AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, December 10, 2025
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve the November 12th Meeting Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Site & Building Plan for MSB/City of Chaska/PC #2025-19
7. Action Items
   - 7.A. Recommend the 2026 Chair and Vice-Chair for the Planning Commission
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
NOVEMBER 12, 2025

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

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

Members absent: Commissioner Purdy.

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

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

Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
a. Approve the October 8, 2025, Meeting Minutes

Motion by Commissioner Urbanski, second by Commissioner Brass, to approve the minutes of the October 8, 2025, Planning Commission meeting.

Motion carried.

6. Consent Agenda
Motion by Commissioner Brass, second by Commissioner Rostad, to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Plat for Chevalle 19th Addition/Quadriga Ventures/PC #2025-11

Motion carried.

7. Action Items
a. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan; Zoning Ordinance Amendment for the Municipal Services Building (WSB)/City of Chaska/PC #2025-18

City Planner Hanson presented the item to the Commission.

Commissioner Sailer stated that this building looks very similar to the Maple Grove Public Works building.

Andrew Cooper, Oertel Construction, stated that he had also designed the Maple Grove Public Works building and noted that it was a good exercise in finding a way to use industrial materials in a residentially friendly way. He gave a brief overview of some of the reasoning behind some of their design and material choices.

Commissioner Urbanski asked if there had been any discussion about possible future expansion and if there would be space if it was needed.

City Planner Hanson stated that this would be the full build-out, and there would not be an expansion of this building.

City Planner Cauley noted that the City was still holding onto Victoria Drive.

City Planner Hanson acknowledged that there were options they were exploring at Victoria Drive.

Commissioner Urbanski asked if there was a chance for a compost facility in the City.

Community Development Director Kabat stated that they were not currently planning any compost facility with this building, but noted that this kind of facility had just opened across the river. He explained that the City was in discussions with them to see if there may be ways of encouraging Chaska residents to utilize this facility.

Chairperson Brass opened the Public Hearing at 7:24 p.m., there being no comments, he closed the Public Hearing.

Motion by Commissioner Urbanski, second by Commissioner Brass, 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), prepared 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 the southwest and west property lines, similar to Chaska Club West Industrial
    c. Grading plans, including:
        1. ~20 foot 20-foot-tall berm on the southwest portion of the site for screening purposes
    d. Stormwater plan
    e. City Truck & Equipment turning exhibit
    f. Fire truck turning exhibit
    g. Lighting plans in conformance with City Code Sec. 15.28.250
    h. 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 the 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, and 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 the centerline, or 50 feet from ROW, whichever is greater
f. Wetlands: 75 feet

7. Parking setbacks are as follows:
a. Right-of-way or residential: 10 feet
b. Interior Property Lines: 5 feet
c. Wetlands: 75 feet

8. Provision of a storm water management plan meeting City and Carver County WMO standards.

Motion carried.

Motion by Commissioner Urbanski, second by Commissioner Aasen, to recommend approval of the zoning ordinance amendment (ZOA) to the Planned Industrial District (PID-10) based on the draft ordinance.

Motion carried.

8. Other Business

Commissioner Brass

- Suggested that the Planning Commission have nominations for the Chair and Vice-Chair positions for 2026 at their next meeting.

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Kerber, to adjourn the meeting at 7:30 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
12/10/2025

Subject: **Municipal Services Building (MSB) – Final Site & Building Plan**

Applicant: Oertel Architects on behalf of the City of Chaska

Location: 4501 Creek Road

Case No.: P.C. No. 2025-19

Synopsis: The applicant is requesting approval of the Final Site & Building Plan for a new municipal services building (MSB)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

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:

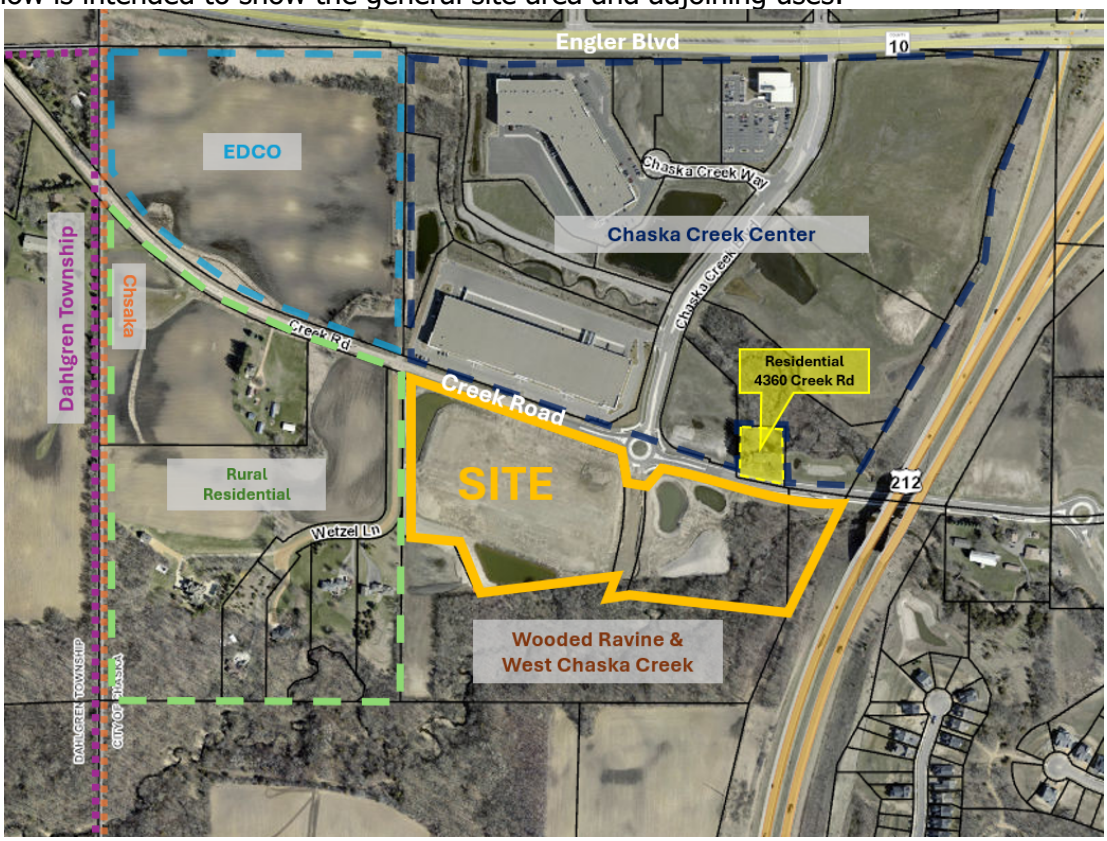

Figure 1: Existing Site & Adjoining Uses

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.

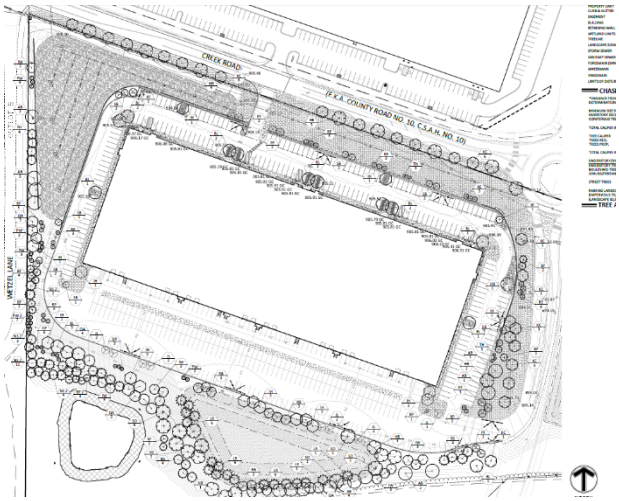

Figure 2: 2022 Chaska Club West Industrial Final Plan

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).

2025 Approvals

On September 15, 2025 the City Council approved the Concept Plan for the new MSB.

On November 17, 2025 the City Council approved the Preliminary Site & Building Plan and the Zoning Ordinance Amendment (ZOA) to PID-10 for the new MSB.

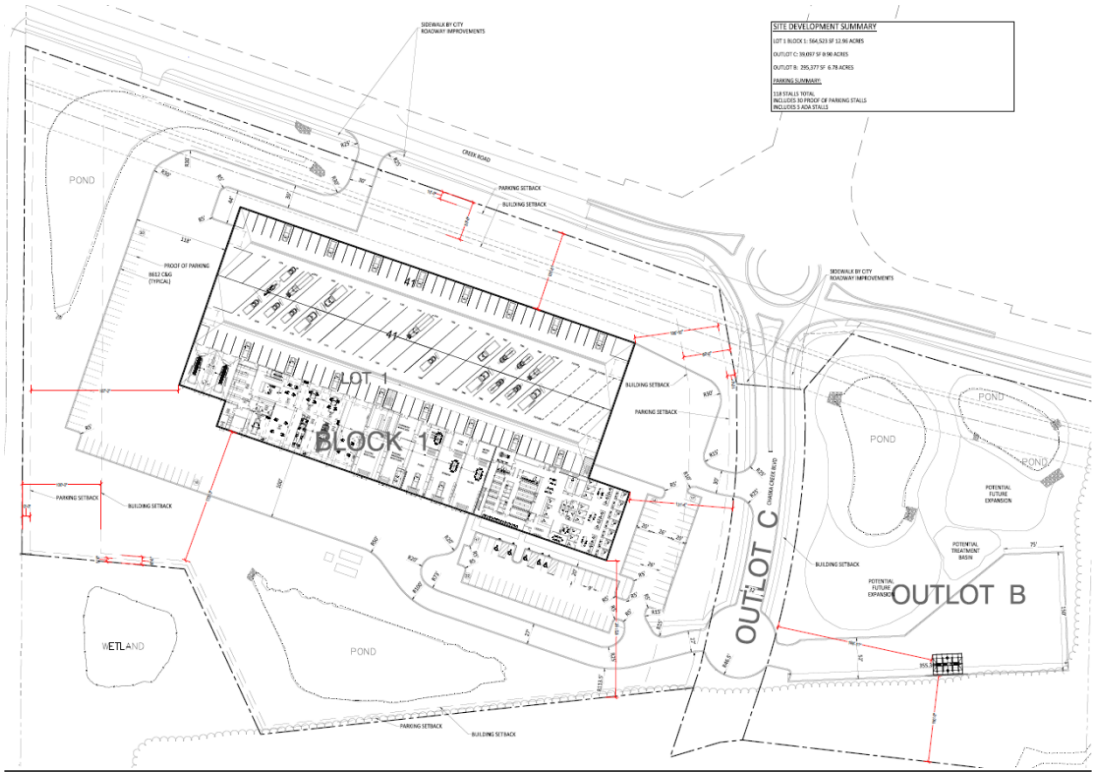

Figure 3: Preliminary Plan approved

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.

Final Plan

The applicant is requesting approval of a Final Site & Building Plan. 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.

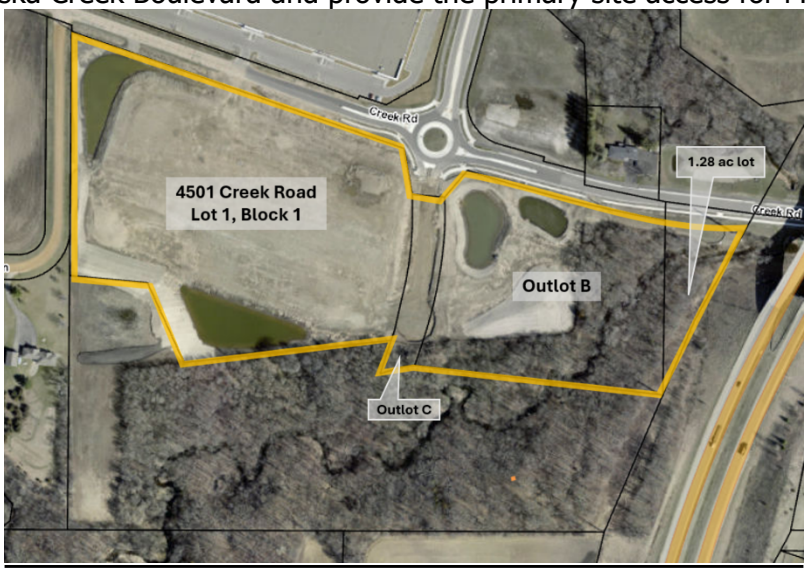

Figure 4: Existing Conditions

- **Final Plan.** The final 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.

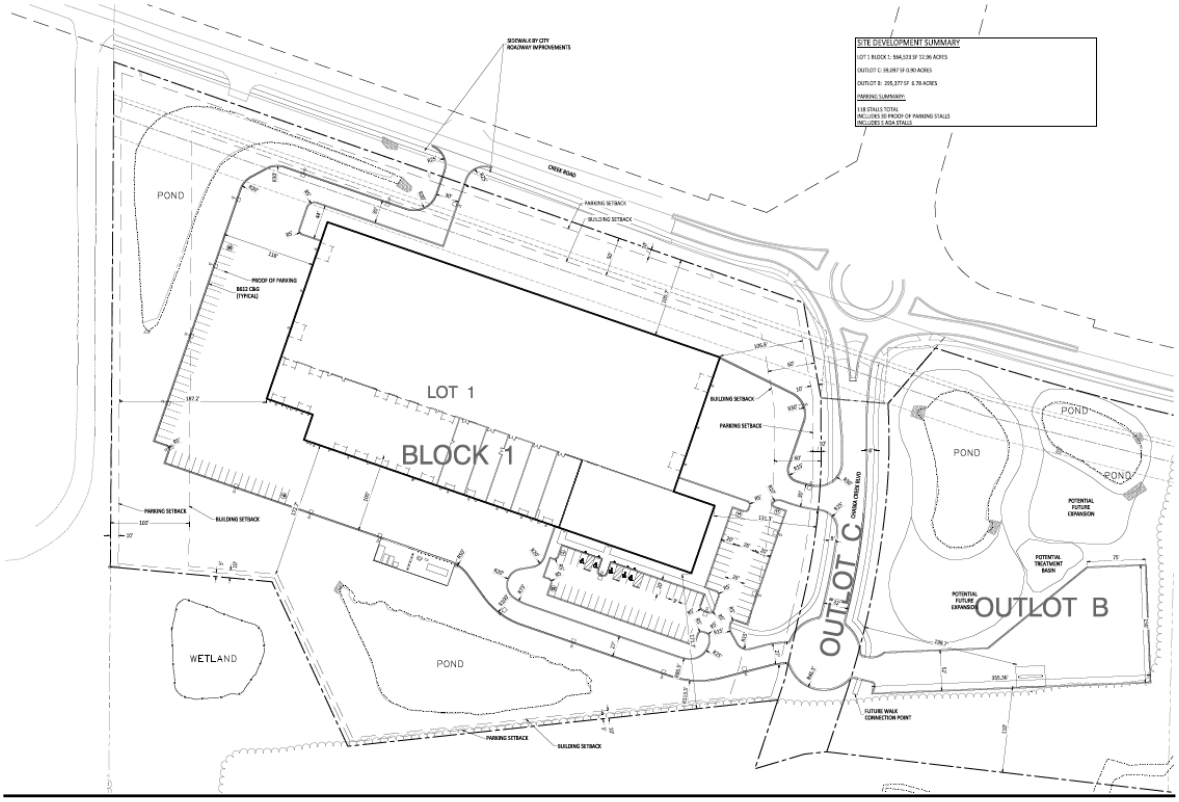

Figure 5: Proposed Final Plan

Changes since Preliminary Plan

The following are changes to the plans since Preliminary Plan approval:

- *Trail Extension;* the plans include the extension of a trail on the east side of Chaska Creek Boulevard down to the ravine.

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).

Final Plan - Staff Analysis

The applicant is requesting approval of a Final Plan for the new MSB on Creek Road. The following is intended to summarize staff's analysis of the applicants request:

- **Comprehensive Plan**

  The comprehensive plan guides the site as Business Park (purple). The proposed use is consistent with this.

Figure 6: 2040 Comprehensive Plan

  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).

- **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.

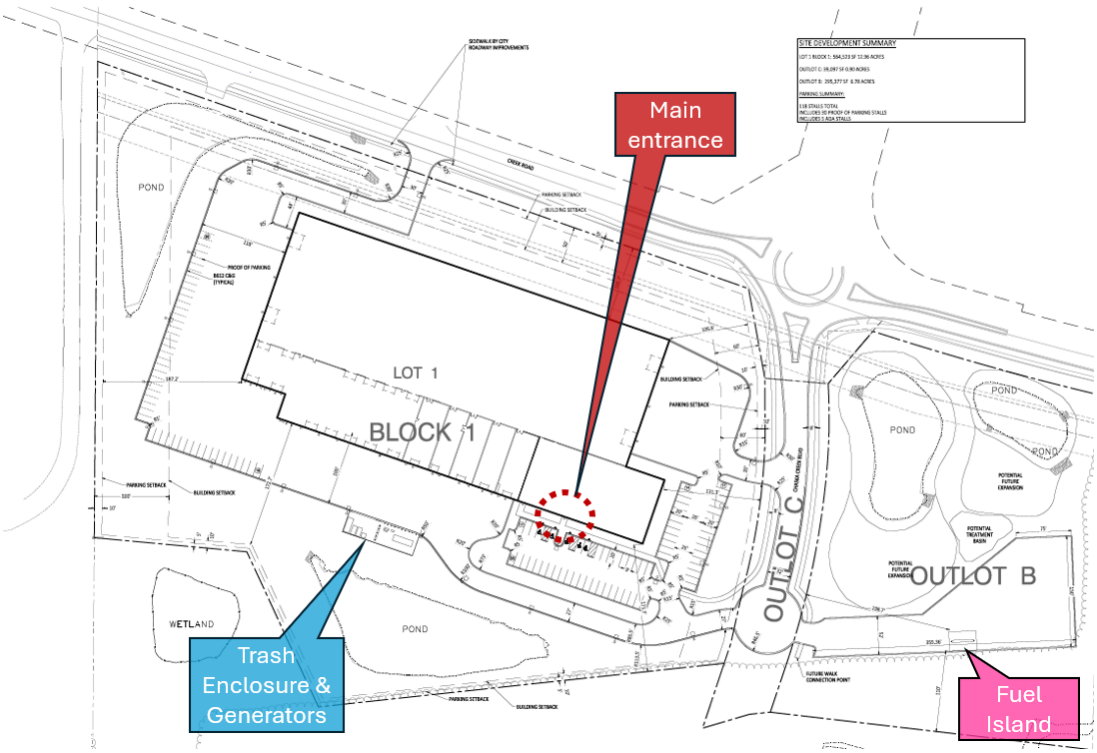

Figure 7: Site Plan Exhibit

- **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.

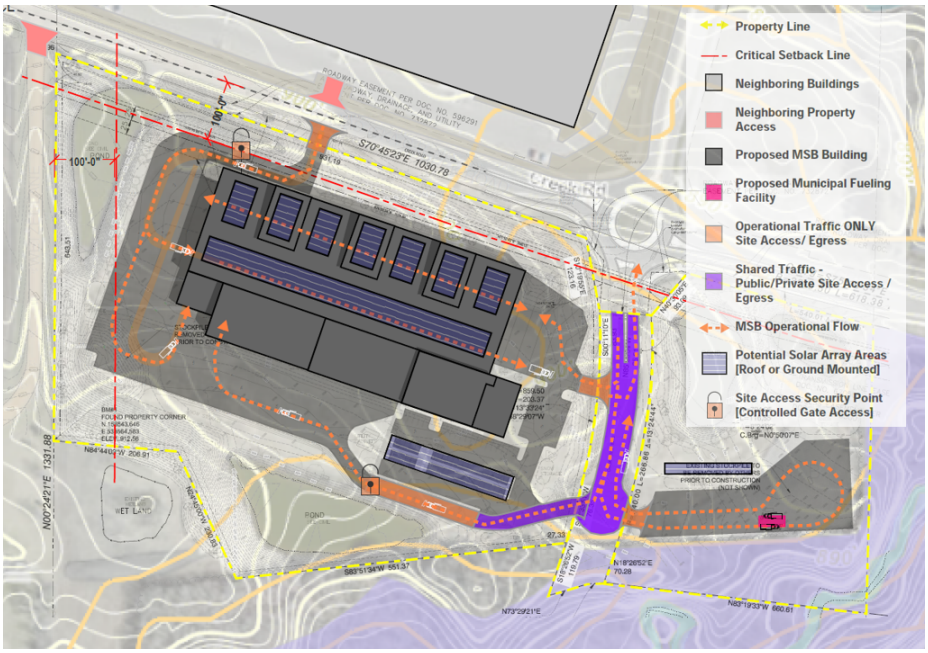

Figure 8: Traffic Flow exhibit

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.

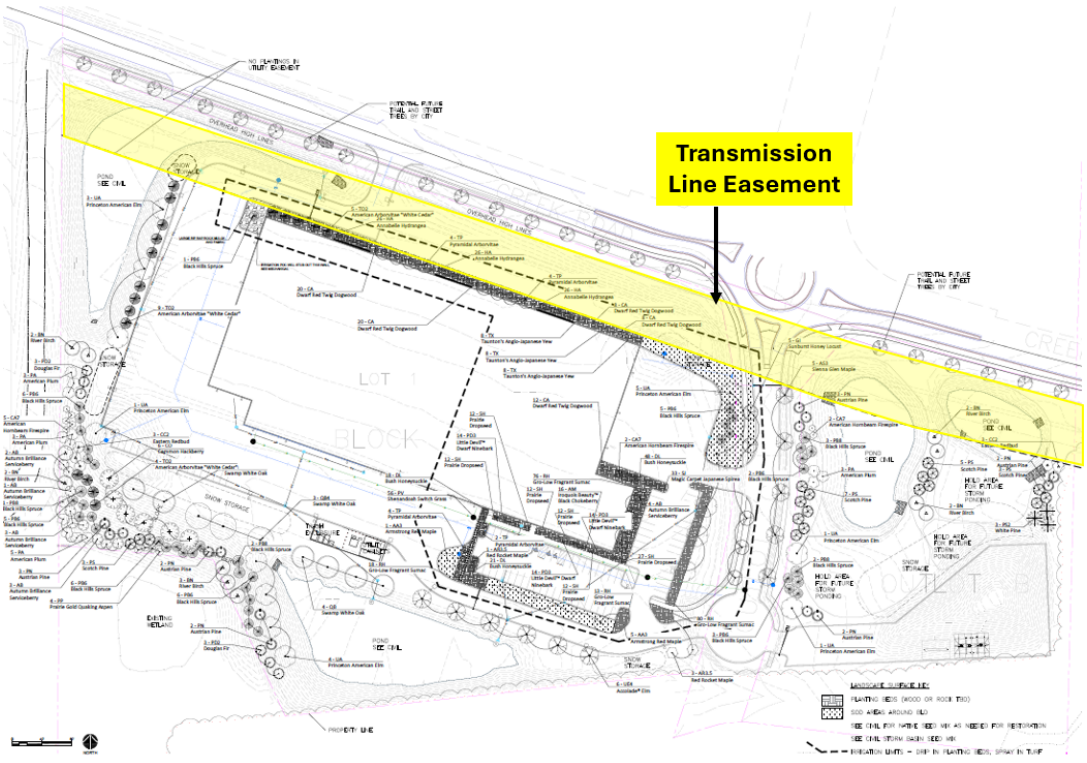

Figure 9: Proposed Landscape Plan

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.

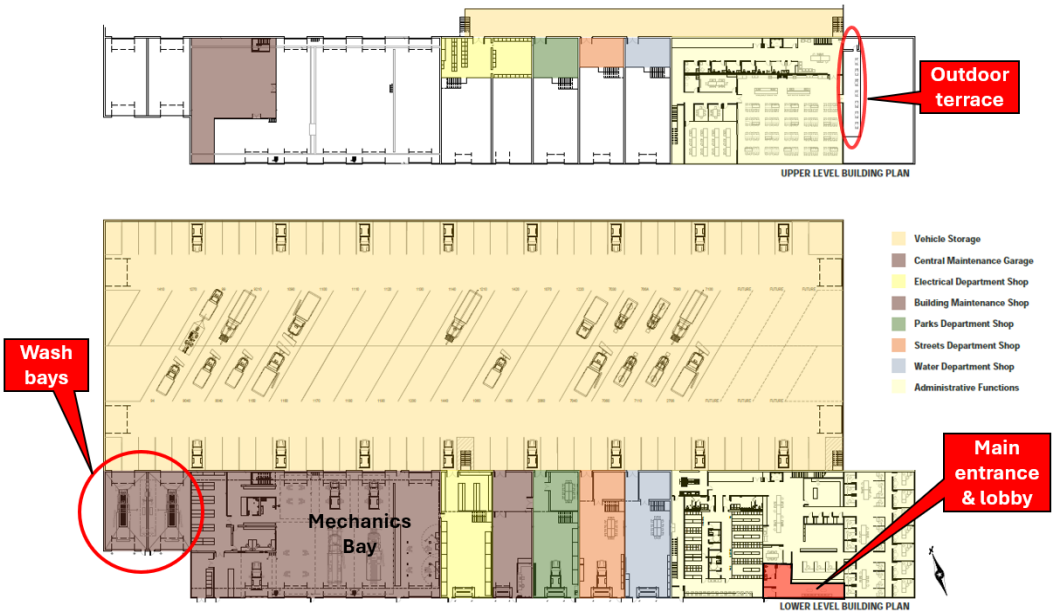

Figure 12: Proposed Building Program – Floor Plans

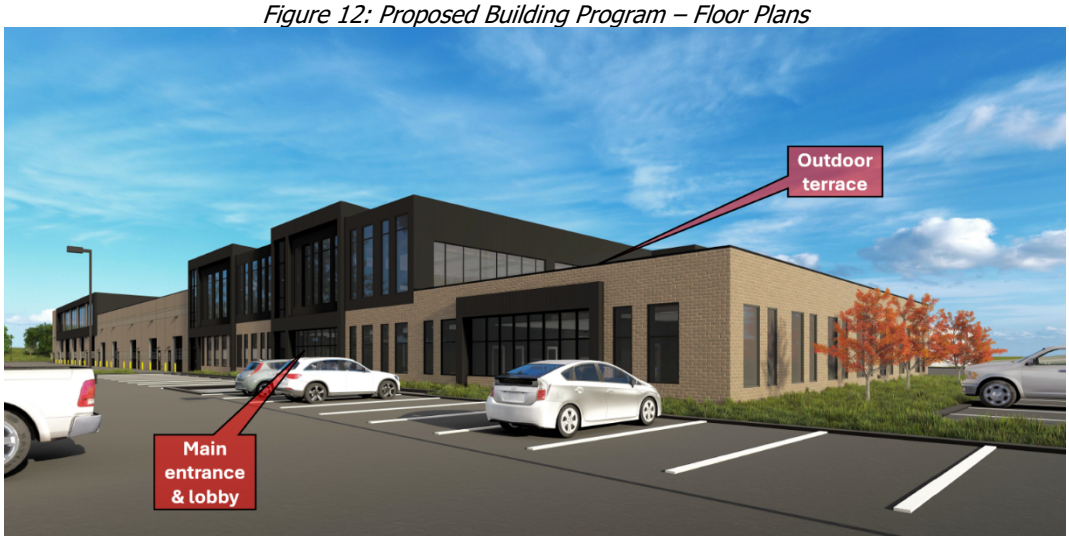

Figure 13: Eye Level Perspective – Administrative Area and Main Entrance – Looking Northwest

Figure 14: Eye Level Perspective – Front of building from Creek Road – Looking Southeast

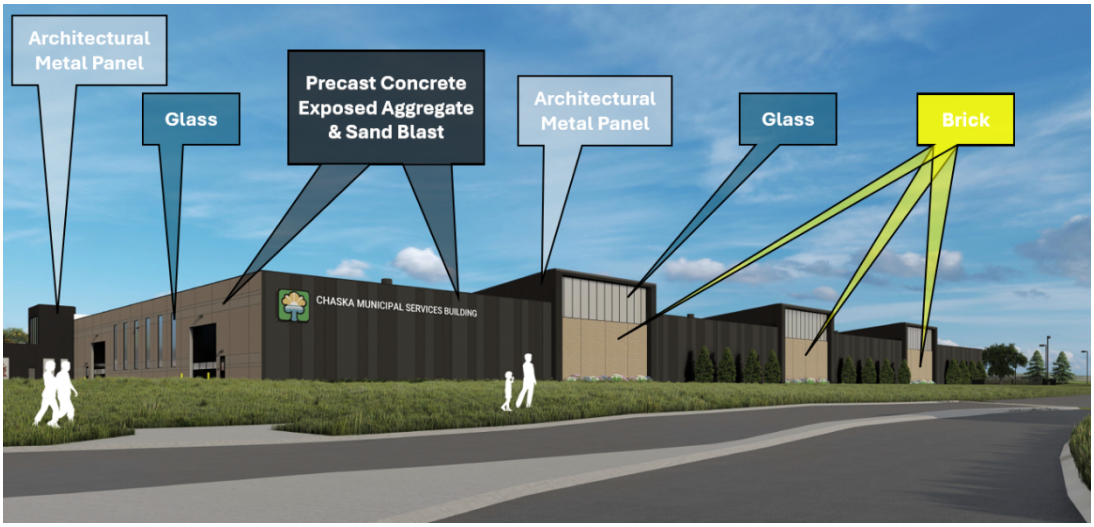

Figure 15: Building Materials

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 Preliminary Plan that one sidewalk and one trail will need to be extended on both sides of Chaska Creek Boulevard up to the bulb of the cul de sac. The final plan proposes these extensions. The 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.

  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.

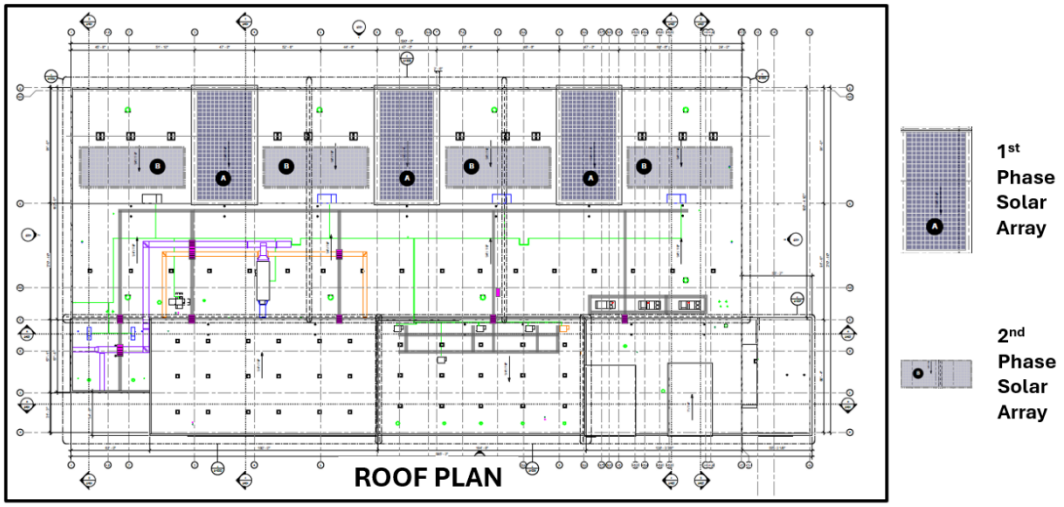

Figure 16: Potential Solar Array Areas

- **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.

- **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.

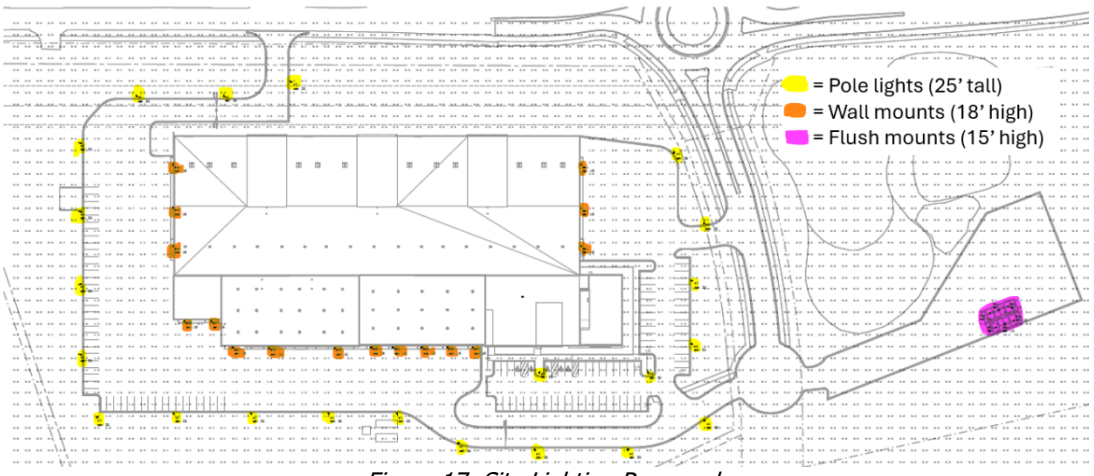

Figure 17: Site Lighting Proposed

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
November 4, 2025	January 3, 2026	March 4, 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 REQUESTED:

Motion to recommend approval to the City Council of the Final 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 December 4, 2025
    h. Site Plan (A001), prepared by Oertel Architects, dated December 4, 2025
    i. Enlarged Site Plan (A002), prepared by Oertel Architects, dated December 4, 2025
    j. Sign Plan (C201), prepared by SRF, dated October 8, 2025
    k. Street Signage & Traffic Control Plan (C202), prepared by SRF, dated October 8, 2025
    l. Snow Storage Plan (C203), prepared by SRF, dated October 8, 2025
    m. Grading Plan (C300), prepared by SRF, dated October 8, 2025
    n. Utility Plan (C400), prepared by SRF, dated October 8, 2025

o. Truck Turning Movements (TM1-TM8), prepared by SRF, dated October 8, 2025
p. Tree Preservation Plan (C101), prepared by SRF, dated October 8, 2025
q. Landscape Plans (pgs 1-3)), prepared by HKGi, dated December 4, 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:
    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
4. Coordination with:
    a. City Engineer regarding stormwater, utilities, grading, drainage, access, and Creek Road reconstruction.
    b. Electrical agency Minnesota Valley on electric service requirements.
5. 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
6. Parking setbacks are as follows:
    a. Right-of-way or residential: 10 – feet
    b. Interior Property Lines: 5 – feet
    c. Wetlands: 75 feet
7. Provision of a storm water management plan meeting City and Carver County WMO standards.

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:

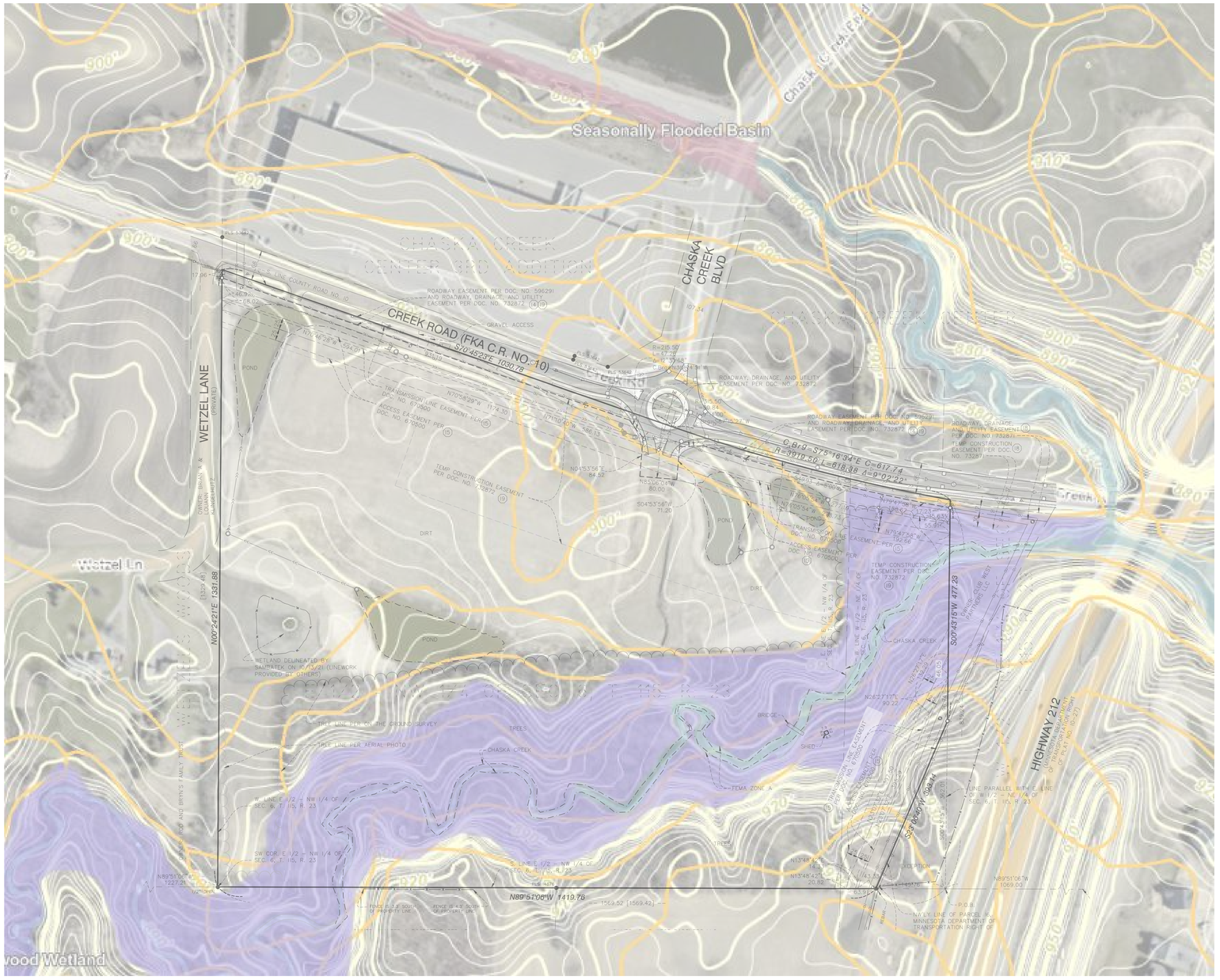
Setback conditions are all illustrated on the provided civil site drawings.

Not for Construction

CITY OF CHASKA

MUNICIPAL SERVICES BUILDING

4501 CREEK ROAD, CHASKA, MN 55318
ARCH. PROJECT NO. 25-07



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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:

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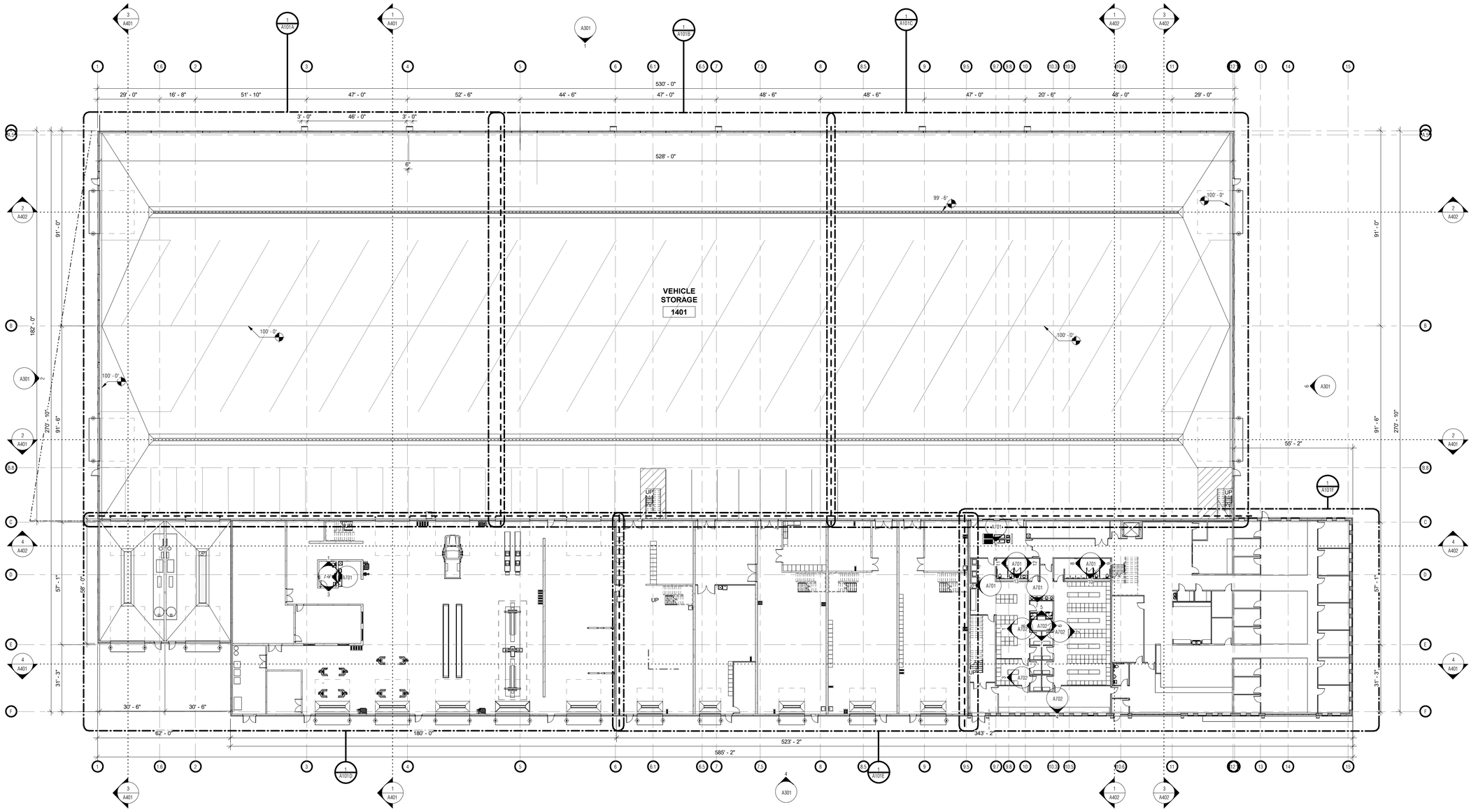
Not for Construction

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

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 #

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:

A101

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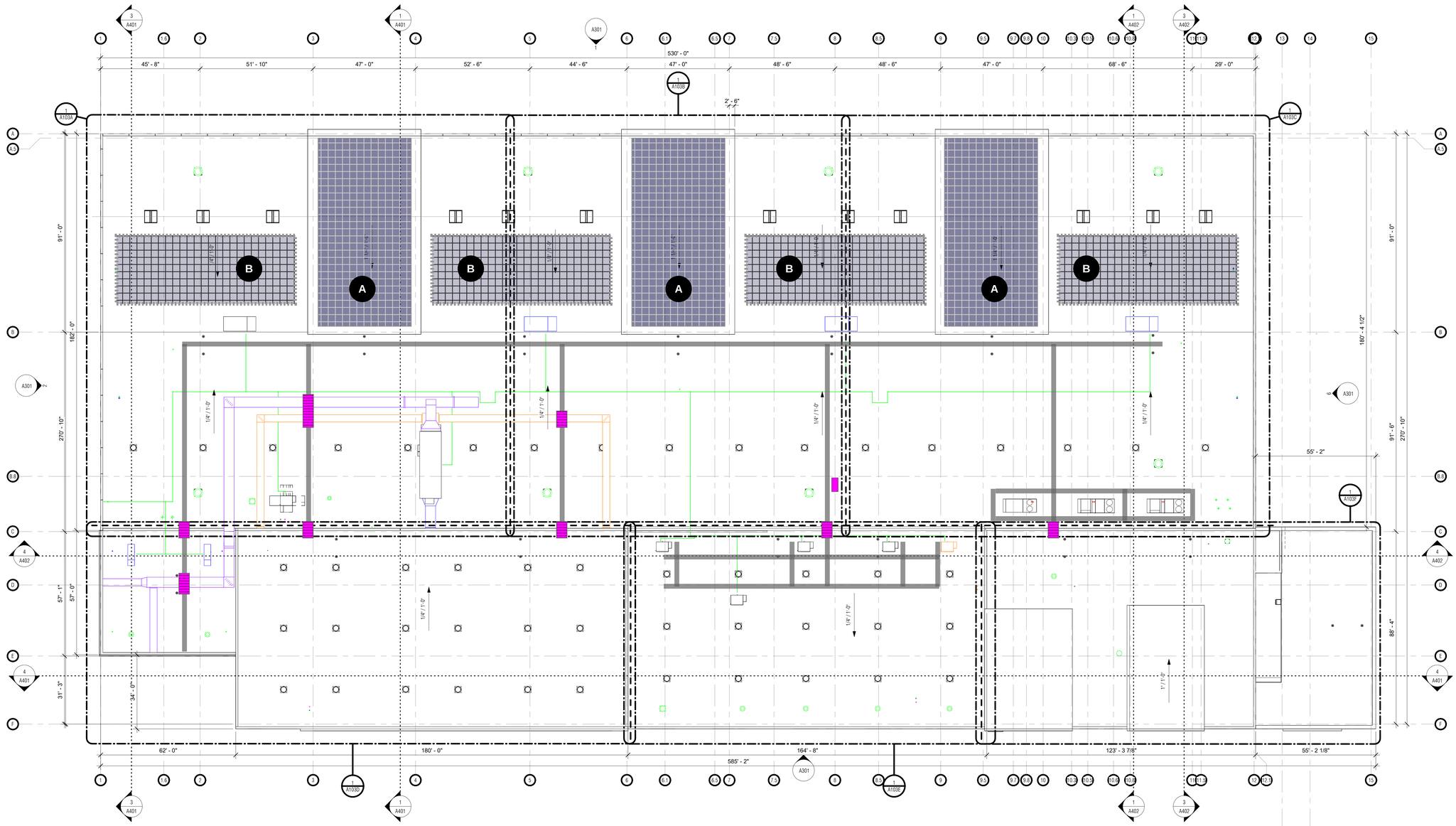

1 T.O. VEHICLE STORAGE ROOF PLAN
1" = 20'-0"

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

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 #
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:
A103

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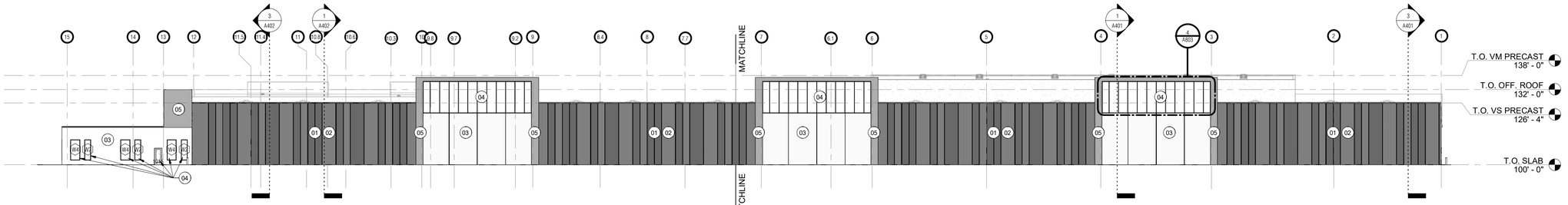
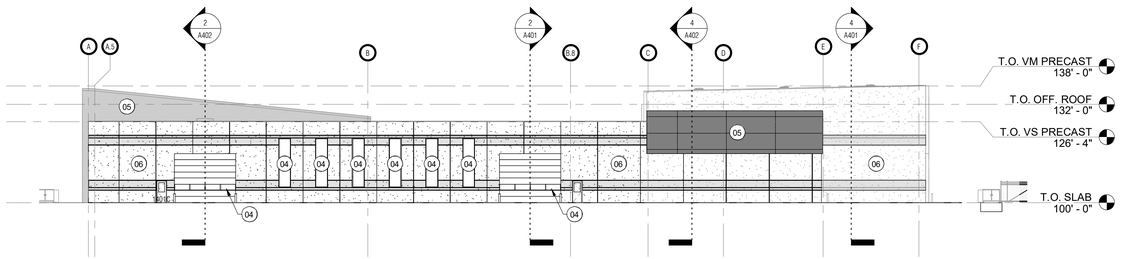
Not for Construction

Not for Construction

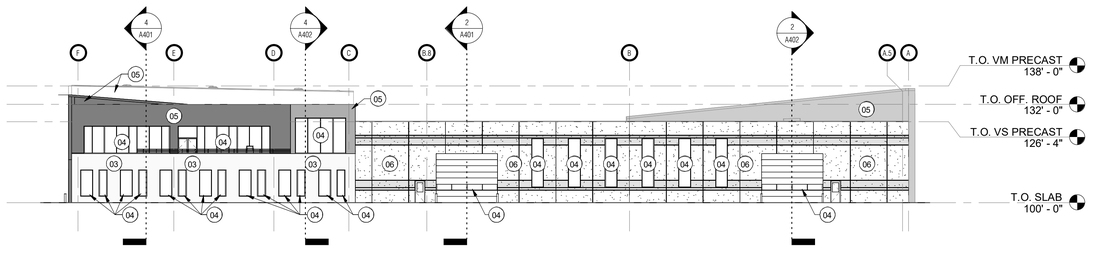
Not for Construction



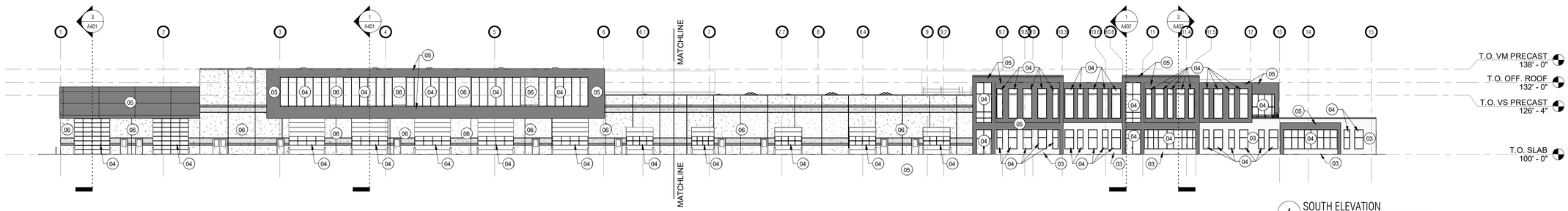
1 NORTH ELEVATION
1" = 20'-0"



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

Not for Construction

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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

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 #

08/15/2025 DATE

SHEET NAME:
BUILDING ELEVATIONS

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER

10/08/2025 DATE

Author DRAWN BY

Checker CHECKED BY

SHEET NO:
A301

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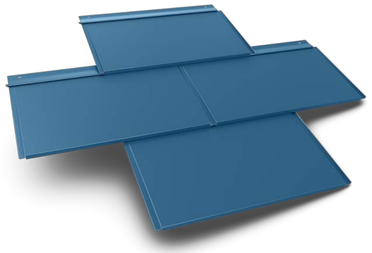
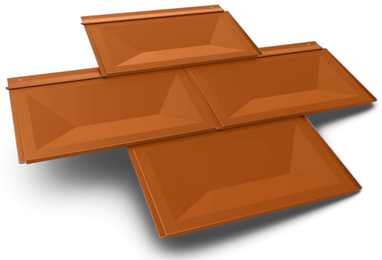
Flat Tile
Precision Series Metal Tile Systems

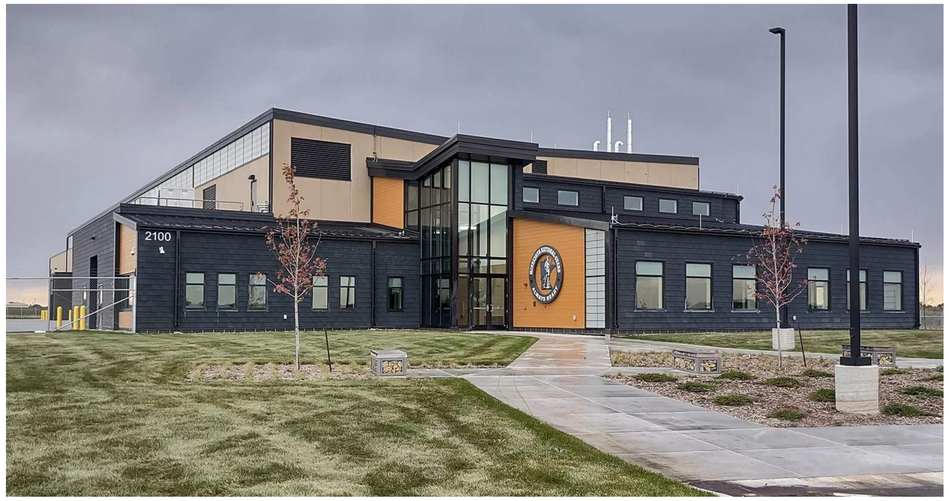


Cupped Tile
Precision Series Metal Tile Systems



Black Ore

Premium Color Finish



Class I Metal Panel Installation Example:
Minnesota National Guard Vehicle Maintenance Facility - New Ulm, MN; Oertel Architects

Proposed Panel Profiles and Color

Class I Material - Metal Panel

"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

Not for Construction

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 #
08/15/2025 DATE

SHEET NAME:
BUILDING ELEVATIONS

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER
10/08/2025 DATE
Author DRAWN BY
Checker CHECKED BY

SHEET NO:
A301

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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°49'28"W 362.01

TRANSMISSION LINE EASEMENT PER
DOC. NO. 670500

ACCESS EASEMENT PER
DOC. NO. 670500

N70°58'29"W 1174.30

N71°10'40"W 386.13

643.51

17.96

46.92

65.02

25'

25'

S10°19'55"E
123.16

N04°53'56"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=9°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'

POND

POND

TRANSMISSION LINE EASEMENT PER
DOC. NO. 670500

ACCESS EASEMENT PER
DOC. NO. 670500

CHASKA CREEK

TREATMENT BASIN

R=794.95
L=116.55
Δ=8°24'02"
C.Brg=N0°50'07"E

R=859.50
L=203.37
Δ=13°33'24"
C.Brg=S8°29'07"W

CHASKA CREEK BLVD

R=1140.00 L=266.66 Δ=13°24'44"

S12°33'51"W
76.35

S18°26'52"W
119.79

N18°26'52"E
70.28

27.33

S83°51'34"W 551.27

N83°19'33"W 660.61

N26°27'17"E
99.59

N26°27'17"E
90.22

49.65

25'

25'

95.74

STOCKPILE TO BE
REMOVED BY OTHERS
PRIOR TO CONSTRUCTION

EXISTING STOCKPILE TO
BE REMOVED BY OTHERS
PRIOR TO CONSTRUCTION
(NOT SHOWN)

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

S00°43'15"W 477.23

WETLAND

POND

WETLAND DELINEATED
BY SAMBATEK ON
10/13/2021

30' STEEP SLOPE
BUFFER

30' STEEP SLOPE
BUFFER

LIMIT OF DISTURBANCE
FALLS OUTSIDE 30' STEEP
SLOPE BUFFER.

N73°29'21"E
66.11

N84°12'20"E
28.31

STEEP SLOPE
AREA

STEEP SLOPES

FEMA FLOODPLAIN
ZONE A

CHASKA CREEK

CHASKA CREEK

NATIONAL WETLAND INVENTORY
MAPPED WETLAND PF01A

ACCESS EASEMENT PER
DOC. NO. 670500

TRANSMISSION LINE EASEMENT
PER DOC. NO. 670500

N20°07'32"E 397.85

N20°07'32"E 396.29

S00°40'40"W 393.14

1 INCH = 100 FEET

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

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:

EXISTING CONDITIONS PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C100

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Not for Construction

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SIDEWALK BY CITY
ROADWAY IMPROVEMENTS

CREEK ROAD

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

POND

PARKING SETBACK

BUILDING SETBACK

PROOF OF PARKING
B612 C&G
(TYPICAL)

LOT 1

BLOCK 1

OUTLOT C

CHASKA CREEK BLVD

POND

POND

POND

POTENTIAL
FUTURE
EXPANSION

POTENTIAL
TREATMENT
BASIN

POTENTIAL
FUTURE
EXPANSION

OUTLOT B

WETLAND

POND

FUTURE WALK
CONNECTION POINT

PARKING SETBACK

BUILDING SETBACK

N

0 20 40
SCALE IN FEET

CREEK

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
12/04/2025 FINAL SITE
PLAN SUBMITTAL

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

DRAWN BY CHECKED BY

SHEET NO:

C200

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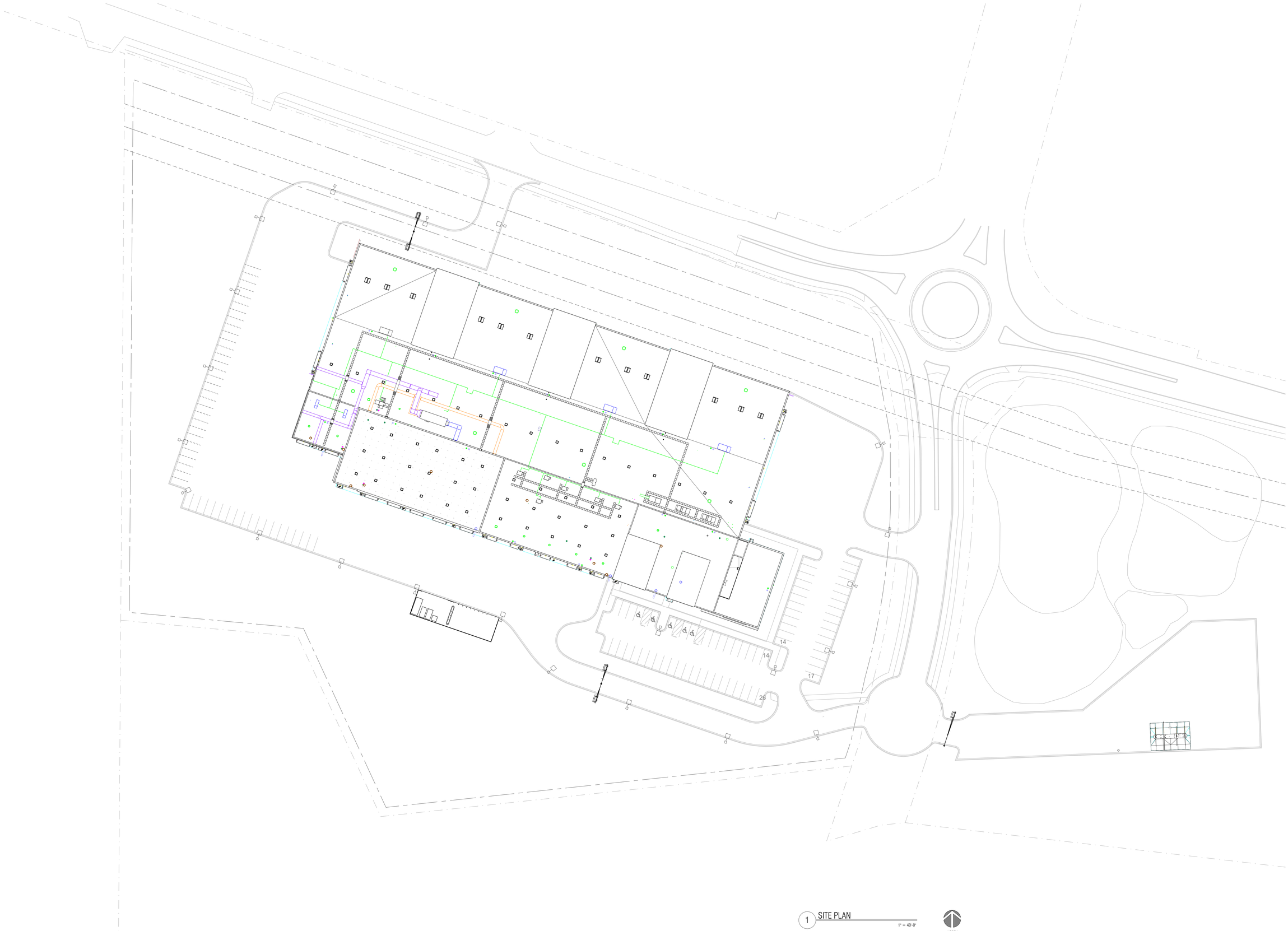

1 SITE PLAN
1" = 40'-0"

NORTH

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
12/04/2025 FINAL SITE PLAN SUBMITTAL

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN
55318

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SIGNATURE: ANDREW COOPER

46485
LICENSE #

12/04/2025
DATE

SHEET NAME:

SITE PLAN

REVISIONS:

No.	Date	Description

25-07
PROJECT NUMBER

12/04/2025
DATE

Author
DRAWN BY

Checker
CHECKED BY

SHEET NO:

A001

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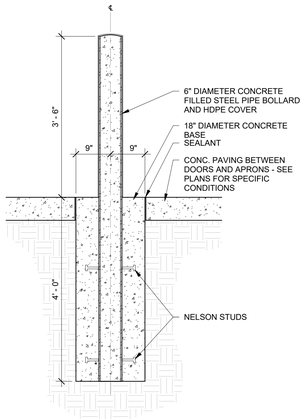
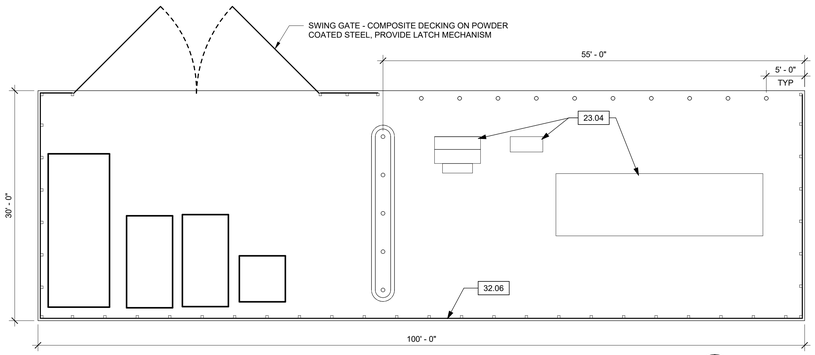
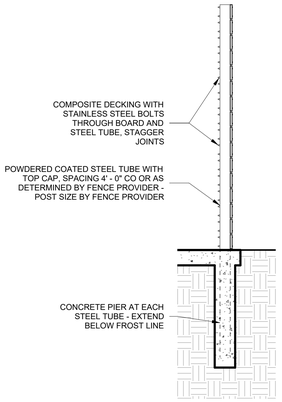


1 TYP. BOLLARD DETAIL SECTION
3/4" = 1'-0"

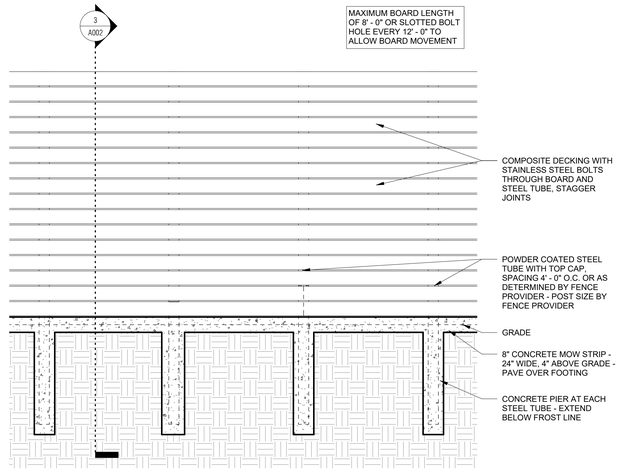


2 GENERATOR AND TRASH ENCLOSURE
1/8" = 1'-0"

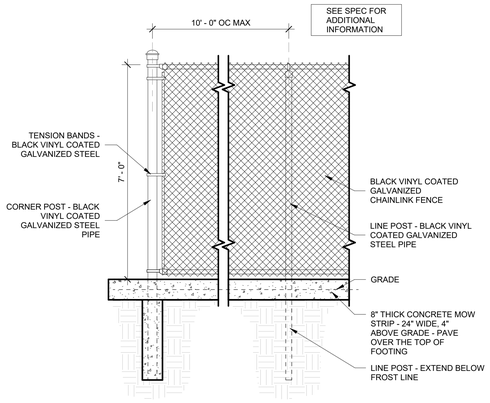
NORTH



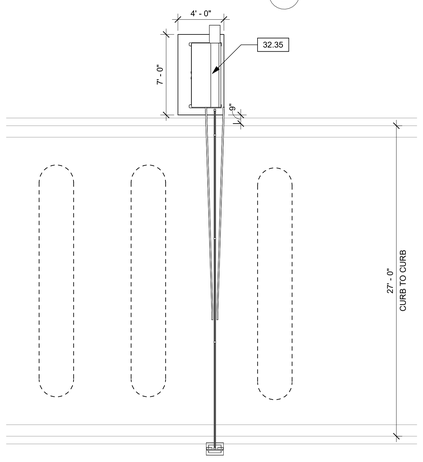
3 DECORATIVE FENCE SECTION
1/2" = 1'-0"



4 DECORATIVE FENCE ELEVATION
1/2" = 1'-0"

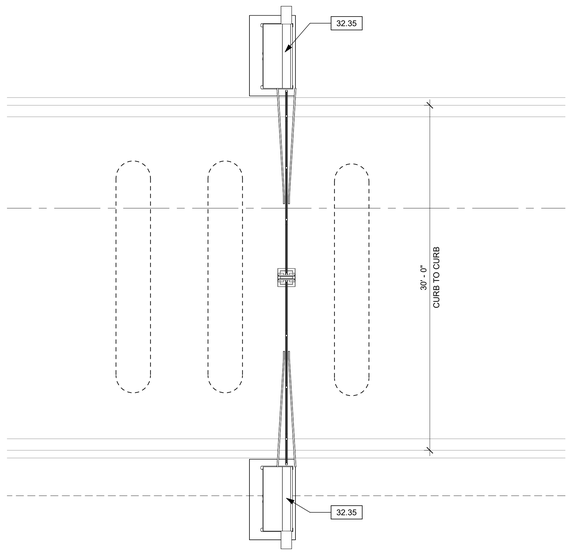


5 CHAIN LINK FENCE DETAIL
1/2" = 1'-0"



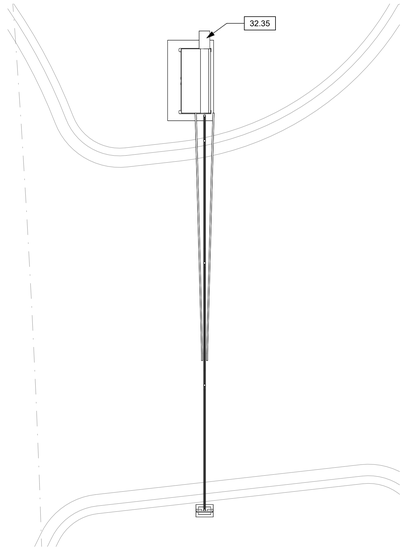
6 ENLARGED SITE PLAN
SIDE GATE
3/16" = 1'-0"

NORTH



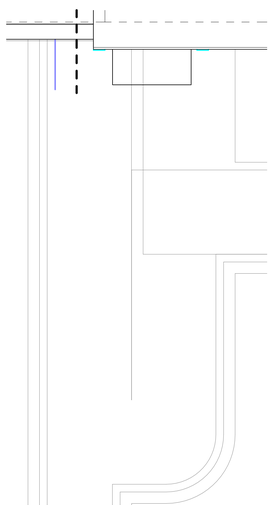
7 ENLARGED SITE PLAN
MAIN GATE
3/16" = 1'-0"

NORTH



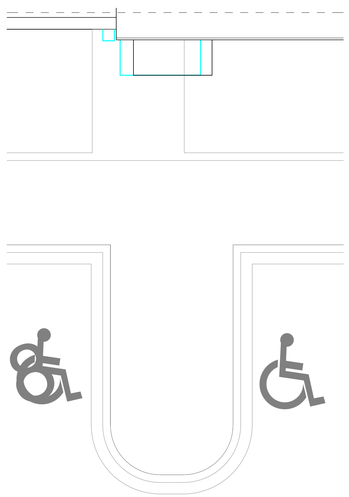
8 ENLARGED SITE PLAN
3/16" = 1'-0"

NORTH



9 ENLARGED SITE PLAN
3/16" = 1'-0"

NORTH



10 ENLARGED SITE PLAN
3/16" = 1'-0"

NORTH

KEYNOTES

23.04	MECHANICAL EQUIPMENT - SEE MECHANICAL FOR DETAILS/NOTES
32.06	TRASH ENCLOSURE - SCREEN WALL WITH SWING GATES, SEE DRAWINGS ON A002
32.35	PIVOT GATE - SEE SPECS

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
12/04/2025 FINAL SITE PLAN SUBMITTAL

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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SIGNATURE: ANDREW COOPER

46485 LICENSE #

12/04/2025 DATE

SHEET NAME:

ENLARGED SITE PLAN

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER

12/04/2025 DATE

Author DRAWN BY

Checker CHECKED BY

SHEET NO:

A002

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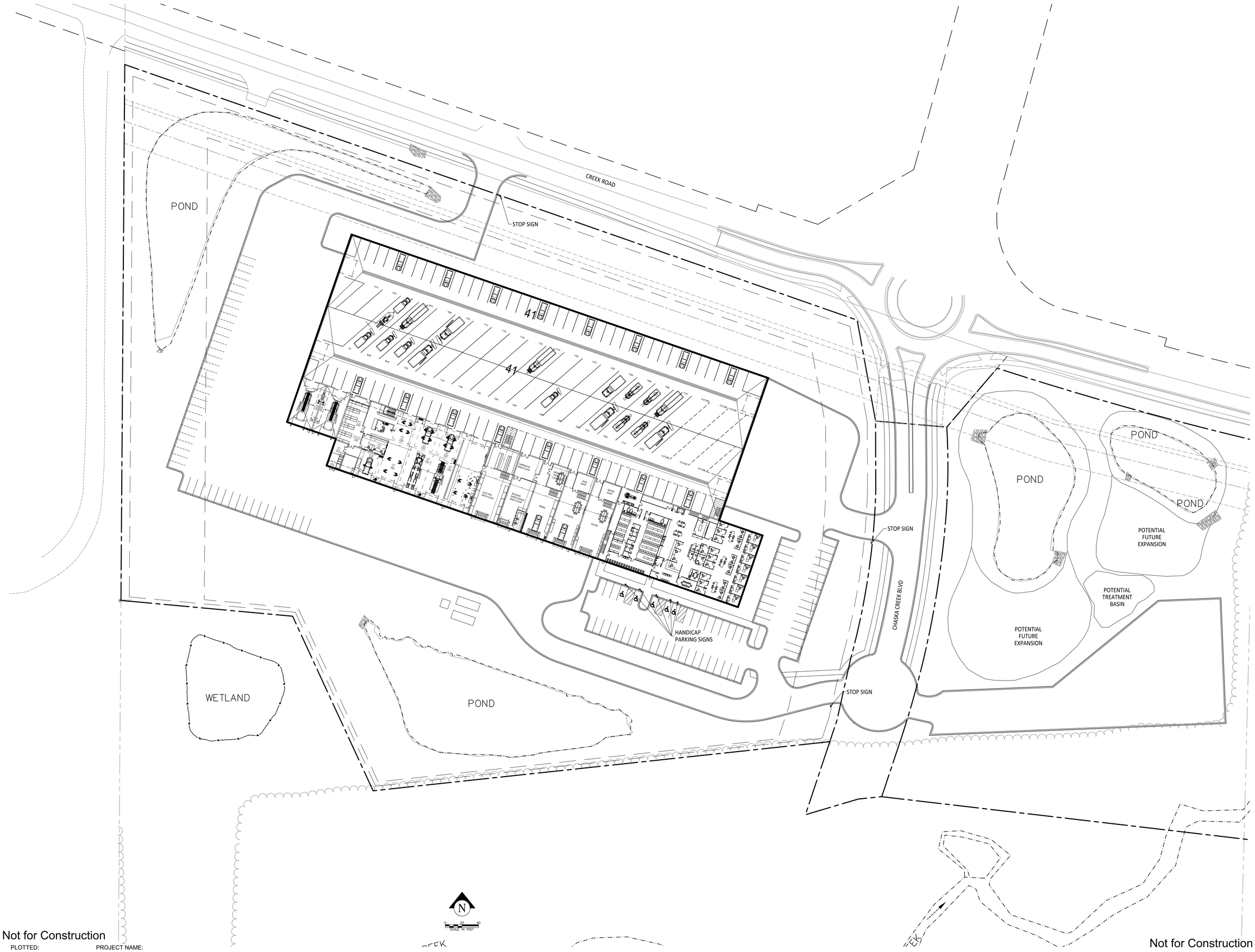

Not for Construction

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:

SIGN PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

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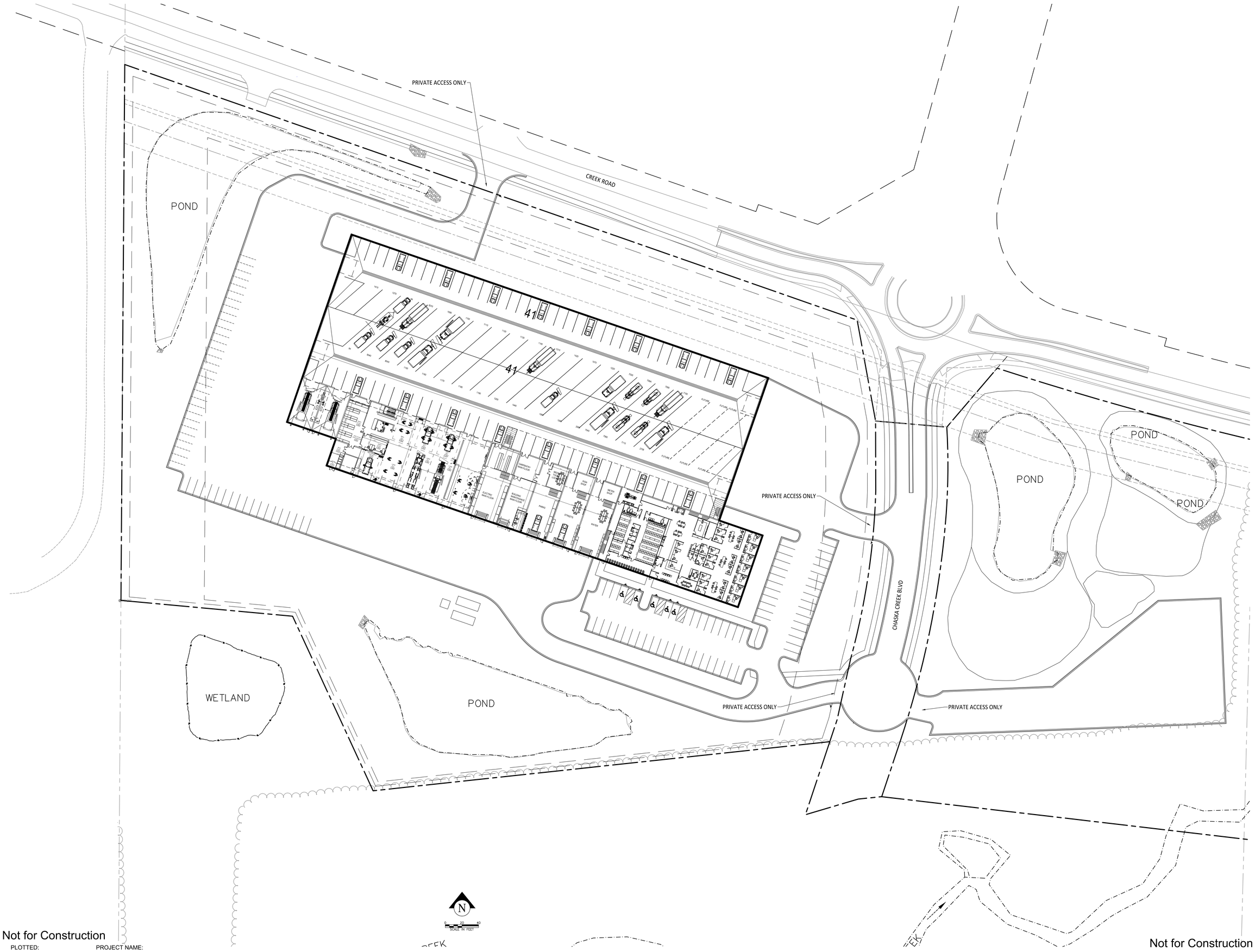

Not for Construction

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:

STREET SIGNAGE & TRAFFIC CONTROL PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C202

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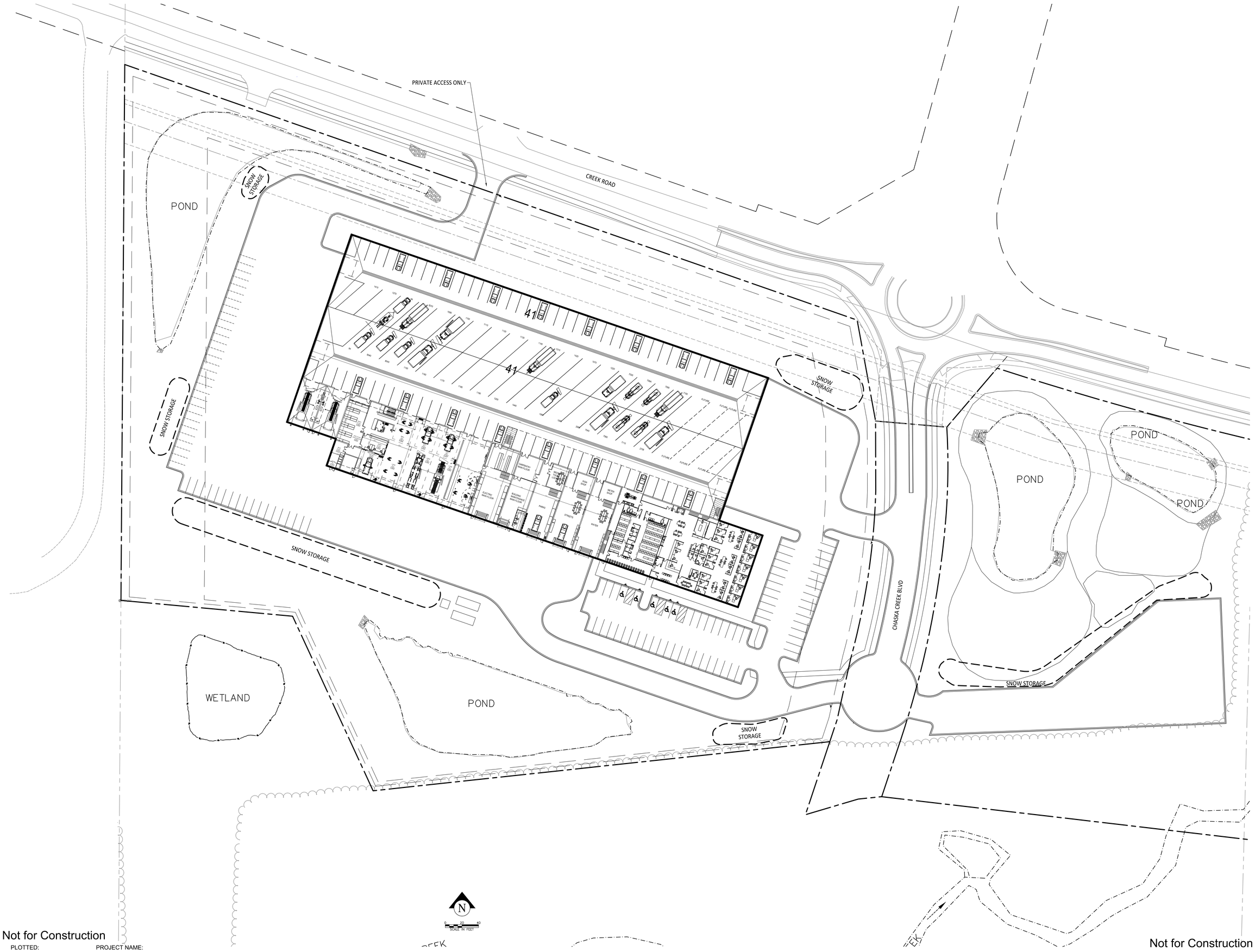

Not for Construction

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:

SNOW STORAGE PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C203

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Not for Construction

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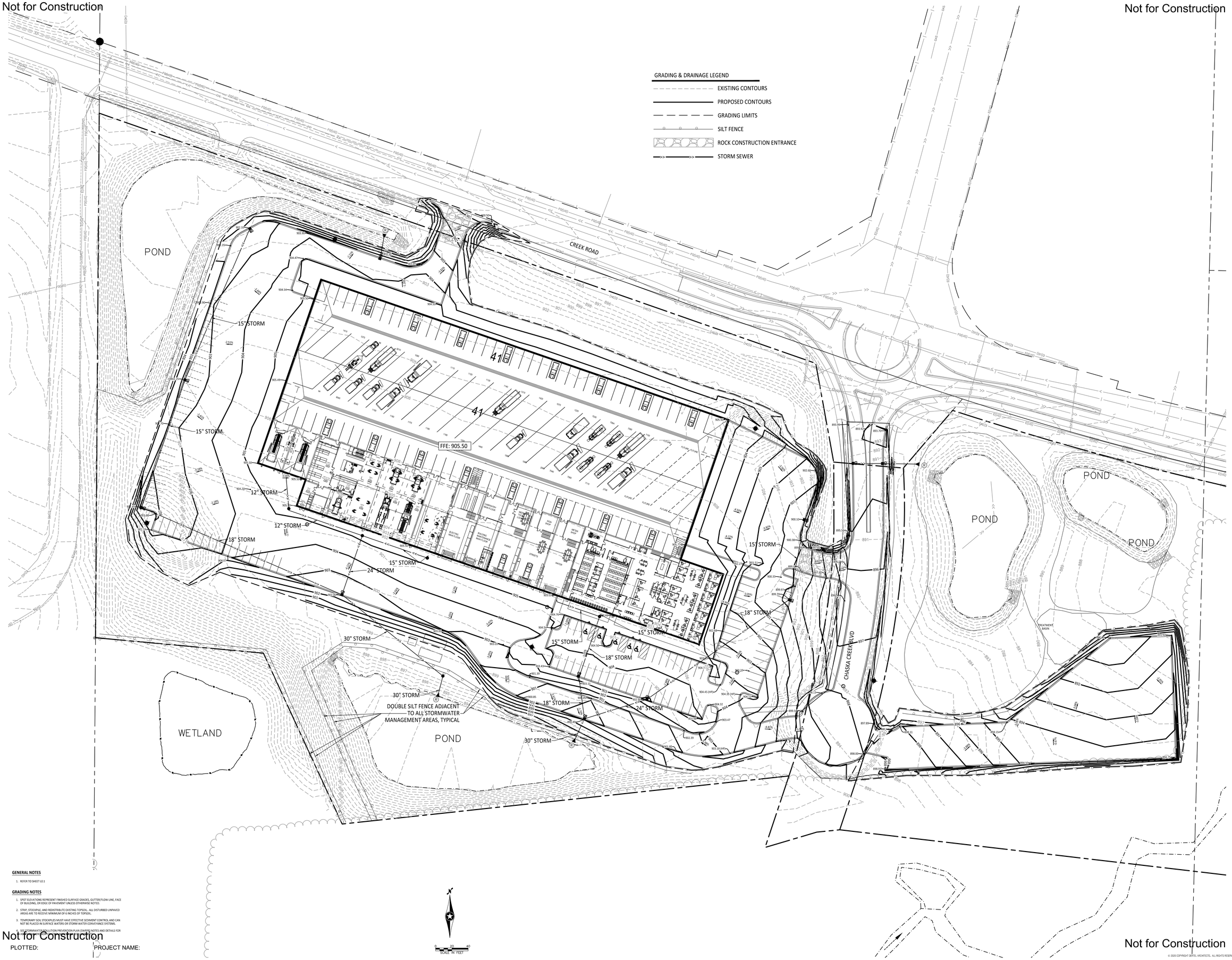

GENERAL NOTES

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

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

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:

GRADING PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C300

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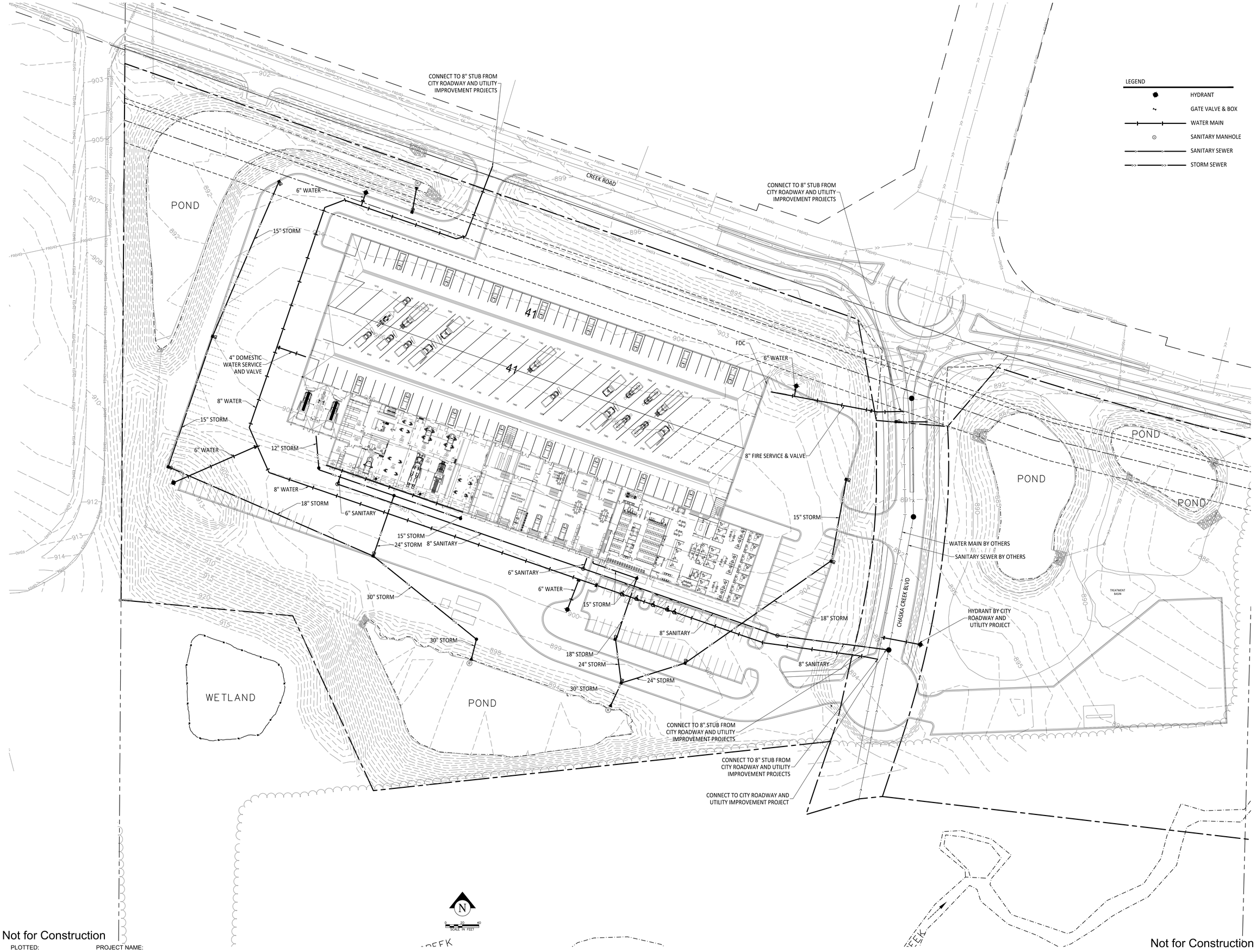

Not for Construction

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:

UTILITY PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C400

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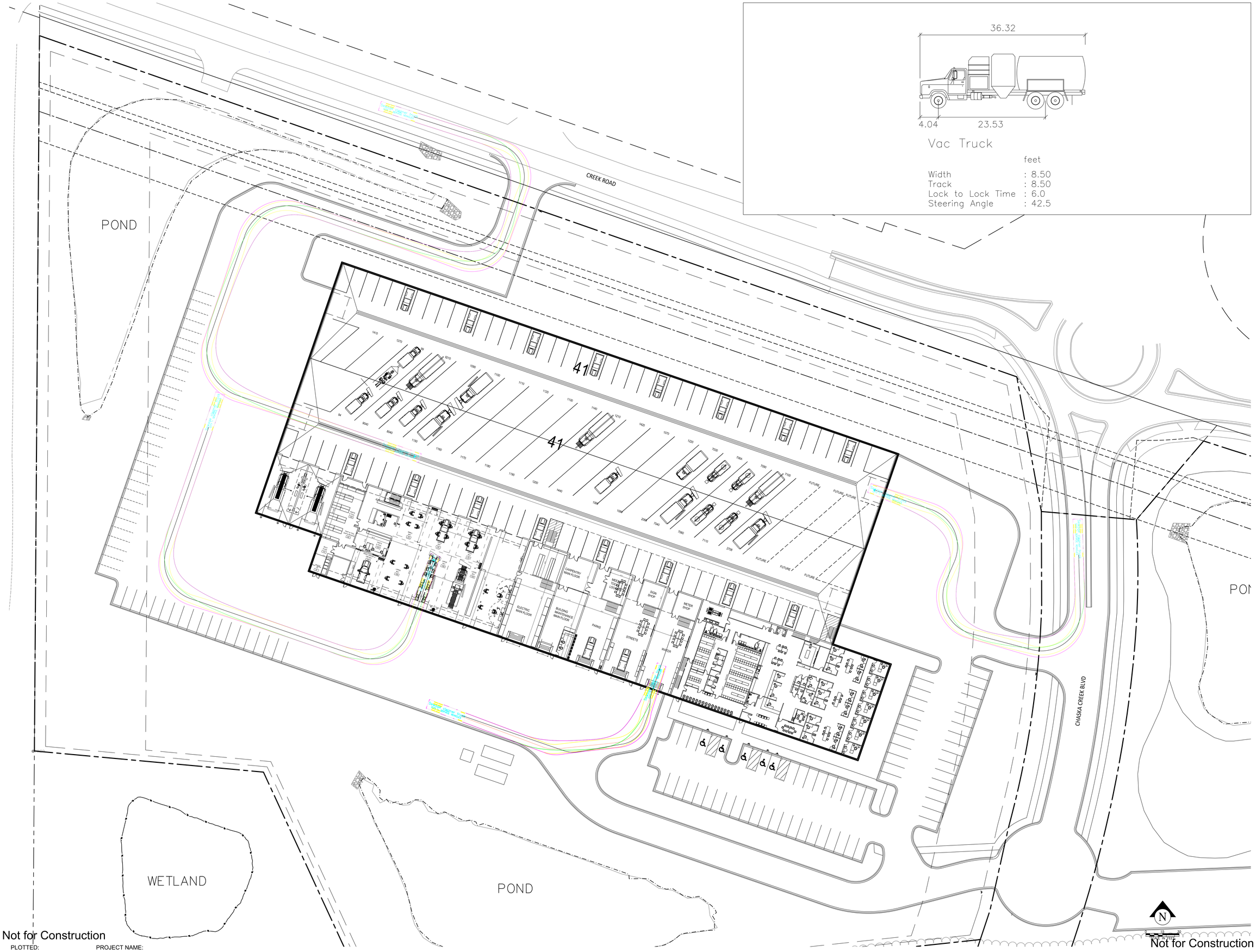

Vac Truck

	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

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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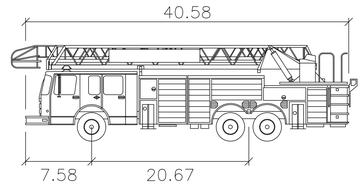

Chaska FireTruck

	feet
Width	: 10.50
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

POND

CREEK ROAD

41

41

CARPENTRY MAIN FLOOR

ELECTRIC MAIN FLOOR

BUILDING MAINTENANCE MAIN FLOOR

PARKS

STREETS

SIGN SHOP

METER SHOP

WATER

FUTURE

CHASKA CREEK BLVD

WETLAND

POND

POND

N

0 15 30

SCALE: 1" = 30'-0"

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:
CHASKA FIRE TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM3

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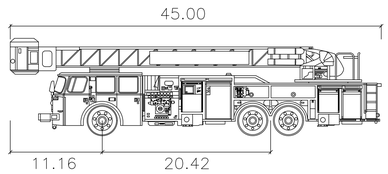

E-One Cyclone II 95 HP

	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

CAREWITH MAIN FLOOR

MEETING ROOM

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" = 15'-0"

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:
45' FIRE TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM4

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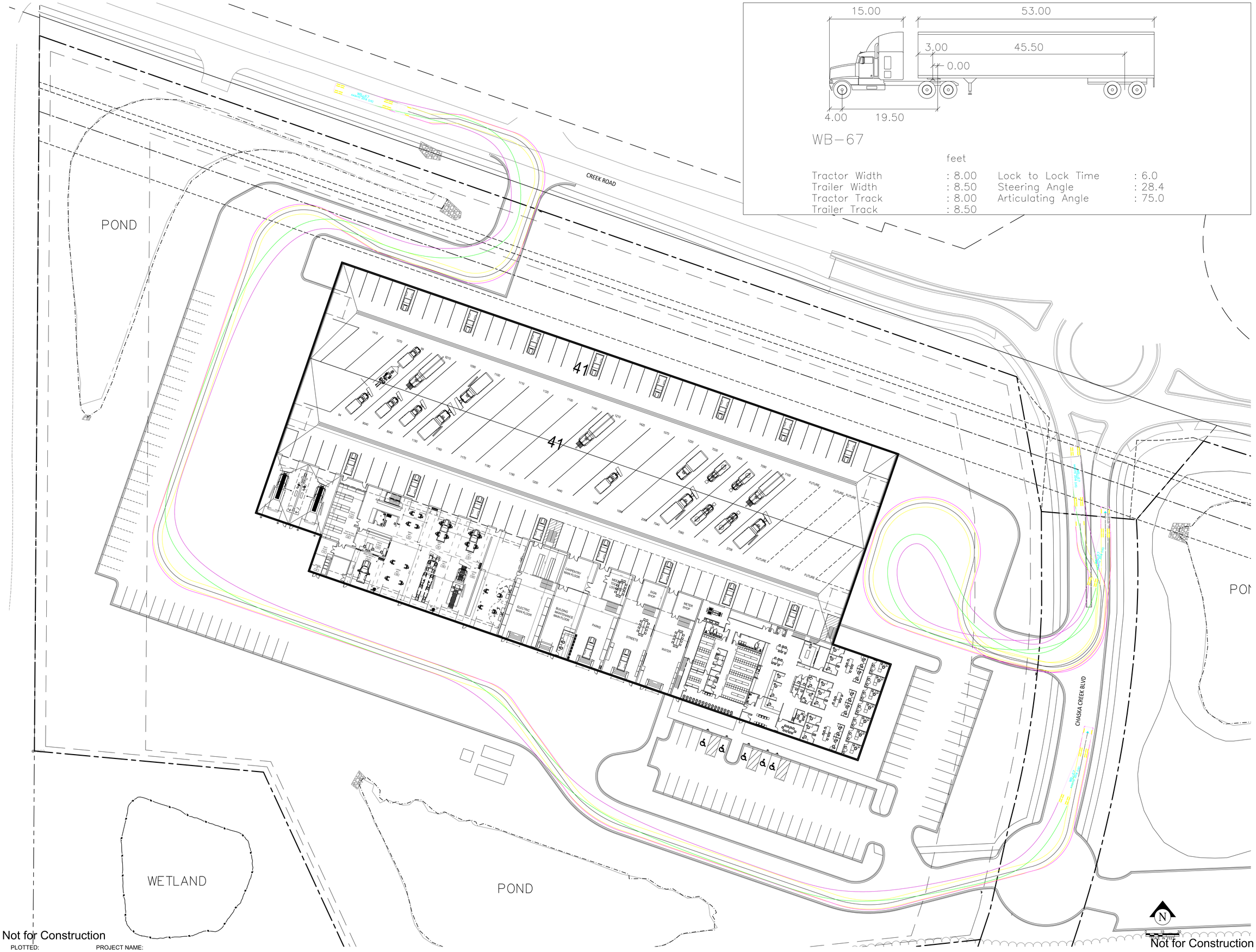

WB−67

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:

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
TURNING
MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

TM5

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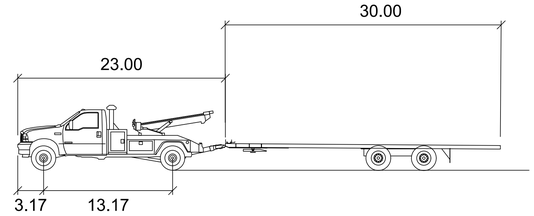

F550 WITH TRAILER

		feet
Width	:	8.00
Track	:	7.22
Lock to Lock Time	:	6.0
Steering Angle	:	33.4

POND

CREEK ROAD

41

41

FUTURE

FUTURE

FUTURE

FUTURE

FUTURE

FUTURE

CARPENTRY MAIN FLOOR

WELDING LOCKER

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" = 15'-0"

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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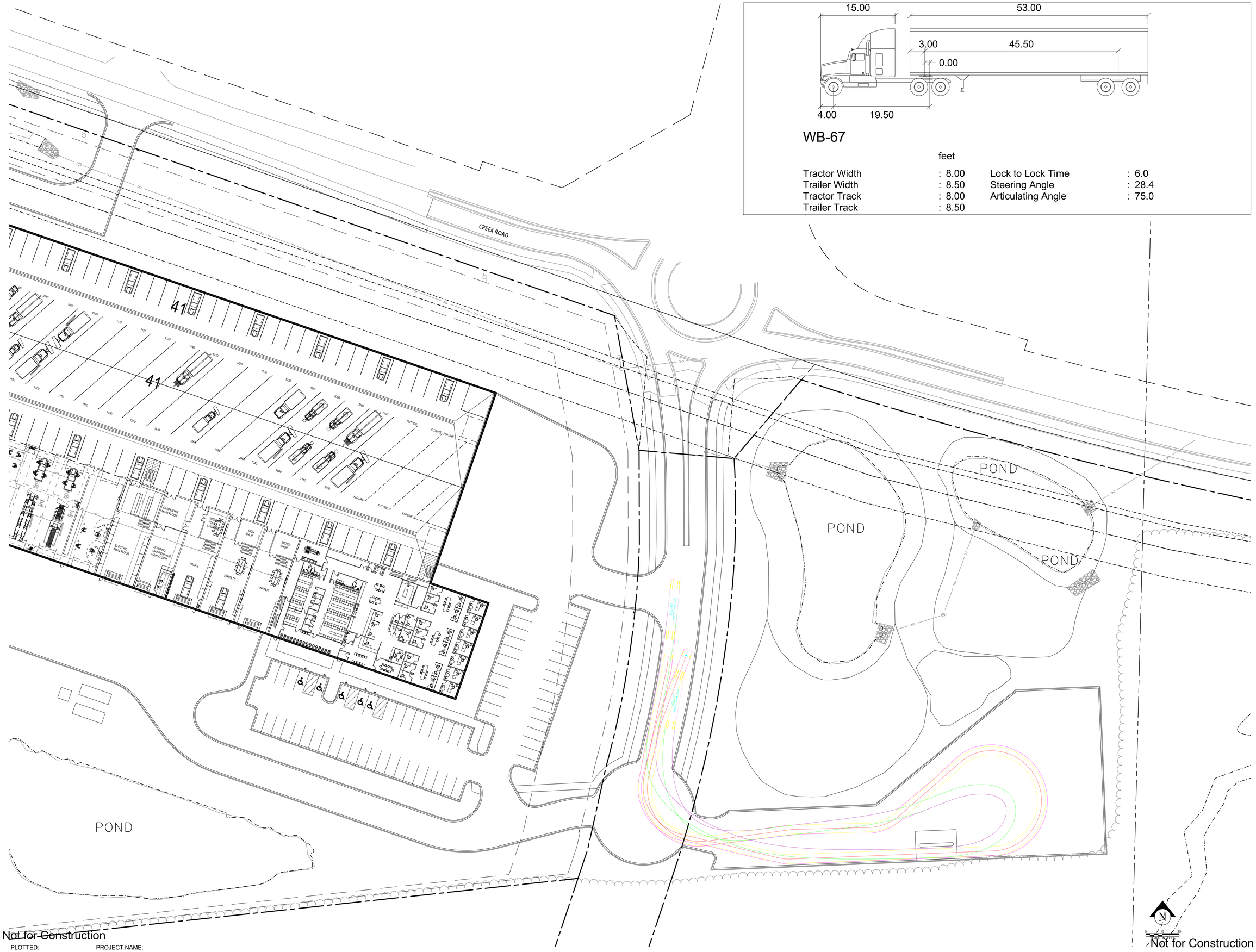

WB-67

	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:

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

Not for Construction

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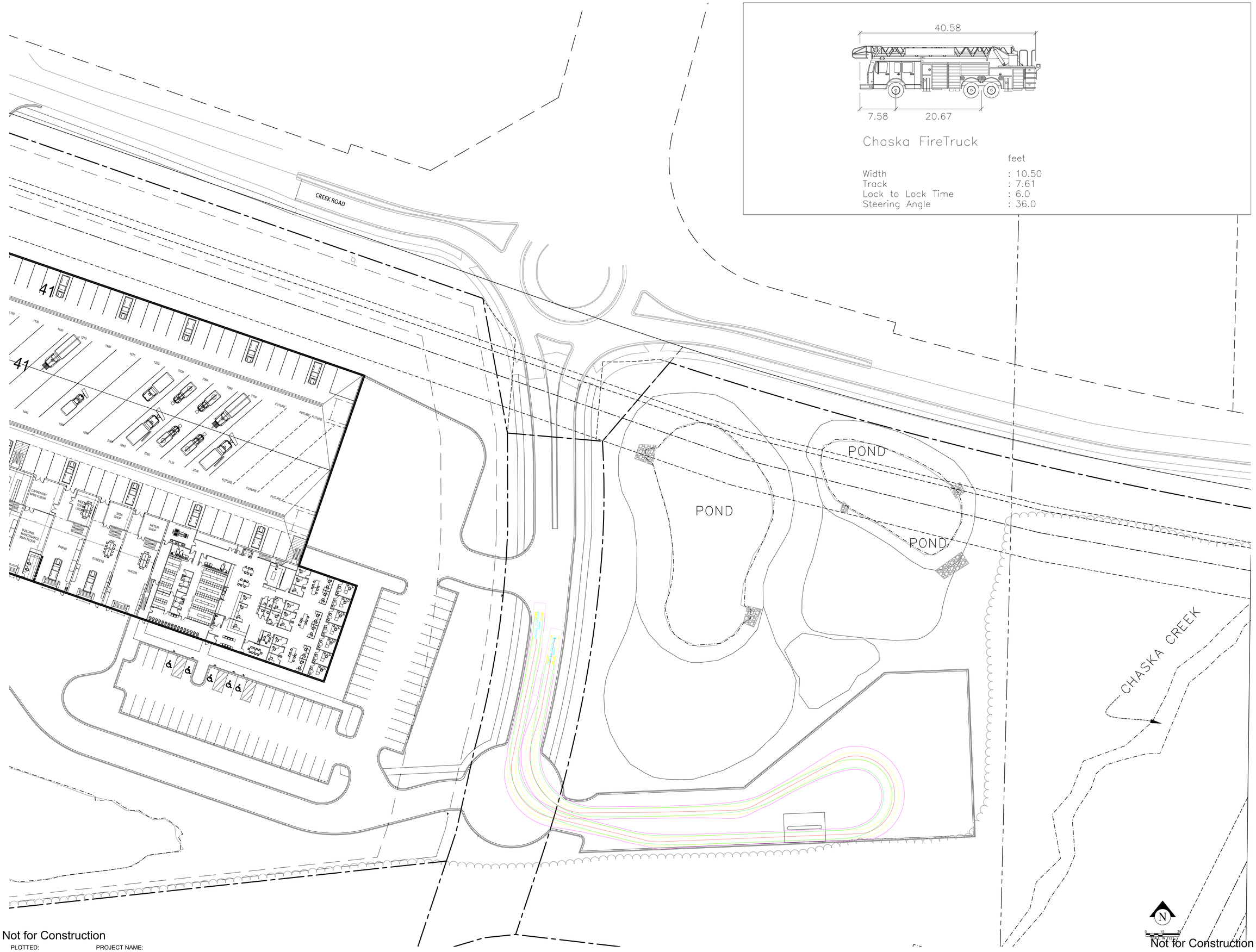

Chaska FireTruck

	feet
Width	: 10.50
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

Not for Construction

PLOTTED:

PROJECT NAME:

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

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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

N00°24'21"E 1331.88

643.51

17.96

46.92

68.02

25

25

POND

N70°46'28"W 365.01

927.34

931.19

S70°45'23"E 1030.78

ROADWAY EASEMENT PER DOC. NO. 596291 AND ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

CREEK ROAD

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

ACCESS EASEMENT PER DOC. NO. 670500

N70°58'29"W 1174.30

N71°10'40"W 388.13

S10°19'55"E 123.16

N04°53'56"E 84.52

R=215.50
L=47.26
Δ=12°33'58"
C.Brg=N38°24'51"W

ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

R=315.50
L=50.84
Δ=9°14'00"
C.Brg=S87°15'27"W

ROADWAY EASEMENT PER DOC. NO. 596291 AND ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

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"

N40°30'05"E 93.09

N85°06'04"W 85.81

S00°41'10"E 83.93

N88°06'04"W 30.00

POND

N76°05'54"W 227.19

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

POND

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

ACCESS EASEMENT PER DOC. NO. 670500

R=859.50
L=203.37
Δ=13°33'24"
C.Brg=S8°29'07"W

R=794.95
L=116.55
Δ=8°24'02"
C.Brg=N0°50'07"E

CHASKA CREEK BLVD

R=1140.00 L=266.86 Δ=13°24'44"

S12°33'51"W 76.35

27.33

S18°26'52"W 119.79

N18°26'52"E 70.28

N83°19'33"W 660.61

N73°29'21"E 66.11

N84°12'20"E 28.31

N84°44'03"W 206.91

N24°45'00"W 230.83

S83°51'34"W 551.37

WETLAND

POND

CHASKA CREEK

TREATMENT BASIN

S00°43'15"W 477.23

N26°27'17"E 92.78

N26°27'17"E 90.22

46.56

25

25

98.74

CHASKA CREEK

CHASKA CREEK

ACCESS EASEMENT PER DOC. NO. 670500

N25°07'32"E 397.50

N25°07'32"E 395.29

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

S00°06'40"W 393.14

0 25 50
SCALE IN FEET

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:
TREE PRESERVATION PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
C101

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

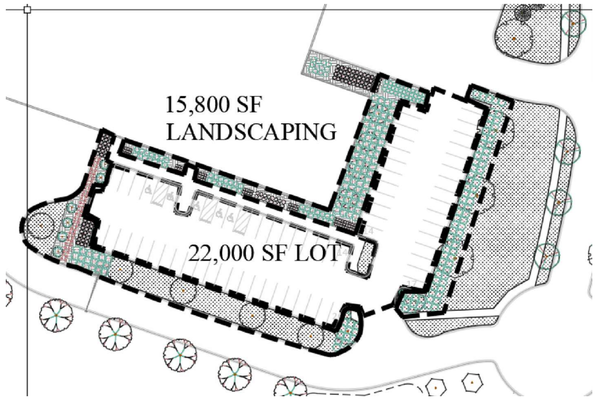
TOTAL PLAN CALIPER IS 490.14 CAL INCH.

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:
12/04/2025 FINAL SITE PLAN SUBMITTAL

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:

REVISIONS:

No.	Date	Description

HKGI 025-023
PROJECT NUMBER

DEC 04, 2025
DATE

AJB
DRAWN BY

BJ
CHECKED BY

SHEET NO:

NO PLANTINGS IN UTILITY EASEMENT

POTENTIAL FUTURE TRAIL AND STREET TREES BY CITY

OVERHEAD HIGH LINES

SNOW STORAGE

POND SEE CIVIL

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

IRRIGATION POC WILL STUB OUT THIS WALL, SEE MECHANICAL

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

1 - UA
Princeton American Elm

5 - CA7
American Hornbeam Firespire

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 - AB
Autumn Brilliance Serviceberry

5 - PA
American Plum

3 - PN
Austrian Pine

3 - AB
Autumn Brilliance Serviceberry

3 - PS
Scotch Pine

6 - PB6
Black Hills Spruce

4 - PP
Prairie Gold Quaking Aspen

2 - PN
Austrian Pine

3 - BN
River Birch

6 - PB6
Black Hills Spruce

EXISTING WETLAND

3 - PD2
Douglas Fir

4 - UA
Princeton American Elm

3 - QB4
Swamp White Oak

SNOW STORAGE

TRASH ENCLOSURE

UTILITY CABINETS

4 - QB
Swamp White Oak

2 - PB8
Black Hills Spruce

18 - RH
Gro-Low Fragrant Sumac

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

12 - CA
Dwarf Red Twig Dogwood

2 - CA7
American Hornbeam Firespire

48 - DL
Bush Honeysuckle

76 - RH
Gro-Low Fragrant Sumac

16 - AM
Iroquois Beauty™ Black Chokeberry

33 - SJ
Magic Carpet Japanese Spirea

4 - AB
Autumn Brilliance Serviceberry

27 - SH
Prairie Dropseed

13 - RH
Gro-Low Fragrant Sumac

80 - RH
Gro-Low Fragrant Sumac

5 - AA3
Armstrong Red Maple

3 - PB6
Black Hills Spruce

3 - AR3.5
Red Rocket Maple

6 - UE4
Accolade® Elm

5 - UA
Princeton American Elm

5 - PB6
Black Hills Spruce

2 - PB6
Black Hills Spruce

5 - GI
Sunburst Honey Locust

5 - AS3
Sienna Glen Maple

3 - PN
Austrian Pine

2 - CA7
American Hornbeam Firespire

3 - PB8
Black Hills Spruce

3 - PA
American Plum

7 - PS
Scotch Pine

2 - BN
River Birch

3 - PS2
White Pine

1 - UA
Princeton American Elm

2 - PB8
Black Hills Spruce

HOLD AREA FOR FUTURE STORM PONDING

2 - PN
Austrian Pine

1 - UA
Princeton American Elm

2 - BN
River Birch

3 - CC2
Eastern Redbud

2 - PN
Austrian Pine

5 - PS
Scotch Pine

3 - PS
Scotch Pine

LOT 1

BLOCK

CREEK ROAD

0 40' 80'

NORTH

PROPERTY LINE

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

Not for Construction

M:\Oertel architects\025-023 Oertel Chaska MSB\06 Autocad\02 DD Phase\025-023-L-BASE-DD100.dwg, 12/4/2025 1:37:30 PM, _AutoCAD PDF (General Documentation).pc3

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

HKGi
Planning | Landscape Architecture | Urban Design

NOTES:
12/04/2025 FINAL SITE PLAN SUBMITTAL

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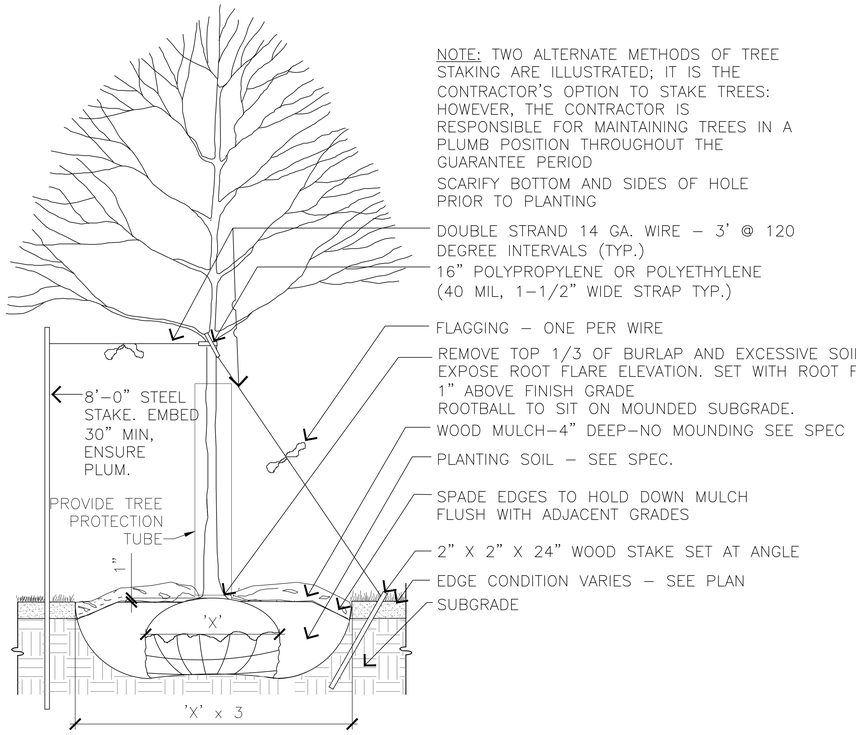
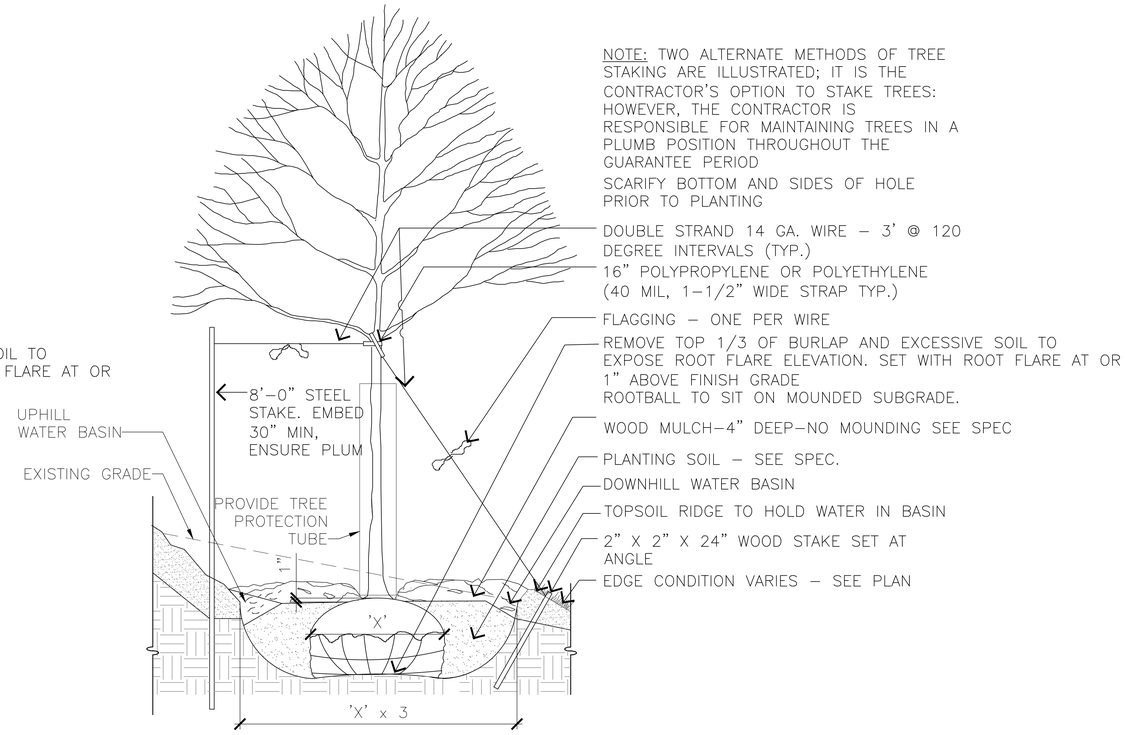
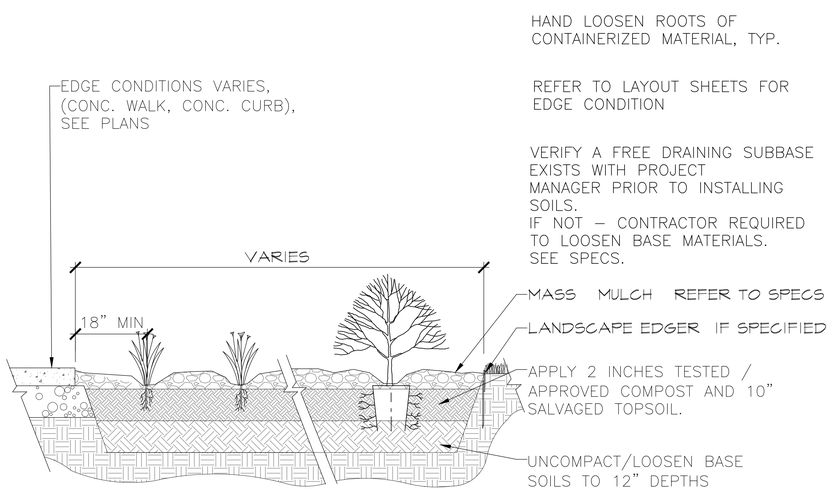


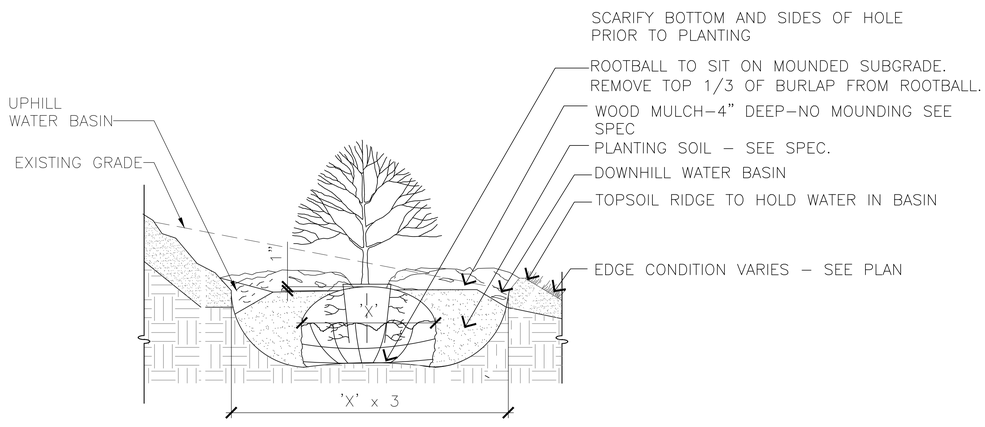
1 L201 TREE PLANTING DETAIL



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:
12/04/2025 FINAL SITE PLAN SUBMITTAL

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AJB DRAWN BY

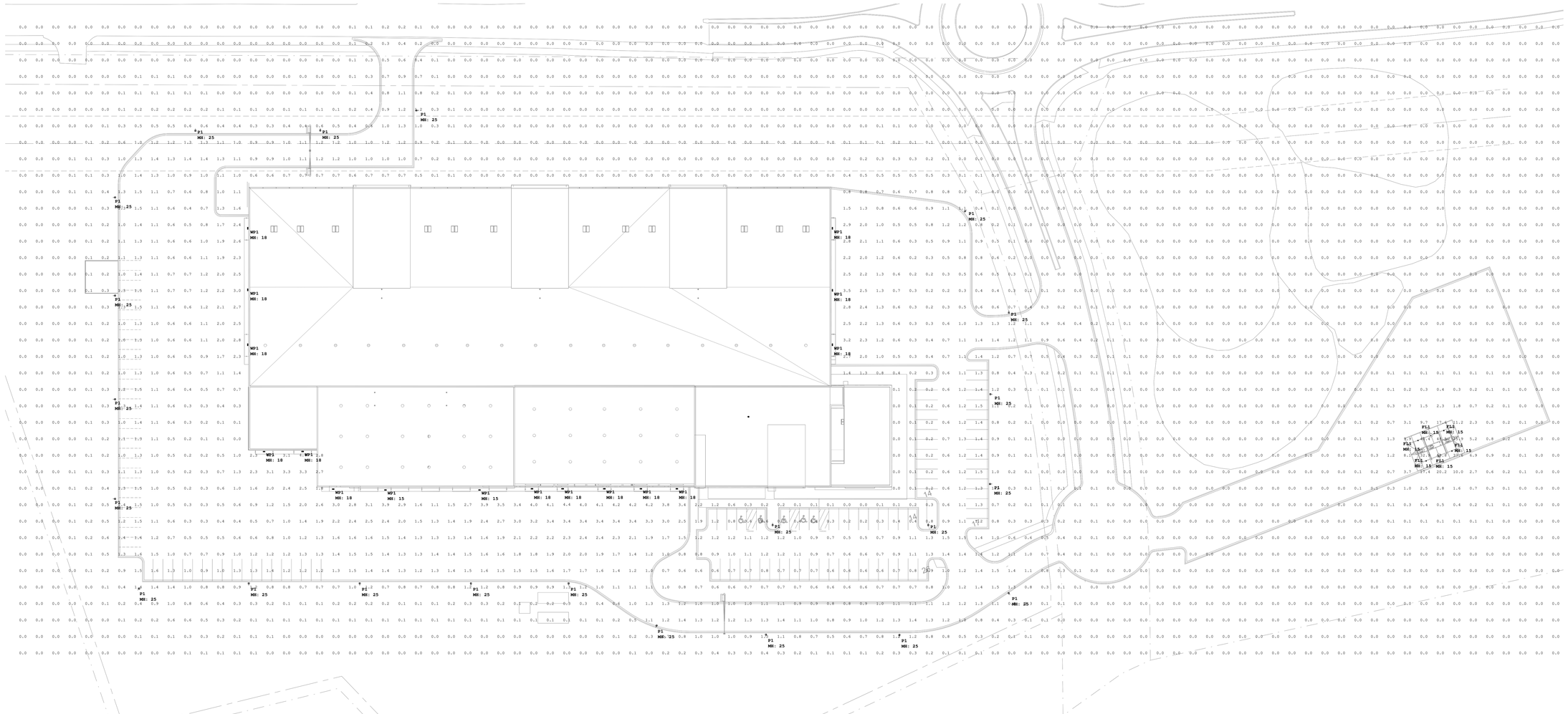
BJ CHECKED BY

SHEET NO:

Not for Construction

Not for Construction

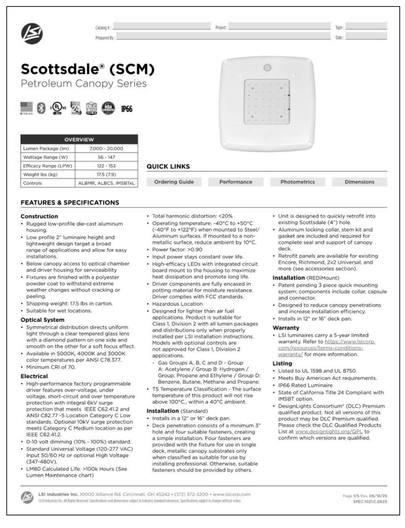
Not for Construction



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 - 163
Weight lbs (kg)	17.5 (7.9)
Controls	ALBMR, ALBCS, IMSBTWL

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 VAC or optional High Voltage (347-480V).
- LM80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%.
- 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 installed per LCI 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.

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

Scottsdale® (SCM) Petroleum Canopy Series

Have questions? Call us at (800) 426-7800

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	**SC** - Standard Symmetric	**UNV** - Universal Voltage (120-277VAC) **HV** - High Voltage (347-480VAC)	**DIM** - 0-10V, Dimming	**5K** - 5000K **4K** - 4000K **3K** - 3000K	**WHT** - White **BLK** - Black **BRZ** - Bronze	**Blank** - None **ALBMR1** - Acuity Blue Multi Range Motion and Photo Sensor (8-15' mounting height) **ALBMR2** - Acuity Blue Multi Range Motion and Photo Sensor (16-40' mounting height) **IMSBTL** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' mounting height)* **IMSBTL2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' mounting height)* **SPD** - Surge Protection 20kV **HL** - Hazardous Location Class 1 Div 2	**Blank** - None **RESH** - RED/Mount integrated junction box system*

For a car wash solution see SCM PLC Car Wash Series spec sheet

Need more information? Quick Things That Start Wholesale...

Have additional questions? Call us at (800) 426-7800

Design Select options indicated by this color background.

ACCESSORY ORDERING INFORMATION

Part Number	Description
7310378	Retrofit Panel Kit - 8" / RCTR / SCH to SCM, for 10" Deck Panel with tamper opening*
7310460	Retrofit Panel Kit - 8" / RCTR / SCH to SCM, for 12" Deck Panel with tamper opening*
7310445	Retrofit Panel Kit - ARCO Richmond to SCM
7310442	Retrofit Panel Kit - SWI Universal 2x2 to SCM
7317352	Retrofit 2x2 Cover Panel Blanks (no holes)
7547352	Retrofit RC Cover Panel Blanks (no holes)

Part Number	Description
6877452	Junction Box
5320548	4X - Hole Plugs and Gasket (enough for 25 retrofits)
5641609001	26" X 52" Beauty Plate Kit (width x 4" Center hole)
5172519001	26" X 26" Beauty Plate Kit (width x 4" Center hole)
7320439001	Rectangular Hole Kit (includes top plate and gasket)
7310445	Surface Mount Box

PERFORMANCE

Back to: Quick Links

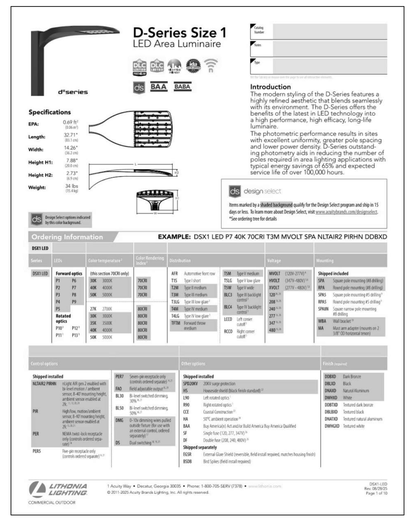
Delivered Lumens*											
		3500K				4000K			5000K		
Lumen Package	Distribution	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage
8L	SC	7,810	125	B2-U0-G1	7,983	145	B3-U0-G1	7,983	145	B3-U0-G1	56
13L	SC	11,758	137	B3-U0-G1	13,059	153	B3-U0-G1	13,059	153	B3-U0-G1	86
21L	SC	13,927	125	B3-U0-G1	15,639	141	B3-U0-G1	15,639	140	B3-U0-G1	113
28L	SC	17,868	122	B4-U0-G1	19,989	137	B4-U0-G2	19,989	137	B4-U0-G2	147

Electrical Data - Current Draw 480V*					
Lumen Package	Wattage	120V	208V	277V	347V	480V
8L	56	0.47	0.27	0.21	0.20	0.16	0.12
13L	86	0.72	0.41	0.31	0.25	0.19
21L	113	0.93	0.53	0.41	0.32	0.23
28L	147	1.25	0.71	0.61	0.53	0.42	0.31

Recommended Lumen Maintenance - SCM 28T				
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%

1. 4K not compatible with 8L/13L, MSBT, 5000K, or 8SDMotion.
2. 8 SDMotion voltage wound dimming not available with RESBMotion.
3. MSBT is field configurable via the CSI app that can be downloaded from your smartphone's native app store. MSBT not available in Motion/Bee Locations.
4. Light Failure Higher Ships with RESBMotion attached.
5. Add -L6 to SKU for 6' leads.
6. Add -W to SKU for 20' leads.

7. CSI Drivers are Universal Voltage (120-277VAC) unless noted otherwise.
8. Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.
9. Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
10. In accordance with ES&R TM-24-20, Projected Values represent interpolated values based on time durations that are within six times (6X) the ES&R LM-80-08 tested duration (in hours) for the device under testing (DUT) or the packaged LED chip.
11. Per ES&R TM-24-20, Projected Values cannot exceed the Recommended Maximum TM-21 based on LM-80 data and in-situ testing times for the ES&R LM-80-08 total tested duration for the device under testing.



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 family of performance, high efficacy, long-life luminaires.

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 VERIFY

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

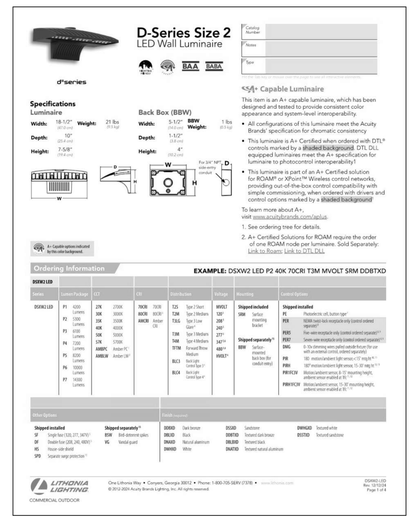
DSX1 LED

Series	LEDs	Color temperature*	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	P1 P1 P3 P3 P4 P4 P5 P5 P7 P7	30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T2S Type II short T3E Type III extended T3M Type III medium T3S Type III short T4FT Type IV Forward Throw T4M Type IV medium	208 208V 240 240V 277 277V 347 347V 480 480V	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor NLTAIR2 Nightlock 2 NA Mast arm adapter (mounts on 2-3/8" OD horizontal tenon)

Control Options	Other Options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled 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 1fc** PER NEMA twist-lock receptacle only (control ordered separately)*** PERS Two-pin receptacle only (control ordered separately)***	**Shipped installed** SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* HS House-side shield SPD Separate surge protector*	**Shipped installed** DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSSTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories	
Order as separate catalog number.	
DLL127F 1.5 JU	Photocell, SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell, SSL twist-lock (347V)
DSHORT SBK U	Shorting cap
DLL480F 1.5 CUL JU	Photocell, SSL twist-lock (480V)



D-Series Size 2

LED Wall Luminaire

d*series

Specifications

Luminaire
Width: 19-1/2" (49.5 cm)
Height: 7-5/8" (19.4 cm)
Weight: 21 lbs (9.5 kg)
Depth: 7" (17.8 cm)

Back Box (BBW)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: Varies (see chart)
BBW Weight: 1 lbs (0.5 kg)

SiteSync® 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.

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

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 (4)*	70CR 70CRI 80CR 80CRI AMBCR Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare T3M Type 3 Medium T4M Type 4 Medium T4FT Type 4 Forward Throw Medium BLC3 Back Light Control Type 3* BLC4 Back Light Control Type 4*	MVOLT 120-277V* HVOLT 347V-480V* XVOLT 277V - 480V* 120 120V* 208 208V* 240 240V* 277 277V* 347** 347V* 480** 480V*	**Shipped included** SRM Surface mounting bracket **Shipped separately*** BBW Back box (Required for Wet Location rating)	**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.* PIR1FC3V 180° motion/ambient light sensor, 15-30' mounting ht., ambient sensor enabled at 1fc*,**,*** PIRHN3FC3V Wireless luminaire sensor, 15-30' mounting height, ambient sensor enabled at 3fc*,**,***

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 WG Vandal guard	DDBXD Dark Bronze DBLXD Black DNATXD Textured natural aluminum DWHXD Textured white DSSTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTDD Textured sandstone

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 PROJECT NUMBER

Designer DATE

Author DRAWN BY

Checker CHECKED BY

SHEET NO:

E002

Not for Construction

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CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SE Office Entry

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CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SW Vehicle Maintenance

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CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SW Vehicle Maintenance

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Chaska Municipal Services Building

NW Vehicle Maintenance

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Chaska Municipal Services Building

Creek Road View

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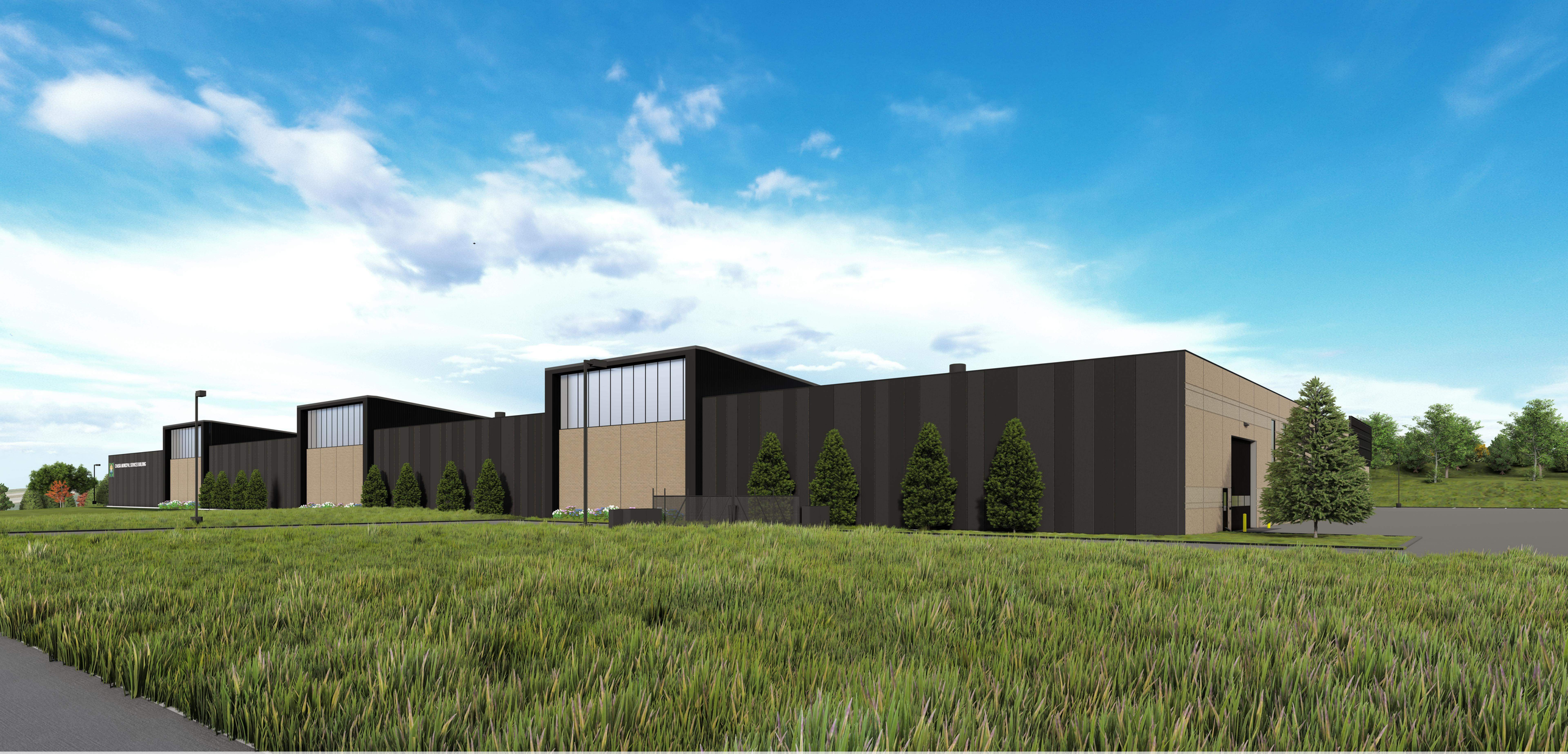
CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

OERTEL ARCHITECTS

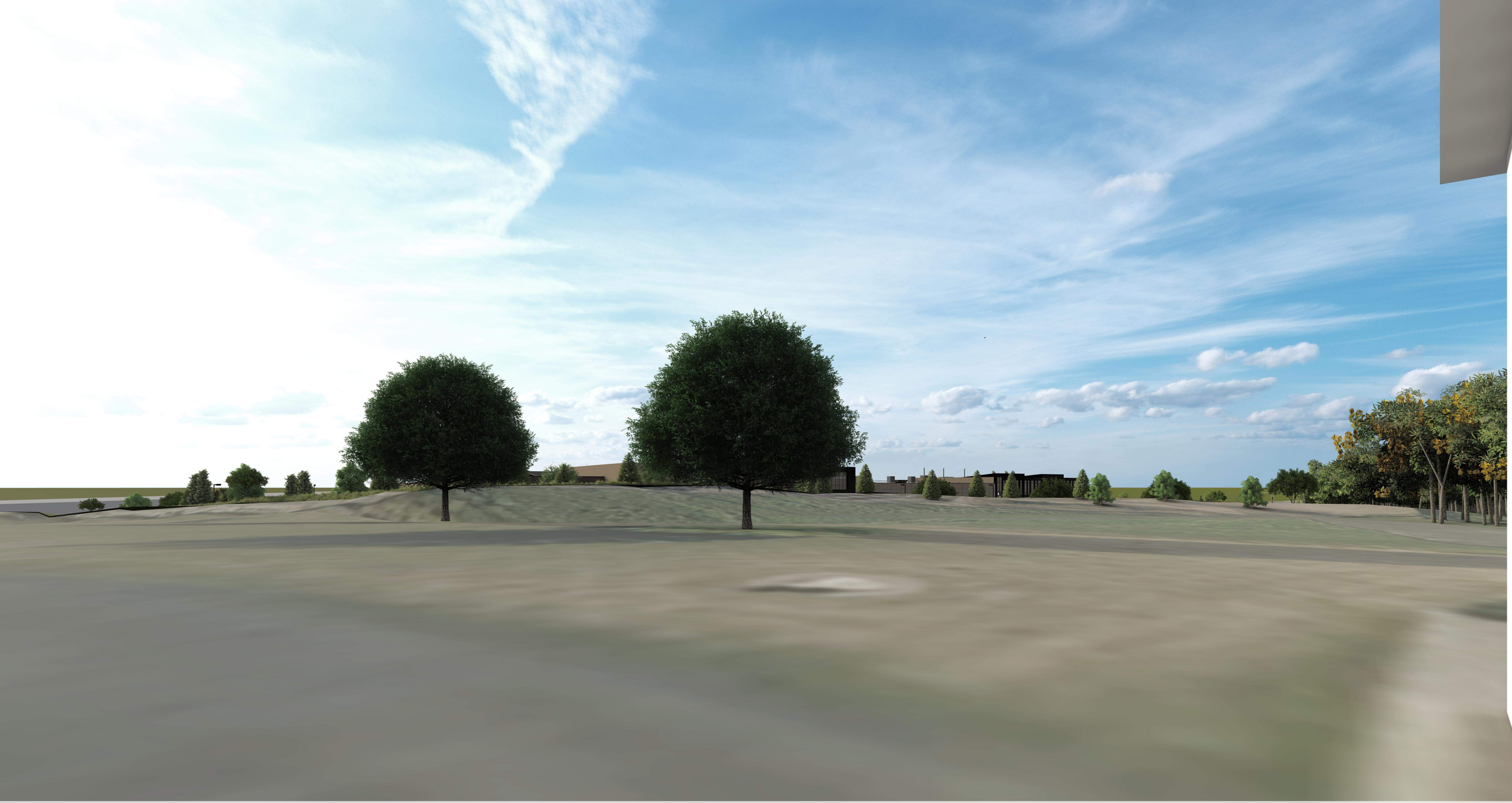


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

OERTEL ARCHITECTS

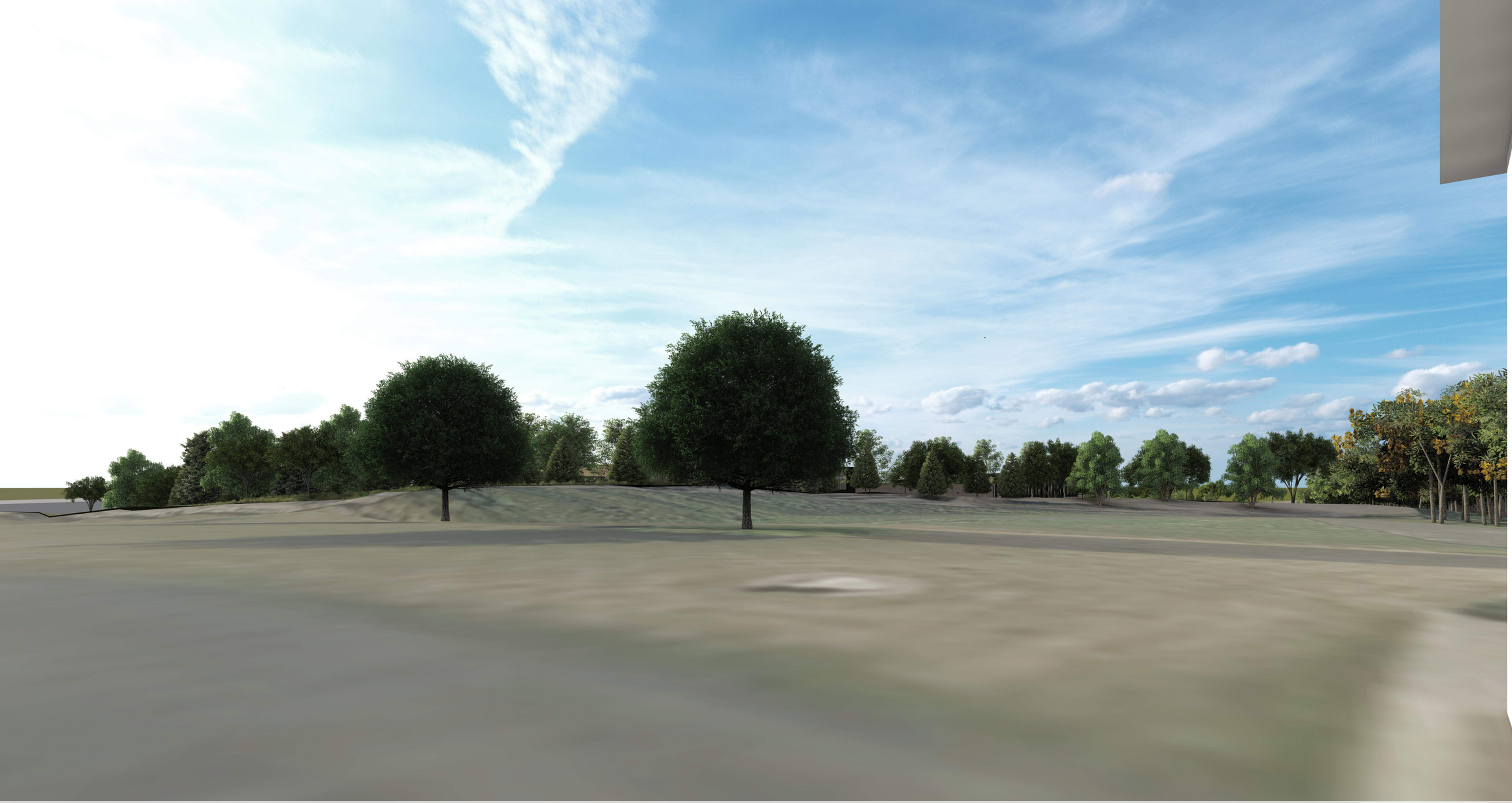


CITY OF Chaska MINNESOTA

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

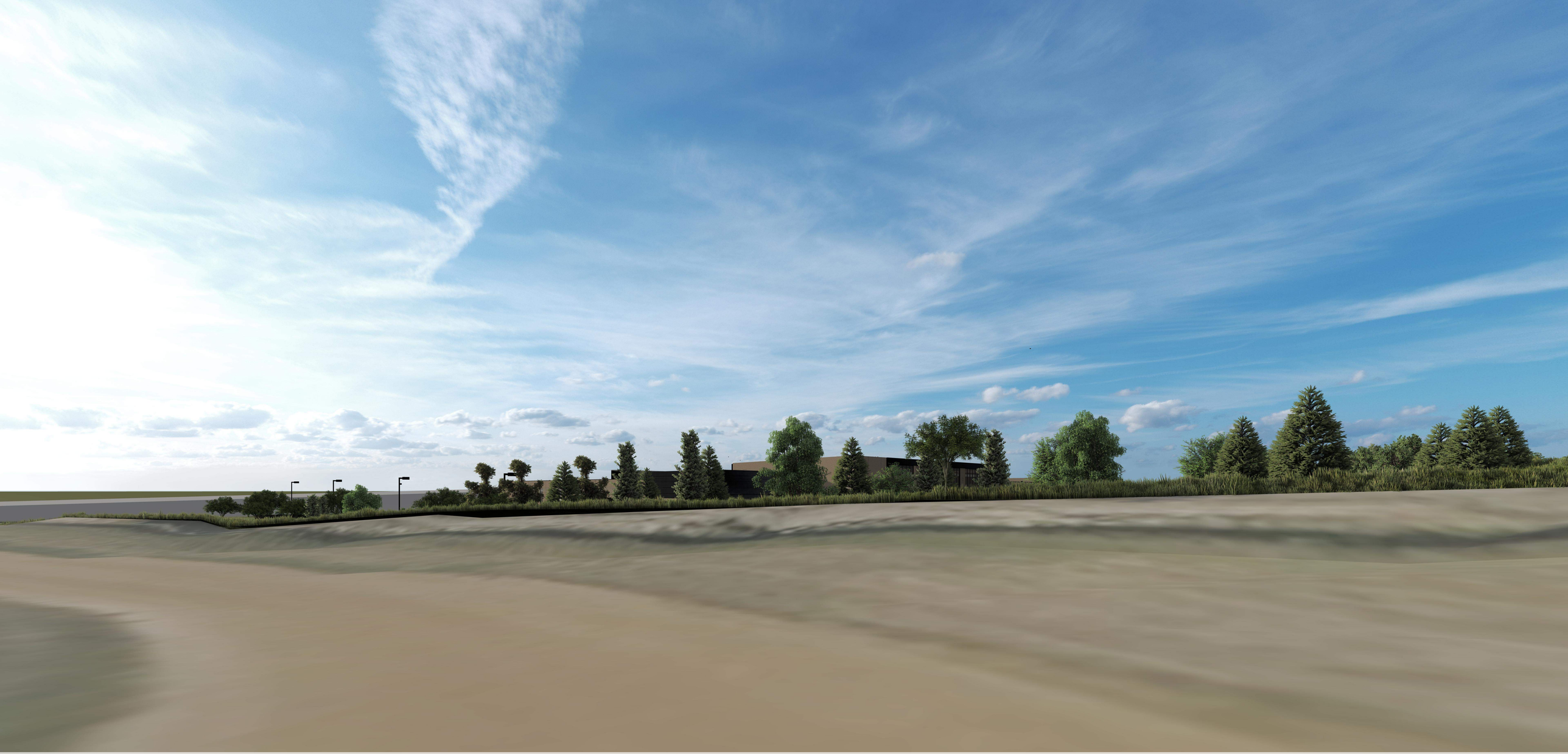
OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 2 - 20-Year Growth Trees

OERTEL ARCHITECTS

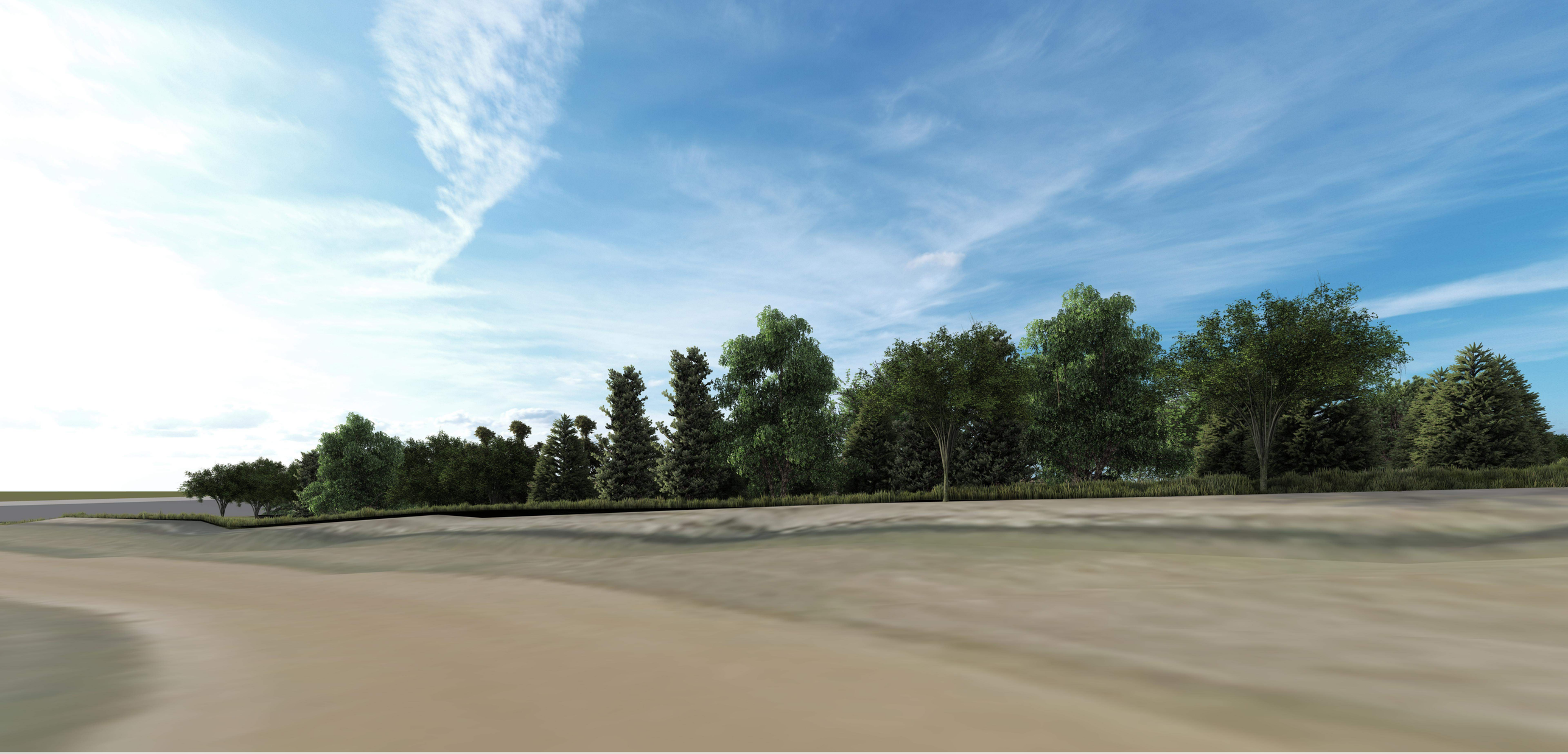


CITY OF Chaska MINNESOTA

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

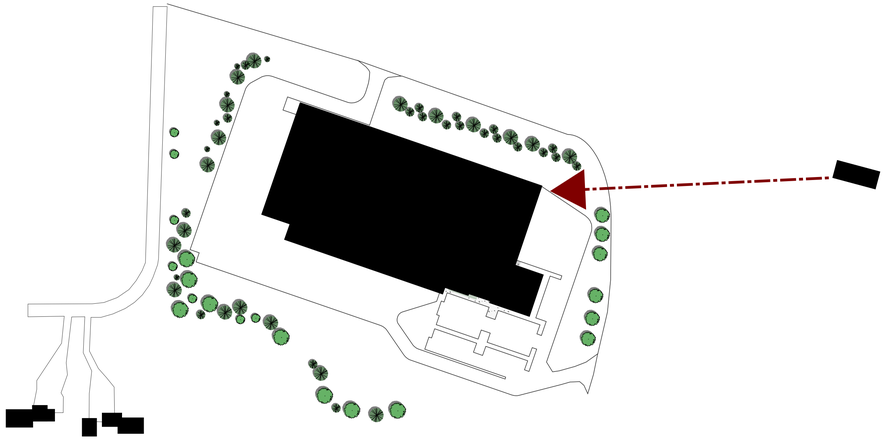
OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

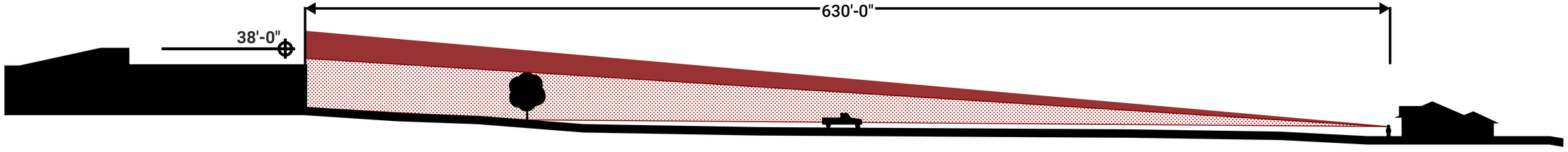
Neighbor View 3 - 20-Year Growth Trees

OERTEL ARCHITECTS



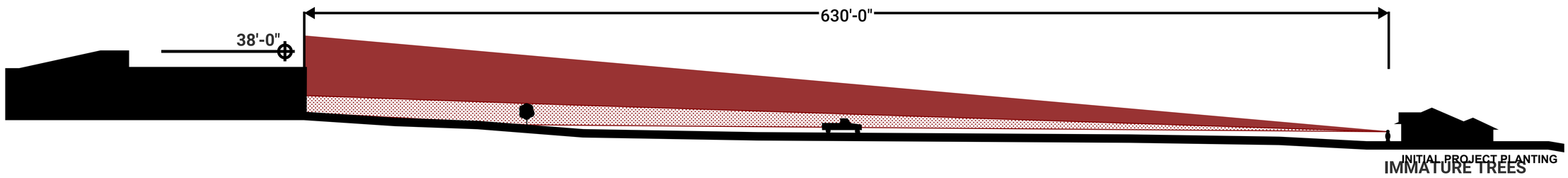
- UNOBSTRUCTED VIEW

- SCREENED VIEW



MATURE TREES

20 YEAR PROJECTED GROWTH



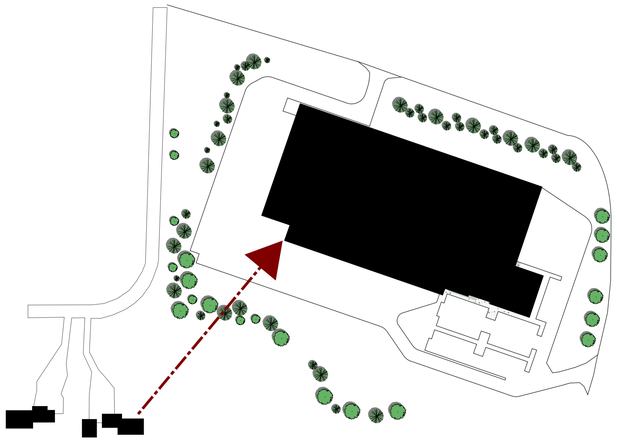
INITIAL PROJECT PLANTING

IMMATURE TREES

OERTEL ARCHITECTS

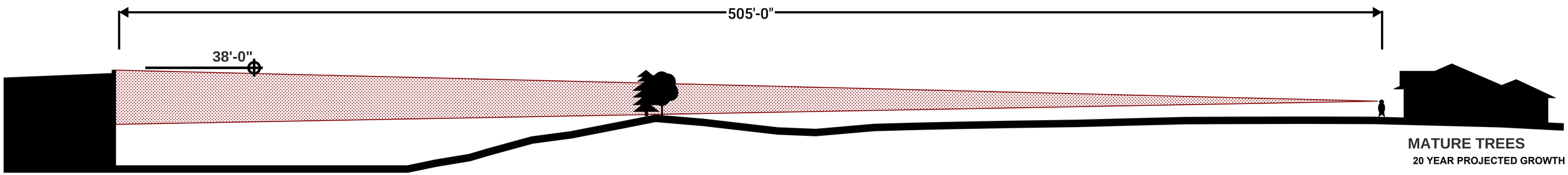
Chaska Municipal Services

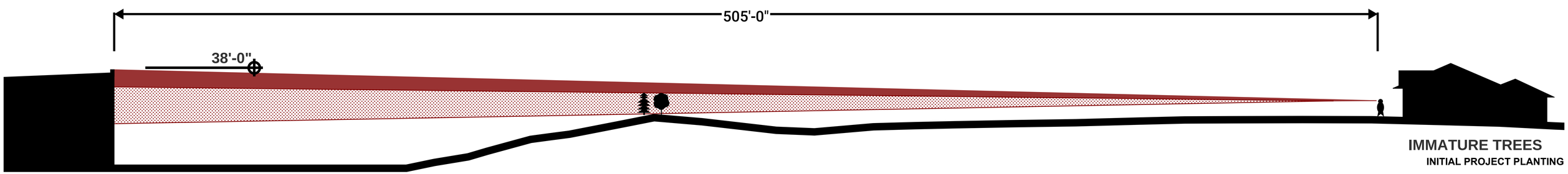
Neighbor Three - Creek Road

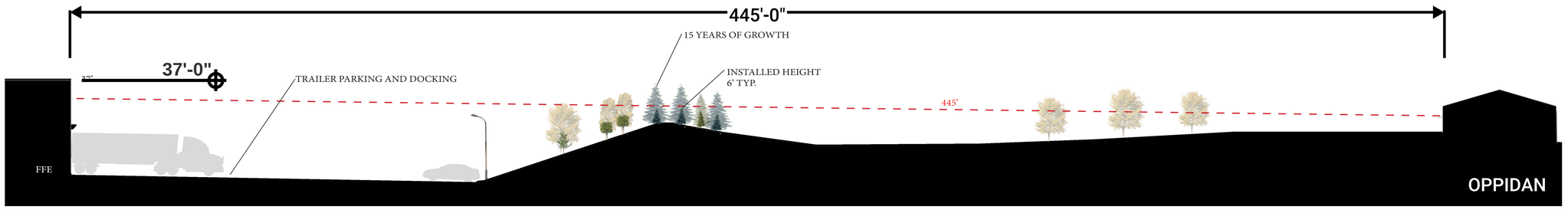


- UNOBSTRUCTED VIEW

- SCREENED VIEW



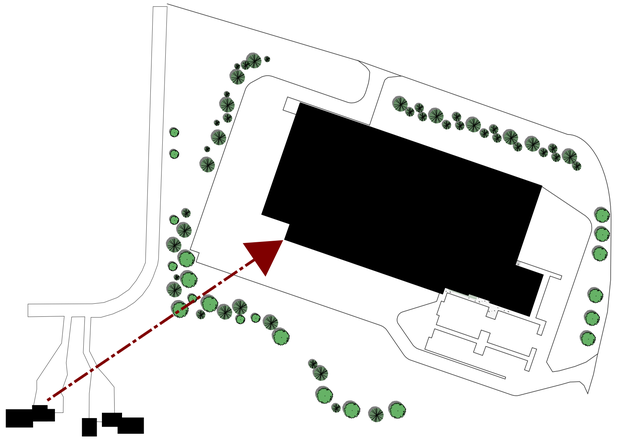




OERTEL ARCHITECTS

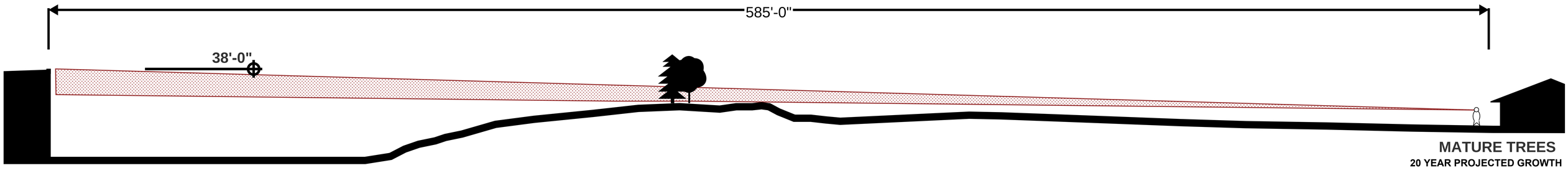
Chaska Municipal Services

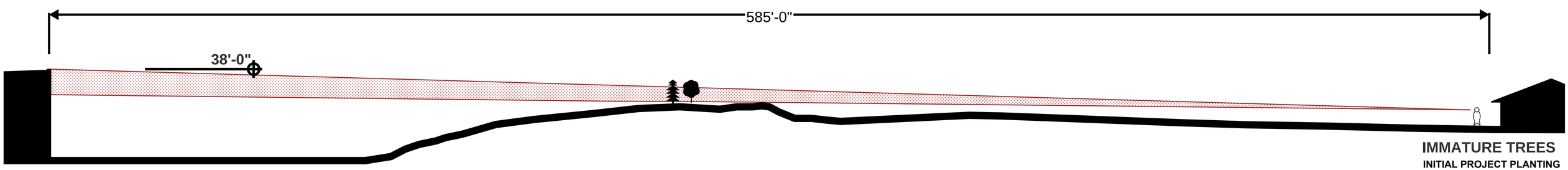
NEIGHBOR ONE - OPPIDAN COMPARISON

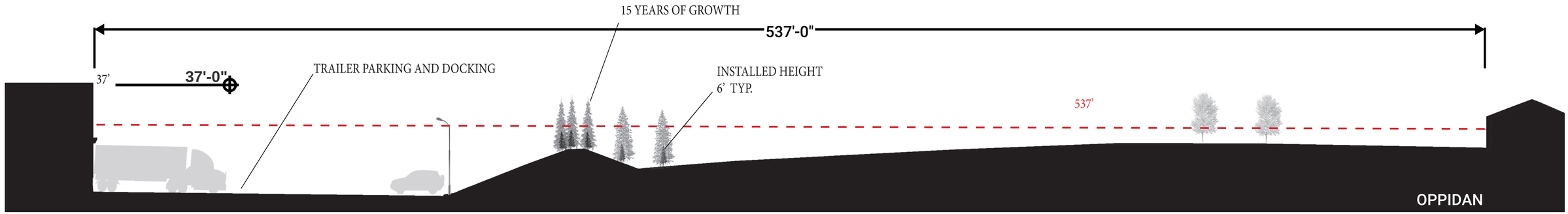


- UNOBSTRUCTED VIEW

- SCREENED VIEW



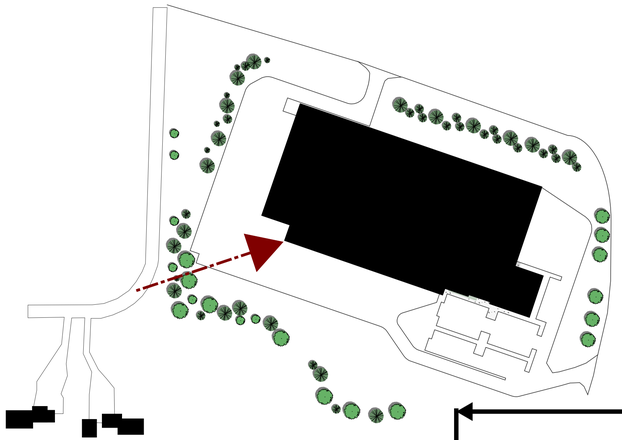




OERTEL ARCHITECTS

Chaska Municipal Services

NEIGHBOR TWO - OPPIDAN COMPARISON



- UNOBSTRUCTED VIEW
- SCREENED VIEW

312'-0"

38'-0"

MATURE TREES

20 YEAR PROJECTED GROWTH

312'-0"

38'-0"

IMMATURE TREES

INITIAL PROJECT PLANTING

15 YEARS OF GROWTH

37'-0"

37'

172'-0"

INSTALLED HEIGHT
6' TYP.

TRAILER PARKING AND DOCKING

172'

FFE

OPPIDAN

OERTEL ARCHITECTS

Chaska Municipal Services

WETZEL LANE - OPPIDAN COMPARISON

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
12/10/2025

Subject: Recommend the Appointment of Chair and Vice-Chair to City Council

Prepared By: Nate Kabat, Community Development Director

BACKGROUND

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

Rob Brass is the current Chair and was appointed by City Council on February 17, 2025 per the Planning Commission's recommendation on February 12, 2025. Mr. Brass recently indicated his intent to resign from the Planning Commission effective December 31, 2025, meaning a new Chair is needed heading into calendar year 2026.

Todd Urbanski is the current Vice-Chair and was appointed by City Council on February 17, 2025 per the Planning Commission's recommendation on February 12, 2025.

Per practice, the Planning Commission should make a recommendation for both Chairperson and Vice-Chairperson at tonight's meeting. The recommendation will be brought to the City Council at their next meeting on December 15, 2025 to make the appointment.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend _____ to serve as Chairperson of the Planning Commission for calendar year 2026.

Motion to recommend _____ to serve as Vice-Chairperson of the Planning Commission for calendar year 2026.