorated as of the date of termination.

3. COST OF AND PAYMENT FOR SERVICES

3.1 Fees. In consideration of services performed as specified in Section 1 and Exhibit A of this Agreement, Client shall pay Consultant the professional fees in the amount of **$40,000 payable in twelve (12) equal installments of $3,333.33 per month** for each year commencing January 1, 2026.

3.2 Costs. In addition to payment for professional fees, Client shall pay Consultant for all reasonable incidental expenses incurred by Consultant on Client's behalf.

3.3 Payment. Payment for professional fees and expenses shall be made to Consultant upon submission by Consultant to Client of invoices for services rendered and expenses incurred and Client shall pay Consultant by the dates listed above.

4. DATA RETENTION

4.1 LGN may use reputable third-party service providers, including 'cloud' service providers, to help us deliver efficient, cost-effective legal services. This may include document/information hosting, sharing, transfer, analysis, processing or storage. By engaging us, **City of Chaska** understands and consents to having communications, documents and other data pertinent to its matters managed through such third-party technology, including where confidential information may be stored on and accessed from such cloud-based computer servers located in a facility not directly controlled by **LGN**. **City of Chaska** acknowledges that the use of such services may be subject to the terms and conditions of the provider and accept that **LGN** is not responsible for the security of the data, the provider's security standards, or the risk that the security of information on such cloud-based platforms may be breached. **City of Chaska** agrees that the benefits of using such technology outweigh the risks, including risks related to confidentiality and security. A list of **LGN's** cloud providers is available upon request.

4.2 **LGN** has adopted a document retention policy that governs the retention and disposition of closed client files. At the conclusion of the matter for which **City of Chaska** has retained us, we will return all original client documents. At that time, **City of Chaska** will have sixty (60) days to let us know if you want certain of the documents which remain in the file. If you notify us within this sixty (60) day period, we will not destroy the file until **City of Chaska** has had an opportunity to identify any such documents and, if appropriate, obtain copies of them. If **City of Chaska** does not so notify us, we will transfer your file to closed storage and/or an electronic archive pursuant to our file closing and destruction procedures. File contents (including work papers, etc.) will be considered the property of **LGN**. We will retain the file for six (6) years and then destroy its contents, without further notice and in a manner which preserves their confidential nature.

4.3 If, at any time **LGN** concludes that there are no active matters in which we are representing **City of Chaska**, it will be considered a former, rather than a current client of **LGN**, unless and until **City of Chaska** asks us to perform additional services, and we agree to perform them.

4.4 If **CLIENT NAME** requests us to transfer our file to you or to another firm prior to the completion of the matter, **City of Chaska** agrees we can make and retain copies of relevant portions of the file and that the cost for such copying is to be paid by **City of Chaska**, as well as any other copying on its behalf. These charges for copying **City of Chaska's** file may include, in the case of documents stored electronically, the reasonable cost of retrieving the documents, and **City of Chaska** agrees to pay these costs.

5. INDEPENDENT CONTRACTOR

Consultant shall select the means, method, and manner of performing the services herein. Consultant is and shall remain an independent contractor with respect to all services performed under this Agreement.

6. COMPLETE AGREEMENT

The Parties each agree and understand that this Agreement, including all Exhibits hereto, constitutes the entire agreement between the Parties and supersedes any prior or contemporaneous oral understandings or agreements with respect to the subject matter hereof.

7. AMENDMENTS AND WAIVERS

This Agreement may not be amended, altered, enlarged, supplemented, abridged, or modified, nor can any provision hereof be waived, except by a writing executed by both Parties which shall be attached hereto. Failure of any Party to enforce any provision of this Agreement shall not constitute or be construed as a waiver of such provision nor of the right to enforce such provision.

8. NOTICES

All notices, demands, and requests permitted or required to be given under this Agreement shall be in writing and deemed given when mailed by the United States mail, postage prepaid, registered or certified mail, return receipt requested, to the address of the appropriate Party as provided herein.

IN WITNESS WHEREOF, the duly authorized representatives of the Parties hereto have executed this Agreement this _____ day of _____2025.

ADDRESS:

One City Hall Plaza
Chaska, MN 55318

CLIENT:

City of Chaska

_____

By:_____
Its:_____

ADDRESS:

Suite 2200
100 Washington Avenue South
Minneapolis, MN 55401

CONSULTANT:
LOCKRIDGE GRINDAL NAUEN PLLP

_____

By: Harry Gallaher
Its: Managing Partner

EXHIBIT A

LGN will provide state lobbying services for state legislative initiatives to assist Chaska including bonding and tax issues.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: Chevalle 19th Addition

Address: Quadriga Ventures

Case No.: P.C. No. 2025-11

Synopsis: The applicant is requesting Final Plat approval for Chevalle 19th Addition

Prepared by: Ashley Cauley

Staff Recommendation: Motion to adopt resolution

Background

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

In 2006, a comprehensive plan amendment was approved to allow Chevalle's clustered development pattern, with 230 homes on 113 net acres, 123 acres of private open space, and 40 acres of public parkland. The clustered development allowed a significant increase in preserved open space compared to the 27 large-lot homes that would have otherwise been permitted.

Subsequently, Chevalle's Master Development Plan formalized the "1/3 developed, 2/3 undeveloped" framework to ensure the density limits established with the comprehensive plan amendment were not exceeded.

In 2007, the city approved rezoning to PRD-54 and the final plat of CHEVALLE 5TH ADDITION, replacing the previously contemplated twin homes with detached townhomes to diversify housing options. Two outlots were retained for future access to the subject property but were later acquired by the Talero Villas Homeowner's Association[1].

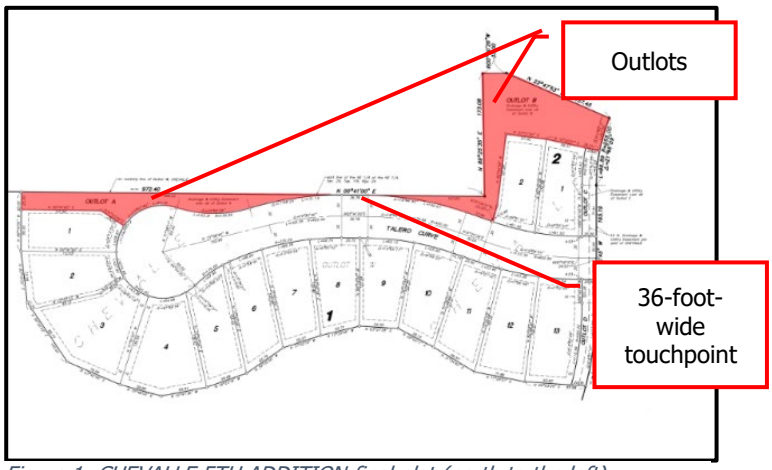


Figure 1: CHEVALLE 5TH ADDITION final plat (north to the left)

[1] Talero Villas Homeowner's Association (HOA) is a sub-association of the master Chevalle HOA. It governs the existing homes around Talero Curve.

To summarize the previous review and approvals:

- **Concept Plan (Feb. 2025)**

  The Chevalle 19th Addition Concept Plan proposed 10 new single-family lots accessed from a new cul-de-sac at 3910 Bavaria Road (P.C. No. 2024-24). Staff supported the concept plan but requested additional information and details to be included in future applications.

  Four residents spoke at the public hearing, summarizing the area history and emphasizing the need for HOA participation and integration into the surrounding neighborhood. The residents also confirmed the remaining property would not be developable. The Planning Commission unanimously (9-0) recommended approval and the City Council later approved the concept plan (5-0), following additional discussion about snow storage and HOA coordination.

  Use the links below to view the associated agendas, staff reports, and minutes:
  Planning Commission – Feb. 12, 2025
  City Council – Feb. 24, 2025

- **Comprehensive Plan Amendment, Preliminary Plat, and Rezoning (Aug. 2025)**

  In Aug. 2025, the Planning Commission and City Council reviewed a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning for CHEVALLE 19TH ADDITION (P.C. No. 2025-07). Staff supported the proposal with several items to be addressed before final plat submittal.

  Additional public comment was received requesting the use of construction access be extended, additional screening along the western property line, and clarification regarding maintenance responsibilities. The Commission encouraged more consideration to sidewalk connections, reduced grading impacts, and the landscaped cul-de-sac, and voted 8-0 to recommend approval.

  The City Council further discussed sidewalk connections, HOA membership and participation. The Council also discussed the importance of preserving and enhancing the rural viewshed, and ultimately approved the following:

  1. Resolution No. 2025-46 – Amending the 2040 Comprehensive Plan to reguide the property from Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Service Area (MUSA) boundary.

  2. Resolution No. 2025-47 -- Approving the preliminary plat for Chevalle 19th Addition.

  3. Ordinance No. 1068 – Rezoning from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.

  Use the links below to view the associated agendas, staff reports, and minutes:
  Planning Commission – Aug. 13, 2025

City Council – Aug. 18, 2025

Current Request – Final Plat

- **Existing Conditions**

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

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

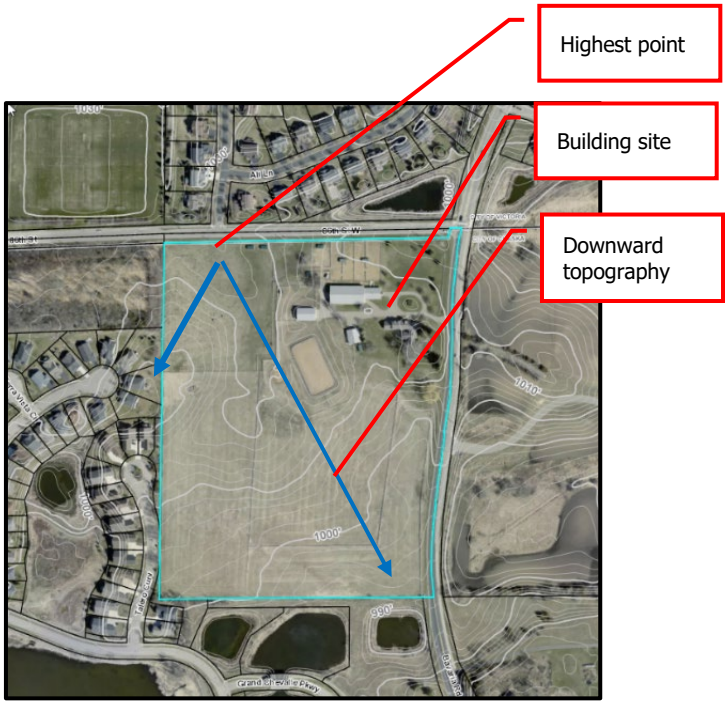


Figure 2: Overall existing conditions

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

- **Final Plat**

Consistent with the previously approved concept and preliminary plans, the proposal includes 10 new single-dwelling lots and an outlot on roughly six (6) acres in the southwest corner of the subject property. The existing home, accessory buildings, and pasture on the remaining property would remain.

Staff Analysis:

The following is intended to summarize resolution to the issues and items identified during review of the concept and preliminary plans:

Figure 3: Concept Plan -- Feb. 2025

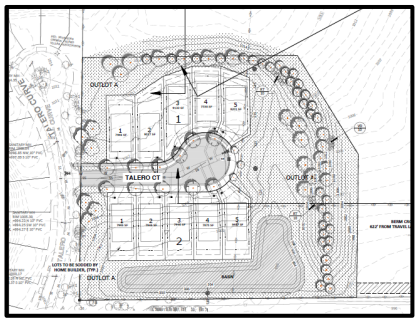


Figure 4: Preliminary Proposal – Aug.

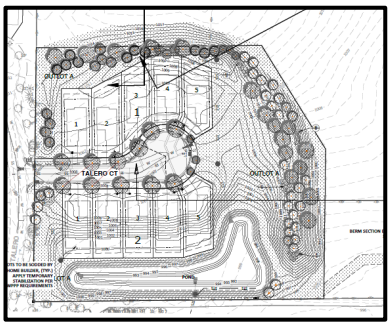


Figure 5: Current Proposal

- **Land Use**

  ✓ Zoning: The Council approved the rezoning of the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89 in Aug. 2025. The proposal would be consistent with the new district standards.

  Additionally, approved setbacks are:

	Proposed Setbacks
Front	23 ft
Side	5 ft
*Rear **	20 ft
* Unclosed decks can encroach up to 10 feet into the rear setback	

  Rezoning would be effective upon approval of the comprehensive plan amendment by the Met Council.

  ✓ Comprehensive Plan Update: Despite generally supporting the Comprehensive Plan Amendment request, staff expressed concerns related to the landscaping plan and rural viewshed preservation during the preliminary plat review. To address this issue, a condition of approval was included requiring additional coordination on the viewshed design prior to routing the amendment request to the adjacent jurisdictions – Carver County and the City of Victoria – and the Metropolitan Council for comment and review.

  The applicant has since submitted revised landscape plans and sections responding to staff's questions and comments. As such, the amendment request was routed to the reviewing agencies. Plan revisions are outlined in the Site Impacts section of this report. A more detailed outline of the comprehensive plan amendment process can be found in the Supporting Information section of this report.

- **Lot Configurations**

  ✓ Lot area and widths: The applicant continued to refine plans throughout the review process – primarily related to lot areas and widths – in response to staff's comments and conditions of approvals. The proposed lots are now consistent in size and configuration with those on the west side of Talero Curve within CHEVALLE 5TH ADDITION, as shown below:

	Chevalle 5th Addition	**Chevalle 19th Addition**		
		Concept Plan	*Preliminary Plat*	*Current – Final Plat*
*Min. Lot size **	7,700 sq. ft.	7,580 sq. ft. **	7,730 sq. ft.	7,705 sq. ft.
Min. Lot Width	57 ft	58 ft	42 ft **	57 ft
* rounded to the nearest 5 sq. ft. ** Condition of approval was included to increase				

A full lot dimension table is available in the Supporting Information section of this report.

✓ Outlot: Ownership of Outlot A will be transferred to the Talero Villas HOA. The outlot will contain the stormwater basin, swale, screening berm, and landscaping.

A drainage and utility easement will allow the City to access and maintain the stormwater basins.

Additionally, language would outline maintenance, replacement, and preservation of the berm and landscaping of the property owner [the Talero Villas HOA].

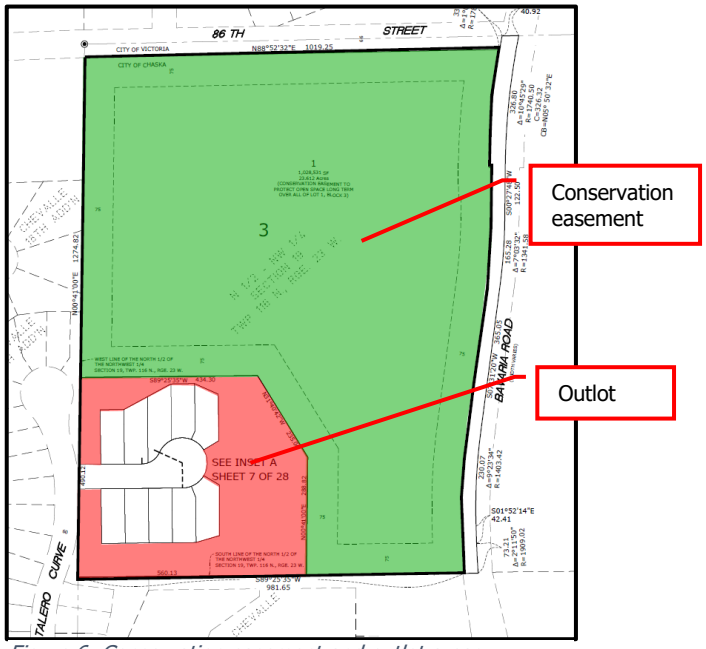


Figure 6: Conservation easement and outlot areas

✓ Remaining 3910 Bavaria Road Property: Consistent with previous reviews and anticipated by previous approvals, the remaining property outside of the development area would be placed into a conservation easement. Staff, property owners, and the applicant are currently finalizing the details of this document. In general, the easement would:

1. Encompass all of Lot 1, Block 3, CHEVALLE 19TH ADDITION;
2. Not grant public access to the easement area;
3. Protect the rural viewshed for Greenbelt purposes by restricting allowable uses within the easement area to generally what exists today.

Recording of the conservation easement remains a condition of approval.

- **Developable Area**

✓ Development area: Throughout the review process, staff consistently communicated the site's maximum development thresholds of 10 units and 2.41 developable acres. These limits were established to ensure the project remains consistent with Chevalle's approved 1/3 developed, 2/3 undeveloped ratio (approximately 35% developed, 65% open space) intended to maintain the maximum density permitted under the 2006 Comprehensive Plan Amendment.

Development area calculations – based on lot and right-of-way areas – were most recently updated during the review of Chaska's last Chevalle development, CHEVALLE 16TH ADDITION, in 2013. Those calculations accounted for the 10 lots and 2.41 acres of development contemplated for this site. The following table summarizes those ratios:

	<35% (developed)	>65% (open space)
Chaska portion	34.17%	6.83%[2]
Chaska + Victoria	38.38%	61.62%

Unlike the preliminary plat, the final plat is within the thresholds, maintaining a developed area of 2.41 acres and preserving the established balance between developed and open space areas:

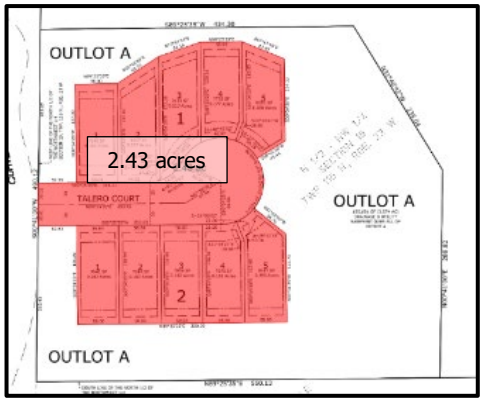


Figure 7: Development Area – Preliminary Plat

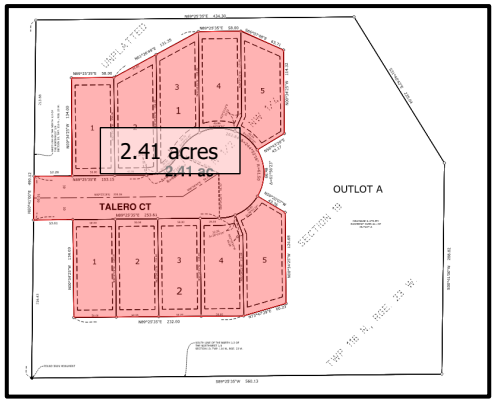


Figure 8: Development Area - Currently Proposed

- **Site impacts**

  ✓ Greenbelt and rural viewshed: A key goal of Chaska's 2040 Comprehensive Plan is to preserve the community's identity by maintaining a defined Greenbelt around the city's perimeter, providing both a physical and visual separation from adjacent communities. The comprehensive plan includes three policies – each with specific objectives – to guide the protection and preservation of Chaska's visually remote and rural viewsheds, particularly at key community entrances.

  The Chevalle master landscape plan, along with subsequent approved landscape plans, advances these objectives by increasing screening and buffering along 86th Street. This is achieved through a combination of berming and layered vegetation, which increases as one travels from west (Victoria/Chaska boundary) to the east (subject property/ key community entrance) as shown in Fig. 9 and Fig. 10).

Figure 9: Roughly at Victoria / Chaska boundary (to the west)

Figure 10: Just west of the traffic circle (to the east)

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

The Chevalle master landscaping plan (Fig. 12), which included viewshed sections, includes a dense layering of deciduous, ornamental, and coniferous vegetation planted on a 150-foot-wide berm. The dense layering of deciduous, ornamental, and coniferous vegetation were shown to completely obscure the new homes which were to sit lower than the top-of-berm elevation (shown in black in Fig. 11).

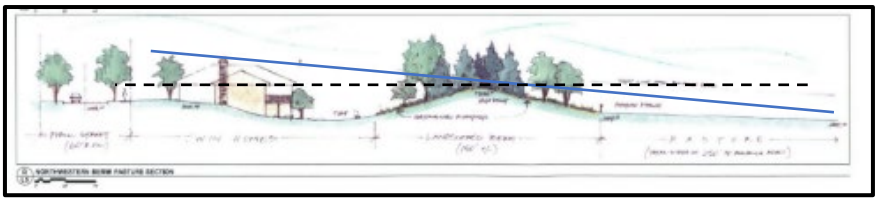


Figure 11: Chevalle: Landscaping and Screening sections

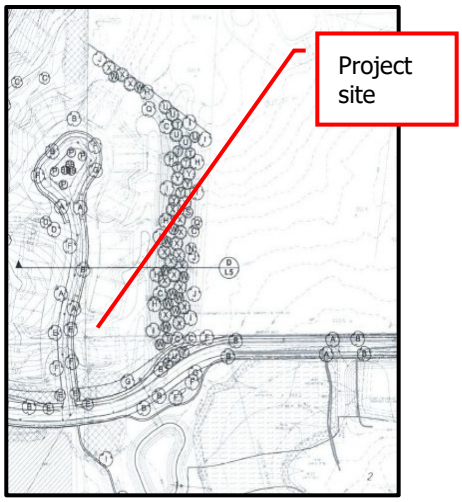


Figure 12: Chevalle: Landscaping and screening Plan

Throughout the review process, staff expressed several concerns with the landscaping plan. At the time of preliminary plat review, staff noted the following:

1. The distance between the closest dwelling unit and berm is roughly half of what was originally contemplated under the master plan;

2. The plan lacked diversity. Additionally, the two selected coniferous varieties are known to shed their needles, reducing screening effectiveness during the fall and winter months; and

3. Meaningful screening would not occur until the vegetation reaches full maturity – roughly 40 to 50 feet in height based on the selected species.

Responding to staff's concerns, the applicant submitted revised plans that increased the height of the eastern berm by two feet. Additionally, the plans: (1) increased species diversity to provide a more balanced mix of coniferous and deciduous vegetation; (2) added an additional 22 trees and shrubs; (3) adjusted planting locations to maximize

Figure 13: Concept Plan

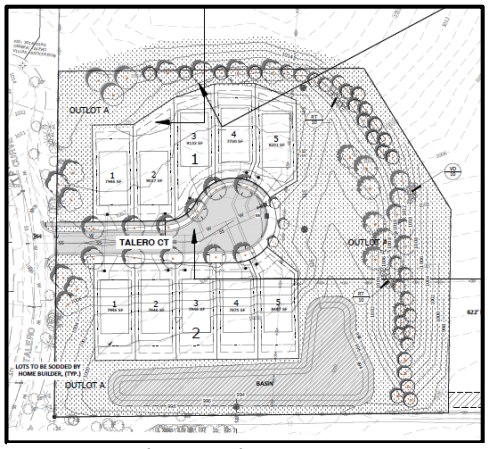


Figure 14: Preliminary Plat

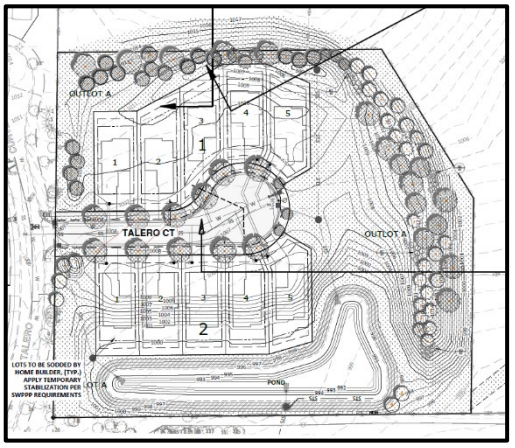


Figure 11: Current Proposal

screening.

The revised plans further include detailed scale and dimension information within the viewshed analysis sections. These updated sections are generally consistent with previously approved Chevalle developments, where the berm provides visual screening up to roughly the midpoint of the second story, with the remaining screened by vegetation.

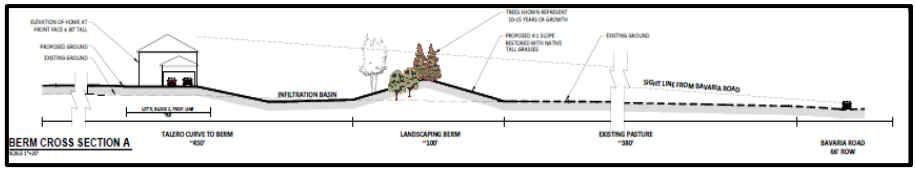


Figure 16: Preliminary Plat – Bavaria Road

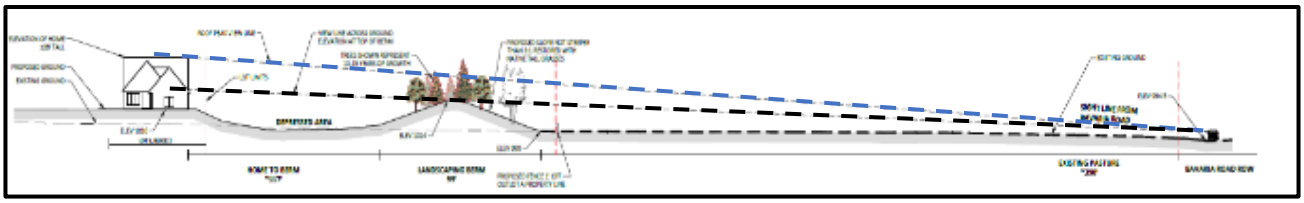


Figure 12: Current Proposal – Bavaria Road

The revised sections also confirmed that the combination of proposed vegetation and existing topography will provide sufficient and consistent screening from 86th street to the north.

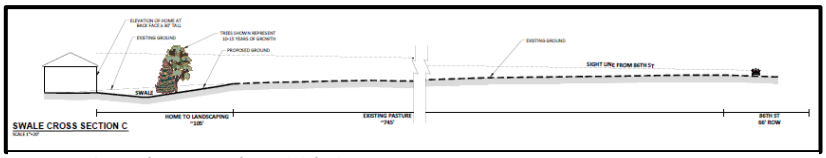


Figure 13: Preliminary plat - 86th Street

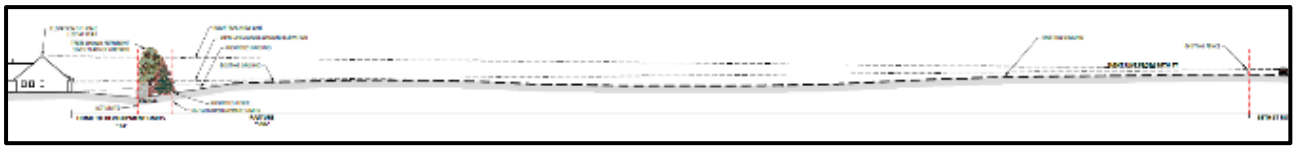


Figure 14: Current Proposal - 86th Street

✓ Street trees: Except for their location within the boulevard, the proposed street trees comply with the City's

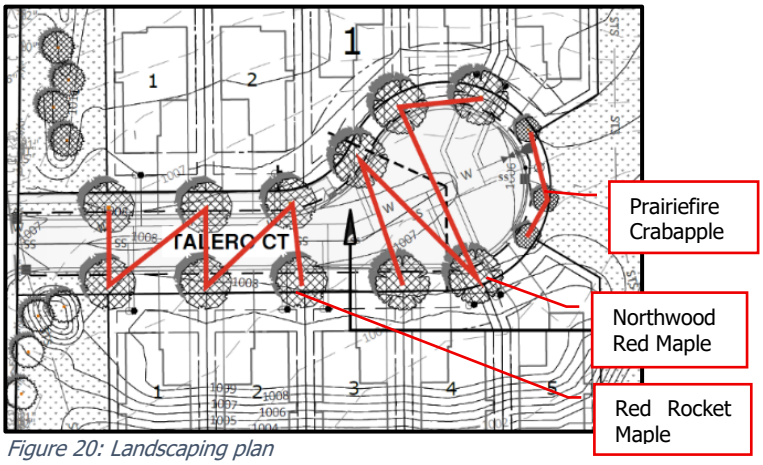


Figure 20: Landscaping plan

spacing and quantity requirements[3]. While the City generally prefers street trees to be planted outside of the boulevard, staff supports the proposed placement as it is consistent with the other Chevalle neighborhoods.

✓ Tree removals: The tree removal plans were updated to reflect the agreement with the Talero Villas HOA.

✓ Grading impacts: Approximately 6.2 acres will be graded to accommodate the proposed homes, associated infrastructure, and the 14-foot berm. Building pads on the south side of the cul-de-sac will generally slope downward to support walk-out basements and the stormwater basin, while pads on the north side will generally be flattened to accommodate full basements before sloping downward toward the drainage swale. The swale will wrap around the development to direct stormwater to the basin located to the south.

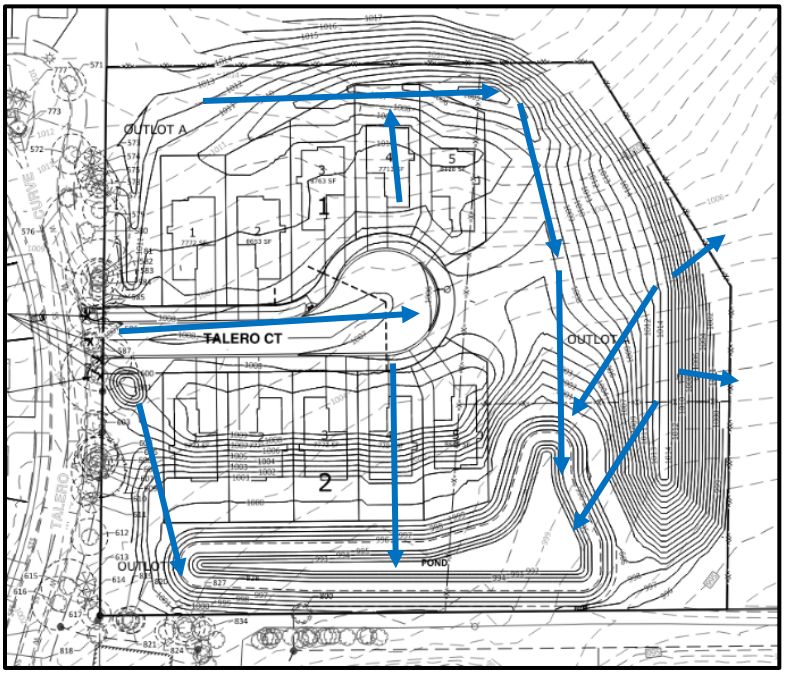


Figure 5: Grading Plan

Previously, the top of the berm was approximately four feet higher than the new cul-de-sac elevation. The revised plans show the berm extending eight feet above the new cul-de-sac.

Initially, staff had requested the applicant explore opportunities to reduce off-site grading impacts related to the development. Following further discussion, the staff are comfortable with the grading limits and their protections within the conservation easement.

[3] City Code Sec. 15.36.080(b)13: *Street trees.* Street trees when planted shall not be less than 40 feet apart with a minimum of one per lot. They should preferably be placed three (3) to six (6) feet inside the property line rather than in the boulevard. The minimum size and type to be planted shall conform to the applicable ordinances of the city.

- **Access**

✓ New cul-de-sac. The new lots will be accessed from a newly constructed cul-de-sac extending west from Talero Curve. The proposed alignment remains consistent with prior concept and preliminary plat approvals. This alignment requires a small sliver of right-of-way acquisition (shown in red in Fig. 22).

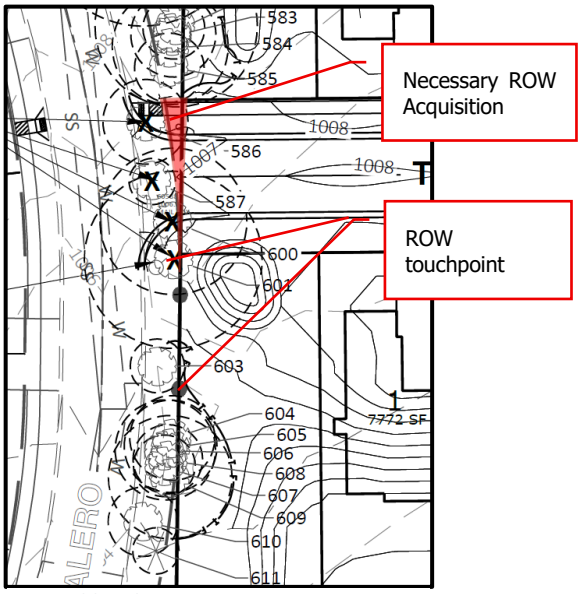


Figure 22: ROW Area

Staff continue to work with the applicant and property owners to secure the necessary right-of-way area from the Talero Villas HOA. Acquisition of this right-of-way remains as a condition of approval for the project.

During the review process, nearby residents inquired about the potential for incorporating a landscaped island within the cul-de-sac, similar to Talero Curve. While staff would not necessarily oppose this aesthetic feature, it's acknowledged that doing so would likely require a larger cul-de-sac bulb to accommodate reasonable street maintenance and ensure adequate fire apparatus circulation. Unless offset by corresponding reductions in lot areas, this increase would result in the overall developed area exceeding the allowable 2.41 acres. In addition, the inclusion of a landscaped island could introduce future questions regarding ownership and long-term maintenance responsibilities. As such, staff is supportive of the current plan without the landscaped island.

✓ Construction Access. A temporary construction access from Bavaria Road to the project site is proposed. The applicant initially indicated that this access would be used during the first 90-days of construction for grading, utility installation, and cul-de-sac construction.

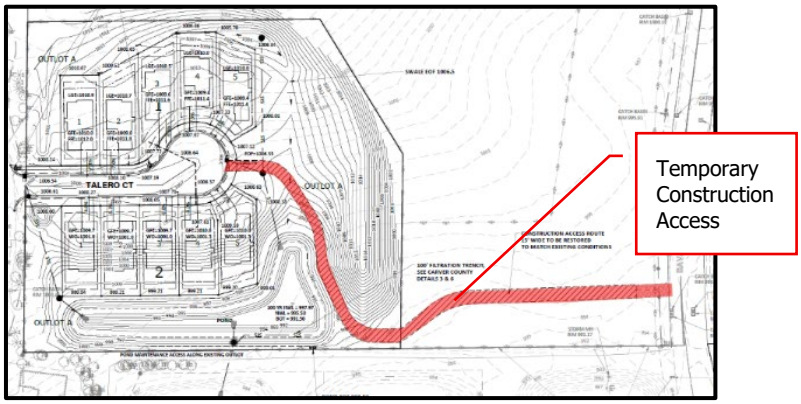


Figure 63: Construction Access

Staff has included language into the draft Developer's Agreement in response to neighborhood concerns and previous conditions of approval. Generally, this language requires:

1. That all construction traffic, including contractors working on the new homes, must use the designated construction access.

2. Construction access must be used by contractors for work beginning with any grading or site work through the final Certificate of Occupancy.

The draft developer's agreement also identifies penalties for noncompliance.

✓ Sidewalks. Staff have continued conversations regarding sidewalk placement and design. Staff supports the proposed sidewalk design as it would provide a reasonable connection for the new homes to the existing network while maintaining adequate space for snow storage and future maintenance.

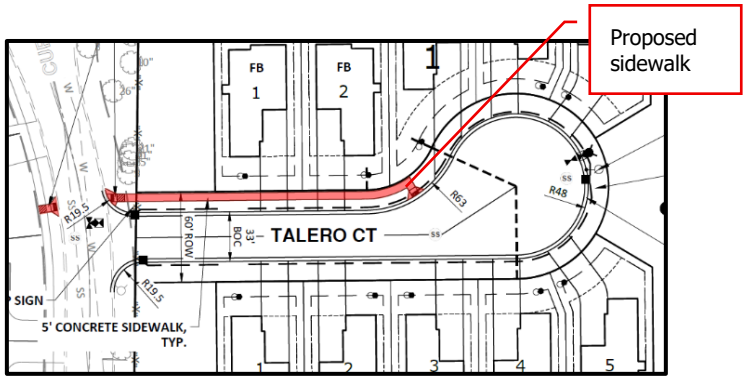


Figure 24: New sidewalk

- **Development Fees (Infrastructure Improvements):**

  The City of Chaska has several area-wide development costs that apply to the 6.01 acres of development area [newly created lots and Outlot A]. Staff are continuing to work with the applicant to determine and calculate the applicable fees and finalize the terms of the Developer's Agreement. The agreement can be approved concurrently with the final plat if it is substantially complete.

Deadline for Agency Decisions:

Application Received	60-day review *	120-day
9/2/2025	11/1/2025 **	12/31/2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. ** The city sent notice on 10/02/2025		

Planning Commission Action Taken 11/12/2025:

The planning commission considered the proposal on November 12, 2025. The agenda and minutes can be found here.

The planning commission unanimously voted to recommend the final plat of CHEVALLE 19TH ADDITION, a 10-lot single-dwelling residential development, subject to the following conditions:

1. Approvals based on the project narrative received Nov. 4, 2025 and the following plans dated Oct. 16, 2025, subject to the conditions below:
   a. Tree preservation plan;
   b. Removals plan dated;
   c. Overall site plan;
   d. Site plan;
   e. Grading plan;
   f. Utility plans and profiles;
   g. Erosion and sediment control plan;
   h. Landscape plan;

i. Landscape section elevations;
j. Detail sheets;

2. Adherence to the city's engineering detail plates and the City Engineer's memo dated Oct. 14, 2025 and the stormwater memo, prepared by Stantec, dated Oct. 21, 2025.
3. Prior to release of the final plat for recording:
   a. The developer must enter into a development agreement with the City for the provision of necessary infrastructure and associated development costs. The
   b. Met Council must approve the Comprehensive Plan Amendment.
   c. All applicable easements for City utility extensions, as identified by the City's Engineering Department, must be secured.
   d. Submit the following:
      i. A draft conservation easement over Lot 1, Block 3;
      ii. A draft easement or maintenance agreement to protect the berm and landscaping, as determined by the City Planner.
      iii. Drainage and utility easement over Outlot A. This easement must grant the City the right and access to maintain the stormwater basin, the ability – but not obligation – to remove hazardous trees and replace at the City's discretion at the property owner's expense.
      iv. A recorded copy of the right-of-way easement.
4. Prior to the release of any permits [site or building], submit the following:
   a. A construction management plan, approved by the Engineering Department. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
   b. A copy of the recorded plat and required easement documents.
   c. A revised landscaping plan. The plan must:
      i. Relocate the two trees in the southeastern corner of the stormwater pond to another location within the development, preferably to provide additional screening to the north or east.
      ii. Identify and maintain the vision clearance site triangle as defined in Sec. 15.28.070(d)7.
   d. A revised utility plan. The plan must
      i. Abandon services at the water main and bulkhead inside the sanitary sewer manhole. New stubs must be cut into the north per city standards.
      ii. Utilities on Lot 5, Block 2 and Lot 5, Block 3 must be relocated.
5. Compliance with City Ordinances, including:
   a. Sec. 15.28.290, Anti-monotony and Design Requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
   b. Sec. 15.36.080, Subdivision Standards: including streets, street trees, and sidewalks.
   c. Sec. 15.28.070, Landscaping plan. Additionally, landscaping and berming must protect rural viewsheds as outlined in the 2040 Comprehensive Plan – Greenbelt policy and the Chevalle Master Development Plan.
6. All construction traffic will use the designated construction access as shown on the approved plans. No construction traffic, including any contractor, shall be permitted to use Talero Curve to access the subdivision beginning with any grading or site work until a final Certificate of Occupancy is issued for the homes. Contractor also includes contractors working on the construction of the new homes.
7. Outlot A should be limited in its use for stormwater, landscaping, and berming.

8. The minimum lot size is 7,700 sq. ft. and minimum lot widths of 57-feet.
9. Development area must not exceed 2.41 acres. Development area is calculated as lot and right-of-way areas.
10. The height of the homes is restricted to 26-feet unless screening consistent with the approved plans and sections is submitted.
11. Setbacks are as follows:
    a. Front yard setback: 23 feet
    b. Side yard setback: 5 feet
    c. Rear yard setback: 20 feet
12. The Talero Villas HOA must sign any applications for any permits affecting their property.
13. Adequate access must be provided and maintained to the stormwater facility.

City Council Action Requested

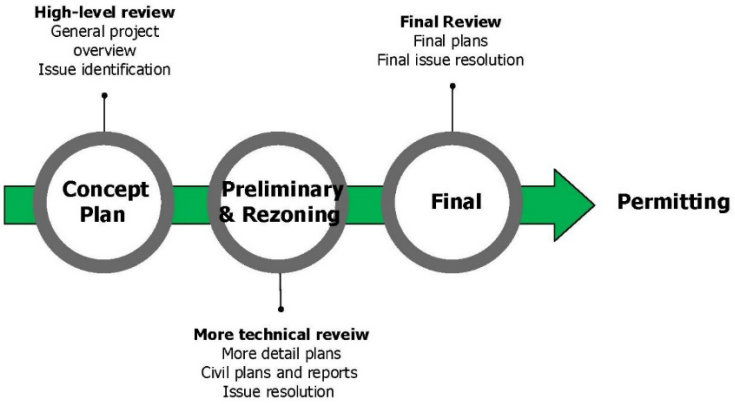
Motion to adopt Resolution No. 2025-81 approving the Final Plat for Chevalle 19th Addition at 3910 Bavaria Road (PC #2025-11).

[Supporting Information can be found on the following page]

Supporting Information

Review Process

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



Generally, the planning commission has three options:

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

Comp plan review process

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

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

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

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

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

		Review Period
Pre-submittal	Adjacent and affected jurisdictions review and comment	60-days
Metropolitan Council	Review for completeness and determination if the request qualifies for Administrative Review	15 business days from submittal
	Review for conformance, consistency, and compatibility	60 days from submittal *
* The Metropolitan Council may extend the review period for an additional 60 days if needed. The City must agree to extend the approval beyond 120 days.		

Lot Dimensions

The following summarizes proposed lot configurations:

		Lot Area in sq. ft. *	**Buildable area ***	**Lot Width**	**Lot Depth**
Block 1	Lot 1	7,770	4,360	58	134
	Lot 2	8655	4,970	57	148
	Lot 3	8,760	4,560	80	150
	Lot 4	7,715	4,370	58	127
	Lot 5	8,130	4,725	59	157
Block 2	Lot 1	7,770	4,370	58	134
	Lot 2	7,770	4,370	58	134
	Lot 3	7,770	7,370	58	134
	Lot 4	7,705	4,405	57	137
	Lot 5	8,510	5,100	59	154
Block 3, Lot1		1,028,530	680,405	-	
Outlot A		156,835	0	0	

* rounded to the nearest 5 sq. ft. **measured at the building setback line[4]

Wetland A potential wetland exists near the southern property line of the subject property (east of the development site). No further action is needed as the proposal would avoid impacts to the wetland.

Mailing area There were 151 courtesy notices mailed for the project. One comment was received.

[4] By City Code Sec. 15.04.020 lot width is the horizontal distance between the side lot lines of a lot measured at the building setback line.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE October 20, 2025 RESOLUTION NO. 2025-81

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat of CHEVALLE 19TH ADDITION at 3910 Bavaria Road/ Quadriga Ventures/ P.C. No 2025-11

WHEREAS, the City Council of the City of Chaska is the official governing body of the City of Chaska, Minnesota ("City"); and

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

WHEREAS, the property is legally described as: That part of the North one-half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United State Government Survey thereof, Carver County, Minnesota

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

WHEREAS, the city approved the final plat, master development plan, and a comprehensive plan amendment in 2006 for Chevalle. The development contained 230 homes on 113 net acres, 123 acres of privately owned open space, and 40 acres of public park and public-use trail; and

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

WHEREAS, the Chevalle Master Development Plan memorializes Concept B as the preferred development pattern for the subject property and the "1/3 developed, 2/3 undeveloped" approach to ensure the development will not exceed the approved density of 2.41 acres; and

WHEREAS, the city approved the final plat for CHEVALLE 5TH ADDITION, converting the twin homes on the west side of Talero Curve into detached townhomes with shared driveways. The final plat included a 36-foot-wide access point on the eastern property line. The access point

and the two outlots were intended to provide access to the subject property for future development; and

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

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

WHEREAS, the City approved the concept plan for Quadriga Ventures contemplating a 10-lot cluster-style development with a new cul-de-sac connecting to Talero Curve on Feb. 24, 2025; and

WHEREAS, the City approved the following for Quadriga Ventures on Aug. 18, 2025:

1. Comprehensive plan amendment to re-guide the property from RR, Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Services Area (MUSA) boundary.
2. Rezone the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.
3. Preliminary Plat.

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

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

WHEREAS, Outlot A will be owned by the Talero Villas HOA and will be used for stormwater management, screening, and landscaping; and

WHEREAS, consistent with what was contemplated by the 2006 comprehensive plan amendment, sewer and water services for the development will come from the Chevalle development; and

WHEREAS, the existing utility connections will be relocated to align with the new street; and

WHEREAS, preservation of rural viewsheds is important as the property is located within the greenbelt and near a key community entrance. The proposed landscaping plans are consistent with the approved landscaping plan for Chevalle, which includes a vegetated berm, planted with a mix of deciduous, ornamental, and coniferous vegetation, to significantly obscure views; and

WHEREAS, a conservation easement will encompass all of Lot 1, Block 3, Chevalle 19th Addition to protect the rural viewsheds for Greenbelt purpose by restricting the allowable uses within the easement area to what exists today; and

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

WHEREAS, the development does not exceed 10 units and 2.41 developable acres; and

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

1. Approvals based on the project narrative received Nov. 4, 2025 and the following plans dated Oct. 16, 2025, subject to the conditions below:
    a. Tree preservation plan;
    b. Removals plan dated;
    c. Overall site plan;
    d. Site plan;
    e. Grading plan;
    f. Utility plans and profiles;
    g. Erosion and sediment control plan;
    h. Landscape plan;
    i. Landscape section elevations;
    j. Detail sheets;
2. Adherence to the city's engineering detail plates and the City Engineer's memo dated Oct. 14, 2025, and the stormwater memo, prepared by Stantec, dated Oct. 21, 2025.
3. Prior to the release of the final plat for recording:
    a. The developer must enter into a development agreement with the City for the provision of necessary infrastructure and associated development costs. The
    b. Met Council must approve the Comprehensive Plan Amendment.
    c. All applicable easements for City utility extensions, as identified by the City's Engineering Department, must be secured.
    d. Submit the following:
        i. A draft conservation easement over Lot 1, Block 3;
        ii. A draft easement or maintenance agreement to protect the berm and landscaping, as determined by the City Planner.
        iii. Drainage and utility easement over Outlot A. This easement must grant the City the right and access to maintain the stormwater basin, the ability – but not obligation – to remove hazardous trees and replace at the City's discretion at the property owner's expense.
        iv. A recorded copy of the right-of-way easement.
4. Prior to the release of any permits [site or building], submit the following:
    a. A construction management plan, approved by the Engineering Department. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
    b. A copy of the recorded plat and required easement documents.
    c. A revised landscaping plan. The plan must:
        i. Relocate the two trees in the southeastern corner of the stormwater pond to another location within the development, preferably to provide additional screening to the north or east.
        ii. Identify and maintain the vision clearance site triangle as defined in Sec. 15.28.070(d)7.
    d. A revised utility plan. The plan must:
        i. Abandon services at the water main and bulkhead inside the sanitary sewer manhole. New stubs must be cut into the north per city standards.

ii. Utilities on Lot 5, Block 2 and Lot 5, Block 3 must be relocated.

5. Compliance with City Ordinances, including:
   a. Sec. 15.28.290, Anti-monotony and Design Requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
   b. Sec. 15.36.080, Subdivision Standards: including streets, street trees, and sidewalks.
   c. Sec. 15.28.070, Landscaping plan. Additionally, landscaping and berming must protect rural viewsheds as outlined in the 2040 Comprehensive Plan – Greenbelt policy and the Chevalle Master Development Plan.
6. All construction traffic will use the designated construction access as shown on the approved plans. No construction traffic, including any contractor, shall be permitted to use Talero Curve to access the subdivision beginning with any grading or site work until a final Certificate of Occupancy is issued for the homes. Contractors also include those working on the construction of the new homes.
7. Outlot A should be limited in its use for stormwater, landscaping, and berming.
8. The minimum lot size is 7,700 sq. ft. and the minimum lot widths are 57 57-feet.
9. Development area must not exceed 2.41 acres. The development area is calculated as the lot and right-of-way areas.
10. The height of the homes is restricted to 26-feet unless screening consistent with the approved plans and sections is submitted.
11. Setbacks are as follows:
    a. Front yard setback: 23 feet
    b. Side yard setback: 5 feet
    c. Rear yard setback: 20 feet
12. The Talero Villas HOA must sign any applications for any permits affecting their property.
13. Adequate access must be provided and maintained to the stormwater facility.

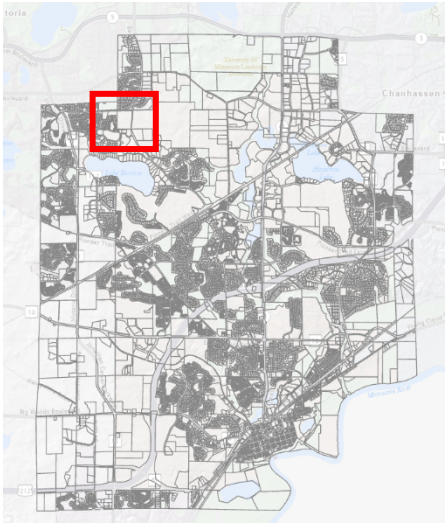
Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of August, 2025.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

LOCATION MAP

Project: Chevalle 19th Addition
Address: 3910 Bavaria Rd



Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437-1060
General: 952-835-3800
Fax: 952-896-3333
www.larkinhoffman.com

City of Chaska
Attn: Ashley Cauley
Planning and Development Department
One City Hall Plaza
Chaska, MN 55318

Via Email

Re: Final Plat Review – Chevalle 19th Addition

Dear Ms. Cauley:

Quadriga Ventures, as applicant and developer of the Chevalle 19th Addition located at 3910 Bavaria Road, respectfully submits this letter to confirm compliance with the City Council Resolution dated August 18, 2025, approving the Preliminary Plat, Comprehensive Plan Amendment, and Rezoning associated with Planned Residential District No. 89 (PRD-89) and in support of approval of final development plans and final plat.

1. **Plan Conformance and Documentation**

All plans, exhibits, and narratives referenced in the Council's preliminary approval have been incorporated and updated as follows:

- Final plans dated October 16, 2025 conform to the approved preliminary submittals identified in the Resolution (including existing conditions, grading, landscape, removals, and utility plans).
- Updated tree inventory and preservation plan reflect the agreement reached with the Talero Villas Homeowners Association.
- All minimum lot widths and minimum lot sizes as prescribed by the preliminary development plans are satisfied. The total development area does not exceed 2.41 acres.

2. **Greenbelt and Viewshed Compliance**

The development maintains the "1/3 developed, 2/3 undeveloped" greenbelt pattern contemplated by the Chevalle Master Development Plan. Landscaping and berming are designed to preserve the rural viewshed.

First and foremost, we have increased both the height and the slope of the berm on the property. In addition, the total building height has been reduced from 31 feet to 26 feet. These combined changes significantly reduce the overall visual impact of the homes from adjacent viewpoints as directed by the City Council. Berms will be stabilized with native grasses, providing visual articulation similar to the existing plantings along 86th Street.

Tree plantings are staggered and increased to create multiple visual layers. While the overall tree density remains consistent on each side of the project, the staggering pattern differs to respond to site-specific grading and views. When trees are fully grown, the screening will well exceed the height of the home consistent with adjacent neighborhoods approved for development at this important entrance point to the City. The revised plans also move trees from the rear yard of the property into the outlots. The revised plans take advantage of existing mature landscaping and preserved agricultural buildings along 86th and Bavaria, emphasizing plantings within the with the most roadway exposure to strengthen the greenbelt design.

These plans incorporate over 120 new plantings, ensuring a robust initial landscape. We believe that this planting ratio, coupled with the revised berming strategy, meets and exceeds the expectations of the Greenbelt and clearly distinguishes this product from other new home construction within the area.

3. Utility and Infrastructure Coordination

All public utilities have been designed in accordance with City of Chaska engineering detail plates and standards. Existing utility stubs will be abandoned at the main and bulkheaded per City direction, and new utility connections will be constructed per approved plans. Coordination with City Engineering regarding grading, drainage, stormwater, and right-of-way configuration has been completed.

4. **Stormwater and Easements**

On October 21, 2025, Stantec issued its fourth stormwater review memo noting that while the majority wetland protection requirements have been satisfied, several minor items remain to confirm full stormwater compliance. These items will be addressed prior to any site work and incorporated as conditions of approval for the final plat. Similarly, the Engineering Department's memo dated October 14, 2025 identifies limited outstanding clarifications from the September 26 plan set. Our review of the updated plans confirms that nearly all items have been resolved, with the remaining comments relating to detailing refinements or minor field adjustments. As requested by City staff, the two trees in the southeast corner of the stormwater pond will be removed and relocated within Outlot A . We will continue to coordinate with City Engineering and Stantec to ensure the final plan set fully reflects City Code requirements and applicable WMO standards prior to site work.

Draft right-of-way and conservation easement documents have been prepared for recording upon final approval.

5. Conservation Easement

A permanent conservation easement preserving the undeveloped portion of 3910 Bavaria Road will be recorded concurrent with the final plat. The easement ensures perpetual protection of the open space area consistent with the "2/3 undeveloped" commitment of the Chevalle Master Development Plan.

6. Outlot Ownership and Transfer

Outlot A, which includes the stormwater and screening areas, will be held by the developer until all residential lots within the Chevalle 19th Addition have been sold. Upon completion of all lot

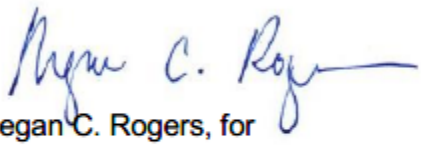
sales, Outlot A will be conveyed to the Talero Villas Homeowners Association by private agreement ensuring long-term maintenance and management consistency. The remaining item pertains to the stormwater feature within Outlot A. The HOA desires to retain ownership of Outlot A. The developer and the HOA desire for the City to assume long-term maintenance responsibility for the stormwater basin. To facilitate this arrangement, the outlot will remain under HOA ownership, subject to a platted drainage and utility easement granting the City full access to the entirety of Outlot A and recorded maintenance agreement. This structure ensures that the City's preferred maintenance approach is achieved while preserving continuity of private outlot ownership for the surrounding berm and landscaping areas. This is consistent with the Chevalle Master Association's ownership of Outlot T of the "Chevalle" Plat subject to a recorded maintenance agreement with the City.

7. Coordination with Talero Villas HOA

Quadriga Ventures continues to coordinate with the Talero Villas Homeowners Association regarding property acquisition, landscaping integration, and utility/roadway connections. The HOA will be a co-signatory to the final plat. The HOA was provided with a copy of the final design plans on October 24, 2025.

Quadriga Ventures appreciates the City's partnership and guidance throughout this process and remains committed to maintaining the design integrity and environmental stewardship envisioned by City policy. Please contact a member of our development team with any questions or concerns in advance of Planning Commission and City Council review.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman
Direct Dial: (952) 896-3395
Direct Fax: (952) 842-1847
Email: mrogers@larkinhoffman.com

4933-6283-4550, v. 2

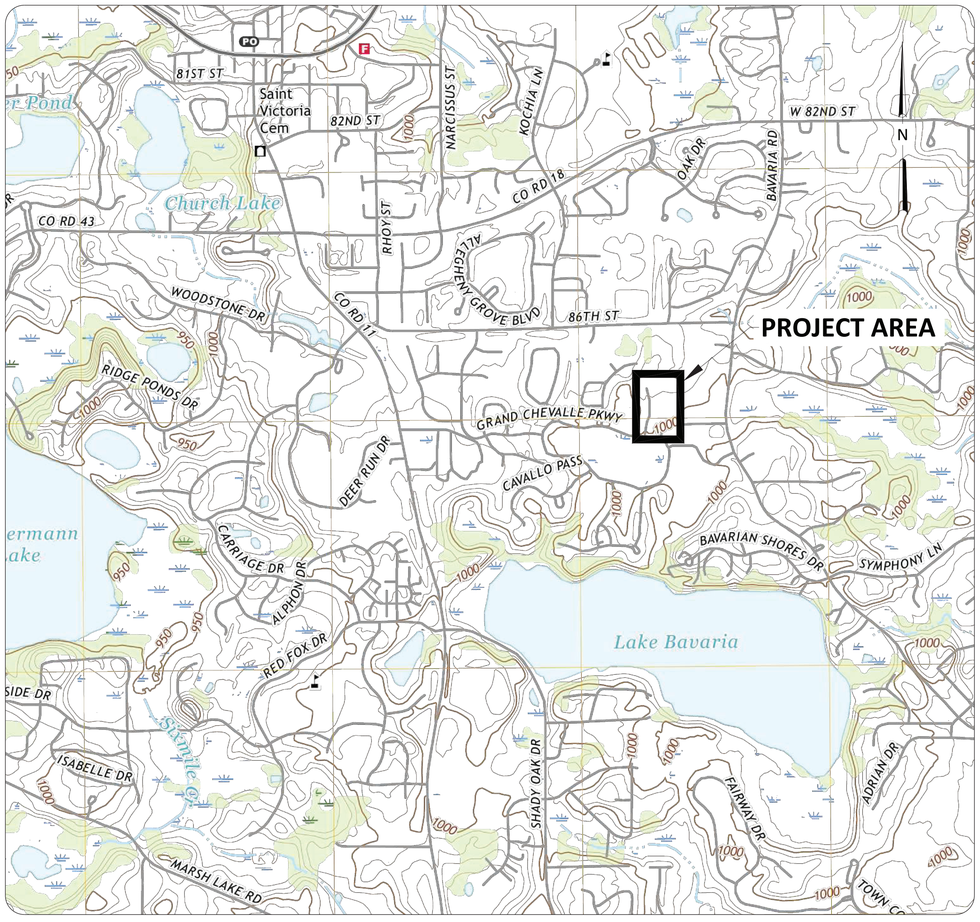
CHEVALLE 19TH ADDITION

QUADRIGA VENTURES

CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL

SHEET INDEX

1	COVER SHEET
2	NOTES, QUANTITIES, & LEGEND
3-5	ALTA SURVEY
6	OVERALL PRELIMINARY PLAT
7	PRELIMINARY PLAT
8	TREE PRESERVATION PLAN
9	REMOVALS PLAN
10	OVERALL SITE PLAN
11	SITE PLAN
12	STREET TYPICAL SECTIONS
13	STREET PLAN & PROFILE
14	GRADING PLAN
15	STORM SEWER PLAN & PROFILE
16	SANITARY SEWER PLAN & PROFILE
17	WATERMAIN PLAN & PROFILE
18	EROSION & SEDIMENT CONTROL PLAN
19	LANDSCAPE PLAN
20-24	CIVIL DETAILS
25	LANDSCAPE DETAILS
26	LANDSCAPE NOTES
27-28	SWPPP



LOCATION MAP

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

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

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

AARON CARRELL
License No. 47494

10/16/2025
Date

Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-1 of 24 Cover-10/15/2025 7:39 PM-(acarrell)

LEGEND

	EXISTING	NEW
WATER MAIN	W	W
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER FORCE	SSF	SSF
STORM SEWER MAIN	STS	STS
STORM INLET		
SANITARY MANHOLE	SS	
STORM MANHOLE	ST	
UTILITY MANHOLE		
CLEANOUT		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
WELL		
UTILITY POLE		
W / GUY WIRE		
LIGHT POLE		
TELEPHONE RISER		
ELECTRICAL PLUG IN		
AC UNIT	AC	
ELECTRICAL BOX	E	
ELECTRIC METER	EM	
GAS METER	GM	
TRANSFORMER	T	
OVERHEAD POWER	OHP	
UNDERGROUND ELECTRIC	UGE	
UNDERGROUND TELEPHONE	UGT	
UNDERGROUND FIBER OPTIC	FO	
CABLE TV	CTV	
GAS MAIN	G	G
CONIFEROUS TREE		
DECIDUOUS TREE		
SHRUB		
HEDGE		
SIGN		
GUARD POST		
FENCE	X X	X X
BARBWIRE FENCE		
CHAIN LINK FENCE		
STEEL FENCE		
VINYL FENCE		
WOOD FENCE		
RAILROAD TRACKS		
SPOT ELEVATION	897.16G	898.55TC 898.05G
STANDARD CURB & GUTTER		
MOUNTABLE CURB & GUTTER		
CURB & INVERTED GUTTER		
BUILDING		
NEW ASPHALT		
NEW CONCRETE		
THICKENED EDGE SIDEWALK		
RIGHT OF WAY LINE	R/W	
DIRECTION OF DRAINAGE		
DRAINAGE DIRECTION		
IRON MONUMENT FOUND		
IRON MONUMENT SET		
CHISELED MARK ON CONCRETE		
PK NAIL		
SOIL BORING		
SILT FENCE		XX XX
INLET PROTECTION		
CONSTRUCTION ENTRANCE		
CONSTRUCTION ACCESS		

GENERAL NOTES

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

GRADING PLAN NOTES

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

EROSION CONTROL NOTES

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

UTILITY NOTES:

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

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

AARON CARRELL
License No. 47494

10/16/2025
Date

Project No. 13074-0002

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NW CORNER OF SEC. 19-116-23
CARVER COUNTY CIM
60TH ST
BAVARIA ROAD
POSSIBLE ENCROACHMENT
POWER POLE ±0.2'
POSSIBLE ENCROACHMENT
OVERHEAD POWER ±5'
POSSIBLE ENCROACHMENT
UNDERGROUND ELECTRIC ±1'
EXISTING STABLE
EXISTING STABLE
EXISTING STABLE
EXISTING STABLES
EXISTING STABLE
EXISTING BARN / STABLE
STORM MH
RIM 1010.84
CONCRETE APRON
EXISTING GARAGE
CONCRETE APRON
CONCRETE APRON
BEEHIVE STORM SEWER
RIM 1009.16
BITUMINOUS DRIVE
EXISTING HOUSE
PID: 300240400
OWNER: JEFFREY STOEBNER
VINYL FENCE
NATURAL GAS TANKS
CHAIN LINK FENCE
EXISTING GARAGE
EXISTING PERGOLA
SEPTIC ACCESS COVERS
EXISTING SHED
SAND / GRAVEL AREA
SAND / GRAVEL AREA
PID: 300240400
OWNER: JEFFREY J MCDONALD
PID: 301820120
OWNER: KRISTIE A MOLDENHAUER
PID: 301820130
OWNER: LARRY JOSEPH KRAFF
PID: 301820140
OWNER: TRIVINE VENTURES, LLC
PID: 301820160
OWNER: TALERO VILLAS ASSOCIATION
CATCH BASIN
RIM 1008.57
N89°52'32"E 1019.58'
N0°40'30"E 1274.66'
S1°31'20"W 365.05'
Δ=8°31'00" L=291.50'
C=291.20' R=1961.10'
CB=S05°13'42"W
Δ=7°03'32" L=161.12' R=1307.00'
C=161.12' R=1307.00'
CB=S0°41'54"E
S89°03'08"E 7.00'
216.91'
65.41'
98.12'
96.56'
165.63'
151.53'
161.50'
1.18'
93'
20'
20'
30'
10'
12'
1'
1'
1

PID: 301640170
OWNER: TALVINE VENTURES, LLC

PID: 301640160
OWNER: TALERO VILLAS ASSOCIATION

PID: 301640150
OWNER: PEPPINO J PERSIO

PID: 301640140
OWNER: WILLIAM J VAN DE LAARSCHOT

PID: 301640180
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

PID: 301640190
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

PID: 300740130
(PARCEL A / OUTLOT V)
OWNER: CITY OF CHASKA

PID: 300740110
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

PID: 300740120
(PARCEL A / OUTLOT T)
OWNER: CITY OF CHASKA

N0°40'30"E 1274.66'

S89°26'07"W 948.41'

S7°31'20"W 365.05'

S15°29'14"E 42.41'

Δ=2°08'16", L=72.46'
C=72.45', R=1942.02'

Δ=9°23'34", L=235.48'
C=235.22', R=1436.42'

TALERO CURVE

GRAND CHEVALLE PKWY

BAVARIA ROAD

OUTLOT V
STORM POND

OUTLOT U
STORM POND

OUTLOT T
STORM POND

DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)

EXISTING HOUSE

SANITARY MH
RIM 1008.84
INV. 996.85 NW 10" PVC
INV. 997.05 S 10" PVC

SANITARY MH
RIM 1005.33
INV. 994.22 N 10" PVC
INV. 994.23 SW 10" PVC
INV. 994.27 E 10" PVC

SANITARY MH
RIM 1007.17
INV. 995.26 S 10" PVC
INV. 995.37 S 10" PVC

SANITARY MH
RIM 998.78

SANITARY MH
RIM 997.10

SANITARY MH
RIM 996.92

SANITARY MH
RIM 999.16

CATCH BASIN
RIM 1003.47

CATCH BASIN
RIM 1004.44

CATCH BASIN
RIM 1002.15

CATCH BASIN
RIM 999.49

CATCH BASIN
RIM 998.22

CATCH BASIN
RIM 996.71

CATCH BASIN
RIM 995.97

CATCH BASIN
RIM 996.12

CATCH BASIN
RIM 997.05

CATCH BASIN
RIM 998.00

CATCH BASIN
RIM 993.02

CATCH BASIN
RIM 992.98

CATCH BASIN
RIM 997.05

CATCH BASIN
RIM 995.44

CATCH BASIN
RIM 995.11

CATCH BASIN
RIM 996.48

CATCH BASIN
RIM 997.05

STORM MH
RIM 997.75

STORM MH
RIM 997.05

STORM MH
RIM 997.05

STORM MH
RIM 997.05

Notes:

1. Measured bearings shown are based on the Carver County Coordinate System.
2. Measured distances shown are ground distances in terms of U.S. Survey Feet.
3. The survey references First American Title Insurance Company Title Commitment No. 709926 having an effective date of February 21, 2025, at 7:00 a.m.
4. The property address is 3910 Bavaria Road, Chaska, MN 55318.
5. No recent earth moving or construction was observed in the process of conducting the survey fieldwork.
6. Surveyor is unaware of any proposed changes in street right-of-way lines adjacent to Subject Property.
8. Federal Emergency Management Agency (FEMA) Map Service Center lists the subject property as Flood Zone X, map no. 27019C0207D, effective 12/21/2018.
9. The underground utilities shown have been located from field survey information of Gopher State One Call locate request no. 250690857, 250690859, and 250690861, as-built maps as may be available from municipalities or utility companies, and existing drawings. As utilities are not required by law to respond to survey related one-call requests, not all utilities may have been marked. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities shown on drawing.
10. The Subject Property is currently zoned as RR2: Rural Residential. According to the City of Chaska, Minnesota - Code of Ordinances - Chapter 9.9.1, Page 22; the Subject Property is subject to the following requirements: (Note: No zoning letter has been provided by client.)

    Building Setbacks (Principal Structure):

Front	125 feet
Side	125 feet
Rear	125 feet

11. The survey was made on the ground on March 18, 2025, and correctly shows the area of the Subject Property, improvements situated on the Subject Property, and any other matters situated on the Subject Property.
12. There are no unrecorded visible easements or rights of way of which the undersigned has been advised.
13. As shown and identified on the Survey, there are possible observable encroachments (a) The utility pole located near the mid point of North property line, (b) underground electric located at the Northeast corner of property, and (c) overhead power line located at the Northeast corner of property.
14. Tax Parcel ID listed in the Title Commitment: 300190120.
15. Access to the subject property is from Bavaria Road, a dedicated public Right-of-Way.

Listing of Survey Related Schedule B - Part II Exceptions (from ALTA Title Commitment):

According to Schedule B - Part II of Title Commitment No. CP74819, issued by Chicago Title Insurance Company dated January 24, 2025, the property is subject to the following survey related exceptions:

9. NOT SURVEY RELATED
10. NOT SURVEY RELATED
11. NOT SURVEY RELATED
12. Drainage and utility easements as shown on the recorded plats of Chevalle and Chevalle 5th Addition. SHOWN HEREON
13. NOT SURVEY RELATED
14. Unrecorded Developer's Agreement, as amended by Amendment to Developer's Agreement filed October 5, 2010 as Document Number A526418. Second Amendment to Developer's Agreement filed March 14, 2011 as Document Number A535197. NOT PLOTTABLE
15. Conservation Easement in favor of the City of Chaska, a Minnesota municipal corporation, dated March 10, 2011, filed March 14, 2011 as Document Number A535201. (affects Parcel A/Outlot T and Parcel B/Outlot B) BLANKET IN NATURE
16. Public Access Easement (Public Horse Trails) in favor of the City of Chaska, a Minnesota municipal corporation, dated March 10, 2011, filed March 14, 2011 as Document Number A535205. (affects Parcel A/Outlot T) BLANKET IN NATURE
17. Public Access Easement (Public Walking & Biking Trails) in favor of the City of Chaska, a Minnesota municipal corporation, dated March 10, 2011, filed March 14, 2011 as Document Number A535206. (affects Parcel A/Outlot T) NOT PART OF SURVEYED AREA
18. Covenants, conditions, restrictions and easements contained in Declaration for CIC No. 134, dated November 20, 2007, filed November 29, 2007 as Document Number A475432. First Amended and Restated Declaration filed August 8, 2008 as Document Number A487711. Second Amended and Restated Declaration filed May 28, 2019 as Document Number A677542. (affects Parcel B) NOT PLOTTABLE
19. Subject to roads as shown by available maps. (affects Parcel C) BLANKET IN NATURE
20. Resolution No 03-52 approving a conditional use permit filed October 29, 2003 as Document Number A371363. (affects Parcel C) BLANKET IN NATURE
21. NOT SURVEY RELATED
22. NOT SURVEY RELATED
23. NOT SURVEY RELATED

Legal Description (from ALTA Title Commitment No. 709926):

Parcel A:
Outlots T, U and V, Chevalle, Carver County, Minnesota.

Parcel B:
Outlots A and B, Chevalle 5th Addition, CIC No. 134, Carver County, Minnesota.

Parcel C:
That part of the North One-Half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

Abstract Property

Surveyor's Certification:

To: First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(b), 13, 15, 16, 17 and 18 of Table A thereof. The field work was completed March 18, 2025.

Date of Plat or Map: March 31, 2025

By: _____

Daniel F. Corey, MN Professional Land Surveyor No. 52585
Houston Engineering, Inc.
7510 Market Place Drive
Eden Prairie, Minnesota 55344
E-mail Address: dcorey@houstoneng.com
Phone: (952) 255-9956

Site Data:

Subject Property Area: ±28.766 Acres (1,253,037 Square Feet)

No.	Revision	Date	By

STOEBNER ALTA
3910 BAVARIA ROAD, CHASKA, MN 55318
ALTA/NSPS LAND TITLE SURVEY

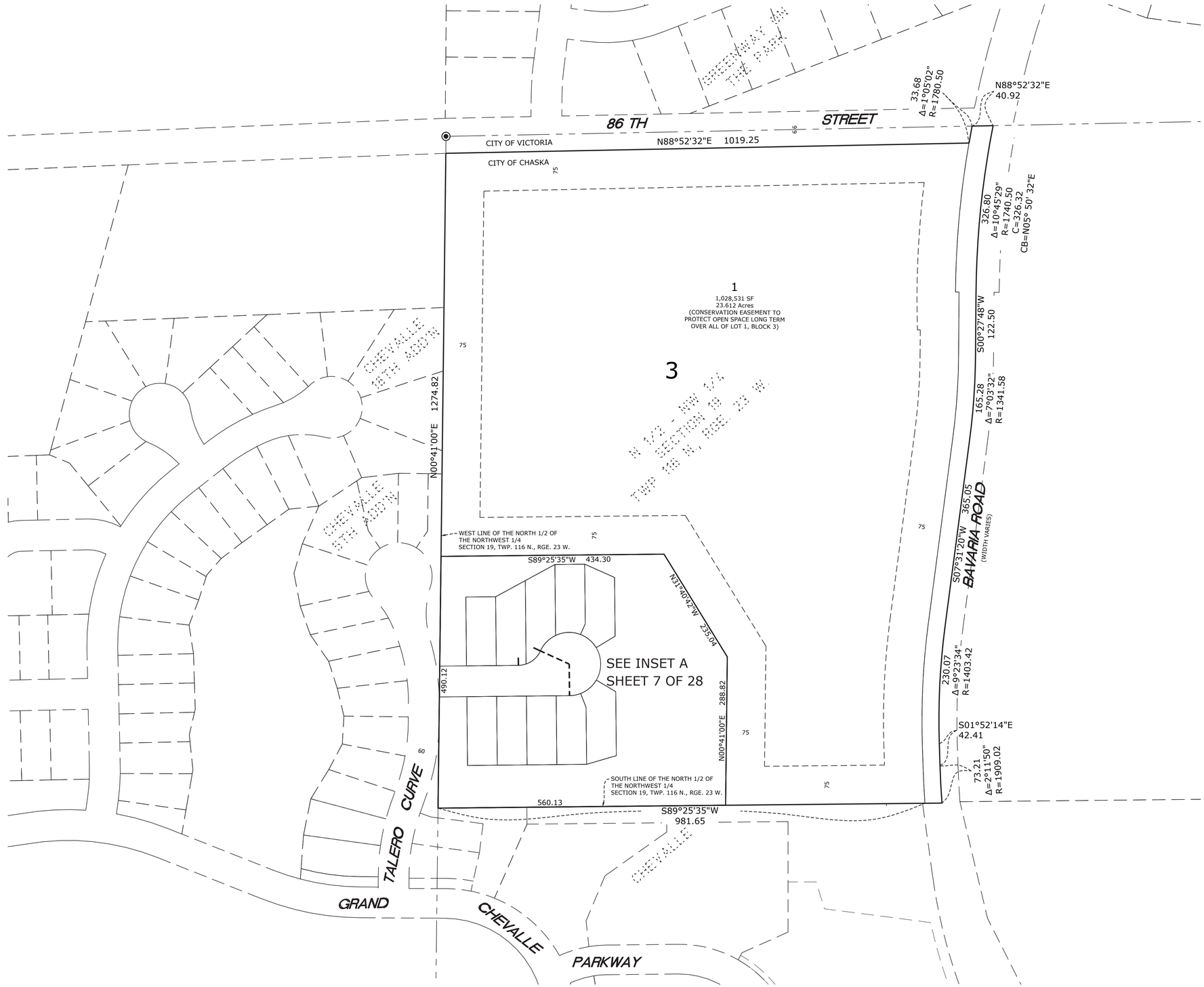
HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	5 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Xref_Data\13074-0002_X-SURV.dwg-22x34 Landscape Side 3 OF 3-9/26/2025 3:54 PM-(droegiers)

CHEVALLE 19TH ADDITION

PRELIMINARY PLAT



EXISTING PARENT PARCEL LEGAL DESCRIPTION:

That part of the North One-Half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

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

EXISTING PARENT PARCEL AREA:

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

LOT TABULATION AND SITE DATA											
	BLOCK 1:		LOT AREAS				LOT WIDTH AT SETBACK:			BUILDABLE AREA	
		LOT 1:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 2:	8,653	SF	0.20	(ACRES)		58.0	FT	4,973	SF
		LOT 3:	8,763	SF	0.20	(ACRES)		81.1	FT	4,552	SF
		LOT 4:	7,713	SF	0.18	(ACRES)		58.0	FT	4,360	SF
		LOT 5:	8,128	SF	0.19	(ACRES)		58.9	FT	4,735	SF
		SUBTOTAL =	**41,029**	**SF**	**0.94**	**(ACRES)**					
	BLOCK 2:										
		LOT 1:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 2:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 3:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 4:	7,704	SF	0.18	(ACRES)		58.0	FT	4,403	SF
		LOT 5:	8,509	SF	0.20	(ACRES)		58.2	FT	5,095	SF
		SUBTOTAL =	**39,529**	**SF**	**0.91**	**(ACRES)**					
	STREET RIGHT-OF-WAY:						**OWNERSHIP**				
		TALERO CT:	24,409	SF	0.56	(ACRES)	*City of Chaska*				
	TOTAL DEVELOPED AREA =		**104,967**	**SF**	**2.41**	**(ACRES)**					
	BLOCK 3 (Remnant Area):										
		LOT 1:	989,586	SF	22.72	(ACRES)	*Stoebner Family*				
	RIGHT-OF-WAY DEDICATION										
		BAVARIA RD:	46,006	SF	1.06	(ACRES)	*City of Chaska*				
	OTHER AREAS										
	STORMWATER TREATMENT		35,935	SF	0.82	(ACRES)	*Contained within Outlot A*				
	OUTLOTS:										
		OUTLOT A:	156,836	SF	3.60	(ACRES)	*Talero Curve HOA*				

N

100 0 100 200
Scale Feet

HOUSTON engineering, inc.

Sheet 6 OF 28
Project No. 13074-0002

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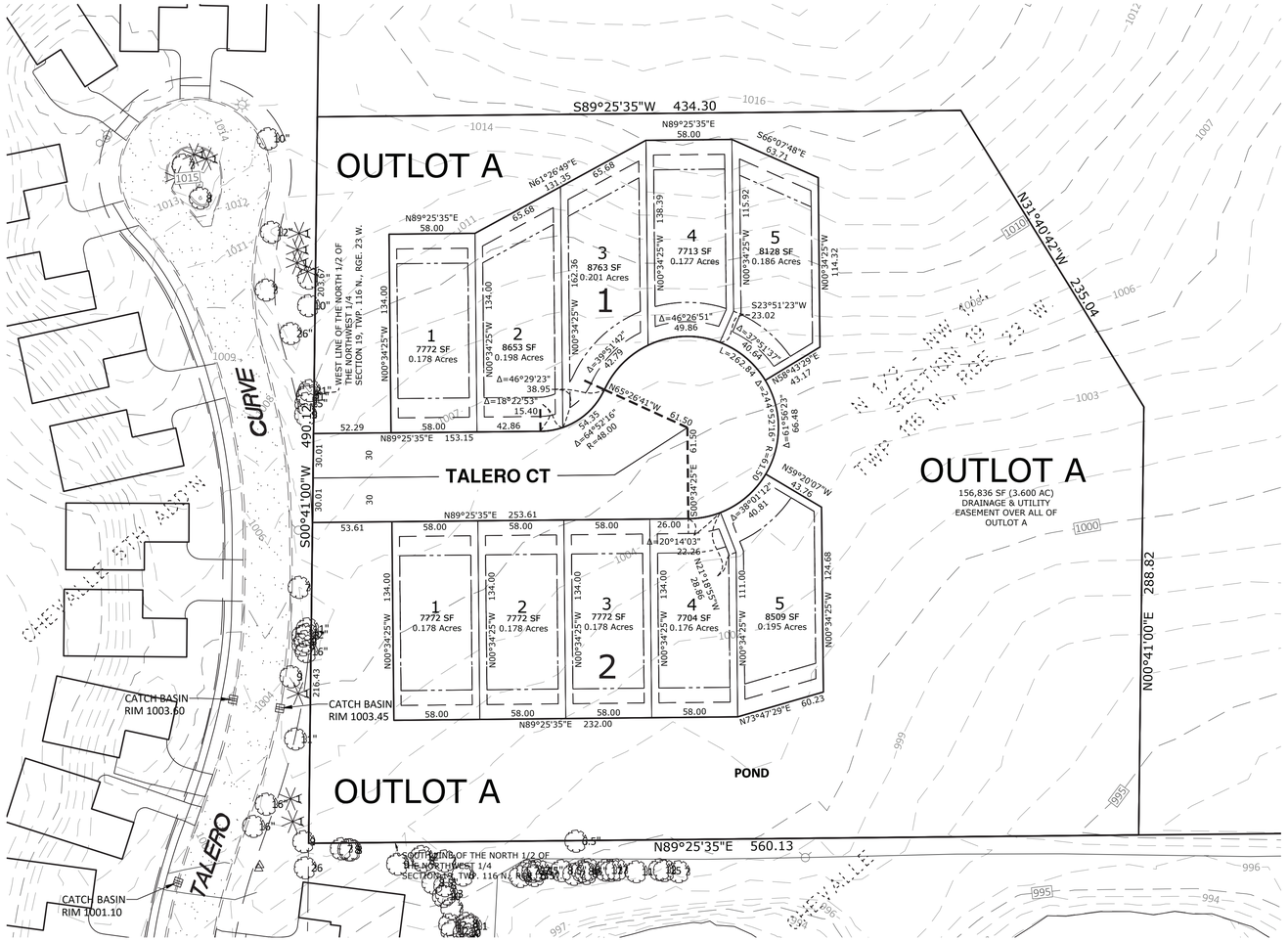
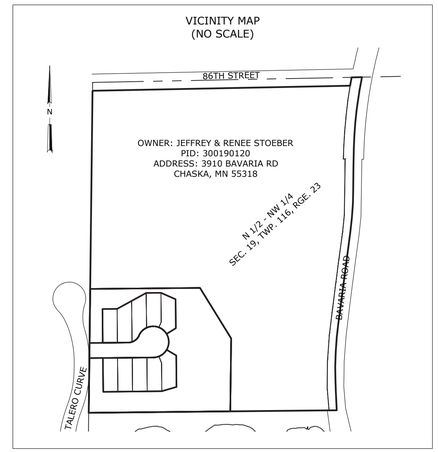
CHEVALLE 19TH ADDITION

PRELIMINARY PLAT

INSET A





EXISTING LEGAL DESCRIPTION:

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

EXISTING TOTAL LOT AREA:

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

PROPOSED LEGAL DESCRIPTION:

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

PROPOSED SETBACKS:

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

SITE INFORMATION:

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

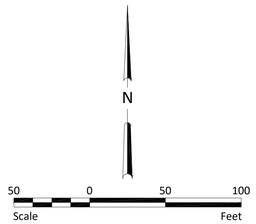
ZONING:
EXISTING - RURAL RESIDENTIAL
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

OWNER & DEVELOPER:

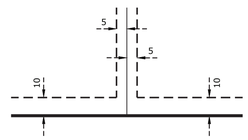
QUADRIGA VENTURES
PRIMARY CONTACT: MATTHEW WEINER
5810 WEST 78TH STREET, SUITE 100
BLOOMINGTON, MN 55439

ENGINEER & SURVEYOR:

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



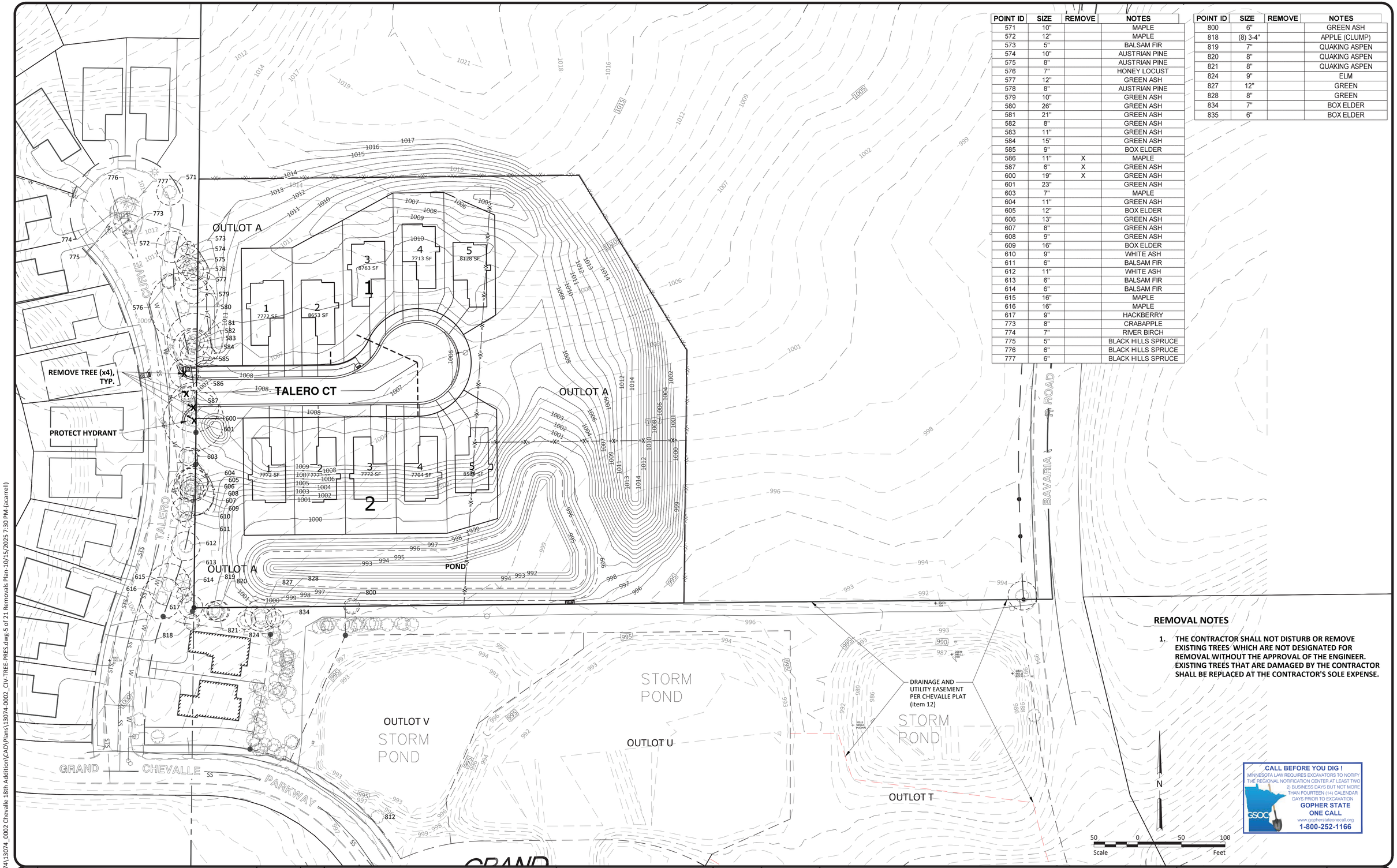
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)



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

HOUSTON engineering, inc.

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plat\13074-0002_SUR-PLAT-PRELIM.dwg-22x34 Plat-10/15/2025 7:30 PM-(acarrell)



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

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

REMOVAL NOTES

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

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

N
Scale 50 0 50 100 Feet

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

TREE PRESERVATION PLAN
PROJECT NO. 13074-0002

SHEET
8 OF 28

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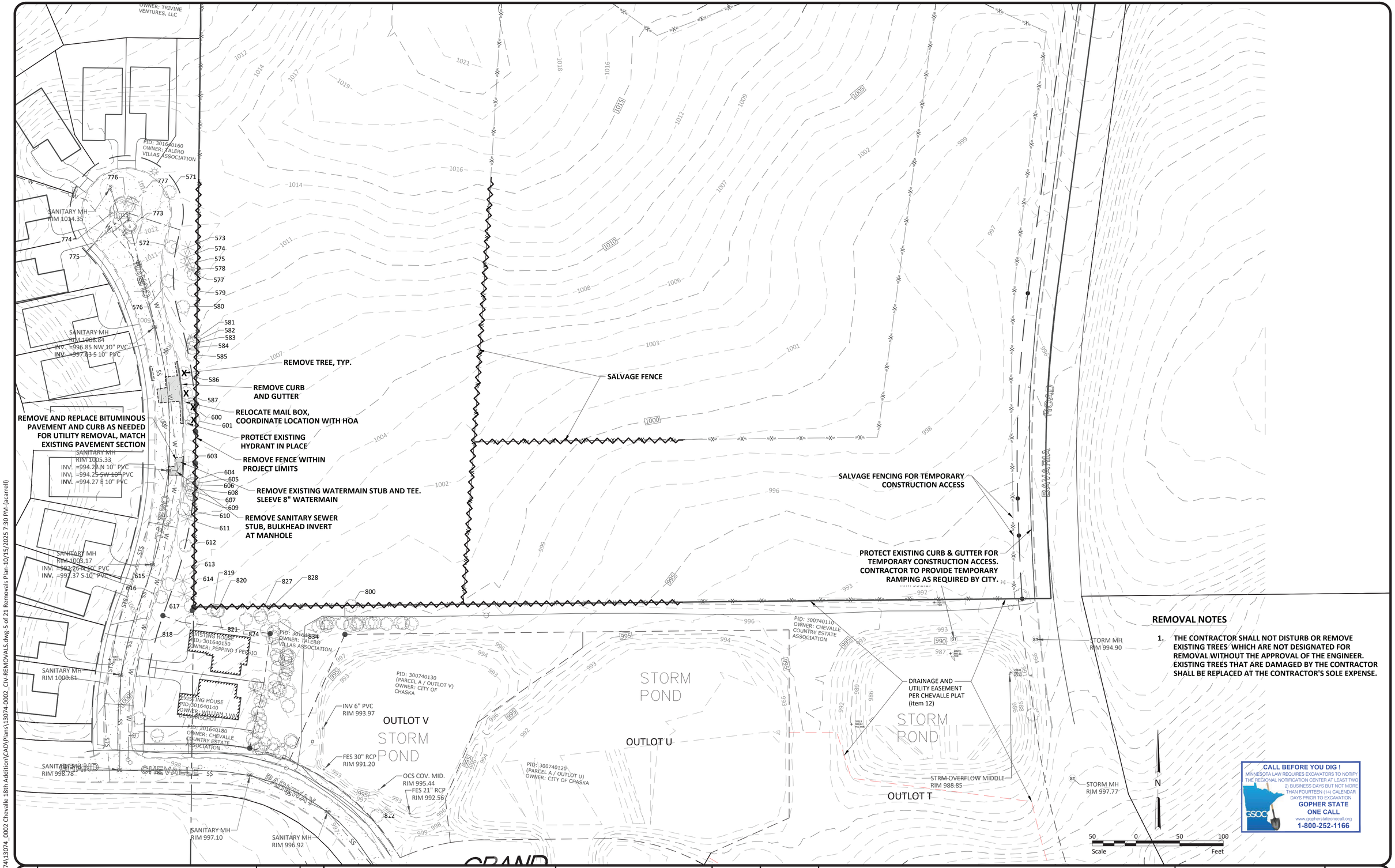

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AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

REMOVALS PLAN

PROJECT NO. 13074-0002

SHEET
9 OF 28

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HEI NO. 13074-0002

ZONING DATA

STOEBNER PROPERTY

TOTAL GROSS AREA:	30.56 ACRES
GROSS DEVELOPMENT AREA:	6.01 ACRES
NET DEVELOPED AREA: (includes right of way and full lots)	2.41 ACRES
2040 COMPREHENSIVE PLAN: GUIDED USE	RURAL RESIDENTIAL
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	10
NET DENSITY	± 4.15 UNITS/ACRE

N

100 0 100 200
Scale Feet

86 TH. STREET

CITY OF VICTORIA

GRAND CHEVALLE PARKWAY

TALERO CT

BAVARIA ROAD

STORM MH
RIM 1010.99

APPROXIMATE BUILDING LAYOUT, TYP.

SURMOUNTABLE CURB AND GUTTER, TYP.

5' CONCRETE SIDEWALK, TYP.

BUILDING SETBACK, PROPERTY LINE, TYP.

OUTLOT A

OUTLOT U

INSTALL ADVANCED WARNING SIGNAGE NORTH AND SOUTH OF TEMPORARY CONSTRUCTION ENTRANCE NOTING CONSTRUCTION TRAFFIC ENTERING AHEAD

CONSTRUCTION HAUL ROUTE

STORM MH
RIM 994.90

STORM MH
RIM 991.17

STORM MH
RIM 991.77

INV 6" PVC
RIM 999.97

FES 30" RCP
RIM 991.20

DCS COV. MID.
RIM 991.42

STORM POND

STRM OVERFLOW MIDDLE
RIM 988.65

CALL BEFORE YOU DIG !
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10/16/2025
Date

HOUSTON engineering, inc.

Drawn by ES, JP, AO | Date 10/16/2025
Checked by AC | Scale AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

OVERALL SITE PLAN
PROJECT NO. 13074-0002

SHEET
10 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SITE-OVERALL.dwg-8 of 25 Overall Site Plan-10/15/2025 7:30 PM-(acarrell)

INSTALL NEW OR SALVAGED
5' FENCE TO MATCH EXISTING

OUTLOT A

INSTALL ONE WAY DIRECTIONAL
PEDESTRIAN CURB RAMP
PER MNDOT STANDARD PLAN 5-297.250

FB 1 | FB 2 | FB 3 | 1 | FB 4 | FB 5

STREET LIGHT,
MATCH EXISTING TALERO
CURVE LIGHT STYLE

SNOW STORAGE AREA
ALONG CURB AT BACK
OF CUL-DE-SAC

OUTLOT A

SURMOUNTABLE CURB AND GUTTER,
TYP.

INSTALL STOP SIGN

5' CONCRETE SIDEWALK,
TYP.

TALERO CT
60' ROW
33' BOC
R19.5
R63
R48

1 WO | 2 WO | 3 WO | 4 WO | 5 WO | 2

BUILDING SETBACK,
TYP.

PROPERTY LINE,
TYP.

POND

OUTLOT A

CURVE

TALERO

BAVARIA ROAD

GRAND CHEVALLE PARKWAY

PID: 301640160
OWNER: TALERO
VILLAS ASSOCIATION

PID: 301640150
OWNER: PEPPINO J PESSIO

EXISTING HOUSE
PID: 301640140
OWNER: JOHN J VOLK

PID: 301640180
OWNER: CHEVALLE
COUNTRY ESTATE
ASSOCIATION

PID: 300740130
(PARCEL A / OUTLOT V)
OWNER: CITY OF
CHASKA

PID: 300740120
(PARCEL A / OUTLOT U)
OWNER: CITY OF CHASKA

PID: 300740110
OWNER: CHEVALLE
COUNTRY ESTATE
ASSOCIATION

OUTLOT V
STORM
POND

OUTLOT U

STORM
POND

INV 6" PVC
RIM 993.97

FES 30" RCP
RIM 991.20

OCS COV. MID.
RIM 995.44
FES 21" RCP
RIM 992.56

STORM MH
RIM 991.17

STORM MH
RIM 994.90

DRAINAGE AND
UTILITY EASEMENT
PER CHEVALLE PLAT
(item 12)

STORM
POND

STRM OVERFLOW MIDDLE
RIM 988.85

OUTLOT T

STORM MH
RIM 997.77

N

50 0 50 100
Scale Feet

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No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

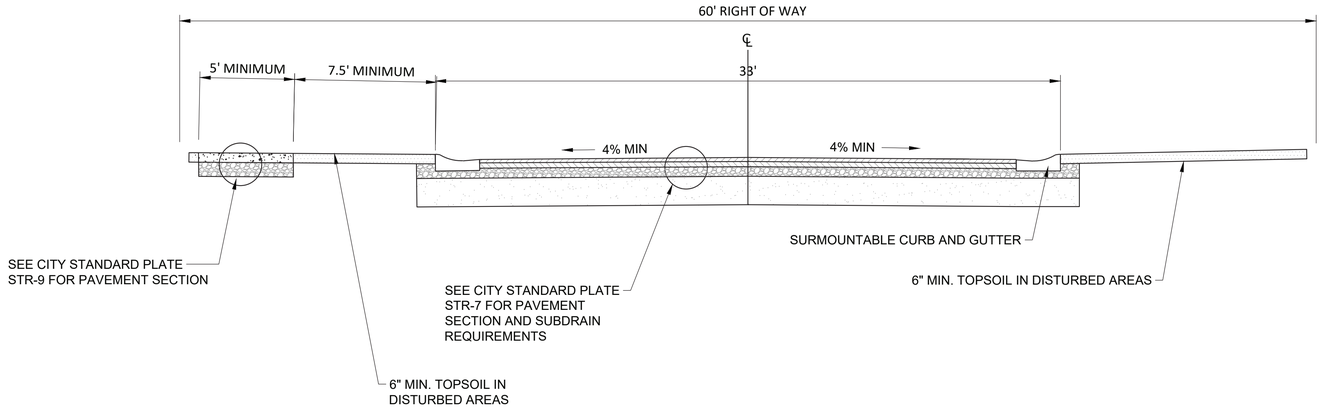
SITE PLAN

PROJECT NO. 13074-0002

SHEET
11 OF 28

HEI NO. 13074-0002

TALERO CT
TYPICAL SECTION



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ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

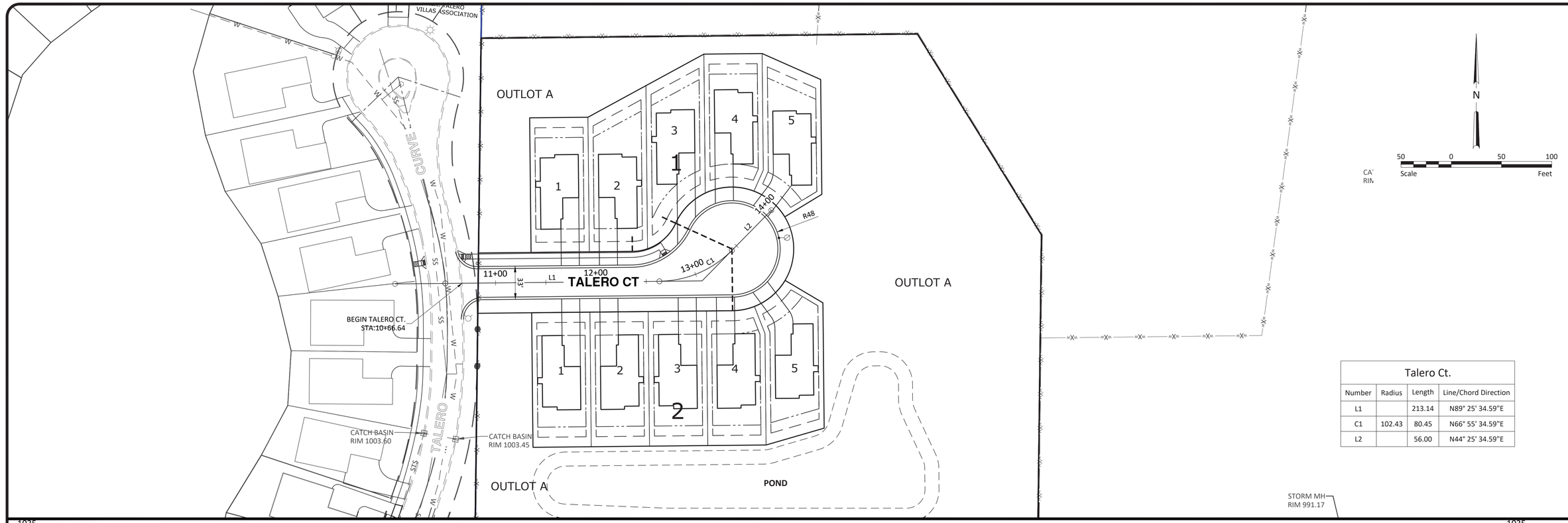
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

STREET TYPICAL SECTION

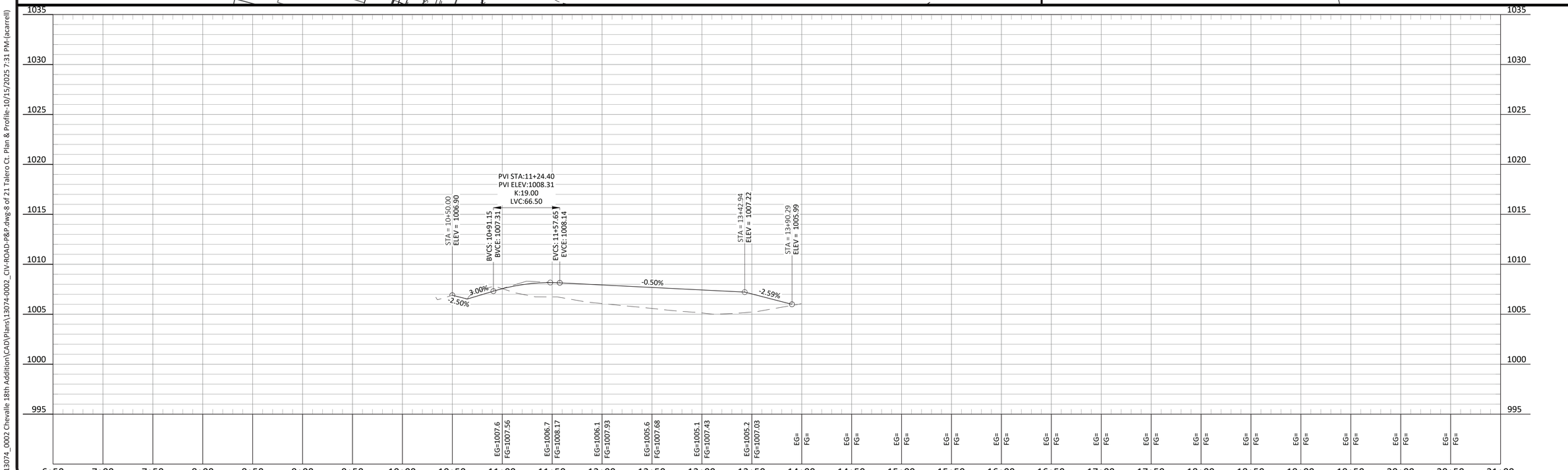
PROJECT NO. 13074-0002

SHEET
12 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SECT.dwg-7 of 21 Street Typical Section-10/15/2025 7:30 PM-(acarrell)



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



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

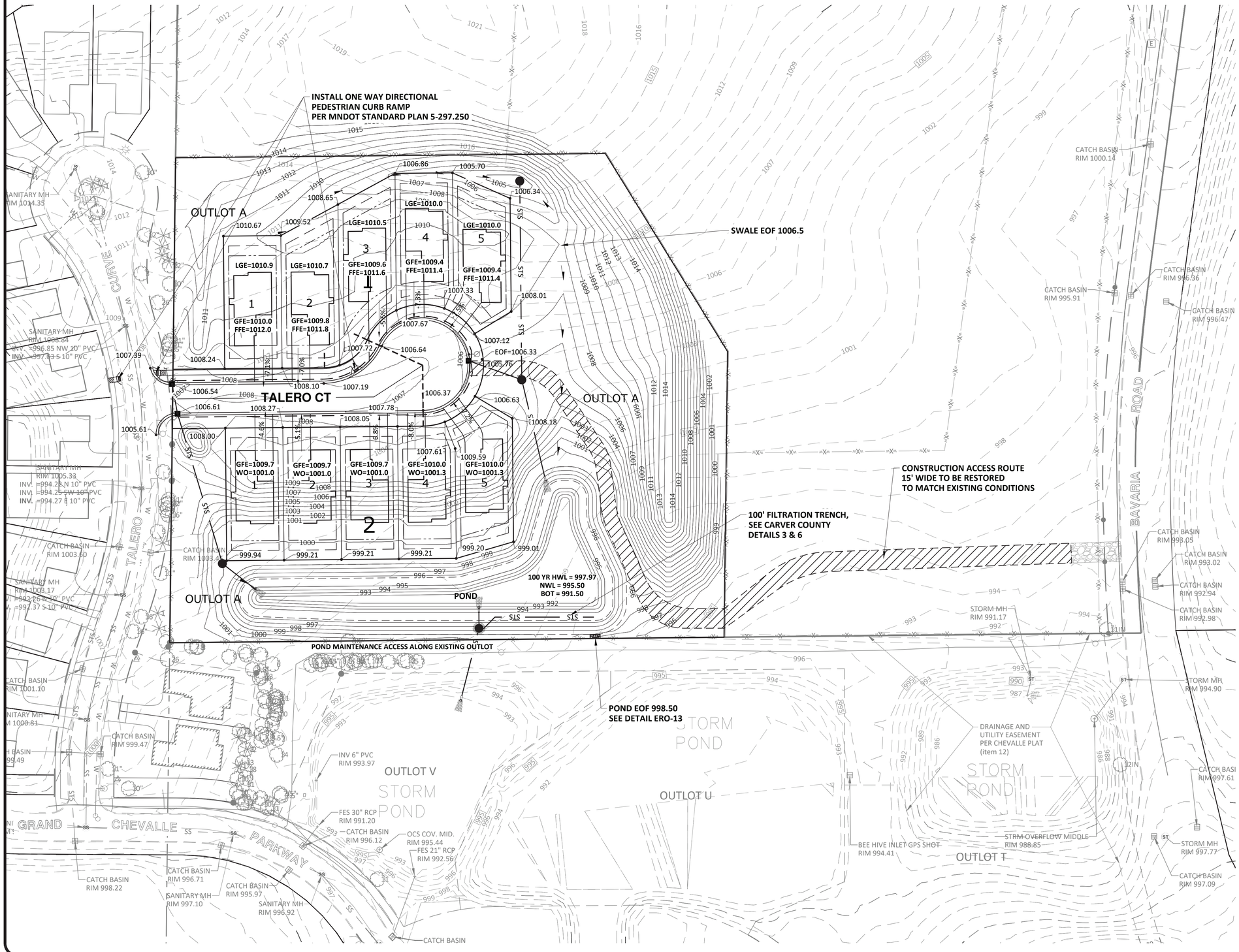
Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

TALERO CT. PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
13 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-ROAD-P&P.dwg-8 of 21 Talero Ct. Plan & Profile-10/15/2025 7:31 PM-(acarrell)



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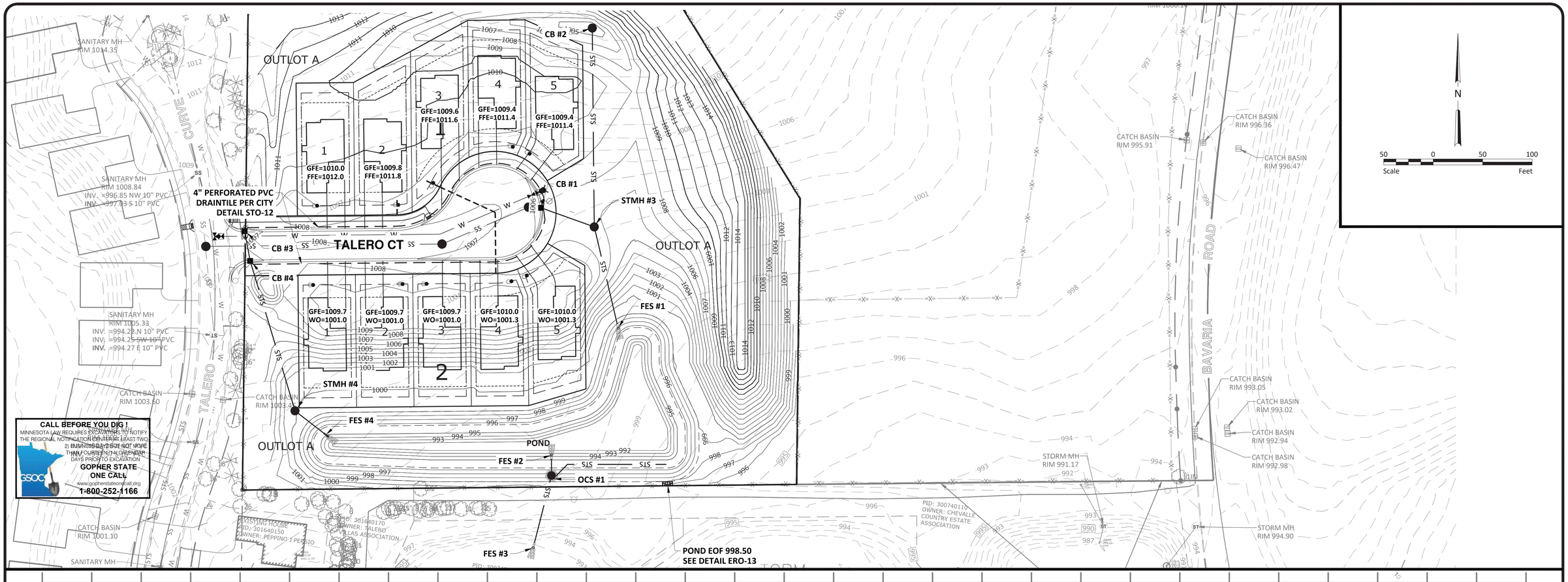
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

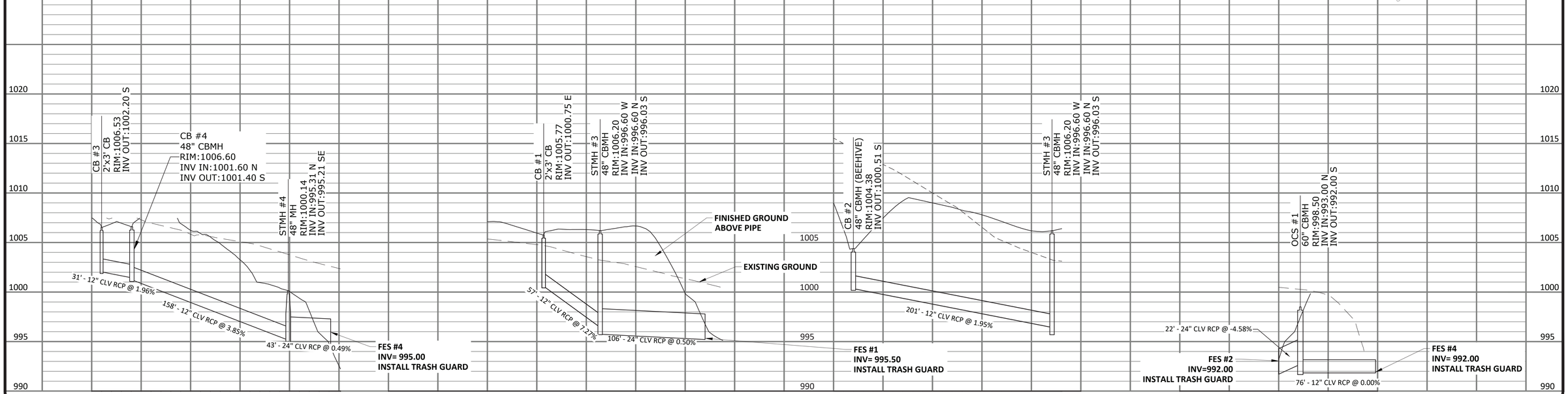
GRADING PLAN

PROJECT NO. 13074-0002

SHEET
14 OF 28

HEI NO. 13074-0002





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AC	AS SHOWN

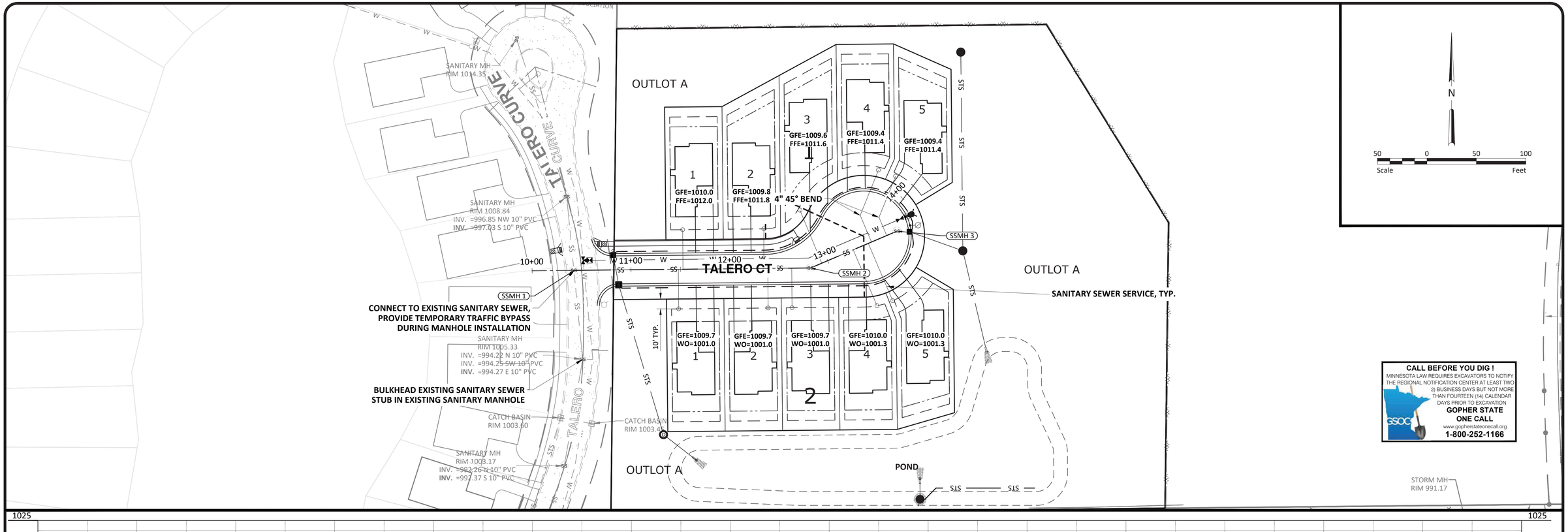
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

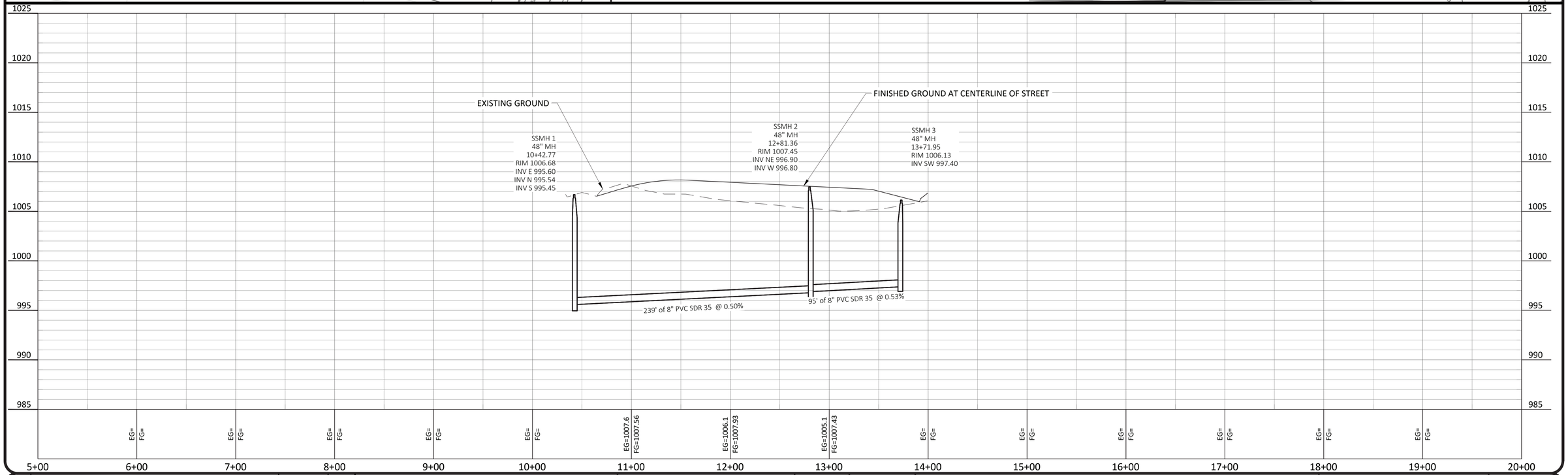
STORM SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
15 OF 28

HEI NO. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-STRM-P&P.dwg-10 of 21 Storm Sewer Plan & Profile-10/15/2025 7:31 PM-(acarrell)





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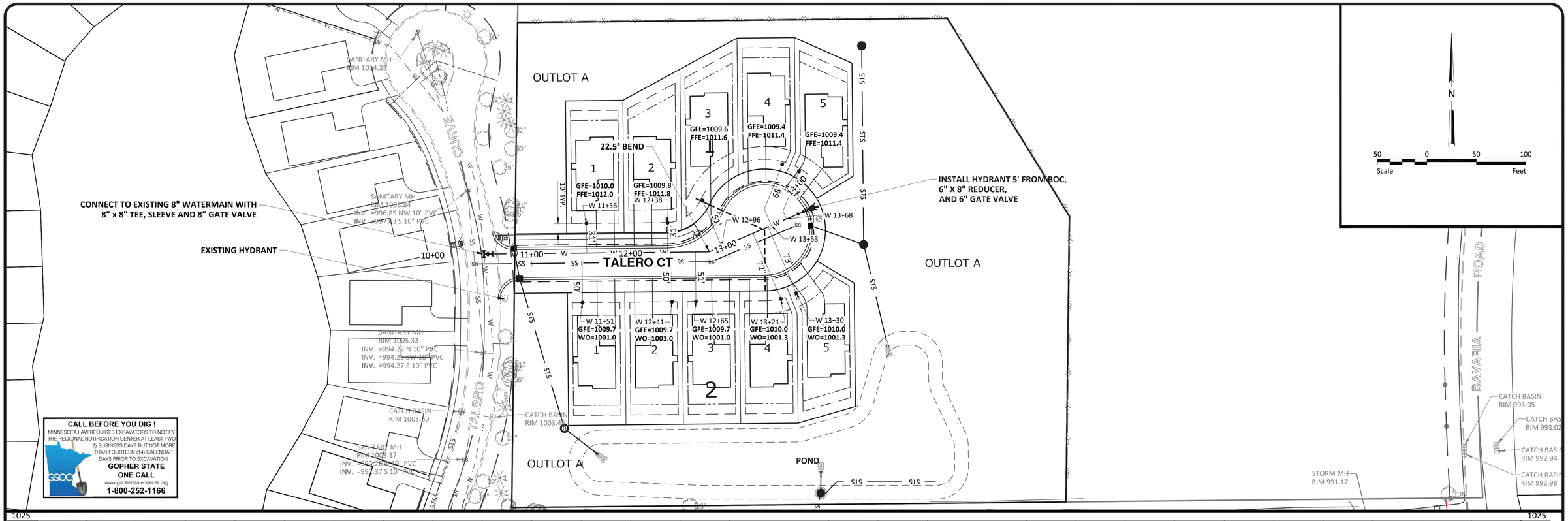
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

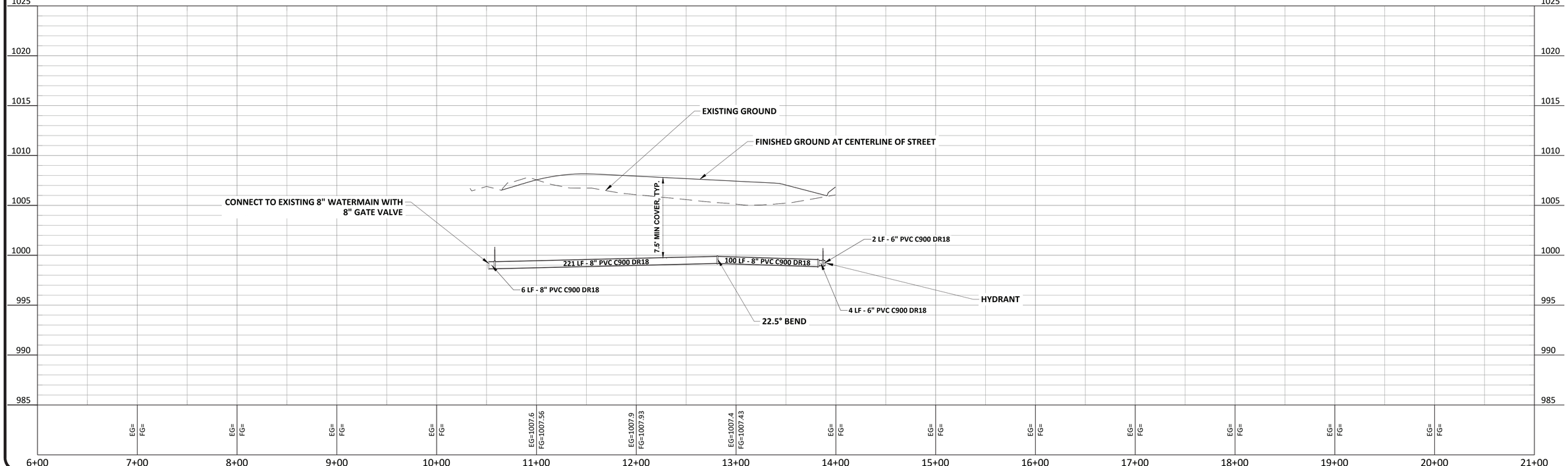
SANITARY SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
16 OF 28

HEI NO. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SAN-P&P.dwg-11 of 21 Sanitary Sewer Plan & Profile-10/15/2025 7:31 PM-(acarrell)





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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

WATERMAIN PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
17 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-WATR-P&P.dwg-12 of 21 Watermain Plan & Profile-10/15/2025 7:32 PM-(acarrell)

EROSION CONTROL BLANKET (TYP.)

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

RESTORE CONSTRUCTION ACCESS ROUTE USING MNDOT SOUTHERN SHORTGRASS ROADSIDE ONCE CONSTRUCTION IS COMPLETE

APPROXIMATE LIMITS OF CONSTRUCTION ACCESS

RIPRAP, (TYP.) SEE DETAIL STO-11

POND

OUTLOT A

OUTLOT V

OUTLOT U

OUTLOT T

STORM POND

TALERO CT

CURVE

GRAND CHEVALLE PARKWAY

BAVARIA ROAD

SANITARY MH RIM 1014.35

SANITARY MH RIM 1008.84 INV. =996.85 NW 10" PVC INV. =997.03 S 10" PVC

SANITARY MH RIM 1005.33 INV. =994.28 N 10" PVC INV. =994.25 SW 10" PVC INV. =994.27 E 10" PVC

SANITARY MH RIM 1008.17 INV. =992.26 N 30" PVC INV. =991.37 S 10" PVC

SANITARY MH RIM 1010.10

SANITARY MH RIM 1000.81

SANITARY MH RIM 996.92

SANITARY MH RIM 997.10

CATCH BASIN RIM 1003.60

CATCH BASIN RIM 1001.10

CATCH BASIN RIM 999.47

CATCH BASIN RIM 998.22

CATCH BASIN RIM 996.71

CATCH BASIN RIM 995.97

CATCH BASIN RIM 1000.14

CATCH BASIN RIM 995.91

CATCH BASIN RIM 996.36

CATCH BASIN RIM 996.47

CATCH BASIN RIM 993.05

CATCH BASIN RIM 993.02

CATCH BASIN RIM 992.94

CATCH BASIN RIM 992.98

CATCH BASIN RIM 997.61

CATCH BASIN RIM 997.09

STORM MH RIM 991.17

STORM MH RIM 994.90

STORM MH RIM 997.77

INV 6" PVC RIM 993.97

FES 30" RCP RIM 991.20

CATCH BASIN RIM 996.12

OCS COV. MID. RIM 995.44

FES 21" RCP RIM 992.56

BEE HIVE INLET GPS SHOT RIM 994.41

STRM OVERFLOW MIDDLE RIM 988.85

DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)

N

50 0 50 100
Scale Feet

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

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AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

EROSION AND SEDIMENT CONTROL PLAN
PROJECT NO. 13074-0002

SHEET
18 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-ESC.dwg-13 of 21 Erosion and Sediment Control Plan-10/15/2025 7:32 PM-(acarrell)

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GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166

SWALE SECTION ELEVATION C, SECTION EXTENDS TO 86TH ST. SEE SHEET 24

FARM SECTION ELEVATION B, SEE SHEET 24

EXISTING HOME AND EQUESTRIAN BUILDINGS

BERM SECTION ELEVATION A, SEE SHEET 24

LOTS TO BE SODDED BY HOME BUILDER, (TYP.) APPLY TEMPORARY STABILIZATION PER SWPPP REQUIREMENTS

OUTLOT A

TALERO CT

TALERO CURVE

BAVARIA ROAD

LOT A

POND

SEPTIC ACCESS COVERS

SAND / GRAVEL AREA

N

50 0 50 100
Scale Feet

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B	5
	Acer rubrum 'Red Rocket'	Red Rocket Maple	2.5" Cal.	B&B	6
	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	6
	Betula nigra	River Birch	8' ht/ Clump	B&B	3
	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	2
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2.5" Cal.	B&B	5
	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B	3
	Picea glauca	White Spruce	6` Ht.	B&B	21
	Picea pungens	Colorado Spruce	8` Ht.	B&B	10
	Pinus strobus	White Pine	6` Ht.	B&B	17
	Populus tremuloides	Quaking Aspen	20 gal.	Pot	3
	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	3
				TOTAL TREES	84

INSTALLATION NOTES
Pattern denotes trees installed by Home Builder

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
RT	Rhus typhina	Staghorn Sumac	2 gal.	20
VD	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	5 gal.	20

SYMBOL	SEED DESIGNATION	COMMON NAME
SEEDED AREAS		
	MNDOT SSR	Southern Shortgrass Roadside Seed Mix
	MNDOT WD SEED MIX	Wet Ditch Seed Mix

CITY REQUIREMENTS - STREET TREE PLANTING

ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 ½ INCH CALIPER.

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DANIEL SJORDAL
License No. 22321
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
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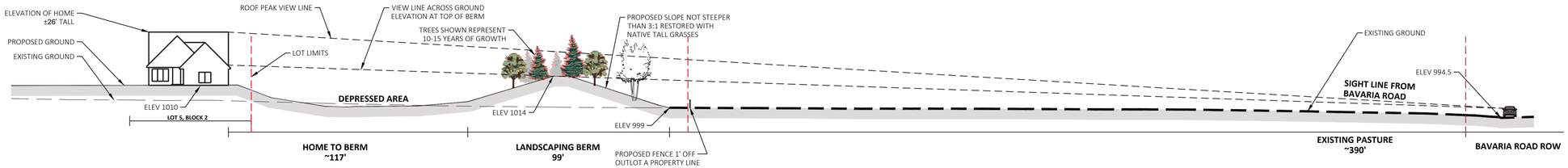
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE PLAN
PROJECT NO. 13074-0002

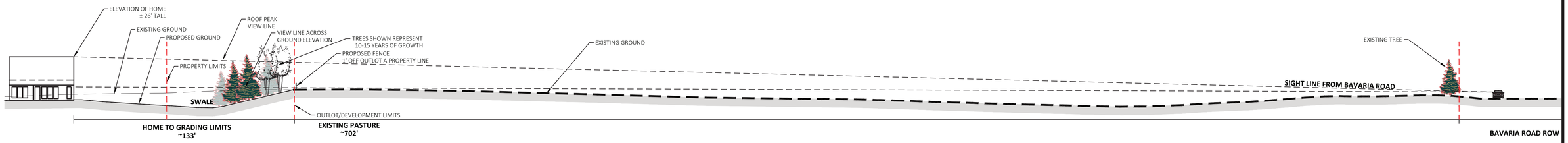
SHEET
19 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_LAN-SITE.dwg-14 of 21 Landscape Plan-10/15/2025 7:32 PM-(acarrell)



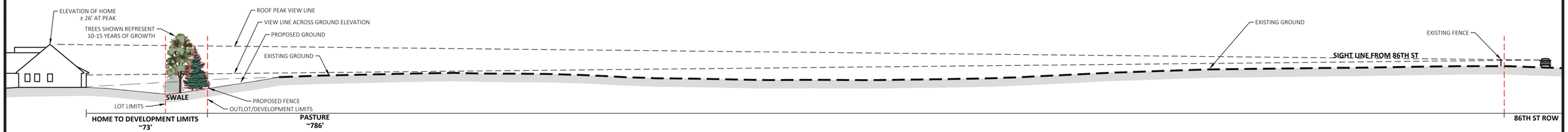
BERM SECTION ELEVATION A

SCALE 1"=30'



FARM SECTION ELEVATION B

SCALE 1"=30'



86TH ST SECTION ELEVATION C

SCALE 1"=30'

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE SECTION ELEVATIONS
PROJECT NO. 13074-0002

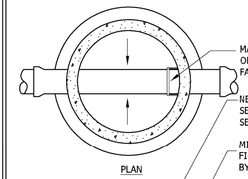
SHEET
25 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-LAN.dwg-19 of 21 Landscape Details-10/15/2025 7:33 PM-(acarrell)

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

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



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

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

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

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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

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

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK. AND GATOR WRAP.

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

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

.1' DROP ACROSS INVERTS MIN.

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

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

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

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

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St. Paul, MN 55113
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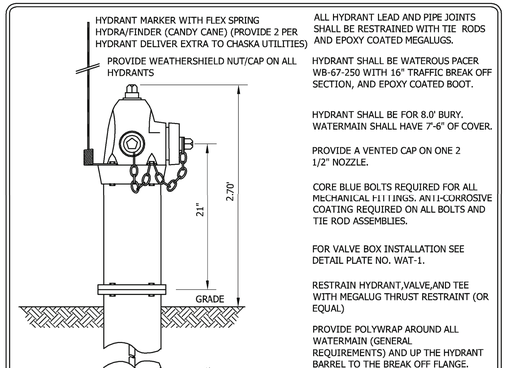
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1



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

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

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

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

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

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

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

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

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

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
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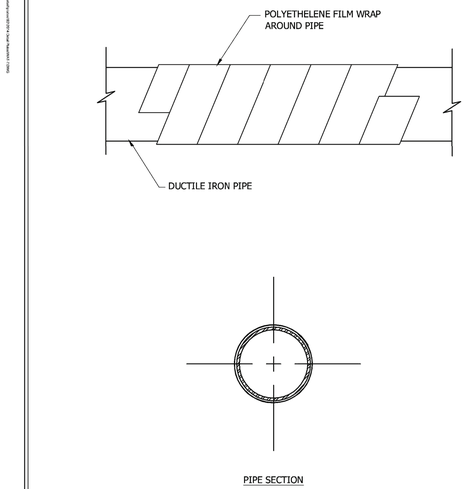
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2



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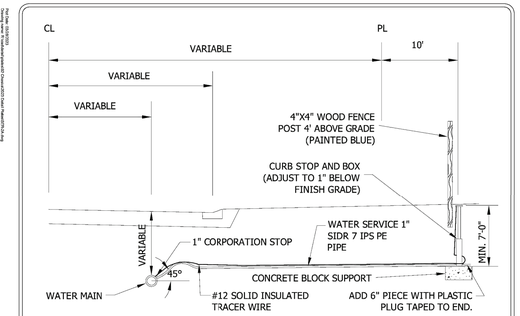
TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



PVC WATER MAIN	NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)
STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL	

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444MQ	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701B-3Q	A.Y. MCDONALD 76104-3Q	A.Y. MCDONALD 75615 OR 75614

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

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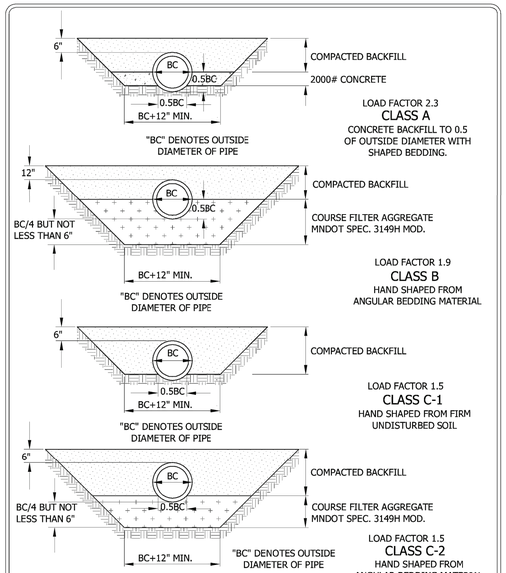
WATER SERVICE CONNECTION HDPE PIPE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SER-2A



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BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6

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

DROP LID		
TYLER	NO. 6860	
MUELLER	NO. H-10361	
BIBBY-STE-CROIX	NO. B-5160	
TOP		
TYLER	NO. 6860	26"
MUELLER	NO. H-10361	26"
BIBBY-STE-CROIX	NO. VB502	27"
EXTENSION		
TYLER	NO. 58	14"
	NO. 59	18"
	NO. 60	24"
MUELLER	NO. 58	14"
	NO. 59	20"
BIBBY-STE-CROIX		
VB520 VB521	NO. 57	9"
VB522 VB523	NO. 58	14"
	NO. 59	20"
	NO. 60	26"
BOTTOM		
TYLER	NO. 6850	65"
MUELLER	NO. H-10361	65"
BIBBY-STE-CROIX	NO. VB516	60"

· PROVIDE POLYWRAP AROUND ALL WATERMAIN
· 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
· RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.

GRADE

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

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

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

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

· RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-DI OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

3'

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

BASE

MEGALUGS

MEGALUGS

8" CONC. BLOCK

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GATE VALVE AND BOX INSTALLATION

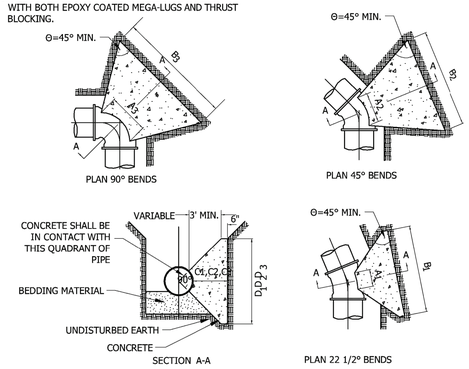
CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

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

PIPE SIZE	BUTTRESS DIMENSIONS					
	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6'	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



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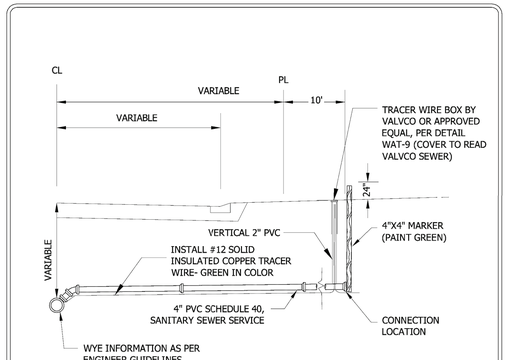
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by: ES, JP, AO
Date: 10/16/2025
Checked by: AC
Scale: AS SHOWN

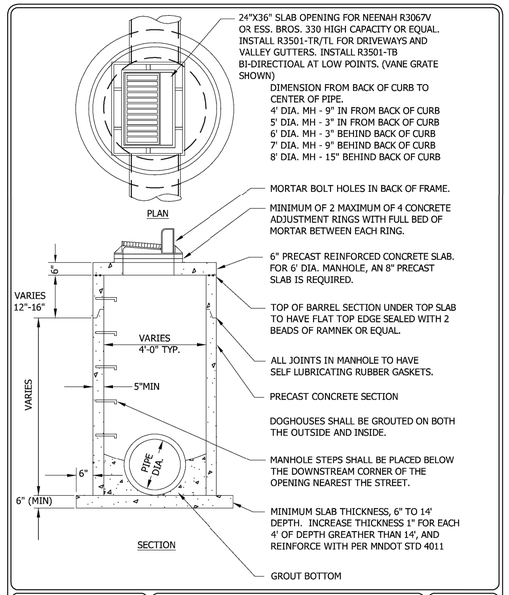
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS I

PROJECT NO. 13074-0002

SHEET 20 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-15 of 21 Civil Details I-10/15/2025 7:32 PM-(acarrell)



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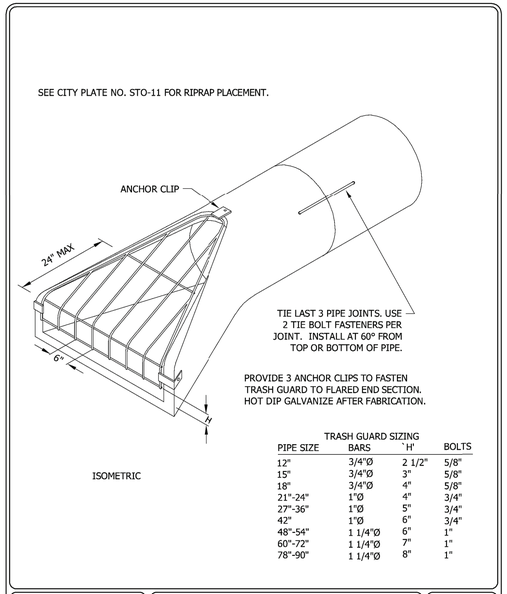
TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



TRASH GUARD SIZING

PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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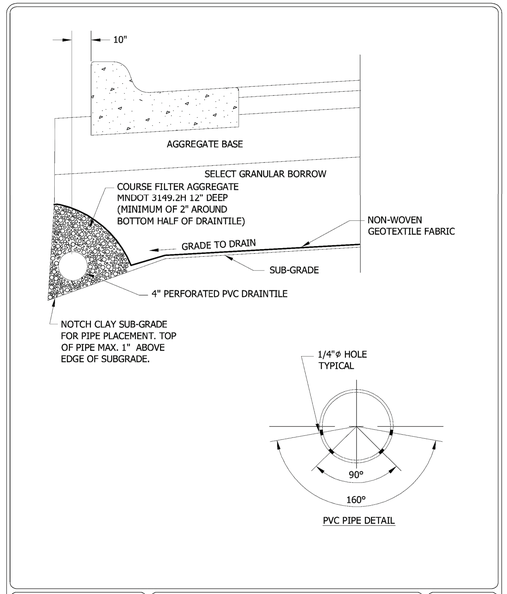
FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10



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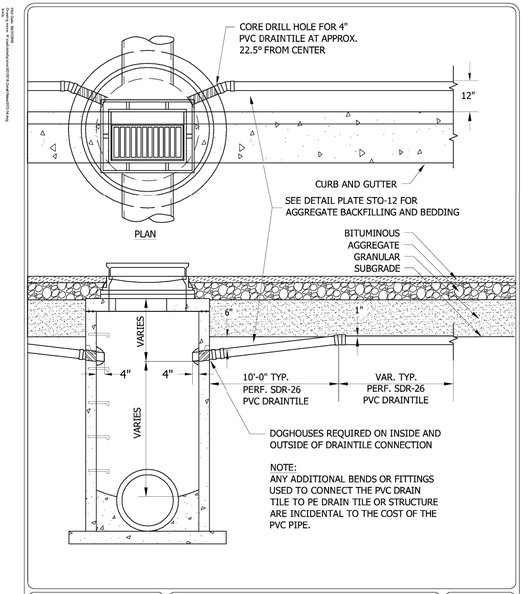
PERFORATED PVC DRAINTILE PIPE
BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12



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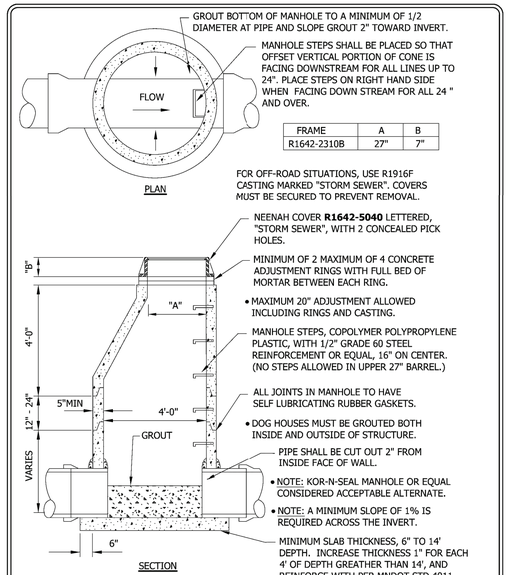
DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



FRAME	A	B
R1642-2310B	27"	7"

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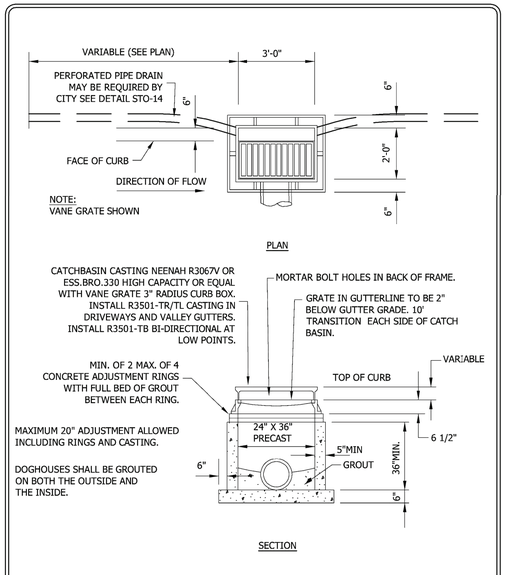
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



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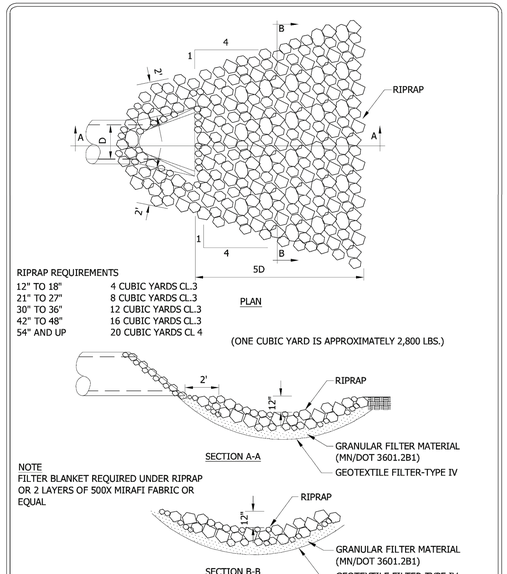
TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-6



RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL

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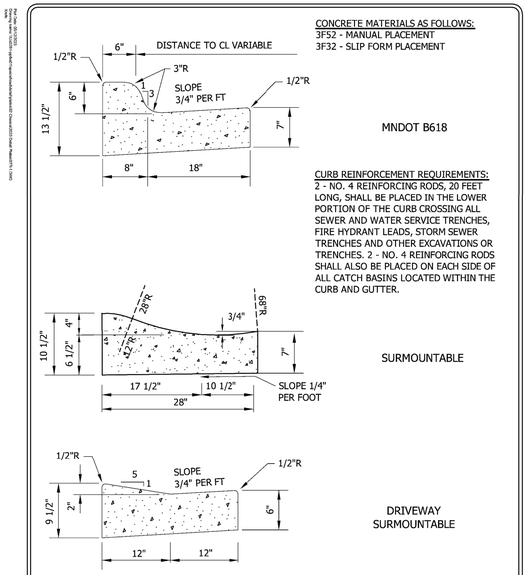
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



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CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2023

PLATE NO. STR-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by: ES, JP, AO
Date: 10/16/2025
Checked by: AC
Scale: AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS II

PROJECT NO. 13074-0002

SHEET 21 OF 28

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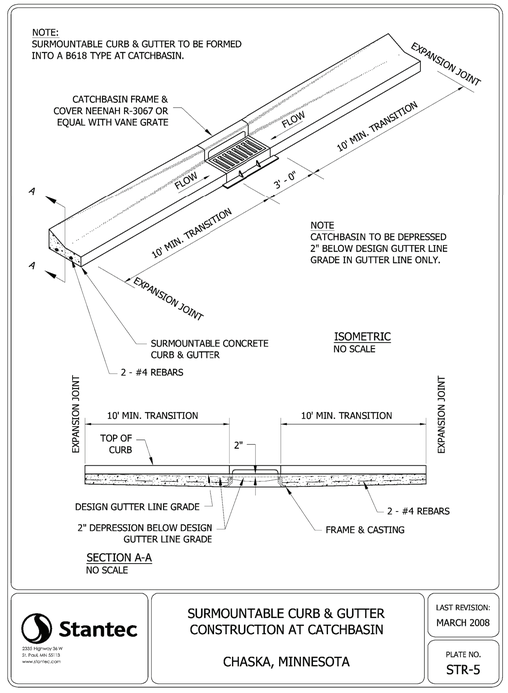

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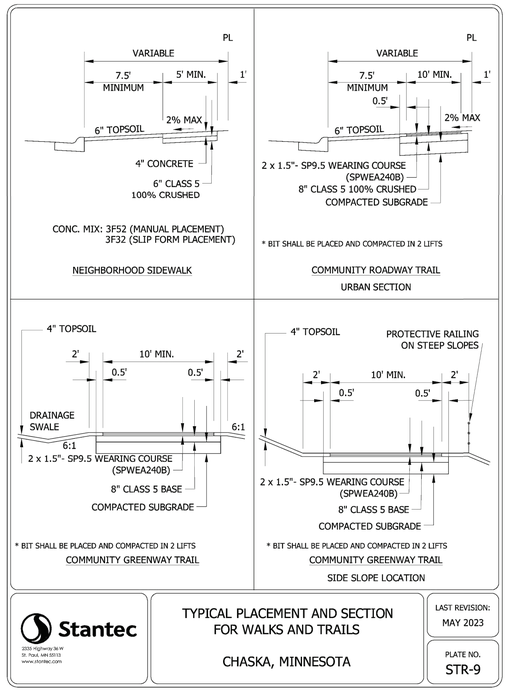
SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



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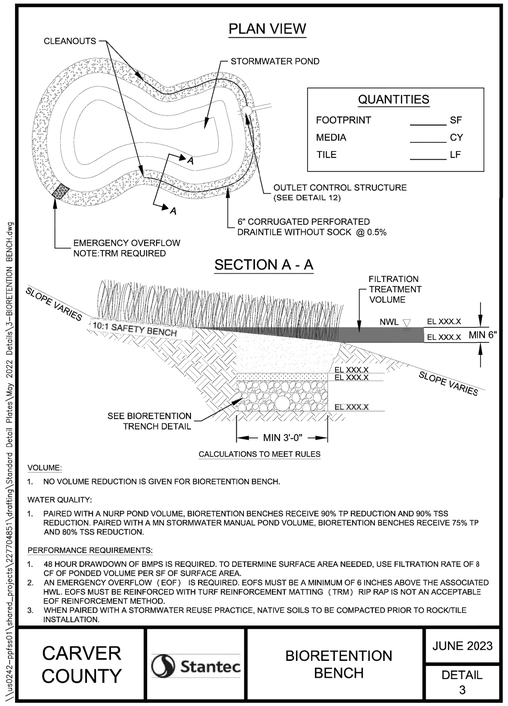
TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9

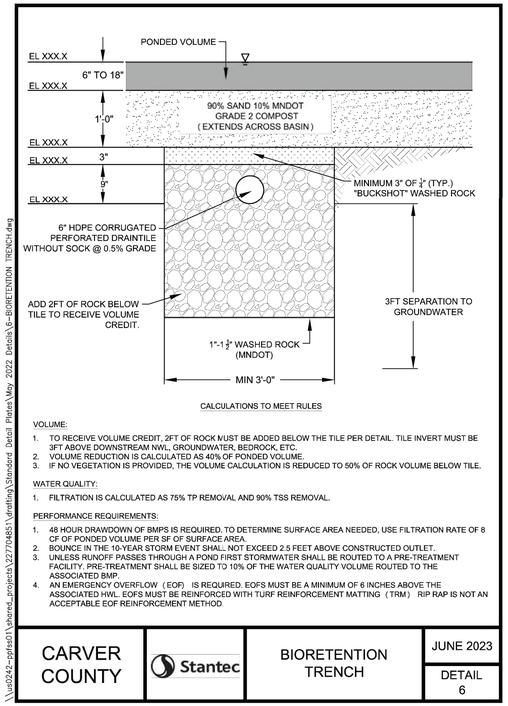


VOLUME:
1. NO VOLUME REDUCTION IS GIVEN FOR BIORETENTION BENCH.

WATER QUALITY:
1. PAIRED WITH A NURP POND VOLUME, BIORETENTION BENCHES RECEIVE 90% TP REDUCTION AND 90% TSS REDUCTION. PAIRED WITH A MN STORMWATER MANUAL POND VOLUME, BIORETENTION BENCHES RECEIVE 75% TP AND 80% TSS REDUCTION.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.
3. WHEN PAIRED WITH A STORMWATER REUSE PRACTICE, NATIVE SOILS TO BE COMPACTED PRIOR TO ROCK/TILE INSTALLATION.

CARVER COUNTY | Stantec | BIORETENTION BENCH | JUNE 2023 | DETAIL 3

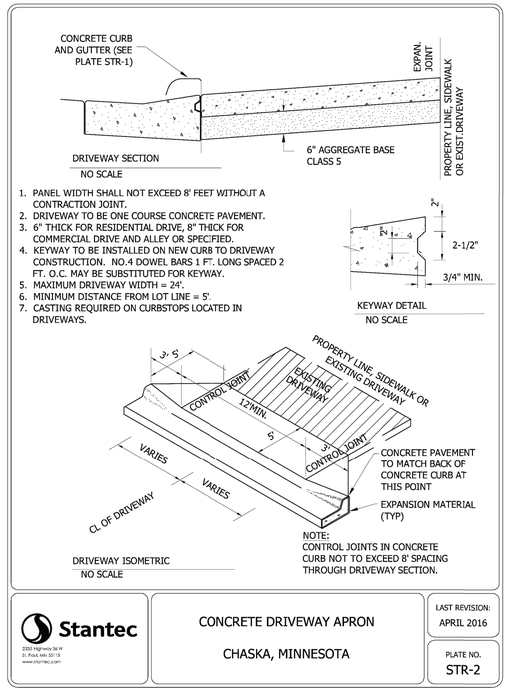


VOLUME:
1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW THE TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS REDUCED TO 50% OF ROCK VOLUME BELOW TILE.

WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
3. UNLESS RUNOFF PASSES THROUGH A POND FIRST STORMWATER SHALL BE ROUTED TO A PRE-TREATMENT FACILITY. PRE-TREATMENT SHALL BE SIZED TO 10% OF THE WATER QUALITY VOLUME ROUTED TO THE ASSOCIATED BMP.
4. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.

CARVER COUNTY | Stantec | BIORETENTION TRENCH | JUNE 2023 | DETAIL 6



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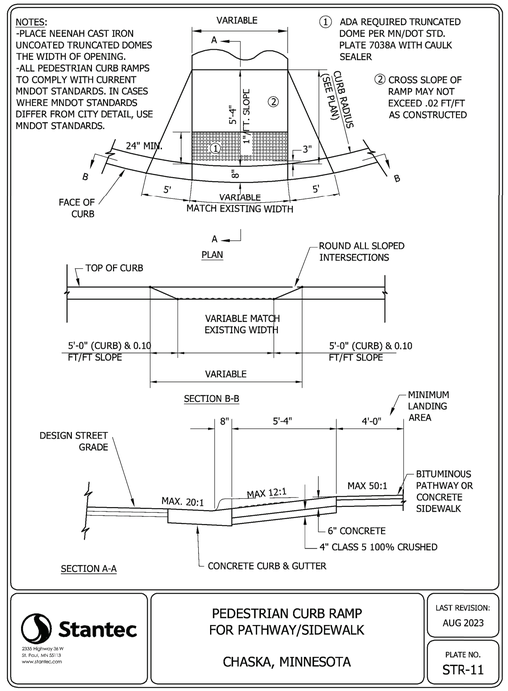
CONCRETE DRIVEWAY APRON

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-2



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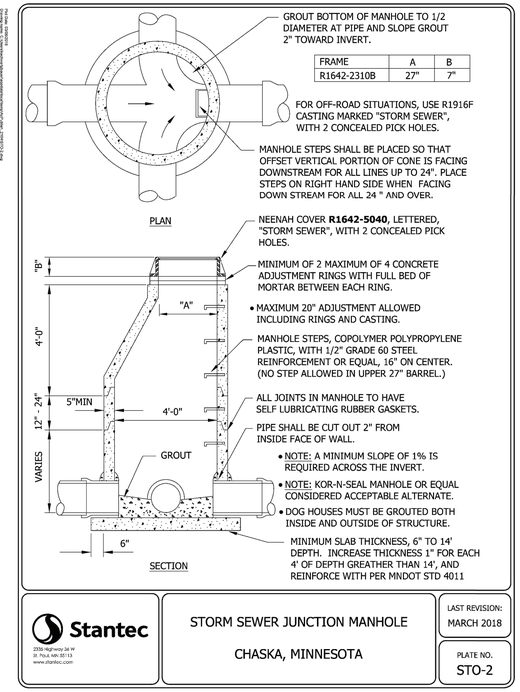
PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: AUG 2023

PLATE NO. STR-11



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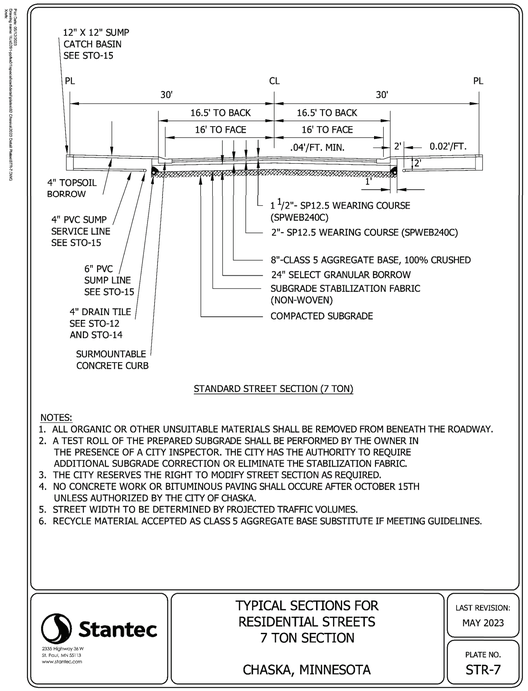
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 15TH UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS III

PROJECT NO. 13074-0002

SHEET 22 OF 28

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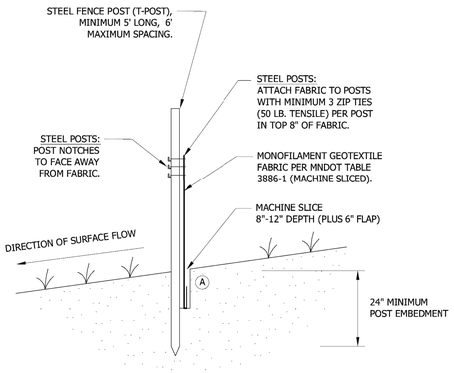

NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL THE POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

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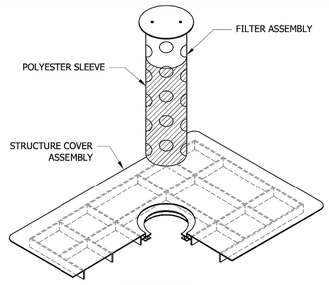
SILT FENCE
MACHINE SLICED

CHASKA, MN

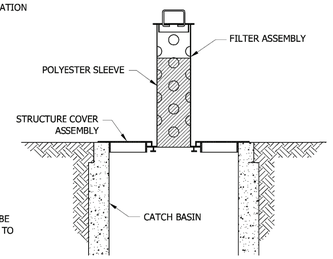
LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



ISOMETRIC VIEW

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.



IN-PLACE ELEVATION VIEW

NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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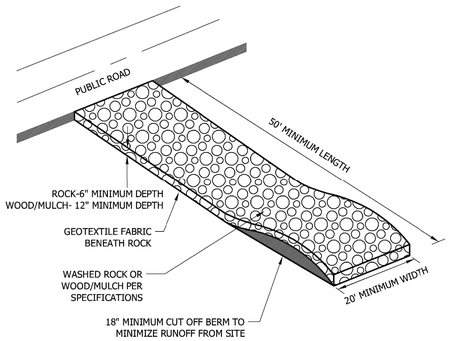
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

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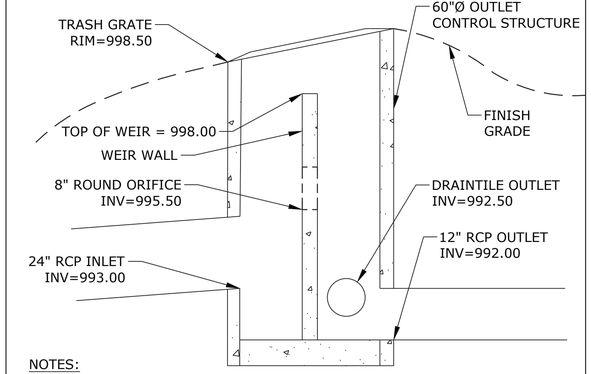
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

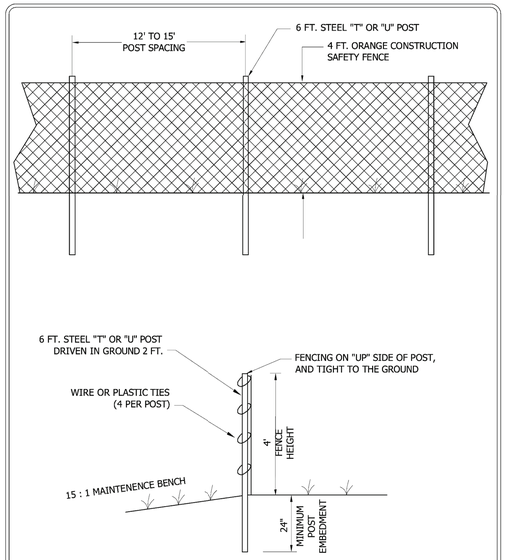
PLATE NO. ERO-7



NOTES:

1. SEE STANDARD MANHOLE DETAIL STO-18C FOR ADDITIONAL DIMENSIONS AND MATERIAL REQUIREMENTS.

OUTLET CONTROL STRUCTURE #1 (OCS) DETAIL



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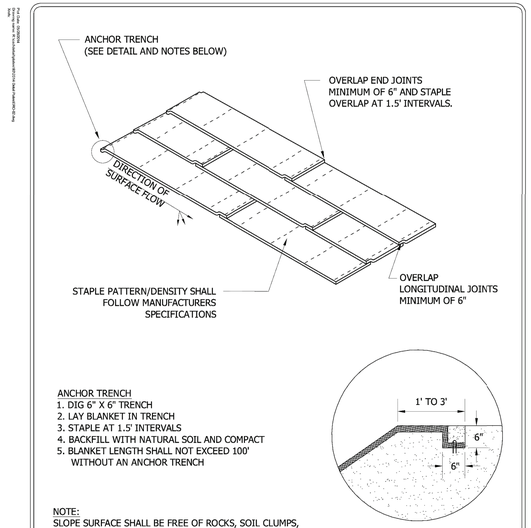
ORANGE CONSTRUCTION SAFETY FENCE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

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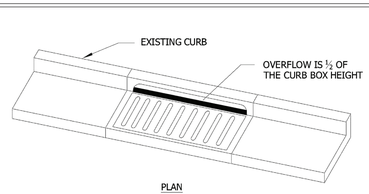
EROSION CONTROL BLANKET INSTALLATION

CHASKA, MINNESOTA

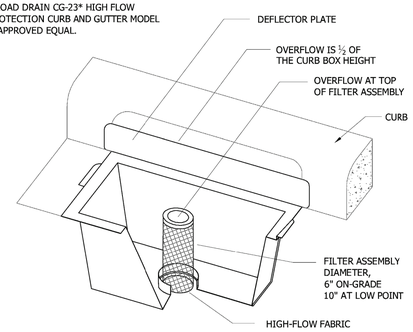
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



PLAN

WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

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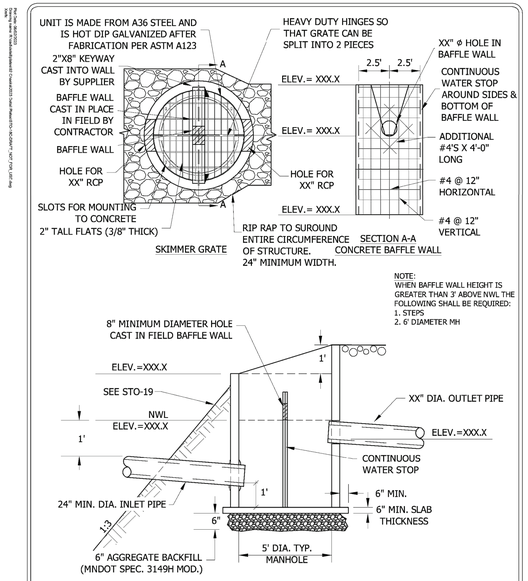
INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE

CHASKA, MINNESOTA

LAST REVISION: JUNE 2023

PLATE NO. STO-18C

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by: ES, JP, AO
Checked by: AC
Date: 10/16/2025
Scale: AS SHOWN

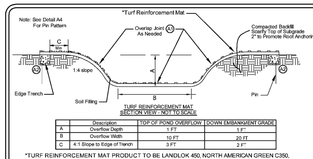
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS IV

PROJECT NO. 13074-0002

SHEET 23 OF 28

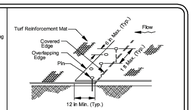
H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-18 of 21 Civil Details IV-10/15/2025 7:33 PM-(acarrell)



TURF REINFORCEMENT MAT
SECTION VIEW - NOT TO SCALE

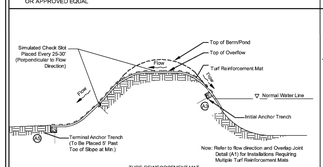
	Description	TOP OF POND OVERFLOW	BOWN EMBANKMENT EDGE
A	Overflow Depth	1 FT	1.0"
B	Overflow Width	10 FT	20 FT
C	4:1 Slope to Edge of Trench	3 FT	2 FT

*TURF REINFORCEMENT MAT PRODUCT TO BE LANDLOK 450, NORTH AMERICAN GREEN C350, OR APPROVED EQUAL



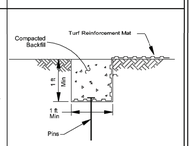
OVERLAP AT ROLL END DETAIL (A1)

*Note: Turf Reinforcement Mat Shingle/Overlap placement depends on down slope direction (i.e Shingle in the direction of the down slope)



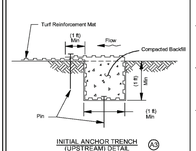
TURF REINFORCEMENT MAT
SIDE VIEW - POND OVERFLOW

Note: Refer to flow direction and Overlap Joint Detail (A1) for Installations Requiring Multiple Turf Reinforcement Mats



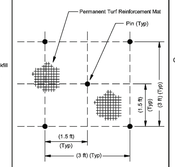
LONGITUDINAL EDGE TRENCH DETAIL (A2)

*Note: Pins in bottom of trench shall be placed 1 ft on center

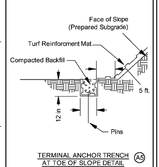


INITIAL ANCHOR TRENCH (UPSTREAM) DETAIL (A3)

*Note: Pins on bottom of trench and overlap shall be spaced 1 ft on center



PIN PATTERN (A4)



TERMINAL ANCHOR TRENCH AT TOE OF SLOPE DETAIL (A5)

*Note: Pins in bottom of trench shall be placed 1 ft on center

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TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

LAST REVISION:
AUGUST 2023

PLATE NO.
ERO-13

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS V

PROJECT NO. 13074-0002

SHEET
24 OF 28

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PLANTING NOTES
PERMITS:

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

PREPARATION AND PLANTING:

2. ALL PLANTING TO FOLLOW THE CITY OF CHASKA ZONING ORDINANCE REQUIREMENTS.

3. ALL PLANTING BEDS AND TO RECEIVE SHREDDED HARDWOOD MULCH AND POLY EDGING. MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.

4. ALL TREES IN LAWN AREAS TO HAVE 5' DIAMETER RING WITH POLY EDGING AND RECEIVE SHREDDED HARDWOOD. MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS. KEEP MULCH 6" AWAY FROM TRUNK.

5. ALL PLANTING BEDS AND TREE RINGS TO BE EDGED WITH 5" COMMERCIAL GRADE POLY EDGING OR APPROVED EQUAL. EDGING TYPE SUBSTITUTIONS TO BE APPROVED BY OWNER'S REPRESENTATIVE.

6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.

7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE THE MINIMUM REQUIRED SIZE OF EACH PLANT.

8. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

9. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.

10. ALL DISTRUBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE PLANS. ANY AREAS DISTURBED BY CONTRACTOR OUTSIDE OF PROJECT LIMITS TO BE RESTORED TO ORIGINAL CONDITIONS.

11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.

12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSEY STOCK FOR SIZE AND QUALITY.

13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.

14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).

15. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

16. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.

17. DO NOT PLANT WHEN TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT, EXCEED 90 DEGREES FAHRENHEIT, SUSTAINED WIND EXCEEDING 25 MPH, GROUND IS SATURATED, GROUND IS FROZEN AND/OR OTHER ENVIRONMENTAL CONDITIONS THAT ARE NOT CONDUCIVE TO TREE PLANTING.

18. DO NOT ALLOW TREES TO DRY-OUT BEFORE THEY CAN BE PLANTED. KEEP TREES, INCLUDING ROOTBALLS, COOL AND MOIST UNTIL PLANTED.

19. PLANT TREES SUCH THAT FIRST FLARE ROOT IS 1" TO 2" ABOVE SURROUNDING GRADE.

20. REMOVE FROM SITE ALL DEBRIS ASSOCIATED WITH INSTALLATION ACTIVITES. CLEAN SIDEWALKS, ROADS, ADJACENT LAWN AREAS AS NECESSARY TO KEEP THE SITE CLEAN AT ALL TIMES.

CONTRACTOR REQUIREMENTS:

21. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.

22. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE OWNER'S REPRESENTATIVE SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE OWER'S REPRESENTATIVE PRIOR TO OPENING ANY PLANT PITS.

24. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER'S REPRESENTATIVE SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.

25. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.

26. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

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

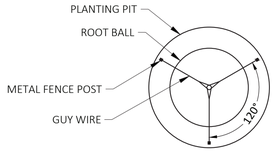
MAINTENANCE AND WARRANTY:

28. TREES STAKES TO REMAIN IN-PLACE FOR 2 FULL GROWING SEASONS. CONTRACTOR TO REMOVE STAKES AT END OF SECOND SEASON AND BEFORE WINTER.

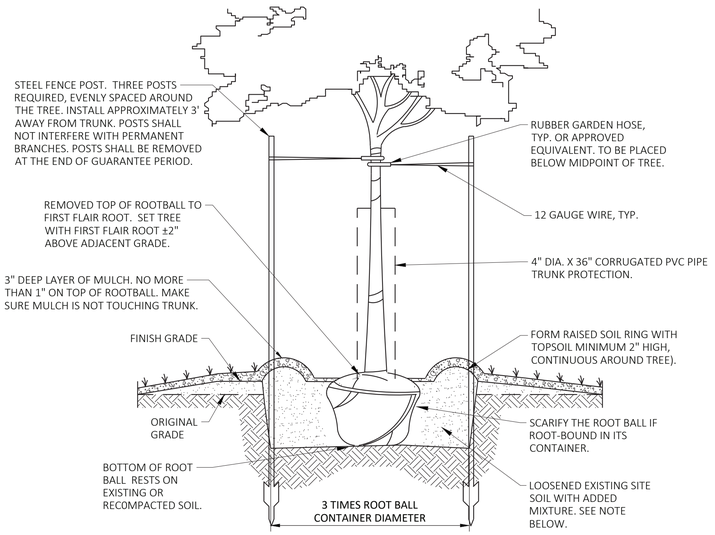
29. MAINTAIN AND WARRANTY TREES FOR 2-YEARS. MAINTAIN BY REGULAR WATERING, WEED CONTROL, STRAIGHTENING OF TREES AND STAKES, TIGHTENING OF TREE TIES, PRUNING, PEST/RODENT/DEER CONTROL, AND AS ADDITIONALLY REQUIRED.

30. TREES THAT DIE (HAVE LESS THAN 50% CANOPY) DURING THE WARRANTY PERIOD TO BE REMOVED IMMEDIATELY. REPLACEMENT TREES TO BE PLANTED DURING SPRING OR FALL PLANTING PERIODS AND MAINTAINED AND WARRANTIED FOR 1 ADDITIONAL YEAR FROM DATE OF REPLACEMENT PLANTING.

31. IF WATERING OPTIONS ARE NOT AVAILABLE ON SITE, LANDSCAPE CONTRACTOR TO INSTALL 20-GALLON WATERING BAG FOR 2-YEARS AND WATER TREES USING WATERING BAG. REMOVE WATERING BAGS BEFORE WINTER AND REPLACE WITH PVC TREE TRUNK PROTECTION. RE-INSTALL WATERING BAG THE FOLLOWING SPRING IF APPLICABLE TO COMPLETE THE 2-YEAR WATERING REQUIREMENT. REMOVE WATERING BAGS UPON COMPLETION OF TREE WARRANTY.



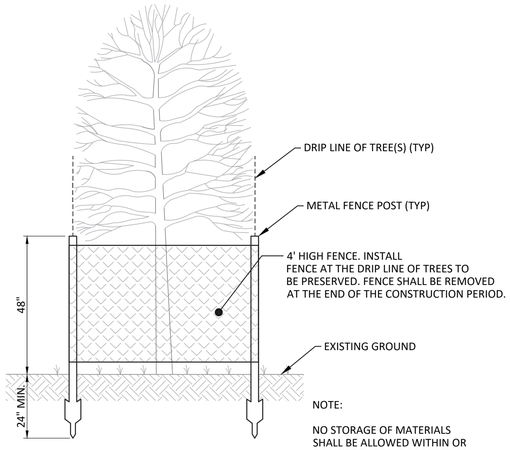
STAKING DIAGRAM



NOTES;

1. REMOVE TOP OR ROOTBALL, ADVANTAGEOUS ROOTS AND FIBROUS LOCATED ABOVE FLARE ROOTS TO DETERMINE PROPER PLANTING DEPTH.
2. TREE STAKING IS NOT PREFERRED BUT TO BE USED AS A LAST RESORT ON WINDY SITES. INSTALL TWO OF THE THREE STAKES AND GUY WIRES ON THE UPHILL SIDE OF THE TREE.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. REMOVE GUY WIRES AND TIES AFTER 6 MONTHS OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. TREE SHALL STAND PLUMB.
7. SOIL MIX: 1 PART ORGANIC MATERIAL, 1 PART SAND AND 2 PARTS TOPSOIL.
8. REMOVE ALL TAGS, ROPE, WIRE BASKETS AND CONTAINERS.
9. CLEAN TRUNK TO HEIGHT SPECIFIED AND PAINT WOUNDS WITH APROVED DRESSING COMPOUND.

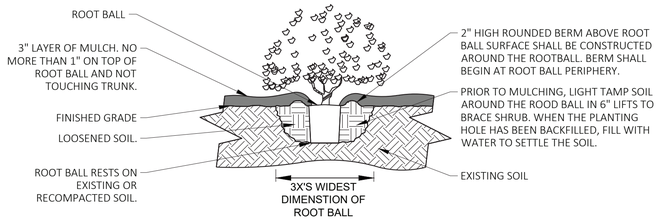
TREE PLANTING
NOT TO SCALE



NOTE:

NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.

TREE PROTECTION
NOT TO SCALE



NOTES:

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

SHRUB PLANTING
NOT TO SCALE

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

DANIEL SJORDAL
License No. 22321
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE NOTES & DETAILS
PROJECT NO. 13074-0002

SHEET
26 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-LAN.dwg-20 of 22 Landscape Notes-10/15/2025 7:33 PM-(acarrell)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SITE GRADING AND ESTABLISHMENT OF 10 NEW LOW DENSITY RESIDENTIAL LOTS. THE 6.01-ACRE SITE IS LOCATED WEST OF BAVARIA RD AND SOUTH OF 86TH ST, CHASKA, MINNESOTA.

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

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

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL SPECIFICATIONS

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

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

THE FOLLOWING IS A SUGGESTED SEQUENCE OF CONSTRUCTION FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS AND IS NOT INTENDED TO BE A DEFINITIVE CONSTRUCTION SCHEDULE.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, AS REQUIRED, AND INLET PROTECTION.
2. INSTALL PERIMETER SEDIMENT CONTROL ON DISTURBED AREA.
3. ROUGH SITE GRADING
4. INSTALL TEMPORARY SOIL STABILIZATION ON DISTURBED AREAS, AS NEEDED.
5. INSTALL UTILITIES, STORM SEWERS, SANITARY SEWER, AND WATER.
6. INSTALL INLET PROTECTION AFTER COMPLETING STORM DRAINAGE AND OTHER UTILITY INSTALLATION.
7. COMPLETE FINAL GRADING.
8. COMPLETE FINAL PAVING.
9. MULCH AND SEED DISTURBED AREAS AS SPECIFIED WITHIN 7 DAYS OF COMPLETION OF TOPSOIL PLACEMENT AND GRADING.
10. RESEED AREAS DISTURBED BY REMOVAL ACTIVITIES.

STORMWATER POLLUTION PREVENTION PLAN CONTACT

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

SWPPP CONTACT: _____ PHONE: _____

TITLE: _____

GENERAL CONTRACTOR CONTACT INFORMATION (OPERATOR)

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

OPERATOR _____ CONTACT PERSON _____ CONTACT PERSON PHONE _____

MAILING ADDRESS _____ CITY _____ STATE/PROVINCE _____ ZIP CODE _____

"I _____, CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED HEREIN. BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING THE INFORMATION, I BELIEVE THE SUBMITTED INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT.

PRINTED NAME OF APPLICANT _____ TITLE _____

SIGNATURE OF APPLICANT _____ DATE _____

SPILL PREVENTION NOTES

HOUSEKEEPING

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

HAZARDOUS MATERIALS

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

PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS

   ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
2. FERTILIZERS

   FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED. ONCE APPLIED, FERTILIZERS WILL BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
3. PAINTS

   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
4. CONCRETE AND OTHER WASHOUTS WASTE

   CONTRACTORS WILL PROVIDE DESIGNATED WASHOUT AREAS ON THE SITE IN ACCORDANCE WITH PART IV.F.4 OF THE GENERAL PERMIT MN R100001. SEE POLLUTION PREVENTION MEASURES AT RIGHT FOR DETAILS.

SPILL CONTROL PRACTICES

IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP, IF NEEDED.

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

SPILL RESPONSE

THE PRIMARY OBJECTIVE IN RESPONDING TO A SPILL IS TO QUICKLY CONTAIN THE MATERIAL(S) AND PREVENT OR MINIMIZE MIGRATION INTO STORMWATER RUNOFF AND CONVEYANCE SYSTEMS. IF THE RELEASE HAS IMPACTED ON-SITE STORMWATER, IT IS CRITICAL TO CONTAIN THE RELEASED MATERIALS ONSITE AND PREVENT THEIR RELEASE INTO RECEIVING WATERS. IF A SPILL OF POLLUTANTS THREATENS STORMWATER OR SURFACE WATER AT THE SITE, THE SPILL RESPONSE PROCEDURES OUTLINED BELOW MUST BE IMPLEMENTED IN A TIMELY MANNER TO PREVENT THE RELEASE OF POLLUTANTS.

1. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE NOTIFIED IMMEDIATELY WHEN A SPILL OR THE THREAT OF A SPILL IS OBSERVED. THE SUPERINTENDENT WILL ASSESS THE SITUATION AND DETERMINE THE APPROPRIATE RESPONSE.
2. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING EROSION AND SEDIMENT CONTROLS AND ENTERING RECEIVING WATERS, PERSONNEL WILL BE DIRECTED TO RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
3. SPILL KITS CONTAINING APPROPRIATE MATERIALS AND EQUIPMENT FOR SPILL RESPONSE AND CLEANUP WILL BE MAINTAINED BY THE CONTRACTOR AT THE SITE.
4. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G., SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
5. IF A SPILL OCCURS, THE SUPERINTENDENT OR THE SUPERINTENDENT'S DESIGNEE WILL BE RESPONSIBLE FOR COMPLETING THE SPILL REPORTING FORM AND FOR REPORTING THE SPILL TO THE MPCA.
6. PERSONNEL WITH PRIMARY RESPONSIBILITY FOR SPILL RESPONSE AND CLEANUP WILL RECEIVE TRAINING BY THE CONTRACTOR'S SITE SUPERINTENDENT OR DESIGNEE. THE TRAINING MUST INCLUDE IDENTIFYING THE LOCATION OF THE SPILL KITS AND OTHER SPILL RESPONSE EQUIPMENT AND THE USE OF SPILL RESPONSE MATERIALS.
7. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.

SPILL NOTIFICATION

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

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

REPORTABLE SPILLS ARE THOSE THAT:

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

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

POLLUTION PREVENTION MEASURES

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

DUST CONTROL

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

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
27 OF 28

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EROSION AND SEDIMENT CONTROL NOTES

1. NO EARTHWORK OPERATIONS SHALL BEGIN PRIOR TO ALL TEMPORARY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES BEING INSTALLED.

2. AGGREGATE CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE CONSTRUCTION SITE. LOCATIONS OF CONSTRUCTION ENTRANCES ARE APPROXIMATE AND SHALL BE FIELD LOCATED. ANY SEDIMENT TRACKED OR DEPOSITED ONTO OFF-SITE PAVED SURFACES SHALL BE REMOVED WITHIN 24 HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING TO REMOVE ANY ACCUMULATED SEDIMENT FROM OFF-SITE PAVED SURFACES.

3. SEDIMENT ACCUMULATED BEHIND FIBER ROLLS AND SILT FENCE SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE FIBER ROLL OR SILT FENCE. ANY INEFFECTIVE (DECOMPOSED, TORN, COLLAPSED) FIBER ROLLS OR SILT FENCE SHALL BE REPLACED IMMEDIATELY.

4. ALL STORM DRAIN INLETS WITHIN THE PROJECT LIMITS AND IN THE IMMEDIATE VICINITY OF THE SITE SHALL HAVE SEDIMENT PROTECTION MEASURES. THIS INCLUDES INLETS AFFECTED BY SEDIMENT TRACKED FROM THE SITE.

5. VEGETATIVE BUFFERS SHALL HAVE A MINIMUM WIDTH OF 25 FEET FOR EVERY 125 FEET OF DISTURBED AREA THAT DRAINS TO THE BUFFER. FOR EACH ADDITIONAL 5 FEET OF DISTURBANCE, AN ADDITIONAL 1 FOOT OF BUFFER MUST BE ADDED. THE BUFFER SHALL HAVE A MAXIMUM 5 PERCENT SLOPE AND CONCENTRATED FLOWS TO THE BUFFER SHALL BE MINIMIZED.

6. VEGETATIVE BUFFER SHALL CONSIST OF DENSE GRASS VEGETATION 3 TO 12 INCHES TALL WITH UNIFORM COVERAGE OVER 90 PERCENT OF THE BUFFER. NO MORE THAN 10 PERCENT OF THE BUFFER MAY CONSIST OF WOODY VEGETATION.

7. ALL DISTURBED AREAS THAT HAVE BEEN FINAL GRADED OR ARE NOT ACTIVELY BEING WORKED SHALL BE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 7 DAYS AFTER COMPLETION OF THE WORK. USE SEEDING AND MULCHING, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE IN PAVED AREAS.

8. AREAS WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 15 DAYS OF THE TIME CONSTRUCTION ACTIVITY TEMPORARILY CEASES NEED NOT BE STABILIZED.

9. FIBER ROLLS OR SILT FENCE SHALL BE INSTALLED ON ALL DISTURBED AREAS WITH SLOPES STEEPER THAN 3:1 AND LENGTHS GREATER THAN 75 FEET. ANY SLOPE EXHIBITING RILLS, SIGNIFICANT EROSION, OR EVIDENCE OF CONCENTRATED FLOW SHALL BE REGRADED TO PLAN GRADES AND FIBER ROLLS OR OTHER TEMPORARY EROSION CONTROL MEASURE INSTALLED TO PREVENT FUTURE EROSION.

10. ALL TEMPORARY OR PERMANENT DRAINAGE DITCHES, SWALES, OR STORM SEWER DISCHARGE POINTS SHALL HAVE THEIR NORMAL WETTED PERIMETER STABILIZED WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO A SURFACE WATER. STABILIZATION SHALL BE ACCOMPLISHED BY THE USE OF EROSION CONTROL BLANKETS, SODDING, APPLICATION OF RIPRAP, OR OTHER METHOD OF STABILIZATION.

11. ALL TEMPORARY OR PERMANENT DRAINAGE DITCHES, SWALES, OR STORM SEWER DISCHARGE POINTS SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER, INCLUDING STORM SEWER SYSTEMS.

12. TEMPORARY SOIL STOCKPILES SHALL BE SURROUNDED BY SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND SHALL NOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

13. DEWATERING OR BASIN DRAINAGE RELATED TO CONSTRUCTION SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN. IF THE WATER CANNOT BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN, IT SHALL BE TREATED WITH ONE OF THE DEWATERING STRUCTURES SHOWN. ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT OT THE WETLAND.

14. DEWATERING IS LIMITED TO STORMWATER AND GROUNDWATER THAT MAY COLLECT ON SITE, AND THE FOLLOWING ALLOWABLE NON-STORMWATER SOURCES: FIRE-FIGHTING, FIRE HYDRANT FLUSHING, POTABLE WATER LINE FLUSHING, INFREQUENT BUILDING AND EQUIPMENT WASH DOWN WITHOUT DETERGENTS, UNCONTAMINATED FOUNDATION DRAINS, SPRINGS, LAWN WATERING, AND AIR CONDITIONING CONDENSATE. THE OPERATION MUST NOT LEAD TO SEDIMENT DEPOSITS WITHIN STORM SEWERS, DITCHES, AND SURFACE WATERS. THE OPERATION MUST NOT CAUSE OR POTENTIALLY CAUSE A VISIBLE PLUME IN A SURFACE WATER.

15. TEMPORARY SEDIMENTATION BASINS SHALL BE PROVIDED WHEN 10 OR MORE ACRES OF DISTURBED AREA DRAIN TO A COMMON LOCATION. THE BASIN MUST BE PROVIDE PRIOR TO RUNOFF LEAVING THE SITE OR ENTERING SURFACE WATERS.

16. ANY SEDIMENT ACCUMULATION IN SURFACE WATERS, INCLUDING DRAINAGEWAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, SHALL BE REMOVED AND THE AREA STABILIZED WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOILS. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL OF THE APPROPRIATED AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

17. TEMPORARY EROSION AND SEDIMENT CONTROLS IN ADDITION TO THOSE SHOWN ON THE PLANS SHALL BE INSTALLED IF DEEMED NECESSARY OR AT THE DIRECTION OF THE ENGINEER/OWNER'S REPRESENTATIVE.

18. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.

19. STORMWATER CONTROLS ARE EXPECTED TO WITHSTAND AND FUNCTION PROPERLY UP TO A TWO-YEAR, 24-HOUR PRECIPITATION EVENT. VISIBLE EROSION AND/OR OFF-SITE SEDIMENT DEPOSITS SHOULD BE MINIMAL.

TEMPORARY SEDIMENTATION BASIN REQUIREMENTS

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

2. BASINS SHALL BE DESIGNED TO PREVENT THE DISCHARGE OF FLOATING DEBRIS AND PROVIDE A MEANS FOR COMPLETE DRAWDOWN FOR MAINTENANCE ACTIVITIES.

3. THE BASIN SHALL HAVE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY.

FINAL STABILIZATION

1. ALL SOIL-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A MINIMUM DENSITY OF 70 PERCENT OF THE NATIVE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN ACHIEVED.

2. FOR SOIL-DISTURBING ACTIVITIES ON LAND USED FOR AGRICULTURAL PURPOSES, FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRE-DISTURBANCE AGRICULTURAL USE. AREAS DISTURBED THAT WERE NOT PREVIOUSLY USED FOR AGRICULTURAL ACTIVITIES, SUCH AS BUFFER STRIPS IMMEDIATELY ADJACENT TO WATERS OF THE STATES, AND AREAS NOT BEING RETURNED TO THEIR PRE-DISTURBANCE AGRICULTURAL USE MUST MEET THE FINAL STABILIZATION CRITERIA ABOVE.

3. FINAL STABILIZATION HAS BEEN ACHIEVED WHEN THE ABOVE CRITERIA HAS BEEN MET AND:
   - 3.1 ALL DRAINAGE DITCHES CONSTRUCTED TO DRAIN WATER FROM THE SITE FOLLOWING CONSTRUCTION HAVE BEEN STABILIZED TO PREVENT EROSION.
   - 3.2 ALL TEMPORARY, SYNTHETIC, AND STRUCTURAL EROSION AND SEDIMENT CONTROLS HAVE BEEN REMOVED.
   - 3.3 ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL STORMWATER CONVEYANCES AND BASINS USED FOR PERMANENT WATER QUALITY MANAGEMENT. ANY REMOVED SEDIMENT THAT EXPOSES SOIL MUST BE STABILIZED TO PREVENT EROSION.

INSPECTION AND MONITORING

1. A COPY OF THE COMPLETED AND SIGNED NOTICE OF INTENT, COVERAGE LETTER FROM THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA), STORMWATER POLLUTION PREVENTION PLAN (SWPPP), SITE INSPECTION RECORDS, AND THE GENERAL PERMIT SHALL BE KEPT ON SITE DURING CONSTRUCTION. IF NO REASONABLE ON-SITE LOCATION IS AVAILABLE, THE DOCUMENTS MAY BE RETAINED AT A READILY AVAILABLE ALTERNATIVE LOCATION. ALL RECORDS SHALL BE RETAINED FOR A PERIOD OF THREE YEARS AFTER THE SUBMISSION OF THE NOTICE OF TERMINATION.

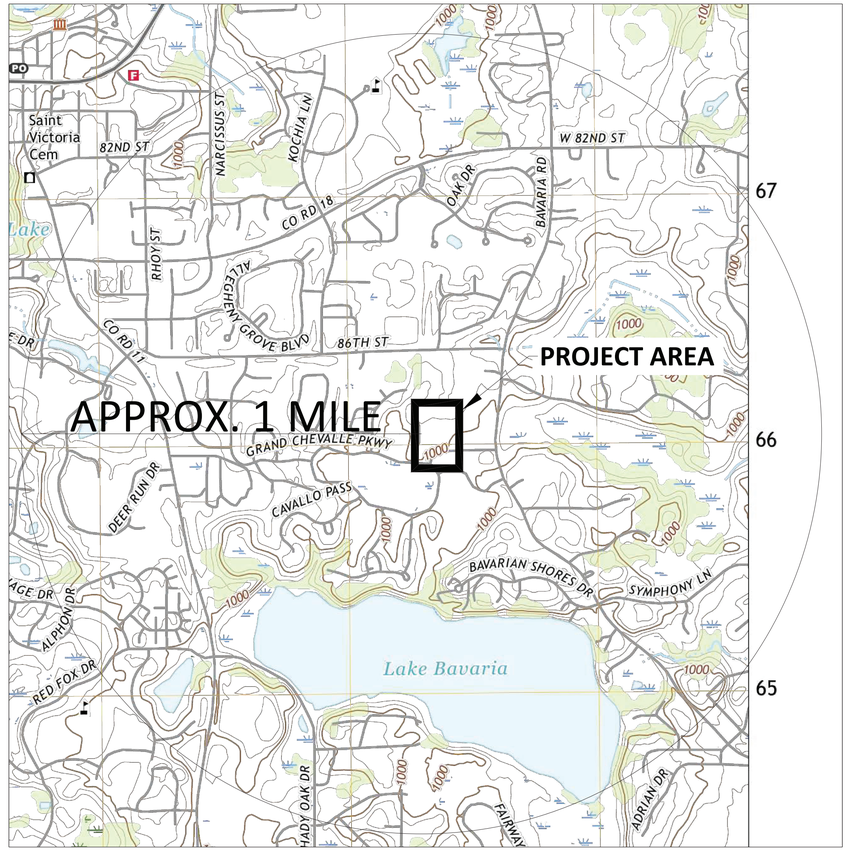
2. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) THAT IS TRAINED BY LOCAL, STATE, OR FEDERAL AGENCIES; PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT. THE INDIVIDUAL SHALL BE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AND SHALL BE FAMILIAR WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS.

3. INSPECTION SHALL BE PERFORMED BY, OR UNDER THE DIRECTION OF, THE PERMITTEE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.50 INCHES OF RAIN PER 24-HOUR PERIOD DURING ACTIVE CONSTRUCTION. THE PERMITTEE SHALL USE A RAIN GAUGE NEAR THE SITE OR UTILIZE THE NEAREST NATIONAL WEATHER SERVICE PRECIPITATION GAUGE STATION. ANY GAUGE USED SHALL BE LOCATED WITHIN 5 MILES OF THE STORMWATER DISCHARGE.

4. ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION SHALL BE RECORDED IN WRITING AND THESE RECORDS SHALL BE RETAINED. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   - 4.1 DATE AND TIME OF INSPECTION.
   - 4.2 NAME OF PERSON(S) CONDUCTING INSPECTIONS.
   - 4.3 FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS.
   - 4.4 CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES).
   - 4.5 DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.50 INCHES IN 24 HOURS.
   - 4.6 DOCUMENTATION THAT THE SWPPP PLAN HAS BEEN AMENDED WHEN SUBSTANTIAL CHANGES ARE MADE TO THE EROSION AND SEDIMENT CONTROLS OR OTHER BMPS IN RESPONSE TO INSPECTIONS.

5. INSPECTIONS SHALL INCLUDE THE FOLLOWING:
   - 5.1 ALL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWPPP MUST BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY AND IN SERVICEABLE CONDITIONS.
   - 5.2 SURFACE WATERS, DRAINAGE DITCHES, AND CONVEYANCE SYSTEMS, INCLUDING STORM SEWER, MUST BE INSPECTED FOR SEDIMENT DEPOSITS AND/OR VISIBLE PLUMES.
   - 5.3 EXIT POINTS FROM THE CONSTRUCTION SITE ONTO PAVED SURFACES MUST BE INSPECTED FOR SEDIMENT BEING TRACKED BY VEHICLES OR EQUIPMENT.
   - 5.4 VEGETATIVE BUFFERS MUST BE INSPECTED FOR PROPER DISTRIBUTION OF FLOWS, SEDIMENT ACCUMULATION, AND SIGNS OF RILL FORMATION.

6. EROSION AND SEDIMENT CONTROLS FOUND IN NEED OF MAINTENANCE BETWEEN INSPECTIONS NEED TO BE REPAIRED OR SUPPLEMENTED WITH APPROPRIATE MEASURES WITHIN 48 HOURS OF DISCOVERY.



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
28 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SWPPP.dwg-21 of 21 SWPPP I-10/15/2025 7:33 PM-(acarrell)

PLAT FILE NO.
DOC. NO.C.R.

CHEVALLE NINETEENTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Jeffrey Stoebner and Renee Stoebner, husband and wife, fee owners of the following described property:

That part of the North One-Half of the Northwest Quarter of Section 19, Township 116 North, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

EXCEPTING THEREFROM:

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

Has caused the same to be surveyed and platted as CHEVALLE NINETEENTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Jeffrey Stoebner and Renee Stoebner, husband and wife, has here unto set their hands this _____ day of _____,

20_____.

_____ _____
Jeffrey Stoebner Renee Stoebner

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Jeffrey Stoebner and Renee Stoebner.

_____
Signature

_____
Printed Name

Notary Public _____ County, Minnesota

My Commission Expires: _____

SURVEYORS CERTIFICATE

I, Daniel F. Corey, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Daniel F. Corey, Licensed Land Surveyor
Minnesota License No. 52585

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Daniel F. Corey.

_____
Signature

_____
Printed Name

Notary Public _____ County, Minnesota

My Commission Expires: _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA
This plat of CHEVALLE NINETEENTH ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota, at a regular meeting thereof held

this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

_____, Mayor _____, City Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20_____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA
I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA
I hereby certify that this plat of CHEVALLE NINETEENTH ADDITION was filed this _____ day of _____, 20_____, at _____ o'clock ____.M. as

Document Number _____.

Kaaren Lewis, County Recorder

By: _____

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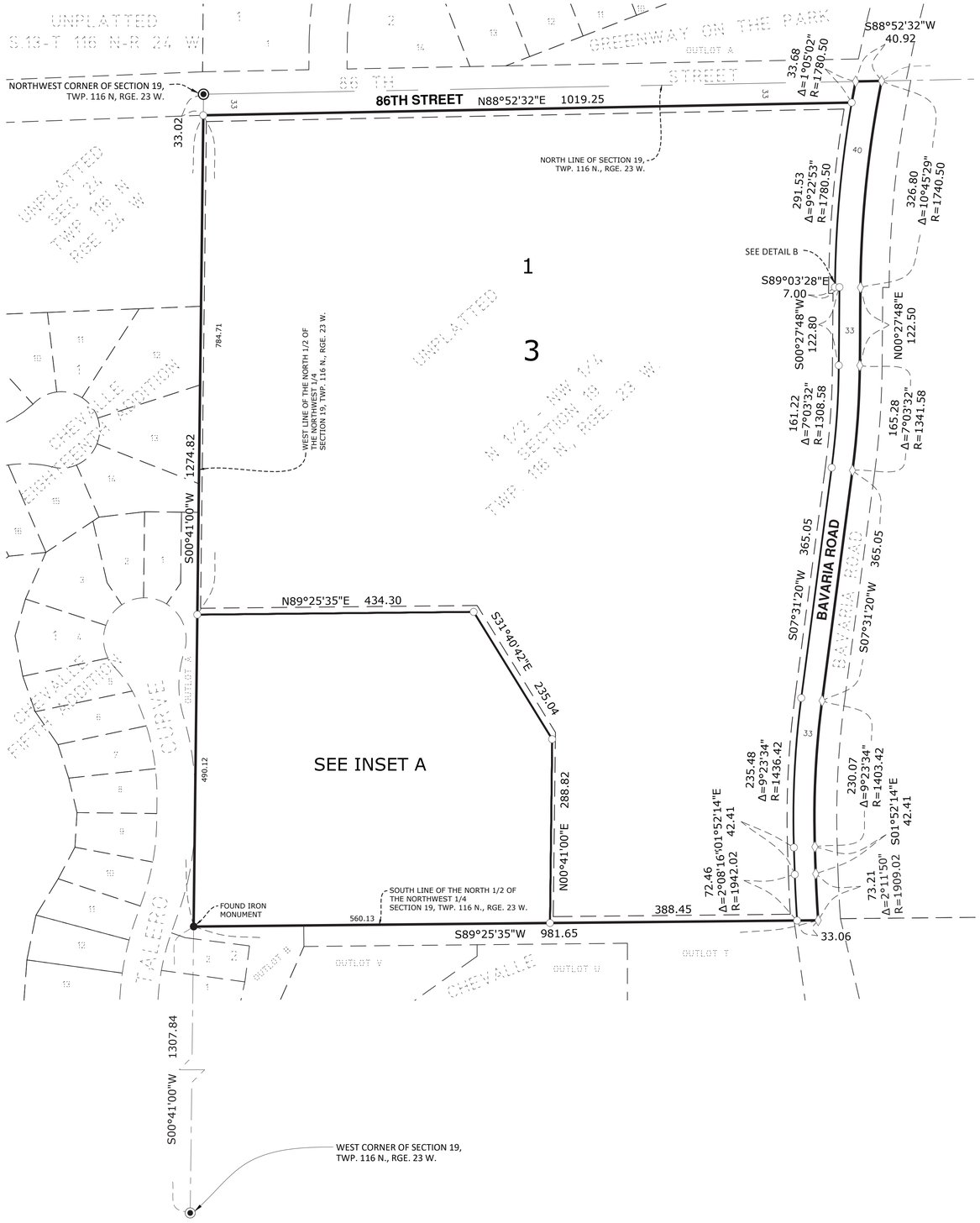
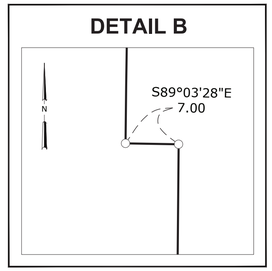
HOUSTON engineering, inc.
Sheet 1 of 3 Sheets
Project No. 13074-0002

CHEVALLE NINETEENTH ADDITION

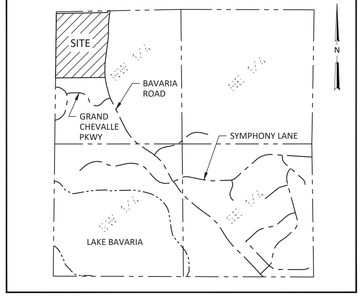
PLAT FILE NO.
DOC. NO.C.R.

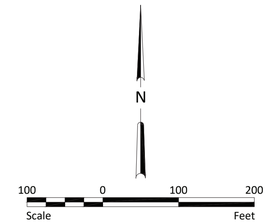


DETAIL B



VICINITY MAP
(NO SCALE)
SECTION 19, TWP. 116 N., RGE. 23 W.



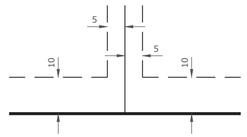


ALL DISTANCES ARE SHOWN IN FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CARVER COUNTY COORDINATE SYSTEM NAD83 (2011)

- DENOTES CARVER COUNTY CAST IRON MONUMENT AS SHOWN
- DENOTES FOUND IRON MONUMENT AS SHOWN
- DENOTES A 1/2-INCH BY 14-INCH IRON PIPE SET AND MARKED BY LICENSE No. 52585.
- DENOTES A NAIL AND DISK SET AND MARKED BY LICENSE No. 52585.

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



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

HOUSTON engineering, inc.

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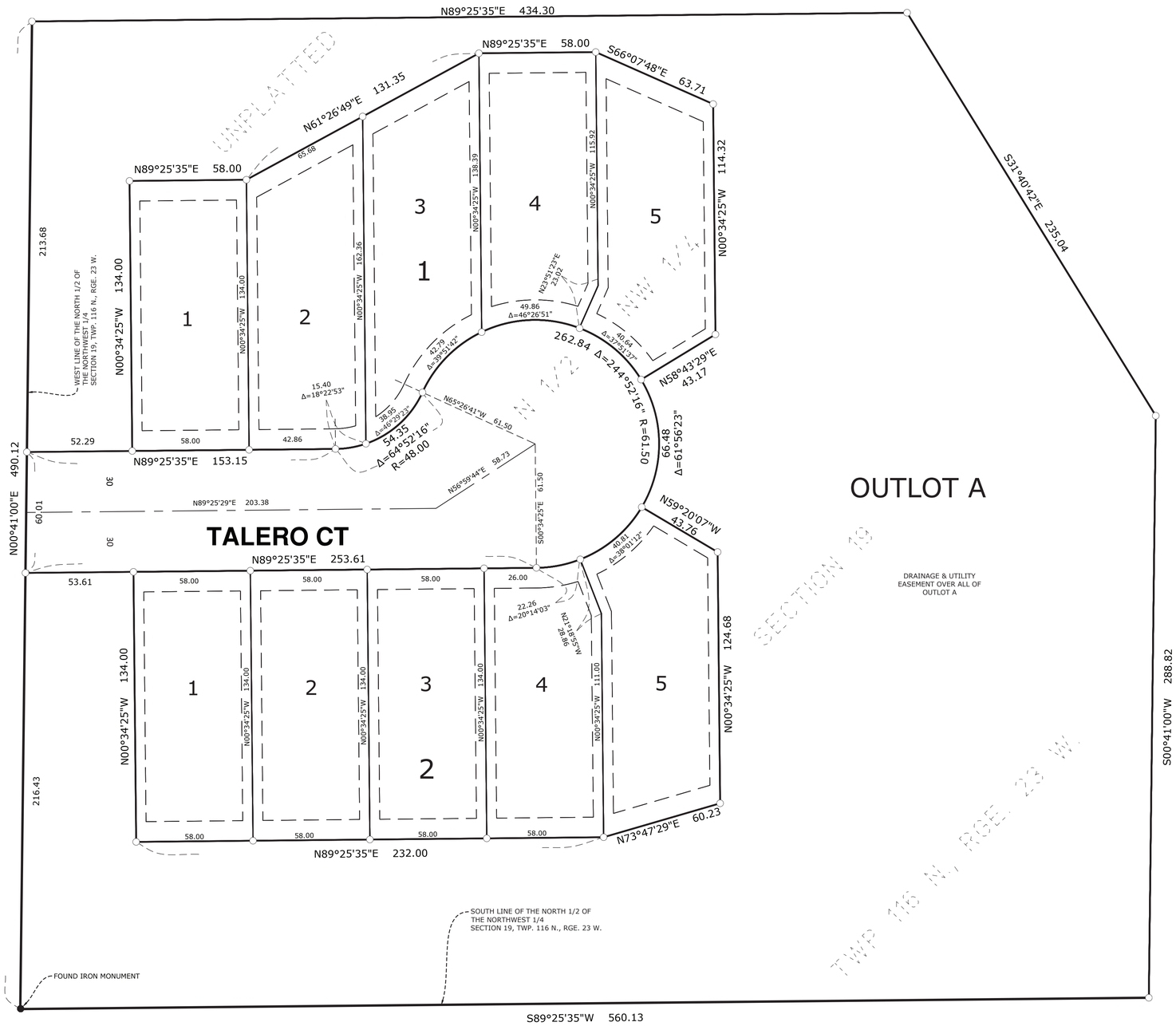
CHEVALLE NINETEENTH ADDITION

INSET A



PLAT FILE NO.
DOC. NO.C.R.

N

30 0 30 60
Scale Feet

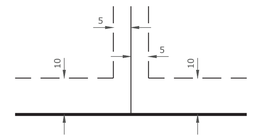
ALL DISTANCES ARE SHOWN IN FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CARVER COUNTY COORDINATE SYSTEM NAD83 (2011)

● DENOTES FOUND IRON MONUMENT AS SHOWN

○ DENOTES A 1/2-INCH BY 14-INCH IRON PIPE SET AND MARKED BY LICENSE No. 52585.

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



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

HOUSTON engineering, inc.

Sheet 3 of 3 Sheets

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City of Chaska
Memorandum

To: **Matt Clark, City Engineer**
From: **Alex Mollenkamp, Assistant City Engineer**
Brent Alcott, Water Resources Coordinator
Aaron Kuznia, Senior Engineering Technician
Date: **October 14, 2025**
Subject: **Chevalle 19th Addition - Street and Utility Review**

The below street and utility comments are a combined review from Chaska Engineering and Municipal Services Departments for the development plans dated 09/26/2025.

See also the linked plan page comments. Plan page comments are not necessarily repeated in this memo. Refer to both the memo and plan comments for a complete list.

Streets:

1) Intersection details to be provided, including road grade, sidewalk grades, and pedestrian ramp information that meets ADA standards.

Grading & Storm Sewer:

1) Sump drain boxes are required at all lots per city detail. Sump drain line and boxes to be drawn on plans.
2) Pond berm and EOF to be clarified. See plan page notes and SWMP Review Memo.
3) Casting schedule to be provided.

Water & Sewer:

1) Water and sewer services shall be on the non-driveway side of house lots.

Stormwater Management Plan: See separate review memo.

Other:

Coordinate fire coverage needs with Chaska Fire – Al Tarman at atarman@chaskamn.gov

Other applicable permits shall be obtained including but not limited to:

- Carver County Water Management Organization (watershed)
- MN Department of Health for watermain extension
- Metropolitan Council Environmental Services (thru MPCA) for sanitary sewer extension
- MPCA NPDES Construction Stormwater Permit

Please note that additional comments may be provided upon review of revised plan submissions. Itemized responses of the review comments are encouraged to help expedite the review process. Feel free to contact us if you have any questions about the review comments.

Alex Mollenkamp | Assistant City Engineer
amollenkamp@chaskamn.gov (952) 227-7537

Stantec

Memo

To:	Matt Clark City of Chaska	From:	Aaron Nemitz Stantec - Minneapolis
Project/File:	193805001	Date:	October 21, 2025

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

The following is our stormwater review of the Chevalle 19th Addition Development stormwater submittal, including the Stormwater Management Plan, dated 9/26/2025; Final Plat Submittal Plans, dated 10/15/2025; and Chevalle-19th-Addition HydroCAD modeling files, prepared by Houston Engineering.

Results

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

- City rate control requirements may be met, subject to the comments below.
- City water quality requirements may be met, subject to the comments below.
- City stormwater abstraction requirements may be met. Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.
- City wetland protection requirements are met.
- A number of additional comments need to be addressed as noted below.

Discussion

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

Rate Control and Modeling

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

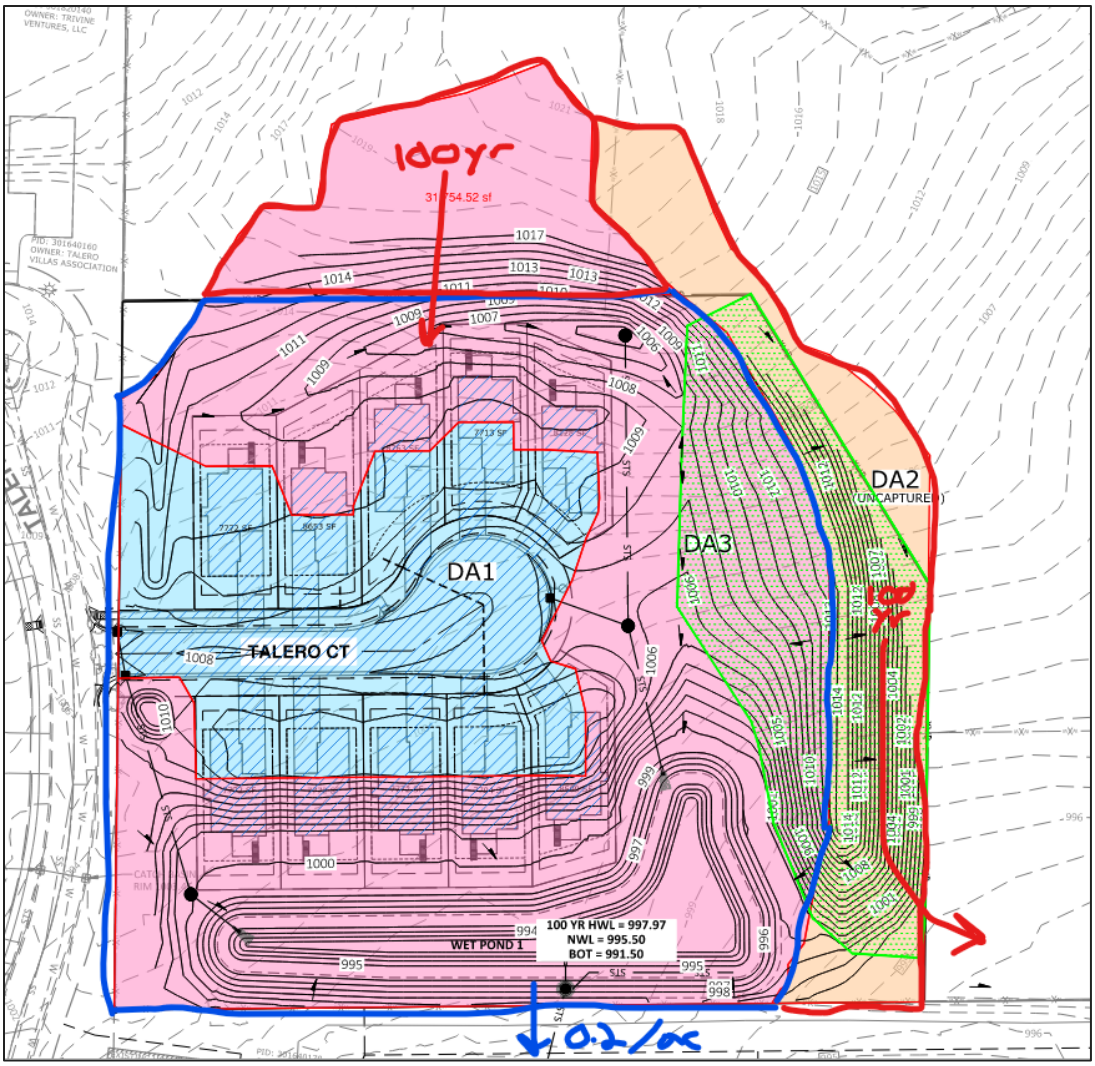
1. Regarding the City's 0.2 cfs/ac standard, the allowable 100-year peak discharge rate from the overall site does not appear to have been calculated correctly. Please note that peak rate from the

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

offsite component of subcatchment DA3 is not subject to the City's 0.2 cfs/ac requirement, nor is discharge from uncatchable area in DA2. Allowable 100-year peak rate from the total modeled area should be calculated as:

Allowable = (0.2 * Catchable Site Acreage) + Offsite Area Peak Rate + Uncatchable Peak Rate

Revise the Stormwater Management Plan narrative to provide clear calculation of allowable 100-year peak discharge rate from the total modeled area per the equation provided above. An accompanying map/figure showing how allowable rate is being calculated is also recommended (i.e. show the area 0.2 cfs/ac is applied to, where the limits of offsite run-on and uncatchable area are, and what 100-year flow rates are produced by each).



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

Water Quality

The design proposes to meet City water quality requirements by constructing a NURP pond with filtration bench. The City requires a design that provides removal rates for total phosphorus (TP) and total suspended solids (TSS) greater than 60% and 80%, respectively. Additionally, calculations must be provided showing net decrease in TP and TSS annual loading from existing conditions. **City water quality requirements may be met, subject to the comment below.**

2. **Provide water quality modeling results for existing and proposed conditions showing the City's water quality requirements are met.**

Stormwater Abstraction

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

Wetland Protection Standards

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

General

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

3. It appears that the proposed pond outlet pipe and filtration bench drain tile may be submerged by the normal water level of the existing downstream pond in Outlot V. **Confirm the existing pond's OCS orifice outlet elevation via field survey and label the elevation on plans. Note that the invert of FES-3 must be constructed at or above the existing Outlot V pond NWL (orifice) elevation.**

4. **Revise the proposed pond outlet pipe design to provide slope on the pipe.**

5. The City requires that 1.5 feet of freeboard is provided between storm basin 100-year HWL and top of berm (excluding designated overland EOF)**.** Grading plan elevation contours appear to show that freeboard to top of berm is not achieved in the southeast corner of the proposed pond**. Revise construction plans to provide spot elevations along the top of the storm basin berm and revise basin grading as needed to ensure that City freeboard requirements are met.**

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

6. The swale EOF elevation callout on the grading plan sheet does not appear to match elevation contours. **Confirm swale EOF elevation and revise grading and/or plan sheet callouts as needed for consistency.**

7. **Revise plan sheets to show the proposed extent of TRM (or equivalent) erosion protection at the pond EOF**. TRM must be shown to extend to the pond NWL on the inside of the berm and toe of slope on the outside of the berm.

8. **Please note that other agency regulatory requirements must also be met**, including but not limited to:

    a. CCWMO (particularly for water quality/volume control requirements).

    b. MPCA NPDES construction stormwater permit requirements.

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

Thank you,

Stantec Consulting Services Inc.

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

cc: Alex Mollenkamp, Brent Alcott, Tyler Johnson, John Smyth
attachments:

From:	Susan Stinchfield
To:	Ashley Cauley; Nate Kabat
Cc:	Ted Klein; Matthew S. Duffy
Subject:	Re: [EXTERNAL]Re: Chevalle 19th Addition Updates
Date:	Friday, November 7, 2025 12:27:21 PM

Ashley,
In preparation for the Planning Commission meeting on November 12, 2025, the Talero HOA Board would like to provide an update and clarify a few items pertaining to the Final Plat submission and the narratives provided by Quadriga re: the Final Plat review for the Chevalle 19th Addition:
1. Plan Conformance and Documentation-
The Updated tree inventory and preservation plan has not been agreed upon as of yet as the Talero HOA Board has further questions. We were finally able to meet onsite in Talero with Steven Eggert, the VP of Development from Quadriga on 11/5 whe we reviewed the updated Final plat submission and discussed the HOA's concerns. One of the items we talked about is the lack of a buffer between the current homeowners on Talero Curve and the new development. In the LOI agreement between Quadriga and the HOA, one of the conditions for the Easement agreement is the construction of a berm with plantings that would provide an acceptable viewshed. We have since been told the proposed berms are not possible due to the grading and elevations needed for the walkout lots to the south of the entrance. We understand the limitations for the engineers but would like more consideration for an alternative buffer plan like the planting of more trees.
While we also understand and appreciate the efforts by the Planning staff to meet the Greenbelt/Viewshed requirements by constructing large berms east and north of the development with over 120 trees/plantings, there has not been an alternative plan to provide for a buffer between the current homeowners and the new development.
Currently the new road and entrance off Talero Curve will require the removal of (4) trees (an additional (1) smaller crab tree not calculated) and the current landscape plan providing for (8) new trees. We believe this is the required 2:1 ratio for replacement.
We would like the City and Developer to consider planting more trees on the new Outlot A that runs North and South adjacent to the current Talero owned Outlots A & B.
As part of the LOI agreement between Quadriga and the Talero HOA, a number of Ash trees will be removed from the HOA's Outlots A & B. These trees have been treated for Emerald Ash Borer for years but are showing signs of disease which ultimately will lead to death and a hazard to person and property, as limbs die and drop to the ground. The loss of these trees also impacts the buffer and is the reason we want consideration for an alternative landscape plan vs berming. By adding more trees to the plan, it will provide for an acceptable buffer. While we understand the concept of preserving the trees, the HOA has seen the Ash trees on our Outlots show signs of deterioration despite the years and expense to treat the disease. The HOA has already removed over 70 Ash trees on its Outlots in the past 2 years.

Also, there is a large, beautiful, healthy Maple tree that will require removal for the construction of the new entrance road and our homeowners have inquired about the possibility of moving this tree to another location.

As I mentioned to Steven during our onsite visit, we would like the City to consider using some of the tree inventory from the eastern and northern berms for this area to the west of the new development. For example, we understand (2) trees in the southeast corner of the stormwater pond need to be relocated. We'd like the City/Developer to consider adding them to the landscape plan along Talero Curve.

The HOA is sensitive to the large landscape plan and expense required of the Developer to meet the Greenbelt/viewshed plan but the HOA would also like to see a more comprehensive plan on the west side of this project.

6. Outlot Ownership and Transfer-
While the Talero HOA desires to assume long-term ownership of the new Outlot A (spelled out in the LOI), we want to assure the City of Chaska is responsible for the monitoring, function and maintenance of the storm water pond (the Chevalle Master will also want to know how this pond affects its Water reuse pond and irrigation system that is monitored by the County).

Talero also wants to understand the expectations for the long term maintenance of the 2 large berms and over 120 trees/shrubs and native grasses. Quadriga notes in their narrative, there will be a recorded maintenance agreement with the City of Chaska for the maintenance of the pond and the surrounding berms and landscaping areas. What exactly does this mean?

This would be consistent with the current berms in Chevalle along #11 and 86th Street. Would this be spelled out for the City in the Development Agreement and/or would these areas be part of the Natural Preservation areas in Chevalle.
The City of Victoria and the City of Chaska currently manage and maintain the berms along #11 and 86th Street. Ditch mowing is done twice a year by the City of Victoria and when trees die, both cities have removed them but do not replace them.
The Talero HOA wants to understand their responsibility with the long term maintenance plan.
The Talero homeowners and Board as well as the Master Board will be very interested in the discussion about the "Temporary Construction Road". As I've indicated previously, the access from Bavaria road and the Developer's responsibility to ensure construction traffic is directed to the Development through this temporary road, is one of the Development parameters and conditions for the granting of the Easement Agreement outlined in the LOI. The details around this access will be of great interest to all parties.
The Talero HOA continues to work together with the Developer to meet the conditions of the LOI and to facilitate moving forward with the needed approvals. We also want to work together with the City to address these items in the Final Plat application process to assure progress toward a mutual goal.

The Talero Board is also completing its work to continue our discussions with the selected Builder, Stonegate. These discussions involve review of the Talero HOA's Architectural standards re: the design and guidelines for construction of the new homes with this expansion of the Talero neighborhood.

On another note, we'd like to discuss the option of naming the road Talero (TBD) vs Talero Court. We'd also like to know if the new Outlot A could be designated with a different letter so as to not confuse it with Talero's current Outlots A & B?

The Talero Board appreciates having this information shared with the Planning Commission staff. We look forward to continuing this conversation with you on Monday 11/10/25 at 10:00 AM.

Susie Stinchfield
Talero Board President

REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: Big Woods Business Park AUAR

Applicant: City of Chaska

Location: Raser & Kloos Properties – east of Jonathan Carver Parkway, north and south of Big Woods Boulevard (~360 acres)

Case No.: 2025-20

Synopsis: A Resolution approving the Alternate Urban Areawide Review (AUAR) Order and Scoping Document for Big Woods Business Park

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution 2025-85

As the Responsible Governmental Unit (RGU), the City of Chaska has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed development of the site northwest of Chaska Boulevard and Highway 212 (also known as Big Woods Business Park). The AUAR study area encompasses an area totaling approximately 359 acres on 17 parcels in the City of Chaska and Dahlgren Township, Carver County, Minnesota. Two parcels within the AUAR study area are located within Dahlgren Township; these parcels are intended to be annexed into the City of Chaska. The project is proposed by Scannell Properties.

The Big Woods Business Park development contains development of approximately 2-3 million square feet. Therefore, pursuant to Minnesota Rule 4410.4400, subpart 11A, a Mandatory Environmental Impact Statement (EIS) is required as the industrial project is greater than 450,000 square feet in size.

Minnesota Rule 4410.3600 allows for "alternative reviews" of Environmental Assessment Worksheets (EAW's) and Environmental Impact Statements (EIS's). The regular environmental review process is best suited for distinct projects with environmental impacts that do not overlap. The Alternative Urban Areawide Review (AUAR) process substitutes for any EAW or EIS required for specific qualifying projects, provided they comply with the review assumptions and mitigation measures. AUARs allow projects to be reviewed in multiple scenarios (or alternatives) in the event that a project/site may have different outcomes.

A hybrid of the EAW and EIS review processes, the AUAR uses a standard list of questions adapted from the EAW, providing a level of analysis for typical urban area impacts comparable to an EIS. A draft and final document is prepared and distributed in a manner similar to an EIS to ensure adequate review. State agencies and the Metropolitan Council can invoke an appeal process to the Environmental Quality Board.

The notice of availability of the Draft AUAR Order and Scoping Document was published in the Minnesota Environmental Quality Board's EQB Monitor on September 23, 2025. The Scoping Document, included as Attachment A, was available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a. The 30-day comment period began on September 23, 2025 and closed at 4:00 PM on October 23, 2025.

During the public comment period, comments were received from five government agencies and are included in Attachment C. Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order. Responses to the comments received are included in Attachment B.

Tonight we are requesting the City Council to approve the AUAR Order and Scoping Document as presented. If approved, the AUAR Order and Scoping Document will be published in the November 25, 2025 EQB Monitor, which will allow public comment for 30 days. Comments received will be incorporated into the Final AUAR. The Final AUAR will come back to the City Council (sometime in March) to be formally adopted.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2025-85, approving the AUAR Order and Scoping Document for Big Woods Business Park (PC #2025-20).

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE NOVEMBER 17, 2025 RESOLUTION NO. 2025-85

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution approving the AUAR Order and Scoping Document for Big Woods Business Park/City of Chaska/PC #2025-20

WHEREAS, as the Responsible Governmental Unit (RGU), the City of Chaska has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed development of the site northwest of Chaska Boulevard and Highway 212 (also known as Big Woods Business Park); and

WHEREAS, the AUAR study area encompasses an area totaling approximately 359 acres on 17 parcels in the City of Chaska and Dahlgren Township, Carver County, Minnesota; and

WHEREAS, two parcels within the AUAR study area are located within Dahlgren Township; these parcels are intended to be annexed into the City of Chaska; and

WHEREAS, the project is proposed by Scannell Properties; and

WHEREAS, the Big Woods Business Park development contains development of approximately 2-3 million square feet; and

WHEREAS, therefore, pursuant to Minnesota Rule 4410.4400, subpart 11A, a Mandatory Environmental Impact Statement (EIS) is required as the industrial project is greater than 450,000 square feet in size; and

WHEREAS, the Alternative Urban Areawide Review (AUAR) process substitutes for any EAW or EIS required for specific qualifying projects, provided they comply with the review assumptions and mitigation measures; and

WHEREAS, the notice of availability of the Draft AUAR Order and Scoping Document was published in the Minnesota Environmental Quality Board's EQB Monitor on September 23, 2025; and

WHEREAS, the Scoping Document, included as Attachment A, was available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a; and

WHEREAS, the 30-day comment period began on September 23, 2025 and closed at 4:00 PM on October 23, 2025; and

WHEREAS, during the public comment period, comments were received from five government agencies and are included in Attachment C. Pursuant to Minnesota Rules, part 4410.3610, subpart

5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review; and

WHEREAS, comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary; and

WHEREAS, the comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order; and

WHEREAS, responses to the comments received are included in Attachment B; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota hereby approves the AUAR Order and Scoping Document for Big Woods Business Park.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of November, 2025.

_____

Taylor Hubbard, Mayor

Attest _____

Deputy Clerk

TO: Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

FROM: Elizabeth Hanson, AICP
City Planner
City of Chaska

DATE: November 25, 2025

SUBJECT: Final Order for the City of Chaska Big Woods Business Park Alternative Urban Areawide Review

As the Responsible Governmental Unit (RGU), the City of Chaska has determined that an Alternative Urban Areawide Review (AUAR) is the appropriate form of environmental review for the proposed Big Woods Business Park.

This document constitutes a final order for review. The notice of availability of the Draft AUAR Order and Scoping Document was published in the Minnesota Environmental Quality Board's (EQB) Monitor on September 23, 2025. The scoping document was available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a. The 30-day comment period began on September 23, 2025 and closed at 4:00 PM on October 23, 2025.

During the public comment period, comments were received from five government agencies. Comments are included in Attachment C. Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's final order. Responses to the comments received are included in Attachment B.

AUAR Study Area

The AUAR study area encompasses an area totaling approximately 359 acres on 17 parcels in the City of Chaska and Dahlgren Township, Carver County, Minnesota (shown on Figure 1). The study area is located northwest of Chaska Boulevard and US 212. Two parcels within the AUAR study area are located within Dahlgren Township; these parcels are intended to be annexed into the City of Chaska.

Development Scenarios

Two development scenarios, defined in Table 1 and shown on Figures 2 and 3, are proposed to be evaluated in the AUAR. Scenario 1 and Scenario 2 both include Business Park (industrial/office) and Commercial land uses.

- Scenario 1: (Figure 2) represents the lower density development scenario
- Scenario 2: (Figure 3) represents the higher density, maximum build scenario

Table 1: AUAR Development Scenarios

Component	Scenario 1	Scenario 2
Business Park Building Area (square feet)	1,800,000 sq ft	2,700,000 sq ft
Commercial Building Area (square feet)	200,000 sq ft	300,000 sq ft
Rural Residential / Greenbelt	76 ac	76 ac
Open Space (Acres)	39 ac	39 ac
Total (square feet)	2,000,000 sq ft	3,000,000 sq ft
Total Project Area	359 Acres	359 Acres

Figure 1: AUAR Study Area

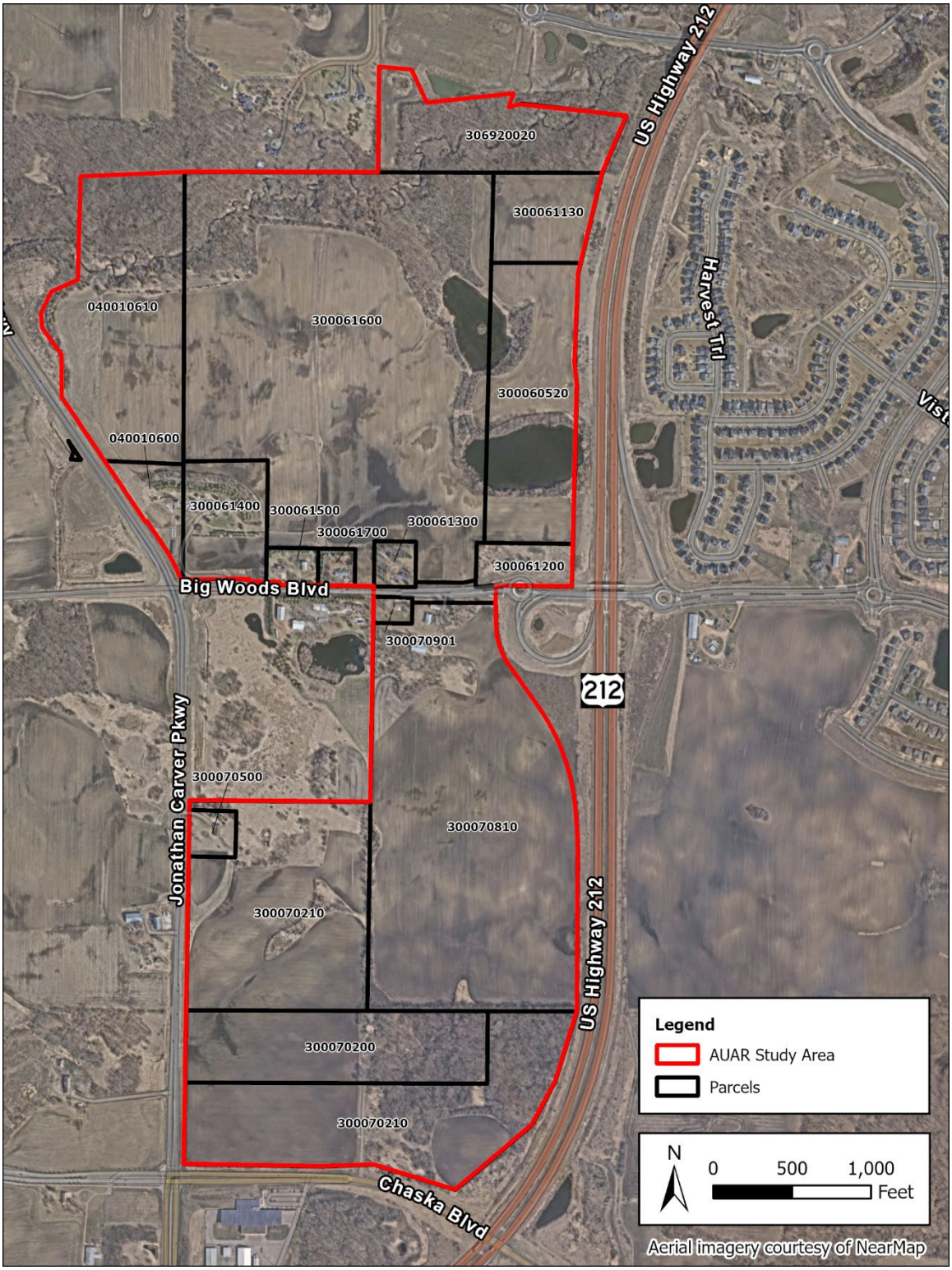


Figure 2: AUAR Study Area – Scenario 1

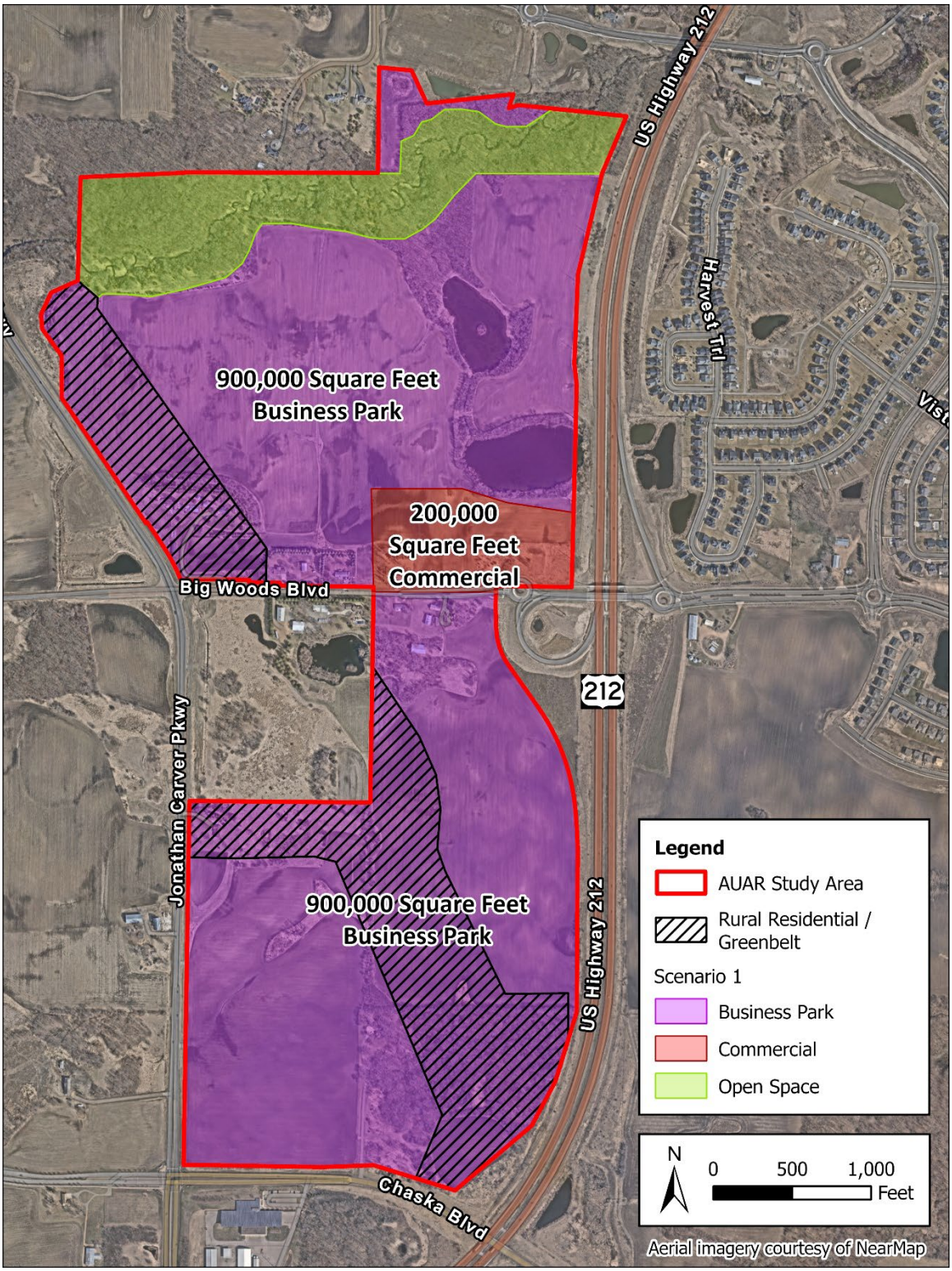
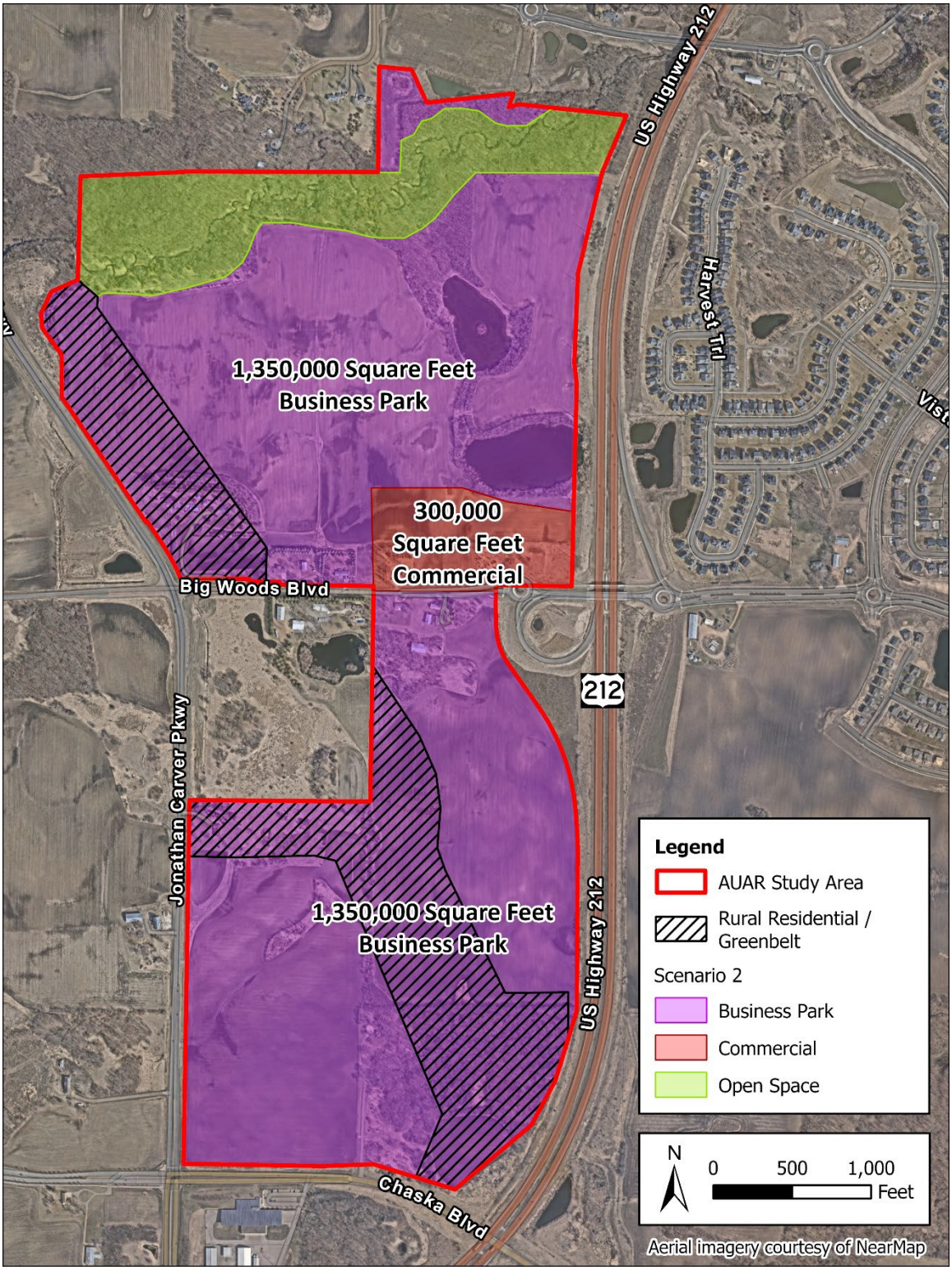


Figure 3: AUAR Study Area – Scenario 2



ATTACHMENT A: FINAL SCOPING DOCUMENT

Big Woods Business Park AUAR

FINAL SCOPING DOCUMENT

NOVEMBER 2025

PREPARED FOR:

City of Chaska

PREPARED BY:

Kimley»Horn

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Scoping Document

This EAW form is being used to delineate the issues and analyses to be reviewed in an Alternative Urban Areawide Review (AUAR). Where the AUAR guidance provided by the Minnesota Environmental Quality Board (EQB) indicates that an AUAR response should differ notably from what is required for an EAW, the guidance is noted in *italics.*

Note to reviewers: Comments must be submitted to the Responsible Governmental Unit (RGU) during the 30-day comment period following notice of the Scoping Document in the *EQB Monitor*.

1. PROJECT TITLE

Big Woods Business Park AUAR

2. PROPOSER

Proposer: Scannell Properties #771, LLC
Contact Person: Jake Kurth
Address: 8801 River Crossing Blvd, Suite 300
City, State, ZIP: Indianapolis, IN 46240
Phone: 612-280-4088
Email: jakek@scannellproperties.com

3. RGU

RGU: City of Chaska
Contact Person: Elizabeth Hanson, AICP
Title: City Planner
Address: One City Hall Plaza
City, State, ZIP: Chaska, MN 55318
Phone: 952-448-9200
Email: EHanson@chaskamn.gov

4. REASON FOR PREPARATION

AUAR Guidance: Not applicable to an AUAR.

5. PROJECT LOCATION

County: Carver
City/Township: Chaska
PLS Location (¼, ¼, Section, Township, Range): Township 115N Range 23W Sections 6 and 7
Watershed (81 major watershed scale): Minnesota River - Shakopee
Tax Parcel Numbers: 040010610, 040010600, 306920020, 306920020, 300061130, 040010610, 300061600, 300060520, 300061500, 300061700, 300061300, 300061200, 300070901, 300070500, 300070810, 300070210, 300070200
At a minimum, attach each of the following to the AUAR:

- **US Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries** (See Figure 1)
- **Map depicting the boundaries of the AUAR and any subdistricts used in the AUAR analysis** (see Figure 2)
- List of data sources, models, and other resources (from the Item-by-Item Guidance: Climate Adaptation and Resilience or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in Item 7)
- **Cover type map as required for Item 8** (See Figure 5)
- **Land use and planning and zoning maps as required in conjunction with Item 10** (See Figure 6, Figure 7, and Figure 8)

Figure 1: USGS Map

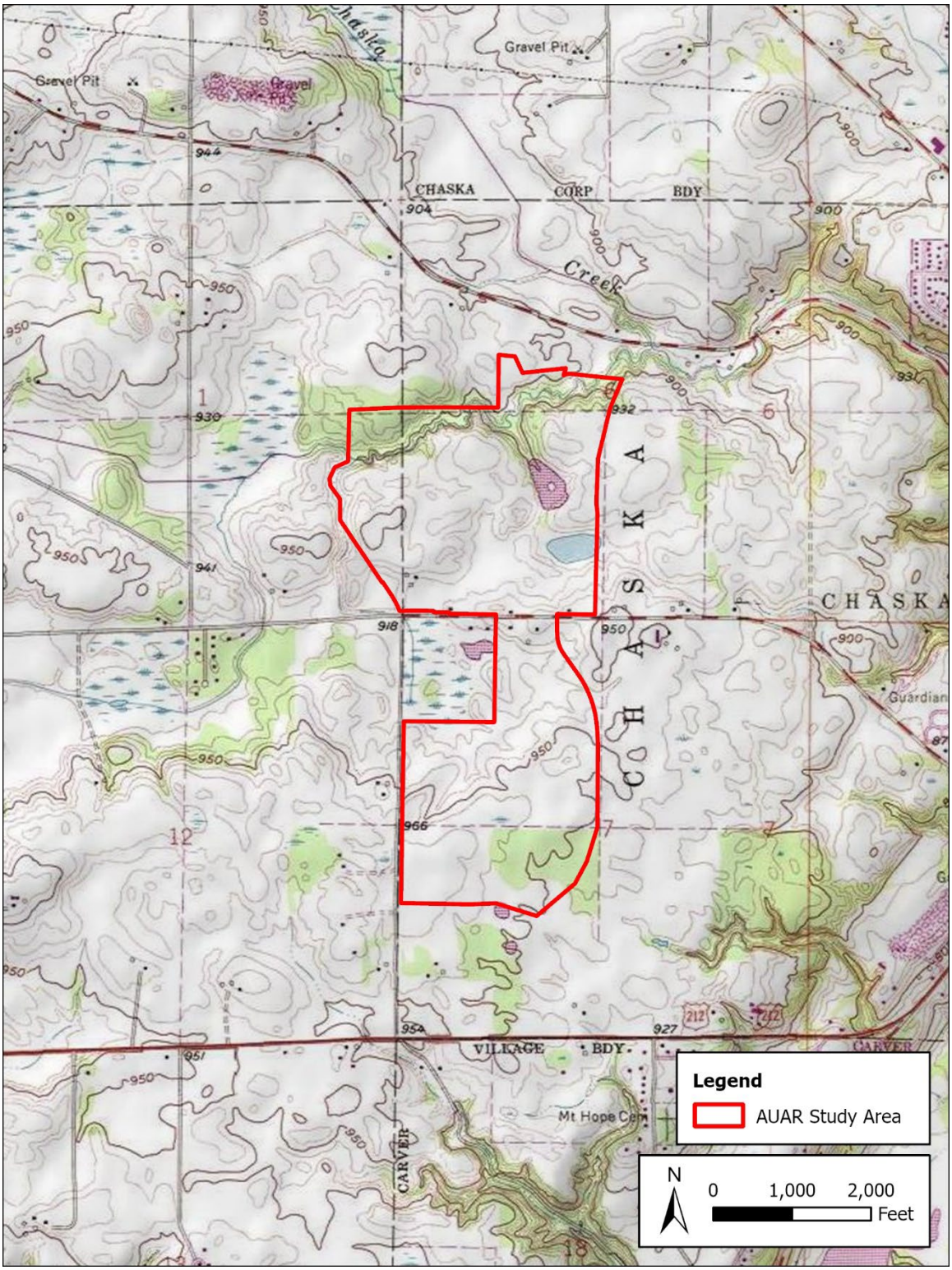
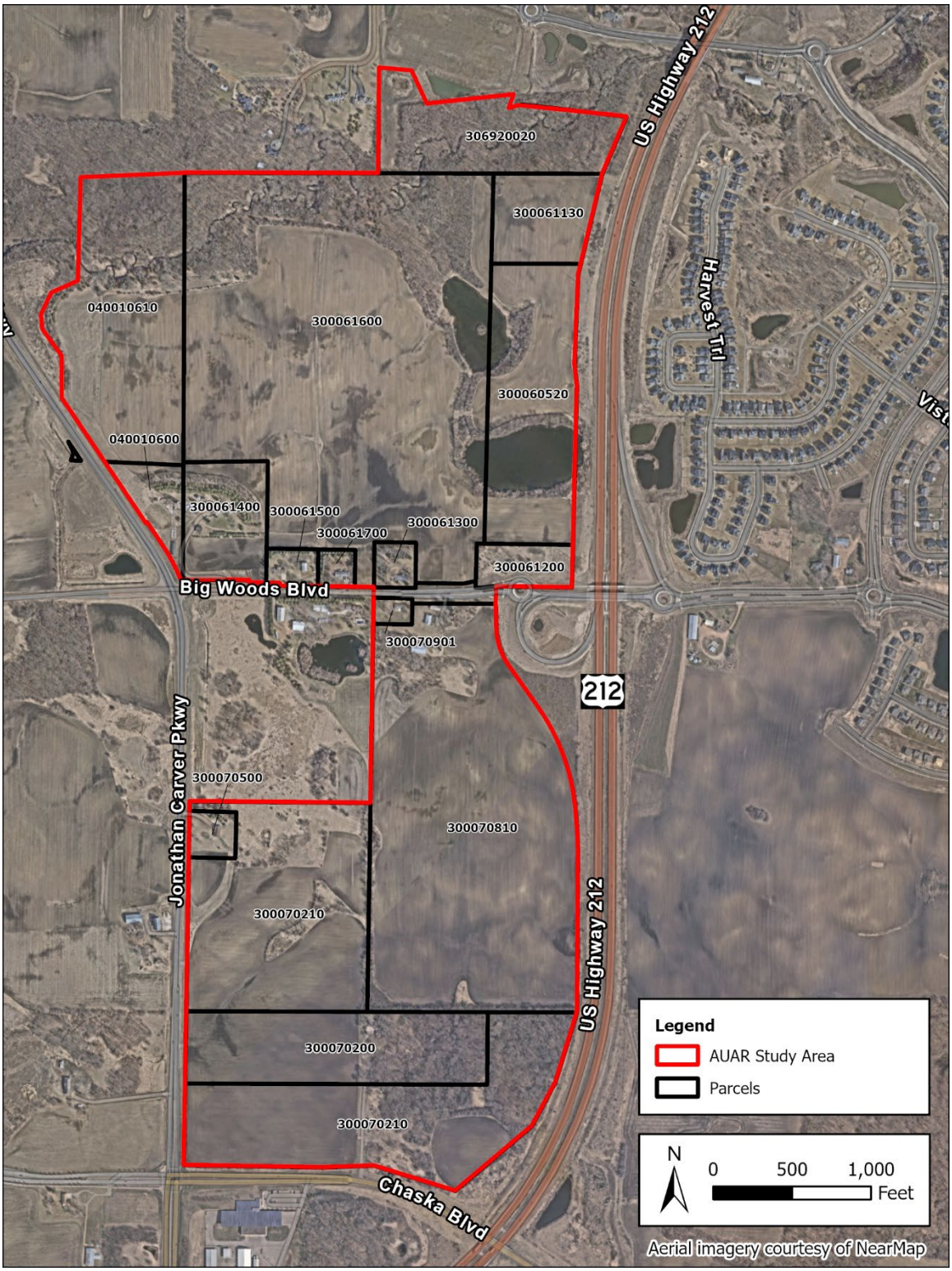


Figure 2: Study Area



6. PROJECT DESCRIPTION

AUAR Guidance: Instead of the information called for on the EAW form, the description section of an AUAR should include the following elements for each major development scenario included:

- *Anticipated types and intensity (density) of residential and commercial/warehouse/light industrial development throughout the AUAR area.*
- *Infrastructure planned to serve development (roads, sewers, water, stormwater system, etc.). Roadways intended primarily to serve as adjoining land uses within an AUAR area are normally expected to be reviewed as part of an AUAR. More "arterial" types of roadways that would cross an AUAR area are an optional inclusion in the AUAR analysis; if they are included, a more intensive level of review, generally including an analysis of alternative routes, is necessary.*
- *Information about the anticipated staging of various developments, to the extent known, and of the infrastructure, and how the infrastructure staging will influence the development schedule.*

The AUAR study area encompasses an area totaling approximately 359 acres on 17 parcels in the City of Chaska and Dahlgren Township, Carver County, Minnesota (shown on Figure 2). The study area is generally bounded to the north by Creek Road, to the west by Jonathan Carver Parkway, to the south by Chaska Boulevard, and to the east by US 212. Two parcels within the AUAR study area were formerly located within Dahlgren Township (shown on Figure 2). These parcels are intended to be annexed into the City of Chaska. Dahlgren Township and the City of Chaska adopted an Orderly Annexation Agreement for these parcels on September 8, 2025. The agreement outlines the terms and conditions under which an annexation would take place.

Two scenarios are proposed for evaluation in the AUAR as outlined in Table 1. Scenario 1 includes multiple buildings for a total of 1.8 million square feet of proposed business park (office/industrial) development and 200,000 square feet of proposed commercial development (see Figure 3). Scenario 2 includes multiple buildings for a total of 2.7 million square feet of proposed business park (office/industrial) development and 300,000 square feet of proposed commercial development (see Figure 4). Both scenarios would include a natural buffer area bisecting the study area from north to south. This aligns with the City's desire to see a natural buffer between land uses. This natural buffer area is part of Chaska's Greenbelt, an edge of open space or low-density rural residential use along the edge of the City. Both scenarios would also include an approximately 4-acre area for a city substation to support future development. Coordination with Minnesota Valley Electric Cooperative (MVEC) will continue to determine infrastructure upgrades and additions needed.

The intent of the AUAR is to recognize the worst-case potential impacts and identify mitigation measures that may be taken to compensate for those impacts. Preliminary construction work is anticipated to begin as early as summer 2026. The study area will be constructed in phases with the full build out anticipated to occur over 5-15 years.

A more detailed discussion of infrastructure needs will be included in the AUAR.

Table 1: Development Scenario

Component	Scenario 1	Scenario 2
Business Park Building Area (square feet)	1,800,000 sq ft	2,700,000 sq ft
Commercial Building Area (square feet)	200,000 sq ft	300,000 sq ft
Rural Residential / Greenbelt	76 ac	76 ac
Open Space (Acres)	39 ac	39 ac
Total (square feet)	2,000,000 sq ft	3,000,000 sq ft
Total Project Area	359 Acres	359 Acres

Figure 3: Development Scenario 1

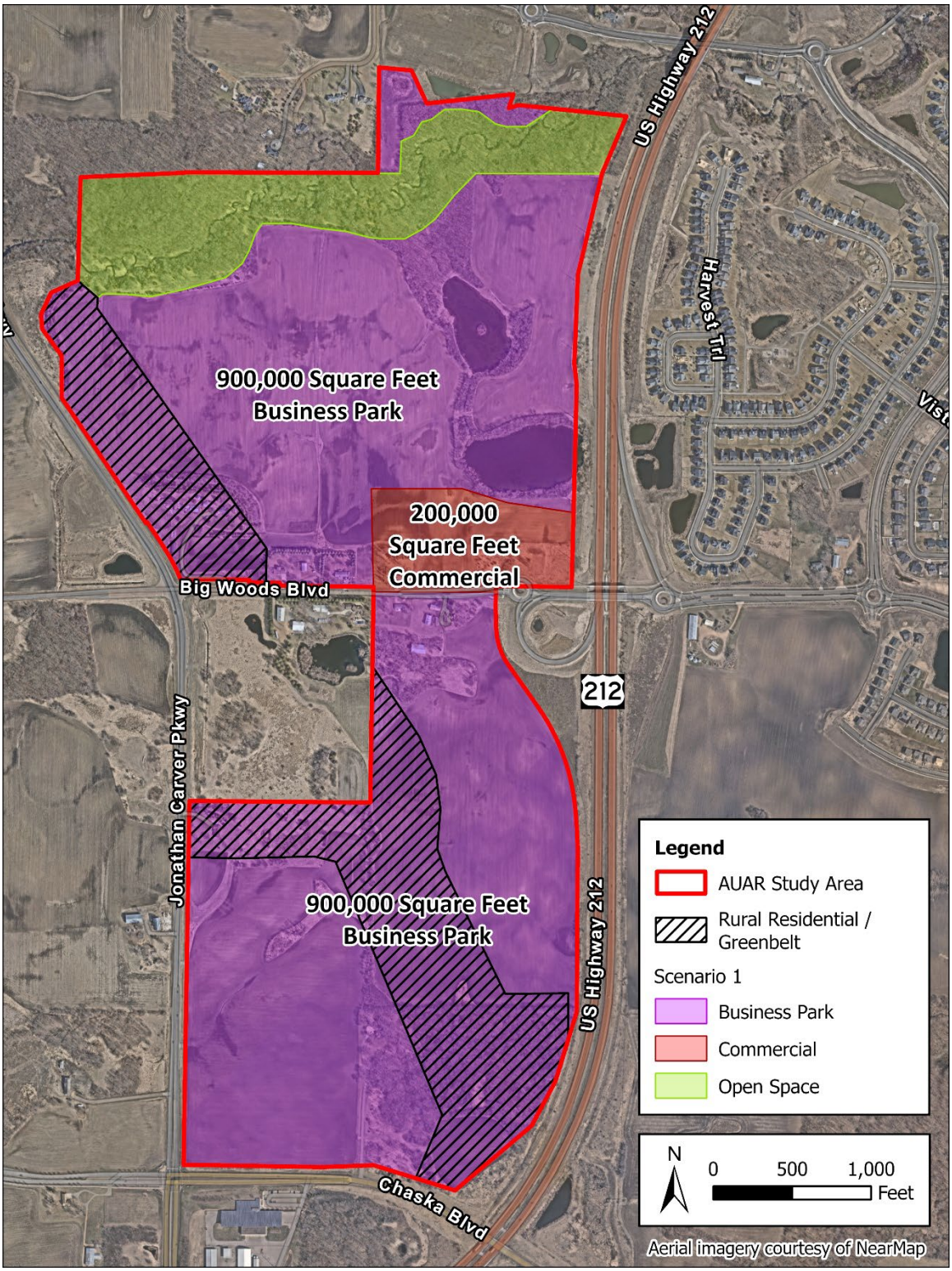
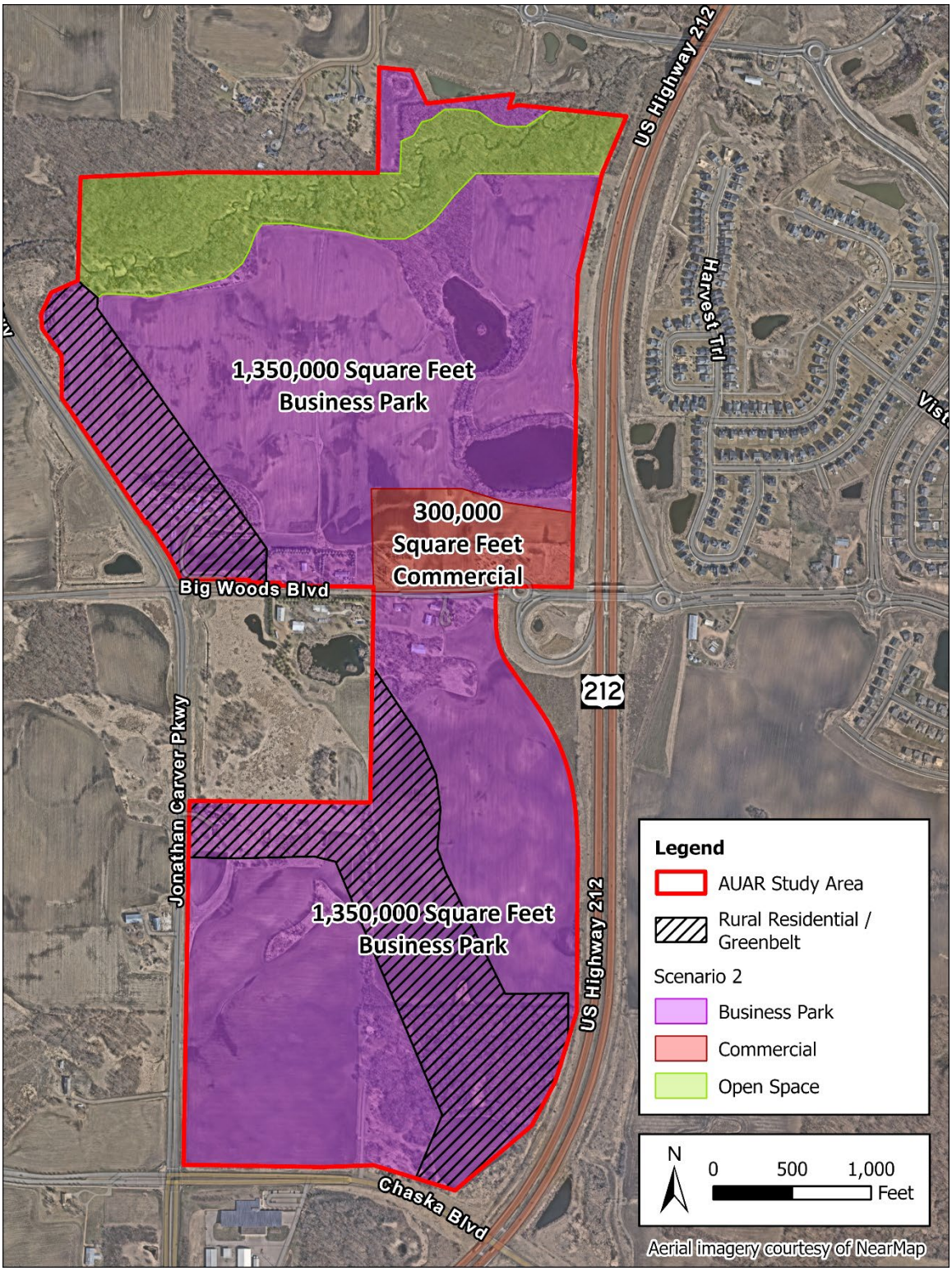


Figure 4: Development Scenario 2



7. CLIMATE ADAPTION AND RESILIENCE

a. Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.

The AUAR will describe trends in temperature, urban heat island, precipitation, flood risk, and cooling degree days for the proposed uses in the study area. Climate projections will use Representative Concentration Pathways (RCPs), which are greenhouse gas concentration scenarios used by the Intergovernmental Panel on Climate Change. RCP 4.5 is an intermediate scenario in which emissions decline after peaking around 2040, and RCP 8.5 is a worst-case scenario in which emissions continue to rise through the 21st century.[1]

b. For each resource category in the table below, describe the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

Table 2: Interaction of Proposed Activities with Each Climate Trend and Projection Listed in 7a

Resource Category	Climate Trends and Climate Projections	Project Components	Potential Environmental Effects	Adaptation Strategies
Project Design	The AUAR will discuss aspects of building architecture/ materials choices and site design that could impact climate.	To be discussed in AUAR	To be discussed in AUAR	To be discussed in AUAR
Land Use	The AUAR will discuss critical facilities and flood risk.	To be discussed in AUAR	To be discussed in AUAR	To be discussed in AUAR
Water Resources	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project and how that may influence water resources.	To be discussed in AUAR	To be discussed in AUAR	To be discussed in AUAR

[1] Climate Explorer Metadata. Available at https://www.dnr.state.mn.us/climate/climate-explorer-metadata.html.

Resource Category	Climate Trends and Climate Projections	Project Components	Potential Environmental Effects	Adaptation Strategies
Contamination / Hazardous Materials/ Wastes	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project and how that may influence the potential environmental effects of generation/use/storage of hazardous waste and materials.	To be discussed in AUAR	To be discussed in AUAR	To be discussed in AUAR
Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project how that may influence the local species and suitable habitat.	To be discussed in AUAR	To be discussed in AUAR	To be discussed in AUAR

8. COVER TYPES

AUAR Guidance: The following information should be provided:

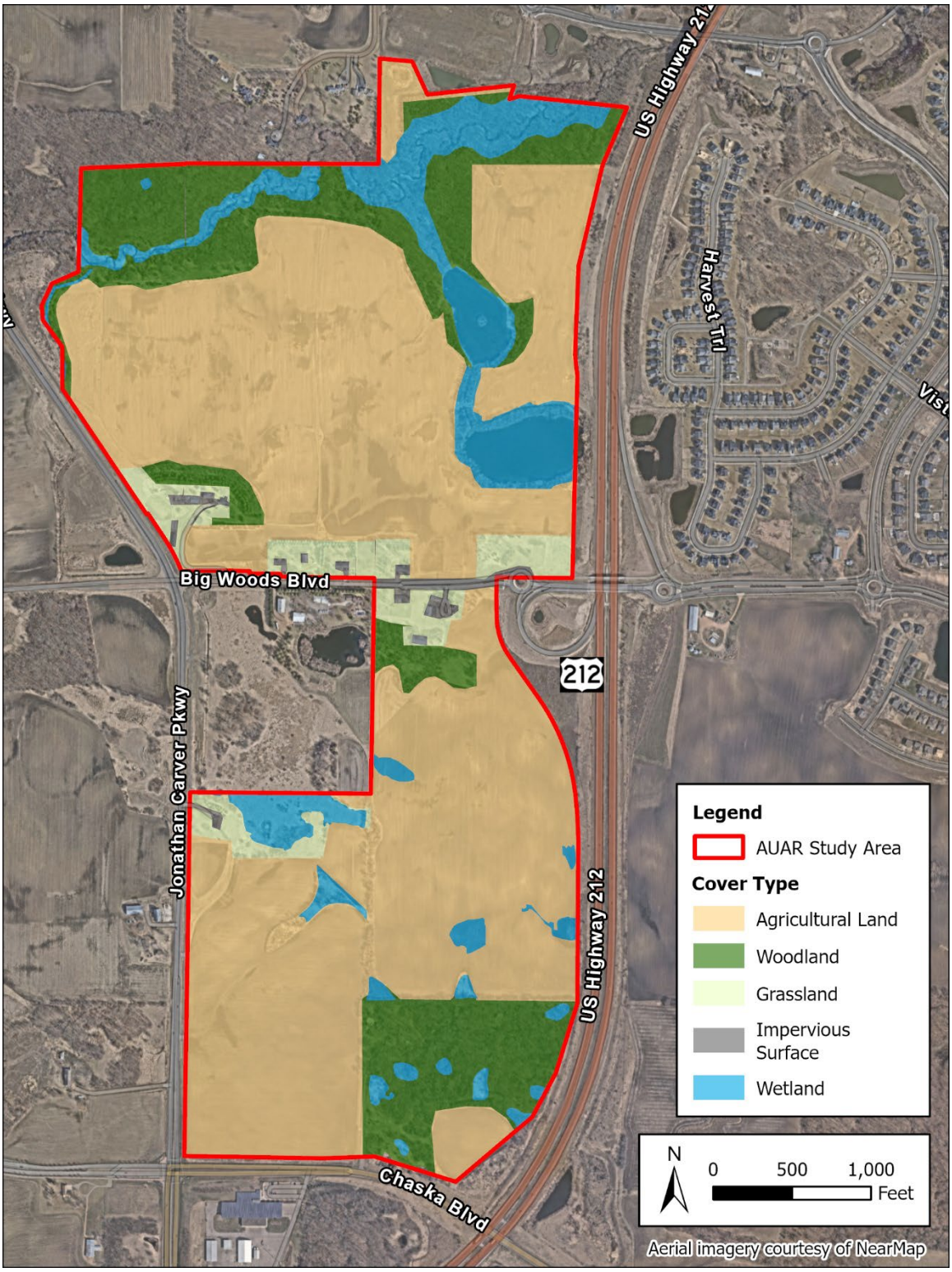
- *A cover type map, at least at the scale of a USGS topographic map, depicting:*
  - *Wetlands (identified by Circular 39 type)*
  - *Watercourses (rivers, streams, creeks, ditches)*
  - *Lakes (identify public waters status and shoreland management classification)*
  - *Woodlands (break down by classes where possible)*
  - *Grassland (identify native and old field)*
  - *Cropland*
  - *Current development*
- *An overlay map showing anticipated development in relation to the cover types. This map should also depict any "protection areas," existing or proposed, that will preserve sensitive cover types. Separate maps for each major development scenario should be generally provided.*

The AUAR study area is approximately 359 acres of woodland, water features, grassland, agricultural land, and impervious surface. There are several structures, mainly single-family homes and farmstead buildings, within the study area. The AUAR will include an analysis of existing and proposed cover types within the study area that are shown on Figure 5. These cover types were determined by reviewing recent aerial photography and National Wetlands Inventory (NWI) data for wetland boundaries.

Table 3: Existing Cover Types

Cover Type	Existing (Acres)
Woodland	62.6
Grassland	17.8
Agricultural Land	234.7
Wetlands	40.3
Impervious Surface	3.9
Total	**359.3**

Figure 5: Cover Types



9. PERMITS AND APPROVALS REQUIRED

AUAR Guidance: A listing of major approvals (including any comprehensive plan amendments and zoning amendments) and public financial assistance and infrastructure likely to be required by the anticipated types of development projects should be given for each major development scenario. This list will help orient reviewers to the framework that will protect environmental resources. The list can also serve as a starting point for the development of the implementation aspects of the mitigation plan to be developed as part of the AUAR.

Table 4: Anticipated Permits and Approvals

Unit of Government	Type of Application	Status
Federal		
US Army Corps of Engineers	Section 404 Permit	To be applied for, if applicable
State		
Minnesota Pollution Control Agency	Section 401 Water Quality Certification	To be applied for, if applicable
	National Pollutant Discharge Elimination System Stormwater Permit for Construction Activities	To be applied for, if applicable
	Sanitary Sewer Extension Permit	To be applied for, if applicable
	Construction Contingency Plan and Response Action Plan approval	To be applied for, if applicable
Minnesota Department of Natural Resources	Temporary Groundwater Appropriation Permit for Construction Dewatering	To be applied for, if applicable
	Utility Crossing License	To be applied for, if applicable
Minnesota Department of Health	Water Main Installation Permit	To be applied for, if applicable
Minnesota Department of Transportation	Miscellaneous Work on Trunk Highway Right of Way	To be applied for, if applicable
Regional		
Metropolitan Council	Sewer Connection/Extension Permit	To be applied for, if applicable
County		
Carver County	Building Permit	To be applied for, if applicable
	Application for Water Management Rules Conformance and Approval	To be applied for, if applicable
	County Right of Way Permit	To be applied for, if applicable
City		
City of Chaska	Concept/Preliminary/Final Plat	To be applied for, if applicable
	Zoning	To be applied for, if applicable
	Comprehensive Plan Amendment	To be applied for, if applicable
	Road, Sewer, and Water Feasibility Study	To be applied for, if applicable
	Grading Permit	To be applied for, if applicable

Unit of Government	Type of Application	Status
	Development Agreement	To be applied for, if applicable
	Completion of the Orderly Annexation Process with Dahlgren Township	To be completed
	Land Use/Development Application	To be applied for, if applicable
	Building Permit	To be applied for, if applicable
	Demolition Permit	To be applied for, if applicable
	AUAR Approval	In process

*Note: Coordination with MVEC will continue as design advances, and future permitting/approvals may be required.

10. LAND USE

a. Describe:

i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, and prime or unique farmlands.

The AUAR study area is located in a rural area in the southwest corner of Chaska, Minnesota, and includes two parcels within Dahlgren Township (west of Chaska). The study area consists of 17 existing parcels. According to data from the Metropolitan Council[2] and aerial imagery, the majority of the study area is currently used as agricultural land, with some areas of undeveloped land and single family residential (see Figure 6). Land uses adjacent to the study area include agricultural land and single-family residential use.

There is one recreational feature in the vicinity of the AUAR study area. An existing segment of the Southwest Regional Trail is approximately 500 feet north of the AUAR study area, at the intersection of Creek Road/County Road 10 and Chaska Creek Boulevard.

According to the Natural Resources Conservation Service (NRCS), 24.1% of the study area is considered farmland of statewide importance (see Table 6).

ii. Planned land use as identified in comprehensive plans (if available) and any other applicable plan for land use, water, or resource management by a local, regional, state, or federal agency.

Chaska 2040 Comprehensive Plan

The *Chaska 2040 Comprehensive Plan*[3] acts as a framework and guiding tool for development for the next 20 years in Chaska. According to this plan, the study area is

[2] https://metrocouncil.org/Data-and-Maps/Research-and-Data/Metadata/Landuse-Planned-Research.aspx
[3] https://www.chaskamn.gov/605/2040-Comprehensive-Plan

designated mostly as Business Park, with some Rural Residential and Open Space uses (see Figure 8).

Table 5: Chaska 2040 Comprehensive Plan designations within the AUAR Study Area

Future Land Use Designation	Purpose
Business Park	Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.
Rural Residential	Lots or parcels of five (5) acres or more guided for rural single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). This land use category is intended to ensure preservation of land identified as part of Chaska's Greenbelt. The objective of the Greenbelt is to physically separate Chaska from adjacent communities to preserve and strengthen Chaska's sense of community and identity. The buffer areas proposed in the development scenarios are consistent with this greenbelt concept and would create a natural open space separating the business park from other land uses.
Open Space Preservation	Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

Southwest Chaska Growth and Development Plan

The Southwest Chaska Growth and Development Plan[4], adopted in January 2013, provides the City with a guide for future land use decision-making, public infrastructure investments, and review of proposed development projects in the southwest growth area. This plan was developed with substantial public involvement from many stakeholders. The AUAR study area occupies the western portion of the area studied by this plan. The plan identifies the majority of the study area as Business Park use, with some areas of open space.

[4] https://chaskamn.gov/182/Southwest-Chaska-Plan

Carver County WMO 2020-2029 Watershed Management Plan

The Carver County Watershed Management Organization (WMO) 2020-2029 Watershed Management Plan is used to fulfill the County's water management responsibilities and provide a framework for water resource management. This plan identifies several water resource features within the AUAR study area. The plan identifies a Priority 1 Stream within the AUAR study area, which is a tributary of the Chaska Creek. Priority 1 waterbodies are considered current priority for implementation of projects.

Carver County Southwest Regional Trail Plan

The Carver County Southwest Regional Trail Plan shows a proposed trail segment from Engler Blvd to an existing segment along Creek Road. This segment of the trail was constructed in 2023.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

AUAR Guidance: Water-related land use management districts should be delineated on appropriate maps, and the land use restrictions applicable in those districts should be described. If any variances or deviations from these restrictions within the AUAR area are envisioned, this should be discussed.

Existing Zoning

The parcels within the study area are mostly zoned as rural residential (RR), with several parcels in the northern portion of the study area zones as Planned Industrial Development (PID) as shown on Figure 7. According to Chaska's City Code, the RR zoning regulation permits uses of agriculture, forestry, single family dwellings, parks, and state-licensed residential facilities. Industrial districts permit manufacturing, warehousing, scientific research, offices, and adult oriented businesses.

FEMA National Flood Hazard

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (panel number 27019C0217D, effective 12/21/2018), the majority of the AUAR study area is located in an area of minimal flood hazard. The northern portion of the study area contains a 100-year floodplain (Zone A) along the tributary of the Chaska Creek (Figure 10).

Other Special Districts and Zoning Overlays

The unnamed DNR Public Watercourse (M-055-020-001), a tributary of the Chaska Creek, is identified in the City of Chaska's Shoreland Management ordinance and therefore future development in this area will need to comply with the shoreland overlay district requirements. According to the City's zoning code, permitted uses within a Shoreland Overlay District include "all permitted uses allowed and regulated by the applicable zoning district underlying this shoreland overlay district as indicated on the

Official Zoning Map of the City."[5] Development standards applicable to the study area are described in Table 6.

Table 6: Standards Applicable to Shorelands of Tributary Watercourses

Unsewered Areas	
Lot Area (in square feet)	None
Water frontage and lot width at building line (in feet)	100
Structure setback from Ordinary High Water Mark (in feet)	100
Structure setback from roads and highways	50: Federal State, or county 30: Municipal or Private
Structure height limitation (in feet)	None
Maximum lot area covered by impervious surface (in %)	None
Sewage system setback from Ordinary High Water Mark (in feet)	75
Sewered Areas	
Lot Area (in square feet) Water front lots Other lots	None
Water frontage and lot width at building line (in feet)	75
Structure setback from Ordinary High Water Mark (in feet)	50

iv. If any critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

No critical facilities are proposed in floodplain areas. No hazardous materials are proposed to be stored in floodplain areas.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

[5] https://chaska.municipalcodeonline.com/book?type=zoning#name=15.24_Shoreland_Management

AUAR Guidance: The extent of conversion of existing farmlands anticipated in the AUAR should be described. If any farmland will be preserved by special protection programs, this should be discussed.

If development of the AUAR will interfere or change the use of any existing designated parks, recreation areas, or trails, this should be described in the AUAR. The RGU may also want to discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area.

The AUAR must include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out at Minnesota Rules, part 4410.3610, subpart 1. The AUAR document should discuss the proposed AUAR area development in the context of the comprehensive plan. If this has not been done as part of the responses to Items 6, 9, 11, 18, and others, it must be addressed here; a brief synopsis should be presented here if the material has been presented in detail under other items. Necessary amendments to comprehensive plan elements to allow for the development scenario should be noted. If there are any management plans of any other local, state, or federal agencies applicable to the AUAR area, the document must discuss the compatibility of the plan with the development scenario studied, with emphasis on any incompatible elements.

The AUAR will discuss the project's compatibility with nearby land uses, zoning, parks and trails, and other relevant plans. The AUAR will also include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out at Minnesota Rules, part 4410.3610, subpart 1.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

The AUAR will identify measures to mitigate any potential incompatibilities.

Figure 6: Existing Land Use

Figure 7: Existing Zoning

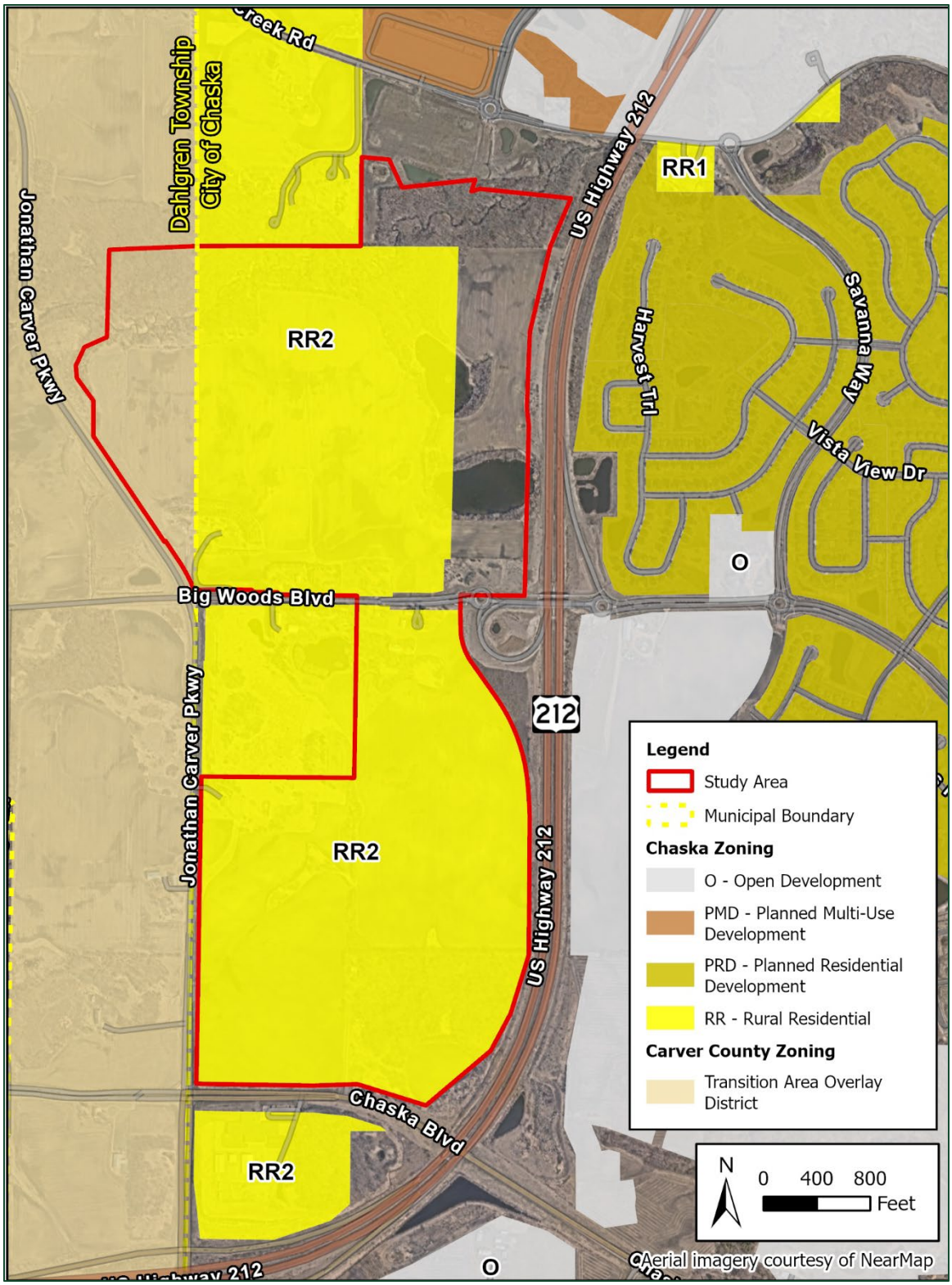
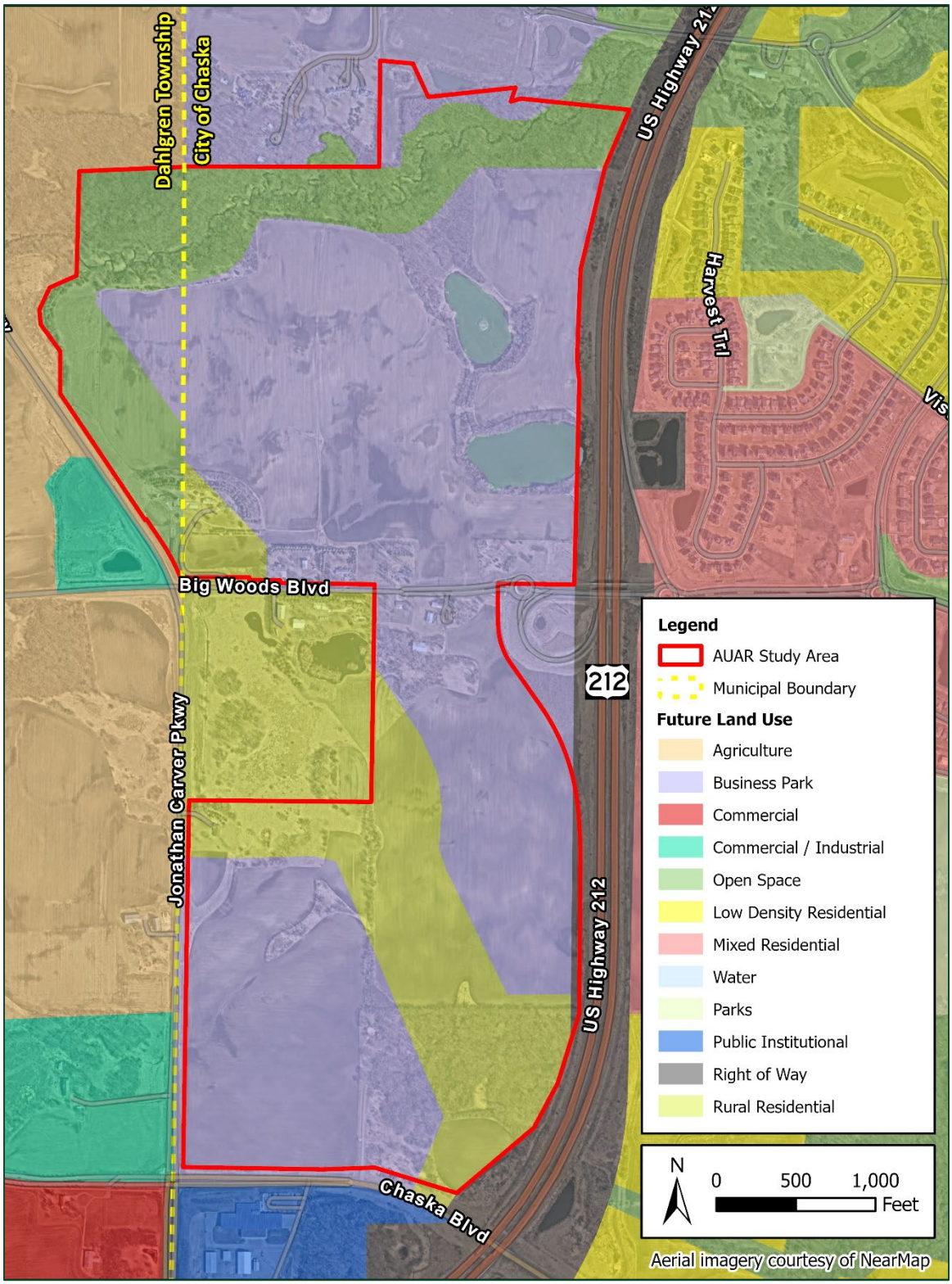


Figure 8: Future Land Use



11. GEOLOGY, SOILS, AND TOPOGRAPHY/LANDFORMS

a. Geology – Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

AUAR Guidance: A map should be included to show any groundwater hazards identified.

According to the Geologic Atlas of Carver County (Minnesota Geological Survey, 2020), the AUAR study area is underlain by sand, gravel, and glacial till. The mean depth to bedrock is approximately 300-400 feet below ground surface. Bedrock is predominantly sandstone. In descending order, the upper formations are the Jordan Sandstone, and the St. Lawrence and Lone Rock formations.

There are no known sinkholes, shallow limestone formations, or unconfined/shallow aquifers located within the AUAR study area. There is no known karst conditions located within the study area or within 500 feet from the study area.

The AUAR will discuss any possible issues and mitigation measures associated with the proposed development scenarios and the geology of the study area.

b. Soils and Topography – Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability, or other soil limitations, such as steep slopes or highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections, or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.

AUAR Guidance: The number of acres to be graded and number of cubic yards of soil to be moved need not be given; instead, a general discussion of the likely earthmoving needs for development of the area should be given, with an emphasis on unusual or problem areas. In discussing mitigation measures, both the standard requirements of the local ordinances and any special measures that would be added for AUAR purposes should be included. A standard soils map for the area should be included.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey, the area is comprised of 19 different soil types. Soil information is included in Table 6 and Figure 9. The erosion hazard rating included in Table 6 indicates the hazard of soil loss from off-road areas after the soil surface is exposed from disturbance activities. Within the study area,

approximately 33% of the soil surface is mapped with a “moderate” or “severe” erosion rating, indicating that some erosion is likely in these areas and that erosion control measures may be needed. The remaining 67% of the study area is mapped was not rated or was mapped with a “slight” rating, meaning that erosion is unlikely under ordinary climatic conditions.

The topography within the northern portion of the study area varies from 942 feet in elevation at the north center of the site to 894 feet in elevation along the stream that runs along the northern side. This site features various lowland areas as well as multiple bodies of water. All site drainage generally flows towards these bodies of water or lowland areas. The topography within the southern portion of the study area varies from 970 feet in elevation at the south center of the site to 914 feet at the northwest area. This site contains various lowland and wetland areas within its boundary. All site drainage generally flows towards these lowland or wetland areas.

The AUAR will include a general discussion of the likely earthmoving equipment for the development scenarios and will identify measures to minimize erosion and identify short-term and long-term best management practices.

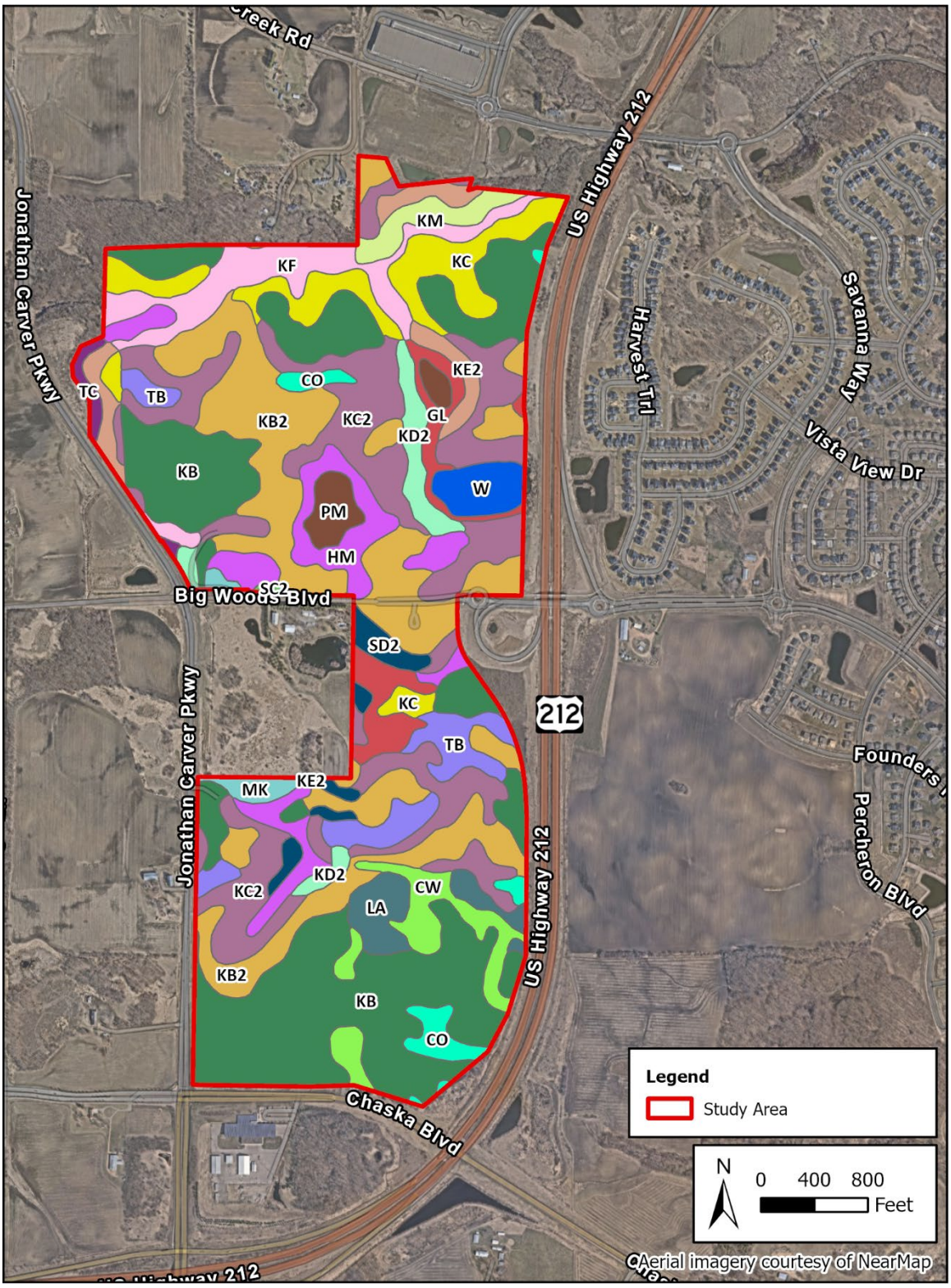
Any additional information provided by the developer will be utilized to supplement the information provided above.

Table 7: Soil Types

Map unit symbol	Map unit name	Acres in Study Area	Percent in Study Area	Farmland Rating	Erosion Hazard Rating
CO	Cordova clay loam, 0 to 2 percent slopes	5.9	1.6%	Prime farmland if drained	Slight
CW	Cordova-Webster complex	10.9	3.0%	Prime farmland if drained	Slight
GL	Glencoe clay loam, 0 to 1 percent slopes	10.4	2.9%	Prime farmland if drained	Slight
HM	Hamel loam, 0 to 2 percent slopes	19.5	5.4%	Prime farmland if drained	Slight
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	91.6	25.5%	All areas are prime farmland	Slight
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	62.9	17.5%	All areas are prime farmland	Slight
KC	Lester-Kilkenny loams, 6 to 12 percent slopes	20.6	5.7%	Farmland of statewide importance	Moderate
KC2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	58.5	16.3%	Farmland of statewide importance	Moderate

Map unit symbol	Map unit name	Acres in Study Area	Percent in Study Area	Farmland Rating	Erosion Hazard Rating
KD2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	7.4	2.1%	Not prime farmland	Moderate
KE2	Lester-Kilkenny complex, 16 to 22 percent slopes	8.3	2.3%	Not prime farmland	Moderate
KF	Lester-Kilkenny complex, 22 to 40 percent slopes	17.3	4.8%	Not prime farmland	Severe
KM	Minneiska-Kalmarville complex, frequently flooded	5	1.4%	Not prime farmland	Slight
LA	Le Sueur-Lester complex, 1 to 6 percent slopes	7.3	2.0%	All areas are prime farmland	Slight
MK	Muskego and Houghton soils, 0 to 1 percent slopes	2.9	0.8%	Not prime farmland	Slight
PM	Klossner muck, 0 to 1 percent slopes	5.2	1.4%	Farmland of statewide importance	Slight
SC2	Lester-Storden complex, 6 to 10 percent slopes, moderately eroded	0.4	0.1%	Farmland of statewide importance	Moderate
SD2	Lester-Storden complex, 10 to 16 percent slopes, moderately eroded	5.5	1.5%	Not prime farmland	Moderate
TB	Terril loam, 2 to 6 percent slopes	12.5	3.5%	All areas are prime farmland	Slight
TC	Terril loam, 6 to 12 percent slopes	1.8	0.5%	Farmland of statewide importance	Moderate
W	Water	5.4	1.5%	Not prime farmland	Not rated

Figure 9: Soil Types



12. WATER RESOURCES

AUAR Guidance: The information called for on the EAW form should be supplied for any of the infrastructure associated with the AUAR development scenario, and for any development expected to physically impact any water resources. Where it is uncertain whether water resources will be impacted depending on the exact design of future development, the AUAR should cover the possible impacts through a "worst case scenario" or else prevent impacts through the provisions of the mitigation plan.

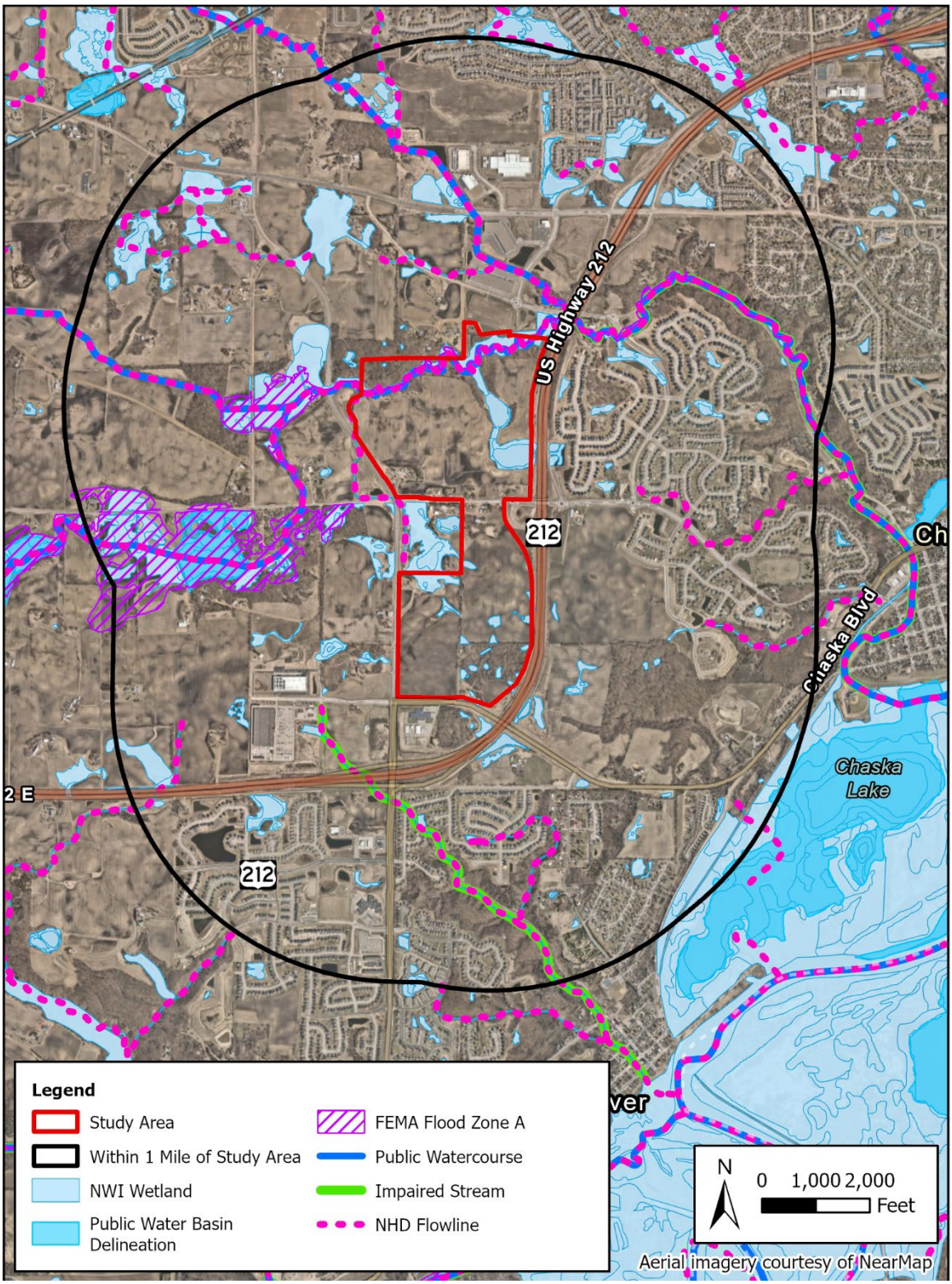
a. Describe surface water and groundwater features on or near the site below.

i. Surface Water – lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within one mile of the project. Include DNR Public Waters Inventory number(s), if any.

A level 2 field wetland delineation was completed for a portion of the study area. A quality assessment will be completed to determine wetland buffer areas. There are numerous NWI wetlands located throughout the AUAR study area, as shown in Figure 10. Surface water constraints and implications will be addressed in the AUAR, along with findings from the 2025 field delineation (which will include the remaining portion of the study area).

One surface water resource was identified within the AUAR study area. An unnamed DNR Public Watercourse (M-055-020-001), a tributary of the Chaska Creek, flows east through the northern portion of the study area. There is an MPCA Section 303(d) Impaired Stream within one mile of the AUAR study area. This stream is impaired due to fecal coliform and TMDL study for this waterbody has been approved by the US Environmental Protection Agency (EPA). There are several other streams and flowlines identified within one mile of the study area; most of these features are connected to the stream that flows through the study area. There are no trout streams within one mile of the AUAR study area. Any additional water resources or surface water constraints identified during the wetland delineation will be discussed in the AUAR.

Figure 10: Surface Water Resources



ii. Groundwater – aquifers, springs, and seeps. Include 1) depth to groundwater; 2) if project is within a MDH well protection area; and 3) identification of any onsite and/or nearby wells, including unique numbers and well logs, if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

According to the Minnesota Spring Inventory there are no known springs or seeps within the study area.

The Minnesota Hydrogeology Atlas (Minnesota DNR, 2016) indicates that groundwater is likely present between 10-20 feet below grade, excluding the wetland areas.

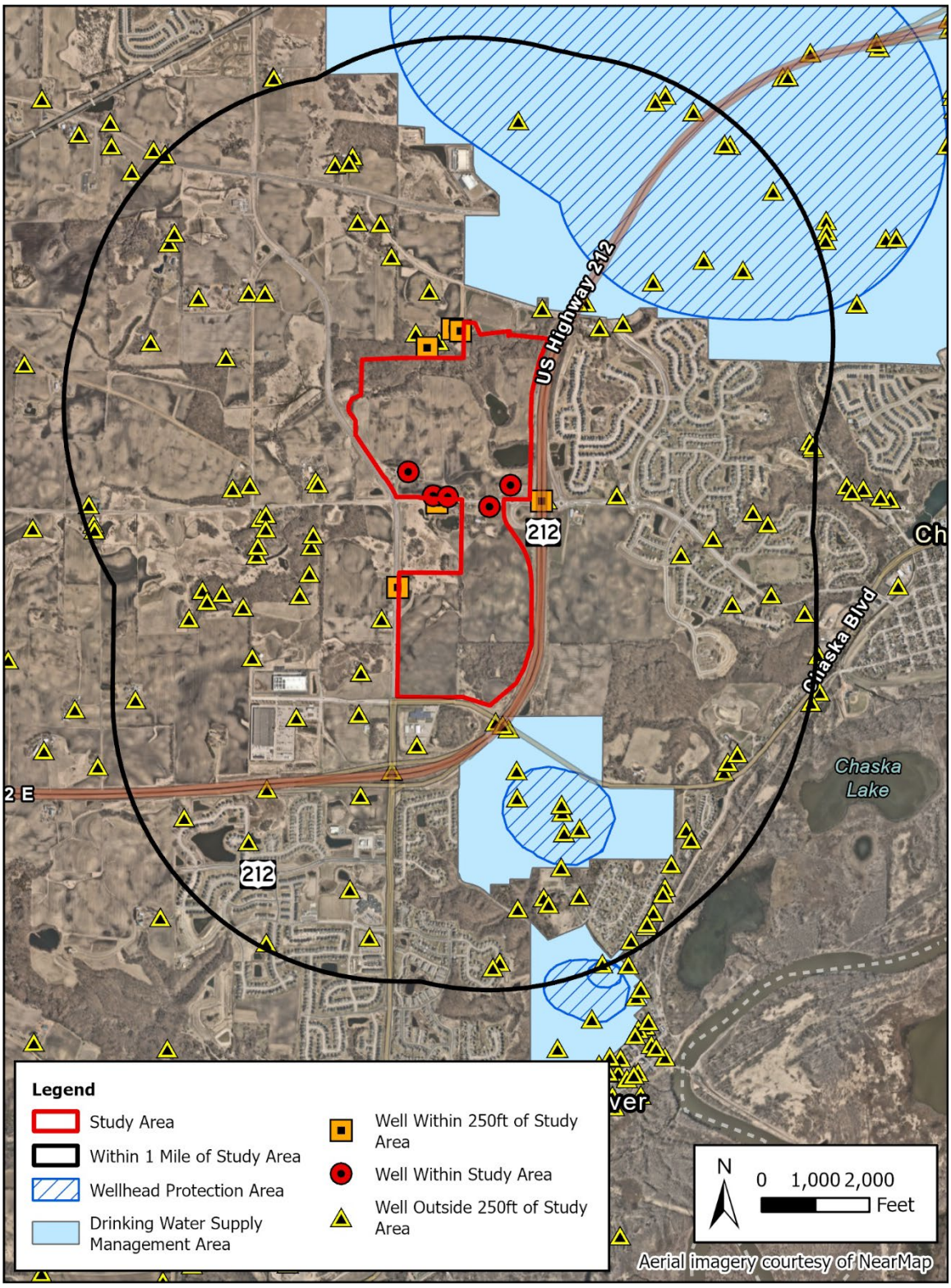
Based on the Minnesota Department of Health Minnesota Well Index (MWI), there are 5 wells located within the AUAR study area and five wells within 250 feet of the AUAR study area (see Table 7 and Figure 11). Wells located within the study area would be properly sealed by a licensed well contractor prior to development within the study area per MPCA and MDH well sealing requirements. Additional analysis on the surrounding wells near the study area will be provided in the AUAR.

The study area is not located within a wellhead protection area or Drinking Water Supply Management Area (DWSMA).

Table 8: MWI Wells within the AUAR Study Area

Well ID Number	Index Status	Well Use	Well Depth (feet)
221492	Active	Domestic	215
424015	Active	Domestic	211
481235	Active	Domestic	218
546818	Active	Domestic	227
142819	Sealed	Domestic	300

Figure 11: Groundwater Resources



b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects below.

i. Wastewater – For each of the following, describe the sources, quantities, and composition of all sanitary, municipal/domestic, and industrial wastewaters projected or treated at the site.

AUAR Guidance: Observe the following points of guidance in an AUAR:

- *Only domestic wastewater should be considered in an AUAR—industrial wastewater would be coming from industrial uses that are excluded from review through an AUAR process*
- *Wastewater flows should be estimated by land use subareas of the AUAR area; the basis of flow estimates should be explained*
- *The major sewer system features should be shown on a map and the expected flows should be identified*
- *If not explained under Item 6, the expected staging of the sewer system construction should be described*
- *The relationship of the sewer system extension to the RGU's comprehensive sewer plan and (for metro area AUARs) to Metropolitan Council regional systems plans, including MUSA expansions, should be discussed. For non-metro area AUARs, the AUAR must discuss the capacity of the RGU's wastewater treatment system compared to the flows from the AUAR area; any necessary improvements should be described.*
- *If on-site systems will serve part of the AUAR, the guidance in the February 2000 edition of the EAW Guidelines on page 16 regarding item 18b under Residential development should be followed.*

1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

Wastewater from the proposed development scenarios will be discharged into the City of Chaska collection system. This will require extending the existing infrastructure from Creek Boulevard to the study area. The extension will need to cross an unnamed creek to provide service. A lift station will need to be constructed to complete this extension. The AUAR will identify maximum flows and characterize the wastewater concentrations, determine any pretreatment measures, if applicable, and address any anticipated infrastructure needs for the scenario.

2) If the wastewater discharge is to a subsurface sewage treatment system (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.

No subsurface sewage treatment systems (SSTS) are anticipated within the AUAR study area for the proposed development scenario.

3) If the wastewater discharge is to surface water, identify the wastewater treatment methods, discharge points, and proposed effluent limitations to mitigation impacts. Discuss any effects to surface or groundwater from wastewater discharges.

No wastewater discharge to surface waters is anticipated for the proposed development scenario.

ii. Stormwater – Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post-construction, including how the project will affect runoff volume, discharge rate, and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity, and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.

AUAR Guidance: For an AUAR the following additional guidance should be followed in addition to that in EAW Guidelines:

- *It is expected that an AUAR will have a detailed analysis of stormwater issues*
- *A map of the proposed stormwater management system and of the water bodies that will receive stormwater should be provided*
- *The description of the stormwater systems would identify on-site and "regional" detention ponding and also indicate whether the various ponds will be new water bodies or converted existing ponds or wetlands. Where on-site ponds will be used but have not yet been designed, the discussion should indicate the design standards that will be followed.*

- *If present in or adjoining the AUAR area, the following types of water bodies must be given special analyses:*
    - *Lakes: Within the Twin Cities metro area, a nutrient budget analysis must be prepared for any "priority lake" identified by the Metropolitan Council. Outside of the metro area, lakes needing a nutrient budget analysis must be determined by consultation with the MPCA and DNR staffs.*
    - *Trout streams: If stormwater discharges will enter or affect a trout stream, an evaluation of the impacts on the chemical composition and temperature regime of the stream and the consequent impacts on the trout population (and other species of concern) must be included.*

There is currently minimal impervious surface area and no existing permanent stormwater management features within the study area. The total amount of impervious surface under the development scenarios will be documented in the AUAR.

The AUAR will address stormwater rates, water quality, and volumes for the AUAR study area, and temporary and permanent stormwater best management practices. An existing and proposed conditions analysis will be completed showing the locations of the temporary and permanent stormwater best management practices.

The National Pollution Discharge Elimination System (NPDES) permit, City of Chaska Municipal Separate Storm Sewer System (MS4), and regulatory requirements will be adhered to.

Based on the results of the climate trends analysis and flooding risk assessment, additional volume and rate control needed for stormwater management will be discussed in the AUAR. Stormwater management strategies including any proposed green infrastructure will be documented in the AUAR.

iii. **Water Appropriation – Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use, and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or**

quality, such as reuse of water, connections with another water source, or emergency connections.

AUAR Guidance: If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.

Water supply to the proposed development scenarios will be provided by the City of Chaska water distribution system. This will require extending the existing infrastructure from Creek Boulevard to the study area. The extension will need to cross an unnamed creek to provide service. Additionally, a water tower or other infrastructure improvements may be necessary to ensure adequate flow and pressure for the development. The AUAR will evaluate the existing and proposed infrastructure needs.

Handling of any required construction dewatering discharge will be addressed in the AUAR. The AUAR will also discuss the water demands for the site and the existing water system capacity. Mitigation strategies or system improvements, if applicable, will be identified in the AUAR.

iv. Surface Waters

1) **Wetlands – Describe any anticipated physical effects or alterations to wetland features, such as draining, filling, permanent inundation, dredging, and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.**

   A level 2 field wetland delineation was completed for a portion of the study area. A quality assessment was completed to determine wetland buffer areas. The remaining portion of the study area will be delineated, and results of this level 2 field wetland delineation will be included in the AUAR. Surface water alterations, including wetland impacts and mitigation strategies, will be discussed in the AUAR.

2) **Other surface waters – Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal, and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or**

mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

AUAR Guidance: Water surface use need only be addressed if the AUAR area would include or adjoin recreational water bodies.

Other surface water features such as streams are present within the AUAR study area. Surface water alterations will be discussed in the AUAR.

13. CONTAMINATION/HAZARDOUS MATERIALS/WASTES

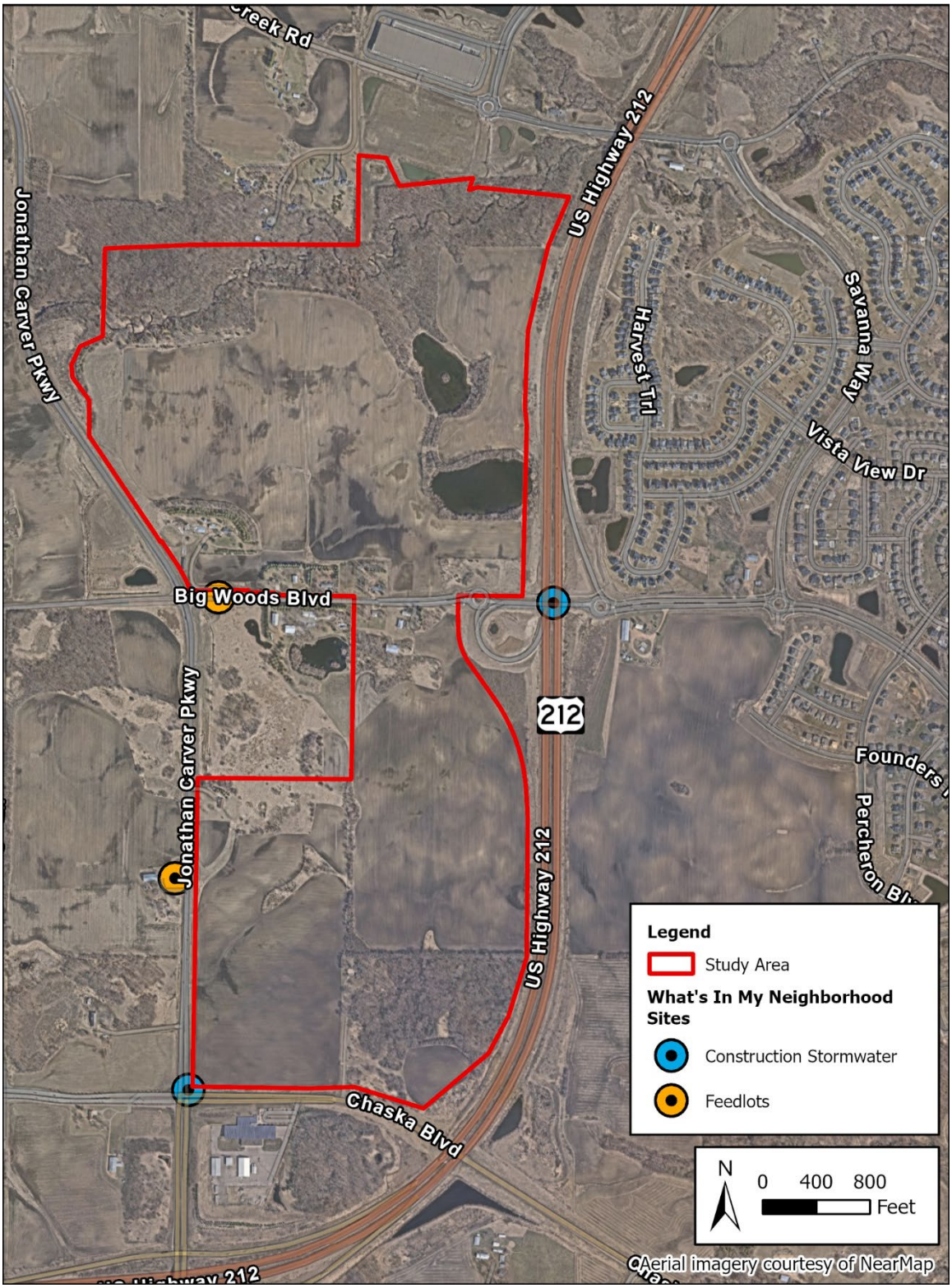
a. Pre-project Site Conditions – Describe existing contamination or potential environmental hazards on or in close proximity to the project site, such as soil or groundwater contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize, or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

The Minnesota Pollution Control Agency's (MPCA) What's In My Neighborhood database inventory was reviewed to determine if any known contaminated properties or potential environmental hazards are located within and adjacent to the AUAR study area. This review identified four properties near the study area, listed below in Table 8 and shown on Figure 12. These properties are considered low risk for contamination concerns.

Table 9: MPCA What's in my Neighborhood Sites

Site ID	Name	Status	Activity	Risk
228821	TH 212 Interchange and CSAH 44 Improvements	Active	Construction Stormwater	Low
64266	Joe Wickenhauser Farm	Active	Feedlots	Low
95728	Tim Raser Farm	Active	Feedlots	Low
129263	Freeway Commercial District Improvements	Active	Construction Stormwater	Low

Figure 12: MPCA What's in my Neighborhood Sites



b. Project Related Generation/Storage of Solid Wastes – Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

AUAR Guidance: Generally, only the estimated total quantity of municipal solid waste generated and information about any recycling or source separation programs of the RGU need to be included.

The AUAR will provide information on the estimated quantity of municipal solid waste to be generated during construction and operational phases of the development scenarios.

c. Project Related Use/Storage of Hazardous Materials – Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location, and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spills or releases of hazardous materials. Identify measures to avoid, minimize, or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

AUAR Guidance: Not required for an AUAR. Potential locations of storage tanks associated with commercial uses in the AUAR should be identified (e.g., gasoline tanks at service stations).

Any demolition activities must comply with state and federal regulations that require inspection of the structure for hazardous materials such as asbestos, lead based paint, light ballasts, thermostats, stored chemicals, and ozone depleting chemicals. The AUAR will identify any potential future storage tank locations anticipated as part of the proposed development scenarios and if any existing storage tanks are anticipated to be used under the development scenarios.

d. Project Related Generation/Storage of Hazardous Wastes – Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of hazardous wastes including source reduction and recycling.

AUAR Guidance: Not required for an AUAR.

Not applicable.

14. FISH, WILDLIFE, PLANT COMMUNITIES, AND SENSITIVE ECOLOGICAL RESOURCES (RARE FEATURES)

a. Describe fish and wildlife resources as well as habitats and vegetation on or near the site.

AUAR Guidance: The description of fish and wildlife resources should be related to the habitat types depicted on the cover types map. Any differences in impacts between development scenario should be highlighted in the discussion.

The majority of the land within the AUAR study area has been previously disturbed through farming and provides limited and low-quality habitat. There is one Regionally Significant Ecological Area (RSEA) located within the site. This RSEA is found along the tributary of the Chaska Creek that flows through the northern portion of the site. There is one Native Plant Community (NPC), two Sites of Biodiversity Significance (SBS), and one RSEA within one mile of the study area. Most of the study area is agricultural land, with some areas of forest, grassland, and wetland. Forest, grassland, and wetlands may provide habitat for wildlife. Wildlife that can be found within the study area include birds, mammals, and insects. There are several residences located in the center portion of the study area.

The AUAR will address the cover types for the existing conditions and the post-construction scenarios.

b. Describe rare features such as state-listed (endangered, threatened, or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number and/or correspondence number (ERDB) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe results.

AUAR Guidance: For an AUAR, prior consultation with the DNR Division of Ecological Resources for information about reports of rare plant and animal species in the vicinity is required. Include the reference numbers called for on the EAW form in the AUAR and include the DNR's response letter. If such consultation indicates the need, an on-site habitat survey for rare species in the appropriate portions of the AUAR area is required. Areas of on-site surveys should be depicted on a map, as should any "protection zones" established as a result.

State-Listed Species

Kimley-Horn reviewed the Natural Heritage Information System (NHIS) data per license agreement LA-2024-006 for state listed species within one mile of the project study area. The database includes known occurrences of any state endangered, threatened, or special concern listed species. One species record, sessile-flowered yellow cress, was identified within one mile of the study area. The identification of this species is consistent with the Natural Heritage Review received from the MnDNR. Any potential impacts to wildlife habitat, federally listed species, and state-listed species will be provided in the AUAR.

Federally-Listed Species

The U.S. Fish and Wildlife (USFWS) Service Information for Planning and Conservation (IPaC) tool was used to identify federally-listed species that may be present in the study area. This review

identified two federally-listed threatened species, the northern long-eared bat (*Myotis septentrionalis*) and rusty-patched bumble bee (*Bombus affinis*). This review also identified the proposed threatened monarch butterfly (*Danus Plexippus*) and proposed endangered tricolored bat (*Perimyotis subflavus*). This review identified one experimental species, the whooping crane (*Grus americana*).

Northern Long-Eared Bat

The northern long-eared bat (NLEB) was identified by the IPaC species list. The NLEB was designated a federally endangered species by USFWS in April 2023. According to the Minnesota DNR, in the southern part of the state, NLEB may use attics, bridges, and buildings for hibernating. In summer, the species is often found within forested habitats, especially around wetlands. Summer roosts may include under loose tree bark, in buildings, behind signs or shutters, caves, mines, and quarry tunnels. Given that a portion of the study area is forested, there is potential for the northern long-eared bat to utilize the site. The project may include the removal of trees. Potential impacts to the NLEB and mitigation measures will be discussed in the AUAR.

Tricolored Bat

The tricolored bat was proposed to be designated as a federally endangered species by USFWS in September 2022. According to the USFWS, during the winter, tricolored bats are often found in caves and abandoned mines. During the spring, summer, and fall, tricolored bats are found in forested habitats where they roost in trees, primarily among leaves of live or recently dead deciduous hardwood trees, but may also be found in Spanish moss, pine trees, and occasionally human structures. Like the NLEB, the spread of white-nose syndrome across the eastern portion of the United States has become the major threat to the Tricolored Bat, with an estimated decline of more than 90% in affected colonies. According to the DNR's Rare Species Guide, there are no known maternity colonies within the state of Minnesota. Only three live hibernating individuals have been observed in Minnesota. Given that a portion of the study area is forested, there is potential for the tricolored bat to utilize the site. The project may include the removal of trees. Potential impacts to the tricolored bat and mitigation measures will be discussed in the AUAR.

Whooping Crane

The Whooping Crane is designated as an experimental population, non-essential species by the USFWS. Non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (require consultation under 7(a)(2) of the ESA) and as a proposed species on private land (no section 7(a)(2) requirements, but Federal agencies must not jeopardize their existence (section 7(a)(4))). The preferred habitat for the species includes

shallow mashes and adjacent, open grasslands. Due to the non-essential status of the species, no adverse impacts are anticipated.

Rusty Patched Bumble Bee

The rusty patched bumble bee is listed as a federally threatened species by USFWS. From April through October this species uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available. From October through April the species overwinters under tree litter in upland forests and woodlands. The rusty patched bumble bee may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. The AUAR study area was identified within the High Potential Zone for the Rusty Patched Bumble Bee.

Monarch Butterfly

The monarch butterfly was identified by the IPaC species list and is classified as a proposed threatened species by the USFWS. The preferred habitat for this species is prairie where milkweed and flowers are present. According to the USFWS, there are many potential reasons for the butterfly's decline, including habitat loss at breeding and overwintering sites, disease, pesticides, logging at overwintering sites, and climate change. The project may include disturbance to grassland ecosystems. Potential impacts to the monarch butterfly and mitigation measures will be discussed in the AUAR.

Ecologically Significant Areas

A calcareous fen has been documented in the vicinity of the proposed project. A calcareous fen is a rare and distinctive peat-accumulating wetland that is legally protected in Minnesota. Many of the unique characteristics of calcareous fens result from the upwelling of groundwater through calcareous substrates.

c. Discuss how the identified fish, wildlife, plant communities, rare features, and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

Invasive Species

Invasive species are a major cause of biodiversity loss and are considered biological pollutants by the DNR. Invasive species can be moved on construction equipment, landscaping equipment, and other debris. The AUAR will include a discussion on best management practices to prevent the introduction and spread of invasive species during construction and operation.

Stormwater

Stormwater run-off can cause a number of environmental problems. When stormwater drains off a construction site, it can carry sediment and pollutants that harm lakes, rivers, streams, and wetlands which in turn may harm wildlife. Strategies for stormwater management and

treatment of stormwater run-off within the study area will be discussed in Section 12 of the AUAR.

Impacts to Protected Species and Habitats

The AUAR will further investigate the potential for impacts to any federally listed species, state-listed species, or protected wildlife habitats.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

The AUAR will address any mitigation measures identified by the MnDNR and USFWS to minimize and avoid potential adverse impacts to any protected species and wildlife habitats from the proposed development scenarios.

15. HISTORIC PROPERTIES

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include 1) historic designations; 2) known artifact areas; and 3) architectural features. Attach letter received from the Minnesota State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

AUAR Guidance: For an AUAR, contact with the State Historic Preservation Office and State Archeologist is required to determine whether there are areas of potential impacts to these resources. If any exist, an appropriate site survey of high probability areas is needed to address the issue in more detail. The mitigation plan must include mitigation for any impacts identified.

According to the Minnesota Office of the State Archaeologist (OSA) Public Viewer, within the study area's PLSS sections, four archaeological sites are present. According to the Minnesota Statewide Historic Inventory Portal, five historical sites were identified within the AUAR study area (see Table 11). The Ortlip Farmstead, previously listed as eligible, was demolished in 2005.

Table 10: Historic Properties

Address	Property Name	National Register Listing Status	Location
4780 Big Woods Blvd	Farmstead	Not listed	Within AUAR Study Area
4650 Big Woods Blvd	Farmstead	Not listed	Within AUAR Study Area
4570 Big Woods Blvd	House	Not listed	Within AUAR Study Area
4575 County Rd 44	House	Not listed	Within AUAR Study Area
North of Chaska Blvd	Ortlip Farmstead	Eligible (demolished)	Within AUAR Study Area

The AUAR will discuss the results of this database review, and any potential impacts to archaeological, historical, and/or architectural resources as well as any applicable mitigation strategies.

16. VISUAL

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

AUAR Guidance: Any impacts on scenic views and vistas present in the AUAR should be addressed. This would include both direct physical impacts and impacts on visual quality or integrity. EAW Guidelines contains a list of possible scenic resources.

If any non-routine visual impacts would occur from the anticipated development, this should be discussed here along with appropriate mitigation.

There are no scenic views or vistas in or near the AUAR study area. The AUAR will discuss any potential visual impacts of the proposed development scenarios on the surrounding area and any applicable mitigation strategies.

17. AIR

a. **Stationary Source Emissions – Describe the type, sources, quantities, and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health, or applicable regulatory criteria. Include a discussion of any methods used to assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

   AUAR Guidance: This item is not applicable to an AUAR. Any stationary air emissions source large enough to merit environmental review requires individual review.

   Not applicable to an AUAR.

b. **Vehicle Emissions – Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g., traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.**

   AUAR Guidance: Although the MPCA no longer issues Indirect Source Permits, traffic-related air quality may still be an issue if the analysis in Item 18 indicates that development would cause or worsen traffic congestion. The general guidance from the EAW form should still be followed. Questions about the details of air quality analysis should be directed to MPCA staff.

The Minnesota Department of Transportation (MnDOT) has developed a screening method designed to identify intersections that will not cause a carbon monoxide (CO) impact above state standards. MnDOT has demonstrated that even the 10 highest traffic volume intersections in the Twin Cities do not experience CO impacts[6]. Therefore, intersections with traffic volumes lower than these 10 highest intersections will not cause a CO impact above state standards. MnDOT's screening method demonstrates that intersections with total daily approaching traffic volumes below 82,300 vehicles per day will not have the potential for causing CO air pollution problems. The AUAR will include an analysis of future traffic volumes for the intersections in the study area and will determine if any future conditions exceed the criteria that would lead to a violation of the air quality standards.

c. Dust and Odors – Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under Item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

AUAR Guidance: Dust and odors need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any dust control ordinances in effect.

The AUAR will include discussion of dust control ordinances, this would include best management practices that would be applicable during demolition and construction within the AUAR study area.

18. GREENHOUSE GAS (GHG) EMISSIONS/CARBON FOOTPRINT

a. GHG Quantification – For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

About Greenhouse Gases (GHGs)

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies

[6] Source: MnDOT CO Hot Spot Screening Method. https://www.dot.state.mn.us/project-development/subject-guidance/airquality/process.html#:~:text=The%20Twin%20Cities%20area%20has,carbon%20monoxide%20(CO)%20violations

emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming.[7]

Project Related GHG Emissions

The AUAR will include an estimated quantification of the following GHG emissions associated with the proposed scenarios:

- Carbon dioxide (CO_2)
- Nitrous oxide (N_2O)
- Methane (CH_4)

The projected GHG emissions will be provided on an average annual basis using the CO_2 equivalent (CO_2e) and include the proposer's best estimate of average annual emissions over the proposed life/design service life of future development. The estimates will also include emissions from the construction and operating phases of the scenarios. Emissions will be estimated using the US Environmental Protection Agency's Simplified GHG Emissions Calculator (SGEC) (Version 7 June 2021)[8] and will be summarized by project phase (i.e., construction and operations) and source type (e.g., combustion from mobile equipment, off-site electricity).

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

The AUAR will describe potential design strategies and sustainability measures for the proposed scenarios to reduce emissions.

ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

The AUAR will describe and quantify reductions from selected mitigation options.

[7] Summarized from U.S. EPA, Overview of Greenhouse Gases: https://www.epa.gov/ghgemissions/overview-greenhouse-gases

[8] Source: https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator

iii. Quantify the proposed project's predicted net lifetime GHG emissions (total tons per number of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

The Next Generation Energy Act requires the state to reduce greenhouse gas emissions in the state by 80 percent between 2005 and 2050, while supporting clean energy, energy efficiency, and supplementing other renewable energy standards in Minnesota. The MPCA's biennial GHG emissions reduction report from 2021 identifies strategies for reducing emissions in the three economic sectors with the highest emissions – transportation, electricity generation, and agriculture, forestry, and land use.

The AUAR will discuss the expected lifespan of the project and calculate how many estimated metric tons of CO2 will be emitted over the project's lifespan. The proposer will evaluate implementing the sustainability measures described in the AUAR. To reduce operational emissions to the extent practicable. The proposed development scenarios will be built in compliance with state regulations and city code.

19. NOISE

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area; 2) nearby sensitive receptors; 3) conformance to state noise standards; and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

AUAR Guidance: Construction noise need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any construction noise ordinances in effect.

If the area will include or adjoin major noise sources, a noise analysis is needed to determine if any noise levels in excess of standards would occur, and if so, to identify appropriate mitigation measures. With respect to traffic-generated noise, the noise analysis should be based on the traffic analysis of Item 18.

Existing Noise

The AUAR study area is currently single family residential, agricultural, and undeveloped land. Surrounding nearby receptors are single family residential homes surrounding the study area.

The existing ambient noise sources in the study area consist mainly of the surrounding roadways.

Construction Noise

As stated in the AUAR guidelines, construction noise need not be addressed unless there is some unusual reason to do so. No unusual circumstances have been identified that would necessitate a detailed construction noise analysis. The City of Chaska regulates the hours of operation for construction equipment.

Traffic Generated Noise

A sound increase of 3 dBA is barely noticeable by the human ear, a 5 dBA increase is clearly noticeable, and a 10 dBA increase is heard as twice as loud. For example, if the sound energy is doubled (i.e., the amount of traffic doubles), there is a 3 dBA increase in noise, which is just barely noticeable to most people. On the other hand, if traffic increases by a factor of 10, the resulting sound level will increase by about 10 dBA and be heard approximately twice as loud.

The AUAR will provide traffic volumes from the proposed development scenarios to determine if the traffic levels attributable to the project are below the amount that would generate a sound increase that could be noticeable.

Operational Noise

The Chaska Code of Ordinances regulates mechanical noise associated with building operation by the standards set by the MPCA. All future development will be required to comply with these requirements. The AUAR will include a discussion of operational noise and identify potential operational noise mitigation measures.

20. TRANSPORTATION

a. Describe traffic-related aspects of project construction and operation. Include 1) existing and proposed additional parking spaces; 2) estimated total average daily traffic generated; 3) estimated maximum peak hour traffic generated and time of occurrence; 4) source of trip generation rates used in the estimates; and 5) availability of transit and/or other alternative transportation modes.

The information listed above will be provided in the traffic and transportation analysis that will be included in the AUAR. Coordination will occur with the City of Chaska and Carver County to determine the scope and locations of the analysis for the traffic study. The trip generation will be calculated based on ITE trip generation rates.

Transit

Currently, there is a Southwest Transit Station approximately 1 mile south of AUAR site. It is not anticipated that there will be significant change in transit usage.

Bike and Pedestrian Infrastructure

There are currently multi-use paths on most roadways in the study area. Future City and County Bike and Pedestrian Plans will be reviewed as part of the AUAR.

b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: http://www.dot.state.mn.us/accessmanagement/resources.html) or a similar local guidance.

AUAR Guidance: For AUAR reviews, a detailed traffic analysis will be needed, conforming to the MnDOT guidance as listed on the EAW form. The results of the traffic analysis must be used in the response to Items 16 and 17.

A traffic impact study will be completed as part of the AUAR because the trip generation is anticipated to exceed the 250-trip peak hour vehicle threshold. The traffic impact study will be summarized in the AUAR, including information on estimated traffic generation, traffic impacts, relevant information from relevant transportation plans and traffic studies, and potential improvements and mitigation measures. The analysis will be completed for the following scenarios:

- Existing Conditions
- Opening Year No-Build Conditions
- Opening Year Partial Buildout Conditions
- Horizon Year No-Build Conditions
- Horizon Year Buildout Conditions

The AUAR will include intersection capacity analyses for intersections adjacent to the AUAR study area and will include the review of intersection operations at site access points. The following intersections are proposed to be included in the analysis and are shown in Figure 13:

- Engler Boulevard & Hwy 212 Westbound Ramps
- Engler Boulevard & Hwy 212 Eastbound Ramps
- Engler Boulevard & Chaska Creek Boulevard
- Engler Boulevard & Jonathan Carver Parkway
- Chaska Creek Boulevard & Creek Road
- Big Woods Boulevard & Hwy 212 Westbound Ramp
- Big Woods Boulevard & Hwy 212 Eastbound Ramp
- Jonathan Carver Parkway & Big Woods Boulevard
- Jonathan Carver Parkway & Chaska Boulevard
- Jonathan Carver Parkway & Hwy 212 Westbound Ramps
- Jonathan Carver Parkway & Hwy 212 Eastbound Ramps

Additionally, the following intersections will be included in the analysis but are not currently shown in Figure 13.

- Proposed public roadway Intersections from the site

The traffic impact study will also consider the following future planned roadways near the AUAR study area:

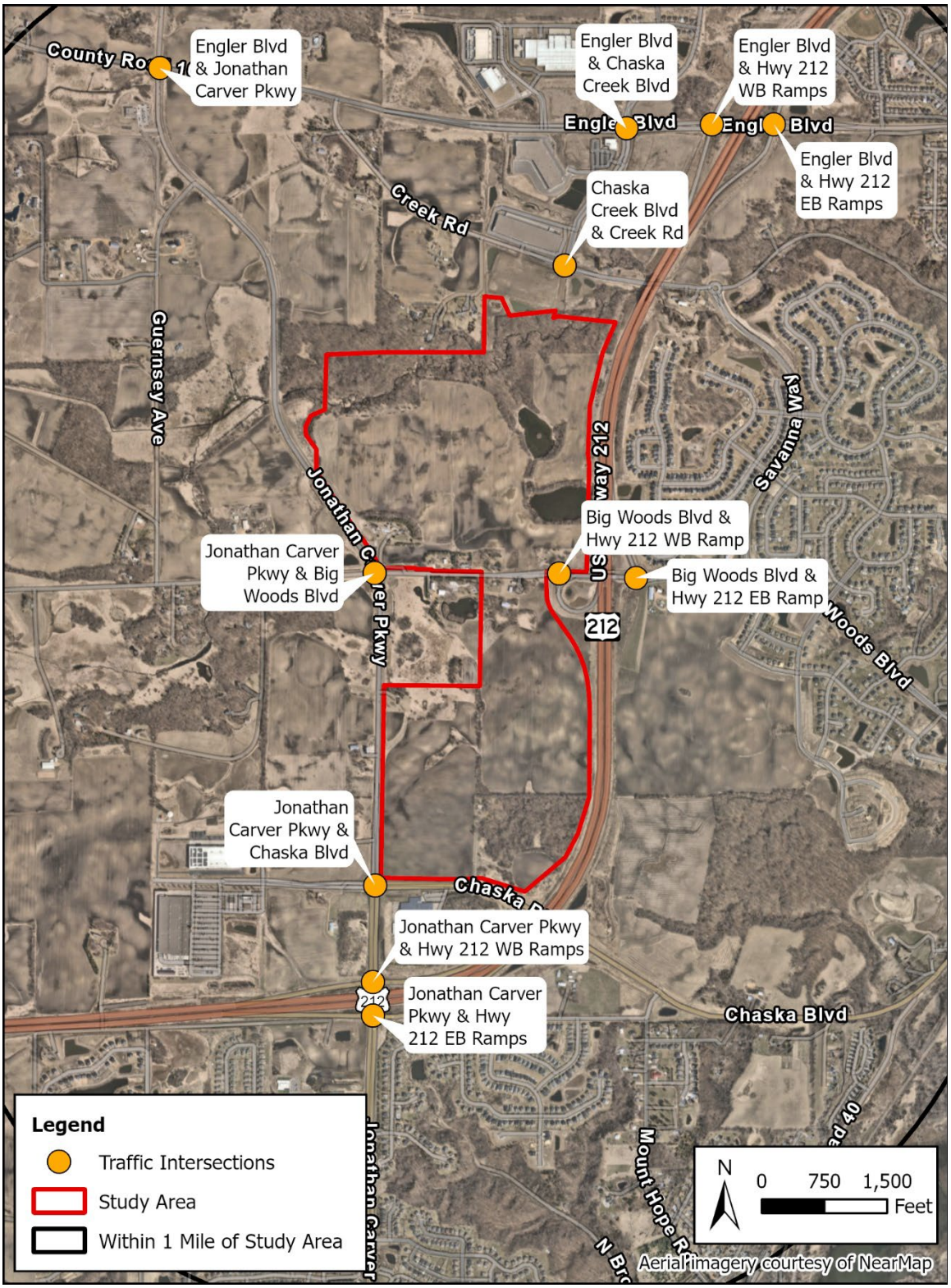
- Completion of the interchange at Hwy 212 and Big Woods Boulevard (County Road 44)

- Future road/creek crossing near Creek Road and Hwy 212

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

The AUAR will address any mitigation measures identified through the traffic analysis.

Figure 13: Traffic Study Intersections



21. CUMULATIVE POTENTIAL EFFECTS

AUAR Guidance: Because the AUAR process by its nature is intended to deal with cumulative potential effects from all future developments within the AUAR area, it is presumed that the responses to all items on the EAW form automatically encompass the impacts from all anticipated developments within the AUAR area.

However, the total impact on the environment with respect to any of the items on the EAW form may also be influenced by past, present, and reasonably foreseeable future projects outside of the AUAR area. The cumulative potential effect descriptions may be provided as part of the responses to other appropriate EAW items, or in response to this item.

a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

Cumulative effects are defined as the "effect on the environment that results from the incremental effects of a project in addition to other projects in the environmentally relevant area that might reasonably be expected to affect the same environmental resources, including future projects actually planned or for which a basis of expectation has been laid, regardless of what person undertakes the other projects or what jurisdictions have authority over the projects."[9] The geographic areas considered for cumulative effects are those areas adjacent to the study area and generally a combination of the study areas defined in the sections above, and the timeframe considered includes projects that would be constructed in the reasonably foreseeable future (by 2030) by other private and public entities that have made future project plans and timelines publicly available.

b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

The AUAR will identify any additional reasonably foreseeable projects that may interact with the environmental effects of the development scenarios.

c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

The AUAR will include a discussion of potential cumulative effects associated with nearby ongoing or planned projects.

[9] Minnesota Rules, part 4410.0200, subpart 11a

22. OTHER POTENTIAL ENVIRONMENTAL EFFECTS

AUAR Guidance: If the project may cause any additional environmental effects not addressed by Items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

Additional Environmental Effects

Any other potential environmental effects will be addressed in the AUAR.

ATTACHMENT B: COMMENT RESPONSES

OVERVIEW

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an Alternative Urban Areawide Review (AUAR) is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the Responsible Governmental Unit's (RGU's) draft order.

The 30-day Scoping Environmental Assessment Worksheet (EAW) comment period began September 23, 2025, and comments were accepted through October 23, 2025. During the public comment period, comments were received from five government agencies. Responses to the agency comments are included in Table 1. Copies of the comment letters are included in Attachment C.

AGENCY COMMENTS

Table 1. Government Agency Comments and Responses

Comment	Response
1. DNR	
1. Page 6, Project Description; page 16, Table 5. Both scenarios include over one million square feet (1.8 and 2.7 million square feet) of "office/industrial" development, but the final uses are not specified. Would data centers be one of the possible uses for either scenario? If so, this should be fully described in the AUAR.	Thank you for your review. Data centers are not being considered or evaluated in either scenario.
2. Page 10, Table 2. Climate Considerations and Adaptations. As energy needs and renewable energy goals put further pressure on agricultural lands, some communities have started to tap into industrial facilities to combine development with energy production through the use of rooftop solar. Installing solar panels on industrial facilities has the added benefit of producing energy right where it is needed without any additional facility footprint. We encourage the City as well as local energy providers to explore the feasibility of combining these land uses to help meet state climate goals as the City plans for the future. We encourage the developer to consider installing water reuse systems to reduce water usage, and utilize other water conservation measures to the greatest extent possible.	The developer(s) will consider the use of solar panels, installing water reuse systems and other water conservation measures. These and other climate adaption considerations will be included in the AUAR.

Comment	Response
4. Page 14, Table 4: Anticipated Permits and Approvals. A Utility Crossing License will be needed from the DNR's Land and Minerals division for extension of the municipal water system and crossing of Unnamed Public Watercourse (M-055-022-001).	This permit was added to Table 4 (Permits) in the Final Order and Scoping Document.
5. Page 17, Zoning. Unnamed Public Watercourse (M-055-020-001) is identified in the City of Chaska's Shoreland Management ordinance and therefore present within a shoreland overlay district.	The applicable development requirements for the Public Watercourse have been added to the Final Order and Scoping Document in Item 10 (Land Use).
6. Page 31, Stormwater. The DNR recommends that stormwater be used for the irrigation of the 15 acres of landscaping. The re-use of stormwater for irrigation will reduce the volume of stormwater and stormwater pollution flowing downstream of the site. In addition, using stormwater for landscaping irrigation will conserve valuable groundwater for household use.	Comment noted, discussion of stormwater and irrigation will be included in the AUAR.
7. Page 31, Stormwater. Either development scenario would significantly increase the amount of impervious surfaces within the project area, and consequently the amount of road salt used for winter maintenance. Chloride released into local lakes, streams, and groundwater does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations. We encourage cities and counties to consider how they may participate in the Statewide Chloride Management Plan and provide public outreach to reduce the overuse of chloride. Here are some educational resources for residents as well as a sample ordinance regarding chloride use.	Comment noted, discussion of stormwater and chloride management will be included in the AUAR. The City has implemented several policies and measures to reduce overuse of chloride.
8. Page 32, Water Appropriation. A DNR Water Appropriation Permit is required if the water pumped exceeds 10,000 gallons in a day, or one million gallons in one year. The DNR General Permit for Temporary Appropriation, with its lower permit application fee and reduced review time, may be used for dewatering if the dewatering volume is less than 50 million gallons and the appropriation is for less than 1 year.	Comment noted, further discussion of water appropriation will be included in the AUAR.

Comment	Response
If water for dust control is taken from a non-municipal well, a lake, or a stream, then a DNR Water Appropriation Permit is required if the volume of water taken exceeds 10,000 gallons in a day, or one million gallons of water in a year. Several calcareous fens are present within 5 miles of the proposed development. Applicants for DNR water appropriation permits should be aware that additional review time may be required to assess potential impacts on calcareous fens.	
9. Page 32, Water Appropriation. The AUAR should address the water demands for the site and the existing city water system capacity. It will be important for the upcoming AUAR to follow the AUAR Guidance in the instructions that says, "*If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed*." In the upcoming AUAR, please include: a. Details on water demand for each of the scenarios and compare that demand with the City's current permitted volume and production capabilities. If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed. The siting of new well(s) would be very important to this analysis. b. Evaluation of anew or amended DNR Water Appropriation Permit must include consideration of the sustainability standard (MN statute 103G.287 Subd.5). As per instructions for completing 12.b.iii, please: i. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. ii. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. iii. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality,	Comment noted, information about water demands and existing city water system capacity will be included in the AUAR. Data centers or similar high water users, are not being considered or evaluated in either scenario.

Comment	Response
such as reuse of water, connections with another water source, or emergency connections. Please note that MN statute 103G.265, Subd. 5was amended (effective immediately) during the recent legislative session. This allows permitting agencies to request preapplication information from the data center and or municipality that will be serving the data center, which will be helpful in assessing the factors affecting the ability of a water source to meet a projects water use needs at the proposed location. This includes: (1) a project description; (2) the project's estimated water use rates and volumes for the maximum day, maximum month, and average year; (3) the anticipated source of water; and (4) water quality or temperature requirements. The department may request any additional information necessary from the data center to assist it to assess the ability of a water source to meet a project's water use needs.	
10. Page 33, Other Surface Waters. A calcareous fen (Seminary Fen, ID# 20977) has been documented in the vicinity of the proposed project. A calcareous fen is a rare and distinctive peat-accumulating wetland that is legally protected in Minnesota. The Wetlands Conservation Act (WCA), authorized by Minnesota Statutes, section 103G.223, states that calcareous fens may not be filled, drained, or otherwise degraded, wholly or partially, by any activity, except as provided for in a management plan approved by the commissioner of the Department of Natural Resources. Many of the unique characteristics of calcareous fens result from the upwelling of groundwater through calcareous substrates. Because of this dependence on groundwater hydrology, calcareous fens can be affected by nearby activities or even those several miles away. For more information regarding calcareous fens, please see the Calcareous Fen Fact Sheet. To minimize stormwater impacts, please refer to the Minnesota Pollution Control Agency's General Principles for Erosion Prevention and Sediment Control in the Minnesota Stormwater Manual. Please note that calcareous fens are "Special Waters" and a buffer zone may be required. Calcareous fens may be impacted by activities within the fen, activities that affect surface water flows (e.g., stormwater flow, erosion), or activities that affect groundwater hydrology (e.g.	Comment noted, discussion of the calcareous fen was added to the Final Scoping Document and will be evaluated in the AUAR.

Comment	Response
groundwater pumping, contamination, discharge, or excavation). To ensure compliance under WCA, please contact the Calcareous Fen Program Coordinator, Keylor Andrews (Keylor.Andrews@state.mn.us).	
11. Page 37, State-Listed Species. This section states to attach the Natural Heritage Review letter from DNR. Please submit the project to Minnesota Conservation Explorer to obtain this letter to include in the Draft AUAR.	This letter has since been obtained and will be included as an attachment of the AUAR.
12. Page 49, Cumulative Potential Effects. When considering cumulative potential effects, the AUAR should consider the water needs and source of the proposed scenarios and fully evaluate, based on if/where new wells would be constructed, what aquifer would be utilized, and what resources are within the vicinity that could be affected by the increase in groundwater pumping.	Data centers are not being considered or evaluated in either scenario. The proposed development is not anticipated to significantly increase groundwater pumping.
2. SHPO	
As stated in the Scoping Document, there are several inventoried properties within the AUAR Study Area, none of them are listed in the National or State Registers of Historic Places. The Henry Ortlip House appears to have been demolished in 2005.	Thank you for your review.
We recommend that an archaeological survey be conducted within the proposed development area with the goals of 1) identifying archaeological sites within the project boundary that have not been previously documented and 2) evaluating any sites that are identified to determine their historical significance and eligibility for listing in the National Register of Historic Places. The archaeological survey report should be uploaded by the consulting archaeologist to the Office of the State Archaeologist's Portal following the guidance on our website: https://mn.gov/admin/shpo/surveyandinventory/manual/. The response to question 15 in the AUAR should include the results of the archaeological survey, leaving out the locations of any archaeological sites identified (that data has been determined to be non-public in state and federal law), but describing their significance. The archaeological survey will inform the need for any mitigation strategies for historic properties. Lacking an archaeological survey, it is not clear how mitigation strategies will be developed for any historic properties that are identified.	An archeological survey is currently being coordinated and may not be complete at the time that the AUAR is published. Completion of an archaeological survey will be included as a mitigation measure in the AUAR.

Comment	Response
Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.	Comment noted.
3. Met Council	
Item 7: Climate *(MacKenzie Young-Walters, 651-602-1373)* The proposed scope of discussion for the climate item identifies appropriate resources for projecting climate trends and the proposed discussion of adaptation strategies is appropriate. The presence of a stream and large wetland in the northern portion of the site may justify a more robust discussion of and mitigation strategy for precipitation and flood risk trends than would ordinarily be required.	Thank you for your review.
Item 9: Permits and Approvals Required *(MacKenzie Young-Walters, 651-602-1373)* The portion of the project within Dahlgren Township will need to be annexed and a comprehensive plan amendment will be needed to establish land use guidance and Metropolitan Urban Service Area (MUSA) staging for that portion of the project. Additionally, a comprehensive plan amendment will be needed to remove the areas of the project intended for unsewered development (i.e. the rural residential areas) from the MUSA.	Comment noted, this will be noted in the AUAR. At this time, there is no intent to remove the areas of the project intended for unsewered development.
Item 10: Land Use (*Colin Kelly, 651-602-1361)* There is one unit of the Regional Parks and Trails System in the vicinity of the AUAR study area. An existing segment – Segment 3 – of the Southwest Regional Trail is approximately 500 feet north of the AUAR study area, at the intersection of Creek Road/County Road 10 and Chaska Creek Boulevard. The regional trail has a 2023 Metropolitan Council-approved long-range plan developed by the trail's implementing agency, Carver County. Trail Segment 3 is depicted on pages 52 and 53 of the linked document. The AUAR should acknowledge the Southwest Regional Trail in Land Use section 10 a.i., Carver County's Southwest Regional Trail Long Range Plan in section 10 a.ii, and the Southwest Regional	Comment noted, information about the Southwest Regional Trail was added to the Final Order and Scoping Document in Item 10 (Land Use). The City intends to promote connections to nearby trails (including the Southwest Regional Trail) and foster pedestrian connections within the overall business park area. This will be further discussed in the AUAR.

Comment	Response
Trail in section 10 b. The RGU may also want to discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area. Met Council Parks staff encourage the City of Chaska to develop a local trail connection from any future development in this area to the Southwest Regional Trail. Regional and local trail connections benefit residents and businesses alike.	
Item 10: Land Use *(Todd Graham, 651-602-1322)* In winter 2024-2025, Chaska city staff and Council staff discussed the potential for this business park. If fully developed with floor area ratio (FAR) that is typical of a suburban edge location, the subject area could accommodate up to 3 million square feet of built floorspace and up to 3,000 jobs. Council staff invite Chaska planners to discuss the employment forecast impacts with us as the City prepares for its 2050 Plan development.	Comment noted, the City will continue to coordinate with the Metropolitan Council regarding employment forecasts.
Item 12: Water Resources **Section a.i. Surface Water and b.ii. Stormwater** *(Maureen Hoffman, 651-602-8026)* The AUAR should describe the steps that will be taken to prevent negative impacts to the impaired stream on the property. A Total Maximum Daily Load (TMDL) has been approved for the stream and the RGU should work closely with the watershed to help improve stream water quality. Developments within the AUAR area should complement these efforts. Additionally, there are a number of wetlands on the site. Wetlands provide important ecosystem services and should be preserved. To this end, the RGU should work to minimize any impacts to these wetlands and provide discussion on how impacts can be avoided. If impacts cannot be avoided, the RGU should provide discussion on why the impacts are necessary.	Comment noted, details regarding surface water and wetland impacts will be discussed in the AUAR.
Section b.i. Wastewater (*Roger Janzig, 651-602-1119)* Annexation of the land areas currently in Dahlgren Township will need to be completed before the extension of utility services can be initiated, and a comprehensive plan amendment for staging inside the current 2030 MUSA would need to be submitted and authorized by the Council before development could commence in the respective AUAR area currently in Dahlgren Township.	The annexation of the Dahlgren Township parcels will be discussed in the AUAR.
Section b.iii. Groundwater *(John Clark, 651-602-1452)*	Comment noted, this will be discussed in the AUAR.

Comment	Response
The water appropriation section should consider how the development scenarios align (or not) with the City of Chaska's DNR approved Local Water Supply Plan, including assessing if additional water appropriations will be needed to meet the demands of either development scenario. In the water resources groundwater section, the AUAR should discuss how changes in land use and land cover, including increases in impervious surfaces, could impact infiltration, recharge, and groundwater connections with nearby wetlands and surface waters. The AUAR should consider how changing climate including extreme weather events like heatwaves and drought may affect water demands, while identifying opportunities to promote efficient water use and conservation of source waters. These may include drought tolerant landscaping with native species, limiting or removing irrigated areas, utilizing smart technologies and appliances that improve water use efficiency.	
Item 18: Greenhouse Gas Emissions (GHG) *(Mackenzie Young-Walters, 651-602-1373)* The proposed scope of discussion for the GHG Emissions/Carbon Footprint item is adequate. No unique features are present that would require any extraordinary GHG/mitigation considerations, though the project proposer should include a discussion of how the different intensity of uses between the scenarios facilitates different/expanded mitigation measures.	Thank you for your review.
Item 20: Transportation (*Joe Widing, 651-602-1822*) The traffic impact study should consider two programmed roadway projects within the study area included in 2026-2029 TIP: 1) Carver CSAH 11 and CSAH 10 intersection improvements project which will reconstruct the intersection and expand CSAH 11 to a four-lane divided roadway in 2028; and, 2) Carver CSAH 11 and CSAH 44 intersection safety improvements project which construct a single lane roundabout at the intersection in 2028.	Comment noted, roadway improvements will be incorporated in the analysis.
4. Carver County	
Water Management Organization 1. Permits. Table 4 correctly identifies that a water rules permit from the Carver County Planning and Water Management Department/Carver County Water Management Organization (CCWMO) will be required. Additionally, once properties are annexed to the city of Chaska, the City of Chaska will act as LGU for wetland permits.	Thank you for your review.

Comment	Response
2. Stormwater – Areawide Approach. The County strongly encourages that the developer(s) for these areas consider an overall approach to stormwater management for the AUAR area. The developer(s) should coordinate with the city of Chaska and the County early in the development process on proposed stormwater management practices and siting. Protection or restoration of natural upland areas can be eligible for use as a volume control stormwater strategy.	Comment noted.
3. Stormwater –Adjacent property impacts. Please note that the CCWMO reviews for potential stormwater related impacts to upstream and downstream properties. Please see below for a summary of requirements. a. Upstream. Drainage flowing onto the site from upstream areas must be managed and accommodated. Alterations to flow paths which impound or slow down water will not be allowed unless it can be shown that the upstream system can accommodate the change. b. Downstream. i. To the extent possible, existing drainage areas and discharge points from the site should be maintained post-development and concentrated flows onto neighboring properties should be avoided or mitigated. The downstream conveyance system (natural or structural) must be able to accommodate, to the nearest major receiving waterbody, increased volumes caused by development. ii. If diversions from existing drainage areas and alterations to discharge points are proposed, the responsible party shall provide additional documentation (rates, volumes, velocities, duration of flow, etc.) to demonstrate that the downstream conveyance system can accommodate the change. The responsible party shall provide evidence of easements or other agreements concerning water flow if a plan iii. involves increased impervious or directing concentrated runoff onto a neighboring property.	These stormwater requirements will be included in the AUAR.
Public Works 4. Traffic Impact Analysis. Please include a 20-year scenario in the traffic impact analysis.	The 20-year analysis will be included in the traffic analysis as part of the AUAR.
5. ***MnDOT***	

Comment	Response
Thank you for submitting the Big Woods Business Park AUAR project for review. The Minnesota Department of Transportation (MnDOT) has reviewed the plans and has no comments to make on this project.	Thank you for your review.

ATTACHMENT C: COMMENT LETTERS

DEPARTMENT OF NATURAL RESOURCES

Division of Ecological and Water Resources
Region 3 Headquarters
1200 Warner Road
Saint Paul, MN 55106

Transmitted by Email

October 23, 2025

Elizabeth Hanson, AICP
City Planner
One City Hall Plaza
Chaska, MN 55318

Dear Elizabeth Hanson,

Thank you for the opportunity to review the Big Woods Business Park Scoping Document in preparation for an Alternative Urban Areawide Review (AUAR) for the project area located in Carver County. The DNR respectfully submits the following comments for your consideration:

1. Page 6, Project Description; page 16, Table 5. Both scenarios include over one million square feet (1.8 and 2.7 million square feet) of "office/industrial" development, but the final uses are not specified. Would data centers be one of the possible uses for either scenario? If so, this should be fully described in the AUAR.
2. Page 10, Table 2. Climate Considerations and Adaptations. As energy needs and renewable energy goals put further pressure on agricultural lands, some communities have started to tap into industrial facilities to combine development with energy production through the use of rooftop solar. Installing solar panels on industrial facilities has the added benefit of producing energy right where it is needed without any additional facility footprint. We encourage the City as well as local energy providers to explore the feasibility of combining these land uses to help meet state climate goals as the City plans for the future.

   We encourage the developer to consider installing water reuse systems to reduce water usage, and utilize other water conservation measures to the greatest extent possible.
3. Page 12, Cover Types. Table 3 only shows the existing cover types within the project area. The AUAR should also include the proposed cover types for each development scenario.
4. Page 14, Table 4: Anticipated Permits and Approvals. A Utility Crossing License will be needed from the DNR's Land and Minerals division for extension of the municipal water system and crossing of Unnamed Public Watercourse (M-055-022-001).
5. Page 17, Zoning. Unnamed Public Watercourse (M-055-020-001) is identified in the City of Chaska's Shoreland Management ordinance and therefore present within a shoreland overlay district.

6. Page 31, Stormwater. The DNR recommends that stormwater be used for the irrigation of the 15 acres of landscaping. The re-use of stormwater for irrigation will reduce the volume of stormwater and stormwater pollution flowing downstream of the site. In addition, using stormwater for landscaping irrigation will conserve valuable groundwater for household use.

7. Page 31, Stormwater. Either development scenario would significantly increase the amount of impervious surfaces within the project area, and consequently the amount of road salt used for winter maintenance. Chloride released into local lakes, streams, and groundwater does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.

   We encourage cities and counties to consider how they may participate in the Statewide Chloride Management Plan and provide public outreach to reduce the overuse of chloride. Here are some educational resources for residents as well as a sample ordinance regarding chloride use.

8. Page 32, Water Appropriation. A DNR Water Appropriation Permit is required if the water pumped exceeds 10,000 gallons in a day, or one million gallons in one year. The DNR General Permit for Temporary Appropriation, with its lower permit application fee and reduced review time, may be used for dewatering if the dewatering volume is less than 50 million gallons and the appropriation is for less than 1 year.

   If water for dust control is taken from a non-municipal well, a lake, or a stream, then a DNR Water Appropriation Permit is required if the volume of water taken exceeds 10,000 gallons in a day, or one million gallons of water in a year.

   Several calcareous fens are present within 5 miles of the proposed development. Applicants for DNR water appropriation permits should be aware that additional review time may be required to assess potential impacts on calcareous fens.

9. Page 32, Water Appropriation. The AUAR should address the water demands for the site and the existing city water system capacity. It will be important for the upcoming AUAR to follow the AUAR Guidance in the instructions that says, "*If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed*." In the upcoming AUAR, please include:

   a. Details on water demand for each of the scenarios, and compare that demand with the City's current permitted volume and production capabilities. If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed. The siting of new well(s) would be very important to this analysis.

b. Evaluation of a new or amended DNR Water Appropriation Permit must include consideration of the sustainability standard (MN statute 103G.287 Subd.5). As per instructions for completing 12.b.iii, please:

   i. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons.

   ii. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

   iii. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

Please note that MN statute 103G.265, Subd. 5 was amended (effective immediately) during the recent legislative session. This allows permitting agencies to request preapplication information from the data center and or municipality that will be serving the data center, which will be helpful in assessing the factors affecting the ability of a water source to meet a projects water use needs at the proposed location. This includes:

(1) a project description;

(2) the project's estimated water use rates and volumes for the maximum day, maximum month, and average year;

(3) the anticipated source of water; and

(4) water quality or temperature requirements.

The department may request any additional information necessary from the data center to assist it to assess the ability of a water source to meet a project's water use needs.

10. Page 33, Other Surface Waters. A calcareous fen (Seminary Fen, ID# 20977) has been documented in the vicinity of the proposed project. A calcareous fen is a rare and distinctive peat-accumulating wetland that is legally protected in Minnesota. The Wetlands Conservation Act (WCA), authorized by Minnesota Statutes, section 103G.223, states that calcareous fens may not be filled, drained, or otherwise degraded, wholly or partially, by any activity, except as provided for in a management plan approved by the commissioner of the Department of Natural Resources. Many of the unique characteristics of calcareous fens result from the upwelling of groundwater through calcareous substrates. Because of this dependence on groundwater hydrology, calcareous fens can be affected by nearby activities or even those several miles away. For more information regarding calcareous fens, please see the Calcareous Fen Fact Sheet. To minimize stormwater impacts, please refer to the Minnesota Pollution Control Agency's General Principles for Erosion Prevention and Sediment Control in the Minnesota Stormwater Manual. Please note that calcareous fens are "Special Waters" and a buffer zone may be required.

    Calcareous fens may be impacted by activities within the fen, activities that affect surface water flows (e.g., stormwater flow, erosion), or activities that affect groundwater hydrology (e.g.,

groundwater pumping, contamination, discharge, or excavation). To ensure compliance under WCA, please contact the Calcareous Fen Program Coordinator, Keylor Andrews (Keylor.Andrews@state.mn.us).

11. Page 37, State-Listed Species. This section states to attach the Natural Heritage Review letter from DNR. Please submit the project to Minnesota Conservation Explorer to obtain this letter to include in the Draft AUAR.
12. Page 49, Cumulative Potential Effects. When considering cumulative potential effects, the AUAR should consider the water needs and source of the proposed scenarios and fully evaluate, based on if/where new wells would be constructed, what aquifer would be utilized, and what resources are within the vicinity that could be affected by the increase in groundwater pumping.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,

Melissa Collins
Regional Environmental Assessment Ecologist | Ecological and Water Resources
Minnesota Department of Natural Resources
Phone: 651-259-5755
Email: melissa.collins@state.mn.us

CC: Jake Kurth, Scannell Properties #771, LLC

Equal Opportunity Employer

DEPARTMENT OF ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

October 23, 2025

Elizabeth Hanson
City Planner
City of Chaska
ehanson@chaska.mn.us

RE: Big Woods Business Park AUAR
T115 R23 S6 & S7, Chaska, Carver County
SHPO Number: 2025-1791

Dear Elizabeth Hanson:

Thank you for providing this office with a copy of the Scoping Document for the Big Woods Business Park AUAR. As stated in the Scoping Document, there are several inventoried properties within the AUAR Study Area, none of them are listed in the National or State Registers of Historic Places. The Henry Ortlip House appears to have been demolished in 2005.

We recommend that an archaeological survey be conducted within the proposed development area with the goals of 1) identifying archaeological sites within the project boundary that have not been previously documented and 2) evaluating any sites that are identified to determine their historical significance and eligibility for listing in the National Register of Historic Places. The archaeological survey report should be uploaded by the consulting archaeologist to the Office of the State Archaeologist's Portal following the guidance on our website: https://mn.gov/admin/shpo/surveyandinventory/manual/.

The response to question 15 in the AUAR should include the results of the archaeological survey, leaving out the locations of any archaeological sites identified (that data has been determined to be non-public in state and federal law), but describing their significance. The archaeological survey will inform the need for any mitigation strategies for historic properties. Lacking an archaeological survey, it is not clear how mitigation strategies will be developed for any historic properties that are identified.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

If you have any questions regarding our review of this project, please contact Kelly Gragg-Johnson, Environmental Review Specialist, at kelly.graggjohnson@state.mn.us.

Sincerely,

Amy Spong
Deputy State Historic Preservation Officer

October 23, 2025

Elizabeth Hanson, City Planner
One City Hall Plaza
Chaska, MN 55318

RE: City of Chaska – Scoping Alternative Urban Areawide Review (AUAR) – Big Wood Business Park
Metropolitan Council Review File No. 23132-1
Metropolitan Council District No. 4

Dear Elizabeth Hanson:

Metropolitan Council staff completed its review of the Dakota East Area Scoping AUAR to determine its accuracy and completeness in addressing regional concerns. Staff conclude that the Scoping AUAR is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. However, staff offers the following comments for your consideration:

Item 7: Climate *(MacKenzie Young-Walters, 651-602-1373)*
The proposed scope of discussion for the climate item identifies appropriate resources for projecting climate trends and the proposed discussion of adaptation strategies is appropriate. The presence of a stream and large wetland in the northern portion of the site may justify a more robust discussion of and mitigation strategy for precipitation and flood risk trends than would ordinarily be required.

Item 9: Permits and Approvals Required *(MacKenzie Young-Walters, 651-602-1373)*
The portion of the project within Dahlgren Township will need to be annexed and a comprehensive plan amendment will be needed to establish land use guidance and Metropolitan Urban Service Area (MUSA) staging for that portion of the project. Additionally, a comprehensive plan amendment will be needed to remove the areas of the project intended for unsewered development (i.e. the rural residential areas) from the MUSA.

Item 10: Land Use (*Colin Kelly, 651-602-1361)*
There is one unit of the Regional Parks and Trails System in the vicinity of the AUAR study area. An existing segment – Segment 3 – of the Southwest Regional Trail is approximately 500 feet north of the AUAR study area, at the intersection of Creek Road/County Road 10 and Chaska Creek Boulevard. The regional trail has a 2023 Metropolitan Council-approved long-range plan developed by the trail's implementing agency, Carver County. Trail Segment 3 is depicted on pages 52 and 53 of the linked document.

The AUAR should acknowledge the Southwest Regional Trail in Land Use section 10 a.i., Carver County's Southwest Regional Trail Long Range Plan in section 10 a.ii, and the Southwest Regional Trail in section 10 b. The RGU may also want to discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area. Met Council Parks staff encourage the City of Chaska to develop a local trail connection from any future development in this area to the Southwest Regional Trail. Regional and local trail connections benefit residents and businesses alike.

Item 10: Land Use *(Todd Graham, 651-602-1322)*
In winter 2024-2025, Chaska city staff and Council staff discussed the potential for this business park. If fully developed with floor area ratio (FAR) that is typical of a suburban edge location, the subject area could accommodate up to 3 million square feet of built floorspace and up to 3,000 jobs. Council staff invite Chaska planners to discuss the employment forecast impacts with us as the City prepares for its 2050 Plan development.

Item 12: Water Resources

Section a.i. Surface Water and b.ii. Stormwater *(Maureen Hoffman, 651-602-8026)*
The AUAR should describe the steps that will be taken to prevent negative impacts to the impaired stream on the property. A Total Maximum Daily Load (TMDL) has been approved for the stream and the RGU should work closely with the watershed to help improve stream water quality. Developments within the AUAR area should complement these efforts.

Additionally, there are a number of wetlands on the site. Wetlands provide important ecosystem services and should be preserved. To this end, the RGU should work to minimize any impacts to these wetlands and provide discussion on how impacts can be avoided. If impacts cannot be avoided, the RGU should provide discussion on why the impacts are necessary.

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Section b.iii. Groundwater *(John Clark, 651-602-1452)*
The water appropriation section should consider how the development scenarios align (or not) with the City of Chaska's DNR approved Local Water Supply Plan, including assessing if additional water appropriations will be needed to meet the demands of either development scenario.

In the water resources groundwater section, the AUAR should discuss how changes in land use and land cover, including increases in impervious surfaces, could impact infiltration, recharge, and groundwater connections with nearby wetlands and surface waters.

The AUAR should consider how changing climate including extreme weather events like heatwaves and drought may affect water demands, while identifying opportunities to promote efficient water use and conservation of source waters. These may include drought tolerant landscaping with native species, limiting or removing irrigated areas, utilizing smart technologies and appliances that improve water use efficiency.

Item 18: Greenhouse Gas Emissions (GHG) *(Mackenzie Young-Walters, 651-602-1373)*
The proposed scope of discussion for the GHG Emissions/Carbon Footprint item is adequate. No unique features are present that would require any extraordinary GHG/mitigation considerations, though the project proposer should include a discussion of how the different intensity of uses between the scenarios facilitates different/expanded mitigation measures.

Item 20: Transportation (*Joe Widing, 651-602-1822*)
The traffic impact study should consider two programmed roadway projects within the study area included in 2026-2029 TIP: 1) Carver CSAH 11 and CSAH 10 intersection improvements project which will reconstruct the intersection and expand CSAH 11 to a four-lane divided roadway in 2028;

and, 2) Carver CSAH 11 and CSAH 44 intersection safety improvements project which construct a single lane roundabout at the intersection in 2028.

The Council will not take formal action on the Scoping AUAR. If you have any questions regarding the review please contact MacKenzie Young-Walters, Principal Reviewer, at 651-602-1373 or via email at Mackenzie.Young-Walters@metc.state.mn.us

Sincerely,

Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Deb Barber, Metropolitan Council District No. 4
Judy Sventek, Water Resources Manager
MacKenzie Young-Walters, Principal Reviewer
Reviews Coordinator

N:\CommDev\LPA\Communities\Chaska\Letters\Big Wood Business Park Scoping AUAR Ok with Comments 23132-1.docx

Public Services
Planning and Water Management Dept
Government Center - Administration Building
600 East 4th Street
Chaska, Minnesota 55318
Phone: (952)361-1820
www.co.carver.mn.us

October 23, 2025

Elizabeth Hanson, AICP
City of Chaska

RE: Big Woods Business Park AUAR

Dear Ms. Hanson,

Carver County appreciates the opportunity to review and comment on the Big Woods Business Park Alternative Urban Areawide Review (AUAR). Please consider the following comments.

Water Management Organization

1. **Permits.** Table 4 correctly identifies that a water rules permit from the Carver County Planning and Water Management Department/Carver County Water Management Organization (CCWMO) will be required. Additionally, once properties are annexed to the city of Chaska, the City of Chaska will act as LGU for wetland permits.

2. **Stormwater – Areawide Approach.** The County strongly encourages that the developer(s) for these areas consider an overall approach to stormwater management for the AUAR area. The developer(s) should coordinate with the city of Chaska and the County early in the development process on proposed stormwater management practices and siting. Protection or restoration of natural upland areas can be a eligible for use as a volume control stormwater strategy.

3. **Stormwater –Adjacent property impacts.** Please note that the CCWMO reviews for potential stormwater related impacts to upstream and downstream properties. Please see below for a summary of requirements.

    a. Upstream. Drainage flowing onto the site from upstream areas must be managed and accommodated. Alterations to flow paths which impound or slow down water will not be allowed unless it can be shown that the upstream system can accommodate the change.

    b. Downstream.
        i. To the extent possible, existing drainage areas and discharge points from the site should be maintained post-development and concentrated flows onto neighboring properties should be avoided or mitigated. The downstream conveyance system (natural or structural) must be able to accommodate, to the nearest major receiving waterbody, increased volumes caused by development.
        ii. If diversions from existing drainage areas and alterations to discharge points are proposed, the responsible party shall provide additional documentation (rates, volumes, velocities, duration of flow, etc.) to demonstrate that the downstream conveyance system can accommodate the change. The responsible party shall

provide evidence of easements or other agreements concerning water flow if a plan involves increased impervious or directing concentrated runoff onto a neighboring property.

Public Works

4. **Traffic Impact Analysis**. Please include a 20-year scenario in the traffic impact analysis.

Thank you for considering these comments in the Big Woods Business Park Alternative Urban Areawide Review. Please contact us with any questions of clarification.

Sincerely,

Kristen Larson

Kristen Larson
Carver County Planning & Water Management

Outlook

[Draft] Fw: [EXTERNAL]MnDOT Development Review | AUAR25-013 Big Woods Business Park AUAR

From Madeline.Roess@kimley-horn.com
Draft saved Tue 11/11/2025 2:15 PM

From: Elizabeth Hanson <EHanson@chaskamn.gov>
Sent: Wednesday, October 29, 2025 3:17 PM
To: Bunge, Leila <Leila.Bunge@kimley-horn.com>
Cc: Nate Kabat <nkabat@chaskamn.gov>
Subject: FW: [EXTERNAL]MnDOT Development Review | AUAR25-013 Big Woods Business Park AUAR

FYI

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

From: Burstein, Regina (She/Her/Hers) (DOT) <Regina.Burstein@state.mn.us>
Sent: Wednesday, October 29, 2025 3:15 PM
To: Elizabeth Hanson <EHanson@chaskamn.gov>
Cc: Swenson, Jason (DOT) <Jason.Swenson@state.mn.us>; Craig, E (DOT) <buck.craig@state.mn.us>; Nelson, Douglas (DOT) <douglas.nelson@state.mn.us>; Ramic, Almin (DOT) <almin.ramic@state.mn.us>; Kowski, Michael (DOT) <michael.p.kowski@state.mn.us>; Langenbach, Diane (DOT) <diane.langenbach@state.mn.us>; Gardner, Heather (DOT) <Heather.Gardner@state.mn.us>; Olson, Jordan (DOT) <jordan.olson@state.mn.us>; McCormick, Molly (She/Her/Hers) (DOT) <Molly.McCormick@state.mn.us>; Patel, Amrish (DOT) <amrish.patel@state.mn.us>; Sherman, Tod (DOT) <tod.sherman@state.mn.us>; Muhic, P Cameron (DOT) <cameron.muhic@state.mn.us>; Shaffer, Scott (He/Him/His) (DOT) <Scott.Shaffer@state.mn.us>
Subject: [EXTERNAL]MnDOT Development Review | AUAR25-013 Big Woods Business Park AUAR

Hello Elizabeth Hanson,

Thank you for submitting the Big Woods Business Park AUAR project for review. The Minnesota Department of Transportation (MnDOT) has reviewed the plans and has no comments to make on this project.

Feel free to contact me with any questions.

Thank you,

Regina Burstein
Senior Transportation Planner
MnDOT Metro District
regina.burstein@state.mn.us
651.234.7785

DEPARTMENT OF TRANSPORTATION

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: **Approval of Cannabis Retail Local Registration – Precision Processing LLC**

Prepared By: **Denise Beebe, Senior Clerk**

BACKGROUND

The Office of Cannabis Management (OCM) has established licensing requirements for cannabis businesses operating in Minnesota. The City of Chaska adopted its Cannabis Licensing and Zoning Ordinance on March 17,2025, providing a framework for local regulation consistent with state law.

Precision Processing LLC, located at 722 N Chestnut St., has submitted an application for a **Cannabis Retail Local Registration**. The applicant has completed all state-level licensing steps and is seeking local approval as required under City Code Section 5.45.050.

A cannabis microbusiness license allows for limited cultivation, manufacturing, and retail sale of cannabis and cannabis products within a single location, subject to state and local regulations.

APPLICATION REVIEW

City staff have reviewed the application materials in accordance with City Code and OCM requirements. The review included:

- **Zoning Compliance:** The proposed location is zoned as the downtown district and meets the city's setback and land use requirements.
- **Building and Fire Safety:** Preliminary inspection completed by Chaska Building/Fire Departments; no issues identified.
- **State Licensing:** Copy of state license received confirming the applicant's conditional approval pending local authorization.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the Cannabis Retail Local Registration for Precision Processing LLC. Only the retail portion of the Microbusiness will be located in Chaska.

CITY COUNCIL ACTION REQUESTED

Motion to approve a Cannabis Retail Local Registration for Precision Processing LLC, located at 722 N. Chestnut St. Chaska.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: **Municipal Services Building (MSB) – Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA)**

Applicant: Oertel Architects on behalf of the City of Chaska

Location: 4501 Creek Road

Case No.: P.C. No. 2025-18

Synopsis: The applicant is requesting approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for a new municipal services building (MSB)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution and ordinance

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Introduction

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

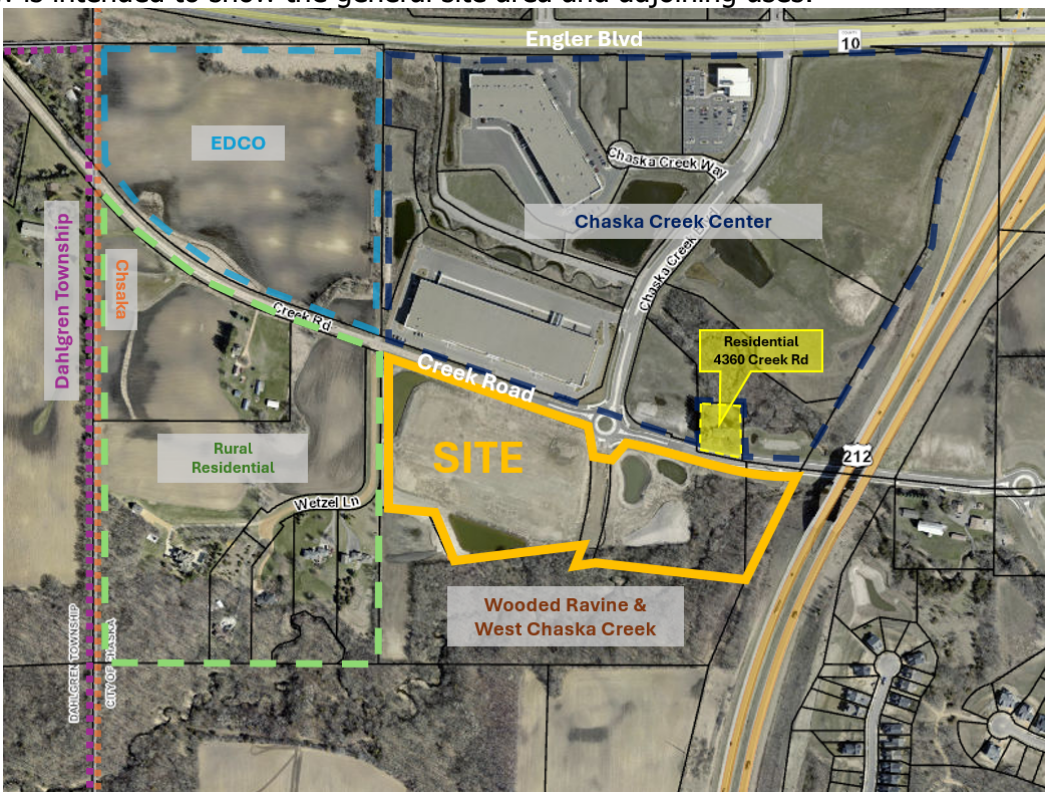

Figure 1: Existing Site & Adjoining Uses

Background & Previous Approvals

In the fall of 2021, the City Council developed their Strategic Plan (2021-2025) and identified six strategic visions. One of these visions is "In 2025 Chaska has quality City facilities". From these visions, strategic directions were set. Strategic Direction Two is "Reinvesting in Core Assets: Facilities are adequate to meet growth and reflect community pride." This vision and strategic direction were identified as city facilities are over 30 years old with little reinvestment put into them, and no longer are able to accommodate the growth in the community since they were built.

The Public Safety Facility was the first city facility project to be updated. This project went through planning approvals in the later half of 2023 and has been under construction since 2024. The building is anticipated to be in operation at the end of 2025/early 2026. With that project nearly wrapped up, the next city facility on the Building Improvement Program schedule is MSB.

The City Council adopted a new Strategic Plan in the beginning of 2025. The current strategic plan identifies six visionary outcomes that look ahead to 2030. One of the visionary outcomes, "Chaska is continuously reinvesting in City facilities". Furthermore, a first year objective was to hire the architect for MSB.

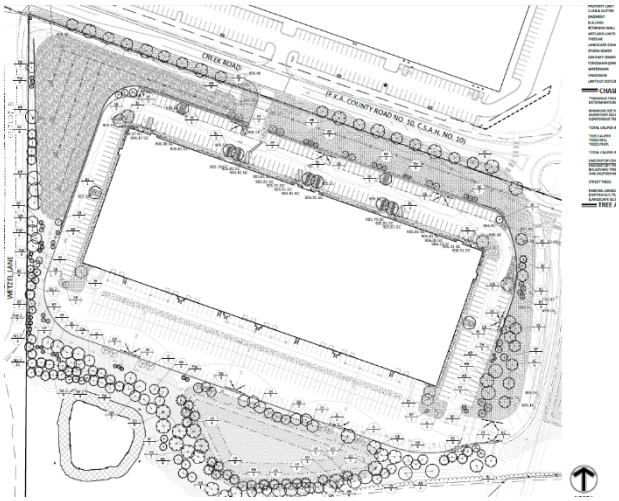

Figure 2: 2022 Chaska Club West Industrial Final Plan

Previous Reviews and Existing MSB Site

On May 16, 2022 the City Council approved the final site & building plan and final plat for Chaska Club West Industrial. The plans generally included a 34-38' high, 177,000sf, build-to-spec building, and a ~20 foot landscaped berm on the southwest side of the site for screening from the adjacent residential neighbors. Some site grading work has been completed, but the building was not constructed as an end user was not identified. In Spring 2024, the city approached the property owner to pursue acquisition for the city's MSB project.

On September 16, 2024 the City Council approved the purchase agreement for the future MSB site at Lot 1, Block 1 Chaska Club West Industrial (aka 4501 Creek Road). During the review of this request, it was noted that the existing MSB site (660 Victoria Drive) was limited in terms of expansion. MSB is currently just over 48,000 square feet, with a space needs analysis identifying a need of just over 140,000 square feet. Two of the larger obstacles on the site are the presence of significant wetlands and the 230kv Xcel Transmission line that runs through the middle of the property; each are north of the existing building. To expand the MSB on the existing site would require the relocation of the transmission line to the north, which could be accomplished through the movement of one tower north into the wetlands. Doing this would cost close to $3 million, which is financially burdensome. Ultimately, a cost comparison was analyzed between the existing site and a new site and determined that a new site and building would be more cost

effective. The existing MSB building and site will stay in city ownership and will be used for additional cold storage facilities.

On January 27, 2025 the City Council approved the Request for Proposals (RFP) for MSB to bring in architectural and engineering services. In March 2025, Oertel Architects were selected as the designer for the MSB project. Since that time, they have been meeting with various staff to design the site and building. Tonight, the city is seeking a Concept Plan approval for the new municipal services building (MSB).

Concept Plan Approval
On September 15, 2025 the City Council approved the Concept Plan for the new MSB.

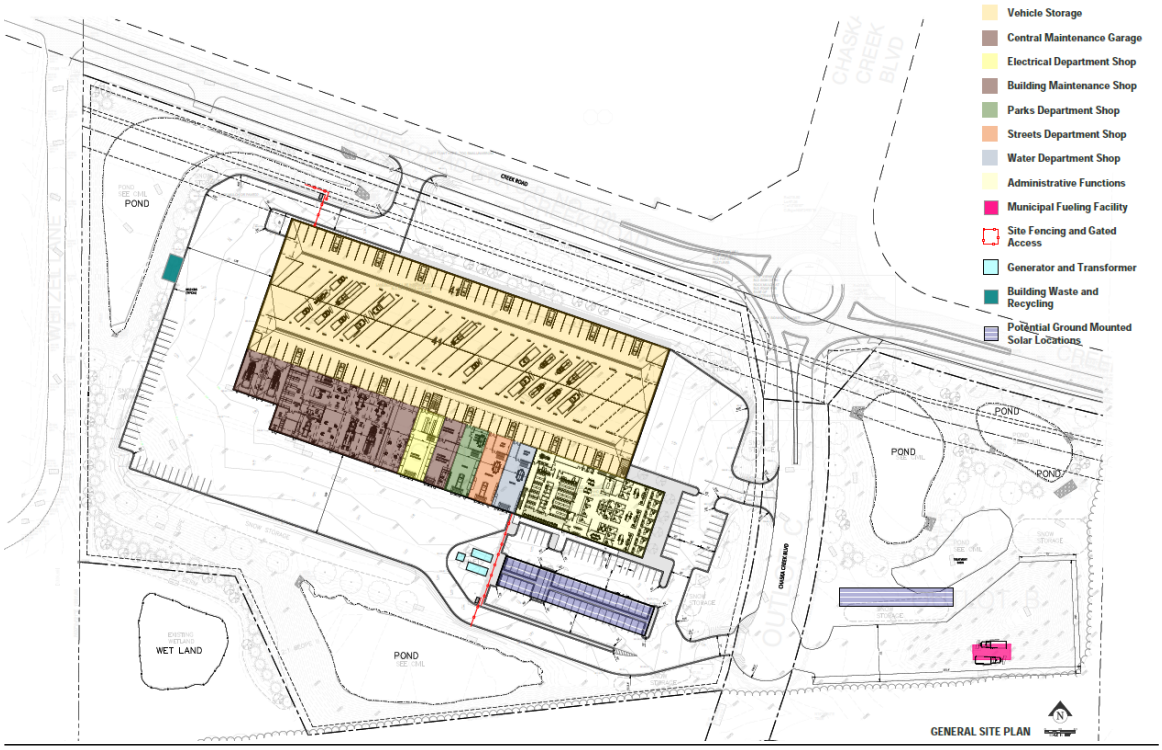

Figure 3: Concept Plan approved

Neighborhood Meeting – July 23rd, 2025
The applicant and city conducted a neighborhood meeting on Wednesday, July 23rd from 4:00pm-6:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Approximately 3 residents (two households) attended who lived directly adjacent to the proposed project.

In addition to the neighborhood meeting, the City displayed the MSB project at a City booth at River City Days July 25-26th.

Comments received during these meetings/displays pertained to:

- Outside yard location
- Fuel island location

- Creek Road conditions/improvements
- Other plans for development in the area.

In general, the public were supportive of the overall project.

Preliminary Plan

The applicant is requesting approval of a Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA). The following is intended to summarize the applicant's request:

- **Existing Conditions.** The property for the MSB project is comprised of four lots and totals almost 22 acres. Lot 1 is identified as 4501 Creek Road and will be the *primary lot location for the MSB project*. This lot is approximately 12.7 acres in size; includes two ponds developed as part of the previous Chaska Club West Industrial project, and Creek Road easements for both access and utility corridors, including large overhead power line poles. Outlot B is a 6.7 acre property that has two ponds and large soils pile. The lot contains steep slopes on the eastern half of the property as those slopes come down to West Chaska Creek. The ponds on this lot were sized and designed for a portion of the industrial development and road improvements and developments to the north along Chaska Creek Boulevard. The triangular lot east of Outlot B is 1.28 acres in size and is primarily encumbered by steep slopes, easements and setbacks, including 212 corridor requirements. Outlot C is 0.9 acres and was a portion of property that was intended for the continuation of Chaska Creek Blvd. A roundabout exists at the intersection of Creek Road and Chaska Creek Boulevard; the southern leg of this roundabout will be an extension of Chaska Creek Boulevard and provide the primary site access for MSB.

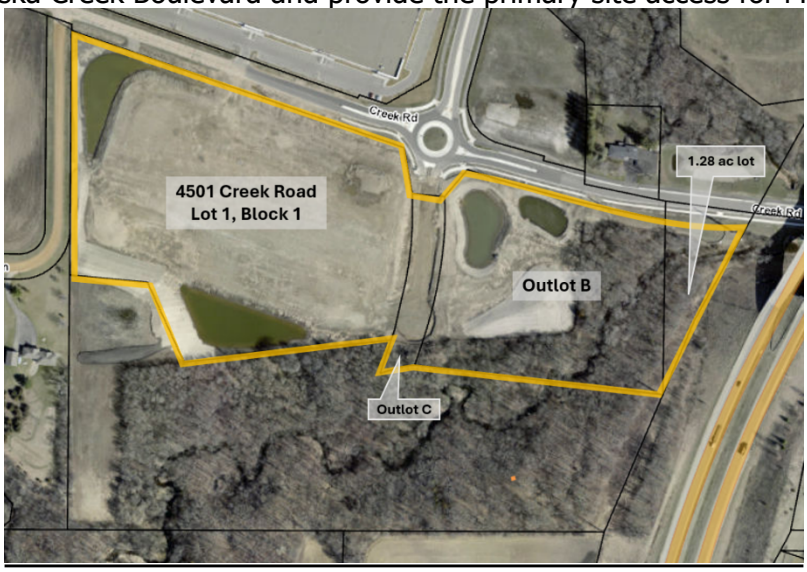

Figure 4: Existing Conditions

- **Preliminary Plan.** The preliminary plan contemplates a two-story building totaling 148,000 square feet. The new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. The building will include 4 primary

operational functions; vehicle storage, vehicle/equipment maintenance, departmental workshops, and office administration. A fuel island will also be constructed on the southeast portion of the property (Outlot B). There is no intent to store outdoor operational resources and perform outdoor work activities on this site. Those activities will remain at the existing MSB site (660 Victoria Drive), including the salt shed.

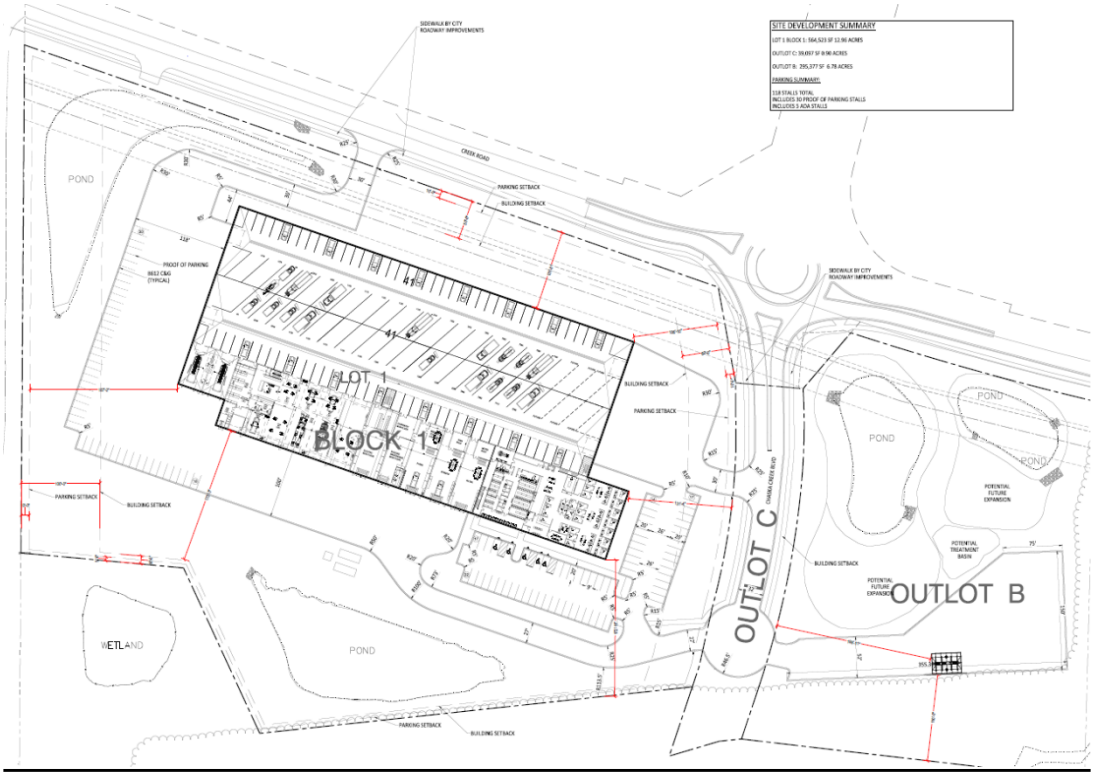

Figure 5: Proposed Preliminary Plan

Changes since Concept Plan

The following are changes to the plans since Concept Plan approval:

- *Parking Lot Layout and Stall Count*; the main parking lot south of the building has been revised to have one drive aisle versus two. The concept plan showed two drive aisles that didn't connect on the south side of the building, which created two dead end layouts. Staff advised the design team to revise this layout to create better traffic flow. The parking lot has been revised to include wider (26') drive aisles and deeper (20') parking stalls. This gives the parking lot 4 feet of extra space to what ordinance requires. Additionally, 7 more stalls have been added to the site to meet parking requirements for existing and future needs.

- *Solar Array*; the plans include solar arrays on the roof of the building. The concept plan included the potential for ground mounted arrays, and those are no longer being pursued.

Goals: The identified goals for this project include the following:

- FUNCTIONALITY AND FLEXIBILITY –
  The building should improve the operational efficiency and workflow of each department while remaining flexible for changing staff, departmental needs, emerging technologies and municipal infrastructure maintenance best practices.
- COLLABORATION AND GATHERING –
  All departments will be under one roof. Departments will benefit from being in close proximity to one another, both from a practical sharing of operational knowledge as well as departmental community building. The building will facilitate large whole staff gatherings, while providing meeting spaces of multiple sizes to meet diverse personnel and operational needs.
- STAFF SAFETY, HEALTH AND WELLBEING –
  Staff's personal safety, physical and mental health in daily operations is paramount. Design with an awareness of interactions between vehicle and people spaces, including space between equipment, traffic pattern planning and ventilation separations. Interior environmental quality for all spaces should include consideration of daylight integration, acoustic control measures and fresh and dirty air circulation. Access to personal and equitable space and amenities promote mental and physical health with a focus on Chaska's staff.
- BALANCED SECURITY AND CONNECTIVITY –
  Create a defined separation of public and operational functions, securing staff and equipment, that also allows promotion of a welcoming and available public facility. An operationally secure boundary provides defined points of staff and public access, with passive and active separations for staff and public safety.
- SOME "SILOING" IS A GOOD THING –
  All tools, parts and workgroup storages should be as directly accessible from the group's workshop space as possible. Compartmentalization is necessary for division specific equipment, tools and parts to manage inventory control and streamline specific workflows. Balancing separation with ease of access is an important consideration when designing these compartmentalized functions.
- DURABILITY AND RESILIENCY –
  Use materials and fixtures that are hard wearing and long lasting. Simplify fixture selections for ease of maintenance across all Chaska facilities. Layout systems for access, service and replacement. Design personnel flow from dirty to clean spaces intentionally to limit spread of dirt and grime. Our target is a building with a 50 year lifespan or longer.
- FISCAL RESPONSIBILITY –
  Design with an intention that fiscal decisions made now, will potentially impact future fiscal responsibilities. A decision for use of funding should be made based on the priority of the other imperatives, and how that leads to a successful and operational project.

Parking: 118 parking stalls are provided on site.

Building Design: The building is primarily rectangular, roughly 38 feet high, 148,000 square feet in size, and one story with an office/administration area that will be two-stories. The building proposes to use a Chaska brick variation, metal panel cladding, precast concrete, and glazing (windows).

Access: One access point is proposed off Creek Road near the west side of the site, which will act as a secondary access. The primary access point will come from an extension of the roundabout's southern leg at Creek Road and Chaska Creek Boulevard. Security gates (2) will be installed at the driveways that provide access to the rear portion of the MSB property.

Utilities and Stormwater: Utilities are available from Creek Road near the existing roundabout.

Two stormwater ponds exist on the main site (Lot 1), and two ponds exist on Outlot B. These 4 ponds were installed with the previous Chaska Club West Industrial development

- **Land Use.** The property is currently zoned Planned Industrial District (PID-10). The 2040 Comprehensive Plan guides this site as Business Park (see below).

- **Zoning Ordinance Amendment (ZOA).** The request includes a zoning ordinance amendment to PID-10.

Preliminary Plan - Staff Analysis

The applicant is requesting approval of a Preliminary Plan for the new MSB on Creek Road. The following is intended to summarize staff's analysis of the applicants request:

Figure 6: 2040 Comprehensive Plan

- **Comprehensive Plan**
  The comprehensive plan guides the site as Business Park (purple). The proposed use is consistent with this.

  Business Park
  Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store,

should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Land Use
The new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. The building is planned to accommodate *existing* employee counts - 63 full-time employees and 26 part-time employees (89 total employees); and *future* employee projections – 20 additional full-time employees and 9 additional part-time employees (29 additional employees). With existing and future projections, a total of *118 employees* can be accommodated. The building will be open to the public from 7am-4pm.

The land that this development encompasses is currently zoned Planned Industrial District (PID-10). The zoning district needs to be amended so that the zoning aligns with the proposed use.

- **Setbacks & Development Standards**
  The required setbacks for the site are as follows:

BUILDING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Interior Property Lines	10 feet	Over 10 feet
West Property Line	100 feet	187 feet
Creek Road	100 feet from centerline	160 feet from CL
Chaska Creek Blvd	100 feet from centerline	152 feet from CL
Wooded Steep Slopes	50 feet from edge	Over 50 feet
Wetlands	75 feet	Over 75 feet

PARKING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Interior Property Lines	5 feet	Over 5 feet
West Property Line	10 feet	53 feet
Street ROW	10 feet	Over 10 feet
Wetlands	75 feet	Over 75 feet

DEVELOPMENT STANDARDS		
Standard	**Required**	**Proposed**
Lighting	*Wall Mounts*: 18' max height *Pole Lights*: 25' max height	18' wall mounts 25' pole lights

- **Layout**
  One access point is provided on the northwest side of the property onto Creek Road. 3 additional access points are proposed from the southern extension of the roundabout at Creek Road and Chaska Creek Boulevard (Outlot C). The proposed building will be located near the center of the ~12-acre site (Lot 1), with parking mainly on the southeast side. Additional parking is situated in the gated area on the southwest side of the site. The main entrance will come from the southeast side of the building (see Figure 7). A fuel island is oriented on the southeast side of the site (Outlot B), which will provide fuel for all city vehicles.

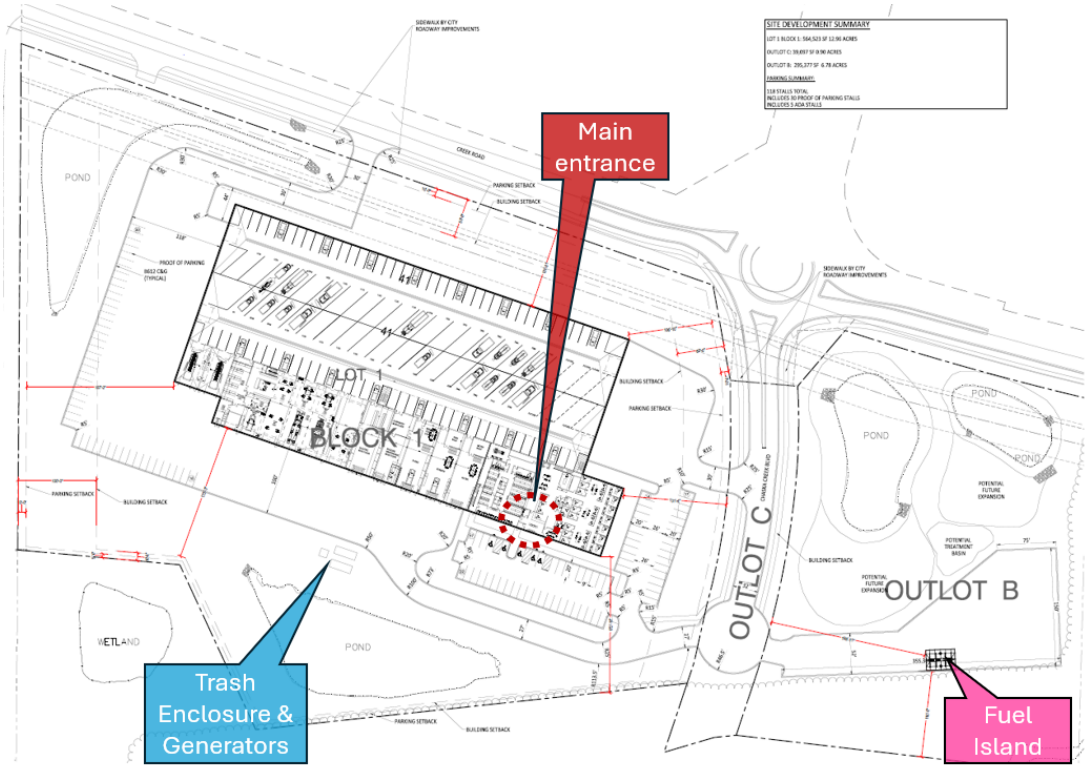

Figure 7: Site Plan Exhibit

- **Parking & Circulation**
  The site is proposing to incorporate 118 parking spaces. The following chart summarizes the overall parking demand on site, based on the uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Employees	63 FT 26 PT	1ps/employee	89
Future Employees	20 FT 9 PT	1ps/employee	29
		REQUIRED	**118 parking spaces**
		PROVIDED	**118 parking spaces**

This facility will house staff of both full-time and part-time (seasonal employees), of which that will be the primary parking demand. Public visitors to this site will be primarily quick-visit contractors to acquire utility meters or residents for brief staff

interactions. There are potential special events when a training event or specific public access might dictate parking demand, but the applicant states that those are defined activities for the function of the facility and would not likely require specific dedicated parking.

According to the table above the site meets the required amount of parking spaces needed for the proposed use and anticipated future growth. The city anticipates that 118 total stalls are needed to accommodate future growth.

Vehicle & Equipment Parking

All city vehicles and equipment will be parked inside the building. The majority of the building's square footage is for this use. Equipment such as pickup trucks, snowplows, and trailers are just some of the equipment that will be housed indoors.

Circulation

Access is proposed off of Creek Road. The western access will function as a staff and ingress-only entrance for when vehicles are returning from the field. The eastern access, which is an extension of Chaska Creek Boulevard, will provide staff and public access into the site. Stemming from Chaska Creek Boulevard will be three separate driveways; one providing staff-only ingress/egress to the vehicle storage portion of the building, one providing access to the main parking lot and a staff-only driveway to the rear of the site, and one providing staff-only access to the fuel island.

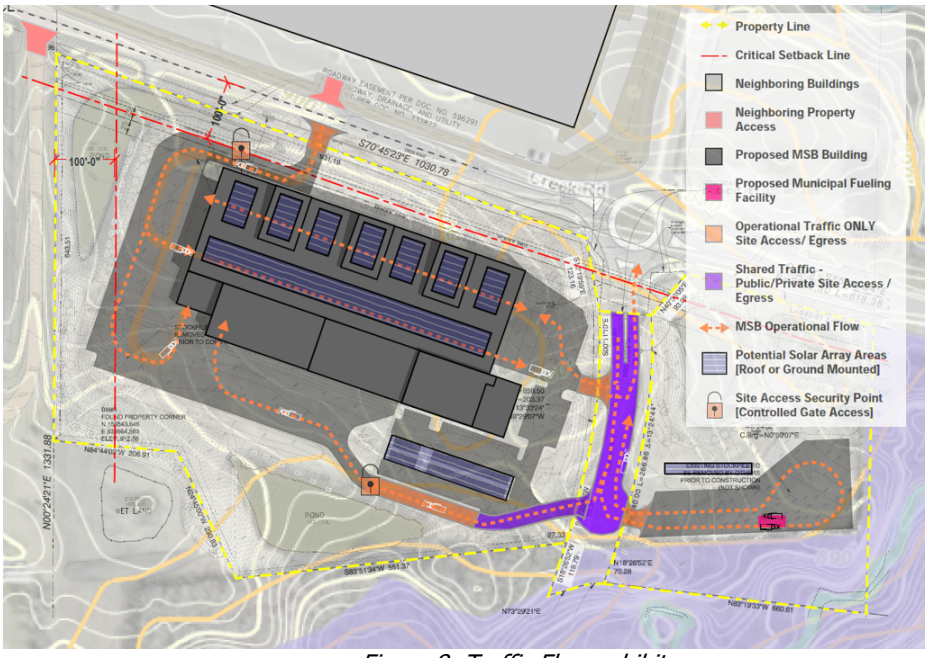

Figure 8: Traffic Flow exhibit

Large vehicles will be maneuvering on site so expansive driveways are needed, which can be seen on the west and south sides of the building. Expansive driveways will help mitigate the need for backing up, which, minimizes back-up

alarms. Additionally, fire trucks will need adequate turning area if they are responding to an emergency call or being serviced in the mechanics bay. Turning radius exhibits have been provided for a variety of vehicles accessing the site (PW equipment and fire trucks).

- **Landscaping & Screening**
  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	463 caliper inches (~185 trees)	490
Understory Trees	46	46
Shrubs	493	535
Planting Islands	10% of parking lot (10' wide islands)	Over 10%
Boulevard Trees	1 overstory deciduous trees per every 50 feet along public streets	Yes

Landscaping will also be used to soften the expanse of the building as it faces Creek Road via shrubs and pyramidal arborvitae. There is a large transmission line easement in favor of Minnesota Valley Electric Coop (MVEC) that runs along the north portion of the property (see figure 9). The landscape plan shows no trees within this area.

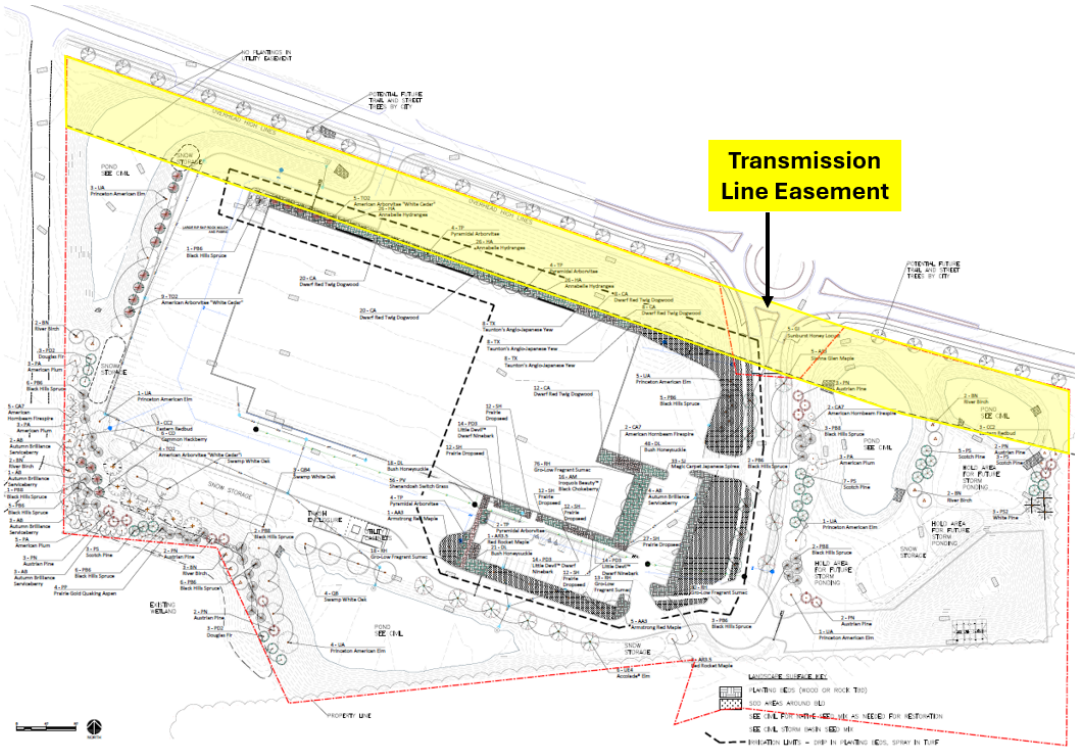

Figure 9: Proposed Landscape Plan

In addition, screening will be important for this site along sides that abut major vehicular thoroughfares and residential uses. The western and northeastern neighbors are residential properties so it will be important that these edges are properly screened via landscaping and berming. The proposed preliminary plan is contemplating landscaped edges and berming in those critical line-of-sight locations (see below figures and the attached plans). The goal is to mimic the screening proposed during the Chaska Club West Industrial project.

Figure 10: Residential Neighbor View – looking southwest from 4360 Creek Road (pre-mature trees)

Figure 11: Residential Neighbor View – looking northeast from 11305 Wetzel Lane (pre-mature trees)

- **Building Program, Design & Materials**
  The new MSB is a rectangular, roughly 38 foot high, 148,000 square foot building, primarily one story with an administration area that will be two-stories. The main entrance to the building and lobby will be achieved on the south side of the building from the main parking lot. The building will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. Each department will have their own designated space within the building, which can be seen in Figure 12.

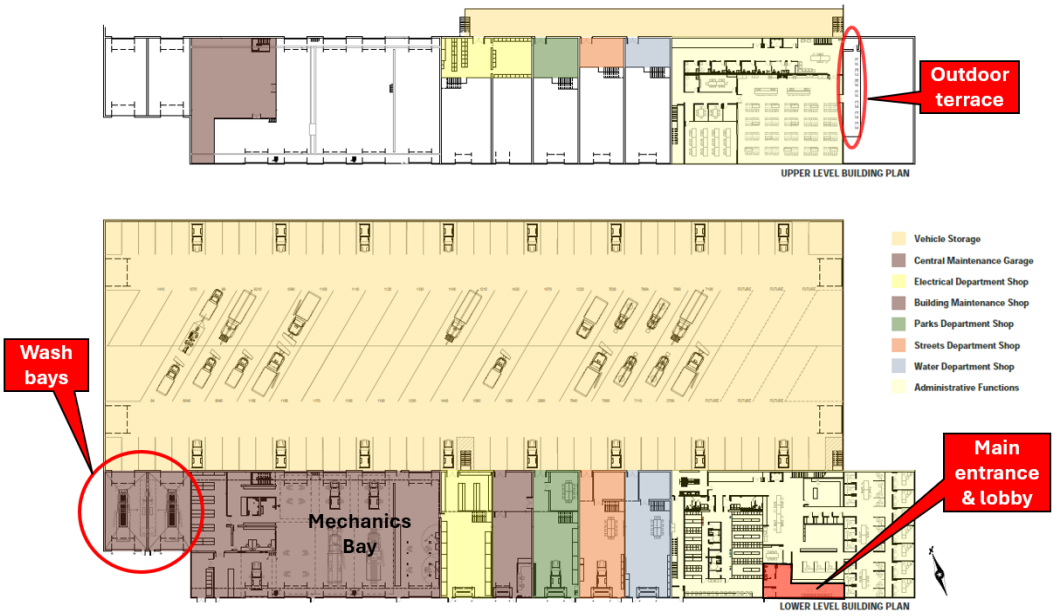

Figure 12: Proposed Building Program – Floor Plans

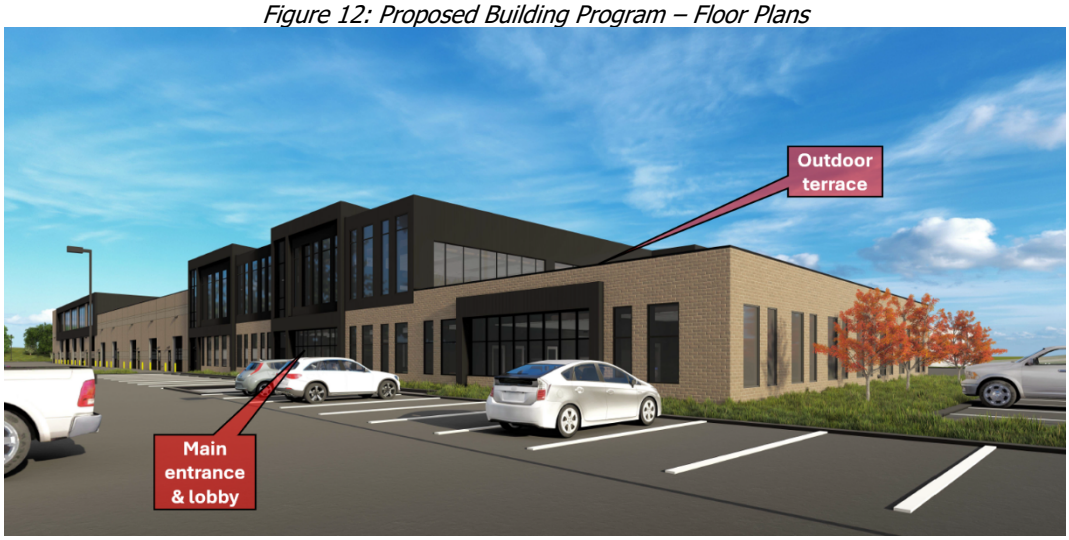

Figure 13: Eye Level Perspective – Administrative Area and Main Entrance – Looking Northwest

Figure 14: Eye Level Perspective – Front of building from Creek Road – Looking Southeast

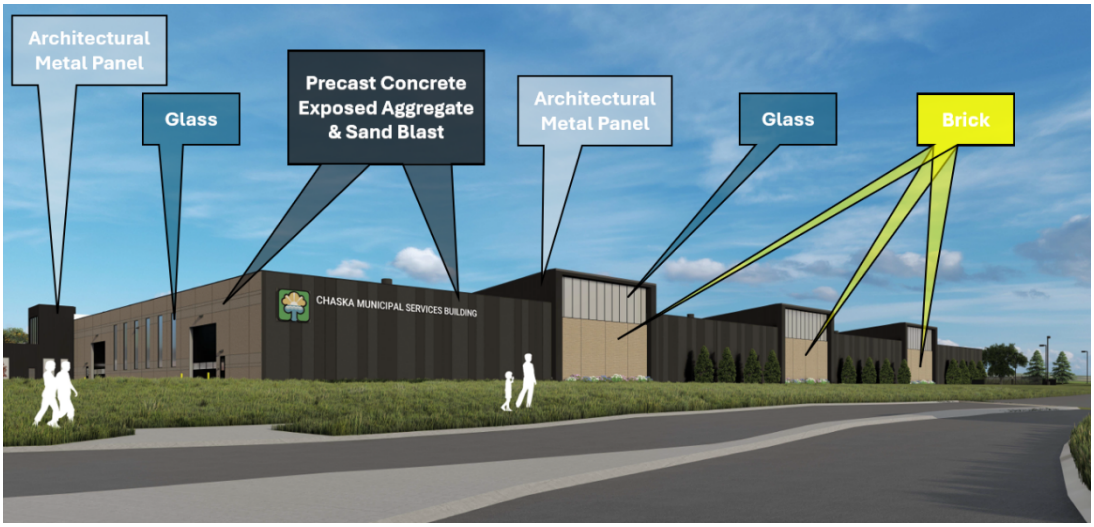

Figure 15: Building Materials

The building proposes to use a Chaska brick variation, architectural metal paneling, precast concrete wall panels, and glass (windows) – see Figure 15 above.

The City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120). A portion of it is stated as follows:

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

Building Materials	**Provided**	**Required**	**Meets Ordinance**
Class I	**49% Total (3 materials)** 1. Modular brick (18%) 2. Glass and translucent panels (15%), 3. Architectural Metal Paneling (16%)	30%; two different materials	Yes
Class II	**51% Total** 1. Exposed Aggregate Precast Concrete a. 2 colors 2. Sand Blast Precast Concrete a. 2 colors	30%; one material	Yes
Class III	None	None	Yes

- **Pedestrian Connections & Employee Gathering Areas**
  A 5 foot sidewalk is located on the north side of the site (south side of Creek Road) and stubs off near the western leg of the roundabout. This sidewalk will be extended west and east up to both property limits at the time Creek Road is reconstructed. It was also noted in Concept Plan that sidewalks will need to be extended on both sides of Chaska Creek Boulevard up to the bulb of the cul de sac. The preliminary plan proposes these extensions. As staff further evaluates this corridor, a trail connection on one side of Chaska Creek Boulevard will be needed. This trail connection will be an important connection between the trail segment to the north (SW Regional Trail) within the Chaska Creek Business Park and a future pedestrian connection across the ravine to the development known as Big Woods Business Park. *This trail connection on one side of Chaska Creek Boulevard and a plan to cross the ravine will need to be shown on the final plans.*

  The building plans show an outdoor terrace on the second level of the building, which will face the wooded area. This terrace will extend off the employee break room. The orientation of the building was intentional to face the administration and employee gathering towards the wooded areas so that natural views were maximized.

- **Creek Road & Chaska Creek Boulevard**
  The site plan currently shows access off Creek Road, which is designated as a city municipal state aid route. The road is intended to be reconstructed to an urban section road with curb and gutter up to the western city limits. The city continues to refine the plan and timing for this road reconstruction to line up with adjacent development improvements. *The applicant will be required to coordinate with the city engineering department on this item.*

  In the city's comprehensive plan, Chaska Creek Boulevard is defined as a local road south of the Creek Road roundabout. The comprehensive plan shows this road extending across the ravine to connect to Big Woods Boulevard. The city completed a transportation study to understand the need for this road. It concluded that the connection across the ravine was not needed at this time. In the meantime, the small extension of this road from the southern leg of the roundabout will be treated as an access for the MSB site. A cul de sac is provided at its southern terminus. The design of this road as proposed does not preclude the ability to extend across the ravine should that be needed in the future.

- **Utilities**
  Utilities are able to serve the site. There is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout that will be extended into the site.

- **Solar Array**
  The city is actively applying for a solar grant to acquire solar arrays for the project. The solar arrays would create more renewable energy and offset electric needs from Minnesota Valley Electric's grid. While the details are still in flux, it is anticipated that the arrays would be roof-mounted (see Figure 16). The

preliminary plan shows the inclusion of solar array areas where they could be accommodated, which is mainly on the north side of the building's roof.

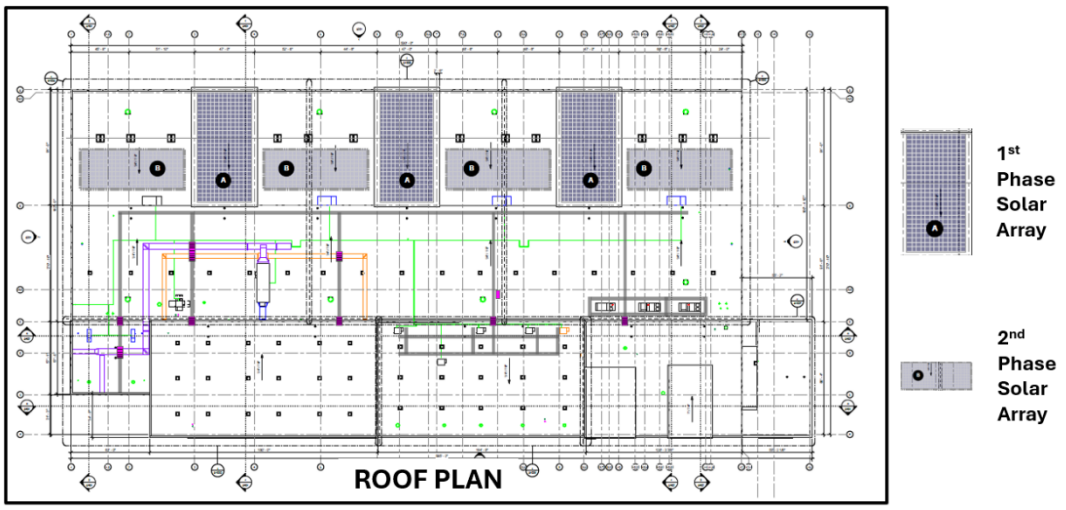

Figure 16: Potential Solar Array Areas

- **Stormwater**
  Stormwater management is shown as two above ground systems on the northwest and south sides of Lot 1. Two more ponds are shown on the north side of Outlot B. These ponds are existing and were installed from the former Chaska Club West Industrial project. At the conceptual design stage of this project, the design team has determined that the features on Lot 1 are already designed and adequately sized for the proposed development of MSB. The ponds located on Outlot B will need augmentation to accommodate the proposed development and added impervious surface of Outlot B; a third, new pond is proposed between the existing ponds to anticipate some additional ponding area. These ponds will also need to be further understood regarding the improvements of Creek Road and Chaska Creek Boulevard. More calculations and design will be necessary to understand those impacts. Stormwater will need to meet City and County WMO requirements. *A stormwater plan and report will be required at final submittal.*

- **Wetlands**
  A wetland delineation report was completed with the former Chaska Club West Industrial project. There is a defined, wetland immediately adjacent to the proposed site (see site plan exhibit in Figure 7 above). The defined wetland is an upland-wetland, located just southwest of the of the project site. This wetland is outside of the property, and is located about 10' above the proposed grade of the new facility finished floor elevation. The site is immediately adjacent to Chaska Creek to the south, which includes a sensitive slope and wooded area.

- **Lighting**
  The preliminary plan is showing a site lighting concept proposing the use of pole lights (25' tall) and wall packs (18' mount height) - see Figure 17. All lighting proposed for this plan is fully screened and face downward. Foot candles will be at 0 at all property lines, which meets the city's lighting ordinance.

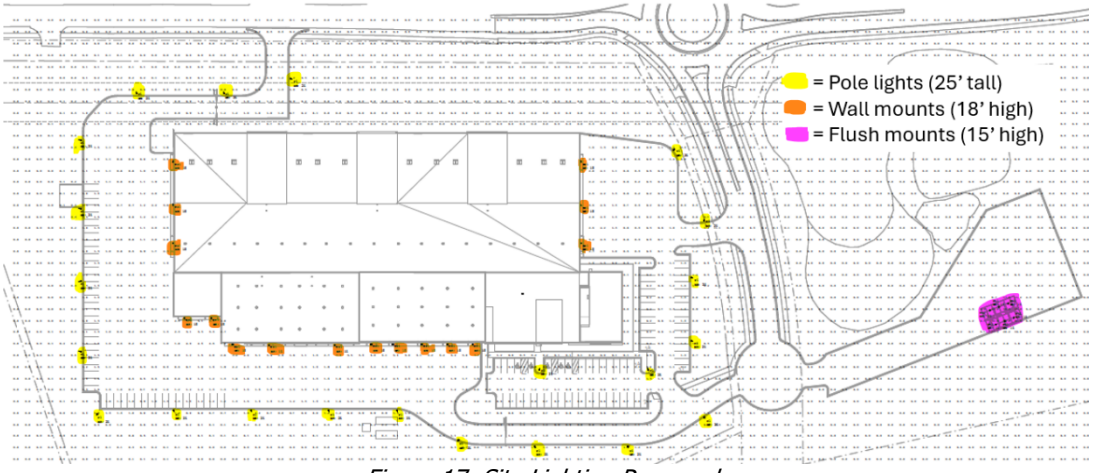

Figure 17: Site Lighting Proposed

- **Platting and Zoning Ordinance Amendment (ZOA)**
  At Concept Plan staff advised that Outlot B needs to be platted into a buildable lot, and that a preliminary and final plat would be required. However, it was determined that platting is not required. Rather a zoning ordinance amendment would be needed to identify the permitted uses for the site and the varying lot and outlots.

  The zoning ordinance amendment would include amending the PID-10 zoning district. The changes proposed in this district are drafted in the attached ordinance. In sum, the amendment would update the approving graphic exhibits, the permitted uses defined for each lot/outlot, and the building setbacks.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
October 30, 2025	December 29, 2025	February 27, 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.		

PLANNING COMMISSION ACTION TAKEN 11/12/2025:

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan for the Municipal Services Building (MSB), 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 1-7), prepared by Oertel Architects, undated
   b. Title Sheet (G001), prepared by Oertel Architects, dated September 19, 2025
   c. Main Floor Plan (A101), prepared by Oertel Architects, dated October 8, 2025
   d. Roof Plan (A103), prepared by Oertel Architects, dated October 8, 2025

e. Building Elevations (A301 pgs 1-2)), prepared by Oertel Architects, dated October 8, 2025
f. Existing Conditions Plan (C100), prepared by SRF, dated October 8, 2025
g. Site Plan (C200), prepared by SRF, dated October 8, 2025
h. Sign Plan (C201), prepared by SRF, dated October 8, 2025
i. Street Signage & Traffic Control Plan (C202), prepared by SRF, dated October 8, 2025
j. Snow Storage Plan (C203), prepared by SRF, dated October 8, 2025
k. Grading Plan (C300), prepared by SRF, dated October 8, 2025
l. Utility Plan (C400), prepared by SRF, dated October 8, 2025
m. Truck Turning Movements (TM1-TM8), prepared by SRF, dated October 8, 2025
n. Tree Preservation Plan (C101), prepared by SRF, dated October 8, 2025
o. Landscape Title Page (L001), prepared by HKGi, dated October 30, 2025
p. Planting Plan (L101), prepared by HKGi, dated October 30, 2025
q. Planting Details (L201), prepared by HKGi, dated October 30, 2025
r. Electrical Site Plan Photometric (E002), prepare by Emanuelson-podas, dated October 8, 2025
s. Architectural Renderings (pgs 1-15), prepared by Oertel Architects, undated
t. Site Sections (pgs 1-4), prepared by Oertel Architects, undated

2. Adherence to the City Engineer memo 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 final 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 southwest and west property lines similar to Chaska Club West Industrial
    c. Grading plans, including:
        1. ~20 foot tall berm on 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. Parking plan, meeting and including:
        1. Proposed and future employee needs of the site
        2. Proposed visitor needs of the site
    i. Site Plan, including:
        1. Sidewalk extensions along Creek Road up to the western and eastern property limits, and along one side of Chaska Creek Boulevard down to the bulb of the cul de sac.
        2. Trail extension along one side of Chaska Creek Boulevard (Outlot C) and across ravine south of the cul de sac.
        3. Security gate locations.
        4. Trash enclosure size and location.

    j. Building Design & Materials meeting Public Building requirements per City Code Sec. 15.28.120
    k. Trash enclosure details
    l. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, building/fuel island for both the southwest and northeast residential neighbors
4. Provision of the following to be submitted at final 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. From Property Lines abutting Residential: 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 to recommend approval of the zoning ordinance amendment (ZOA) to the Planned Industrial District (PID-10) based on the draft ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt resolution no. 2025-83 approving the Preliminary Site & Building Plan for the Municipal Services Building (MSB) (PC #2025-18).

Motion to adopt ordinance no. 1074 approving the zoning ordinance amendment to PID-10.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 11/17/2025 RESOLUTION NO. 2025-83

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site & Building Plan for the Municipal Services Building (MSB)/ Oertel Architects on behalf of the City of Chaska /P.C. No. 2025-18

WHEREAS, the preliminary plan contemplates a new MSB as a rectangular, roughly 38 foot high, 148,000 square foot building, primarily one story with an administration area that will be two-stories; and

WHEREAS, the new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments; and

WHEREAS, the building is planned to accommodate *existing* employee counts - 63 full-time employees and 26 part-time employees (89 total employees); and *future* employee projections – 20 additional full-time employees and 9 additional part-time employees (29 additional employees); and

WHEREAS, with existing and future projections, a total of *118 employees* can be accommodated; and

WHEREAS, the land that this development encompasses is currently zoned Planned Industrial District (PID-10); and

WHEREAS, one access point is proposed off Creek Road near the west side of the site, which will act as a secondary access, and the primary access point will come from an extension of the roundabout's southern leg at Creek Road and Chaska Creek Boulevard; and

WHEREAS, security gates (2) will be installed at the driveways that provide access to the rear portion of the MSB property.; and

WHEREAS, the proposed building will be located near the center of the ~12-acre site (Lot 1), with parking mainly on the southeast side; and

WHEREAS, a fuel island is oriented on the southeast side of the site (Outlot B), which will provide fuel for city vehicles; and

WHEREAS, the site is proposing to incorporate 118 parking spaces, which will accommodate existing and future needs; and

WHEREAS, the western and northeastern neighbors are residential properties so it will be important that these edges are properly screened via landscaping and berming; and

WHEREAS, the proposed preliminary plan is contemplating landscaped edges and berming in those critical line-of-sight locations; and

WHEREAS, the building proposes to use a Chaska brick variation, architectural metal paneling, precast concrete wall panels, and glass (windows); and

WHEREAS, the City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120), and a portion of it is stated as follows:

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

WHEREAS, a 5 foot sidewalk is located on the north side of the site (south side of Creek Road) and stubs off near the western leg of the roundabout; and

WHEREAS, this sidewalk needs to be extended west and east to both property limits, and extended south to the end of Chaska Creek Boulevard on both sides of the street up to the bulb of the cul de sac; and

WHEREAS, a trail connection on one side of Chaska Creek Boulevard will be needed; and

WHEREAS, this trail connection will be an important connection between the trail segment to the north (SW Regional Trail) within the Chaska Creek Business Park and a future pedestrian connection across the ravine to the development known as Big Woods Business Park; and

WHEREAS, this trail connection on one side of Chaska Creek Boulevard and a plan to cross the ravine will need to be shown on the final plans; and

WHEREAS, the city is actively applying for a solar grant to acquire solar arrays for the project; and

WHEREAS, while the details are still in flux, it is anticipated that the arrays would be roof-mounted; and

WHEREAS, at the conceptual design stage of this project, the design team has determined that the stormwater features on Lot 1 are already designed and adequately sized for the proposed development of MSB; and

WHEREAS, the ponds located on Outlot B will need augmentation to accommodate the proposed development and added impervious surface of Outlot B; a third, new pond is proposed between the existing ponds to anticipate some additional ponding area; and

WHEREAS, these ponds will also need to be further understood regarding the improvements of Creek Road and Chaska Creek Boulevard, and more calculations and design will be necessary to understand those impacts; and

WHEREAS, on November 12, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan for the Municipal Services Building (MSB) (PC#2025-18); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan for the Municipal Services Building (MSB) (PC#2025-18) 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 1-7), prepared by Oertel Architects, undated

b. Title Sheet (G001), prepared by Oertel Architects, dated September 19, 2025
c. Main Floor Plan (A101), prepared by Oertel Architects, dated October 8, 2025
d. Roof Plan (A103), prepared by Oertel Architects, dated October 8, 2025
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f. Existing Conditions Plan (C100), prepared by SRF, dated October 8, 2025
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s. Architectural Renderings (pgs 1-15), prepared by Oertel Architects, undated
t. Site Sections (pgs 1-4), prepared by Oertel Architects, undated

2. Adherence to the City Engineer memo 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 final 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 southwest and west property lines similar to Chaska Club West Industrial
    c. Grading plans, including:
        1. ~20 foot tall berm on 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. Parking plan, meeting and including:
        1. Proposed and future employee needs of the site
        2. Proposed visitor needs of the site
    i. Site Plan, including:
        1. Sidewalk extensions along Creek Road up to the western and eastern property limits, and along one side of Chaska Creek Boulevard down to the bulb of the cul de sac.
        2. Trail extension along one side of Chaska Creek Boulevard (Outlot C) and across ravine south of the cul de sac.
        3. Security gate locations.
        4. Trash enclosure size and location.
    j. Building Design & Materials meeting Public Building requirements per City Code Sec. 15.28.120
    k. Trash enclosure details
    l. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, building/fuel island for both the southwest and northeast residential neighbors

4. Provision of the following to be submitted at final 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. From Property Lines abutting Residential: 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.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of November, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

ORDINANCE NO. 1074

MOTION BY COUNCILMEMBER _____ , SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 1009 FOR THE PLANNED INDUSTRIAL DISTRICT (PID-10) BY MODIFYING REGULATIONS FOR PID-10

WHEREAS, the preliminary request includes a preliminary site & building plan that contemplates the construction of a new municipal services building totaling approximately 148,000 square feet at 4501 Creek Road, and a new fuel island on Outlot B

WHEREAS, the preliminary request includes a zoning ordinance amendment to the PID-10 district for the following:

1. Amend the graphic exhibits
2. Amend the permitted use for Lot 1, Block 1
3. Amend the building setbacks to include setback from residential
4. Amend the use for Outlot B

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Rural Residential (RR-2) and Open (O) zoning districts and rezoned to Planned Industrial District No. 10 (PID-10) for all of:

Block 1 of the Chaska Club West Industrial

Section II. Exhibits. The Preliminary Site/Building Plans for the Municipal Services Building (MSB) shall serve as the basis for guiding the development area. The Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

i. Title Sheet (G001), prepared by Oertel Architects, dated September 19, 2025
ii. Main Floor Plan (A101), prepared by Oertel Architects, dated October 8, 2025
iii. Roof Plan (A103), prepared by Oertel Architects, dated October 8, 2025
iv. Building Elevations (A301 pgs 1-2)), prepared by Oertel Architects, dated October 8, 2025
v. Existing Conditions Plan (C100), prepared by SRF, dated October 8, 2025
vi. Site Plan (C200), prepared by SRF, dated October 8, 2025
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xii. Truck Turning Movements (TM1-TM8), prepared by SRF, dated October 8, 2025
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xvii. Electrical Site Plan Photometric (E002), prepare by Emanuelson-podas, dated October 8, 2025
xviii. Architectural Renderings (pgs 1-15), prepared by Oertel Architects, undated
xix. Site Sections (pgs 1-4), prepared by Oertel Architects, undated

Section III. PID-10 District Regulations. Permitted uses and regulations applicable to the PID-10 District shall be as follows:

A. Intent. The intent of the PID-10 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'.

B. Permitted Uses.

1. Lot 1, Block 1, Chaska Club West Industrial: Municipal Services Building, Office and manufacturing/warehousing facilities, not including distribution centers.

C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the Zoning Ordinance;
2. Signs as regulated by Section 15.32.080of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1, Chaska Club West Industrial:
        i. For businesses sharing the same façade, the same or a similar method of sign design must be used for all parties desiring to place a sign on the façade.
        ii. Wall signs cannot be internally illuminated on the west and south facades.

D. Development Standards
1. Minimum building setbacks:
    a. From Highway 212: 225 feet from centerline, or 50 feet from ROW, whichever is greater
    b. From Chaska Creek Boulevard: 100 feet from centerline
    c. From Creek Road: 100 feet from centerline
    d. Interior Property Lines: 10 feet
    e. From Property Lines abutting Residential: 100 feet
    f. Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
    g. Wetlands: 75 feet

2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way: 10 feet
3. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance Section 15.28.250, provided that:
    a. All wall mounts are located no higher than 18 feet above grade.
    b. All pole lights are located no higher than 25 feet above grade.

E. Outlots

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

a. Outlot A: open space to be owned by the current property owner
b. Outlot B: fuel island area and stormwater ponding to be owned by the City of Chaska
c. Outlot C: future collector road to be owned by the City of Chaska

all in the plat of Chaska Club West Industrial, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of November, 2025.

_____
Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk

ORDINANCE NO. 1009

MOTION BY COUNCILMEMBER _____ , SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 1009 FOR THE PLANNED INDUSTRIAL DISTRICT (PID-10) BY MODIFYING REGULATIONS FOR PID-10 ~~AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA~~

WHEREAS, the preliminary request includes a preliminary site & building plan that contemplates the construction of a new municipal services building totaling approximately 148,000 square feet at 4501 Creek Road, and a new fuel island on Outlot B

WHEREAS, the preliminary request includes a zoning ordinance amendment to the PID-10 district for the following:

1. Amend the graphic exhibits
2. Amend the permitted use for Lot 1, Block 1
3. Amend the building setbacks to include setback from residential
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THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Rural Residential (RR-2) and Open (O) zoning districts and rezoned to Planned Industrial District No. 10 (PID-10) for all of:

Block 1 of the Chaska Club West Industrial

Section II. Exhibits. The ~~Preliminary Plat and~~ Preliminary Site/Building Plans for the Municipal Services Building (MSB) ~~Chaska Creek Industrial Phase 3 (aka Chaska Club West Industrial)~~ shall serve as the basis for guiding the development area. The ~~Preliminary Plat and~~ Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

~~i. Title Sheet (pg C1.01), prepared by Sambatek, dated January 4, 2022~~
~~ii. Existing Conditions Plan (pg C2.01), prepared by Sambatek, dated February 22, 2022~~
~~iii. Site Plan (pg C3.01), prepared by Sambatek, dated February 23, 2022~~
~~iv. Site Plan – Proof of Parking (pg C3.02), prepared by Sambatek, dated February 23, 2022~~
~~v. Grading Plan (pg C4.01), prepared by Sambatek, dated February 23, 2022~~
~~vi. Grading Plan Notes (pg C4.02), prepared by Sambatek, dated February 23, 2022~~
~~vii. Grading Plan – Future Road Improvements (pg C4.03), prepared by Sambatek, dated February 23, 2022~~

~~viii. Erosion Control Plan – Phase I (pg C5.01), prepared by Sambatek, dated February 23, 2022~~
~~ix. Erosion Control Plan – Phase II (pg C5.02), prepared by Sambatek, dated February 23, 2022~~
~~x. Erosion Control Plan – Notes (pgs C5.03-5.04), prepared by Sambatek, dated February 23, 2022~~
~~xi. Erosion Control Plan – SWPPP (pgs C5.05-5.06), prepared by Sambatek, dated February 23, 2022~~
~~xii. Utility Plan (pg C6.01), prepared by Sambatek, dated February 23, 2022~~
~~xiii. Detail Plan (pgs C9.01-9.04), prepared by Sambatek, dated February 23, 2022~~
~~xiv. Landscape Plan (pg L1.01), prepared by Sambatek, dated February 23, 2022~~
~~xv. Shrub Plan (pg L1.02), prepared by Sambatek, dated February 23, 2022~~
~~xvi. Landscape Details and Notes (pg L1.03), prepared by Sambatek, dated February 23, 2022~~
~~xvii. Screening Exhibit Plan (pg L1.04), prepared by Sambatek, dated February 22, 2022~~
~~xviii. Landscape Screening Exhibit (pg L1.03), prepared by Sambatek, dated December 30, 2021~~
~~xix. Photometric Plan, prepared by Pulse, dated February 6, 2022~~
~~xx. Truck Turning Exhibit (pg EX1.02), prepared by Sambatek, dated February 22, 2022~~
~~xxi. Preliminary Plat, prepared by Sambatek, dated March 16, 2022~~
~~xxii. Preliminary City Submittal – Conceptual Floor Plan, prepared by Mohagen Hansen, dated January 3, 2022~~
~~xxiii. Preliminary City Submittal – Conceptual 3D Images, prepared by Mohagen Hansen, dated January 3, 2022~~
~~xxiv. City Submittal – Exterior Elevations, prepared by Mohagen Hansen, dated January 3, 2022~~
~~xxv. City Submittal – Exterior Materials, prepared by Mohagen Hansen, dated January 3, 2022~~
i. Title Sheet (G001), prepared by Oertel Architects, dated September 19, 2025
ii. Main Floor Plan (A101), prepared by Oertel Architects, dated October 8, 2025
iii. Roof Plan (A103), prepared by Oertel Architects, dated October 8, 2025
iv. Building Elevations (A301 pgs 1-2)), prepared by Oertel Architects, dated October 8, 2025
v. Existing Conditions Plan (C100), prepared by SRF, dated October 8, 2025
vi. Site Plan (C200), prepared by SRF, dated October 8, 2025
vii. Sign Plan (C201), prepared by SRF, dated October 8, 2025
viii. Street Signage & Traffic Control Plan (C202), prepared by SRF, dated October 8, 2025
ix. Snow Storage Plan (C203), prepared by SRF, dated October 8, 2025
x. Grading Plan (C300), prepared by SRF, dated October 8, 2025
xi. Utility Plan (C400), prepared by SRF, dated October 8, 2025
xii. Truck Turning Movements (TM1-TM8), prepared by SRF, dated October 8, 2025
xiii. Tree Preservation Plan (C101), prepared by SRF, dated October 8, 2025
xiv. Landscape Title Page (L001), prepared by HKGi, dated October 30, 2025
xv. Planting Plan (L101), prepared by HKGi, dated October 30, 2025
xvi. Planting Details (L201), prepared by HKGi, dated October 30, 2025

xvii. Electrical Site Plan Photometric (E002), prepare by Emanuelson-podas, dated October 8, 2025
xviii. Architectural Renderings (pgs 1-15), prepared by Oertel Architects, undated
xix. Site Sections (pgs 1-4), prepared by Oertel Architects, undated

Section III. PID-10 District Regulations. Permitted uses and regulations applicable to the PID-10 District shall be as follows:

A. Intent. The intent of the PID-10 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'.

B. Permitted Uses.

1. Lot 1, Block 1, Chaska Club West Industrial: Municipal Services Building, Office and manufacturing/warehousing facilities, not including distribution centers.

C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off-street parking and loading facilities as regulated by Section 15.28.0309 of the Zoning Ordinance;
2. Signs as regulated by Section 15.32.08010 of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1, Chaska Club West Industrial:
        i. For businesses sharing the same façade, the same or a similar method of sign design must be used for all parties desiring to place a sign on the façade.
        ii. Wall signs cannot be internally illuminated on the west and south facades.

D. Development Standards
1. Minimum building setbacks:
    a. From Highway 212: 225 feet from centerline, or 50 feet from ROW, whichever is greater
    b. From Chaska Creek Boulevard: 100 feet from centerline
    c. From Creek Road: 100 feet from centerline
    d. Interior Property Lines: 10 feet
    d.e. From Property Lines abutting Residential: 100 feet
    e.f. Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
    f.g. Wetlands: 75 feet

2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way: 10 feet

3. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance Section 15.28.250, provided that:
    a. All wall mounts are located no higher than 18 feet above grade.
    b. All pole lights are located no higher than 25 feet above grade.

E. Outlots

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

a. Outlot A: open space to be owned by the current property owner
b. Outlot B: Fuel island area and stormwater ponding to be owned by the City of Chaska
c. Outlot C: future collector road to be owned by the City of Chaska

all in the plat of Chaska Club West Industrial, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th ~~21st~~ day of November~~March~~, 2025~~2~~.

_____

Taylor Hubbard~~Mark Windschitl~~,
Mayor

Attest: _____
Deputy Clerk

PROJECT NARRATIVE

Preliminary Site Plan Submittal

CITY OF CHASKA
PUBLIC WORKS FACILITY

Oertel Project No. 25-07

4501 CREEK ROAD
CHASKA, MN 55318

ARCHITECT:
Oertel Architects, Ltd
1795 St. Clair Avenue
St. Paul, MN 55105

OERTEL ARCHITECTS

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Intended Use:

The new Chaska Municipal Services facility will be a central operations hub for the City's infrastructure maintenance operations departments. This new facility will provide staff with an appropriately sized and equipped facility to meet the rigorous needs of maintaining and developing Chaska's current and growing infrastructure, such as streets, parks, water and sewer utilities and electrical utilities. The high level of service already provided by these work groups to the citizens of Chaska, will be enhanced and well supported by this new facility. The current facility will remain in operation and key component of Municipal Service operations, but space at that facility for the purpose of supporting daily operations is lacking in the ability to store and handle equipment, provide adequate workspace for all staff, accommodating meeting and collaborative work activities, and provide the amenities necessary to recruit and retain today's workforce.

Chaska has a small town character with large city growth and service demands. The city's maintenance departments work tirelessly to keep that small town character alive and central to life in Chaska, while allowing the city to grow and develop. As the city grows, streets are constructed, improved and maintained to provide accessible flow to neighborhoods and commercial and industrial centers. This facility will house all major equipment for snow removal, road construction and maintenance to keep that traffic flowing and keep neighborhoods connected. As the city ages and grows, the underground infrastructure of water and sanitary sewer services needs to be constructed, updated and maintained. This also includes treatment of local drinking water for residents and commercial and industrial occupants. This facility will house the equipment needed to respond to emergency repairs and maintenance, as well as continued required maintenance. Chaska has well defined and connected green spaces throughout the city that contribute to the small town character and livable neighborhoods that people desire when living and moving to Chaska. This new facility will support the team of people that work to maintain and enhance those green spaces such as parks and boulevards, as well as maintaining all city owned and operated facilities within the community. Chaska is also one of the unique municipalities that owns and operates their own electrical utility. This facility will also house that operational department, including all equipment used to maintain and respond to emergency activities, and provide customers with equipment and service for their consumption of Chaska delivered electricity. Finally, this facility will house an equipment and vehicle maintenance function that will make sure all equipment that is responsible for the maintenance of the city, as well as all equipment that is necessary to respond to any emergency, through Public Works or Public Safety, is maintained and in working order to meet those needs and protect the investment the city has made in all equipment.

As a city owned and operated facility, this is intended to be a one-tenant facility for the life of the building. The programming and design of the facility is meant to adapt with changing and emerging technologies related to the service and maintenance of municipal infrastructure. The design includes long-span structure to enclose a large volume of space to ensure that the openness and usability of the space is adaptable to not immediately necessitate improvements as service delivery changes for Municipal Services develop. While the space is designed around vehicles and equipment, there is an emphasis on designing around the people who operate and maintain that equipment. As such, integration of daylighting features and building space articulation is important for the experience of the building by staff. This approach ensures that the facility is supporting the goals of supporting the health, safety and wellbeing of Chaska's staff.

Project Materiality:

The project construction and materiality is based in robust, resilient materials that while they are industrial in nature, are used in a facility operationally appropriate way to facilitate building life and aesthetic character. The primary building wall enclosure material will be an architectural precast concrete wall panel. These wall panels will be based on 12' wide modules and feature both limestone / buff color material coloring and dark granite / charcoal material coloring to create façade character on all sides of the project. There will also be some featured

locations along the Creek Road elevation, that incorporate precast wall panels with a Chaska Brick blend embedded in the wall panel to create visual character, and along with a structural articulation and incorporation of window features, break-up the street facing façade. Where vehicles interact with the building, the precast wall panels provide durable wall structure that can resist potential impacts and have a better potential to allow periodic building cleaning. Where people interact more with the building than vehicles, specifically at the administrative area, the building enclosure will feature more tactile finishes, such as the Chaska Brick blend, a unitized prefinished metal wall tile, and large sections of glazed wall. These material choices create visual character, while providing durable, long life exterior finishes requiring minimal maintenance.

Site Lighting:

Chaska Municipal Services is an operation that has normal working hours, and emergency response work hours as required by snow events, summer storms or other work requirements. As such, site lighting is an operational requirement for safety and security of staff and equipment. This project will become a central hub for all municipal services, while exterior site operations will remain at the current, existing municipal services facility. Because of that operational procedure, site lighting at this project will be strictly for circulation safety and security. Open pavement area is meant strictly for vehicle circulation, not day to day exterior workflows. Site lighting is primarily located around the perimeter of the paved area, with LED dark-sky compliant down-lighting, that is pole mounted to distribute light only where it is needed for operational safety. There is building mounted wall-pack lighting at specific locations for egress requirements and operational safety. All site lighting is designed with cut-off light throw patterns so footcandle levels to not spill over property lines. All lighting is focused down toward the operational ground plane, so there is no direct sky focused lighting. Building mounted signage, specifically City of Chaska logo signage, will be lit and located on the public facing façade to establish identity of the site.

Building Aesthetics, Community Contextualism and Pedestrian Scale:

The building aesthetic and programming understands the size of the site and the size of the physical building and considers how this new volume is viewed and creates external space. As previously noted, the Creek Road elevation is an incredibly important façade as the primary public face. The property along Creek Road will also feature an extension of the pedestrian sidewalk. The design has considered the length of this building's façade by breaking the vertical face of this elevation up with three design interventions that provide building height articulation and material change. Combining these material changes with the new sidewalk and landscape planning creates opportunities for pedestrians to pause along this façade. While gathering along Creek Road is not an operational goal, there are opportunities for neighbors to pause and meet along this pathway. Additionally, sidewalks are created along the southern extension of the roundabout, which is the operational site access point. While the site is secure for operational staff, providing additional pathway for both public pedestrian traffic and operational staff pedestrian use helps dictate how landscaping is featured along these public ways, and where building materials of the administrative area are articulated and featured.
This facility will also be viewable from the intersection of Engler and Chaska Creek Boulevard, as well as the Highway 212 overpass of Creek Road. Knowing these view corridors are present, the building functionality helped dictate where volumes and features were created simple, articulate building views from distance and at speed to provide a building and community identity.

Sustainable Initiatives:

For this project, a design imperative to include practical sustainability was a guiding force for sustainable design decisions and feature incorporations. The first key component of practical sustainability was to incorporate daylight into both user centric and utilitarian areas wherever possible. This integration of daylight reduces energy demand for daytime lighting, but also contributes to employee health and wellbeing. By integrating daylight into utilitarian areas, building cleanliness is monitored and maintained, while reducing the need for larger scale maintenance projects, reducing the demand for additional construction or remediation resources. Another practical sustainable design feature is designing the building envelope to consider air control and reduction on energy loss. By increasing insulation values, increasing air control layers, and incorporating high-speed vehicle doors, the building is modeled to use less total energy that other comparable industrial buildings of this nature and construction typology. In addition, the building is designed to be adaptable and resilient over time. Construction activities use high levels of resources and cause waste. The initial design of this building is to accommodate for growth and operational adaptability, to reduce the need for future augmentations that could create material and resource wastes. The building materials selected are durable and modular, with the emphasis on using only the amount of materials that are necessary for the principal construction to reduce total potential construction waste. Additional to these passive and practical design approaches, the project will also incorporate active solar devices to help reduce total electrical demand. The solar array will be primarily roof mounted, to generate at a minimum 40kw of power, with potential for much more as part of this project or in the future. The incorporation of this active renewable energy product, while also specifying and designing around building systems that are high-efficiency with ease of maintenance lead to an overall practical inclusion of sustainable strategies approach to the project.

Preliminary Plan Submittal Meeting Conceptual Plan Conditions

As part of this submittal, Oertel Architects and SRF Consulting Group met with Chaska Planning staff to review the conditions from the Conceptual Plan submission to be addressed within this Preliminary submittal.

During that discussion, we reviewed commentary on the existing property and platting of the outlots associated the primary lot property, the necessity of an existing tree survey, given the prior development of the site, the review of the “public” parking area and associated noted potential pull-throughs, the number of parking stalls, vehicle turning exhibits, and coordination with city engineering regarding Creek Road reconstruction and future stormwater designs.

The section below states the condition / intent of the condition from the Conceptual Site Plan submittal as a **CONDITION**, with the result as illustrated within the Preliminary Site Plan or as a result of our discussions with staff as ACTION.

CONDTION:

Provide a Tree inventory and preservation plan.

ACTION:

Because the site was previously developed prior to acquisition by the City of Chaska for this project, there are no trees located within the site boundary. There are wooded areas and sensitive slopes, and those are noted on the civil site plans to be maintained and undisturbed as a “preservation plan”. As no existing trees of significance are present, there is no tree inventory or preservation details noted. Preservation approach for maintaining existing wooded areas are noted on civil site plans.

CONDITION:

Screening along the southern edges of the property, similar to Chaska Club West approval. Need to illustrate quantity and type of plantings at Preliminary Submittal.

ACTION:

Updated landscaping plans provide with this submittal include additional landscaping features at multiple locations on site.

CONDITION:

Stormwater plans, in coordination with City Engineering requirements shall be submitted.

ACTION:

Stormwater plans, reviewed with City Engineering staff for this site and current roadway improvements are included within this submittal.

CONDITION:

Verify vehicle turning and access (fire trucks). City planning staff provided the vehicle exhibit for use in the turning study.

ACTION:

A vehicle turning and access diagram is provided within this package.

CONDITION:

Lighting plans in conformance with city code shall be provided.

ACTION:

A site photometric plan is provided within this submittal.

CONDITION:

Fencing specifications to be provided.

ACTION:

Fencing at this site is limited to three secure points where there is a powered gate for vehicle security access. The fence type and height is identified on the provided plans.

CONDITION:

Parking plans shall provide at a minimum, proof of parking to 118 total parking spaces. This should also include dedicated spaces for visitor parking. Review parking : landscaping relationship (islands and peninsulas)

ACTION:

Updated parking plans illustrate a main lot near the main site entry, that includes staff and visitor parking, as well as ADA required parking and access aisles. The current parking plan provides proof to a minimum of 118 spaces. Islands and peninsulas are required to provide parking area shade, and planting along the western site edge provides this already.

CONDITION:

Sidewalk extensions along Creek Road and Chaska Creek Boulevard.

ACTION:

These items are shown on revised drawings.

CONDITION:

Dead-end drives in parking lot.

ACTION:

The main parking lot only contains one dead-end driveway as a result of the area revision. In review with Chaska Operational Staff, the necessity of a preferred drive through was opposed by operational staff to reduce potential personal vehicle and operational vehicle traffic interactions.

CONDITION:

Preliminary platting is/was required.

ACTION:

Preliminary platting was determined and confirmed that the property does not need to be platted. There will be a need to amend the zoning of PID-10 for the use of the associated Outlot(s), but that becomes a city planning staff administrative Zoning Ordinance Amendment request to occur within the planning process.

CONDITION:

Building Materials and Typologies for exterior elevations.

ACTION:

Exterior elevations provided with this submittal illustrate the type of exterior finish, category of that finish and percentage of the elevation and percentage of the total exterior wall area.

CONDITION:

Verify Solar Array information

ACTION:

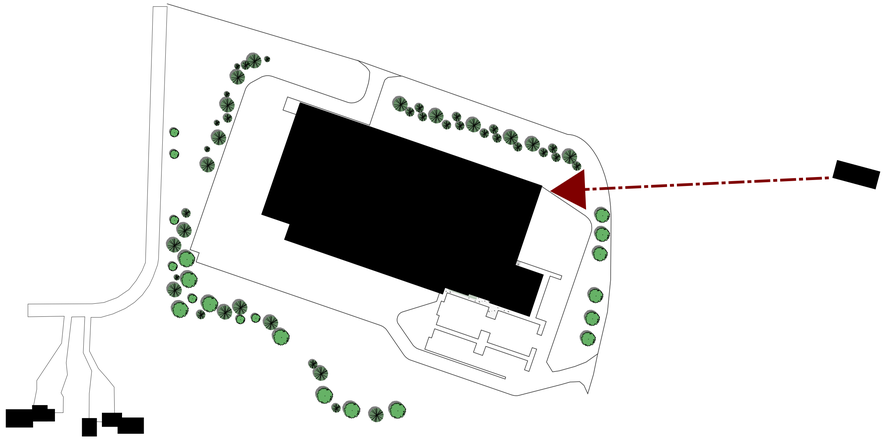
Solar Array intent is to be roof mounted on the main building. Exact size is still being determined with design engineering.

CONDITION:

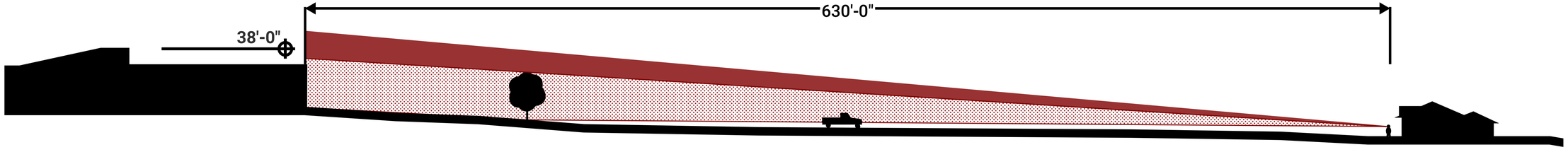
Illustrate on a site plan, all building setbacks, easements, etc.

ACTION:

Setback conditions are all illustrated on the provided civil site drawings.

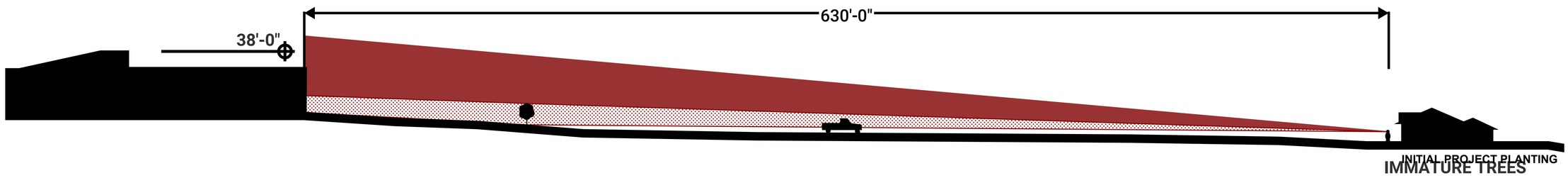


- UNOBSTRUCTED VIEW
- SCREENED VIEW



MATURE TREES

20 YEAR PROJECTED GROWTH



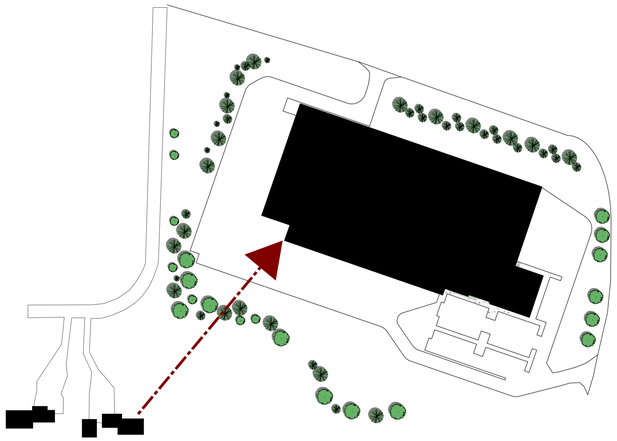
INITIAL PROJECT PLANTING

IMMATURE TREES

OERTEL ARCHITECTS

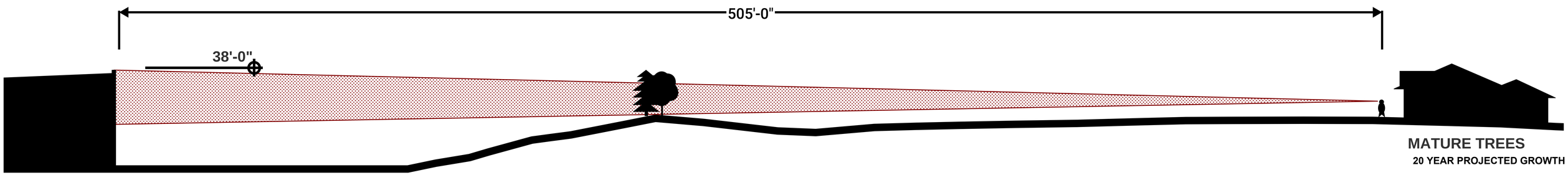
Chaska Municipal Services

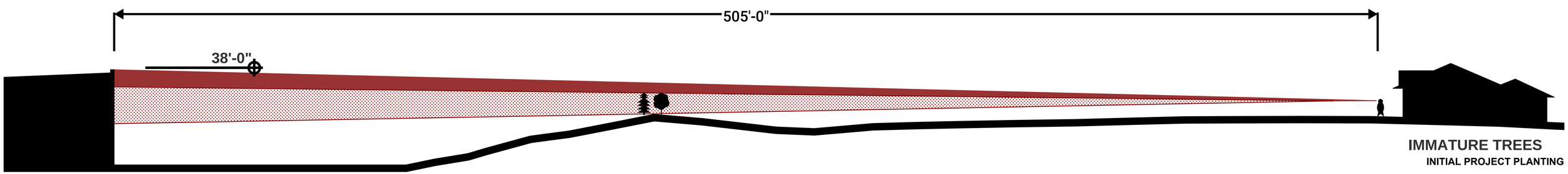
Neighbor Three - Creek Road

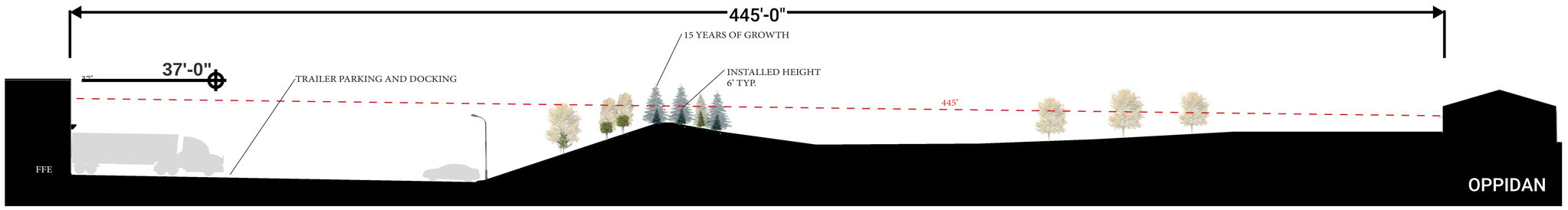


- UNOBSTRUCTED VIEW

- SCREENED VIEW



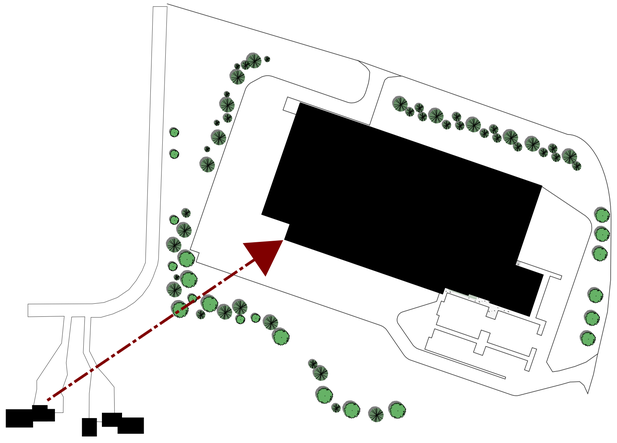




OERTEL ARCHITECTS

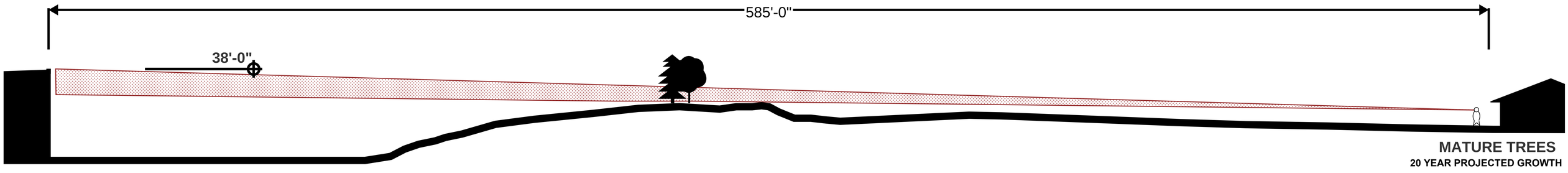
Chaska Municipal Services

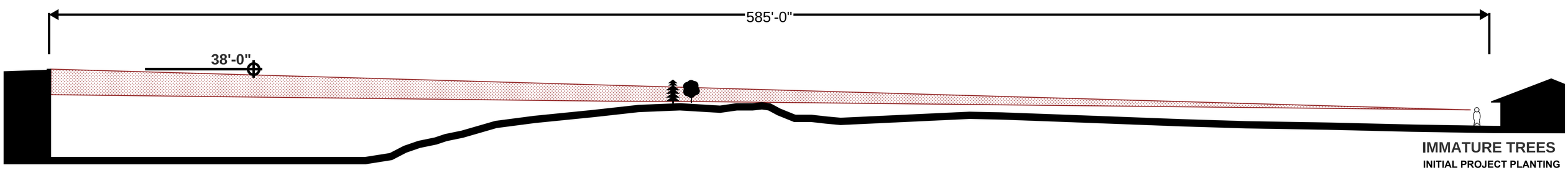
NEIGHBOR ONE - OPPIDAN COMPARISON

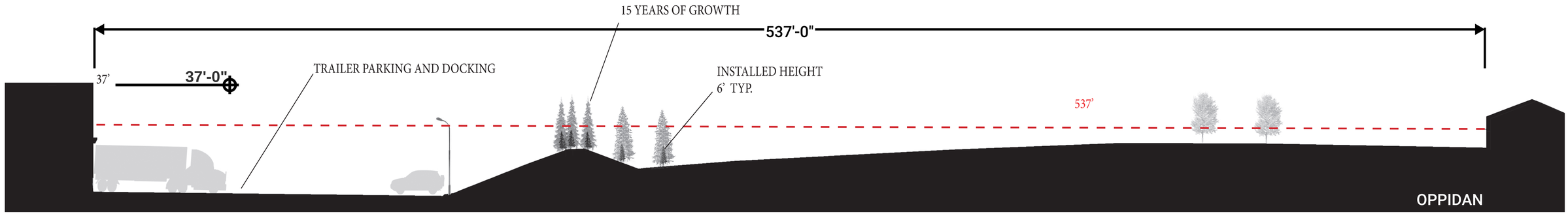


- UNOBSTRUCTED VIEW

- SCREENED VIEW



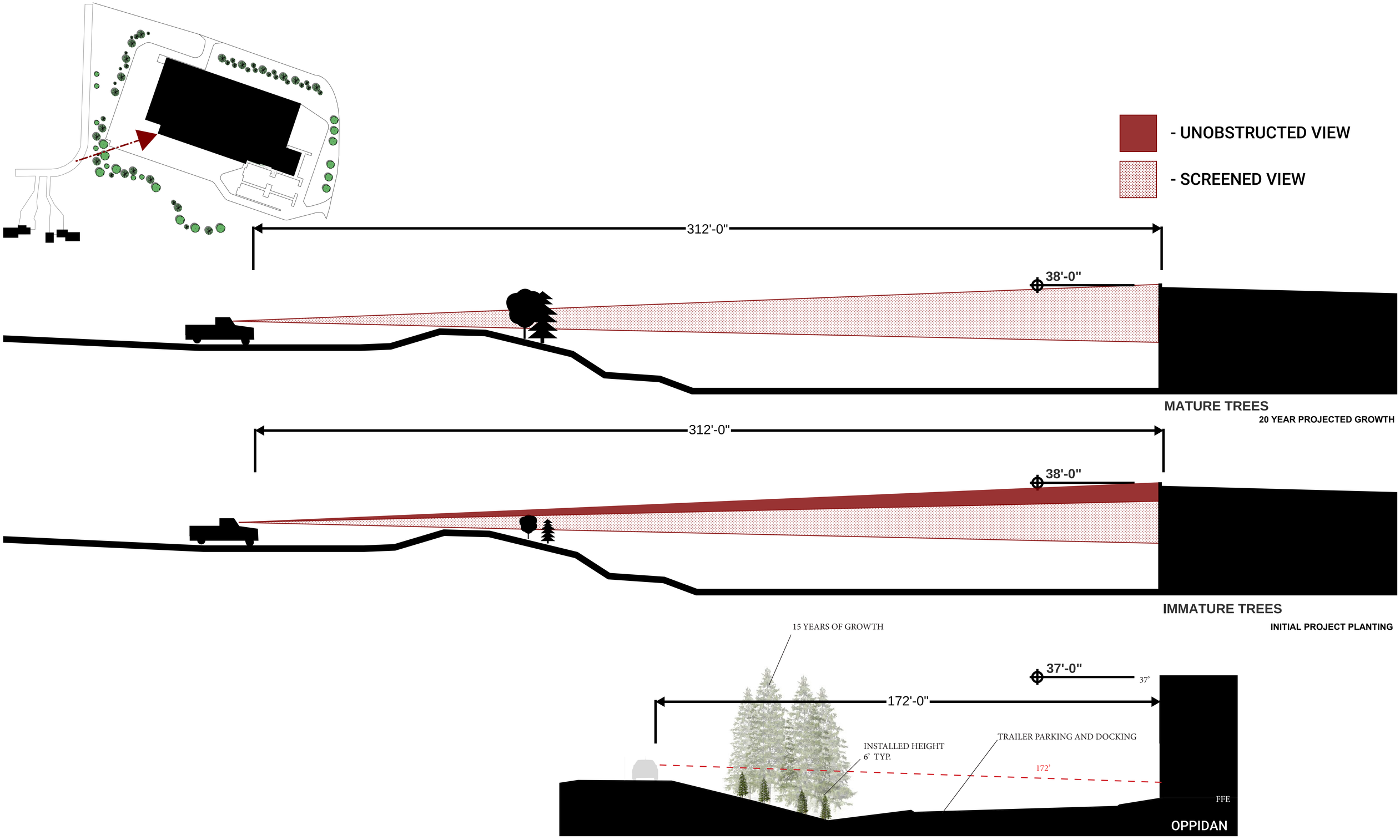




OERTEL ARCHITECTS

Chaska Municipal Services

NEIGHBOR TWO - OPPIDAN COMPARISON



OERTEL ARCHITECTS

Chaska Municipal Services

WETZEL LANE - OPPIDAN COMPARISON

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SE Office Entry

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SW Vehicle Maintenance

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SW Vehicle Maintenance

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

NW Vehicle Maintenance

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

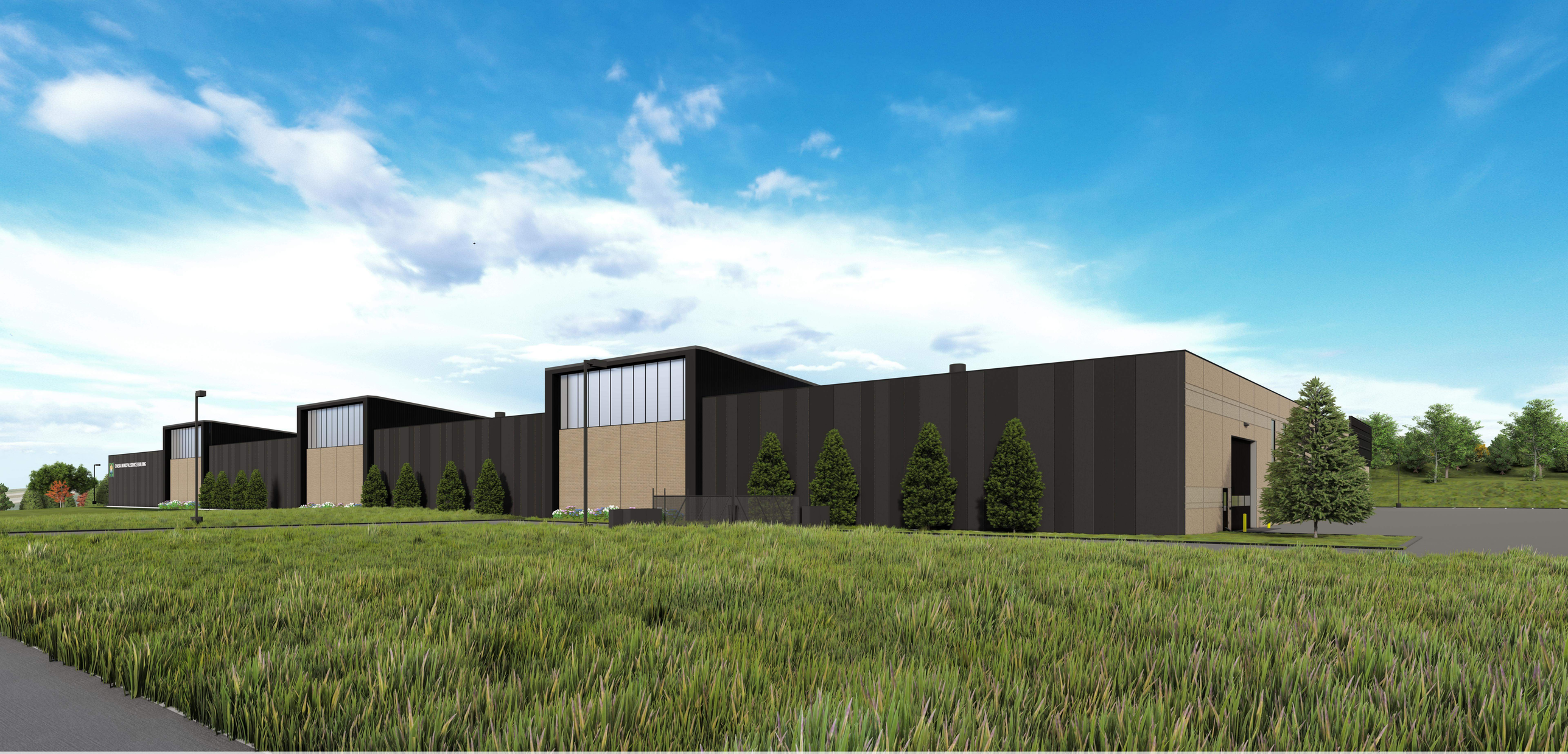
OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

OERTEL ARCHITECTS

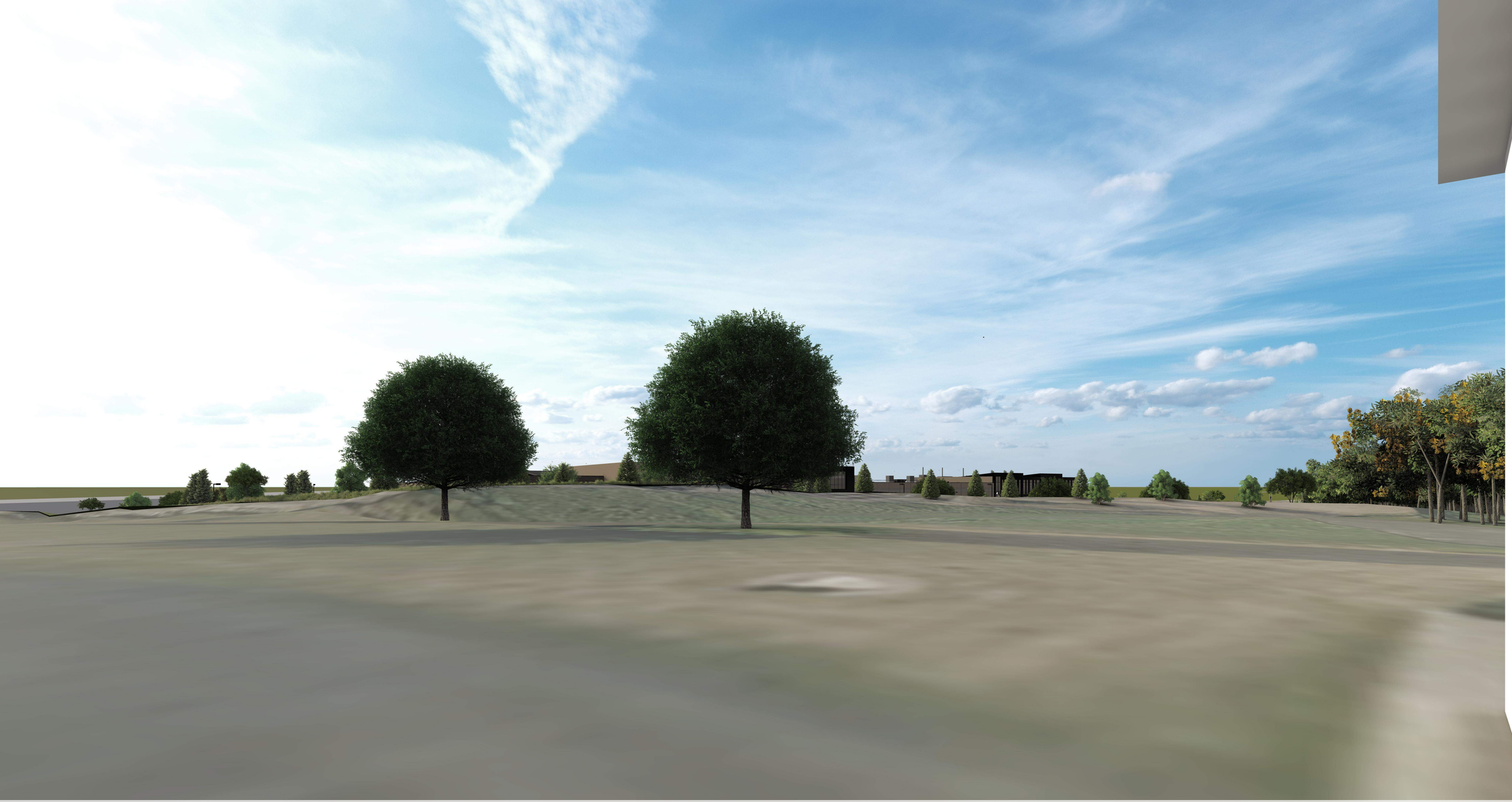


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

OERTEL ARCHITECTS

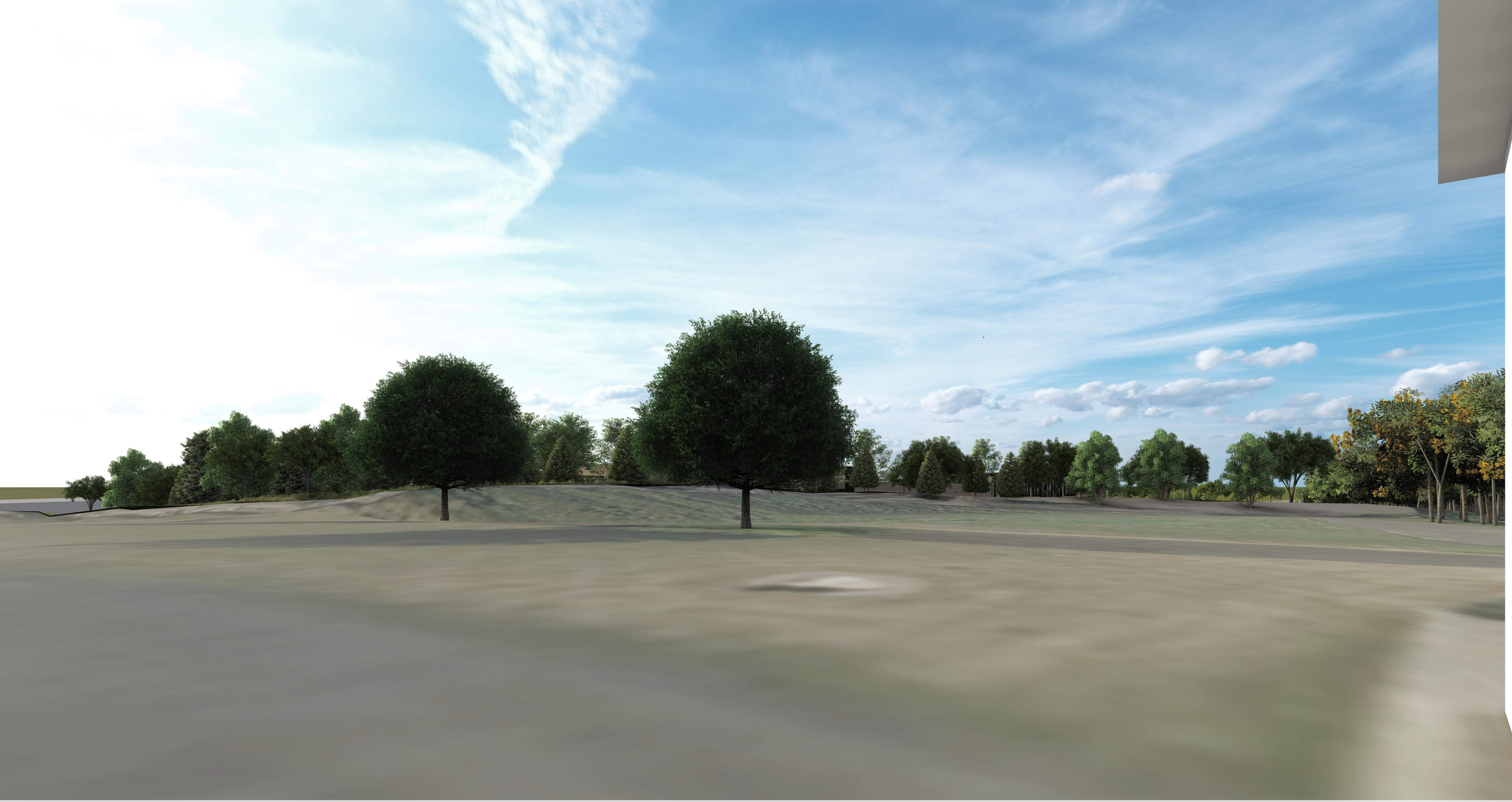


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 1 - New Trees

OERTEL ARCHITECTS



CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 1 - 20-Year Growth Trees

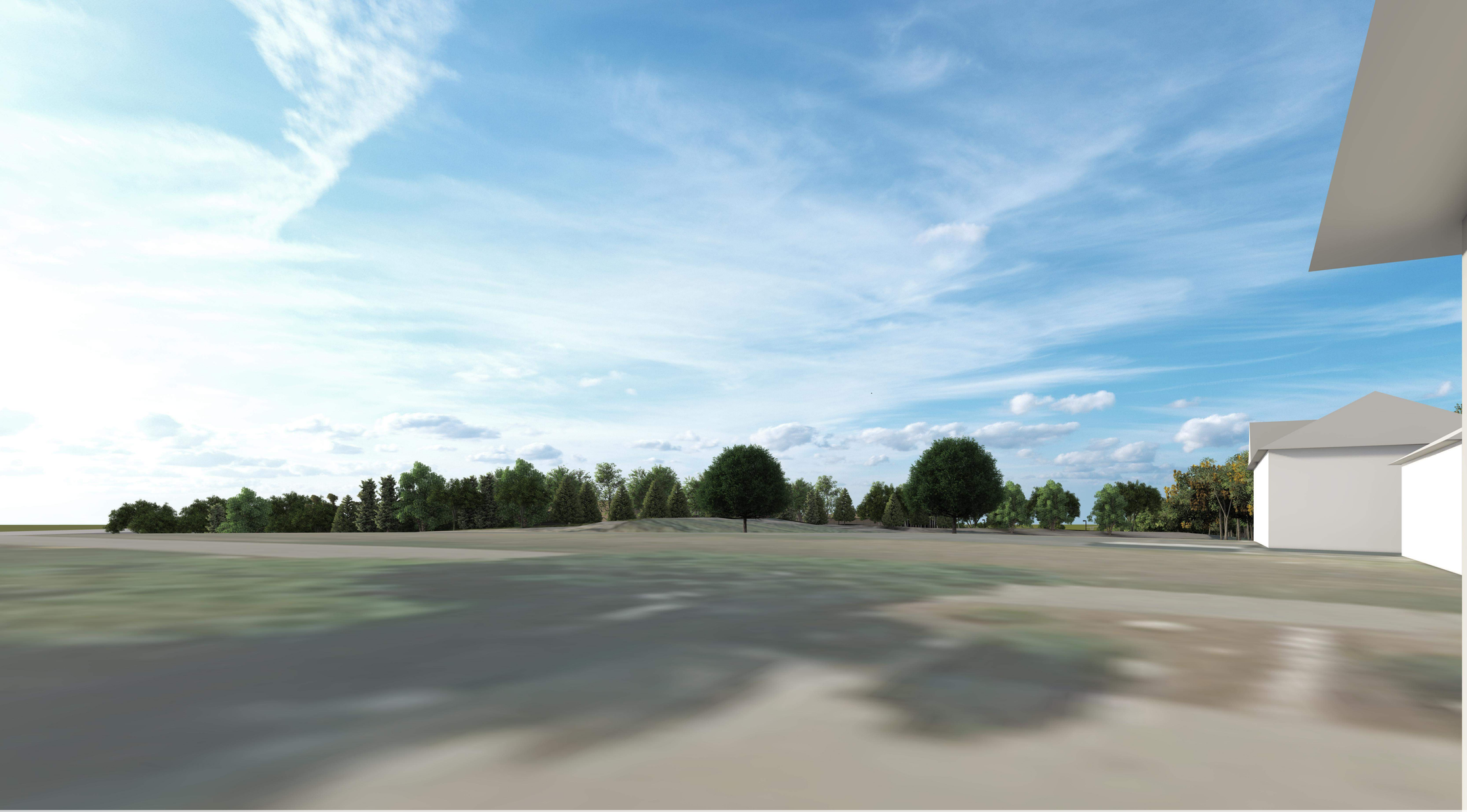
OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 2 - New Trees

OERTEL ARCHITECTS

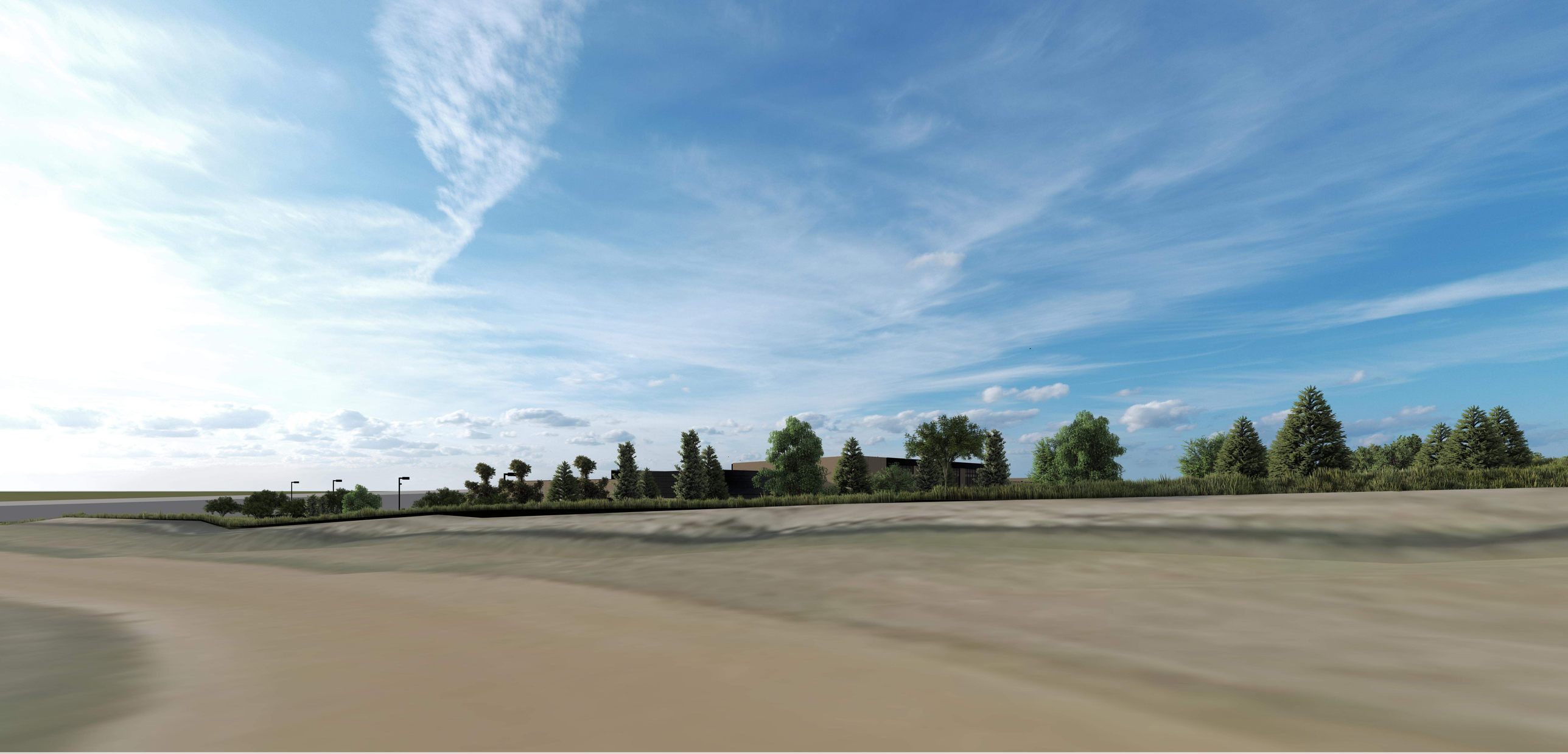


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 2 - 20-Year Growth Trees

OERTEL ARCHITECTS

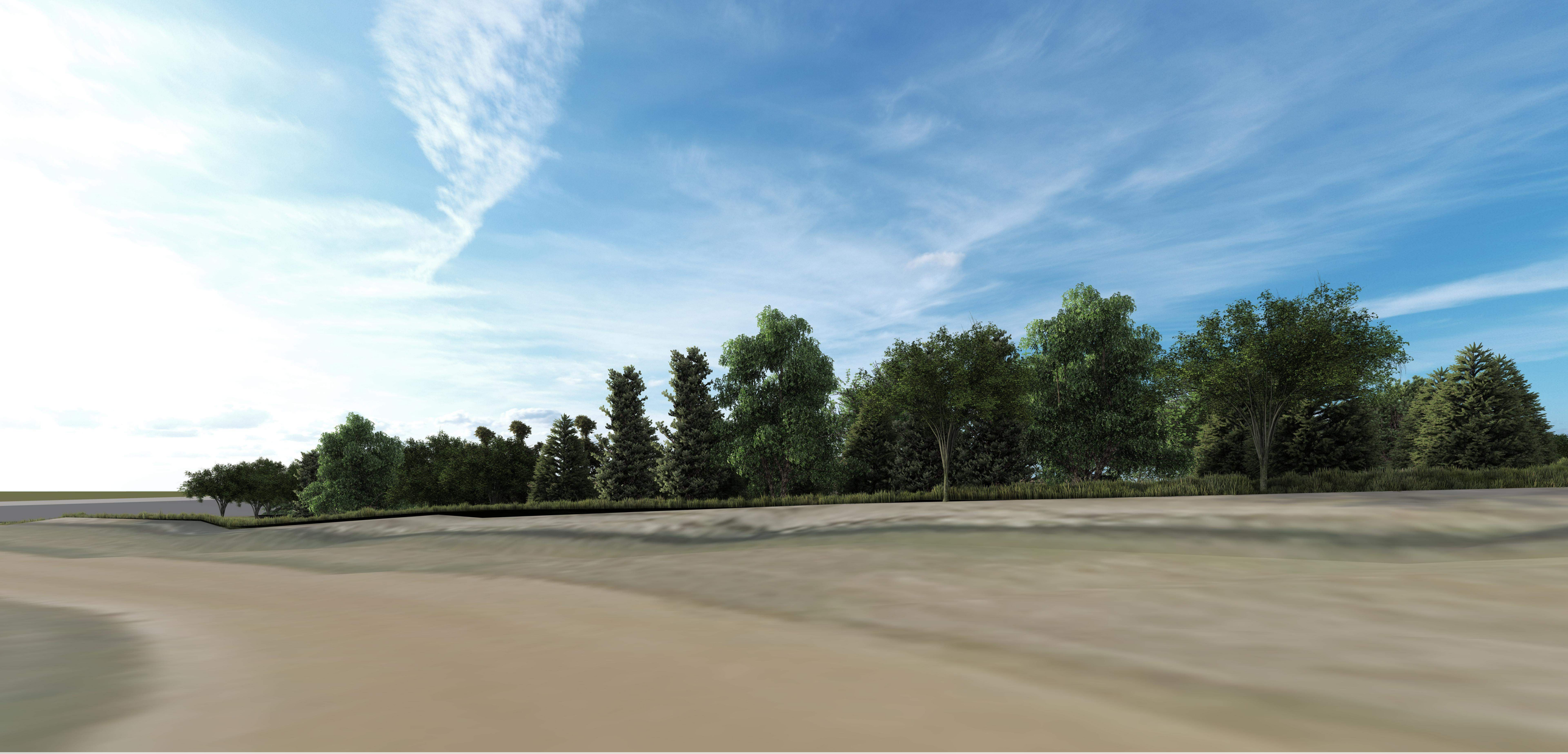


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Wetzel Lane - New Trees

OERTEL ARCHITECTS



CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Wetzel Lane - 20-Year Growth Trees

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 3 - New Trees

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 3 - 20-Year Growth Trees

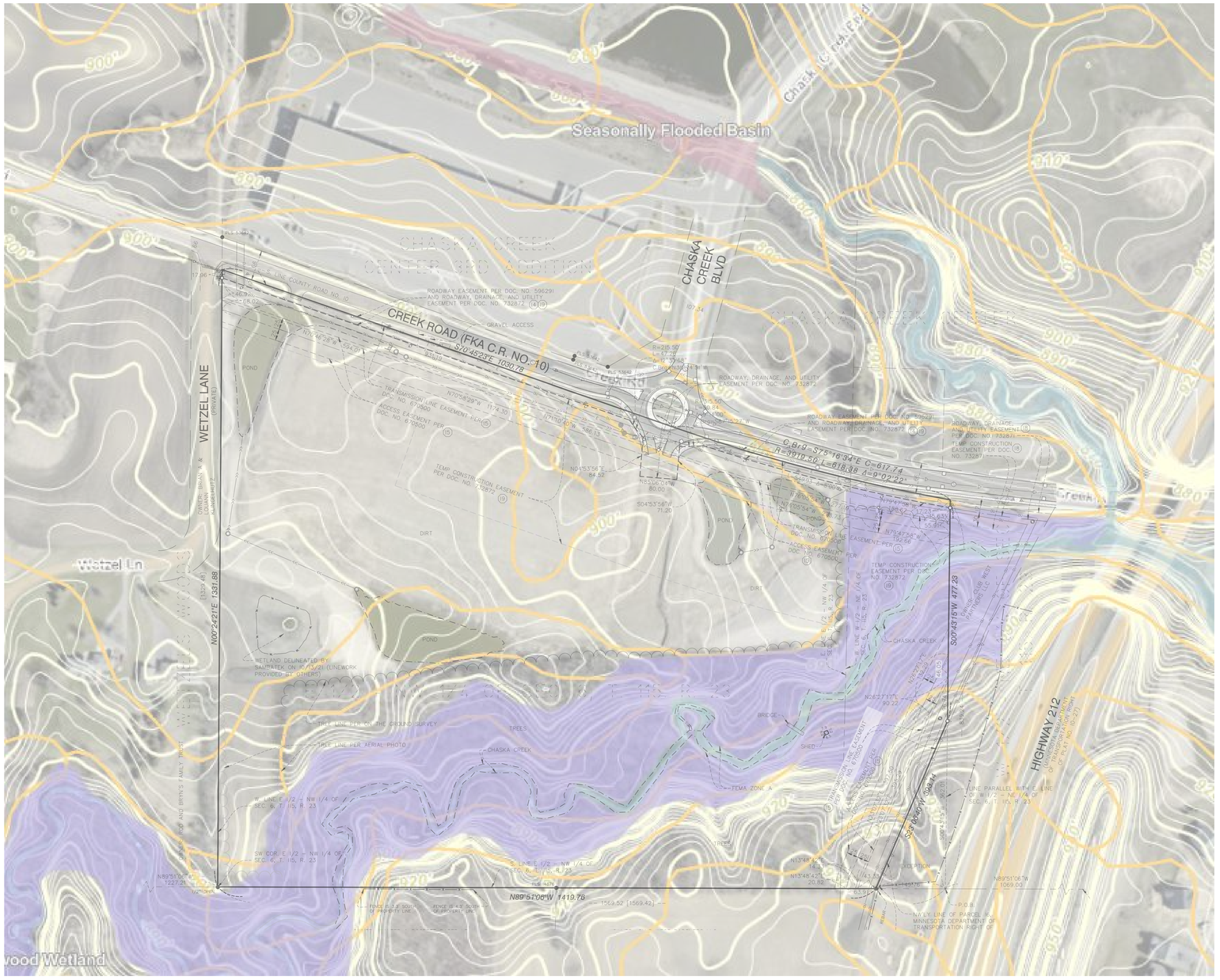
OERTEL ARCHITECTS

Not for Construction

CITY OF CHASKA

MUNICIPAL SERVICES BUILDING

4501 CREEK ROAD, CHASKA, MN 55318
ARCH. PROJECT NO. 25-07



Not for Construction

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
Project Status

OERTEL ARCHITECTS NOT FOR CONSTRUCTION PRELIMINARY ST. PAUL MINNESOTA

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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

SIGNATURE: ANDREW COOPER

46485
LICENSE #

09/19/2025
DATE

SHEET NAME:

TITLE

REVISIONS:

No.	Date	Description

25-07
PROJECT NUMBER

09/19/2025
DATE

Author
DRAWN BY

Checker
CHECKED BY

SHEET NO:

G001

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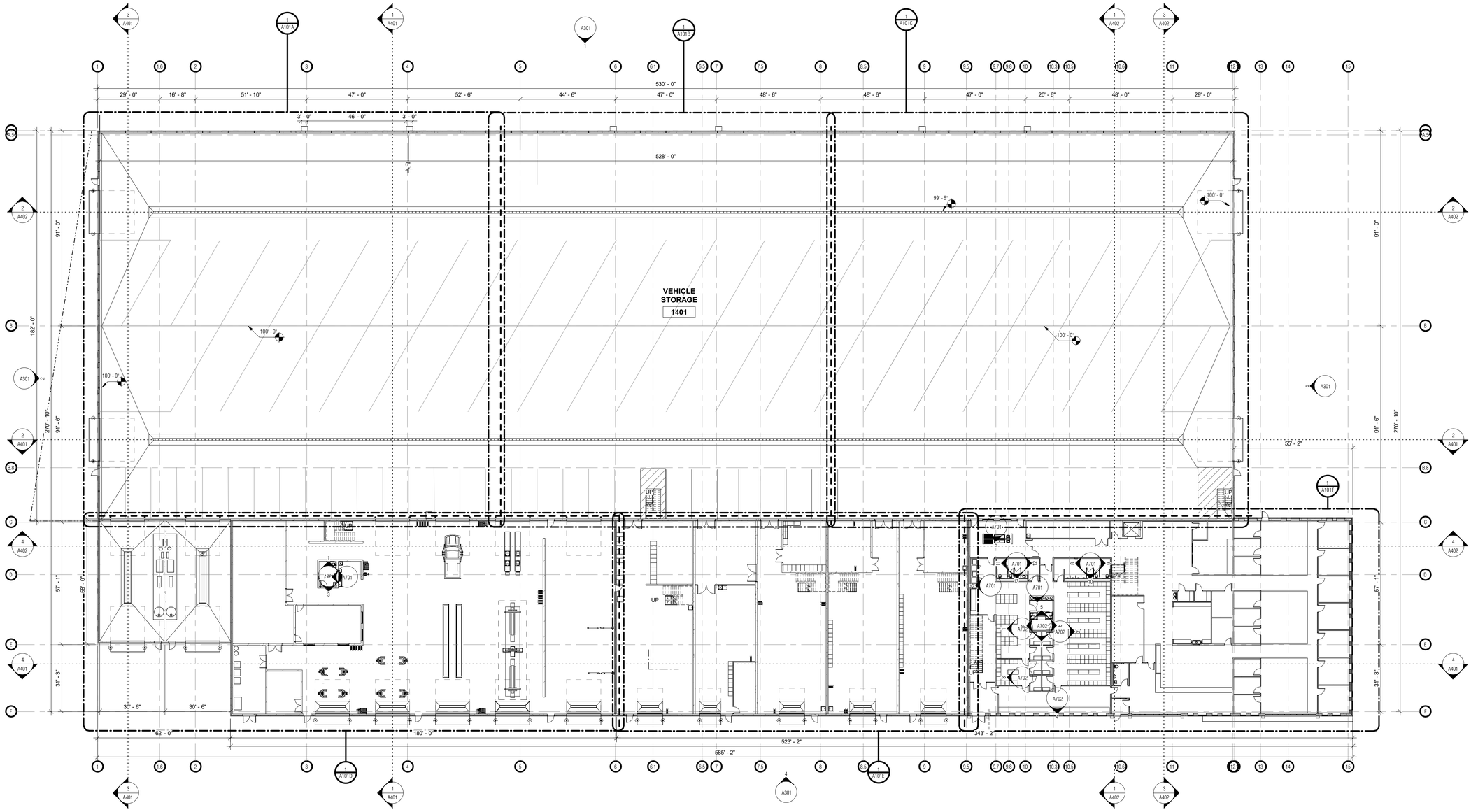
Not for Construction

Not for Construction



1 MAIN FLOOR PLAN
1" = 20'-0"

NORTH

OA WALL SCHEDULE

TYPE	GRAPHIC	CONSTRUCTION ASSEMBLY SURFACE 1	CORE	SURFACE 2	TOTAL THICKNESS	FIRE RATING	UL LISTING	HEAD	BASE	STC	NOTES
					<varies>						
A			12" BLOCK	PLAIN	11 5/8"	-					ELECTRICAL CONDUIT SHALL BE EMBEDED WITHIN WALL - COORDINATE WITH REINFORCEMENT REQUIREMENTS
B			8" BLOCK	PLAIN	7 5/8"	-					ELECTRICAL CONDUIT SHALL BE EMBEDED WITHIN WALL - COORDINATE WITH REINFORCEMENT REQUIREMENTS
D		5/8" GYP BD	3 5/8" METAL STUD	5/8" GYP BD	4 7/8"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
E		5/8" GYP BD	3 5/8" METAL STUD	-	4 1/4"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
F		5/8" GYP BD	6" METAL STUD	5/8" GYP BD	7 1/4"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
G		5/8" GYP BD	6" METAL STUD	-	6 5/8"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
H			12" PRECAST PANEL		1' - 0"	-					SURFACE MOUNTED ELECTRICAL CONDUIT AND BOXES

CLIENT:

City of Chaska

OA OERTEL ARCHITECTS

CONSULTANT:

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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SIGNATURE: ANDREW COOPER

46485 LICENSE #

10/01/2025 DATE

SHEET NAME:

MAIN FLOOR PLAN

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER

10/08/2025 DATE

Author DRAWN BY

Checker CHECKED BY

SHEET NO:

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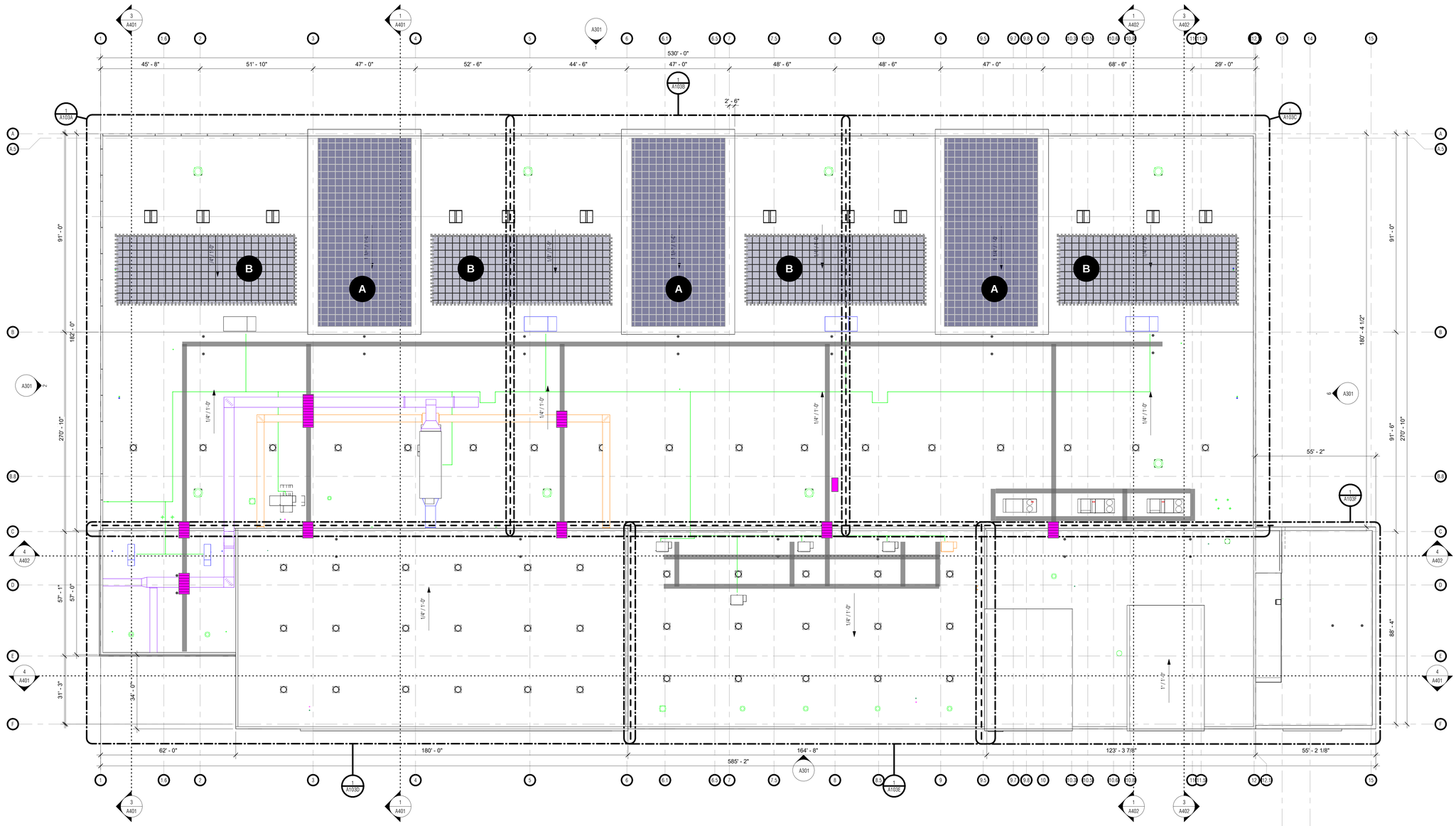

1 T.O. VEHICLE STORAGE ROOF PLAN
1" = 20'-0"

NORTH

A INITIAL INTENT FOR ROOF MOUNTED SOLAR ARRAY. EACH SECTION IS APPROXIMATELY 3,600 SF AND WOULD GENERATE ~40kW. PLANNED AS FUTURE INSTALLATION PROJECT.
PANEL INSTALLATION IS A FRAMING MOUNTED SYSTEM ON A SLOPED ROOF, ANTICIPATED BETWEEN 12" AND 18" IN HEIGHT ABOVE THE ROOF PLANE. ANGLE OF PANELS TO BE DETERMINED BY INSTALLER.

B SECOND PHASE OF ROOF MOUNTED SOLAR PANELS. EACH SECTION IS APPROXIMATELY 2,500 SF AND WOULD GENERATE ~30kW.
PLANNED AS SECOND PHASE OR AS FUNDING AND GRANTS ALLOW, WITH INITIAL INSTALLATION.
PANEL INSTALLATION IS A FRAMING MOUNTED SYSTEM ON A SLOPED ROOF, ANTICIPATED BETWEEN 12" AND 18" IN HEIGHT ABOVE THE ROOF PLANE. ANGLE OF PANELS TO BE DETERMINED BY INSTALLER.

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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SIGNATURE: ANDREW COOPER

46485 LICENSE # 10/08/2025 DATE

SHEET NAME:
ROOF PLAN

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER 10/08/2025 DATE

Author DRAWN BY Checker CHECKED BY

SHEET NO:
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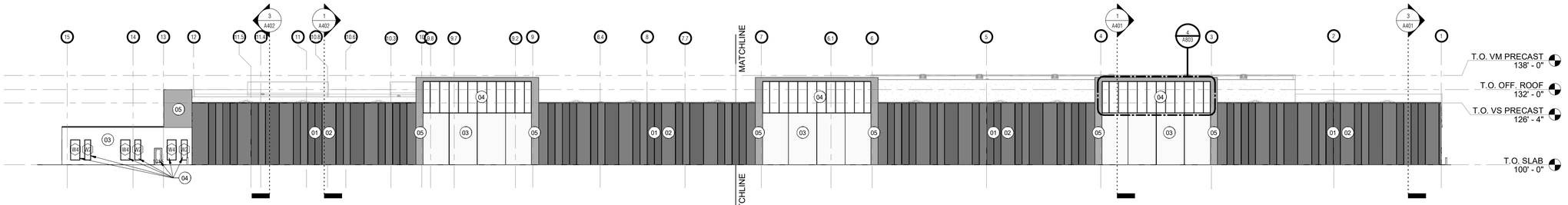
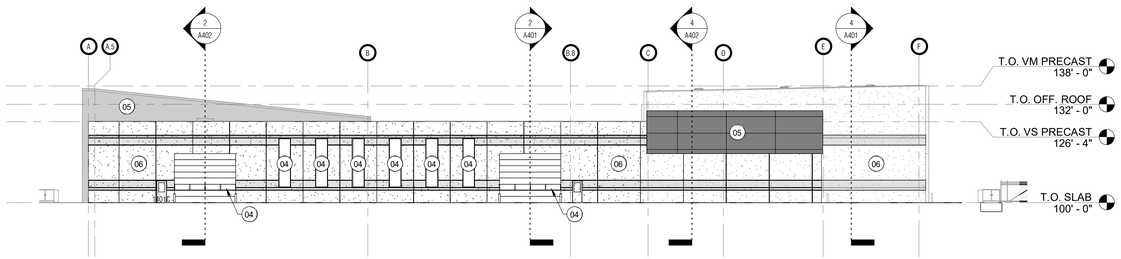
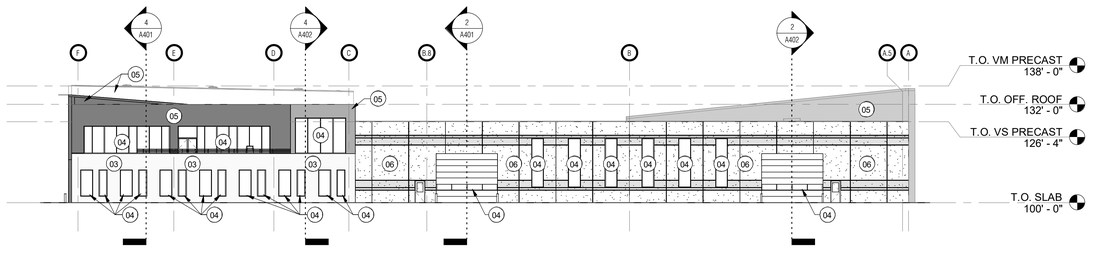


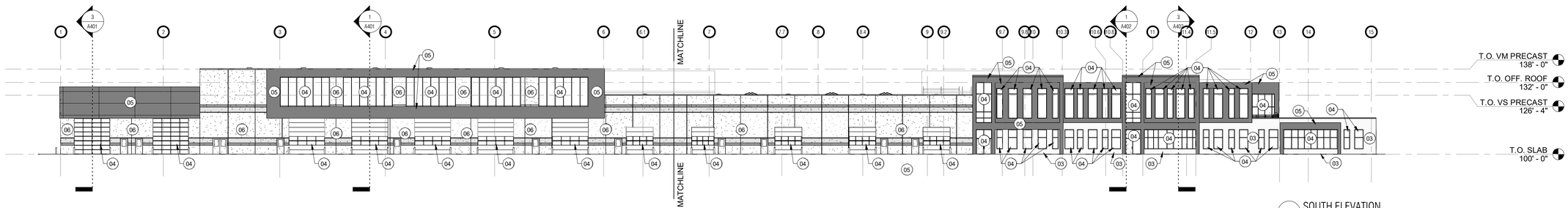
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"



6 EAST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"

EXTERIOR FINISH MATERIALS

NORTH FACE

CLASS I - 6,882 SF
- 03 - BRICK - 3,713 SF
- 04 - GLASS - 2,061 SF
- ARCHITECTURAL METAL PANEL - 1,108 SF

CLASS II - 9,847 SF
- ARCHITECTURAL PRECAST - 9,847 SF
  - 01 - EXPOSED AGGREGATE - DARK GRAY
  - 02 - LIGHT SAND BLAST - DARK GRAY

CLASS III - O SF

EAST FACE

CLASS I - 7,844 SF
- 03 - BRICK - 4,753 SF
- 04 - GLASS - 1,574 SF
- 05 - ARCHITECTURAL METAL PANEL - 1,517 SF

CLASS II - 3,675 SF
- ARCHITECTURAL PRECAST - 3,675 SF
  - 06 - SAND BLAST WITH EXPOSED AGGREGATE BAND - CREAM

CLASS III - 0 SF

SOUTH FACE

CLASS I - 9,196 SF
- 03 - BRICK - 1,184 SF
- 04 - GLASS - 3,935 SF
- 05 - ARCHITECTURAL METAL PANEL - 4,077 SF

CLASS II - 6,660 SF
- ARCHITECTURAL PRECAST - 6,660 SF
  - 06 - SAND BLAST WITH EXPOSED AGGREGATE BAND - CREAM

CLASS III - 0 SF

WEST FACE

CLASS I - 1,842 SF
- 03 - BRICK 0 SF
- 04 - GLASS - 384 SF
- 05 - ARCHITECTURAL METAL PANEL - 1,458 SF

CLASS II - 6,314 SF
- ARCHITECTURAL PRECAST - 6,314 SF
  - 06 - SAND BLAST WITH EXPOSED AGGREGATE BAND - CREAM

CLASS III - 0 SF

TOTALS - 52,260 SF
- CLASS I - 25,764 SF
- CLASS II - 26,496 SF

PERCENTAGE OF CLASS I - 49.3% OF ALL BUILDING FACES

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PLOTTE10/30/2025 12:13:22 PMPROJECT NAME: MUNICIPAL SERVICES BUILDING

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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46485 LICENSE #
08/15/2025 DATE

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BUILDING ELEVATIONS

REVISIONS:

No.	Date	Description

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10/08/2025 DATE
Author DRAWN BY
Checker CHECKED BY

SHEET NO:
A301

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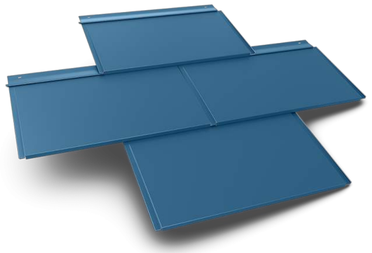
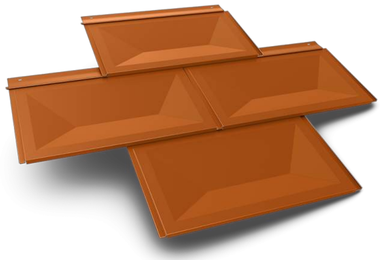
Flat Tile
Precision Series Metal Tile Systems



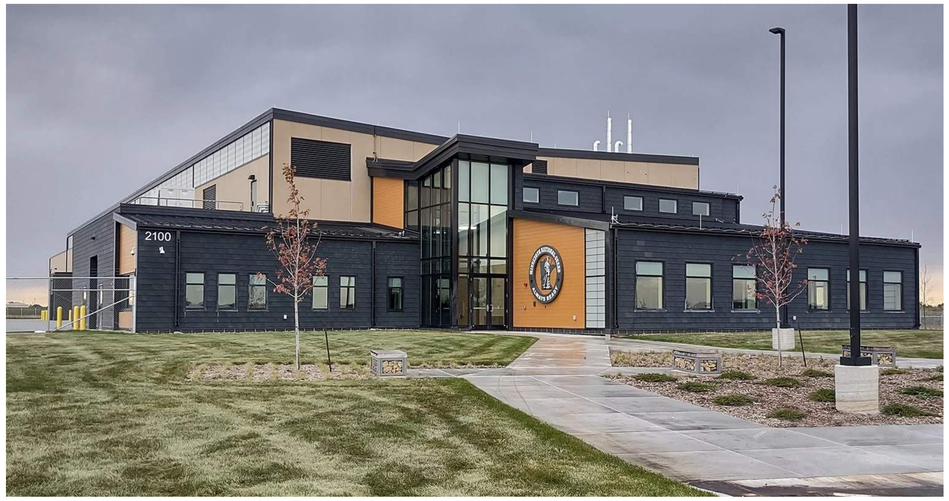
Cupped Tile
Precision Series Metal Tile Systems



Premium Color Finish
Black Ore

Proposed Panel Profiles and Color

Class I Material - Metal Panel



Class I Metal Panel Installation Example:
Minnesota National Guard Vehicle Maintenance Facility - New Ulm, MN; Oertel Architects

"Chaska" Blend
Endicott Golden Buff and Ivory Velour
*Modular and Faced Brick (in Architectural Precast) Applications

Class I Material - Brick

Mix Design I
Charcoal Color
Light Etch | Exposed Aggregate

Mix Design II
Limestons Buff Color
Sand Blast | Exposed Aggregate | Light Etch

Class II Material - Architectural Precast Concrete Wall Panel

Class II Charcoal Precast Panel Installation Example:
City of Andover Vehicle Maintenance and Cold Storage Facility

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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08/15/2025 DATE

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10/08/2025 DATE
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ROADWAY EASEMENT PER DOC. NO. 596291
AND ROADWAY, DRAINAGE, AND UTILITY
EASEMENT PER DOC. NO. 732872

ROADWAY, DRAINAGE, AND UTILITY
EASEMENT PER DOC. NO. 732872

ROADWAY EASEMENT PER DOC. NO. 596291
AND ROADWAY, DRAINAGE, AND UTILITY
EASEMENT PER DOC. NO. 732872

POND

CREEK ROAD

S70°45'23"E 1030.78

931.19

927.34

N70°58'29"W 382.01

N70°58'29"W 1174.30

N71°10'40"W 386.13

TRANSMISSION LINE EASEMENT PER
DOC. NO. 670500

ACCESS EASEMENT PER
DOC. NO. 670500

643.51

17.96

46.92

65.02

25'

25'

S10°19'55"E
123.16

N04°53'58"E
84.52

N40°30'05"E
93.09

NRR 06°04"W
50.00

S00°11'10"E
83.93

S0
N85°06'04"W
85.81

R=315.50
L=47.26
Δ=12°33'58"
C.Brg=N38°24'59"W

R=315.50
L=50.84
Δ=8°14'00"
C.Brg=S51°15'27"W

C.Brg=S75°16'34"E C=617.74
R=3919.50 L=618.38 Δ=9°02'22"

L=540.01 Δ=7°51'35"

N76°05'54"W 277.70

N76°05'54"W 278.73

N79°47'58"W
188.67

N79°47'58"W
192.66

17.28

35.63

55.91

25'

25'

STOCKPILE TO BE
REMOVED BY OTHERS
PRIOR TO CONSTRUCTION

BM#1
FOUND PROPERTY CORNER
N 158543.646
E 533564.583
ELEV: 912.56

N00°24'21"E 1331.88

N84°44'03"W 206.91

N24°45'00"W 230.83

WETLAND

POND

WETLAND DELINEATED
BY SAMBATEK ON
10/13/2021

R=859.50
L=203.37
Δ=13°33'24"
C.Brg=S8°29'07"W

CHASKA CREEK BLVD

S12°33'51"W
76.35

R=1140.00 L=266.66 Δ=13°24'44"

R=794.95
L=116.55
Δ=8°24'02"
C.Brg=N0°50'07"E

CHASKA CREEK

TREATMENT
BASIN

S00°43'15"W 477.23

EXISTING STOCKPILE TO
BE REMOVED BY OTHERS
PRIOR TO CONSTRUCTION
(NOT SHOWN)

27.33

S83°51'34"W 551.47

S18°08'52"W
119.79

N18°26'52"E
70.28

30' STEEP SLOPE
BUFFER

30' STEEP SLOPE
BUFFER

N83°19'33"W 660.61

N26°27'17"E
99.59

N26°27'17"E
90.22

46.65

25'

25'

95.74

STEEP SLOPE
AREA

N73°29'21"E
66.11

N84°12'20"E
28.31

LIMIT OF DISTURBANCE
FALLS OUTSIDE 30' STEEP
SLOPE BUFFER.

FEMA FLOODPLAIN
ZONE A

STEEP SLOPES

CHASKA CREEK

CHASKA CREEK

NATIONAL WETLAND INVENTORY
MAPPED WETLAND PF01A

ACCESS EASEMENT PER
DOC. NO. 670500

TRANSMISSION LINE EASEMENT
PER DOC. NO. 670500

W20°07'32"E 397.59

W20°07'32"E 397.59

S00°40'40"W 393.14

0 50 100 FEET

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PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN
DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

EXISTING CONDITIONS PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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SHEET NO:

C100

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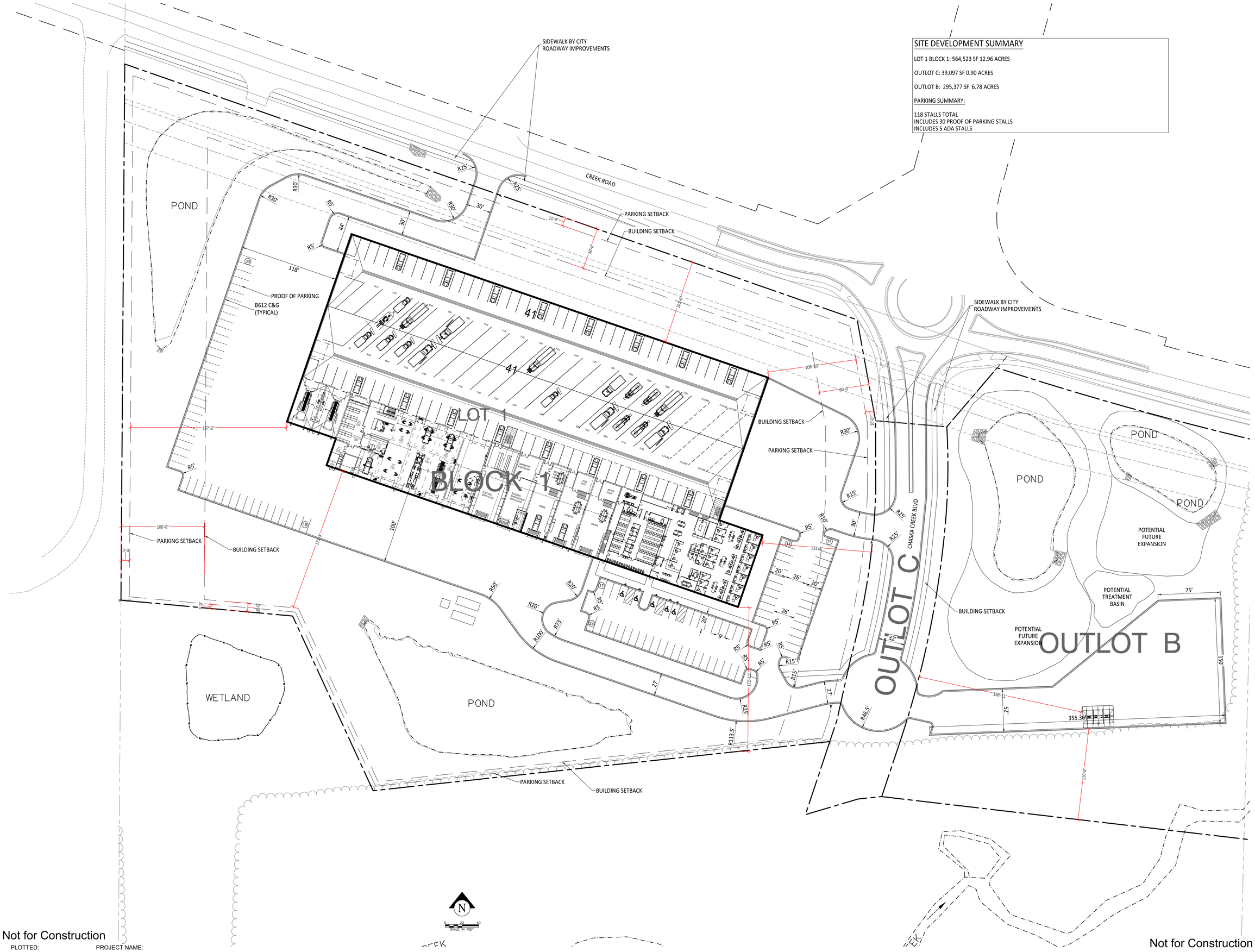

SITE DEVELOPMENT SUMMARY

LOT 1 BLOCK 1: 564,523 SF 12.96 ACRES

OUTLOT C: 39,097 SF 0.90 ACRES

OUTLOT B: 295,377 SF 6.78 ACRES

PARKING SUMMARY:

118 STALLS TOTAL
INCLUDES 30 PROOF OF PARKING STALLS
INCLUDES 5 ADA STALLS

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

SITE PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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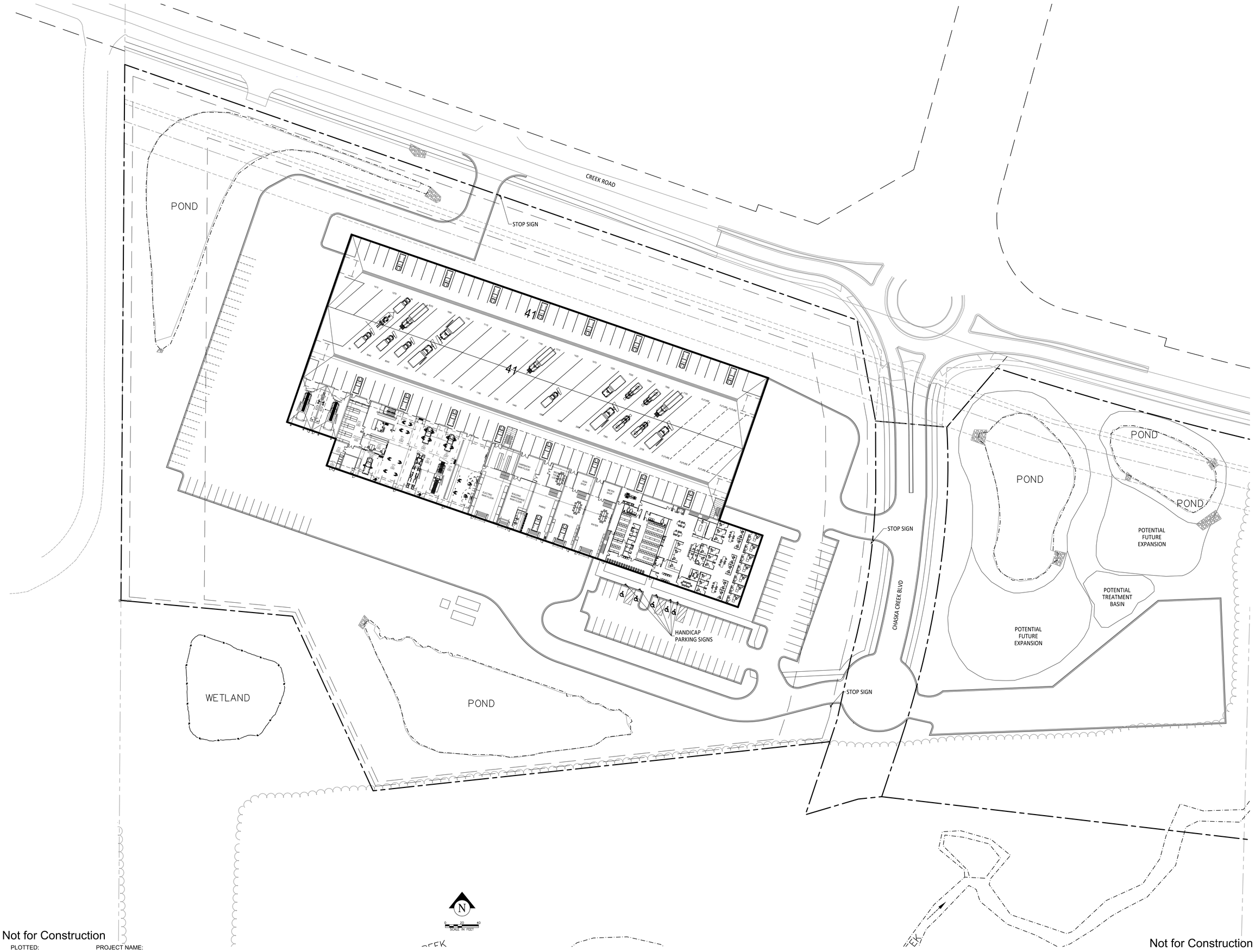

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PLOTTED:

PROJECT NAME:

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

SIGN PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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SHEET NO:

C201

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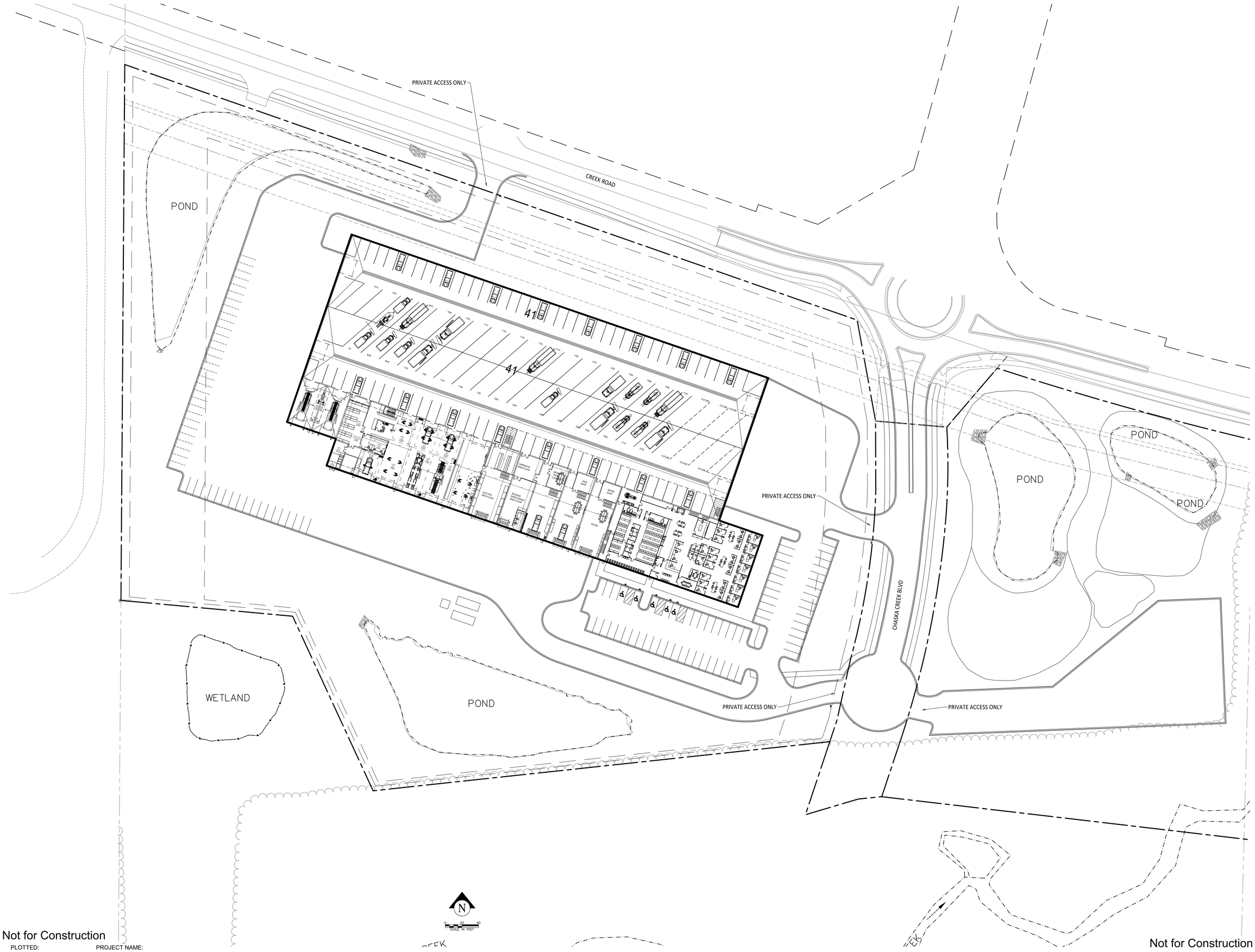

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PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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NOTES:
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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

STREET SIGNAGE & TRAFFIC CONTROL PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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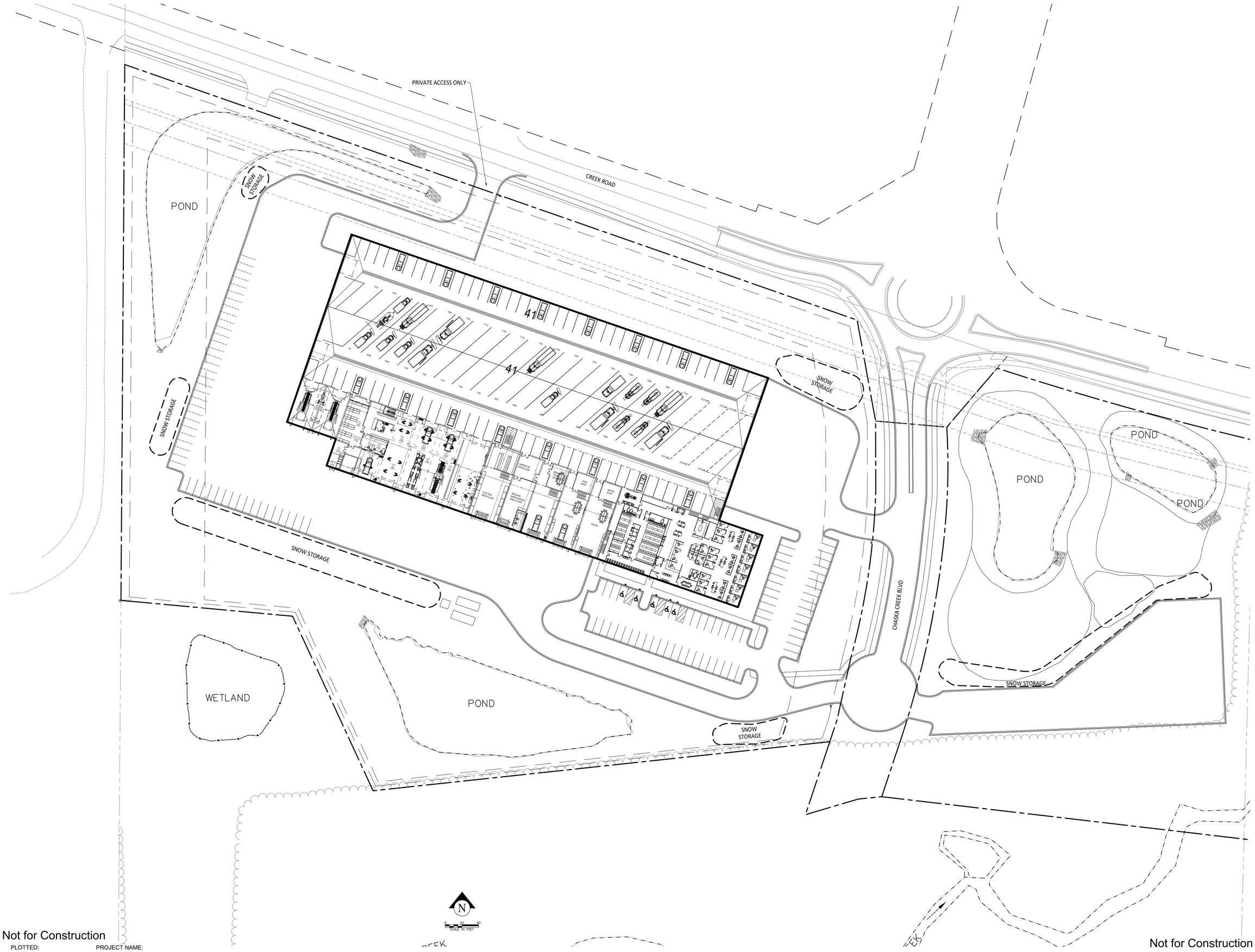

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PROJECT NAME:

Not for Construction

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City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

SNOW STORAGE PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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C203

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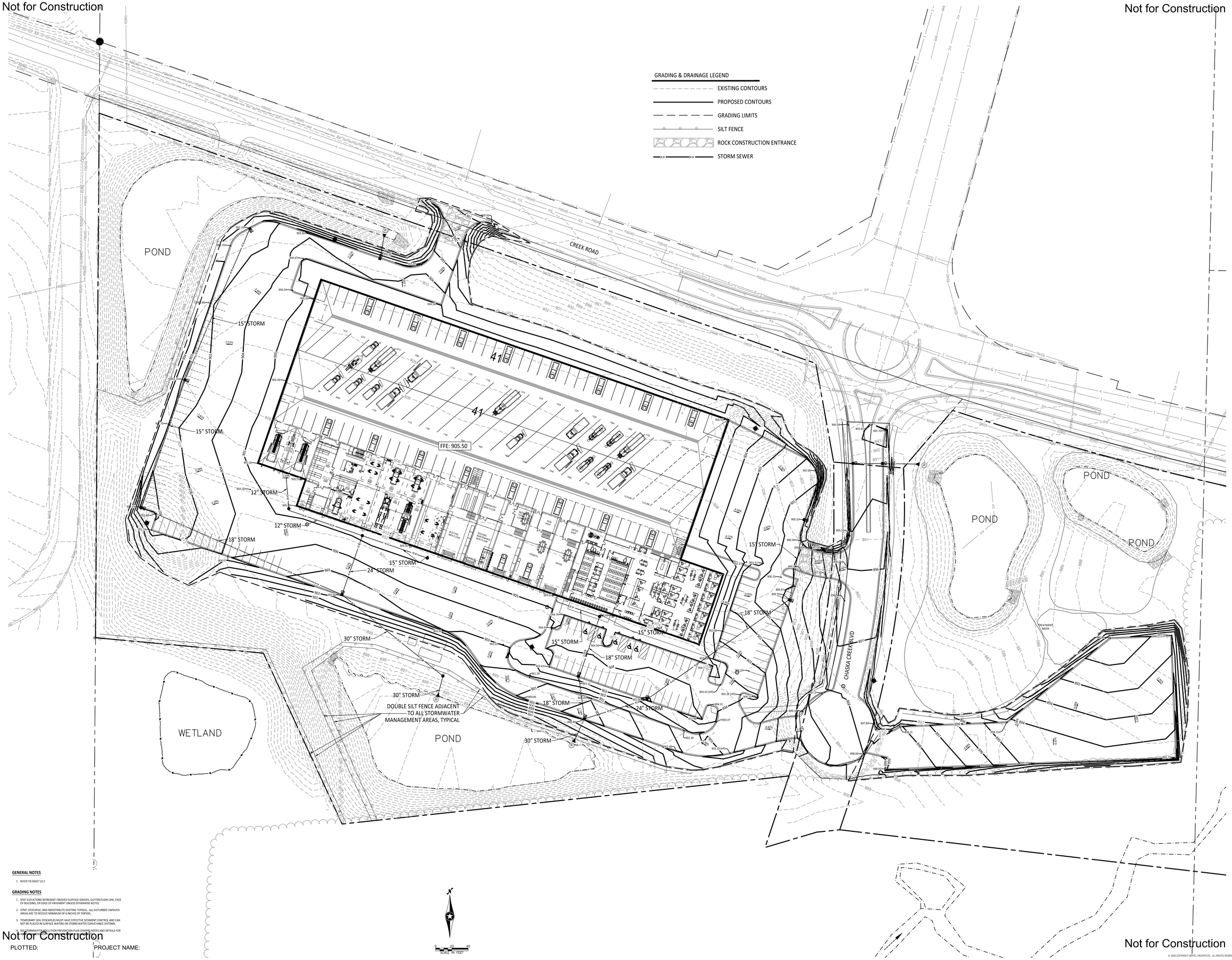

GENERAL NOTES

1. REFER TO SHEET L0.1

GRADING NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. STRIP, STOCKPILE, AND REDISTRIBUTE EXISTING TOPSOIL. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES OF TOPSOIL.
3. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS.
4. SEE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

Not for Construction

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Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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SIGNATURE: MICHAEL C. AARON

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GRADING PLAN

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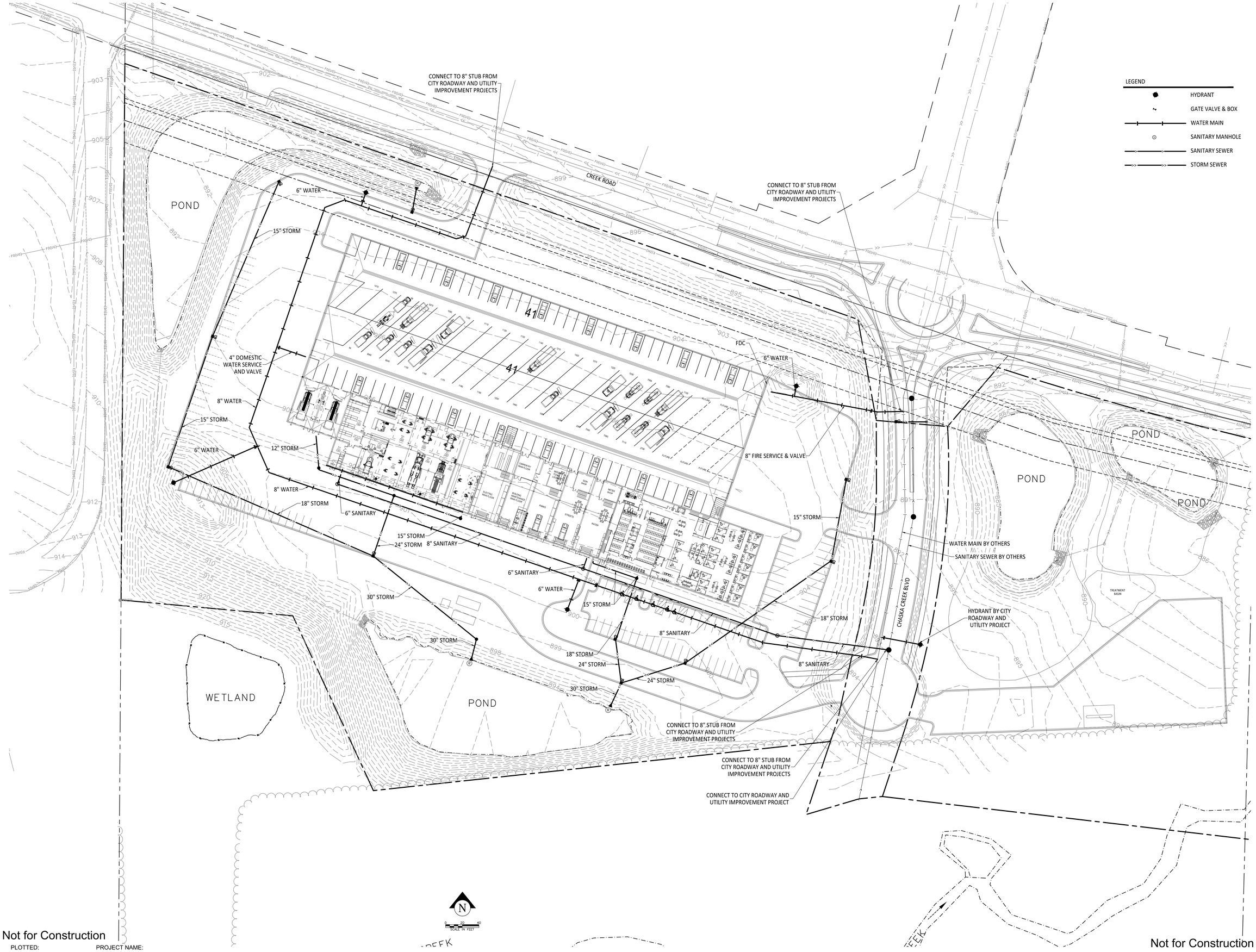

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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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

SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

UTILITY PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C400

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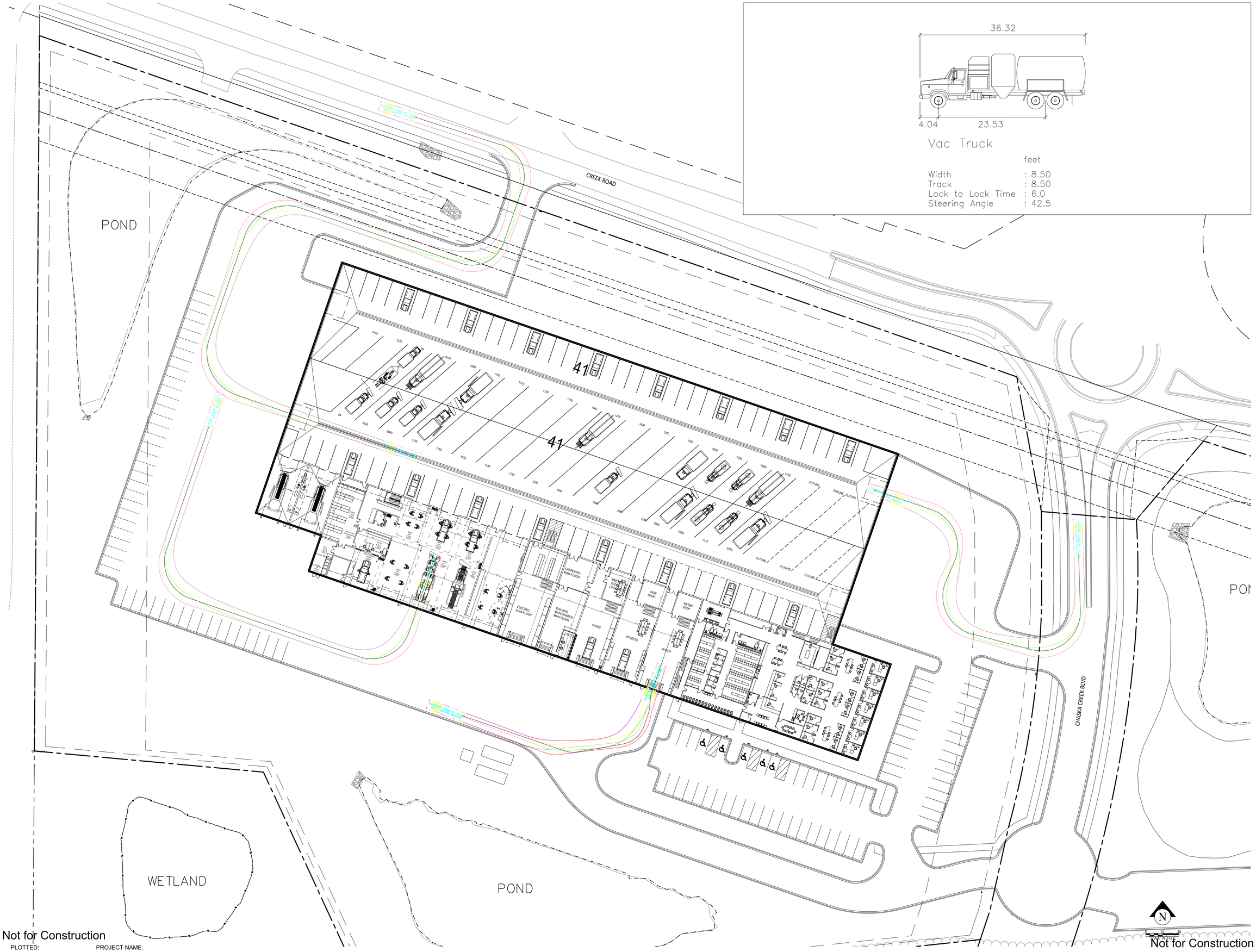
Not for Construction



Vac Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 42.5

Not for Construction

PLOTTED:

PROJECT NAME:

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

VAC TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

TM1

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Not for Construction

Not for Construction

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

VAC TRUCK EXIT TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

TM2

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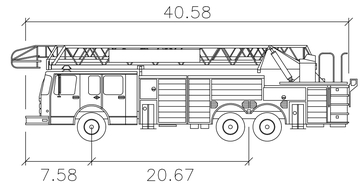
Not for Construction



Chaska FireTruck

	feet
Width	: 10.50
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

POND

CREEK ROAD

41

41

CHASKA CREEK BLVD

WETLAND

POND

POND

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
CHASKA FIRE TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM3

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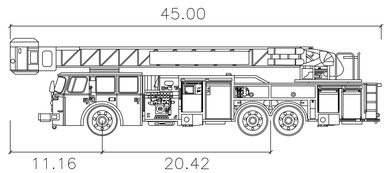

E-One Cyclone II 95 HP

	feet
Width	: 9.50
Track	: 9.35
Lock to Lock Time	: 6.0
Steering Angle	: 43.4

POND

CREEK ROAD

41

41

FUTURE

FUTURE

FUTURE

FUTURE

FUTURE

FUTURE

CARPENTRY MAIN FLOOR

WELDING LOCKERS

SIGN SHOP

METER SHOP

ELECTRIC MAIN FLOOR

BUILDING MAINTENANCE MAIN FLOOR

PARKS

STREETS

CHASKA CREEK BLVD

POND

WETLAND

POND

N

0 15 30

SCALE: 1" = 30'-0"

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
45' FIRE TRUCK TURNING MOVEMENTS

REVISIONS:

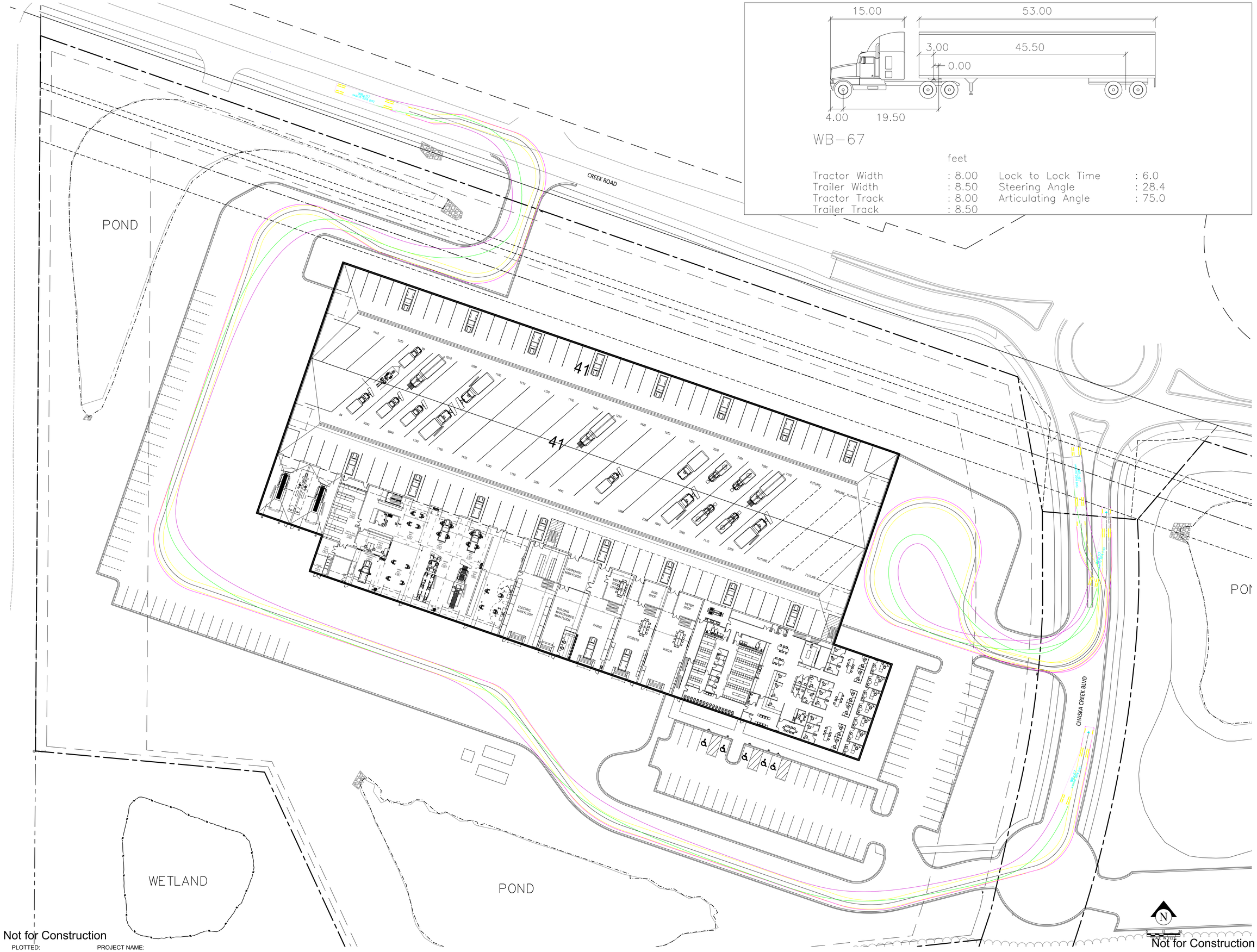
No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM4

Not for Construction



Not for Construction

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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

SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

WB-67
TURNING
MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM5

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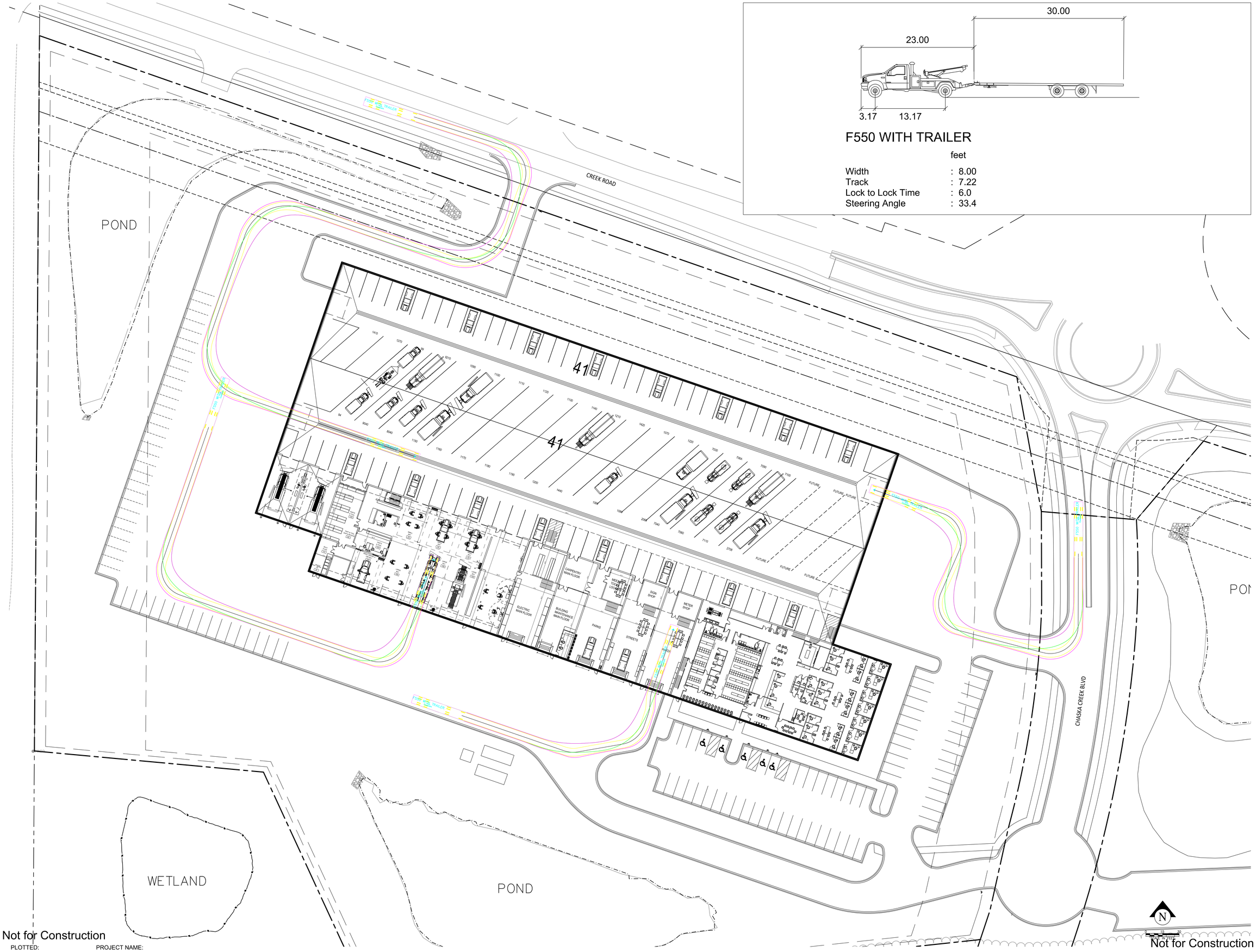
Not for Construction

PLOTTED: PROJECT NAME:

Not for Construction

Not for Construction



30.00

23.00

3.17 13.17

F550 WITH TRAILER

	feet
Width	: 8.00
Track	: 7.22
Lock to Lock Time	: 6.0
Steering Angle	: 33.4

Not for Construction

PLOTTED:

PROJECT NAME:

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
F-550 WITH TRAILER TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM6

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Not for Construction

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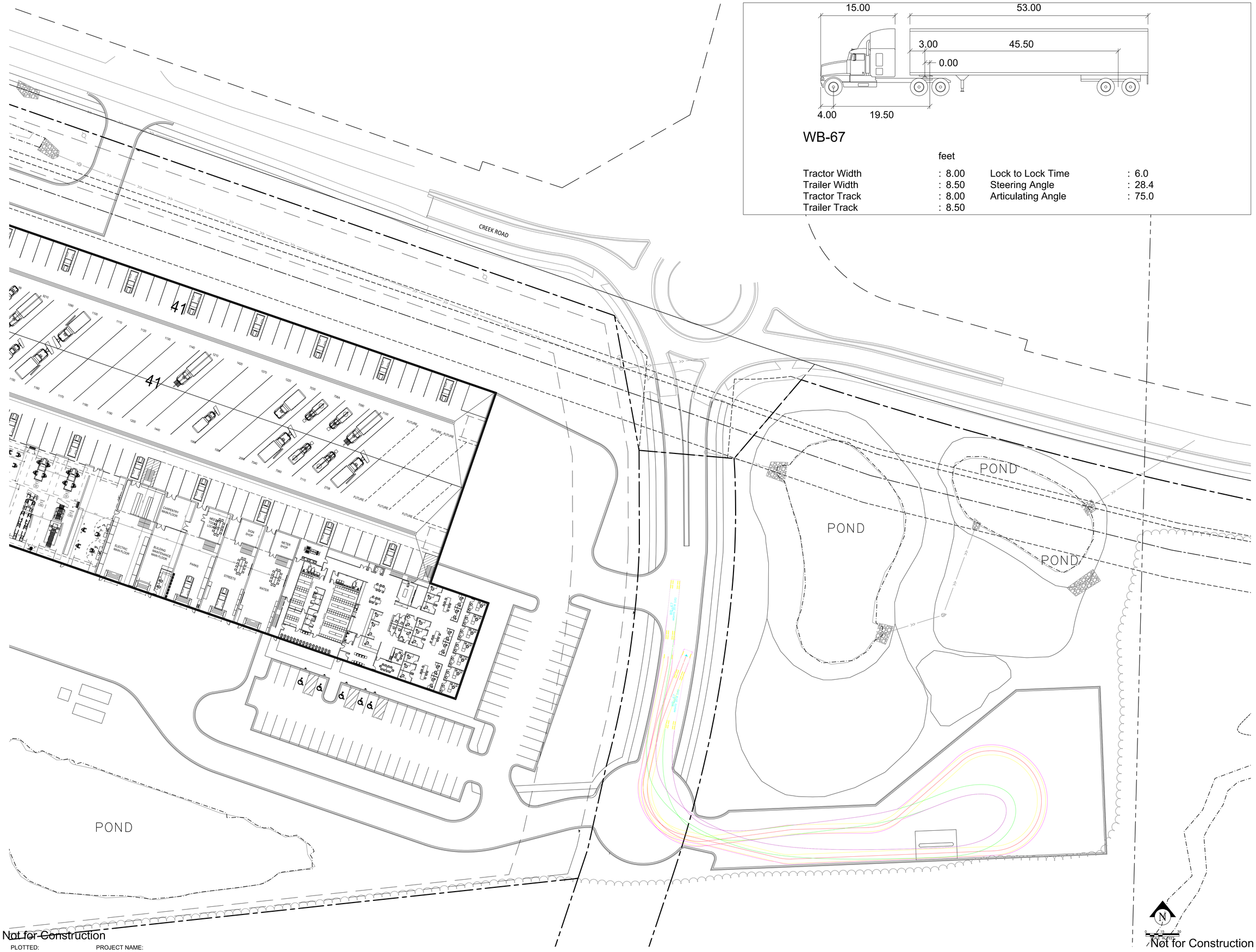

WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
WB-67 FUEL ISLAND TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM7

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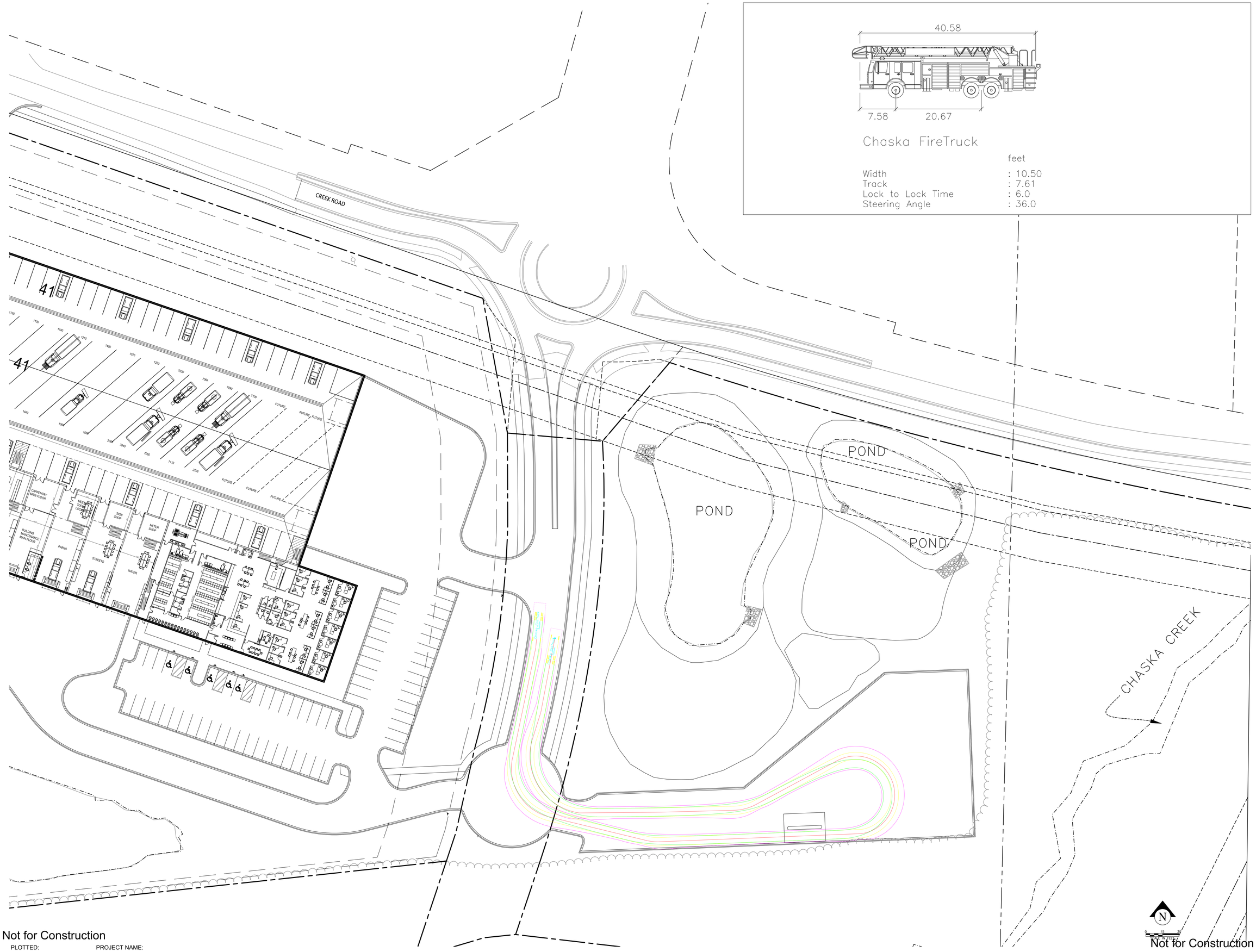
Not for Construction

Not for Construction



Chaska FireTruck

	feet
Width	: 10.50
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
CHASKA FIRE TRUCK FUEL ISLAND TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM8

Not for Construction

Not for Construction

NO TREES 6" OR LARGER IN DIAMETER WILL BE IMPACTED BY THE PROJECT

BM#1
FOUND PROPERTY CORNER
N 158543.646
E 533564.583
ELEV: 912.56

ROADWAY EASEMENT PER DOC. NO. 596291 AND ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

ACCESS EASEMENT PER DOC. NO. 670500

CREEK ROAD

CHASKA CREEK BLVD

POND

WETLAND

CHASKA CREEK

TREATMENT BASIN

N00°24'21"E 1331.88

643.51

N84°44'03"W 206.91

N24°45'00"W 230.83

S83°51'34"W 551.37

S70°45'23"E 1030.78

931.19

927.34

N70°46'28"W 365.01

N70°58'29"W 1174.30

N71°10'40"W 386.13

S10°19'55"E 123.16

N04°53'56"E 84.52

N88°06'04"W 30.00

S00°11'10"E 83.93

N85°06'04"W 85.81

N40°30'05"E 93.09

R=215.50
L=47.26
Δ=12°33'58"
C.Brg=N38°24'51"W

R=315.50
L=50.84
Δ=9°14'00"
C.Brg=S87°15'27"W

C.Brg=S75°16'34"E C=617.74
R=3919.50 L=618.38 Δ=9°02'22"

L=540.01 Δ=7°51'35"

N76°05'54"W 227.19

N76°05'54"W 278.73

N79°47'58"W 188.67

N79°47'58"W 192.66

R=859.50
L=203.37
Δ=13°33'24"
C.Brg=S8°29'07"W

R=1140.00 L=266.86 Δ=13°24'44"

S12°33'51"W 76.35

S18°26'52"W 119.79

N18°26'52"E 70.28

N83°19'33"W 660.61

R=794.95
L=116.55
Δ=8°24'02"
C.Brg=N0°50'07"E

N73°29'21"E 66.11

N84°12'20"E 28.31

S00°43'15"W 477.23

S00°06'40"W 393.14

N26°27'17"E 90.22

N26°27'17"E 32.78

N25°07'32"E 397.50

N25°07'32"E 395.29

17.96

46.92

68.02

25

27.33

17.28

35.63

55.91

46.55

98.74

0 25 50
SCALE IN FEET

Not for Construction

PLOTTED:

PROJECT NAME:

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
TREE PRESERVATION PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
C101

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or Construction

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DEC TREE 3.0" CAL					
	AA3	6	Acer rubrum 'Armstrong' / Armstrong Red Maple	3" Cal.	B&B
	AS3	5	Acer x freemanii `Sienna` / Sienna Glen Maple	3" Cal.	B&B
		11	SUBTOTAL:		
DEC TREE 3.5" CAL					
	AR3.5	4	Acer rubrum 'Red Rocket' / Red Rocket Maple	3.5" Cal.	B&B
		4	SUBTOTAL:		
DEC TREE 4.0" CAL					
	QB4	3	Quercus bicolor / Swamp White Oak	4" Cal.	B&B
	UE4	6	Ulmus davidiana japonica 'Morton' / Accolade® Elm	4" Cal.	B&B
		9	SUBTOTAL:		
DECIDUOUS ORNAMENTAL TREES					
	AB	13	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2" Cal.	B&B
	CA7	9	Carpinus caroliniana 'J.N. upright;' / American Hornbeam Firespire	2" Cal.	B&B
	CC2	6	Cercis canadensis / Eastern Redbud	2" Cal.	B&B
	PP	4	Populus tremuloides 'NE Arb' / Prairie Gold Quaking Aspen	2" Cal.	B&B
	PA	14	Prunus americana / American Plum	2" Cal.	
		46	SUBTOTAL:		
DECIDUOUS TREES					
	BN	11	Betula nigra / River Birch 3 STEMS OF 2.5 CAL	6` Ht.	B&B
	CO	6	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B
	GI	5	Gleditsia triacanthos inermis `Suncole` / Sunburst Honey Locust	2.5" Cal.	B&B
	QB	6	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
	UA	15	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B
		43	SUBTOTAL:		
EVERGREEN TREES					
	PB6	34	Picea glauca densata / Black Hills Spruce	6` Ht.	B&B
	PB8	8	Picea glauca densata / Black Hills Spruce	8` Ht.	B&B
	PN	14	Pinus nigra / Austrian Pine	6` Ht.	B&B
	PS2	3	Pinus strobus / White Pine	6` Ht.	
	PS	18	Pinus sylvestris / Scotch Pine	6` Ht.	B&B
	PD2	6	Pseudotsuga menziesii / Douglas Fir	6` Ht.	
	TO2	18	Thuja occidentalis / American Arborvitae "White Cedar"	6` Ht.	
	TP	14	Thuja occidentalis 'Pyramidalis' / Pyramidal Arborvitae	6` Ht.	B&B
		115	SUBTOTAL:		
DECIDUOUS SHRUBS					
	AM	16	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	#5	Cont.
	CA	68	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	#5	
	DL	87	Diervilla lonicera / Bush Honeysuckle	#5	Cont.
	HA	78	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	
	PD3	42	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	#5	Cont.
	RH	187	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.
	SJ	33	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#5	Cont.
		511	SUBTOTAL:		
EVERGREEN SHRUBS					
	TX	24	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#5	Cont.
		24	SUBTOTAL:		
GRASSES					
	PV	56	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.
	SH	87	Sporobolus heterolepis / Prairie Dropseed	#1	Cont.
		143	SUBTOTAL:		

TOTAL GROSS BLD SF = 148,000 SF / 320 = 462.5 CAL INCHES REQUIRED
OR DEFINED AS NEEDING 185 OVERSTORY TREES (2.5" CALIPER)

PLAN SHOWS
2.5" CALIPER SHADE TREE – QTY 42 = 105 CAL INCH
3.0" CALIPER SHADE TREE – QTY 9 = 27 CAL INCH
3.5" CALIPER SHADE TREE – QTY 8 = 28 CAL INCH
4.0" CALIPER SHADE TREE – QTY 9 = 36 CAL INCH

CODE REQUIRED UPSIZING BASES ON SINGLE STORY :
10% 3.0" CALIPER SHADE TREE – QTY +7 = 21 CAL INCH
10% 3.5" CALIPER SHADE TREE – QTY +7 = 24.5 CAL INCH
10% 4.0" CALIPER SHADE TREE – QTY +7 = 28 CAL INCH

6FT HT EVERGREEN TREE (2.5) – QTY 107 = 267.5 CAL INCH
8FT HT EVERGREEN TREE (3.33) – QTY 8 = 26.64 CAL INCH

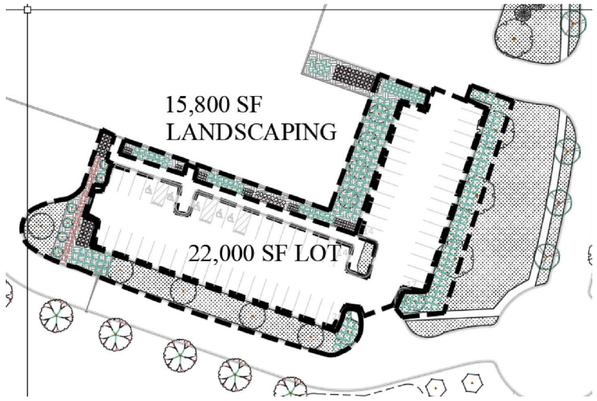
TOTAL PLAN CALIPER IS 490.14 CAL INCH.

2.0" CALIPER ORNAMENTAL TREE – 0.25% OF REQUIRED OVERSTORY TREES – DEFINED AS NEEDING 46 UNDERSTORY TREES – 46 UNDERSTORY TREES SHOWN

493.3 SHRUBS REQUIRED (1 PER 300 SF OF BLD FOOTPRINT) – 535 shown

143 PERENNIALS

PARKING LOT LANDSCAPING AREA IS GREATER THAN 10% OF SURFACE: SEE EXHIBIT



LANDSCAPE NOTES:

1. REFER TO DEMO PLAN FOR TREE REMOVALS
2. REFER TO CIVIL FOR EROSION CONTROL TOPSOIL SALVAGE AND GRADING.
3. ALL PLANTING AREAS SHALL BE STRIPED OF VEGETATION/TURF/EXISTING MULCH, AND HAVE AMENDED PREPARED SOILS, AND PLANTED ACCORDING TO PLANS AND SPECIFICATIONS. CONTRACTOR TO INCLUDE PREPARING AREAS OUTSIDE GRADING LIMITS IN BID.
4. REFER TO CIVIL FOR CURB, UTILITY, AND STORM WATER INFORMATION .
5. REFER TO ARCHITECTURE FOR BUILDING INFORMATION.
6. PLANTING BEDS TO RECEIVE 18 INCH DEPTH TOPSOIL AND MULCH AS PER PLAN. PROVIDE SAMPLE OF ROCK MULCH /WOOD MULCH/ FABRIC TO BE APPROVED BY OWNER.
7. INCLUDE SHREDDED HARDWOOD MULCH 3FT RINGS AROUND ALL TREES AND SHRUBS, 5FT RING AROUND EVERGREEN TREES IN NON MASS MULCH AREAS.
8. STEEL LANDSCAPE EDGER WHERE PLANTING BED MEETS SOD AND SEEDED AREAS.
9. STAKE AND VERIFY LAYOUT IN FIELD FOR OWNER APPROVAL PRIOR TO BRINGING PLANT MATERIAL TO SITE.
10. RESTORE TURF AREAS WITH 6 INCHES TOPSOIL AND SEED . PLANS SHOWS ESTIMATED RESTORATION AREAS, CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS AS INCIDENTAL.
11. RESTORE ALL AREAS IMPACTED BY CONSTRUCTION AS DIRECTED BY ENGINEER

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
HKGi
Planning | Landscape Architecture | Urban Design

NOTES:
10/30/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:

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

SIGNATURE: BRYAN HARJES

42954
LICENSE #

DATE

SHEET NAME:
LANDSCAPE TITLE PAGE

REVISIONS:

No.	Date	Description

HKGI 025-023
PROJECT NUMBER

OCT 30, 2025
DATE

AJB
DRAWN BY

BJ
CHECKED BY

SHEET NO:
L001

or Construction

Not for Construction

for Construction

Not for Construction

NO PLANTINGS IN UTILITY EASEMENT

POTENTIAL FUTURE TRAIL AND STREET TREES BY CITY

OVERHEAD HIGH LINES

POND SEE CIVIL

SNOW STORAGE

3 - UA
Princeton American Elm

5 - TO2
American Arborvitae "White Cedar"

26 - HA
Annabelle Hydrangea

LARGE RIP RAP ROCK MULCH AND FABRIC

4 - TP
Pyramidal Arborvitae

1 - PB6
Black Hills Spruce

20 - CA
Dwarf Red Twig Dogwood

9 - TO2
American Arborvitae "White Cedar"

8 - CA
Dwarf Red Twig Dogwood

8 - TX
Taunton's Anglo-Japanese Yew

2 - BN
River Birch

3 - PD2
Douglas Fir

3 - PA
American Plum

6 - PB6
Black Hills Spruce

5 - CA7
American Hornbeam Firespire

1 - UA
Princeton American Elm

3 - CC2
Eastern Redbud

6 - CO
Common Hackberry

2 - AB
Autumn Brilliance Serviceberry

4 - TO2
American Arborvitae "White Cedar"

Swamp White Oak

1 - AB
Autumn Brilliance Serviceberry

1 - PB8
Black Hills Spruce

5 - PB6
Black Hills Spruce

3 - QB4
Swamp White Oak

SNOW STORAGE

TRASH ENCLOSURE

UTILITY CABINETS

2 - PB8
Black Hills Spruce

18 - RH
Gro-Low Fragrant Sumac

3 - PS
Scotch Pine

7 - PN
Austrian Pine

3 - BN
River Birch

4 - PP
Prairie Gold Quaking Aspen

4 - QB
Swamp White Oak

EXISTING WETLAND

2 - PN
Austrian Pine

3 - PD2
Douglas Fir

4 - UA
Princeton American Elm

PROPERTY LINE

18 - DL
Bush Honeysuckle

56 - PV
Shenandoah Switch Grass

4 - TP
Pyramidal Arborvitae

1 - AA3
Armstrong Red Maple

2 - TP
Pyramidal Arborvitae

1 - AR3.5
Red Rocket Maple

21 - DL
Bush Honeysuckle

14 - PD3
Little Devil™ Dwarf Ninebark

12 - SH
Prairie Dropseed

13 - RH
Gro-Low Fragrant Sumac

12 - CA
Dwarf Red Twig Dogwood

14 - PD3
Little Devil™ Dwarf Ninebark

12 - SH
Prairie Dropseed

76 - RH
Gro-Low Fragrant Sumac

16 - AM
Iroquois Beauty™ Black Chokeberry

12 - SH
Prairie Dropseed

4 - AB
Autumn Brilliance Serviceberry

33 - SJ
Magic Carpet Japanese Spirea

27 - SH
Prairie Dropseed

80 - RH
Gro-Low Fragrant Sumac

5 - AA3
Armstrong Red Maple

6 - UE4
Accolade® Elm

3 - AR3.5
Red Rocket Maple

5 - UA
Princeton American Elm

5 - PB6
Black Hills Spruce

2 - CA7
American Hornbeam Firespire

48 - DL
Bush Honeysuckle

2 - PB6
Black Hills Spruce

POTENTIAL FUTURE TRAIL AND STREET TREES BY CITY

5 - GI
Sunburst Honey Locust

5 - AA3
Sienna Glen Maple

3 - PN
Austrian Pine

2 - CA7
American Hornbeam Firespire

3 - PB8
Black Hills Spruce

POND SEE CIVIL

3 - PA
American Plum

7 - PS
Scotch Pine

2 - BN
River Birch

POND SEE CIVIL

3 - CC2
Eastern Redbud

5 - PS
Scotch Pine

2 - PN
Austrian Pine

3 - PS
Scotch Pine

HOLD AREA FOR FUTURE STORM PONDING

2 - BN
River Birch

3 - PS2
White Pine

1 - UA
Princeton American Elm

HOLD AREA FOR FUTURE STORM PONDING

SNOW STORAGE

2 - PB8
Black Hills Spruce

HOLD AREA FOR FUTURE STORM PONDING

2 - PN
Austrian Pine

1 - UA
Princeton American Elm

LANDSCAPE SURFACE KEY

PLANTING BEDS (WOOD OR ROCK TBD)

SOD AREAS AROUND BLD

SEE CIVIL FOR NATIVE SEED MIX AS NEEDED FOR RESTORATION

SEE CIVIL STORM BASIN SEED MIX

IRRIGATION LIMITS – DRIP IN PLANTING BEDS, SPRAY IN TURF

0 40' 80'

NORTH

for Construction

ITTED: PROJECT NAME:

M:\Oertel architects\025-023 Oertel Chaska MSR\06 Autocad\02 DD Phase\025-023-L-BASE-DEFINI.dwg, 10/30/2025 2:27:29 PM, DWG To PDF.pc3

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

HKGi
Planning | Landscape Architecture | Urban Design

NOTES:
10/30/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:

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

SIGNATURE: BRYAN HARJES

42954
LICENSE #

DATE

SHEET NAME:

PLANTING PLAN

REVISIONS:

No.	Date	Description

HKGI 025-023
PROJECT NUMBER

OCT 30, 2025
DATE

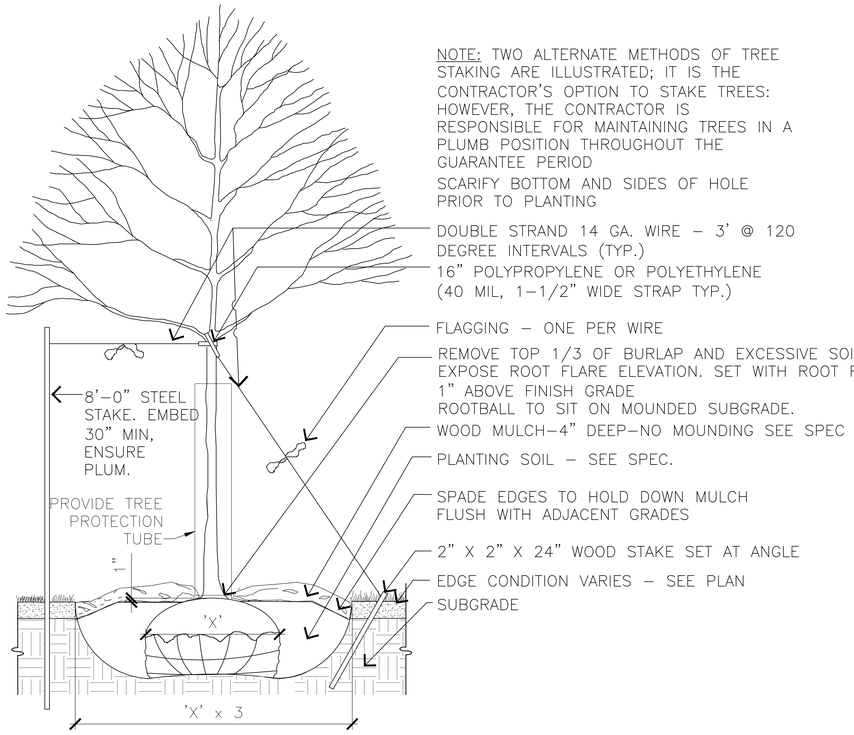
AJB
DRAWN BY

BJ
CHECKED BY

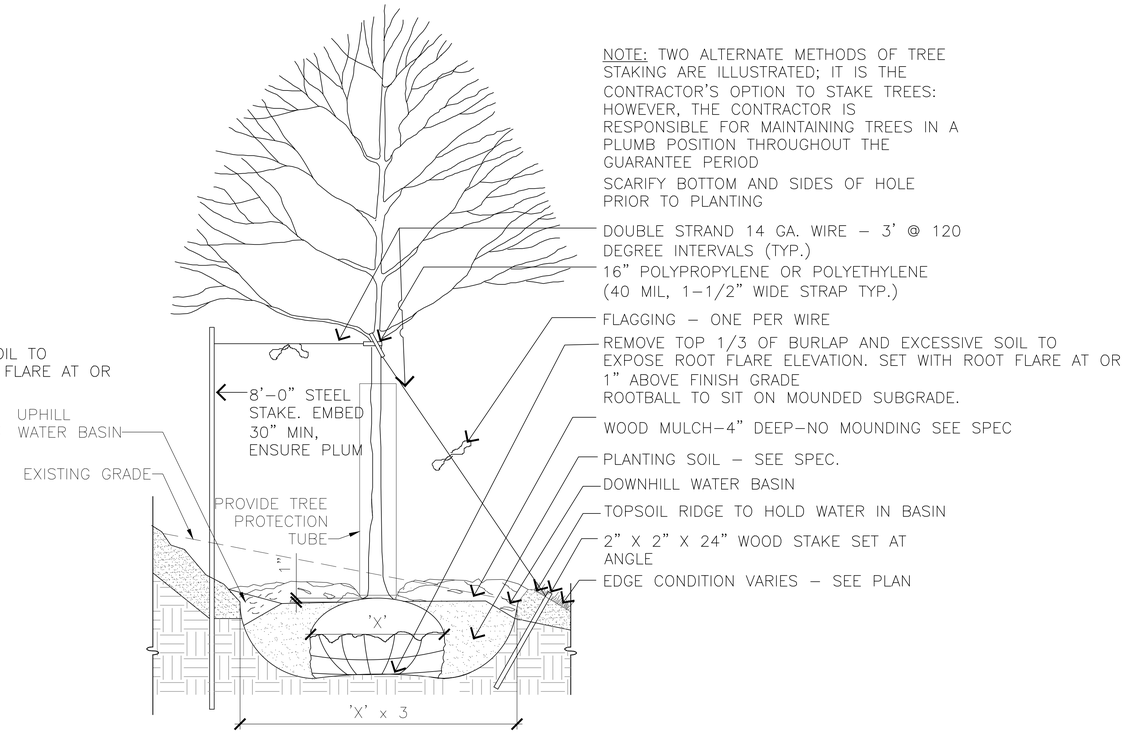
SHEET NO:

L101

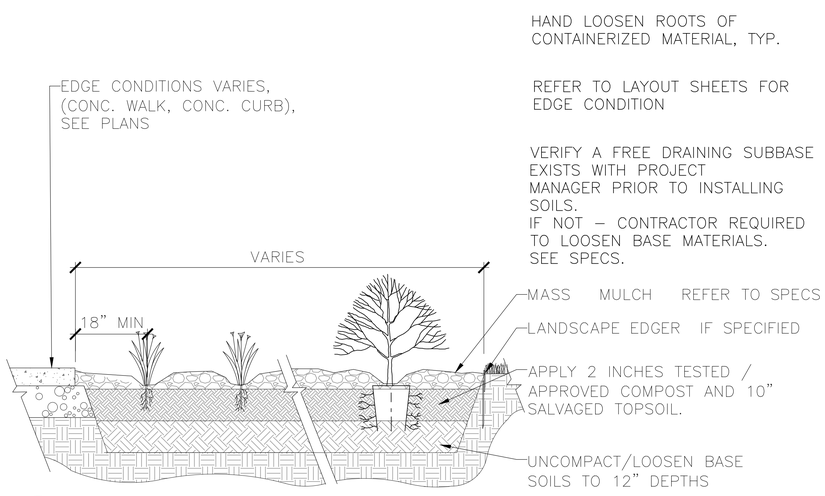
Not for Construction



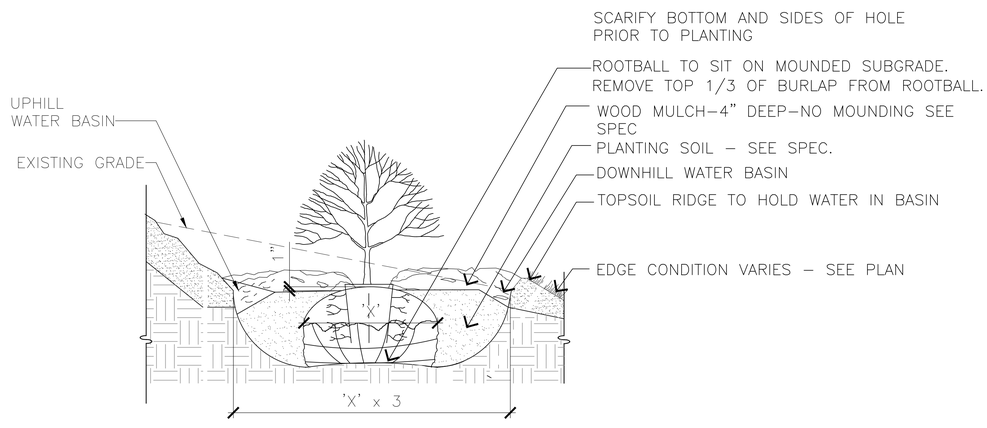
1 L201 TREE PLANTING DETAIL



2 L201 TREE PLANTING ON SLOPE DETAIL



3 L201 PLANTING BED



4 L201 SHRUB PLANTING ON SLOPE DETAIL

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

HKGi
Planning | Landscape Architecture | Urban Design

NOTES:
10/30/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:

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SIGNATURE: BRYAN HARJES

42954
LICENSE #

DATE

SHEET NAME:

PLANTING DETAILS

REVISIONS:

No.	Date	Description

HKGI 025-023
PROJECT NUMBER

OCT 30, 2025
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BJ
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SHEET NO:

L201

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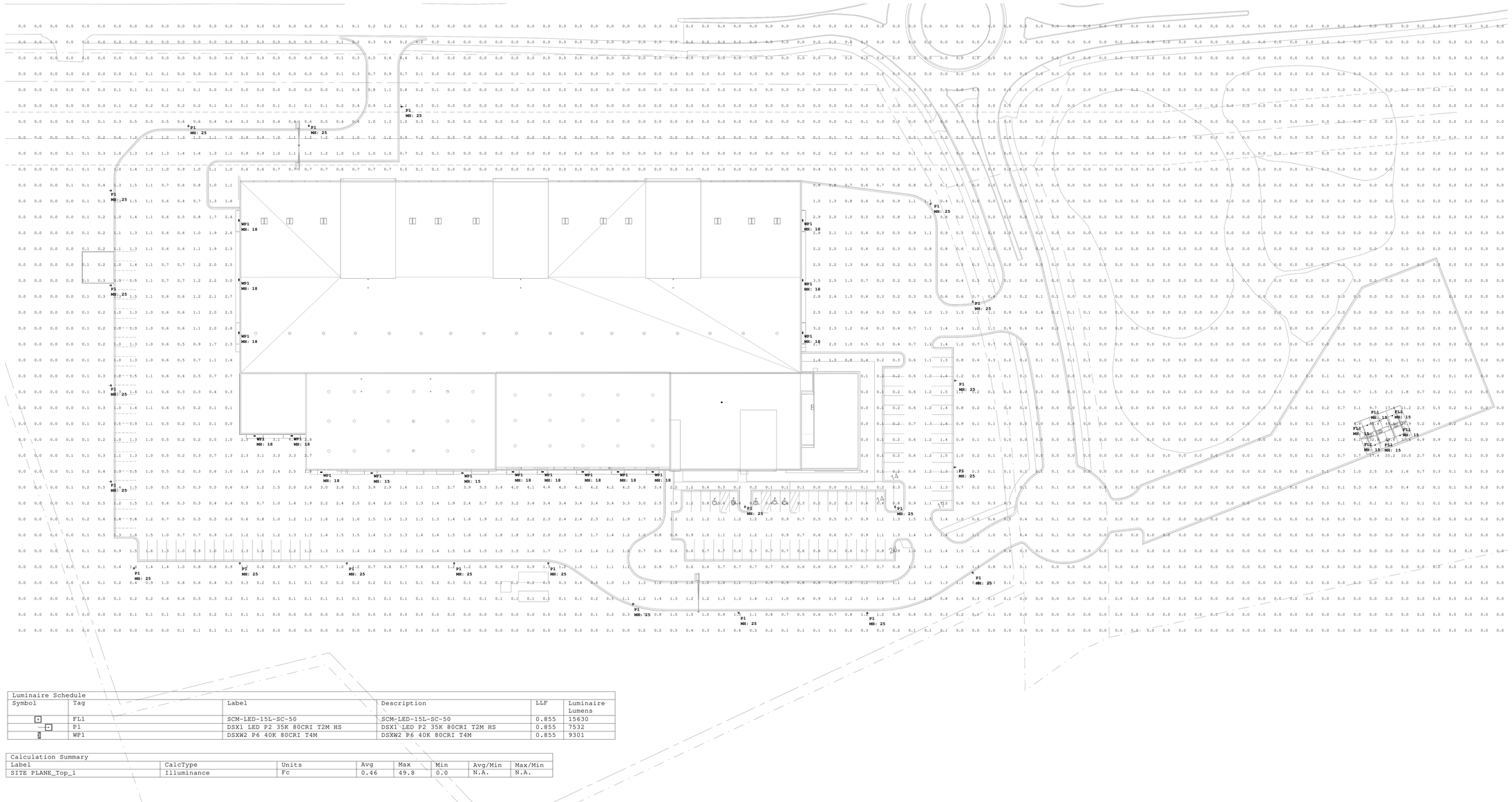
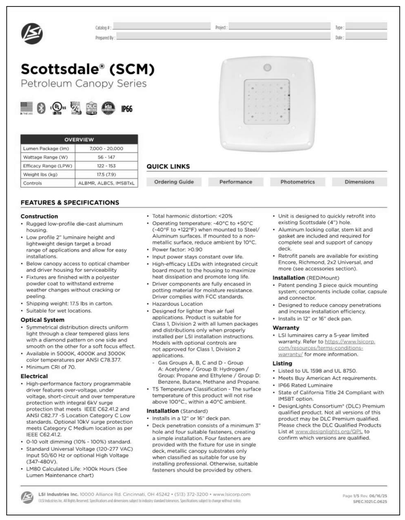


Luminaire Schedule					
Symbol	Tag	Label	Description	LLF	Luminaire Lumens
	FL1	SCM-LED-15L-SC-50	SCM-LED-15L-SC-50	0.855	15630
	P1	DSX1 LED P2 35K 80CRI T2M HS	DSX1 LED P2 35K 80CRI T2M HS	0.855	7532
	WP1	DSXW2 P6 40K 80CRI T4M	DSXW2 P6 40K 80CRI T4M	0.855	9301

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE PLANE_Top_1	Illuminance	Fc	0.46	49.8	0.0	N.A.	N.A.

1 ELECTRICAL SITE PLAN PHOTOMETRIC
SCALE: 1" = 40'-0"



Scottsdale® (SCM)
Petroleum Canopy Series

IP66

OVERVIEW	
Lumen Package (lm)	7,000 - 20,000
Wattage Range (W)	56 - 147
Efficacy Range (LPW)	122 - 153
Weight lbs (kg)	17.5 (7.9)
Controls	ALBMR, ALBCS, IMSBTWL

QUICK LINKS
Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged low-profile die-cast aluminum housing.
- Low profile 2" luminaire height and lightweight design target a broad range of applications and allow for easy installations.
- Below canopy access to optical chamber and driver housing for serviceability
- Fixtures are finished with a polyester powder coat to withstand extreme weather changes without cracking or peeling.
- Shipping weight: 17.5 lbs in carton.
- Suitable for wet locations.

Optical System
- Symmetrical distribution directs uniform light through a clear tempered glass lens with a diamond pattern on one side and smooth on the other for a soft focus effect.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C62.77 -5 Location Category C Low standards. Optional 10kV surge protection meets Category C Medium location as per IEEE C62.41.2.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) driver. 347 or 480V or optional High Voltage (347-480V).
- LM80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces. If mounted to a non-metallic surface, reduce ambient by 10°C.
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Hazardous Location
- Designed for lighter than air fuel applications. Product is suitable for Class 1, Division 2 with all lumen packages when mounted in the upright property installed per LJS installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
  - Gas Groups A, B, C and D - Group A: Acetylene / Group B: Hydrogen / Group: Propane and Ethylene / Group D: Benzene, Butane, Methane and Propane.
- T3: Temperature Classification - The surface temperature of this product will not rise above 100°C , within a 40°C ambient.

Installation (Standard)
- Installs in a 12" or 16" deck pan.
- Deck penetration consists of a minimum 3" hole and four suitable fasteners, creating a simple installation. Four fasteners are provided with the fixture for use in single deck, metallic canopy substrates only when classified as suitable for use by installing professional. Otherwise, suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar, stem kit and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encore, Richmond, 2x2 Universal, and more (see accessories section).

Installation (RED/Mount)
- Patent pending 3 piece quick mounting system, components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listing
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IP66 Rated Luminaire
- State of California Title 24 Compliant with IMSBT option.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

Scottsdale® (SCM) Petroleum Canopy Series

Have questions? Call us at (800) 435-7800

Type:

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: SCM LED 13L SC UNV DIM 50 WHT ALBCS1 RESH

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCM - Petroleum Canopy Series	LED	8L - 8,000 lm 13L - 13,000 lm 21L - 21,000 lm 28L - 28,000 lm	SC - Standard Symmetric	UNV - Universal Voltage (120-277VAC) HV - High Voltage (347-480V)	DIM - 0-10V, Dimming	50 - 5000K 40 - 4000K 30 - 3000K	WHT - White BLK - Black BRZ - Bronze	Blank - None ALBMR2 - Acrylic Blue Multi Range Motion and Photo Sensor (8-15' mounting height) ALBMR3 - Acrylic Blue Multi Range Motion and Photo Sensor (16-40' mounting height) IMSBTEL - Integral Bluetooth® Motion and Photocell Sensor (8-24' mounting height)* IMSBTLL - Integral Bluetooth® Motion and Photocell Sensor (25-40' mounting height)* SPD - Surge Protection 20kV HL - Hazardous Location Class 1 Div 2 For a our wash solution see SCM2 & Car Wash Series spec sheet	Blank - None RESH - RED/Mount integrated junction box system*

Need more information? Check Things That Start Wherever.

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
7310378	Retrofit Panel Kit - 8L / 8CSK / SCR to SCM, for 16" Deck Panel with tamper openings*
7310460	Retrofit Panel Kit - 8L / 8CSK / SCR to SCM, for 12" Deck Panel with tamper openings*
7310445	Retrofit Panel Kit - ARCO Richmond to SCM
7310442	Retrofit Panel Kit - 13W Universal 2x2 to SCM
7317352	Retrofit 2x2 Cover Panel Blanks (no holes)
7547312	Retrofit RC Cover Panel Blanks (no holes)

Part Number	Description
6877421	Junction Box
5320548	Kit - Hole Plugs and Sealant (enough for 25 retrofits)
5641609097	26" X 52" Beauty Plate Kit (width x 4" Center hole)
5172519097	26" X 26" Beauty Plate Kit (width x 4" Center hole)
7320439097	Rectangular Hole Kit (includes top plate and sealant)
7310445	Surface Mount Box

PERFORMANCE

Back to Quick Links

Delivered Lumens*											
Lumen Package	Distribution	5000K				4000K			3000K			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
8L	SC	7,810	125	B2-U0-G1	7,983	145	B1-U0-G1	7,983	145	B1-U0-G1	56
13L	SC	11,758	137	B3-U0-G1	12,018	153	B2-U0-G1	12,018	153	B2-U0-G1	86
21L	SC	13,927	125	B3-U0-G1	15,639	141	B3-U0-G2	15,639	140	B3-U0-G1	113
28L	SC	17,868	122	B4-U0-G2	19,989	137	B4-U0-G2	19,989	137	B4-U0-G2	147

Electrical Data - Current Draw 480V*						
Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
8L	56	0.47	0.27	0.23	0.20	0.16	0.12
13L	86	0.72	0.41	0.36	0.31	0.25	0.19
21L	111	0.93	0.53	0.46	0.40	0.32	0.23
28L	147	1.25	0.71	0.61	0.53	0.42	0.31

Recommended Lumen Maintenance - SCM 2ET				
Ambient Temperature	Initial**	25K hrs.*	50K hrs.*	75K hrs.*	100K hrs.*
25	100%	95%	90%	85%	80%
30	100%	95%	89%	84%	79%
35	100%	94%	89%	83%	78%
40	100%	94%	88%	82%	77%
45	100%	94%	87%	82%	76%
50	100%	93%	87%	81%	75%

* LED Chips are thermally-updated therefore values are nominal.
** Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.

ACCESSORIES
- Unit is compatible with Electra, MSSC, SSSW, or BSSM mount.
- 8 ft blue voltage wood skinning cap available with RESH mount.
- MSSC is field configurable on the CSS cap that can be downloaded from your smartphone's native app store. MSSC not available in Hazardous Locations.
- Light Station engine ships with RESH mount attached.
- Shorting Cap - Ordered separately.
- Metal Kit 9" skinning.

Scottsdale® (SCM) Petroleum Canopy Series

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Type:

ORDERING GUIDE

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28L	147	1.25	0.71	0.61	0.53	0.42	0.31

Recommended Lumen Maintenance - SCM 2ET				
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30	100%	95%	89%	84%	79%
35	100%	94%	89%	83%	78%
40	100%	94%	88%	82%	77%
45	100%	94%	87%	82%	76%
50	100%	93%	87%	81%	75%

* LED Chips are thermally-updated therefore values are nominal.
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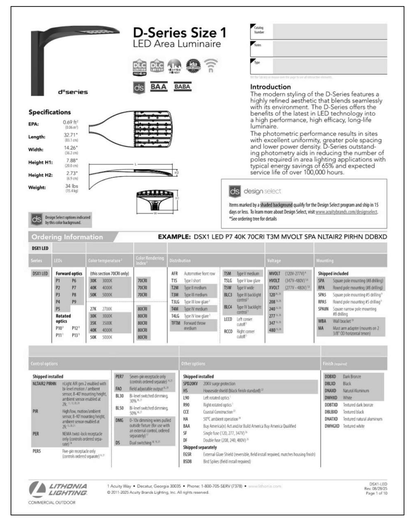

D-Series Size 1
LED Area Luminaire

d*series

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.9 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design VERIFIED
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
**See ordering tree for details.

Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED									
Series	LEDs	Color temperature*	Color Rendering Index	Distribution	Voltage	Mounting			
DSX1 LED	Forward optics P1 P1 P3 P3 P4 P4 P5 P5 Rotated optics P10 P10* P11 P11*	30K 3000K 40K 4000K 50K 5000K CTT 2700K 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4FT Type IV Forward throw medium T4LG Type IV low glare** T5W Type V wide T5VW Type V very wide BLC3 Backlight control 3 BLC4 Backlight control 4 LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120V-277V* HVOLT 347V-480V* XVOLT 277V - 480V* SPA Square pole mounting (#8 drilling)* RPA Round pole mounting (#8 drilling)* SPUMA Square pole universal mounting adaptor* RPUMA Round pole universal mounting adaptor* WBA Wall bracket* MA Mast arm adaptor (mounts on 2-3/8" OD horizontal tenon)*	Shipped included SPA Square pole mounting (#8 drilling)* RPA Round pole mounting (#8 drilling)* SPUMA Square pole universal mounting adaptor* RPUMA Round pole universal mounting adaptor* WBA Wall bracket* MA Mast arm adaptor (mounts on 2-3/8" OD horizontal tenon)*			

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled bi-level motion + ambient sensor, 8-40' mounting height, ambient sensor enabled at 5fc*** PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 5fc*** PER NEMA twist-lock receptacle only (controls ordered separately)*** PERS Two-pin receptacle only (controls ordered separately)***	PE7 Seven pin receptacle only (controls ordered separately)*** PE Photocell, button type*** DCR Dusk to dawn*** BL30 Bi-level switched dimming, 30%*** BL50 Bi-level switched dimming, 50%*** DMG 0-10V dimming wires pulled to outside for driver (for use with an external control, ordered separately)*** DS Dual switching***†	Shipped included SPLG LW2 Single pole luminaire-level wireless control*** MS/DS Motion/ambient sensor, dual switching***† LMF Left-mounted yoke*** RMF Right-mounted yoke*** CCE Coastal Construction*** WH 120° ambient operation*** BAA Buy America(n) Act Assembled*** SF Single fuse (120, 277, 347V)*** DF Double fuse (208, 240, 480V)***	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* HS House-side shield SPD Separate surge protector*	Shipped separately* BSW Bird deterrent spikes HS Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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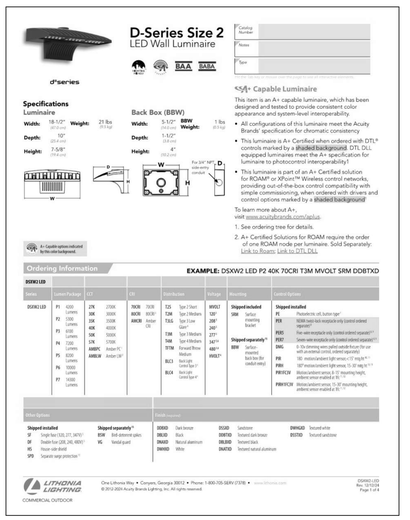
Rev: 06/09/25
Page 1 of 10
DSX1 LED
Rev. 06/09/25



D-Series Size 2
LED Wall Luminaire

d*series

Specifications
Luminaire
Width: 19-1/2" (49.5 cm) Weight: 21 lbs (9.5 kg)
Depth: 7" (17.8 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)
Width: 5-1/2" (14.0 cm) BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: Varies (see CBL)

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.†
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information
EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED									
Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options		
DSXW2 LED	P1 4,000 Lumens P2 7,000 Lumens P3 10,000 Lumens P4 7,000 Lumens P5 9,000 Lumens P6 10000 Lumens P7 14,000 Lumens	27K 2700K 30K 3000K 40K 4000K 50K 5000K 57K 5700K AMBER Amber CRI	70CRI 70CRI 80CRI 80CRI* TRUE TRUE*	T2S Type 2 Short T2M Type 2 Medium T3S Type 3 Short T3M Type 3 Medium T4M Type 4 Medium T4W Forward Throw Medium BLC3 Back Light Control Type 3 BLC4 Back Light Control Type 4	MVOLT 120 - 277V* HVOLT 347 - 480V* XVOLT 277 - 480V*	Shipped included SRM Surface mounting bracket Shipped separately* BBW Back box (Blank) (cannot be used with an emergency battery pack)	Shipped included PE Photoelectric cell, button type* PER NEMA twist-lock receptacle only (control ordered separately)* PERS Two-wire receptacle only (control ordered separately)* DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)* PIR 180° motion/ambient light sensor, 15-30' mounting ht.*,** PIRH 180° motion/ambient light sensor, 15-30' mounting ht.*,** PIRHTCR Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc*,**,***		

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* HS House-side shield SPD Separate surge protector*	Shipped separately* BSW Bird deterrent spikes HS Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING
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DSXW2 LED
Rev. 10/10/24
Page 1 of 4

Not for Construction

Not for Construction

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
(952) 930-0050 | www.epinc.com

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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

SIGNATURE:

LICENSE # DATE

SHEET NAME:
ELECTRICAL SITE PLAN PHOTOMETRIC

REVISIONS:

No.	Date	Description

5200.0000 Designer
PROJECT NUMBER DATE
Author Checker
DRAWN BY CHECKED BY

SHEET NO:
E002

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
11/17/2025

Subject: **Temporary Transfer Spending Plan Extension Public Hearing and Adoption of Resolution 2025-82**

Prepared By: Julie Grove, Economic Development Coordinator

Background
In Minnesota, tax increment revenue may only be spent on eligible public improvements per the Tax Increment Financing Act. However, in 2021, the Minnesota Legislature temporarily expanded the allowable use of unobligated tax increment to support private development and stimulate job creation and retention. On December 5, 2022, the City Council approved a Temporary Transfer Spending Plan to utilize these funds. The funds were required to be used for building construction or substantial rehabilitation, and construction was required to start by December 31, 2025.

In the 2025 Legislative session, the Minnesota Legislature extended the temporary transfer authority, pushing back the construction deadline to December 31, 2026, and permitted the use of interest earned on those funds. To implement these changes, the City Council must hold a public hearing and approve the extension, and the use of interest earned on the transferred increment.

Spending Plan
The 2022 adopted Spending Plan outlines the TIF Districts from which the funds would come from, the amount of unobligated TIF funds as of December 31, 2022, and how the city anticipates using those funds. In an analysis with Baker Tilly, the city's financial consultant, three housing TIF districts were identified with approximately $2.25M in unobligated funds that were transferred to help meet some of the development goals the city identified. With accrued interest, today these funds are nearly $2.5M.

The City Council and EDA must amend the exiting Spending Plan by resolution. The amendment must describe the intended use of the transferred increment, extend the commencement deadline to December 31, 2026, and authorize use of interest earned on the transferred increment. The attached amended plan allows the City greater flexibility in using unobligated TIF funds than normally permitted under TIF law. While specific projects have not been identified in the plan, it does consider how these funds could assist the development goals identified throughout Downtown Chaska while also providing flexibility for the funds to be used elsewhere in the city should opportunities arise. City Council will be required to approve the use of any funds once a project is identified.

Recommendation
Staff recommends the City Council hold a public hearing and adopt the resolution extending the Temporary Spending Plan. The EDA will also take similar action on an amending resolution following the City Council meeting.

CITY COUNCIL ACTION REQUESTED
Hold the public hearing on the amended Spending Plan related to the Temporary Transfer Spending Plan.

Motion to Adopt Resolution 2025-82 Amending the Temporary Transfer Spending Plan for Tax Increment Financing District No. 12, Tax Increment Financing District No. 13, and Tax Increment Financing District No. 19.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 11/17/2025 RESOLUTION NO. 2025-82

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

RESOLUTION AMENDING A SPENDING PLAN FOR TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 12, TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 13, AND TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 19

WHEREAS, the Board of Commissioners (the "Board") of the Chaska Economic Development Authority (the "EDA") and the City Council (the "Council") of the City of Chaska, Minnesota (the "City") established Tax Increment Financing (Housing) District No. 12, Tax Increment Financing (Housing) District No. 13, and Tax Increment Financing (Housing) District No. 19 (the "TIF Districts"), pursuant to, and in accordance with Minnesota Statutes, Section 469.174 to 469.1794, inclusive, as amended (the "Act"); and

WHEREAS, the EDA adopted and the City approved a written spending plan for the TIF Districts (the "Spending Plan"), pursuant to, and in accordance with, Minnesota Statutes, Sections 469.176, Subd. 4n inclusive, as amended ("Subd. 4n") to transfer existing and unobligated tax increment revenues from the TIF Districts for use in stimulating construction or substantial rehabilitation of private development in a way that will also create or retain jobs in the City so long as the construction commenced by December 31, 2025; and

WHEREAS, the State Legislature amended Subd. 4n in 2025 to allow a municipality to extend the deadline for the commencement of construction by one year to December 31, 2026, and also utilize interest earnings on transferred increment for Spending Plan activities if specifically authorized within an amended spending plan approved by December 31, 2025; and

WHEREAS, the EDA has investigated the facts relating to the Spending Plan and has caused the Amended Spending Plan to be prepared; and

WHEREAS, the EDA and City have performed all actions required by law to be performed prior to the adoption and approval of the Amended Spending Plan, including, but not limited to, requesting that the Council cause notice of a public hearing to be published and hold a public hearing on amending the adopted Spending Plan, as well as the conditional approval of adopting the Amended Spending Plan by the EDA on November 17, 2025,

NOW, THEREFORE BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), as follows:

1. The Council hereby reaffirms the original findings for the TIF Districts and Spending Plan in finding that the adoption of the proposed Amended Spending Plan conforms in all respects to the requirement of the Act and will result in creation or retention of jobs in the State of Minnesota (the "State") and help preserve and enhance the tax based of the State and thereby serves a public purpose.

2. The Council further finds that the Amended Spending Plan will afford maximum opportunity, consistent with the sound needs for the City as a whole, or the development or redevelopment of the sites or lands or areas within the City in conformity with the City's Comprehensive Plan by private enterprise in that the intent is to provide only that public assistance necessary to make the private developments financially feasible.

3. The Amended Spending Plan for the TIF Districts, as presented to the Council on this date, is hereby approved, established, and adopted and shall be placed on file in the office of the Executive Director of the EDA.

4. EDA staff, advisors and legal counsel are authorized and directed to proceed with the implementation of the Amended Spending Plan and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose. Approval of the Amended Spending Plan does not constitute approval of any project of a development agreement with any developer.

5. The Executive Director of the EDA is authorized and directed to file a copy of the Spending Plan with the Office of the State Auditor pursuant to Minnesota Statutes 469.176, Subd. 4n.

Adopted by the City Council of the City of Chaska, Minnesota this 17th day of November 2025.

_____
Taylor Hubbard, Mayor

Attest _____
Chaska Deputy Clerk

Amended Spending Plan

for

Tax Increment Financing (Housing) District No. 12

Tax Increment Financing (Housing) District No. 13

Tax Increment Financing (Housing) District No. 19

City of Chaska, Minnesota

Prepared by

Baker Tilly Municipal Advisors, LLC

Original Spending Plan Approved: December 5, 2022

Public Hearing for Amended Spending Plan: November 17, 2025

Anticipated Approval of Amended Spending Plan: November 17, 2025

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and conmtrolled subsidiary of Baker Tilly US, LLP, an accounting firm. Baker Tilly US, LLP trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

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Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and conmtrolled subsidiary of Baker Tilly US, LLP, an accounting firm. Baker Tilly US, LLP trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

Amended Spending Plan

for

Tax Increment Financing (Housing) District No. 12,
Tax Increment Financing (Housing) District No. 13, and
Tax Increment Financing (Housing) District No. 19

Introduction

The State Legislature amended the TIF law (the "Law") in 2021 to provide flexibility to cities to utilize unobligated tax increment revenues in their districts to promote construction and job creation in their communities. Increments expended under the Law do not count against any pooling limitations of the districts. The TIF law was further amended in 2025 to allow for an extension of the timeline for cities to utilize unobligated tax increment revenues as authorized in the adopted Amended Spending Plan. In accordance with Minnesota Statutes, Section 469.176, subd. 4n, as amended, the city may elect to spend, loan, or invest transferred increment, including any interest or investment earnings on such transferred increment, as authorized under Minnesota Statutes, section 469.176, subdivision 4n, through December 31, 2026.

The law allows authorities (Cities, HRAs, EDAs) to provide improvements, loans, interest rate subsidies, or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities if it will create or retain jobs in this state, including construction jobs. In addition, they can make an equity or similar investment in a corporation, partnership, or limited liability company that they determine it is necessary to make construction of private development happen. The City had until December 31, 2022, to transfer the funds to another designated City fund, and the dollars were to be expended by December 31, 2025. Any unused TIF dollars must be returned to the applicable TIF district after this date. The 2025 legislation extended the timeline for spending of TIF dollars to December 31, 2026.

The City of Chaska, Minnesota (the "City"), established Tax Increment Financing (Housing) District No. 12, Tax Increment Financing (Housing) District No. 13 and Tax Increment Financing (Housing) District No. 19 to achieve certain development objectives of the City (the "TIF Districts") including construction of affordable housing. The TIF Districts are administered by the City and have been identified as TIF Districts that contain unobligated tax increment revenues. The following text represents the amended spending plan (the "Amended Spending Plan") for the Districts.

In accordance with the 2025 legislation, the City may amend the spending plan prior to December 31, 2025, to extend the deadline for use of transferred increments from December 31, 2025, to December 31, 2026, and to authorize the use of interest earned on transferred increment. The amended spending plan must be approved after holding a public hearing. The City must have provided a copy of the original spending plan approved and signed by the municipality, as well as any approved and signed amended spending plans, to the Office of the State Auditor.

Section A Purpose

The Districts are administered by the City. The City proposes to adopt an Amended Spending Plan for the TIF Districts in accordance with Minnesota Statutes, Section 469.176 Subd. 4n.

The purpose of the Amended Spending Plan is to assist in the private development or redevelopment of sites or lands or areas within the City in conformity with the City's Comprehensive Plan or other City

plans or objectives using unobligated tax increment revenues from the TIF Districts. The unobligated tax increments are to be utilized for one of the following purposes:

1) to provide improvements, loans, interest rate subsidies, or assistance in any form to the private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities if the following conditions exist:
    a. it will create or retain jobs in the state, including construction jobs;
    b. construction of the project and spending of the funds commences before December 31, 2026, and
    c. the construction would not have commenced before that date without the assistance.
2) to make an equity or similar investment in a corporation, partnership, or limited liability company that the City determines is necessary to make construction of a development that meets the requirements of the law financially feasible.

The City created a TIF Spending Plan in 2022 for Tax Increment Financing (Housing) District No. 12, Tax Increment Financing (Housing) District No. 13 and Tax Increment Financing (Housing) District No. 19, which contained unobligated tax increment revenues to take advantage of the enacted special legislation that provides the city with greater flexibility on the use of TIF funds to promote construction and job creation. The City held a public hearing on December 5, 2022, to adopt the TIF Spending Plan. The funds were transferred from the respective TIF 12, 13 and 19 Funds and into a separate fund prior to December 31, 2022. The TIF dollars are held in a separate account and currently earning interest on the unspent funds.

In accordance with Minnesota Statutes, Section 469.176, subd. 4n, as amended, the city may elect to spend, loan, or invest transferred increment, including any interest or investment earnings on such transferred increment, as authorized under Minnesota Statutes, section 469.176, subdivision 4n, through December 31, 2026, provided that the transferred increment was collected from TIF District No. 12, TIF District No. 13 or TIF District No. 19, in the city of Chaska, and the use of the transferred increment is detailed in the city's written spending plan adopted pursuant to Minnesota Statutes, section 469.176, subdivision 4n, paragraph (c).

The amended spending plan must be approved after holding a public hearing. The temporary authority to transfer the unobligated increment expired on December 31, 2022, and the transferred increment must now be spent by December 31, 2026 (after the extension). All transferred increments must be spent, loaned, invested, or otherwise irrevocably committed by December 31, 2026. Any funds unspent shall be returned to the originating TIF Fund and if the TIF District has been decertified, remitted to the County for redistribution.

The City has been working on several development and redevelopment initiatives in the City that further the City's strategic initiatives of creating a vibrant downtown, implementing an established plan for growth and active development in southwest Chaska, and providing quality City facilities and services. Several of the projects identified to meet these initiatives are anticipated to require public assistance to be financially feasible and have been identified as potential qualifying uses for which unobligated tax increments, as further described in the next section of the Amended Spending Plan, will be necessary to fill a financial gap and allow for construction to occur.

The assistance provided pursuant to this Amended Spending Plan shall be subject to Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidy Law"), if applicable, and shall be subject to the City's Business Subsidy Policy.

Section B Unobligated TIF Funds

The City identified a total of $3,000,000 of unobligated tax increments from the districts that were available as of December 31, 2022. The funds have accrued interest earnings, and the City expects

to utilize interest earned on the transferred tax increments in addition to the original revenue. It is anticipated the unobligated tax increments will be used on eligible costs of future eligible projects that may include acquisition, site improvements/preparation costs, public improvements, utilities, other qualifying improvements, and other related expenses associated with development of the projects. It is anticipated the unobligated tax increments will be used on eligible costs of future eligible projects that may include acquisition, site improvements/preparation costs, public improvements, utilities, other qualifying improvements, and other related expenses associated with development of the projects. Such projects are further described in paragraph one in Section C hereto.

Section C Amended Spending Plan

Under the Amended Spending Plan, the City is authorized as follows:

1. To use unobligated tax increments from the TIF Districts to provide improvements, loans, interest rate subsidies, or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities in financing assistance to further the goals in the City's Comprehensive Plan or other City plans or objectives, if doing so will create or retain jobs in the state, including construction jobs.

   The assistance authorized under this Amended Spending Plan is intended to further the goals within the City's Comprehensive Plan and other City plans or objectives. Preference for financing assistance will be for proposed development and redevelopment projects in the City that are anticipated to include acquisition, site preparation, public improvements, utilities, and other eligible redevelopment/development costs related to construction of future projects. The City has identified potential project areas in the City that are within the City's Redevelopment Project Area, including City Square West, which area is anticipated to provide for additional mixed-income housing, commercial, retail and community space for residents, downtown residential housing opportunities, potential grocery store and/or supporting retail establishments, and infrastructure improvements for additional industrial and residential growth. Such projects are expected to result in new job creation. The projects shall commence before December 31, 2026 (unless a later commencement date is authorized by law) with the funds expended by that same date and shall include projects that would not commence by such date without the assistance provided pursuant to this Amended Spending Plan.

2. To administratively amend the budget set forth in the Tax Increment Financing Plans for the TIF Districts as necessary to provide for the assistance authorized by this Amended Spending Plan.

3. To take any other action necessary and authorized under the Law in connection with the construction or substantial rehabilitation of facilities of the type described in paragraph one above.

4. To authorize and direct staff to maintain a copy of this Amended Spending Plan with the City's records for the TIF District, and to file a copy of the Amended Spending Plan with the Office of the State Auditor.

In 2021, the Legislature enacted expanded, temporary authority to transfer unobligated tax increments for purposes of assisting private development consisting of the construction or substantial

rehabilitation of buildings and ancillary facilities, if doing so will create or retain jobs in the state. Proposed amidst the COVID-19 pandemic, the enacted law is narrower than initially proposed and is similar to 2010 legislation that temporarily expanded the use of TIF with the aim of stimulating economic recovery after the Great Recession. The TIF law was further amended in 2025 to allow for an extension of the timeline for cities to utilize unobligated tax increment revenues as authorized in the adopted Spending Plan. In accordance with Minnesota Statutes, Section 469.176, subd. 4n, as amended, the city of Chaska may elect to spend, loan, or invest transferred increment, including any interest or investment earnings on such transferred increment, as authorized under Minnesota Statutes, section 469.176, subdivision 4n, through December 31, 2026.

Authority and Purposes

The new law temporarily permits a development authority to elect, by resolution, to transfer unobligated increment for certain specified purposes. The new law does not, however, override requirements to pay bonds to which increments are pledged.

Any transfer under this provision must be for the purpose of assisting private development that meets all of the following criteria:

1. it consists of the construction or substantial rehabilitation of buildings and ancillary facilities;
2. it creates or retains jobs in the state, including construction jobs; and
3. construction of the projects commences before December 31, 2026, spending of the funds occurs prior to December 31, 2026, and the projects would not have commenced, and funds expended before that date without the assistance.

Developments that would already commence construction prior to December 31, 2026, or those that do not add or retain jobs in the state, would not be permitted beneficiaries of the transfer. Transfers must provide the assistance in one or both of the following ways:

1. by providing improvements, loans, interest rate subsidies, or assistance in any form to the private development; or
2. by making an equity or similar investment in a corporation, partnership, or limited liability company that the authority determines is necessary to make construction of a development financially feasible.

In order to demonstrate compliance with the new provision, the authority may wish to include affirmation of the qualifications in the written resolution electing to make the transfer. The authority also should keep documentation that demonstrates that the development created or retained jobs in the state and that commencement of construction by December 31, 2025, depended on the transfer.

Approvals and Spending Plan

Prior to approving the use of this temporary transfer authority by resolution, a development authority must also create a written spending plan that authorizes the development authority to provide the assistance or make the investment that makes the development qualify. The plan must detail the use of transferred increment. The OSA recommends identifying planned expenditures using the same categories identified in TIF plans and TIF reporting (e.g., acquisition, site preparation, financing costs, etc.), except for a category for administrative expenses, because administrative expenses are not included in the permissible uses of the transferred increment in the new law.

The municipality (which may or not be the same as the development authority) must also approve the authority's spending plan after holding a public hearing. The municipality must publish notice of the hearing in a newspaper of general circulation in the municipality and on the municipality's public website at least ten days, but not more than 30 days, prior to the date of the hearing.

An authority making a transfer under this authority must provide a copy of the spending plan approved and signed by the municipality to the Office of the State Auditor. Plans should be emailed to TIF@osa.state.mn.us as soon as possible after their approval.

Parameters and Limitations

The authority to transfer increments under this provision expired on December 31, 2022. Amounts being transferred under this provision must be transferred from the fund or account in which tax

increments are segregated and into a separate fund or account by December 31, 2022. Amounts must not be expended directly from the transferring TIF fund or account, and may not be spent after December 31, 2022, if they remain in the TIF district's fund or account at that time. All transfers must be spent by December 31, 2026.

Transfers from a TIF district in calendar years 2021 and 2022 are limited to a maximum transfer equal to the excess of the district's unobligated increment. Under the provision, unobligated increment includes any increment not required for payment of obligations due during the six months following the transfer on outstanding bonds, binding contracts, and other outstanding financial obligations of the district to which the district's increment is pledged. Therefore, the transfer of increment for 2021 is limited to the eligible balance of tax increment at the end of 2020, less amounts needed to pay bonds, pay-as-you-go notes, and interfund loans due from January 1, 2021, to June 30, 2021. Similarly, the transfer of increment for 2022 is limited to the eligible balance of tax increment at the end of 2021, less amounts needed to pay bonds, pay-as-you-go notes, and interfund loans due from January 1, 2022, to June 30, 2022.

Presumably, receipts of tax increment for the first half taxes in each year would be used to make payments on outstanding obligations due in the second half of each year but note that this authority does not provide any exception to pay those obligations to which tax increment is pledged, and an authority should not transfer amounts that might impair their ability to make payments on those obligations.

Increment that is improperly retained, received, spent, or transferred is not eligible for transfer under this authority. Therefore, the 2020 and 2021 balances of tax increment should be carefully evaluated prior to making transfers in 2021 and 2022, respectively. For example, excess increment calculated for 2019 that might remain in the TIF fund after it should have been returned by September 30, 2020, would not be eligible for transfer, nor would any subsequent excess increment be eligible for a transfer after it should have been returned. Likewise, if a district receives tax increment after it should have decertified under the Six-Year Rule, such amounts of increment would also not be eligible for transfer.

Unspent Transfers

Increment not spent by December 31, 2026, must be returned to the fund(s) of the contributing TIF district(s). The distribution of returned amounts need not be proportional to the amount contributed, but the amount returned to each TIF district must not exceed the amount transferred from the district.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
November 17, 2025

Subject: Public Hearing: 2026 Development Fees, Planning Application Fees, Building and Fire Permit Fees

Prepared By: Lauren Jorgenson, Senior Permit Technician
Reviewed By: Nate Kabat, Community Development Director

Background

The fees for Development, Planning, Building Inspections and Fire relate to expenditures on the City's part that would not have been expended if the development activity did not occur. These fees cover a variety of areas from infrastructure expenditures (ie., sewer, water, and park) to staff time involved in development review (ie., researching and writing staff reports, site inspections) to administrative costs (ie., publishing public hearing notices). Generally, the development fees imposed are consistent with those of surrounding communities.

2026 Development, Planning, Building Inspection and Fire Fees

In accordance with City Ordinance, the City of Chaska conducts an annual review of its water, sewer, sanitary sewer, and storm sewer connection charges. As part of this annual process, staff also evaluates Development and Planning fees, Building Permit fees, and Rental Dwelling License fees.

For 2026, staff recommends a 3.44% increase to these fees. This increase is aligned with the inflation factor used in the 2026 general budget process and is lower than the increases adopted over the past two years. The proposed update maintains cost recovery for City services while ensuring that Chaska remains competitive regionally.

In addition to the proposed fee changes, staff have consolidated the planning application and processing fee columns to streamline the application process and improve the usability of the fee schedule. Concurrently, the inclusion of the Fire Department permit fees serves to formalize existing operational practices. Collectively, these revisions are intended to provide greater transparency and ensure the fee schedule accurately reflects current operations and practices.

The changes to the fee structure would be effective January 1, 2026.

A public hearing is required for this action.

CITY COUNCIL ACTION REQUESTED

Following a public hearing, Motion to adopt Ordinance 2025-1073, establishing the 2026 Development, Planning Application, Building Inspection, and Fire Fees.

CITY OF CHASKA
ORDINANCE 2025-1073

WHEREAS, In the even of any conflict between this ordinance and any other provisions of the Code of Ordiances of the City of Chaska, this ordiance shall control.

WHEREAS, This ordinance shall not limit or preclude any other fees, charges, costs, or rates as required by the Code of Ordinances of the City of Chaska, or as otherwise established by ordinance or resolution.

WHEREAS, Pursuant to Minnesota Statutes Section 412.191, Subd. 4, the council hereby finds that publication of the title and a summary of this ordinance will clearly inform the public of the intent and effect of this ordinance. The text of the summary of this ordinance which reads as follows: Official Summary of ORDINANCE 2025-1073, AN ORDINANCE AMENDING CHAPTERS 5 AND 11 OF THE CODE OF ORDINANCES TO INCLUDE 2026 DEVELOPMENT FEES amends Chapters 5 and 11 of the Chaska City Code to update the City's zoning application fees for the year 2026, and establishes the City's policy on unclaimed builders' deposits. The full text of the Ordinance is available for public inspection during regular office hours at the office of the City Clerk, City Hall, One City Hall Plaza, Chaska, Minnesota 55318, and will also be posted at City Hall. Further, any person may request the City to send the full text of the Ordinance via standard or electronic mail by calling City Hall at (952)-448-9395. The summary is hereby approved, and the council determines that it clearly informs the public of the intent and effect of this ordinance.

WHEREAS, The City Administrator is hereby directed that only the title of this ordinance and the attached summary be published with a notice that a printed copy of this ordinance is available for inspection by any person during regular office hours at the office of City Hall. A copy of the entire text of the ordinance shall also be posted at the Chaska City Hall, One City Hall Plaza, Chaska, Minnesota 55318.

WHEREAS, After adoption and publication according to law, this ordinance shall bein full force and effect on January 1, 2026.

NOW THEREFORE, be it ordained by the Council of the City of Chaska, in the State of Minnesota, as follows:

SECTION 1: **AMENDMENT** "5.48.030 Planning Application And Processing Fees" of the City of Chaska Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.48.030 Planning Application And Processing Fees

Planning Application And Processing Fees:

Case Type:	~~Application Fee~~	~~Plus~~	~~Processing Fee~~	Application Fee
Concept Plan/Rezoning/Comprehensive Plan amendment – residential (1-10 units)	~~$509 + $14/unit~~	~~+~~	~~$450~~	$992 + $15/unit
Concept Plan/Rezoning/Comprehensive Plan amendment – residential (11+ units)	~~$703 + $14/unit~~	~~+~~	~~$450~~	$1,193 + $15/unit
Concept Plan/Rezoning/Comprehensive Plan amendment – Commercial/Industrial (0-3.0 acres)	~~$703 + $76/acre~~	~~+~~	~~$715~~	$1,467 + $79/acre
Concept Plan/Rezoning/Comprehensive Plan amendment – Commercial/Industrial (3.1+ acres)	~~$938 + $76/acre76acre~~	~~+~~	~~$715~~	$1,710 + $79/acre
Preliminary Plat	~~$703 + $29/acre + $14/lot~~	~~+~~	~~$1,452~~	$2,229 + $30/acre + $15/lot
Final Plat	~~$275 + $9/lot~~	~~+~~	~~$841~~	$1,154 + $10/ lot
Variance (residential)	~~$218~~	~~+~~	~~$459~~	$700
Variance (commercial/industrial)	~~$367~~	~~+~~	~~$541~~	$939
Variance (with site & building plan review)	~~$218~~	~~+~~	~~$0~~	$225
Lot consolidation/division or vacation (residential)	~~$218~~	~~+~~	~~$275~~	$510
Lot consolidation/division or vacation (commercial/industrial)	~~$367~~	~~+~~	~~$533~~	$931
Special Use Permit – residential	~~$282~~	~~+~~	~~$451~~	$1,516
Special Use Permit – commercial/industrial	~~$437~~	~~+~~	~~$841~~	$1,322
Special Use Permit – pylon sign	~~$291~~	~~+~~	~~$275~~	$585
Special Use Permit – dish antenna/tower	~~$218~~	~~+~~	~~$275~~	$510
Site & Building Plan – single family & townhouse	~~$407 + $10/unit~~	~~+~~	~~$1,021~~	$1,477 + $11/unit
Site & Building Plan – addition (multi-family)	~~$278~~	~~+~~	~~$568~~	$874
Site & Building Plan – addition (commercial/industrial)	~~$437~~	~~+~~	~~$841~~	$1,322
Site & Building Plan – new (multi-family)	~~$552 + $21/unit~~	~~+~~	~~$1,021~~	$1,627 + $22/unit

Site & Building Plan – new (commercial/industrial)	~~$704~~	~~+~~	~~$1,409~~	$2,186
Mining/Filling	~~$786~~	~~+~~	~~$0~~	$813
PUD's – Residential (Concept)	~~$695 + $14/unit~~	~~+~~	~~$841~~	$1,589 + $15/unit
PUD's – Residential (Preliminary)	~~$437 + $14/acre~~	~~+~~	~~$552~~	$1,032 + $15/acre
PUD's – Residential (Rezoning)	~~$437 + $14/acre~~	~~+~~	~~$552~~	$1,032 + $15/acre
PUD's – Residential (Final)	~~$275 + $6/acre~~	~~+~~	~~$441~~	$741 + $7/acre
PUD's – Other (Concept)	~~$987 + $29/acre~~	~~+~~	~~$1,401~~	$2,470 + $30/acre
PUD's – Other (Preliminary)	~~$563 + $14/acre~~	~~+~~	~~$989~~	$1,605 + $15/acre
PUD's – Other (Rezoning)	~~$566 + $14/acre~~	~~+~~	~~$989~~	$1,609 + $15/acre
PUD's – Other (Final)	~~$269 + $10/acre~~	~~+~~	~~$451~~	$745 + $11/acre
Mailing List (preparation)	~~$0~~	~~+~~	~~$137~~	$142
Sign Permit (wall sign)	~~$116~~	~~+~~	~~$0~~	$120
Permit (monument sign)	~~$232~~	~~+~~	~~$0~~	$240

SECTION 2: **AMENDMENT** "5.48.010 Development Area Fees" of the City of Chaska Municipal Code is hereby *amended* as follows:

AMENDMENT

5.48.010 Development Area Fees

Development Area Fees:

Water Area	~~$ 3,100~~ $3,207 per acre
Sanitary Sewer Area	~~$ 4,161~~ $4,304 per acre

Storm Water Area - Commercial	~~$ 21,627~~ $22,371 per acre
Storm Water Area - Industrial	~~$ 14,959~~ $15,474 per acre
Storm Water Area – Single Family Residential	~~$ 9,411~~ $9,735 per acre
Storm Water Area – Multi-Family Residential	~~$ 12,738~~ $13,176 per acre
Park Dedication – Commercial & Industrial	~~$ 13,411~~ $13,872 per acre
Park Dedication – Single Family & Duplex	~~$ 4,633~~ $4,792 per unit
Park Dedication – Multi-Family/ 3 or more units	~~$ 2,130~~ $2,204 per unit
Trails – One & Two family dwellings	~~$ 516~~ $534 per unit
Trails – Townhouse (detached)	~~$ 412~~ $426 per unit
Trails – Townhouse (attached)	~~$ 412~~ $426 per unit
Trails - Apartments	~~$ 313~~ $324 per unit
Trails - Commercial & Industrial	~~$ 1,544~~ $1,597 per acre
Underground Electrical – Single Family	~~$ 378-$537~~ $391-$555 per lot
Street - Name Sign	~~$ 75~~ $78 each
Street - Traffic Sign	~~$ 227~~ $235 each

SECTION 3: **AMENDMENT** "5.48.020 Connection Charges (Paid With Building Permit)" of the City of Chaska Municipal Code is hereby *amended* as follows:

AMENDMENT

5.48.020 Connection Charges (Paid With Building Permit)

Connection Charges (Paid With Building Permit):

Water Connection	~~$ 5,199~~ $5,378 per SAC unit
Sanitary Sewer Connection	~~$ 4,265~~ $4,412 per SAC unit
Metropolitan Council Environmental Service (MCES) SAC	$2,485 per SAC unit

SECTION 4: **AMENDMENT** "11.04.060 Table 1-A Building And Fire Permit Fees" of the City of Chaska Municipal Code is hereby *amended* as follows:

AMENDMENT

11.04.060 Table 1-A Building And Fire Permit Fees

Permit fees shall be assessed for work governed by this Code in accordance with the fee schedule adopted by the City of Chaska in Code of Ordinances, Table 1-A and included in this ordinance. When submittal documents are required, a plan review fee shall be collected at 50% for residential plans and 65% for commercial/industrial plans of the normal building permit fee. The plan review fees specified in this section are separate fees from the permit fees specified and are in addition to the permit fees. In addition, a surcharge fee shall be collected on all permits issued for work governed by this Code in accordance with Minn. Stat. § 326B.148.

The City shall collect a deposit from applicants for building permits at the time a building permit is issued to ensure compliance with the requirements of the permit. The deposit will be released to the applicant when the City determines that the requirements of the permit are complete. The amount of the deposit for single family homes and townhome units shall be **$3,000.00** Deposits which are unclaimed by the applicant for more than three years after the date on which a Temporary Certificate of Occupancy is issued for the subject property shall be deemed abandoned and shall be transmitted to the State of Minnesota pursuant to the Minnesota Uniform Disposition of Unclaimed Property Act, Minnesota Statutes Section 345.31 et. seq., or its successor statute.

Table 1-A: Building Permit Fees

Total Valuation	**Fee**
$1.00 to $500.00	~~$32.00~~ $33.00 Minimum Permit Fee ~~$68.00~~ $71.00 plus State Surcharge
$501.00 to $2,000.00	~~$32.00~~ $33.00 for the first $500.00 plus ~~$3.89~~ $4.02 for each additional $100.00, or fraction thereof, to and including $2,000.00.
$2,001.00 to $25,000.00	~~$90.35~~ $93.46 for the first $2,000.00 plus ~~$17.38~~ $17.98 for each additional $1,000.00, or fraction thereof, to and including $25,000.00.
$25,001.00 to $50,000.00	~~$490.09~~ $506.95 for the first $25,000.00 plus ~~$12.60~~ $13.03 for each additional $1,000.00, or fraction thereof, to and including $50,000.00.
$50,001.00 to $100,000.00	~~$805.09~~ $832.89 for the first $50,000.00 plus ~~$8.87~~ $9.18 for each additional $1,000.00, or fraction thereof, to and including $100,000.00.
$100,001.00 to	~~$1,248.59~~ $1,291.54 for the first $100,000.00 plus ~~$7.09~~ $7.33 for each additional $1,000.00, or fraction thereof, to and including

$500,000.00	$500,000.00.
$500,001.00 to $1,000,000.00	~~$4,084.59~~ $4,225.10 for the first $500,000.00 plus ~~$5.78~~ $5.98 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00.
$1,000,001.00 and up	~~$6,974.59~~ $7,214.52 for the first $1,000,000.00 plus ~~$4.73~~ $4.89 for each additional $1,000.00, or fraction thereof.

State Surcharge Computation

Construction Value Range	**Surcharge Computation**
Up to $1,000,000.00	.0005 x Valuation
$1,000,001.00 to $2,000,000.00	$500.00 + .0004 x Valuation - $1,000,000.00
$2,000,000.00 to $3,000,000.00	$900.00 + .0003 x Valuation - $2,000,000.00
$3,000,000.00 to $4,000,000.00	$1,200.00 + .0002 x Valuation - $3,000,000.00
$4,000,000.00 to $5,000,000.00	$1,400.00 + .0001 x Valuation - $4,000,000.00
$5,000,000.00 or more	$1,500.00 + .00005 x Valuation - $5,000,000.00

Flat Fees

Residential Re-Roof / Re-Side / Windows-Doors	1-2 units ~~$105.00~~ $109.00 + State Surcharge + Tech Fee 3-6 units ~~$210.00~~ $217.00 + State Surcharge + Tech Fee 7-9 units ~~$316.00~~ $327.00 + State Surcharge + Tech Fee 10+units ~~$352.00~~ $364.00 + State Surcharge + Tech Fee

Plumbing - residential new	~~$237.00~~ $245.00 + State Surcharge + Tech Fee
Pools – above ground	~~$138.00~~ $143.00 + State Surcharge + Tech Fee
Pools – below ground	~~$331.00~~ $342.00 + State Surcharge + Tech Fee
Fireplace	~~$105.00~~ $109.00 + State Surcharge + Tech Fee + Tech Fee
Basements (Finish/Remodel)	~~$18.00~~ $19.00/square foot + State Surcharge
Decks (existing homes)	~~$22.00~~ $24.00/square foot + State Surcharge
Manufactured Homes	~~$215.00~~ $222.00 + State Surcharge + Tech Fee
House – move	~~$221.00~~ $229.00 + State Surcharge + Tech Fee
House – demolition	~~$138.00~~ $143.00 + State Surcharge + Tech Fee
Minimum Building Permit Fee	~~$68.00~~ $71.00
Fence Permit (Zoning Permit)	~~$53.00~~ $55.00
Technology (Fee)	$6.00/permit

New Home Permit Valuation

Housing - attached	~~$120.00~~ $124.00 per square foot + State Surcharge + Tech Fee
Housing – detached	~~$130.00~~ $134.00 per square foot + State Surcharge + Tech Fee
Basement - finished	~~$34.00~~ $35.00 per square foot + State Surcharge + Tech Fee
	~~$24.00~~ $25.00 per square foot + State

Basements – unfinished/crawl space/slab on grade	Surcharge + Tech Fee
Garage – wood frame	~~$49.00~~ $51.00/square foot + State Surcharge + Tech Fee
Garage – slab on grade	~~$24.00~~ $25.00/square foot+ State Surcharge + Tech Fee
Addition-Residential	~~$90.00~~ $93.00/square foot + State Surcharge + Tech Fee
Porch – 3 season	~~$51.00~~ $53.00/per square foot+ State Surcharge + Tech Fee
Porch – screen porch	~~$36.00~~ $37.00/per square foot+ State Surcharge + Tech Fee
Porch – front stoop	~~$36.00~~ $37.00/per square foot+ State Surcharge + Tech Fee
Decks (new homes)	~~$17.00~~ $18.00 per square foot + State Surcharge + Tech Fee
Plumbing Residential (existing), ~~&~~ Mechanical Residential and Sewer & Water	~~$68.00~~ $71.00 Minimum + State Surcharge + Tech Fee
Plan Review Fee	50% of permit fee
Landscape Escrow for New Single Family/Townhomes	$3,000.00 each unit

Residential

Residential Additions/Alterations	~~$17.00~~ $18.00 per square foot
Residential Plan Review for Additions/Alterations	50% of permit fee
~~Commercial Mechanical and Plumbing~~	~~Valuation x 1.65% ($68.00 minimum) + State Surcharge + Tech Fee~~

~~Commercial Mechanical and Plumbing>$25,000.00~~	~~Valuation x 1.60% ($68.00 minimum) + State Surcharge + Tech Fee~~
Residential Mechanical, ~~and~~ Plumbing, Sewer & Water ~~Additions/~~Alterations	Valuation x 1.65% (~~$68.00~~ $71.00 minimum) + State Surcharge + Tech Fee

Commercial

Commercial Building Permit Fee	75% ICC Building Valuation Data from February 2024
Commercial Building Plan Review Fee	65% of permit fee
Commercial Mechanical, Plumbing and Sewer & Water	Valuation x 1.65% ($109.00 minimum) + State Surcharge + Tech Fee
Commercial Mechanical, Plumbing and Sewer & Water > $25,000.00	Valuation x 1.65% ($109.00 minimum) + State Surcharge + Tech Fee

Other Inspections and Fees:

A. Inspections outside of normal business hours (per hour) (minimum charge—two hours $95.00 per hour [1]
B. Reinspection fees assessed under provisions of CMCO 11.04.020 (per hour) ..... $63.00 per hour [1]
C. Inspections for which no fee is specifically indicated (per hour) (minimum charge—one hour) ..... $63.00 per hour [1]
D. Additional plan review required by changes, additions or revisions to plans (per hour) (minimum charge—one hour) ..... $63.00 [1]
E. For use of outside consultants for plan checking and inspections, or both ..... Actual costs [2]

[1] Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2] Actual costs include administrative and overhead costs.

Rental Dwelling License Fee

Single Family Dwelling	~~$97.00~~ $100.00 for entire dwelling
Duplex Dwelling	~~$158.00~~ $163.00 for entire dwelling
Triplex Dwelling	~~$195.00~~ $202.00 for entire dwelling
Four-Plex Dwelling	~~$231.00~~ $239.00 for entire dwelling
Multi-Family Dwelling 5-11 units	~~$231.00~~ $239.00 for first five units plus ~~$49.00~~ $51.00 each additional unit
Multi-Family Dwelling 12 or more units	~~$706.00~~ $730.00 for first twelve units plus ~~$18.00~~ $19.00 each additional unit
Late fee (March 1st until April 1st)	50% of rental license fee
Late fee (after April 1st)	100% of rental license fee
Penalty fee (after May 15th)	$500.00 in addition to previous fees
Reinstatement fee for suspended or revoked license	Additional 50% of rental license fee

Fire Department Permit and Plan Review Fees

Fire Alarm Permit	Valuation x 1.5% + 65% of permit fee + $5.00 technology fee
Fire Suppression Permit	Valuation x 1.5% + 65% of permit fee + $5.00 technology fee
Above/Below Ground Liquid Tanks	Valuation x 1.5% + 65% of permit fee + $5.00 technology fee

(Ord. No. 970, Sec. 1, 11/18/19)

PASSED AND ADOPTED BY THE CITY OF CHASKA COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Grau	_____	_____	_____	_____
Councilmember Hatfield	_____	_____	_____	_____
Councilmember Benesh	_____	_____	_____	_____
Councilmember Sheveland	_____	_____	_____	_____
Mayor Hubbard	_____	_____	_____	_____

Presiding Officer

_____
Taylor Hubbard, Mayor, City of Chaska

Attest

_____
Denise Beebe, Senior Clerk, City of Chaska

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **November 17, 2025**

Paid and Unpaid Invoices:
Check #'s 358509-358689 **$1,588,002.91**

Paid Electronic Invoices:
Wire #'s 4945-4958 **$582,595.88**

Amount for Approval-Council Meeting:
November 17, 2025 **$2,170,598.79**

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006 SCOTT A HUTNICK									
147707		09/30/2025	110725	358520	450.00	11/15/2025	INV	PD	September Animal Control
CHECK DATE: 11/07/2025									
147708		10/31/2025	110725	358520	450.00	11/15/2025	INV	PD	October Animal Control
CHECK DATE: 11/07/2025									
					900.00				
112727 7 MINUTE SECURITY LLC									
1580		10/30/2025	111825	358537	1,666.66	11/29/2025	INV	PD	SECURITY SERVICES-VULNERA
CHECK DATE: 11/18/2025									
110064 GREGORY B ABSEY									
147042		10/16/2025	111825	358538	600.00	11/03/2025	INV	PD	Fire & Ice 2026-Saturday
CHECK DATE: 11/18/2025									
113052 ACQUAH, SUSANA									
2015389.002		09/30/2025	111325	358527	500.00	10/30/2025	INV	PD	RFD DAMAGE DEPOSIT FOR BI
CHECK DATE: 11/13/2025						PAYEE: ACQUAH, SUSANA			
113149 ADAM, KELSEY									
350033975-39246		11/07/2025	111825	358539	147.57	12/07/2025	INV	PD	CREDIT BALANCE REFUND-197
CHECK DATE: 11/18/2025									
100036 ADAMS PEST CONTROL INC									
4289716		10/20/2025	111825	358540	79.30	11/27/2025	INV	PD	PEST CONTROL
CHECK DATE: 11/18/2025									
4289822		10/20/2025	111825	358540	47.03	11/27/2025	INV	PD	PEST CONTROL
CHECK DATE: 11/18/2025									
4289839		10/20/2025	111825	358540	76.13	11/27/2025	INV	PD	BUG LIGHT LEASE
CHECK DATE: 11/18/2025									
					202.46				
113154 ANDERSON, DAVID									
610000110-37119		11/07/2025	111825	358541	269.94	12/07/2025	INV	PD	CREDIT BALANCE REFUND-371
CHECK DATE: 11/18/2025									
100119 SHAKOPEE VALLEY FORD									

Report generated: 11/14/2025 09:48
User: 8482mrob
Program ID: apinvlst

City of Chaska

VENDOR INVOICE LIST

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413952FOW		10/27/2025	111825	358542	35.57	11/27/2025	INV	PD	#1212 REARVIEW CAMERA
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414168FOW		10/29/2025	111825	358542	333.87	11/29/2025	INV	PD	#1228 BRAKE PADS & ROTORS
CHECK DATE: 11/18/2025									
414200FOW		10/30/2025	111825	358542	88.03	11/30/2025	INV	PD	#1128 SPLASH SHEILD
CHECK DATE: 11/18/2025									
414262FOW		10/30/2025	111825	358542	298.21	11/30/2025	INV	PD	#1232 WATER PUMP/PULLEYS
CHECK DATE: 11/18/2025									
414768FOW		11/07/2025	111825	358542	147.74	12/07/2025	INV	PD	#1151 PLUGS/GASKETS
CHECK DATE: 11/18/2025									
414777FOW		11/07/2025	111825	358542	35.70	12/07/2025	INV	PD	#1151 EVAP SOLINOID
CHECK DATE: 11/18/2025									
CM414768FOW		11/07/2025	111825	358542	-61.95	12/07/2025	CRM	PD	#1151 SOLINOID CREDIT
CHECK DATE: 11/18/2025									
					877.17				
109198 ARCHER MECHANICAL									
34629		10/24/2025	111825	358543	959.96	11/24/2025	INV	PD	Replaced leaky boiler pip
CHECK DATE: 11/18/2025									
101930 AXON ENTERPRISE INC									
INUS393238		11/01/2025	111825	358544	2,520.07	12/01/2025	INV	PD	Axon Air License
CHECK DATE: 11/18/2025									
105236 B & B TRANSFORMER INC									
30041	250306	10/23/2025	111825	358545	64,505.00	11/23/2025	INV	PD	1 TRN UG 1500KVA 277/480
CHECK DATE: 11/18/2025									
100174 BAUER BUILT TIRE AND BATTERY									
180317831		10/24/2025	111825	358546	164.46	12/15/2025	INV	PD	TOWN COURSE TIRES
CHECK DATE: 11/18/2025									
180317833		10/24/2025	111825	358546	157.32	12/15/2025	INV	PD	#1222 TIRES
CHECK DATE: 11/18/2025									
180317841		10/24/2025	111825	358546	723.28	12/15/2025	INV	PD	G1 GENERATOR TIRES
CHECK DATE: 11/18/2025									
180317842		10/24/2025	111825	358546	479.56	12/15/2025	INV	PD	#1234 TIRES
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

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180317873		10/24/2025	111825	358546	711.92	12/15/2025	INV	PD	#401 TIRES
CHECK DATE: 11/18/2025									
518036076		10/29/2025	111825	358546	3,288.41	12/15/2025	INV	PD	#312 REAR TIRES
CHECK DATE: 11/18/2025									
518036077		10/29/2025	111825	358546	6,395.14	12/15/2025	INV	PD	#110, #115 & #118 TIRES
CHECK DATE: 11/18/2025									
					12,399.65				
113127 BECKERMAN, ROBERT									
147183		10/29/2025	111825	358547	447.78	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
113142 ANN BECKMAN									
147761		11/05/2025	111825	358548	363.00	12/05/2025	INV	PD	instruction Pencil Art Cl
CHECK DATE: 11/18/2025									
100188 BERRY COFFEE COMPANY									
1086161		11/01/2025	111825	358549	72.00	12/01/2025	INV	PD	Lodge burner rental
CHECK DATE: 11/18/2025									
100196 BIFFS INC									
INV272805		10/27/2025	111825	358550	100.00	11/24/2025	INV	PD	RUSH FEE TO EMPTY DAY EAR
CHECK DATE: 11/18/2025									
113145 BLANK, BOBBI									
147759		10/29/2025	111825	358551	98.00	12/03/2025	INV	PD	MILEAGE-ACCOUNTING CLASSE
CHECK DATE: 11/18/2025									
102279 BOLTON & MENK INC									
0376810		10/16/2025	111825	358552	10,167.38	11/28/2025	INV	PD	Mn River Bluffs Regional
CHECK DATE: 11/18/2025									
100214 BORDER STATES INDUSTRIES INC									
931375204		10/27/2025	111825	358553	29.50	11/25/2025	INV	PD	CONDUIT STRAPS
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

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113133 BUSHARD, ADAM									
147189		10/29/2025	111825	358554	57.79	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
111662 CARLSON, ANDREW									
147797		10/29/2025	111825	358555	100.80	12/08/2025	INV	PD	MILEAGE-TYLER USER GRP, M
CHECK DATE: 11/18/2025									
113137 CARLSON, THOMAS									
147193		10/29/2025	111825	358556	146.00	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
100323 CDW GOVERNMENT INC									
AG56G9S		10/22/2025	111825	358557	310.50	11/21/2025	INV	PD	WIRELESS HEADPHONE-BOBBI
CHECK DATE: 11/18/2025									
AG59S3Y		10/23/2025	111825	358557	226.92	11/22/2025	INV	PD	SURFACE DOCK
CHECK DATE: 11/18/2025									
AG5ZS6A		10/22/2025	111825	358557	310.50	11/21/2025	INV	PD	WIRELESS HEADPHONE-WHITNE
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AG6E76K		10/24/2025	111825-2	358675	1,726.49	11/23/2025	INV	PD	VEEAM RENEWAL
CHECK DATE: 11/18/2025									
AG6GC1Y		10/24/2025	111825	358557	71.16	11/23/2025	INV	PD	USB ADAPTERS-INVENTORY
CHECK DATE: 11/18/2025									
AG6HU2X		10/24/2025	111825	358557	1,708.55	11/23/2025	INV	PD	SURFACE
CHECK DATE: 11/18/2025									
AG6NR9K		10/27/2025	111825	358557	3,037.38	11/26/2025	INV	PD	2 75" LG TVS-COMMUNICATIO
CHECK DATE: 11/18/2025									
AG6ST9J		10/28/2025	111825	358557	78.84	11/27/2025	INV	PD	7-PORT USB-C HUB
CHECK DATE: 11/18/2025									
AG6YC9N		10/29/2025	111825	358557	20.84	11/28/2025	INV	PD	LAPTOP PADS-KORA
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AG7A99G		10/30/2025	111825-2	358675	42.57	11/29/2025	INV	PD	ACROBAT-PD
CHECK DATE: 11/18/2025									
AG7AN1D		10/30/2025	111825	358557	-151.57	12/31/2025	CRM	PD	DOCK-PK/REC RETURN
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
AG7C87L		10/31/2025	111825	358557	-128.06	12/31/2025	CRM	PD	NETWORK LABEL MAKER RETUR
CHECK DATE: 11/18/2025									
					7,254.12				
100332 CENTERPOINT ENERGY RESOURCES CORP									
109045922/OCT25		11/05/2025	111325	358528	7,660.10	12/03/2025	INV	PD	OCT 1661 PARK RIDGE DR GA
CHECK DATE: 11/13/2025									
109052076/OCT25		11/05/2025	111325	358528	6,137.94	12/03/2025	INV	PD	OCT 1611 PARK RIDGE DR GA
CHECK DATE: 11/13/2025									
120564141/OCT25		11/04/2025	111325	358528	22.61	12/02/2025	INV	PD	OCT 1599 OAK CREEK PASS G
CHECK DATE: 11/13/2025									
139150478/OCT25		11/04/2025	111325	358528	28.10	12/02/2025	INV	PD	OCT 3695 GRAND CHEVALLE P
CHECK DATE: 11/13/2025									
64030791582/OCT25		11/04/2025	111325	358528	17.96	12/02/2025	INV	PD	OCT 216 W 4TH ST GAS SVC
CHECK DATE: 11/13/2025									
64030828871/OCT25		11/04/2025	111325	358528	25.56	12/02/2025	INV	PD	OCT 423 N WALNUT ST GAS S
CHECK DATE: 11/13/2025									
					13,892.27				
113143 CENTRAL UNITED COOPERATIVE									
200861		10/28/2025	111825	358558	392.00	11/25/2025	INV	PD	SALT FOR CITY SIDEWALKS
CHECK DATE: 11/18/2025									
100337 QWEST CORPORATION									
313773369/NOV25		11/01/2025	111325	358529	43.34	11/28/2025	INV	PD	NOV CCC BURLAR ALARM
CHECK DATE: 11/13/2025									
105431 EUGENE FLAUVIN MILLER									
147779		10/30/2025	111825	358559	600.00	11/30/2025	INV	PD	#40 ROOF RUST REPAIRS
CHECK DATE: 11/18/2025									
147950		11/07/2025	111825-2	358676	3,705.10	12/07/2025	INV	PD	#707 FRONT END FIX
CHECK DATE: 11/18/2025									
					4,305.10				
110240 CINTAS CORPORATION NO 2									
84176/OCT2025		10/31/2025	111325	358530	1,577.78	11/10/2025	INV	PD	OCT RUG/MAT SVC
CHECK DATE: 11/13/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100419 CLOVER CONDOMINIUM ASSOCIATION									
00498839-48	250004	11/10/2025	111325	358531	1,544.84	11/30/2025	INV	PD	DEC COMMUNITY ROOM DUES
CHECK DATE: 11/13/2025									
113155 COMMUNITY ASSET FOUNDATION									
10007903-38274		11/07/2025	111825	358560	218.26	12/07/2025	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 11/18/2025									
112484 CONFLUENCE INC									
33206		10/30/2025	111825	358561	3,060.00	11/30/2025	INV	PD	SW Park Master Plan
CHECK DATE: 11/18/2025									
113125 CORBETT, CLARK									
147181		10/29/2025	111825	358562	179.80	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
110412 IMPERIAL BAG & PAPER CO LLC									
4444532		11/03/2025	111825	358563	89.50	12/03/2025	INV	PD	Parts for Arena Auto Scru
CHECK DATE: 11/18/2025									
4446925		11/07/2025	111825	358563	415.16	12/07/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 11/18/2025									
					504.66				
100529 STEVEN BECKMAN CORPORATION									
C07131		11/07/2025	111825-2	358677	-260.00	12/07/2025	CRM	PD	TURBO ACTUATOR CORE CREDI
CHECK DATE: 11/18/2025									
D000052839		11/06/2025	111825-2	358677	1,352.29	12/06/2025	INV	PD	#144 TURBO ACTUATOR & COR
CHECK DATE: 11/18/2025									
					1,092.29				
104329 DONLIE UNDERGROUND INC									
10038		10/31/2025	111825	358564	19,914.00	11/30/2025	INV	PD	WO#17014 82ND ST NEW PERM
CHECK DATE: 11/18/2025									
10039		10/31/2025	111825	358564	52,410.00	11/30/2025	INV	PD	WO#16047 HWY 41/ENGLER PR
CHECK DATE: 11/18/2025									
10040		10/31/2025	111825	358564	15,744.75	12/03/2025	INV	PD	Fiber Project for Public
CHECK DATE: 11/18/2025									

City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					88,068.75				
111282 CANNON TECHNOLOGIES INC									
953763717	240117	11/20/2024	111825	358565	61,111.60	12/20/2025	INV	PD	HANGERS,SUBMTR GPS, CALL
CHECK DATE: 11/18/2025									
956241522	240117	11/04/2025	111825	358565	53,953.25	12/04/2025	INV	PD	MAILERS,HANGERS, INSTALL
CHECK DATE: 11/18/2025									
956249865	240117	11/05/2025	111825	358565	60,830.45	12/05/2025	INV	PD	POST CARDS, DOOR HNGRS, I
CHECK DATE: 11/18/2025									
CR969385373	240117	02/17/2025	111825	358565	-54,286.60	11/04/2025	CRM	PD	HANGERS,SUBMTR GPS(credit
CHECK DATE: 11/18/2025									
					121,608.70				
102657 ENERGY MANAGEMENT SOLUTIONS INC									
11056		11/03/2025	111825	358566	9,527.30	12/08/2025	INV	PD	NOVEMBER MONTHLY RETAINER
CHECK DATE: 11/18/2025									
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
167069723		10/22/2025	110425-2	358509	649.86	11/22/2025	INV	PD	NOV EMP INS PREM-VISION
CHECK DATE: 11/04/2025									
111170 ELLIOTT AUTO SUPPLY CO INC									
1-11213263		10/29/2025	111825	358567	154.81	11/29/2025	INV	PD	WINDSHIELD WASHER FLUID
CHECK DATE: 11/18/2025									
1-91872		11/05/2025	111825	358567	-16.00	12/05/2025	CRM	PD	DRUM CREDIT-WASHER FLUID
CHECK DATE: 11/18/2025									
					138.81				
110568 KIRI ANN FAUL									
2536		11/03/2025	111825	358568	1,300.00	12/03/2025	INV	PD	Leadership & Management P
CHECK DATE: 11/18/2025									
106319 CHAD JEREMY FIGG									
Oct 2025 Tae Kwon Do		11/01/2025	111825	358569	857.04	12/01/2025	INV	PD	October 2025 Tae Kwon Do
CHECK DATE: 11/18/2025									
109941 BRIDGETOWER OPCO LLC									
745809687		09/04/2025	111825	358570	489.90	10/04/2025	INV	PD	VICTORIA DR UTILITY IMPRO

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/18/2025									
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00894847-1		11/01/2025	111325	358532	441.76	12/01/2025	INV	PD	NOV SIP PHONE BILL
CHECK DATE: 11/13/2025									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278x110325		10/25/2025	110725	358521	906.59	11/20/2025	INV	PD	OCT FIRSTNET MOBILE
CHECK DATE: 11/07/2025									
100672 BDG INC									
32086		11/04/2025	111825	358571	181.75	12/04/2025	INV	PD	#922 AUTO HOSE WINDER PAW
CHECK DATE: 11/18/2025									
100693 FS3 INC									
96776	250303	10/23/2025	111825	358572	18,480.00	11/28/2025	INV	PD	30,000FT 2&3" COND CONT,6
CHECK DATE: 11/18/2025									
96799		10/27/2025	111825	358572	1,559.30	11/27/2025	INV	PD	#724 PULLING GRIPS
CHECK DATE: 11/18/2025									
96863		10/29/2025	111825	358572	317.19	11/28/2025	INV	PD	BORE MACHINE PARTS
CHECK DATE: 11/18/2025									
					20,356.49				
107570 GO PERMITS LLC									
B25-0374		09/17/2025	111825-2	358678	105.00	12/04/2025	INV	PD	RFD BLDG PERMIT-716 ASHLE
CHECK DATE: 11/18/2025									
101463 GOPHER STATE ONE CALL									
5100285		10/31/2025	111825	358573	985.50	11/30/2025	INV	PD	OCTOBER LOCATES
CHECK DATE: 11/18/2025									
113144 GOTZ, JOHN									
2015468.002		10/30/2025	111825	358574	500.00	11/30/2025	INV	PD	RFD DAMAGE DEPOSIT-WEDDIN
CHECK DATE: 11/18/2025						PAYEE: GOTZ, JOHN			
100759 WW GRAINGER INC									
9680784700		10/20/2025	111825	358575	7.94	11/19/2025	INV	PD	KEY BLANK

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/18/2025									
9687338369		10/24/2025	111825	358575	25.63	11/24/2025	INV	PD	FUSES-HOT WATER HEATER
CHECK DATE: 11/18/2025									
9687761768		10/24/2025	111825	358575	75.55	11/23/2025	INV	PD	REPLACEMENT SNAKE CABLE
CHECK DATE: 11/18/2025									
9690817201		10/28/2025	111825	358575	60.69	11/27/2025	INV	PD	BOLTS FOR BALLARDS
CHECK DATE: 11/18/2025									
9693361033		10/30/2025	111825	358575	121.16	11/30/2025	INV	PD	PIPING FOR PRV-CREST
CHECK DATE: 11/18/2025									
9693361041		10/30/2025	111825	358575	26.27	11/29/2025	INV	PD	CEMENT ANCHORS
CHECK DATE: 11/18/2025									
9693361058		10/30/2025	111825	358575	34.90	11/30/2025	INV	PD	PIPING FOR PRV-CREST
CHECK DATE: 11/18/2025									
9693361066		10/30/2025	111825	358575	34.90	11/30/2025	INV	PD	PIPING FOR PRV-CREST
CHECK DATE: 11/18/2025									
					387.04				
112518 THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA									
NOV-25		10/17/2025	110425-2	358510	8,107.23	11/01/2025	INV	PD	NOV EMP INS PREM-DENTAL
CHECK DATE: 11/04/2025									
113132 HAMILTON, TANYA									
147188		10/29/2025	111825	358576	294.32	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
106216 ROSHE 2 INCORPORATED									
3419		11/10/2025	111825	358577	2,976.40	12/10/2025	INV	PD	OCT EVENT CTR LABOR
CHECK DATE: 11/18/2025									
3420		11/01/2025	111825	358577	4,330.00	12/01/2025	INV	PD	NOV CURL/EVENT CTR CLEANI
CHECK DATE: 11/18/2025									
					7,306.40				
113135 HARL, ALYSSA									
147191		10/29/2025	111825	358578	154.21	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
109325 HIGHLAND MANAGEMENT GROUP									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
230004010-10005829		10/30/2025	110425-2	358511	483.66	11/30/2025	INV	PD	RFD OVERPAYMENT ON ACCT 2
CHECK DATE: 11/04/2025						PAYEE: HIGHLAND MANAGEMENT GROUP			
100859 HOISINGTON KOEGLER GROUP INC									
024-047-12		11/09/2025	111825	358579	641.25	12/09/2025	INV	PD	MEADOW PARK
CHECK DATE: 11/18/2025									
025-042-2		11/10/2025	111825	358579	12,739.02	12/10/2025	INV	PD	CITY HALL PLAZA
CHECK DATE: 11/18/2025									
					13,380.27				
106151 HOLT TOUR AND CHARTER INC									
53223		11/04/2025	111825	358580	935.00	12/04/2025	INV	PD	transportation for Treasu
CHECK DATE: 11/18/2025									
104751 IMPACT MAILING OF MINNESOTA INC									
220280		11/04/2025	111825	358581	8,999.15	12/04/2025	INV	PD	OCT UTILITY BILLS
CHECK DATE: 11/18/2025									
220294		11/05/2025	111825	358581	1,778.78	12/05/2025	INV	PD	OCT REMINDER NOTICES
CHECK DATE: 11/18/2025									
220295		11/05/2025	111825	358581	945.75	12/05/2025	INV	PD	OCT DISCONNECT NOTICES
CHECK DATE: 11/18/2025									
220296		11/05/2025	111825	358581	660.23	12/05/2025	INV	PD	OCT FINAL BILLS
CHECK DATE: 11/18/2025									
					12,383.91				
110528 INVOICE CLOUD INC									
3052-2025_10		10/31/2025	111825	358582	19,055.40	11/30/2025	INV	PD	OCT UB PAYMENT PROCESSING
CHECK DATE: 11/18/2025									
113140 ISMAEL, ALDANA NOA									
147197		10/29/2025	111825	358583	21.00	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
112068 I:SPACE FURNITURE INC									
35467		10/27/2025	111825	358584	7,681.22	11/26/2025	INV	PD	2nd half Players Lounge R
CHECK DATE: 11/18/2025									
113129 JOCHUM, PATRICIA									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
147185		10/29/2025	111825	358585	69.05	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
41818106		10/24/2025	111825	358586	1,192.28	11/24/2025	INV	PD	Installed cell line conne
CHECK DATE: 11/18/2025									
41828521`		11/07/2025	111825-2	358679	794.86	12/07/2025	INV	PD	Installed cell line conne
CHECK DATE: 11/18/2025									
					1,987.14				
113151 JOHNSON, KIRK									
550301235-30623		11/07/2025	111825	358587	56.91	12/07/2025	INV	PD	CREDIT BALANCE REFUND-130
CHECK DATE: 11/18/2025									
100972 JT SERVICES OF MINNESOTA									
JT25-289-04	250305	10/17/2025	111825	358588	14,184.45	11/17/2025	INV	PD	6 FIXTURE LED HWY 41 BLK
CHECK DATE: 11/18/2025									
JT25-293-06	250304	10/17/2025	111825	358588	14,184.45	11/17/2025	INV	PD	6 FIXTURE LED HWY 41 BLK
CHECK DATE: 11/18/2025									
					28,368.90				
106300 KIBBLE EQUIPMENT LLC									
913353		11/06/2025	111825-2	358680	3,032.23	12/06/2025	INV	PD	#226 DEF HEADER REPLACEME
CHECK DATE: 11/18/2025									
101007 KODRU EQUIPMENT LLC									
54527B44042		10/30/2025	111825	358589	11,573.00	11/30/2025	INV	PD	CREST PRV
CHECK DATE: 11/18/2025									
113128 KOTTKE, MERLIN									
147184		10/29/2025	111825	358590	12.65	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
113147 LAMM COUNTS, LORI									
91274220-34139		11/07/2025	111825	358591	64.18	12/07/2025	INV	PD	CREDIT BALANCE REFUND-129
CHECK DATE: 11/18/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113126 LARSON, TED R									
147182		10/29/2025	111825	358592	764.28	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
108054 LEADSONLINE LLC									
421781		10/15/2025	111825	358593	2,773.00	11/15/2025	INV	PD	TotalTrack Investigation
CHECK DATE: 11/18/2025									
105326 LENNAR									
2936 IRONWOOD BLVD		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
2972 IRONWOOD BLVD		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3001 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3007 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3021 SUGAR MAPLE DR		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3025 SUGAR MAPLE DR		11/04/2025	111825	358594	2,500.00	12/04/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3036 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3037 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3039 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3042 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3048 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3054 SUGAR MAPLE DR		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3060 SUGAR MAPLE DR		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
3061 SUGAR MAPLE DR		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3066 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3069 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3073 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3076 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3082 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3088 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3102 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3103 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3115 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3121 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	2,500.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3142 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
3154 SUGAR MAPLE DR CHECK DATE: 11/18/2025		11/03/2025	111825	358594	3,000.00	12/03/2025	INV	PD	BUILDER DEPOSIT REFUND
101097 LOCATORS & SUPPLIES INC					71,000.00				
0323994-IN CHECK DATE: 11/18/2025		10/27/2025	111825	358595	242.30	11/27/2025	INV	PD	WINTER GLOVES
0324072-IN CHECK DATE: 11/18/2025		10/30/2025	111825	358595	480.50	11/30/2025	INV	PD	WINTER GLOVES
0324143-IN CHECK DATE: 11/18/2025		11/04/2025	111825-2	358681	1,119.76	12/04/2025	INV	PD	UTILITY MARKERS
110118 LOCKRIDGE GRINDAL NAUEN PLLP					1,842.56				
121605		11/01/2025	111825	358596	3,333.33	12/12/2025	INV	PD	NOV LOBBYIST FOR CITY SQU

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/18/2025									
105139 LUBE TECH & PARTNERS LLC									
3960954		10/24/2025	111825	358597	2,395.30	11/23/2025	INV	PD	BULK ENGINE OIL
CHECK DATE: 11/18/2025									
3965968		10/29/2025	111825	358597	86.25	11/28/2025	INV	PD	RECYCLED USED OIL FILTERS
CHECK DATE: 11/18/2025									
3966559		10/30/2025	111825	358597	130.50	11/29/2025	INV	PD	USED ANTIFREEZE RECYCLING
CHECK DATE: 11/18/2025									
					2,612.05				
113130 LUND, DAN									
147186		10/29/2025	111825	358598	424.42	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
101124 MACQUEEN EQUIPMENT									
P68422		10/31/2025	111825	358599	253.35	11/30/2025	INV	PD	#130 TRANSMISSION FILTER
CHECK DATE: 11/18/2025									
104521 MANGOLD GROUP LLC									
23729		10/31/2025	111825	358600	2,337.00	11/30/2025	INV	PD	MT PLEASANT OCTOBER MAINT
CHECK DATE: 11/18/2025									
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00281207		10/16/2025	111825	358601	17,944.70	11/15/2025	INV	PD	FUEL
CHECK DATE: 11/18/2025									
113124 MARSHALL, ANDREW									
147180		10/29/2025	111825	358602	1,026.02	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
101183 METROPOLITAN COUNCIL									
OCT 2025 SAC		10/31/2025	111825	358603	39,362.40	11/30/2025	INV	PD	OCT SAC CHARGES
CHECK DATE: 11/18/2025									
101182 METROPOLITAN COUNCIL									
0001196369		11/04/2025	111825	358604	311,137.34	12/01/2025	INV	PD	DEC SEWER SERVICES FOR ME

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/18/2025									
101187 METRO SALES INC									
INV2905710		10/06/2025	110725	358522	303.07	11/05/2025	INV	PD	Ricoh/IM C6010
CHECK DATE: 11/07/2025									
INV2929037		11/03/2025	111825	358605	211.61	12/03/2025	INV	PD	Contract Invoice
CHECK DATE: 11/18/2025									
INV2931686		11/05/2025	111825	358605	39.06	12/05/2025	INV	PD	ELEC RM RICOH PRINTER
CHECK DATE: 11/18/2025									
INV2936075		11/11/2025	111825	358605	147.88	12/11/2025	INV	PD	FD COLOR COPIER
CHECK DATE: 11/18/2025									
					701.62				
101196 MID COUNTY COOP #122622									
83786		11/10/2025	111825	358606	1,246.98	12/31/2025	INV	PD	DYED DIESEL-TC
CHECK DATE: 11/18/2025									
105998 MILBANK WINWATER WORKS									
198668 03	250307	10/10/2025	111825	358607	32,000.00	11/09/2025	INV	PD	INVENTORY-ULTRASONIC 3/4"
CHECK DATE: 11/18/2025									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR1031250015739009		10/30/2025	110425-2	358513	249.65	10/31/2025	INV	PD	103125 Payroll - Child Su
CHECK DATE: 11/04/2025									
PR1031250015887922		10/31/2025	110425-2	358514	346.10	10/31/2025	INV	PD	103125 Payroll - Child Su
CHECK DATE: 11/04/2025									
PT1031250015806598		10/31/2025	110425-2	358512	461.46	10/31/2025	INV	PD	103125 Payroll - Child Su
CHECK DATE: 11/04/2025									
					1,057.21				
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD									
14829		10/28/2025	111825	358608	158.50	11/28/2025	INV	PD	FF TRAINING
CHECK DATE: 11/18/2025									
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
67313		10/22/2025	111825	358609	2,440.00	11/21/2025	INV	PD	TECH & OP CONFERENCE
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110849 MINNESOTA NATIVE LANDSCAPES INC									
56882		11/10/2025	111825	358610	550.00	12/10/2025	INV	PD	NOXIOUS WEEDS-CHEVALLE
CHECK DATE: 11/18/2025									
101256 MINNESOTA POLLUTION CONTROL AGENCY (TRAINING)									
9900075894		10/28/2025	111825-2	358682	1,755.00	11/27/2025	INV	PD	MPCA ANNUAL CONFERENCE
CHECK DATE: 11/18/2025									
101275 MINNESOTA UI FUND									
Q3-2025		10/08/2025	110425-2	358515	7,158.46	11/30/2025	INV	PD	Q3 UNEMPLOYMENT
CHECK DATE: 11/04/2025									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/OCT25		10/28/2025	110725	358523	1,556.00	11/22/2025	INV	PD	OCT ST LITES-TOWN COURSE
CHECK DATE: 11/07/2025									
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1080485		11/06/2025	111825-2	358683	5,282.00	12/06/2025	INV	PD	MONTHLY SUBSTATION MAINTE
CHECK DATE: 11/18/2025									
113136 MISZKIEWICZ, DEVIN									
147192		10/29/2025	111825	358611	85.86	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
ABR0361095X		10/25/2025	111825-2	358684	25.00	11/24/2025	INV	PD	8845 LYMAN PRESSURE VESSE
CHECK DATE: 11/18/2025									
ABR0361395X		10/25/2025	111825	358612	25.00	11/24/2025	INV	PD	MSB PRESSURE VESSEL
CHECK DATE: 11/18/2025									
ABR0361462X		10/25/2025	111825	358612	325.00	11/24/2025	INV	PD	CCC PRESSURE VESSELS
CHECK DATE: 11/18/2025									
ABR0362705X		10/25/2025	111825	358612	50.00	11/24/2025	INV	PD	735 VICTORIA PRESSURE VES
CHECK DATE: 11/18/2025									
ABR0362827X		10/25/2025	111825	358612	25.00	11/24/2025	INV	PD	TC MAINT PRESSURE VESSEL
CHECK DATE: 11/18/2025									
ABR0362828X		10/25/2025	111825	358612	25.00	11/24/2025	INV	PD	WTP PRESSURE VESSEL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/18/2025									
ABR0363311X		10/25/2025	111825	358612	25.00	11/24/2025	INV	PD	GC BOOSTER PRESSURE VESSE
CHECK DATE: 11/18/2025									
ABR0364553X		10/25/2025	111825	358612	25.00	11/24/2025	INV	PD	ARBOR PK PRESSURE VESSEL
CHECK DATE: 11/18/2025									
ALR0181924X		10/25/2025	111825	358612	145.00	11/24/2025	INV	PD	WTP ELEVATOR LICENSE
CHECK DATE: 11/18/2025									
OCTOBER0190352025		10/31/2025	111825	358613	4,248.67	11/30/2025	INV	PD	OCT PERMIT SURCHARGES
CHECK DATE: 11/18/2025									
					4,918.67				
105853 MOR GOLF AND UTILITY INC									
57793		10/20/2025	111825	358614	760.00	11/20/2025	INV	PD	RENTAL CARS
CHECK DATE: 11/18/2025									
111870 MPOWER TECHNOLOGIES INC									
6458		10/31/2025	111825	358615	450.00	11/30/2025	INV	PD	MPOWER SOFTWARE CHANGES
CHECK DATE: 11/18/2025									
101356 MTI DISTRIBUTING INC #31380									
1499912-00		10/29/2025	111825	358616	191.08	11/29/2025	INV	PD	#244 LAWN MOWER PARTS
CHECK DATE: 11/18/2025									
1499912-01		11/05/2025	111825	358616	510.48	12/05/2025	INV	PD	#244 LAWN DECK LIFT ARMS
CHECK DATE: 11/18/2025									
					701.56				
104601 MN PLAYGROUND INC									
2025522		11/04/2025	111825-2	358685	2,811.95	12/04/2025	INV	PD	FIREMANS TEETER TOTTER
CHECK DATE: 11/18/2025									
101365 STAR GROUP LLC									
4472/OCT2025		10/31/2025	110725	358524	3,161.78	11/10/2025	INV	PD	OCT PARTS & SUPPLIES
CHECK DATE: 11/07/2025									
101367 NARDINI FIRE EQUIPMENT CO INC									
INV00359228		11/12/2025	111825	358617	626.00	11/27/2025	INV	PD	DATACENTER FIRE SYS MAINT
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113138 NGU, HELMAN									
147194		10/29/2025	111825	358618	181.69	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
102654 NORTH AMERICAN SAFETY INC									
INV102955		10/27/2025	111825	358619	120.00	11/27/2025	INV	PD	WINTER GLOVES
CHECK DATE: 11/18/2025									
INV103059		10/29/2025	111825	358619	75.00	11/29/2025	INV	PD	WINTER GLOVES
CHECK DATE: 11/18/2025									
INV103087		10/30/2025	111825	358619	52.50	11/30/2025	INV	PD	HEARING PROTECTION
CHECK DATE: 11/18/2025									
INV103291		11/05/2025	111825	358619	456.00	12/05/2025	INV	PD	SAFETY GLOVES
CHECK DATE: 11/18/2025									
					703.50				
101407 NORTHWEST ASPHALT INC									
55944		10/29/2025	111825	358620	333,278.71	11/29/2025	INV	PD	MILL & OVERLAY OF HUNDERT
CHECK DATE: 11/18/2025									
113014 O'SELL, MITCHELL									
147717		10/29/2025	111825	358621	44.66	11/29/2025	INV	PD	MILEAGE-ADVANCED ACCOUNTI
CHECK DATE: 11/18/2025									
105035 RED BEARD LLC									
2516		10/25/2025	111825	358622	1,965.60	11/30/2025	INV	PD	ONE PERSON SCRAMBLE MEALS
CHECK DATE: 11/18/2025									
113157 OBRIEN, BERNARD									
30055101-41454		11/07/2025	111825	358623	119.07	12/07/2025	INV	PD	CREDIT BALANCE REFUND-316
CHECK DATE: 11/18/2025									
112748 OERTEL ARCHITECTS LTD									
25-07.8		11/05/2025	111825-2	358686	105,600.00	12/05/2025	INV	PD	Invoice 8-Chaska Municipa
CHECK DATE: 11/18/2025									
113152 OLSEN, BRUCE									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
183600201-34198		11/07/2025	111825	358624	14.58	12/07/2025	INV	PD	CREDIT BALANCE REFUND-203
CHECK DATE: 11/18/2025									
113153 OLSON, ANDREW									
152406500-36107		11/07/2025	111825	358625	40.55	12/07/2025	INV	PD	CREDIT BALANCE REFUND-673
CHECK DATE: 11/18/2025									
113094 PAYSMART USA									
147195		10/29/2025	111325	358533	235.02	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/13/2025									
113156 PETERSON, DEBRA									
410000220-40193		11/07/2025	111825	358626	73.38	12/07/2025	INV	PD	CREDIT BALANCE REFUND-105
CHECK DATE: 11/18/2025									
113150 PISTULKA, PAYTON									
162503905-40497		11/07/2025	111825	358627	64.15	12/07/2025	INV	PD	CREDIT BALANCE REFUND-111
CHECK DATE: 11/18/2025									
101539 PLAISTED COMPANIES INC									
90905		11/07/2025	111825	358628	1,264.41	12/07/2025	INV	PD	TOPDRESSING SAND
CHECK DATE: 11/18/2025									
101557 POWER SYSTEM ENGINEERING INC									
9061261		11/07/2025	111825-2	358687	15,377.30	12/10/2025	INV	PD	LRP UPDATES
CHECK DATE: 11/18/2025									
9061307		11/10/2025	111825-2	358687	3,795.00	12/12/2025	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 11/18/2025									
9061399		11/11/2025	111825-2	358687	1,955.00	12/12/2025	INV	PD	WO#'S 15687 & 15688 MRS 1
CHECK DATE: 11/18/2025									
9061400		11/11/2025	111825-2	358687	9,008.75	12/12/2025	INV	PD	FUTURE WEST CRK SUB BRKR
CHECK DATE: 11/18/2025									
					30,136.05				
101571 PREMIUM WATERS INC									
311131565		10/31/2025	111825	358630	65.00	11/30/2025	INV	PD	Water Cooler
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
417080-10-25		10/31/2025	111825	358629	3.88	11/30/2025	INV	PD	CLUBHOUSE WATER
CHECK DATE: 11/18/2025									
					68.88				
113146 WES NICHOLS									
1110007503		10/27/2025	111825	358631	3,100.00	11/26/2025	INV	PD	MN River Bluffs Trl Tree
CHECK DATE: 11/18/2025									
101581 PROMOTION SELECT									
72401		09/17/2025	111825	358632	243.04	11/30/2025	INV	PD	CANVAS TOTES - DT BUSINES
CHECK DATE: 11/18/2025									
72554		10/16/2025	111825	358632	287.00	11/30/2025	INV	PD	CANVAS TOTES-DT BUSINESS
CHECK DATE: 11/18/2025									
					530.04				
106323 PULTE HOMES									
126 LIBERTY HEIGHTS		11/04/2025	111825	358633	2,500.00	12/04/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
147 LIBERTY HEIGHTS		11/04/2025	111825	358633	2,500.00	12/04/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
					5,000.00				
107855 STAPLES INC									
46339372		10/27/2025	111825	358634	190.43	11/27/2025	INV	PD	OFFICE SUPPLIES
CHECK DATE: 11/18/2025									
112914 STZR HOLDINGS LLC									
0091263-IN		11/02/2025	111825	358635	70.00	12/02/2025	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 11/18/2025									
101616 RDO EQUIPMENT COMPANY									
P4005670		10/30/2025	111825	358636	807.00	11/30/2025	INV	PD	#724 BENTONITE FOR BORE M
CHECK DATE: 11/18/2025									
111983 REC-TECH SALES & SERVICE COMPANY									
9369		10/14/2025	111825	358637	50.24	11/14/2025	INV	PD	3500 LUG NUTS & BOLTS
CHECK DATE: 11/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111900 SCP DISTRIBUTORS LLC									
538855		11/11/2025	111825	358638	20.88	12/11/2025	INV	PD	Pool parts
CHECK DATE: 11/18/2025									
101631 REINDERS INC									
3413349-00		10/21/2025	111825	358640	725.00	11/20/2025	INV	PD	GRASS SEED ATHLETIC PARK
CHECK DATE: 11/18/2025									
3413452-00		11/07/2025	111825	358639	114.01	12/07/2025	INV	PD	SOIL TESTS
CHECK DATE: 11/18/2025									
					839.01				
107697 RIVERS EDGE CONCRETE LLC									
7942301		10/23/2025	111825	358641	1,653.75	11/23/2025	INV	PD	MEADOW TRL/SIDEWALK REPL
CHECK DATE: 11/18/2025									
103251 ROBERT THOMAS HOMES INC									
6634 HARVEST TRL		11/04/2025	111825	358642	2,500.00	12/04/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 11/18/2025									
110677 HAJOCA CORPORATION									
SO22425013.001		10/28/2025	111825	358643	623.64	11/28/2025	INV	PD	H2O HEATER REPLACEMENT
CHECK DATE: 11/18/2025									
SO22493949.001		10/28/2025	111825	358643	664.92	11/28/2025	INV	PD	H2O HEATER CONCESSIONS
CHECK DATE: 11/18/2025									
					1,288.56				
112767 ROZELLE, DARRYL									
10006415		05/13/2025	110425-2	358516	111.89	06/13/2025	INV	PD	CREDIT BALANCE REFUND-250
CHECK DATE: 11/04/2025									
113134 SATTER, NICHOLAS									
147190		10/29/2025	111825	358644	329.75	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
101710 SAUBER MFG CO									
PSI235069		10/24/2025	111825	358645	659.93	11/24/2025	INV	PD	T13-UPRIGHT SADDLES
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101738 SCHILLING SUPPLY COMPANY									
1026482-00		10/27/2025	111825	358646	1,433.63	11/27/2025	INV	PD	Paper towels
CHECK DATE: 11/18/2025									
1028770-00		11/10/2025	111825	358646	847.75	12/10/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 11/18/2025									
					2,281.38				
101760 SENTRY SYSTEMS INC									
805862		11/01/2025	111825	358647	234.31	11/23/2025	INV	PD	TC SECURITY SYSTEM
CHECK DATE: 11/18/2025									
104827 ROHN INDUSTRIES									
0055594		08/31/2025	111825	358648	27.65	10/04/2025	INV	PD	SECURITY CONSOLE SERVICE,
CHECK DATE: 11/18/2025									
0059301		10/27/2025	111825	358648	26.85	11/27/2025	INV	PD	Security Console Service
CHECK DATE: 11/18/2025									
					54.50				
112723 DFC COMPANY									
419997		10/20/2025	111825	358649	589.29	11/20/2025	INV	PD	BASES FOR PED XING SIGNS
CHECK DATE: 11/18/2025									
419998		10/20/2025	111825	358649	2,457.94	11/20/2025	INV	PD	BASES FOR PED XING SIGNS
CHECK DATE: 11/18/2025									
					3,047.23				
103324 SIMON BRICK AND STONE CO									
2485		10/17/2025	111825	358650	7,370.00	11/17/2025	INV	PD	SEAT WALL 5TH AND 41
CHECK DATE: 11/18/2025									
101847 SRF CONSULTING GROUP INC									
19565.00-1		10/31/2025	111825	358651	285.75	12/12/2025	INV	PD	County Rd 61 Utility Impr
CHECK DATE: 11/18/2025									
101891 ST PAUL STAMP WORKS INC									
IV00579807		09/10/2025	111825	358652	177.74	11/12/2025	INV	PD	2027 Dog Licenses
CHECK DATE: 11/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113131 STADLER, THOMAS									
147187		10/29/2025	111825	358653	159.97	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
101861 STATE SUPPLY COMPANY									
711752		07/01/2025	111825	358654	1,049.51	11/07/2025	INV	PD	HALLWAY EYE WASH MIXING V
CHECK DATE: 11/18/2025									
716627		09/09/2025	111825	358654	2,523.81	11/09/2025	INV	PD	BRINE PUMP REBUILD
CHECK DATE: 11/18/2025									
					3,573.32				
113141 STOUGHTON AVE VENTURES									
147198		10/29/2025	111825	358655	4,328.66	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
101888 STREICHER'S INC									
CM302996		06/18/2025	111825	358656	-140.97	12/03/2025	CRM	PD	Credit Memo - VIPS shirts
CHECK DATE: 11/18/2025									
CM303721		09/16/2025	111825	358656	-644.99	11/04/2025	CRM	PD	Letourneau Uniform - Init
CHECK DATE: 11/18/2025									
CM303722		09/16/2025	111825	358656	-644.99	11/04/2025	CRM	PD	Jensen Uniform - Initial
CHECK DATE: 11/18/2025									
I1777271		08/08/2025	111825	358656	269.96	12/03/2025	INV	PD	Letourneau Uniform - Init
CHECK DATE: 11/18/2025									
I1777300		08/08/2025	111825	358656	21.99	12/03/2025	INV	PD	Letourneau Uniform - Init
CHECK DATE: 11/18/2025									
I1782285		09/08/2025	110425-2	358517	49.99	10/09/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 11/04/2025									
I1782545		09/09/2025	110425-2	358517	1,946.00	10/10/2025	INV	PD	Department Rifles and Acc
CHECK DATE: 11/04/2025									
I1782557		09/09/2025	110425-2	358517	742.89	10/10/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 11/04/2025									
I1782573		09/09/2025	110425-2	358517	63.98	10/10/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 11/04/2025									
I1782695		09/10/2025	110425-2	358517	2,100.00	10/11/2025	INV	PD	Department Pepperball Amm
CHECK DATE: 11/04/2025									
I1782927		09/11/2025	110425-2	358517	324.00	10/11/2025	INV	PD	Letourneau Uniform - Init

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/04/2025									
I1783055		09/11/2025	110425-2	358517	45.97	10/11/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 11/04/2025									
I1783388		09/12/2025	110425-2	358517	933.00	10/11/2025	INV	PD	Department Pepperball Amm
CHECK DATE: 11/04/2025									
I1792908		11/06/2025	111825	358656	147.98	12/06/2025	INV	PD	TenEyck Uniform - Initial
CHECK DATE: 11/18/2025									
I1793160		11/07/2025	111825	358656	1,285.80	12/07/2025	INV	PD	TenEyck Uniform - Initial
CHECK DATE: 11/18/2025									
I1793672		11/11/2025	111825	358656	399.98	12/11/2025	INV	PD	TenEyck Uniform - Initial
CHECK DATE: 11/18/2025									
					6,900.59				
101892 STUART C IRBY CO									
S014256682.001	250282	10/02/2025	110725	358525	17,749.50	11/02/2025	INV	PD	1,500' COND UD ALUM 750 M
CHECK DATE: 11/07/2025									
S014384083.001	250310	10/20/2025	111825	358657	1,455.00	11/30/2025	INV	PD	100 SPLIT BOLT FARGO 6-2
CHECK DATE: 11/18/2025									
S014413130.001	250309	10/23/2025	111825	358657	3,313.93	11/22/2025	INV	PD	12 PED UPRIGHT PLASTIC 10
CHECK DATE: 11/18/2025									
					22,518.43				
102247 SUMMIT FIRE PROTECTION CO									
3485012		08/29/2025	111825	358658	506.80	11/15/2025	INV	PD	Annual Service/Recharge
CHECK DATE: 11/18/2025									
112547 TEREX GLOBAL GMBH									
7574264		08/11/2025	111825	358659	1,424.23	11/03/2025	INV	PD	#704 ANNUAL BOOM TESTING
CHECK DATE: 11/18/2025									
113148 TERZICH, MACKENZIE									
91265006-39191		11/07/2025	111825	358660	11.29	12/07/2025	INV	PD	CREDIT BALANCE REFUND-325
CHECK DATE: 11/18/2025									
101956 HARTFORD LIFE AND ACCIDENT INSURANCE COMPANY									
821705886841		11/01/2025	111325	358534	72.24	11/15/2025	INV	PD	NOV EMPLOYEE ASSISTANCE P
CHECK DATE: 11/13/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112486 TOKACH, KORA									
147719		10/10/2025	111825	358661	67.90	11/21/2025	INV	PD	MILEAGE-STATE PAYROLL CON
CHECK DATE: 11/18/2025									
110934 THE TORO COMPANY									
412602581		11/01/2025	111825	358662	220.00	11/30/2025	INV	PD	NOV LOOP NSN SUPPORT
CHECK DATE: 11/18/2025									
111758 TOUCHPOINT LOGIC LLC									
5487		11/10/2025	111825-2	358688	4,499.00	12/10/2025	INV	PD	Maint on Broadcast Equip
CHECK DATE: 11/18/2025									
102028 TWIN CITY WATER CLINIC INC									
23754		11/04/2025	111825	358663	390.00	12/04/2025	INV	PD	WTP-OCT SAMPLES
CHECK DATE: 11/18/2025									
110053 TX CHILD SUPPORT SDU									
PR103125-0012725283		10/31/2025	110425-2	358518	115.38	10/31/2025	INV	PD	103125 Payroll - Child Su
CHECK DATE: 11/04/2025									
103808 UNITED STATES CURLING ASSOCIATION INC									
2015477.002		11/05/2025	111825	358664	1,420.00	12/05/2025	INV	PD	RFD OVERPAYMENT ON PERMIT
CHECK DATE: 11/18/2025									
107687 UNIVERSAL PROTECTION SERVICE LP									
17674068		10/16/2025	111825	358665	448.50	11/16/2025	INV	PD	Event Ctr Security 10/10-
CHECK DATE: 11/18/2025									
176913681368		10/23/2025	111825	358665	468.00	11/23/2025	INV	PD	Event Ctr Security 10/17-
CHECK DATE: 11/18/2025									
					916.50				
107815 UTILITY LOGIC LLC									
15858		11/05/2025	111825	358666	157.86	12/05/2025	INV	PD	BATTERY FOR TRAILER
CHECK DATE: 11/18/2025									
110799 VERIZON CONNECT FLEET USA LLC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
604000075588		11/03/2025	111325	358535	279.20	12/03/2025	INV	PD	Data Processing - GPS
CHECK DATE: 11/13/2025									
102102 VERIZON WIRELESS									
6126620828		10/21/2025	110425-2	358519	7,420.09	11/13/2025	INV	PD	NOV PHONE SERVICE
CHECK DATE: 11/04/2025									
6126734768		10/23/2025	110725	358526	585.69	11/15/2025	INV	PD	OCT CRADLEPOINTS
CHECK DATE: 11/07/2025									
					8,005.78				
103600 VICKERMAN COMPANY									
SI-8265421		11/04/2025	111825	358667	4,983.66	12/04/2025	INV	PD	Bows and Garland for the
CHECK DATE: 11/18/2025									
102115 VIKING AUTOMATIC SPRINKLER CO									
1025-F448950		10/24/2025	111825	358668	1,590.00	11/24/2025	INV	PD	WTP FIRE SYS MONITORING S
CHECK DATE: 11/18/2025									
102227 ONVOY LLC									
383007009486251101		11/01/2025	111325	358536	812.00	11/25/2025	INV	PD	NOV CITY HALL ETHERNET
CHECK DATE: 11/13/2025									
105146 ECM PUBLISHERS INC									
1073046		11/06/2025	111825-2	358689	68.51	12/06/2025	INV	PD	2026 BLDG FEE SCHEDULE
CHECK DATE: 11/18/2025									
1073047		11/06/2025	111825	358669	70.45	12/06/2025	INV	PD	SPENDING PLAN -TIF DISTRI
CHECK DATE: 11/18/2025									
					138.96				
102133 WAGNER PRESS & GRAPHICS									
38937		11/11/2025	111825	358670	860.00	12/11/2025	INV	PD	Parking Warning Tags
CHECK DATE: 11/18/2025									
113139 WEICHERT REALTORS ADVANTAGE									
147196		10/29/2025	111825	358671	98.85	11/29/2025	INV	PD	CREDIT BALANCE REFUND ACC
CHECK DATE: 11/18/2025									
102189 WM MUELLER & SONS									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
318574		10/23/2025	111825	358672	580.00	11/23/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 11/18/2025									
318635		10/27/2025	111825	358672	580.00	11/27/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 11/18/2025									
318707		10/28/2025	111825	358672	580.00	11/27/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 11/18/2025									
318708		10/28/2025	111825	358672	107.38	11/27/2025	INV	PD	POTHOLE/MANHOLE/VALVE PAT
CHECK DATE: 11/18/2025									
318771		10/29/2025	111825	358672	290.00	11/29/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 11/18/2025									
318772		10/29/2025	111825	358672	256.52	11/28/2025	INV	PD	VICTORIA DR TRAIL PATCH
CHECK DATE: 11/18/2025									
318818		10/30/2025	111825	358672	290.00	11/30/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 11/18/2025									
318819		10/30/2025	111825	358672	115.57	11/29/2025	INV	PD	POTHOLE/MANHOLE/VALVE PAT
CHECK DATE: 11/18/2025									
318879		10/31/2025	111825	358672	92.82	11/30/2025	INV	PD	MANHOLE/VALVE/POTHOLE PAT
CHECK DATE: 11/18/2025									
					2,892.29				
102231 ZIEGLER INC									
IN002123084		10/21/2025	111825	358673	808.75	11/21/2025	INV	PD	CHS COMPRESSOR RENTAL IRR
CHECK DATE: 11/18/2025									
IN002130034		10/24/2025	111825	358673	844.00	11/24/2025	INV	PD	COMPRESSOR RENTAL IRRIGAT
CHECK DATE: 11/18/2025									
					1,652.75				
108598 ZOOM COMMUNICATIONS INC									
INV326726879		10/21/2025	111825	358674	116.21	11/20/2025	INV	PD	ROOM CONNECTOR
CHECK DATE: 11/18/2025									
311 INVOICES					1,588,002.91				

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

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100927 INTERNAL REVENUE SERVICE									
147205		10/31/2025	103125	4946	215,032.64	10/31/2025	DIR	PD	103125 Payroll - SS, Medi
CHECK DATE: 10/31/2025									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
147206		10/31/2025	103125	4947	41,973.53	10/31/2025	DIR	PD	103125 Payroll - MN State
CHECK DATE: 10/31/2025									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
147207		10/31/2025	110325	4952	36,341.69	10/31/2025	DIR	PD	103125 Payroll - 457 Cont
CHECK DATE: 11/03/2025									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
147209		10/31/2025	103125	4949	13,695.86	10/31/2025	DIR	PD	103125 Payroll - Roth Con
CHECK DATE: 10/31/2025									
101498 PCARD									
2025/1013-PC		10/13/2025	102025-4	4945	97,829.72	10/20/2025	DIR	PD	OCT 2025 PCARD PURCHASES
CHECK DATE: 10/20/2025									
101525 THE PITNEY BOWES BANK INC									
2025/1110-PB		11/12/2025	111225	4957	1,200.00	11/12/2025	DIR	PD	11/10/25 REPLENISH POSTAG
CHECK DATE: 11/12/2025									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
147208		10/31/2025	103125	4948	153,306.53	10/31/2025	DIR	PD	103125 Payroll - PERA Con
CHECK DATE: 10/31/2025									
112849 VOYA INSTITUTIONAL TRUST COMPANY									
147210		10/31/2025	103125	4950	16,049.71	10/31/2025	DIR	PD	103125 Payroll - HCSP Con
CHECK DATE: 10/31/2025									
112884 VOYA INSTITUTIONAL TRUST COMPANY									
147211		10/31/2025	103125	4951	4,758.53	10/31/2025	DIR	PD	103125 Payroll - MNDCP Co
CHECK DATE: 10/31/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110788 WEX HEALTH INC									
20251101-FSA		11/01/2025	110425-3	4953	455.44	11/04/2025	DIR	PD	11/4/25 FSA Reimb-Depende
CHECK DATE: 11/04/2025									
20251103-FSA		11/03/2025	110425-3	4954	416.68	11/04/2025	DIR	PD	11/4/25 FSA Reimb-Depende
CHECK DATE: 11/04/2025									
20251105-FSA		11/05/2025	110725-2	4955	246.00	11/07/2025	DIR	PD	11/7/25 FSA Reimb-Healthc
CHECK DATE: 11/07/2025									
20251106-FSA		11/06/2025	111025	4956	429.00	11/10/2025	DIR	PD	11/10/25 FSA Reimb-Health
CHECK DATE: 11/10/2025									
20251112-FSA		11/12/2025	111325-2	4958	860.55	11/13/2025	DIR	PD	11/13/25 FSA Reimb-Health
CHECK DATE: 11/13/2025									
					2,407.67				
14 INVOICES					582,595.88				

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

PURCHASE CARD TRANSACTIONS
OCTOBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
ADMINISTRATION	09/11/2025	APRES PARTY AND TENT RENT	1,694.25	TENT RENTAL - STATE CAPITAL INVESTMENT COMMITTEE
ADMINISTRATION	09/12/2025	WEEK.COM	105.85	Customer Service Week Prizes
ADMINISTRATION	09/13/2025	GOVERNMENT SOCIAL MEDIA L	99.00	ANNUAL PROFESSIONAL MEMBERSHIP FEE
ADMINISTRATION	09/14/2025	AMAZON.COM	20.55	Key Holder Wrist Bands for City Hall Doors
ADMINISTRATION	09/15/2025	COSTCO WHOLESALE	4.99	Water for Senate Bonding Tour
ADMINISTRATION	09/16/2025	AMAZON.COM	17.09	Badge Key Holders for City Hall Keys
ADMINISTRATION	09/16/2025	TIMESAVER OFF SITE SE	172.00	HRC Meeting Minutes 8/28/2025
ADMINISTRATION	09/16/2025	TIMESAVER OFF SITE SE	212.50	Planning Meeting Minutes 9/10/25
ADMINISTRATION	09/16/2025	TIMESAVER OFF SITE SE	172.00	Council Meeting Minutes 9/8/2025
ADMINISTRATION	09/18/2025	AMAZON.COM	12.34	Sign for Chambers Door at City Hall
ADMINISTRATION	09/19/2025	COUNTRY INN & SUITES	198.00	MCFOA Advanced Academy - Beebe
ADMINISTRATION	09/19/2025	COUNTRY INN & SUITES	29.94	Tax on Motel Stay - MCFOA Advanced Academy - Beebe
ADMINISTRATION	09/19/2025	PENSKE TRUCK RENTAL	751.97	Canopy for Chaska Cares Rodeo
ADMINISTRATION	09/20/2025	HOME DEPOT	257.49	Chaska Cares Rodeo Items - Reimbursed for from Rotary
ADMINISTRATION	09/20/2025	COSTCO WHOLESALE	612.28	Chaska Cares Rodeo - Reimbursed from Rotary
ADMINISTRATION	09/21/2025	GOOGLE	19.99	GOOGLE PHOTO STORAGE
ADMINISTRATION	09/22/2025	ICMA ONLINE	1,085.00	ICMA Conference Registration - Podhradsky
ADMINISTRATION	09/22/2025	ALLIANZ	23.63	ICMA Conf. travel insurance - Podhradsky
ADMINISTRATION	09/22/2025	DELTA AIRLINES	346.66	IMCA Conf. flight - Podhradsky
ADMINISTRATION	09/23/2025	SOUTHWEST METRO CHAMBER	200.00	2025 Annual Mayor's Luncheon Registration - Podhradsky, Kabat, Grove and Durbin
ADMINISTRATION	09/24/2025	NEW VISION PRINTING & GRA	799.14	Event Banner
ADMINISTRATION	09/24/2025	AIRBNB GLOBAL NETWORK	490.67	ICMA Stay Accomodations - Podhradsky
ADMINISTRATION	09/25/2025	B & H PHOTO-VIDEO	50.27	HDMI CABLES AND USB-C MULTI-MEDIA ADAPTER
ADMINISTRATION	09/29/2025	MICRO CENTER	47.98	HDMI SWIVEL COUPLER, HDMI MALE-TO-FEMALE ADAPTER
ADMINISTRATION	09/30/2025	TIMESAVER OFF SITE SE	253.00	Park & Rec Meeting Minutes 9/9/25
ADMINISTRATION	09/30/2025	TIMESAVER OFF SITE SE	253.00	Council & EDA Meeting Mintues 9/15/25
ADMINISTRATION	09/30/2025	PREMIUM PARKING	5.52	Parking - Org. meeting regading Brandondale
ADMINISTRATION	10/06/2025	CUB FOODS	191.45	Customer Service Week - Treats for all Depts
ADMINISTRATION	10/08/2025	APRES PARTY AND TENT RENT	845.00	TENT RENTAL - STATE HOUSE OF REPRESENTATIVES CAPITAL INVESTMENT COMM
ADMINISTRATION	10/08/2025	AMAZON.COM	65.03	Calendars & Coffee
ADMINISTRATION	10/09/2025	AMAZON.COM	13.33	Desk Calendar For Wendy in Utility Billing
ADMINISTRATION	10/09/2025	AMAZON.COM	32.20	Calendars for Denise and Vicki in Administration
ADMINISTRATION	10/10/2025	LEAGUE OF MINNESOTA CITIES	35.00	MCMA Recemption at IMCA
CCC	09/13/2025	OPENAI	20.00	Software subscription for marketing products
CCC	09/15/2025	HP COATINGS LLC	1,938.13	Pool floor repair
CCC	09/15/2025	BUMBLEBEE TEAM SPORTS	724.00	Lifeguard Uniforms
CCC	09/15/2025	SAMS CLUB	82.30	Knives, tissue, water, chips, clementines
CCC	09/16/2025	COMCAST	301.00	Equip Box Fee
CCC	09/16/2025	COMCAST	42.00	Cable Outlet fee
CCC	09/16/2025	FACEBOOK INC	132.00	Event advertising for Chaska Cares Music Fest
CCC	09/16/2025	B & H PHOTO-VIDEO	107.65	Office supplies for poster materials
CCC	09/16/2025	HOME DEPOT	14.00	building materials for event signage - chaska cares music fest
CCC	09/16/2025	OGLEBAY LODGING	2,581.99	NRPA Maintenance Management School Year 2
CCC	09/16/2025	AMAZON.COM	20.69	Prizes for Walktober program
CCC	09/16/2025	AMAZON.COM	25.88	Prizes for Walktober program
CCC	09/16/2025	CUB FOODS	305.49	Sandwiches for fort snelling trip 9.16.25
CCC	09/16/2025	DIGI-KEY CORP	169.09	LED drivers for lights
CCC	09/16/2025	GORDON ELECTRIC SUPPLY	1,068.63	LED lights for pool
CCC	09/16/2025	AMAZON.COM	12.59	3.5 MM auxillary audio jack for Arena 1 sound system
CCC	09/16/2025	HOME DEPOT	32.44	One Gallon of WD40
CCC	09/17/2025	FACEBOOK INC	44.81	Event advertising for Chaska Cares Music Fest
CCC	09/17/2025	AMAZON.COM	23.58	First Aid Supplies
CCC	09/19/2025	FACEBOOK INC	140.00	Event advertising for Chaska Cares Music Fest
CCC	09/19/2025	CINTAS	108.91	Rug service
CCC	09/19/2025	CINTAS	108.91	Rug service
CCC	09/19/2025	AQUATIC EXERCISE ASSOCIAT	138.00	TRAINING REGISTRATION
CCC	09/19/2025	GOOGLE	6.49	Monthly subscription fee
CCC	09/19/2025	AMERICAN RED CROSS	240.00	First Aid Certifications
CCC	09/20/2025	EXPEDIA.COM	857.07	Band Lodging for Chaska Cares Music Fest - per contract. Coordinated with Chaska
CCC	09/20/2025	INNOVATIVE OFFICE SOLUTIO	75.28	Parts for vacuum
CCC	09/22/2025	W.W. GRAINGER	199.43	Batteries
CCC	09/23/2025	MINNESOTA CLAY CO USA	37.90	Pottery supplies:clay & glazes
CCC	09/24/2025	MONEY MOVERS INC	19.00	NICHA Rewards
CCC	09/25/2025	PARTS CHASKA	21.28	Belts for spin bikes.
CCC	09/25/2025	CINTAS	108.91	Rug service
CCC	09/25/2025	ELEY HOSE REELS	315.60	Hose reel cart for pool
CCC	09/25/2025	ELEY HOSE REELS	-8.27	Tax refund
CCC	09/26/2025	W.W. GRAINGER	35.67	Timer for hot spa
CCC	09/26/2025	AMAZON.COM	170.97	Cleaning supplies
CCC	09/26/2025	ANTHEM SPORTS LLC	1,274.24	Basketball backboard padding
CCC	09/28/2025	TARGET	50.77	Nuts, candy corn, napkins, plates, apples (Bingo)
CCC	09/29/2025	COSTCO WHOLESALE	151.43	Cookies, oranges, muffins, donuts, mums (senior programs)
CCC	09/29/2025	HOME DEPOT	451.24	Cleaning supplies, paint, plumbing supplies
CCC	09/30/2025	FACEBOOK INC	143.16	Event advertising for Chaska Cares Music Fest
CCC	09/30/2025	CINTAS	435.81	First Aid supplies

PURCHASE CARD TRANSACTIONS
OCTOBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
CCC	09/30/2025	W.W. GRAINGER	19.77	Plumbing parts
CCC	09/30/2025	WAL-MART	37.04	Yogurt, pb powder, pretzels (active aging week)
CCC	09/30/2025	HOME DEPOT	216.98	Base board
CCC	10/01/2025	GOOGLE	0.75	Chaska Cares Music Fest Google Advertising
CCC	10/01/2025	CINTAS	650.00	AED maintenance
CCC	10/01/2025	JASONS DRY ICE AND BEVERA	340.65	CO2 for hot spa
CCC	10/02/2025	CINTAS	108.91	Rug service
CCC	10/02/2025	W.W. GRAINGER	58.44	Door parts
CCC	10/02/2025	PENSKE TRUCK RENTAL	186.00	Grill rental for AOA/Sr Picnic
CCC	10/02/2025	PAYPAL	24.95	Mah jongg crossbody purses
CCC	10/06/2025	CUB FOODS	17.97	Apples for active aging week kick-off
CCC	10/07/2025	WASTE CONNECTIONS	902.72	Sanitation
CCC	10/07/2025	SAMS CLUB	78.90	Coffee, creamer, dishwasher pellets for Lodge
CCC	10/07/2025	ANTHEM SPORTS LLC	348.43	Basketball hoop
CCC	10/08/2025	COMCAST	42.00	Outlet fee
CCC	10/08/2025	COMCAST	301.00	Equip TV Box
CCC	10/08/2025	ALDI SOUTH	14.15	Pancake mix, syrup, butter, peanut butter
CCC	10/08/2025	AMAZON.COM	8.53	Scoops for laundry detergent
CCC	10/09/2025	SAMS CLUB	32.96	60 cupcakes for October Birthdays
CCC	10/09/2025	THOMAS CONCRETE SOUTH CAR	1,648.30	FRAUD
CCC	10/09/2025	GORDON ELECTRIC SUPPLY	388.72	Lights for lobby and arena
CCC	10/10/2025	W.W. GRAINGER	13.96	Electrical parts for floor scrubber
CCC	10/10/2025	ULINE	124.90	Floor squeegee
COMMUNITY DEVELOPMENT	10/09/2025	BRIDGETOWER MEDIA	329.00	RENEWAL FINANCE & COMMERCE
COMMUNITY DEVELOPMENT	10/09/2025	STATE HISTORIC PRESERVATI	125.00	Preserve MN 2 Day Conference
CURLING CENTER	09/15/2025	VISTAPRINT	123.24	2025-2026 Curling membership cards
CURLING CENTER	09/17/2025	HOME DEPOT	150.71	Snip set, floor cleaner, batteries, super glue
CURLING CENTER	09/19/2025	FLEET FARM	63.98	Walkie talkies for Event Ctr, propane for ice melting
CURLING CENTER	09/19/2025	AJ SCHAAKE COMPANY-CLVR	24.00	Trophy Engraving for Fire and Ice Winners
CURLING CENTER	09/22/2025	SCHILLING SUPPLY COMPANY	479.45	Towel rolls, bath tissue, can liners
CURLING CENTER	09/30/2025	USA CURLIN* USA CURLIN	25.00	USA Curling dues- Isaacson
CURLING CENTER	10/01/2025	WASTE CONNECTIONS	1,209.87	Garbage/recycling
CURLING CENTER	10/06/2025	SCHILLING SUPPLY COMPANY	575.57	Roll towels, bath tissue, can liners
ELECTRIC	09/11/2025	HOME DEPOT	112.44	PRV SKYVIEW/SHOP MAINT
ELECTRIC	09/13/2025	AMAZON.COM	174.80	TOOL HOLDERS
ELECTRIC	09/15/2025	HOME DEPOT	8.60	82NDS STREET MULCH
ELECTRIC	09/19/2025	HOME DEPOT	5.98	APB TUBING
ELECTRIC	09/23/2025	J HARLEN CO	510.14	WIRE CLEANING WIPES
ELECTRIC	09/24/2025	AMAZON.COM	97.99	DIGITAL SIGNAGE DOWNSTAIRS
ELECTRIC	09/24/2025	HOME DEPOT	64.89	SWITCH CAB STOCK
ELECTRIC	09/25/2025	AMAZON.COM	97.99	DIGITAL SIGNAGE UPSTAIRS
ELECTRIC	09/26/2025	HOME DEPOT	447.19	TOOLS FOR SHOP
ELECTRIC	10/01/2025	ZORO TOOLS	165.25	SMALL TOOLS-CONNECTOR SET, SOCKET AND BLOW GUN
ELECTRIC	10/02/2025	AMAZON.COM	71.56	SWITCH CABINET SOCKETS
ELECTRIC	10/02/2025	AMAZON.COM	219.84	SWITCH CABINET SOCKETS
ELECTRIC	10/02/2025	ZORO TOOLS	23.77	SMALL TOOLS-BLOW GUN
ELECTRIC	10/07/2025	HOME DEPOT	380.30	GRASS SEED AND FLAGGING TAPE
ELECTRIC	10/08/2025	J HARLEN CO	251.00	WIRE CLEANING WIPES
ELECTRIC	10/10/2025	AMERICAN PUBLIC POWER AS	220.00	ESAFETY TRACKER ANNUAL
ELECTRIC	10/11/2025	WAUKESHA ELECTRIC	1,058.36	SUBSTATION PARTS
FINANCE	09/18/2025	EMBASSY SUITES BLOOMINGTON	278.47	HOTEL - NORTHSTAR CHAPTER PAYROLL CONFERENCE
FINANCE	09/19/2025	MICTA	100.00	MICTA RENEWAL 09/2025 - 08/2026
FINANCE	09/22/2025	NORTHSTAR CHAPTER OF THE	350.00	Payroll Conference
FINANCE	09/23/2025	USPS	11.87	CPE CERTIFIED LETTER
FINANCE	09/25/2025	ARROWWOOD RESORT & CO	272.46	MNGFOA Conference Lodging
FINANCE	09/30/2025	GFOA	50.00	CPE FOR ERIN BARNUM
FINANCE	10/02/2025	MET COUNCIL ACCTS REC WEB	20,000.00	NOV SEWER SERVICES FOR MET COUNCIL
FINANCE	10/10/2025	EMBASSY SUITES BLOOMINGTON	24.00	PARKING - NORTHSTAR CHAPTER PAYROLL CONFERENCE
FIRE	09/11/2025	HOME DEPOT	1,813.94	New e saws for Tower II
FIRE	09/13/2025	AMAZON.COM	143.49	HOLDER FOR FIRE UNIFORMS - GARMENT RACK
FIRE	09/13/2025	NFPA NATL FIRE PROTECT	302.38	NFPA BOOKS
FIRE	09/14/2025	NFPA NATL FIRE PROTECT	142.27	NFPA BOOKS
FIRE	09/15/2025	COSTCO WHOLESALE	39.90	WATER FOR DEPARTMENT
FIRE	09/15/2025	CHASKA LAUNDRY CENTER IN	65.61	LAUNDRY SERVICE
FIRE	09/22/2025	BOUND TREE MEDICAL LLC	231.10	MEDICAL SUPPLIES
FIRE	09/22/2025	BOUND TREE MEDICAL LLC	12.89	MEDICAL SUPPLIES
FIRE	09/23/2025	WPSG INC	648.66	New pump can and flashlight
FIRE	09/24/2025	AMAZON.COM	44.88	Parts to fix safety trailer
FIRE	09/25/2025	MINN FIRE SVC CERT BOARD	945.00	RECERTIFICATION FOR MEMBERS
FIRE	09/26/2025	MINN FIRE SVC CERT BOARD	-52.50	RFD-OVER CHARGED FOR CERTS
FIRE	09/27/2025	FIREHOUSE VIGILANCE	60.00	BOOK FOR FF
FIRE	09/27/2025	HOLIDAY INN	306.85	HOTEL FOR TRAINING
FIRE	09/27/2025	HOLIDAY INN	306.85	HOTEL FOR FF CONFERENCE
FIRE	09/27/2025	HOLIDAY INN	306.85	HOTEL FOR FF CONFERENCE
FIRE	09/27/2025	HOLIDAY INN	306.85	HOTEL FOR FF TRAINING

PURCHASE CARD TRANSACTIONS
OCTOBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
FIRE	09/27/2025	HOLIDAY INN	328.93	HOTEL FOR FF TRAINING
FIRE	09/27/2025	HOLIDAY INN	328.93	HOTEL FOR FF TRAINING
FIRE	09/29/2025	PARTS CHASKA	21.98	SOAP FOR TRUCKS
FIRE	09/29/2025	HOLIDAY STATIONSTORES	13.38	ICE FOR DEPARTMENT
FIRE	09/30/2025	COSTCO WHOLESALE	47.88	WATER FOR DEPARTMENT
FIRE	09/30/2025	HOLIDAY STATIONSTORES	20.07	ICE FOR DEPARTMENT
FIRE	10/01/2025	CIRCLE K	33.00	Monthly car wash - September
FIRE	10/01/2025	CHASKA SELF STORAGE	442.00	MONTHLY STORAGE CONTAINER RENTAL
FIRE	10/02/2025	KWIK TRIP	50.65	Gas for 301 during precon for new engine
FIRE	10/03/2025	COMCAST	6.81	MONTHLY CABLE-FIRE DEPT
FIRE	10/07/2025	AMAZON.COM	123.88	BATTERIES FOR HELMET LIGHTS AND TOWELS FOR CLEANING TRUCKS
FIRE	10/07/2025	AMAZON.COM	39.72	BIT SETS FOR TOOL BAGS IN TRUCKS
FIRE	10/08/2025	OFFICE MAX	39.99	PAPER FOR OFFICE
FIRE	10/08/2025	HOLIDAY STATIONSTORES	6.69	Ice-fire dept
FIRE	10/08/2025	AMAZON.COM	83.42	T&R AED SIGN AND GORILLA TAPE
FIRE	10/08/2025	HOLIDAY STATIONSTORES	6.69	ICE FOR DEPARTMENT
FIRE	10/09/2025	AMAZON.COM	-29.79	TOOL BITS THAT WERE LOST - REFUND
FIRE	10/11/2025	AMAZON.COM	9.88	REPLACEMENT RUBBER FEET FOR K12 ON 312
HUMAN RESOURCES	09/18/2025	SUBWAY	180.88	Electric Director Interviews
HUMAN RESOURCES	09/25/2025	QDOBA MEXICAN	310.38	CATERED LUNCH FOR DEPUTY POLICE CHIEF INTERVIEWS
HUMAN RESOURCES	09/30/2025	OPENAI	90.00	Open AI Subscription
HUMAN RESOURCES	10/06/2025	CHECKR INC.	219.96	Background Checks
INFORMATION TECHNOLOGY	09/15/2025	TEMP STICK	378.00	Temp monitoring Equipment for IT
INFORMATION TECHNOLOGY	09/19/2025	AMAZON.COM	16.42	Velcro Cable ties
INFORMATION TECHNOLOGY	09/30/2025	AMAZON.COM	218.93	Headset Order PD
INFORMATION TECHNOLOGY	09/30/2025	AMAZON.COM	108.99	Poly Headset Order for PD
INFORMATION TECHNOLOGY	10/09/2025	AMAZON.COM	47.96	Amazon USB Wall Charger Order for IT Inventory
MSB	09/16/2025	AMAZON.COM	32.89	WATER SAND BLASTING KIT
MSB	09/17/2025	CUB FOODS	74.95	SAFETY MEETING-FOOD
MSB	09/17/2025	AMAZON.COM	59.39	#123 RUST ENCAPSULATOR PAINT
MSB	09/24/2025	AMAZON.COM	174.48	NITRILE GLOVES
MSB	09/24/2025	AMAZON.COM	208.20	TC BLOWER ENGINE STARTER
MSB	09/26/2025	EBAY	59.99	#107 EMERGENCY BRAKE CABLE
MSB	09/30/2025	SAMS CLUB	119.40	CLIFF'S RETIREMENT CUPCAKES & COFFEE
MSB	09/30/2025	AMAZON.COM	12.00	#96 OIL DRAIN VALVE ELBOW
MSB	10/03/2025	PLUNKETT'S PEST CONTROL	56.36	BLUFF CREEK SUBSTATION-PEST CONTROL
MSB	10/03/2025	PLUNKETT'S PEST CONTROL	56.62	LAKE HAZELTINE SUBSTATION-PEST CONTROL
MSB	10/03/2025	PLUNKETT'S PEST CONTROL	56.36	WEST CREEK SUBSTATION-PEST CONTROL
MSB	10/03/2025	WASTE CONNECTIONS	1,238.04	MSB-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	761.47	CITY HALL-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	358.93	ATHLETIC PARK-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	249.60	LION'S PARK-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	229.89	VETERAN'S PARK-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	162.31	COMMUNITY PARK-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	162.31	MCKNIGHT PARK-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	162.37	SUNSET PARK-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	510.58	TOWN COURSE-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	185.82	THE LOOP-GARBAGE
MSB	10/03/2025	WASTE CONNECTIONS	399.03	TOWN COURSE MAINTENANCE-GARBAGE
MSB	10/06/2025	CUB FOODS	68.95	CUSTOMER APPRECIATION WEEK-BAKERY ITEMS
MSB	10/08/2025	AMAZON.COM	12.99	WHITE FLAGGING TAPE
MSB	10/08/2025	AMAZON.COM	23.68	VALVE CORE TORQUE WRENCH
MSB	10/08/2025	HOME DEPOT	13.74	#2091 SIGHT GAUGE HOSE
PARK & REC	09/12/2025	AMAZON.COM	-38.15	Refund for Lodge Supplies
PARK & REC	09/12/2025	SIGNUPGENIUS INC.	29.99	Sign up Genius Subscription
PARK & REC	09/12/2025	POP UP PARTY RENTAL	400.12	Latin Festival 2025 Bounce House final payment
PARK & REC	09/15/2025	AMAZON.COM	25.16	Wiffle Balls- Adaptive Baseball
PARK & REC	09/15/2025	COSTCO WHOLESALE	69.94	After School Care Snacks
PARK & REC	09/16/2025	AMAZON.COM	6.89	Tot Time Adventure- plates for craft
PARK & REC	09/16/2025	AMAZON.COM	56.98	Extreme Kids Bingo Cards
PARK & REC	09/16/2025	AMAZON.COM	12.76	Extreme Kids Bingo Board Holder
PARK & REC	09/16/2025	QUILL CORPORATION	41.94	Office Supply- Binders
PARK & REC	09/16/2025	AMAZON.COM	89.19	Plastic Bats- Adaptive Baseball
PARK & REC	09/16/2025	ALDI SOUTH	11.07	After School Care snacks
PARK & REC	09/17/2025	TARGET	26.40	Treks & Trails folders, hand soap and applesauce
PARK & REC	09/17/2025	TARGET	26.51	Game Night Basket
PARK & REC	09/17/2025	AMAZON.COM	24.99	Office Supplies
PARK & REC	09/17/2025	AMAZON.COM	15.99	PNO Craft Supplies
PARK & REC	09/17/2025	WWW.GSDIRECT.NET	211.93	Plotter Paper
PARK & REC	09/17/2025	AMAZON.COM	48.97	Youth Kickball - Kickballs ; Pickleball - League Prizes
PARK & REC	09/17/2025	AMAZON.COM	39.52	Pickleball - League Prizes
PARK & REC	09/18/2025	AMAZON.COM	20.05	Treks & Trails stickers, After school Care- Bracelet String
PARK & REC	09/18/2025	FUN EXPRESS	265.58	Halloween Jamboree 2025- Crafts & prizes
PARK & REC	09/20/2025	SORIVER RENTALS LLC	60.00	Latin Fest 2025 - Barricades
PARK & REC	09/20/2025	SORIVER RENTALS LLC	235.00	Chaska Cares 2025-Barricades

PURCHASE CARD TRANSACTIONS
OCTOBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
PARK & REC	09/21/2025	ALDI SOUTH	18.56	After School Care Snacks
PARK & REC	09/22/2025	AMAZON.COM	18.00	Printer Ink-CCC front desk
PARK & REC	09/23/2025	BUMBLEBEE TEAM SPORTS	814.99	9/11 T-shirts to participants
PARK & REC	09/23/2025	BUMBLEBEE TEAM SPORTS	71.07	9/11 Staff t-shirts
PARK & REC	09/24/2025	AMAZON.COM	45.88	After School Care Alarm Clocks
PARK & REC	09/24/2025	TAHO SPORTSWEAR	312.80	Adventure Camp T-shirts
PARK & REC	09/24/2025	AMAZON.COM	9.98	Office Supplies
PARK & REC	09/24/2025	QUILL CORPORATION	18.64	Office Supplies
PARK & REC	09/24/2025	QUILL CORPORATION	378.87	Office Supplies
PARK & REC	09/25/2025	AMAZON.COM	15.83	Active Aging Week Prizes
PARK & REC	09/25/2025	COSTCO WHOLESALE	173.58	Preschool sports/gymnastics, Office Supplies, After school Care storage, lodge s
PARK & REC	09/26/2025	LITTLE CAESARS PIZZA	26.00	Parents Night Out Pizza Dinner
PARK & REC	09/26/2025	TARGET	11.18	Gymnastics - Hand Sanitizer
PARK & REC	09/27/2025	AMAZON.COM	166.00	Active Aging Week prizes & decor
PARK & REC	09/29/2025	ALDI SOUTH	22.63	Treks & Trails Apples & After School care Apples and oranges
PARK & REC	09/29/2025	AMERICAN COUNCIL ON EXERC	59.95	Book-Social Media Marketing Essentials
PARK & REC	09/30/2025	TARGET	18.55	After School Care baby wipes, Kleenex and paper plates
PARK & REC	09/30/2025	FRONTIER AIRLINES	161.96	Flights- Miracle League Orientation
PARK & REC	09/30/2025	SOUTHWEST AIRLINES	284.18	Flights- Miracle League Orientation
PARK & REC	09/30/2025	SOUTHWEST AIRLINES	284.18	Flights- Miracle League Orientation
PARK & REC	09/30/2025	AMAZON.COM	63.88	Adult Sports - Volleyballs
PARK & REC	10/01/2025	FERGUSON'S MINNESOTA	192.00	Treks & Trails MWF Field Trip
PARK & REC	10/01/2025	CUB FOODS	119.80	Lunch and Learn Estate Planning
PARK & REC	10/01/2025	FUN EXPRESS	65.93	Halloween Jam craft
PARK & REC	10/03/2025	PRICELINE.COM	40.30	Rental Car - Professional Development - Georgia Trip
PARK & REC	10/06/2025	UBER TECHNOLOGIES	21.97	Uber Transportation- Miracle League Orientation
PARK & REC	10/06/2025	UBER TECHNOLOGIES	7.00	Uber Transportation- Miracle League Orientation
PARK & REC	10/06/2025	ALDI SOUTH	36.01	After School Care Snacks & P&R Senior Programs
PARK & REC	10/06/2025	COSTCO WHOLESALE	102.11	After School Care Snacks & P&R Senior Programs
PARK & REC	10/07/2025	FERGUSON'S MINNESOTA	120.00	Treks & Trails TuTh Field Trip
PARK & REC	10/07/2025	MERCURY ADVENTURE CLUB	2,294.00	Dungeons and Dragons Summer Camp
PARK & REC	10/07/2025	RESIDENCE INN	164.85	Hotel Room- Miracle League Orientation
PARK & REC	10/07/2025	RESIDENCE INN	164.85	Hotel Room- Miracle League Orientation
PARK & REC	10/07/2025	BP	22.50	Gas - Rental Car - Professional Development - Georgia Trip
PARK & REC	10/08/2025	MICHAELS ARTS AND CRAFT S	11.93	Treks & Trails craft supply
PARK & REC	10/09/2025	TARGET	9.18	Parents Night Out, suckers for craft
PARK & REC	10/09/2025	MICHAELS ARTS AND CRAFT S	3.42	Tot Time Adventure craft supply
PARK & REC	10/09/2025	LITTLE CAESARS PIZZA	8.49	Teen Pizza & Pool
PARK & REC	10/10/2025	AMAZON.COM	5.99	Tot Time Adventure Stickers for pumpkin craft
PARK & REC	10/10/2025	PEACHJAR.COM	75.00	Teen Program Flyers
PARK & REC	10/10/2025	LITTLE CAESARS PIZZA	26.00	Parents Night Out Pizza Dinner
PARK & REC	10/12/2025	SIGNUPGENIUS INC.	29.99	Sign up Genius subscription
POLICE	09/12/2025	DJI SERVICE LLC.	-135.72	Credit on tax that was added on recent Drone repair
POLICE	09/12/2025	FLEET FARM	59.94	Gun cleaning supplies
POLICE	09/16/2025	MAPET	35.00	Membership - MN Association of Prperty/Evidence Techs - Brinkhaus
POLICE	09/17/2025	AMAZON.COM	660.99	Padlock and Remote Speaker Microphones
POLICE	09/17/2025	CUB FOODS	64.12	Refreshments for Officer Hortons new hire academy and swearing in
POLICE	09/18/2025	AMAZON.COM	15.75	911 Cell Phone Bank Boxes
POLICE	09/19/2025	AFFINIPAY	85.00	MN Assn of Government Communicators - Membership-#413
POLICE	09/30/2025	PRI	488.25	First Level Leadership in Records - Melberg/Linnertz
POLICE	09/30/2025	MARIE RIDGEWAY LICSW	670.00	Officer Wellness
POLICE	10/01/2025	STORAGEMART	145.99	Bike Storage
POLICE	10/01/2025	CIRCLE K	115.00	Fleet Car Wash
POLICE	10/01/2025	TRANSUNION	103.60	Data Processing
POLICE	10/02/2025	ADOBE SYSTEMS	21.66	Adobe Subscription
POLICE	10/02/2025	AMAZON.COM	11.52	Replacement wash brush handle
POLICE	10/04/2025	AMAZON.COM	99.99	Investigative Cameras
POLICE	10/06/2025	ACTIVE INC	15.88	Additional Licenses
POLICE	10/07/2025	BOY SCOUTS OF AMERICA	100.00	Explorers POST Renewal
POLICE	10/07/2025	AMAZON.COM	29.97	Screen Wipes/Disinfecting Wipes
POLICE	10/07/2025	CHASE ON THE LAKE	263.47	Lodging - Crime Prevention Conference
POLICE	10/08/2025	AMAZON.COM	7.99	Batteries
POLICE	10/08/2025	MINNESOTA SHERIFFS ASSN	175.00	Advanced Criminal Expungements - Schneck
POLICE	10/10/2025	AMAZON.COM	32.00	Disposable Spoons-PD
POLICE	10/12/2025	RIDGEVIEW 212 MEDICAL CENTER	9.00	Prescription for #415 - Dog bite while on duty
PUBLIC WORKS	09/11/2025	HOME DEPOT	89.94	GARDEN HOSE & WATERING SUPPLIES
PUBLIC WORKS	09/12/2025	AMAZON.COM	259.98	BOILER IGNITION PARTS
PUBLIC WORKS	09/15/2025	HOME DEPOT	114.99	PUMPHOUSE PAINT/PAINT SUPPLIES
PUBLIC WORKS	09/15/2025	HOME DEPOT	68.64	WIRE MESH TO WRAP TREES-FIREMANS
PUBLIC WORKS	09/16/2025	(APWA - CAD) AMERICAN PUB	306.25	APWA DUES
PUBLIC WORKS	09/16/2025	AMAZON.COM	114.55	FOOD SHELF RTU
PUBLIC WORKS	09/16/2025	HOME DEPOT	85.91	MAINT SUPPLIES & PRYBAR
PUBLIC WORKS	09/16/2025	FLEET FARM	44.95	BUG SPRAY
PUBLIC WORKS	09/17/2025	HOME DEPOT	25.39	MSB HEATER
PUBLIC WORKS	09/18/2025	AMAZON.COM	26.21	INSP SECURITY MIRROR

PURCHASE CARD TRANSACTIONS
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PUBLIC WORKS	09/18/2025	AMAZON.COM	49.88	CH SECURITY STROBE INSPECTORS
PUBLIC WORKS	09/18/2025	HOME DEPOT	145.12	DUCT TAPE/BATTERIES AND GLUE
PUBLIC WORKS	09/18/2025	UNIVERSITY OF MINNESOTA	145.00	PESTICIDE CLASS I. MONTEITH - RECERTIFICATION
PUBLIC WORKS	09/18/2025	LITTLE SIOUX ARCHERY TARGETS	719.90	ARCHERY TARGETS
PUBLIC WORKS	09/18/2025	HOME DEPOT	107.12	SCREWS AND DRILL BITS
PUBLIC WORKS	09/19/2025	HOME DEPOT	77.04	PLYWOOD & PLEX GLASS FOR SIGN
PUBLIC WORKS	09/22/2025	ACE SUPPLY CO INC - ST	17.40	DUCT WORK REDUCER FOR EXHAUST FANS
PUBLIC WORKS	09/22/2025	HOME DEPOT	46.12	MOUNTING SUPPLIES FOR NEW EXHAUST FAN
PUBLIC WORKS	09/22/2025	HOME DEPOT	48.50	WEATHER STRIP/TSP CLEANER
PUBLIC WORKS	09/22/2025	WINSUPPLY EDEN PRAIRIE MN	185.15	NEW FLAG POLE LIGHT
PUBLIC WORKS	09/23/2025	HOME DEPOT	793.41	HAMMER DRILL/BITS/SAFETY GLASSES
PUBLIC WORKS	09/23/2025	WINSUPPLY EDEN PRAIRIE MN	306.03	GENERATOR CONTROL WIRING
PUBLIC WORKS	09/24/2025	HOME DEPOT	18.87	BATTERIES
PUBLIC WORKS	09/25/2025	SHERWIN WILLIAMS	364.84	GARAGE DOOR PAINT SUPPLIES
PUBLIC WORKS	09/25/2025	SHERWIN WILLIAMS	599.98	MSB PAINT
PUBLIC WORKS	09/25/2025	DO IT BEST	399.99	SKILL SAW
PUBLIC WORKS	09/26/2025	FLEET FARM	69.99	GRASS SEED
PUBLIC WORKS	09/26/2025	HOME DEPOT	73.84	CLEANING/PAINTING SUPPLIES
PUBLIC WORKS	09/26/2025	SHERWIN WILLIAMS	2,473.96	BOARDWALK STAIN
PUBLIC WORKS	09/29/2025	AMAZON.COM	152.49	BOILER UV FLAME SENSOR
PUBLIC WORKS	09/30/2025	SHERWIN WILLIAMS	615.48	FIREMANS PARK STAIN
PUBLIC WORKS	10/01/2025	SHERWIN WILLIAMS	643.68	FIREMANS PARK STAIN
PUBLIC WORKS	10/01/2025	HOME DEPOT	64.17	WALL HANGING SUPPLIES
PUBLIC WORKS	10/01/2025	HOME DEPOT	48.37	PILLAR REPAIR
PUBLIC WORKS	10/02/2025	COMPUTER TROUBLESHOOTERS	40.00	BOILER LICENSE RENEWAL
PUBLIC WORKS	10/02/2025	HOME DEPOT	26.53	WALL ANCHORS
PUBLIC WORKS	10/03/2025	HOME DEPOT	61.87	GLOVES, WIPES, MARKERS FOR VAN STOCK
PUBLIC WORKS	10/03/2025	COMPUTER TROUBLESHOOTERS	40.00	BOILER LICENSE FEE
PUBLIC WORKS	10/03/2025	ACE HARDWARE	11.98	KEYS
PUBLIC WORKS	10/06/2025	HOME DEPOT	96.22	SILICONE, MORTAR MIX FOAM
PUBLIC WORKS	10/07/2025	HOME DEPOT	125.64	LANDSCAPE ADHESIVE
PUBLIC WORKS	10/07/2025	AMAZON.COM	11.69	BOILER O-RING
PUBLIC WORKS	10/07/2025	HOME DEPOT	199.86	CITY SQ IRRIGATION ELECTRICAL
PUBLIC WORKS	10/07/2025	HOME DEPOT	103.32	PARKS-PATH REPAIRS
PUBLIC WORKS	10/07/2025	HOME DEPOT	122.36	GARGE DOOR LUBE/WIRE BRUSH SET
PUBLIC WORKS	10/08/2025	HOME DEPOT	12.68	IRRIGATION SUPPLIES
PUBLIC WORKS	10/08/2025	ACE SUPPLY CO INC - ST	214.96	VENTING FOR STANTEC HEATER
PUBLIC WORKS	10/08/2025	HOME DEPOT	23.88	CONCRETE PATCH
PUBLIC WORKS	10/09/2025	AMAZON.COM	886.90	BOILER PARTS
PUBLIC WORKS	10/09/2025	HOME DEPOT	53.50	LUBE
PUBLIC WORKS	10/10/2025	ACE SUPPLY CO INC - ST	307.89	FURNACE VENTING FOR STANTEC OFFICE
PUBLIC WORKS	10/10/2025	ACE SUPPLY CO INC - ST	88.64	FURNACE VENTING FOR STANTEC OFFICE
PUBLIC WORKS	10/10/2025	HOME DEPOT	5.92	BRASS CAP
PUBLIC WORKS	10/10/2025	ACE SUPPLY CO INC - ST	82.62	FURNACE VENT PIPE-STANTEC OFFICE
PUBLIC WORKS	10/10/2025	HOME DEPOT	29.49	SILLICONE, WASHERS AND SCREWS
PUBLIC WORKS	10/12/2025	AMAZON.COM	13.99	PRESSURE WASHER NOZZLE
TOWN COURSE	09/11/2025	HOME DEPOT	33.54	SQUEEGEE / SUPPLIES
TOWN COURSE	09/15/2025	MOTOROLA	175.00	COURSE RADIOS
TOWN COURSE	09/19/2025	CODEIFIED	728.01	CTC WINDOW CLEANING
TOWN COURSE	09/19/2025	SHAKOPEE	68.22	DAVE MENTOR / WEST NILE VIRUS
TOWN COURSE	09/22/2025	W.W. GRAINGER	210.97	FLOATS FOR IRRIGATION SYS
TOWN COURSE	09/29/2025	TARGET	43.35	PICTURE FRAME / CLUBHOUSE
TOWN COURSE	09/29/2025	WALGREENS	48.05	PHOTOS / FRAMES
TOWN COURSE	10/03/2025	HOME DEPOT	41.15	DECK SEALER TRAILER
TOWN COURSE	10/05/2025	FUBOTV INC	315.29	FUBO TV / OAK19
TOWN COURSE	10/06/2025	UNIVERSITY OF MINNESOTA	290.00	PESTICIDE RECERTIFICATION
TOWN COURSE	10/06/2025	SEWER SERVICES INC	504.00	HOLDING TANK LOAD PUMPED
TOWN COURSE	10/09/2025	HOME DEPOT	31.33	PAINT
TOWN COURSE	10/10/2025	HOME DEPOT	94.81	SUPPLIES
TOWN COURSE	10/11/2025	CLUB PROPHET SOFTWARE	833.00	OCT TC/LOOP POS SOFTWARE
WATER/SEWER	09/11/2025	HOME DEPOT	127.97	LEVEL AND WIRE
WATER/SEWER	09/12/2025	HOME DEPOT	49.97	#94 SAWZALL BLADES
WATER/SEWER	09/12/2025	HOME DEPOT	-93.00	LEVEL RETURN
WATER/SEWER	09/15/2025	HOME DEPOT	117.08	CHEVALLE LS CEMENT
WATER/SEWER	09/15/2025	HOME DEPOT	73.91	CHEMICALS FOR CLEANING/TESTING
WATER/SEWER	09/19/2025	LAKE CITY LOT	888.72	AWWA CONFERENCE LODGING
WATER/SEWER	09/22/2025	HOME DEPOT	39.95	APB AIR LINE
WATER/SEWER	09/26/2025	HOME DEPOT	79.84	MURIATIC ACID FOR CLEANING
WATER/SEWER	09/29/2025	HOME DEPOT	10.41	WELL #7 MOUSETRAPS/PAINT BRUSH
			266.87	Plus Credits from Previous Month
			97,829.72	

Biweekly Report

November 17, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

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

November 17th:

Prior to the Council meeting on Monday, we will have a Work Session to go over the proposed Utility Fund Budgets for 2026 (Electric, Water, Sewer and Storm Water). This work session will start at 5:30 and will be in the Council Chambers. Following this, we will have a regular meeting of the Council, with us having Planning Commission items come back, including the preliminary plat and site/building plans for our new Municipal Services Building.

December 1st:

We have decided to have a Work Session prior to this meeting. The purpose of this Work Session will be to review the concept plans Hoisington Koegler has created for City Hall Plaza based on the initial feedback they heard from Council, Staff and business owners on the plaza and throughout downtown. The hope for this Work Session will be to provide some general guidance to the design team so that they can work on putting together a final plan for the plaza that we hope to see in January. We are trying to keep this process moving so that we can move forward with reconstruction of the Plaza this coming summer.

At the Council Meeting itself, we will be holding our annual Truth in Taxation Public Hearing as part of our Council meeting. We will not be making any final decisions on budget at that meeting but instead will be taking any questions/comments from residents who participate. As a reminder, in the middle of November, residents do receive their preliminary tax statements from the County. These statements indicate what each local taxing jurisdiction is proposing to do with their tax levy and budget for the upcoming year and gives them the time and place for the hearing in which they can participate to make comment. Our final decision on the budget and tax levy will take place at the December 15th Council meeting.

December 15th:

This will be our last meeting of the year. Currently, we do not plan on having any Work Session. I will let you know if that changes. As for the meeting itself, we will be considering items coming from the Planning Commission, including the final site and building plans for the Municipal Services Building. We will also be making final decisions on the 2026 Tax Levy and Budget for each one of the Funds we have been reviewing from late summer until now. Other

than that, there will just be some end of the year "housekeeping" items we will have on the agenda.

If you are unable to make it to any of these meetings, or have any questions, please let Matt know. Just as a note, our first meeting in January will be on the 5th. The second meetings in both January and February will be moved to the 4th Monday of the month (January 26th and February 23rd) because we need to adjust for MLK Day in January and Presidents Day in February-both of which fall on the 3rd Mondays of the month.

BUILDING PROJECT UPDATE

As we move towards the middle of February, we are starting to get a better idea of when we think the Public Safety Center will be completed. While we had been aiming for the end of December for a completion date, it is looking like it is going to be in the mid-to-late January timeframe that the project will be complete. Knowing this has made it easier to plan when we will be able to move and when we will be able to get in to start setting up equipment. While we would have preferred to at least get the Fire Department out of their temporary space earlier, we have made accommodations that will allow the temporary station to work until the space is completely ready. In either case, we will still plan to wait to have an open house until all final landscaping and the park is completed in the Spring. This will make sure that the public gets to see it when it is completely finished.

As for the work on the MSB building, I already mentioned that in November and December we will be completing our work through the Planning process. With that completed, that will allow our architects to complete the final construction specifications for the site and building which will then allow for us to go out to bid. Just like with the Public Safety Building, we hope to go out to bid sometime during the month in January with proposals due back to the City around the end of February. This will hopefully put us in a position to award a bid in early March and prepare for construction to start in late May. This would keep us on the timeline we originally set for this project.

If you have any questions on these projects, please let me know.

SOUTHWEST METRO CHAMBER OF COMMERCE MAYOR'S LUNCHEON

A reminder that the Southwest Metro Chamber of Commerce will be putting on the Mayor's Luncheon this upcoming Tuesday, November 18 from 11:00 a.m. – 1:00 p.m. at the Chaska Event Center. The City Council is invited to attend. If you are interested in attending, and have not yet signed up, please let Elise know and she will get you registered. We have put out a public notice for this event so that all Council members can attend without their being any issue with violating Open Meeting Laws.

CHASKA CERTIFIED "FILM READY" COMMUNITY

As of last week, we received some exciting now when we were officially listed on Explore Minnesota's website as being a Film Ready community. Getting this designation, we are now 1 of 17 cities in the state, and 1 of 7 in the metro area that have gone through the work with Explore Minnesota to receive this designation. It should be noted that over the past several months, we have had a fair amount of interest by filming crews in using Chaska for filming commercials, television shows and movies, however nothing has materialized at this time. We're hoping that this designation will help us garner more attention in using Chaska as a

filming location, as often these crews will check with the State when they are looking for specific types of locations to film.

I would really like to thank both Julie Grove, our Economic Development Coordinator and Krista Mark, our Communications Coordinator, for putting the work in to make this designation happen. I think in the long run this will bring some unique things to our community and hopefully be a way we can showcase what we love about Chaska to a broader audience.

Let me know if you have any questions about this.

ENGLER BOULEVARD UPDATE

As you have likely seen, over the last week, contractors pulled off the Engler Boulevard project as it is substantially complete. While there will be additional punch list items to complete in the Spring, along with completing all planned landscaping on the project, most of the work is completed and will not require any more lane or road closures to complete. The County did say that there will likely still be some work by Utility companies in the right of way, as not everything was completed. However, this will not be in the roadway section and should not require any closure of the road for work to be completed.

If you have any questions or concerns about this project, please just let me know. Otherwise, thank you to everyone for their patience this summer-it was truly one of the heaviest construction seasons we have seen in quite some time.

2026 COUNCIL/DEPARTMENT HEAD RETREAT

Just to start of the process of thinking about next year, I am going to be shortly getting out to you all some dates to consider for the 2026 Council/Department Head Retreat. This retreat will occur in either late February or early March, with the main topic for our retreat being how we move forward with developing a plan/schedule to implement our Community Center Master Plan. There is obviously a lot to discuss on this topic, and with us now completing the funding of our Building Improvement Program it will be important for us now to discuss the CCC in further detail, as it is the last building we have remaining to figure out how to improve.

If you know that February and/or March are not a good time for you, just let me know. Otherwise, I will get back to you with some date options in the near future.

TOWN SQUARE HOTEL

To keep the Council in the loop, Town Square Hotel is currently up for sale. Since it has been up for sale, we have received several inquiries for potential buyers on the site with interests in both keeping the property as a hotel or potentially asking for it to be converted into an apartment building. In our inquires to date, I would say that most of them have been interested in converting it into an apartment building, which would require a rezoning from the City to allow that to happen. We have had a few that have been interested in keeping it a hotel, with at least one talking about "re-flagging" the property as a reputable hotel property if they can afford to make all the improvements a hotel chain would require. It is clear to Staff that whether it is a hotel or an apartment, a significant amount of remodeling will need to be done to the property to meet any new buyer's standards.

At this point, Staff has been focusing more specifically on the hotel options that could bring a know "flag" for an end-user of the property, as a decent hotel in that location is something I think we have all seen is necessary in town, and could benefit us most if it is in the downtown. We are also trying to identify the strongest buyers for multi-family if a hotel were not to work out, with a primary goal of making sure with have a quality building down there no matter which direction it goes.

If you should have any questions about this, do not hesitate to contact me. Otherwise, we will keep you in the loop of how this proceeds.

100 CLUB

It is once again getting to be the time of year where Holiday decorations go up around the City. As most of you know, in Chaska we have the 100 Club who raises money for these decorations and continues to invest into new decorations to keep the town looking festive during the Holidays. To raise these dollars, the 100 Club holds a reception each year. This reception is a holiday party with cash prizes given away (top prize is $1,000), with the profits from the event going to Holiday decorations.

A couple of changes are happening this year. First, the event is going to be on the Sunday before Thanksgiving (November 23rd) from 4-6 at the Chaska Event Center. The City Tree lighting in Fireman's Park will take place right after that at 6 pm. The date was changed to get the tree lit earlier and have it for the entire Holiday season. The second change is that instead of the tickets being $150 for 2 people to attend, they are now $200. It has been several years since the price has changed and both food and decorations have gone up in prices. This will help us to be able to purchase more decorations for the community.

If you are interested in attending, please let me know. If you have had tickets before, I am holding those first for you unless you say you are not interested this year. If you've never attended before, we do have additional openings.

Hope all can attend this event! It's a great time!

UPCOMING EVENTS:

Below are some upcoming community events to make you aware of:

- HRC Celebrate India: Friday, November 14 from 5:30-8:30 p.m. at the CED
- Puzzle Mania: Saturday, November 15
- Chaska 100 Club/Tree Lighting Ceremony: Sunday, November 23
- Santa Visits the CCC: Friday, December 5
- Hometown Holiday: Saturday, December 6th
- Santa Parade Around Town: Wednesday December 17th from 4:30-9:00 pm

City of Chaska
Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: November 14, 2025

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

FINACIAL REPORTS

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

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

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

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

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll expenditures.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the November 17th meeting.

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

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

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
REVENUES:					
Property Taxes *	$ 15,797,690	$ 8,215,945	$ (7,581,745)	52%	$ 6,920,296
Franchise Fees (Cable TV & Gas)	780,000	386,000	(394,000)	49%	392,653
Licenses	220,549	225,705	5,156	102%	205,017
Permits:					
Building	1,326,260	1,336,500	10,240	101%	1,449,418
Other Permits	58,207	262,450	204,243	451%	66,238
Intergovernmental:					
Federal	-	8,654	8,654		6,180
State	1,151,286	182,527	(968,759)	16%	185,462
Regional, County, School & Local	175,100	163,860	(11,240)	94%	123,693
Charges For Services:					
General Government	6,449,179	4,830,625	(1,618,554)	75%	4,517,211
Public Safety	50,329	39,167	(11,162)	78%	41,810
Public Works, Admin and Streets	16,081	31,005	14,924	193%	21,190
Parks & Recreation and Park Maint.	683,783	654,042	(29,741)	96%	617,343
Fines And Forfeitures	43,000	42,340	(660)	98%	37,379
Investment Earnings	25,000	-	(25,000)	0%	-
Other Revenue	202,983	173,229	(29,754)	85%	172,113
TOTAL REVENUES	26,979,447	16,552,049	(10,427,398)	61%	14,756,003
EXPENDITURES:					
General Government:					
Mayor & Council	200,221	123,965	76,256	62%	103,532
Communications	356,235	251,419	104,816	71%	243,694
Administration	1,040,195	750,271	289,924	72%	755,190
Human Resources	611,045	395,680	215,365	65%	358,369
Elections	-	7,893	(7,893)		28,547
Finance/Admin Services	2,197,986	1,562,345	635,641	71%	1,379,521
Information Services & Fiber Sys.	1,527,659	898,688	628,971	59%	876,693
Legal - City Attorney	145,000	130,925	14,075	90%	91,023
Community Development	588,387	423,049	165,338	72%	416,768
Engineering	739,858	511,719	228,139	69%	468,922
Government Buildings	227,666	181,155	46,511	80%	195,437
Facility Maintenance	838,262	761,515	76,747	91%	496,119
Total General Government	8,472,514	5,998,624	2,473,890	71%	5,413,815
Public Safety:					
Police	7,236,187	5,373,706	1,862,481	74%	5,097,818
Fire	3,253,537	2,218,091	1,035,446	68%	1,944,797
Building Inspections (Comm.Dev)	922,198	632,727	289,471	69%	645,506
Civil Defense	5,872	5,418	454	92%	5,238
Total Public Safety	11,417,794	8,229,942	3,187,852	72%	7,693,359
Public Works:					
Administration	479,228	343,957	135,271	72%	320,874
Streets & Alleys	2,222,304	1,521,857	700,447	68%	1,620,725
Snow Removal	382,119	145,775	236,344	38%	149,083
Signs	12,070	13,201	(1,131)	109%	10,405
Municipal Services/Building	410,129	358,127	52,002	87%	161,178
Tree Maintenance	86,239	80,912	5,327	94%	88,670
Total Public Works	3,592,089	2,463,829	1,128,260	69%	2,350,935
Parks & Recreation:					
Administration	804,648	559,367	245,281	70%	529,466
Community Events	208,789	171,801	36,988	82%	147,810
Programs (Youth/Teen/Adult/Sr.)	798,599	626,200	172,399	78%	582,411
Beach/Firemen's Park	110,374	100,285	10,089	91%	101,664
Hockey & Skating Rinks	5,542	7,355	(1,813)	133%	2,660
Park Maintenance	1,698,447	1,469,341	229,106	87%	1,288,913
Total Parks & Recreation	3,626,399	2,934,349	692,050	81%	2,652,924
Unallocated	300,000	-	300,000	0%	-
Debt Service	250,205	125,581	124,624	50%	129,095
TOTAL EXPENDITURES	27,659,001	19,752,325	7,906,676	71%	18,240,128
OTHER FINANCING SOURCES (USES):					
Transfers In	5,227,000	3,866,460	(1,360,540)	74%	3,671,520
Transfers Out	(4,547,446)	(2,431,223)	2,116,223	53%	(1,607,000)
NET TRANSFERS	679,554	1,435,237	755,683		2,064,520
NET CHANGE IN FUND BALANCES	$ -	$ (1,765,039)	$ (1,765,039)		$ (1,419,605)

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

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
REVENUES:					
Property Taxes *	$ 6,000	$ 3,127	$ (2,873)	52%	$ 3,113
Charges For Services/Lot Sales	2,400	1,850	(550)	77%	6,300
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	4,977	(3,723)	57%	9,413
EXPENDITURES:					
Current:					
Professional Services And Charges	13,500	11,685	1,815	87%	11,912
NET CHANGE IN FUND BALANCES	$ (4,800)	$ (6,708)	$ (1,908)		$ (2,499)

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

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 09/30/25 AND 09/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
REVENUES:					
Property Taxes *	$ 231,440	$ 120,526	$ (110,914)	52%	$ 110,402
Charges For Services	345,345	259,002	(86,343)	75%	246,672
Special Assessments	40,000	21,282	(18,718)	53%	21,213
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Other Revenue	34,800	8	(34,792)		5,009
TOTAL REVENUES	646,185	400,818	(245,367)	62%	383,296
EXPENDITURES:					
Current:					
Administration:					
Professional Services	40,609	26,477	14,132	65%	1,984
Other Charges and Special Events	491,692	341,013	150,679	69%	342,490
Economic Development Projects/Programs:					
Professional Services	61,923	43,575	18,348		43,575
Other Charges and Special Events	29,921	14,357	15,564	48%	9,154
TOTAL EXPENDITURES	624,145	425,422	198,723	68%	397,203
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	22,040	(24,604)	(46,644)		(13,907)
OTHER FINANCING SOURCES (USES):					
Sale of Land	-	-	-		399,827
NET CHANGE IN FUND BALANCES	$ 22,040	$ (24,604)	$ (46,644)		$ 385,920

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

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
REVENUES:					
Property Taxes *	$ 4,405,717	$ 847,209	$ (3,558,508)	19%	$ 896,555
Charges For Services	30,500	7,244	(23,256)	24%	8,244
Interest Earnings	-	291,298	291,298		370,401
Leases (tower)	150,500	-	(150,500)	0%	-
Other Revenue	-	-	-		10,660
TOTAL REVENUES	4,586,717	1,145,751	(3,440,966)	25%	1,285,860
EXPENDITURES:					
Current:					
General Government	10,000	136,674	(126,674)	1367%	47,559
Public Safety	-	66,694	(66,694)		13,114
Public Works	-	-	-		6,380
Debt Service:					
Issuance Costs & Fiscal Agent Fees	257,000	-	257,000		-
Capital Outlay:					
Communications	30,500	33,839	(3,339)	111%	-
Administration	-	-	-		12,230
Information Technology	218,000	30,168	187,832	14%	-
City Buildings	-	120,280	(120,280)		-
Police	18,500	-	18,500		238,598
Fire	-	49,330	(49,330)		156,821
Public Works	1,306,000	777,159	528,841	60%	681,618
Park & Recreation	-	-	-		8,513
TOTAL EXPENDITURES	1,840,000	1,214,144	625,856	66%	1,164,833
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,746,717	(68,393)	(2,815,110)		121,027
OTHER FINANCING SOURCES (USES):					
Transfers In	76,000	-	(76,000)	0%	-
Transfers Out	(4,125,100)	(237,500)	3,887,600	6%	(574,369)
Bonds Issued	1,310,000	-	(1,310,000)	0%	-
Leases Issued	-	-	-		107,801
Subscriptions Issued	-	-	-		547,528
Sale of Capital Assets	-	44,100	44,100		22,350
TOTAL OTHER FINANCING SOURCES (USES)	(2,739,100)	(193,400)	2,545,700		103,310
NET CHANGE IN FUND BALANCES	$ 7,617	$ (261,793)	$ (269,410)		$ 224,337

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

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 09/30/2025 AND 09/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Residential & Senior Sales	$ 11,219,000	$ 8,632,409	$ (2,586,591)	77%	$ 7,796,318
Commercial Sales	1,270,000	1,015,437	(254,563)	80%	865,496
Industrial Sales	35,764,000	25,371,075	(10,392,925)	71%	24,094,264
Other Charges and Sales	3,523,700	11,126,367	7,602,667	316%	11,293,174
TOTAL OPERATING REVENUES	51,776,700	46,145,288	(5,631,412)	89%	44,049,252
OPERATING EXPENSES:					
Purchased Power	29,722,000	30,280,493	(558,493)	102%	29,143,585
Distribution:					
Personnel Services	2,720,800	1,834,583	886,217	67%	1,684,930
Supplies, Services & Other Charges	1,033,189	733,694	299,495	71%	642,083
Administration:					
Personnel Services	415,719	340,743	74,976	82%	324,751
Supplies, Services & Other Charges	3,917,919	2,930,653	987,266	75%	2,768,274
Utility Billing:					
Personnel Services	416,232	304,147	112,085	73%	284,794
Supplies, Services & Other Charges	420,957	241,113	179,844	57%	210,253
Conservation Programs	302,678	329,049	(26,371)	109%	280,039
Capital Outlay *	3,810,000	1,553,149	2,256,851	41%	1,360,458
TOTAL OPERATING EXPENSES	42,759,494	38,547,624	4,211,870	90%	36,699,167
OPERATING INCOME	9,017,206	7,597,664	(1,419,542)		7,350,085
NON-OPERATING REVENUES:					
Investment Earnings	26,900	28,936	2,036	108%	40,636
Intergovernmental	-	236	236		117
TOTAL NON-OPERATING REVENUES	26,900	29,172	2,272		40,753
NON-OPERATING EXPENSES:					
Debt Service	720,050	722,489	(2,439)	100%	708,223
Debt Service - Agent Fees	1,000	550	450	55%	1,000
TOTAL NON-OPERATING EXPENSES	721,050	723,039	(1,989)	100%	709,223
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	8,323,056	6,903,797	(1,419,259)		6,681,615
CAPITAL CONTRIBUTIONS	-	560,347	560,347		766,990
TRANSFERS IN (OUT):					
Transfers Out	(8,314,100)	(5,793,960)	2,520,140	70%	(5,756,620)
CHANGE IN NET POSITION	$ 8,956	$ 1,670,184	$ 1,661,228		$ 1,691,985

* Includes costs for automated metering system

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Residential Sales	$ 1,948,300	$ 1,403,857	$ (544,443)	72%	$ 1,134,646
Commercial Sales	1,478,900	1,031,139	(447,761)	70%	937,125
Industrial Sales	749,500	697,135	(52,365)	93%	655,983
Other Sales & Charges	947,140	917,416	(29,724)	97%	828,943
TOTAL OPERATING REVENUES	5,123,840	4,049,547	(1,074,293)	79%	3,556,697
OPERATING EXPENSES:					
Pumping	404,709	300,917	103,792	74%	280,170
Treatment	569,598	393,152	176,446	69%	365,986
Distribution:					
Personnel Services	784,855	556,400	228,455	71%	467,612
Supplies, Services & Other Charges	366,054	249,755	116,299	68%	210,581
Administration:					
Personnel Services	156,144	112,568	43,576	72%	107,294
Supplies, Services & Other Charges	803,126	590,624	212,502	74%	560,552
Utility Billing:					
Personnel Services	75,521	54,935	20,586	73%	50,851
Supplies, Services & Other Charges	91,854	52,269	39,585	57%	57,217
Capital Outlay *	11,354,000	1,155,486	10,198,514	10%	1,171,368
TOTAL OPERATING EXPENSES	14,605,861	3,466,106	11,139,755	24%	3,271,631
OPERATING INCOME (LOSS)	(9,482,021)	583,441	10,065,462	-6%	285,066
NON-OPERATING REVENUES:					
Investment Earnings	17,700	-	(17,700)	0%	-
Intergovernmental	-	14	14		31
Lease - Bountiful Basket	32,800	-	(32,800)	0%	-
Bond Proceeds	11,000,000	-	(11,000,000)	0%	-
TOTAL NON-OPERATING REVENUES	11,050,500	14	(11,050,486)	0%	31
NON-OPERATING EXPENSES:					
Debt Service	1,170,375	321,617	848,758	27%	293,234
Issuance Costs & Fiscal Agent Fees	1,000	300	700	30%	530
Old Wtr Trmt Plant/Bountiful Basket	1,944	710	1,234	37%	3,608
TOTAL NON-OPERATING EXPENSES	1,173,319	322,627	850,692	27%	297,372
INCOME (LOSS) BEFORE TRANSFERS	395,160	260,828	(134,332)		(12,275)
TRANSFERS IN (OUT):					
Transfers In	408,000	-	(408,000)	0%	-
Transfers (Out)	(398,400)	-	398,400	0%	(61,200)
NET TRANSFERS IN (OUT)	9,600	-	(9,600)		(61,200)
CHANGE IN NET POSITION	$ 404,760	$ 260,828	$ (143,932)		$ (73,475)

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

SEWER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Residential Sales	$ 2,490,900	$ 1,910,112	$ (580,788)	77%	$ 1,742,944
Commercial Sales	1,716,200	1,317,117	(399,083)	77%	1,241,072
Industrial Sales	2,038,800	1,493,181	(545,619)	73%	1,475,285
Other Sales & Charges	1,775,350	1,419,755	(355,595)	80%	1,290,070
TOTAL OPERATING REVENUE	8,021,250	6,140,165	(1,881,085)	77%	5,749,371
OPERATING EXPENSES:					
Pumping	31,770	53,560	(21,790)	169%	12,611
Treatment (Met Council)	3,973,648	3,311,373	662,275	83%	3,147,553
Collection:					
Personnel Services	757,680	550,912	206,768	73%	465,825
Supplies, Services & Other Charges	136,505	121,524	14,981	89%	74,653
Administration:					
Personnel Services	156,141	112,569	43,572	72%	107,294
Supplies, Services & Other Charges	784,769	585,656	199,113	75%	553,758
Utility Billing:					
Personnel Services	74,327	54,311	20,016	73%	50,851
Supplies, Services & Other Charges	72,203	50,133	22,070	69%	55,368
Capital Outlay *	618,000	507,600	110,400	82%	176,645
TOTAL OPERATING EXPENSES	6,605,043	5,347,638	1,257,405	81%	4,644,558
OPERATING INCOME (LOSS)	1,416,207	792,527	(623,680)		1,104,813
NON-OPERATING REVENUES:					
Investment Earnings	6,700	-	(6,700)	0%	-
Intergovernmental	-	144	144		71
TOTAL NON-OPERATING REVENUES	6,700	144	(6,556)	2%	71
NON-OPERATING EXPENSES:					
Debt Service	576,200	435,704	140,496	76%	409,085
Issuance Costs & Fiscal Agent Fees	1,000	90	910	9%	340
TOTAL NON-OPERATING EXPENSES	577,200	435,794	141,406		409,425
INCOME (LOSS) BEFORE TRANSFERS	845,707	356,877	(488,830)		695,459
TRANSFERS IN (OUT):					
Transfers (Out)	(491,400)	-	491,400	0%	(61,200)
CHANGE IN NET POSITION	$ 354,307	$ 356,877	$ 2,570		$ 634,259

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

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Admissions	$ 351,180	$ 264,122	$ (87,058)	75%	$ 192,900
Memberships	1,348,738	1,032,493	(316,245)	77%	910,682
Rentals	1,109,484	888,455	(221,029)	80%	766,331
Charges for Services/Lessons	466,999	243,758	(223,241)	52%	285,683
Other Revenue	395,955	46,938	(349,017)	12%	42,894
TOTAL OPERATING REVENUE	3,672,356	2,475,766	(1,196,590)	67%	2,198,490
OPERATING EXPENSES:					
Personnel Services	2,608,186	1,929,554	678,632	74%	1,790,391
Operating Supplies	252,206	210,140	42,066	83%	175,006
Professional & Other Services	1,015,726	752,553	263,173	74%	697,130
Other Charges	574,319	421,451	152,868	73%	272,466
Capital Outlay	133,000	103,110	29,890	78%	129,050
TOTAL OPERATING EXPENSES	4,583,437	3,416,808	1,166,629	75%	3,064,043
OPERATING INCOME (LOSS)	(911,081)	(941,042)	(29,961)		(865,553)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(50,800)	6,960	57,760	-14%	9,905
Sale of Capital Assets	-	-	-		4,050
TOTAL NON-OPERATING REVENUES	(50,800)	6,960	57,760	-14%	13,955
NON-OPERATING EXPENSES:					
Debt Service	569,230	50,039	519,191	9%	58,853
Issuance Costs & Fiscal Agent Fees	4,000	1,900	2,100	48%	3,400
TOTAL NON-OPERATING EXPENSES	573,230	51,939	521,291	9%	62,253
INCOME (LOSS) BEFORE TRANSFERS	(1,535,111)	(986,021)	549,090		(913,851)
TRANSFERS IN (OUT):					
Transfers In	1,535,111	874,388	(660,723)	57%	728,300
CHANGE IN NET POSITION	$ -	$ (111,633)	$ (111,633)		$ (185,551)

THE LOOP AT CHASKA

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 09/30/2025 AND 09/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Green Fees	$ 519,500	$ 381,744	$ (137,756)	73%	$ 331,692
Cart Rental	16,000	20,558	4,558	128%	-
Merchandise & Other Sales	35,000	27,048	(7,952)	77%	38,957
TOTAL OPERATING REVENUES	570,500	429,350	(141,150)	75%	370,649
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	225,016	164,381	60,635	73%	113,326
Supplies, Services & Other Charges	52,332	45,178	7,154	86%	46,254
Golf - Club House:					
Personnel Services	192,028	121,857	70,171	63%	121,501
Supplies, Services & Other Charges	54,133	63,051	(8,918)	116%	45,172
Merchandise for Resale	15,000	12,406	2,594	83%	23,838
Capital Outlay - Golf Course Improvements	10,000	4,622	5,378	46%	274,199
Capital Outlay - Equipment	-	-	-		18,574
TOTAL OPERATING EXPENSES	548,509	411,495	137,014	75%	642,864
OPERATING INCOME (LOSS)	21,991	17,855	(4,136)		(272,215)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	500	-	(500)	0%	-
Gain on Disposal of Capital Assets	-	-	-		13,306
TOTAL NON-OPERATING REVENUES	500	-	(500)		13,306
NON-OPERATING EXPENSES:					
Debt Service	249,800	57,289	192,511	23%	58,726
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(227,309)	(39,434)	187,875		(317,635)
CAPITAL CONTRIBUTIONS	10,000	-	(10,000)	0%	191,250
TRANSFERS IN (OUT):					
Transfers In	244,000	122,000	(122,000)	50%	122,000
CHANGE IN NET POSITION	$ 26,691	$ 82,566	$ 55,875		$ (4,385)

CHASKA TOWN COURSE FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Green Fees	$ 2,002,000	$ 2,007,561	$ 5,561	100%	$ 1,789,871
Driving Range	185,000	186,083	1,083	101%	165,856
Golf Rentals	401,000	401,447	447	100%	326,902
Merchandise	400,000	334,083	(65,917)	84%	327,238
Other Sales	219,000	171,980	(47,020)	79%	170,160
TOTAL OPERATING REVENUE	3,207,000	3,101,154	(105,846)	97%	2,780,027
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	845,978	632,617	213,361	75%	691,489
Supplies, Services & Other Charges	355,038	315,802	39,236	89%	302,943
Golf - Club House:					
Personnel Services	720,171	571,385	148,786	79%	541,789
Supplies, Services & Other Charges	566,647	450,102	116,545	79%	521,549
Merchandise for Resale	250,000	355,220	(105,220)	142%	343,988
Capital Outlay	372,000	316,231	55,769	85%	180,644
TOTAL OPERATING EXPENSES	3,109,834	2,641,357	468,477	85%	2,582,402
OPERATING INCOME (LOSS)	97,166	459,797	362,631		197,625
NON-OPERATING REVENUES:					
Investment Earnings	6,000	-	(6,000)	0%	-
Bond Proceeds	207,000	-	(207,000)	0%	-
TOTAL NON-OPERATING REVENUES	213,000	-	(213,000)		-
NON-OPERATING EXPENSES:					
Debt Service	310,100	59,934	250,166	19%	80,275
CHANGE IN NET POSITION	$ 66	$ 399,863	$ 399,797		$ 117,350

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Lease Revenue	$ 2,486,184	$ 1,911,285	$ (574,899)	77%	$ 1,911,285
OPERATING EXPENSES:					
Professional Services	108,000	163,040	(55,040)	151%	141,675
Other Charges	226,895	226,895	-	100%	170,828
TOTAL OPERATING EXPENSES	334,895	389,935	(55,040)	116%	312,503
OPERATING INCOME	2,151,289	1,521,350	(629,939)		1,598,782
NON-OPERATING REVENUES:					
Investment Earnings	-	12,919	12,919		17,547
Lease interest	-	7,087	7,087		7,213
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	20,006	(84,213)	19%	24,760
NON-OPERATING EXPENSES:					
Debt Service	2,076,750	263,375	1,813,375	13%	300,250
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	4,500
TOTAL NON-OPERATING EXPENSES	2,081,250	263,375	1,817,875	13%	304,750
CHANGE IN NET POSITION	$ 174,258	$ 1,277,981	$ 1,103,723		$ 1,318,792

STORM WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Residential Sales	$ 1,335,000	$ 1,053,456	$ (281,544)	79%	$ 971,872
Industrial Sales	967,000	725,852	(241,148)	75%	696,764
All Other Receipts	3,000	4,866	1,866	162%	3,934
TOTAL OPERATING REVENUE	2,305,000	1,784,174	(520,826)	77%	1,672,570
OPERATING EXPENSES:					
Collections:					
Personnel Services	372,344	286,828	85,516	77%	188,647
Supplies, Services & Other Charges	287,450	248,956	38,494	87%	125,166
Administration:					
Personnel Services	250,376	180,957	69,419	72%	171,522
Supplies, Services & Other Charges	476,879	359,416	117,463	75%	335,101
Utility Billing:					
Personnel Services	29,732	21,719	8,013	73%	20,341
Supplies, Services & Other Charges	87,094	56,977	30,117	65%	51,656
Capital Outlay	277,000	133,694	143,306	48%	33,749
TOTAL OPERATING EXPENSES	1,780,875	1,288,547	492,328	72%	926,182
OPERATING INCOME	524,125	495,627	(28,498)		746,388
NON-OPERATING REVENUES:					
Investment Earnings	6,500	(5,764)	(12,264)	-89%	-
Intergovernmental	-	131,658	131,658		307,500
TOTAL NON-OPERATING REVENUES	6,500	125,894	119,394		307,500
NON-OPERATING EXPENSES:					
Debt Service	326,100	266,627	59,473	82%	253,512
Issuance Costs & Fiscal Agent Fees	500	4,575	(4,075)	915%	255
TOTAL NON-OPERATING EXPENSES	326,600	271,202	55,398	83%	253,767
INCOME BEFORE TRANSFERS	204,025	350,319	146,294		800,121
TRANSFERS IN (OUT):					
Transfers In	250,500	-	(250,500)	0%	-
Transfers (Out)	(369,300)	-	369,300	0%	(40,800)
NET TRANSFERS IN (OUT)	(118,800)	-	118,800		(40,800)
CHANGE IN NET POSITION	$ 85,225	$ 350,319	$ 265,094		$ 759,321

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 09/30/2025 AND 09/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 9/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 9/30/2024
OPERATING REVENUES:					
Memberships	$ 157,000	$ 122,516	$ (34,484)	78%	$ 109,548
Rentals	200,500	191,978	(8,522)	96%	178,510
Lessons	239,000	140,719	(98,281)	59%	148,572
Leagues	185,400	23,243	(162,157)	13%	21,521
Leases	402,000	247,260	(154,740)	62%	232,975
Other Revenue	51,359	38,875	(12,484)	76%	36,699
TOTAL OPERATING REVENUES	1,235,259	764,591	(470,668)	62%	727,825
OPERATING EXPENSES:					
Administration:					
Personnel Services	471,153	316,703	154,450	67%	325,373
Supplies, Services & Other Charges	472,257	353,308	118,949	75%	347,780
Event Center:					
Personnel Services	15,052	22,161	(7,109)	147%	11,166
Supplies, Services & Other Charges	21,754	37,560	(15,806)	173%	19,946
Curling Center:					
Personnel Services	225,320	160,373	64,947	71%	154,520
Supplies, Services & Other Charges	99,758	91,069	8,689	91%	93,905
Crooked Pint	67,725	62,435	5,290	92%	35,948
Capital Outlay	30,000	12,542	17,458	42%	4,200
TOTAL OPERATING EXPENSES	1,403,019	1,056,151	346,868	75%	992,838
OPERATING INCOME (LOSS)	(167,760)	(291,560)	(123,800)		(265,013)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,000)	37,579	49,579	-313%	48,136
NON-OPERATING EXPENSES:					
Debt Service	1,579,117	1,467,427	111,690	346%	1,464,501
Issuance Costs & Fiscal Agent Fees	1,600	3,400	(1,800)	213%	3,200
TOTAL NON-OPERATING EXPENSES	1,580,717	1,470,827	109,890	345%	1,467,701
INCOME (LOSS) BEFORE TRANSFERS	(1,760,477)	(1,724,808)	35,669		(1,684,578)
TRANSFERS IN (OUT):					
Transfers In	1,802,500	1,725,500	(77,000)	96%	1,658,922
CHANGE IN NET POSITION	$ 42,023	$ 692	$ (41,331)		$ (25,656)