Commission Interviews
5:30 - 7:00PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, January 26, 2026
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
   - 5.A. Aaron Kuznia - APWA Engineering Technician of the Year Award
   - 5.B. Erik Hansen - SouthWest Transit 2025 Year in Review
   - 5.C. Lisa Anderson & Matt Udermann - Carver County Update
6. Approve Previous Meeting Minutes
   - 6.A. CC Meeting Minutes 01-05-2026
7. Consent Items
   - 7.A. Accept Public Improvements - Carlson Bluffs
   - 7.B. Approve Low-Potency Hemp Edible Local Registrations
   - 7.C. Adopt Res 2026-3 Amending 2025 Fund Budgets
   - 7.D. Adopt Resolution No. 2026-5 Accepting the Donation of Real Property in Fairway Hills (Outlot A)
   - 7.E. Adopt Resolution 2026-6 Ratifying 2026 Cogeneration and Small Production Tariffs
   - 7.F. 2026 Appointment Approval for Parks and Recreation Chair Jason Branch & Vice-Chair Elizabeth Wynveen
8. Action Items
   - 8.A. Adopt Resolution No. 2026-4 Approving the Concept Plan on the Holasek Property (4245 Big Woods Blvd)/Pulte Homes/PC #2025-22

8.B. Adopt Resolution 2026-07, approving the Preliminary Site & Building Plan & Rezoning for Peavey Business Center at 4200 Peavey Road/Shaw Construction/PC #2025-21

8.B.i. Ordinance No. 1077

8.C. Resolution 2026-2 Authorizing the Solicitation of Public Bids for the Municipal Services Building

9. Bills

9.A. Accounts Payable Claims Roster 01-26-2026

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly Report 01-26-2026

10.B. 2025 Building Inspections Year End Report

10.C. Financial Reports as of 11/30/25

11. Adjourn

CARVER COUNTY UPDATES

January 26, 2026

Tim Lynch
Vice-Chair
District 4

Tom Workman
Board Chair
District 2

John P. Fahey
District 5

Lisa Anderson
District 1

Matt Udermann
District 3

CARVER COUNTY

County Commissioner Contact Information

600 East 4th Street
Chaska, Minnesota 55318

(952) 361-1500

carvercountymn.gov

County Board Meetings

First & Third Tuesdays

Work session: Fourth Tuesday

About Carver County

OUR MISSION

To meet the service requirements and special needs of our residents in a fiscally responsible and caring way. We will plan the county's growth to preserve its uniqueness and will encourage rural and urban compatibility. We will protect our history while planning for a dynamic future.

OUR VISION

Where the future embraces the past in keeping Carver County a great place to live, work, and play for a lifetime.

OUR STRATEGIC PRIORITIES

Taxpayer value and customer service

Our physical assets

People are our strength

County Services

COUNTY PROVIDED SERVICES

- Carver County Sheriff Office
- Health & Human Services
- Public Works
- Parks
- Library Services
- Veteran Services
- County Attorney
- Taxpayer Services

RELATIONSHIPS WITH KEY ORGANIZATIONS

- Community Development Agency (CDA)
- Historical Society

Carver County 2026 Budget

Where the dollars go

Community Health, Human Services, & Probation

$25

County Sheriff

$23

Operations

$16

Road & Bridges

$11

County Attorney & Courts

$6

Library

$5

General Government

$5

Debt Service

$5

Land, Water, & Environment

$2

Parks

$2

Behind the 2025 Numbers

Behind the 2025 Numbers

2026 Legislative Priorities

1. Unfunded State and Federal Mandates
2. Enhance Local Deputy Registrars Long-Term Financial Stability
3. Child Protection: Minnesota African American Family Preservation and Child Welfare Disproportionally Act (MAAFPCWDA)
4. Medicaid Disability Waivers Must Be Funded by Federal & State
5. SNAP & Medical Cost Shifts: Mitigate Impact to Counties
6. Modernize Health and Human Services Technology
7. Mental Health – Does Not Meet Criteria (DNMC)
8. Protect County Transportation Funding
9. Maintain Current Opt-Out Transit Model
10. Metropolitan Council's Parks Future Reimbursement Program
11. Support for Phase III for Lake Waconia Regional Park
12. Support for the Regional Park System Bonding Bill

CARVER COUNTY

LEGISLATIVE PRIORITIES

2026

Read the Legislative Priorities Booklet online at **carvercountymn.gov**

Contact Us

(952) 361-1500

carvercountymn.gov

landerson@carvercountymn.gov
mattudermann@carvercountymn.gov

CarverCounty

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- MINUTES -
CHASKA CITY COUNCIL
JANUARY 5, 2026

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

2. Pledge of Allegiance

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

Absent: Councilmember Sheveland.

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

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

5. Visitor Presentation
5.A. David Rieke –Discuss Mt. Pleasant Cemetery
David Rieke of 1022 Morris Drive said he and his wife have lived in Chaska for two years now, he is a Vietnam veteran, and they moved from a farm where they had lived for 53 years. He noted that over the years, he has worked with three different cemeteries, two church-affiliated and one township cemetery, and all three had the same problem, which is long-term care. He said certain things in Mt. Pleasant need attention, such as gravestones, trees, and other issues. He noted that if there was interest in restoration, he and his wife wanted to make a proposal to pledge $5,000 in a matching grant through funding, not City dollars. He said he would also be willing to serve on a fundraising or information board for the Mt. Pleasant project. Mr. Rieke showed pictures of some of the issues at Mr. Pleasant Cemetery for the Council to review.

Councilmember Hatfield said she would be curious to know who takes care of cemetery restorations. She told Mr. Rieke she appreciated him bringing this to the Council's attention, as cemeteries are often overlooked by residents.

Mr. Rieke noted that a few years ago, when he was Chairman of one of the church cemeteries, they hired a company called Gravestone Restoration, which raises all the gravestones and cleans them. He said the Mt. Pleasant project will need a lot of fundraising because a lot of trees need to be removed, and Parks and Recreation might be able to get involved, too. He added that with the benefit of social media, he thinks fundraising should not be a problem for this project. City Administrator Podhradsky asked Mr. Rieke if he would be willing to set a time to get together for coffee to discuss the project. Mr. Rieke agreed that it would be a good idea.

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Mayor Hubbard thanked Mr. Rieke for his service and commitment to the community. She agreed that Mt. Pleasant is in rough shape and thanked Mr. Rieke for being a catalyst to get it fixed up.

5.B. Erik Hansen – SouthWest Transit 2025 Year in Review
Erik Hansen was not present for the meeting.

5.C. Marshall Grange – Update on SW Chaska Community Park Masterplan
Marshall Grange provided an update on the Community Park Masterplan and showed the Council three park concepts that were shared through an online survey and in-person outreach over the summer. Feedback identified the top 10 features people want in the future park, in addition to a universally designed playground and a Miracle League Baseball field.

Mr. Grange noted that the project has moved into the refinement phase, focusing on narrowing the three designs down to one preferred plan based on community input, site conditions, market analysis, and budget. Staff have held several meetings with the Parks and Recreation Commission, project consultants, and other City Departments for input, and the plan presented now reflects feedback from those discussions.

Mr. Grange explained that the draft plan has the universal playground near the parking lot for easy access, a large plaza that welcomes people into the park, and a Miracle League baseball field.

Mayor Hubbard asked what would be included in the plaza. Mr. Grange said the plaza would include seating elements and welcoming landscaping.

Councilmember Hatfield asked if the plaza would be similar to the pathway at Fireman's between the food stand and the building, with a pollinator area. Mr. Grange said it would be similar to that; the plaza would be quite a bit larger than the area she was referring to.

Mr. Grange said the Staff were also looking at incorporating a bump-out area in the plaza area where people could drop off kids for the playground, or food trucks could park there. He noted there is also a planned grassy, amphitheater space, a water feature or small splash pad, and a boulder area where older kids could hang out.

Mayor Hubbard asked if that would be a natural rock wall or a rock-climbing wall. Mr. Grange said it would probably be a manufactured horizontal boulder wall that would not require staffing to supervise. He said it could also just be a pile of large rocks that kids play on.

Mr. Grange said the park would also include a large grassy area where kids could run and play adjacent to the playground, a basketball court, and four pickleball courts. There would also be a nearby open area for gatherings that could be reserved for events, and a community garden and forested area.

City Administrator Podhradsky said one of the schools his child attends has a community garden where kids can pick fruits and vegetables and take them home. Mayor Hubbard said there was

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a gardening club that formed through the library, which was really good for engagement with the community.

Mr. Grange said that to support a community garden space, there would need to be some type of shelter building and possible tool storage to maintain it. Not far from the community garden would be another nature play area with logs and stumps for kids to play on, and a trail area through the woods. He noted that the southeast portion of the park would be an 18-hole disc golf course and would consume a lot of the park, but would be a great amenity that would become a destination site. He is currently working with a disc golf course designer out of Des Moines to design the course.

City Administrator Podhradsky noted that if the disc golf course is done correctly, it would be a very popular amenity for the park and area. Councilmember Hatfield agreed and said that if it gets built, people will come, as it is very sought after.

Mayor Hubbard asked if the disc golf course would have tee times and check-ins. City Administrator Podhradsky answered that typically the courses are first-come, first-served, but there will be lines in the parking lot of people waiting to play the course. Mr. Grange said there would be a small parking lot that would serve the residents who wanted to play the disc golf course, and another park shelter building with year-round restrooms.

Mr. Grange said there would be a large portion of the park that would include prairie restoration, which would bring a lot of nature and plants. This area would also include a large sledding area in the winter. City Administrator Podhradsky suggested that in the winter, maybe one of the nearby shelter buildings could be used for concessions. Mr. Grange said the park building would be intended to be used as a warming house in the winter.

Mr. Grange continued that in the northeast corner would be another open lawn area, and a park shelter building that could be reserved for park gatherings. The northwest corner would include the intermediate baseball diamond that would serve both baseball and softball, and a full-sized soccer field. Mr. Grange noted that there are a lot of intentional trails around the park for residents to take in nature.

City Administrator Podhradsky said the City is also looking at turf opportunities at the park, and considering cost differentials and determining if there is a desire for turf at the fields there.

Mr. Grange said one of the themes brought forward for the park is to bring back plants to encourage pollinator species to come back to the area.

Mr. Grange noted there is a long list of things that he and Staff are still working on, including design of the park and playground, but he would like to bring a 30 percent design plan for the park with estimated costs back to the Council in March for approval. He stated that there is a nearby housing development plan that is coming to the Commission, which he would like to coordinate with to align access points for the park. Mr. Grange said he would be arranging meetings with the sports associations to discuss the athletic fields in the park.

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Mayor Hubbard asked if the sports associations end up saying that turf is a viable option for the athletic fields, could the soccer fields also be used as baseball diamonds during tournaments. City Administrator Podhradsky answered that most communities go to multiple parks for tournaments.

Councilmember Grau asked about the flexibility of space that could be used for U12 and U16 baseball diamonds, and if that would still be part of the park plan so tournaments could all be in one place. City Administrator Podhradsky asked if he was referring to the concept plan that had one square space, versus a separate soccer field and baseball diamond. Councilmember Grau confirmed that that is what he was referring to, and he was attracted to that plan because it provided more flexibility for multiple sports to play there, and turf would add to that advantage.

Mayor Hubbard said she loved the diversity of all the plans for this park, which makes it a destination for people and sports. She asked if having one large space versus multiple fields makes sense or matters to the residents involved in sports, and if turf is a viable option from a financial perspective.

Councilmember Grau said that if there is a baseball tournament, having a group of fields and space for concessions is much better than having games at several different park fields around the City. Mayor Hubbard added that she was not suggesting the park have eight baseball fields next to each other, but having a multi-use space sounds like it would make sense.

City Administrator Podhradsky said that the feedback was great and helps them make sure that everyone is on the same page with the park plan, and the more flexible the corner of that park can be, the better. Mayor Hubbard said she thinks that lends to more of a buy-in from different organizations. Mr. Grange said there was discussion about this topic, and there were some logistics to it, with removing fencing, scheduling for different sports in the same area, and if there is commitment from the sports associations regarding turf, then there will be more discussion.

City Administrator Podhradsky added that the concern was that if the turf is only being put in for the sports associations, then there should be some contribution made by the associations. He said both plans should be brought to the associations to get feedback.

Councilmember Grau said he understands that the more associations that get involved with the planning, the harder it gets to come to a consensus. City Administrator Podhradsky added that it also comes down to equity among the associations, too, since some have more kids participating than others.

Mayor Hubbard said turf maintenance, setup, and scheduling all take labor and investment on the associations and Parks and Recreation, too. She said she does not want to put Parks and Recreation into a position where they are overworked, managing the park and fields. City Administrator Podhradsky said it is important to understand the labor of changing fences for Parks and Recreation, and building in that resource may be something that they have to do, or if the sports associations will manage it.

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Councilmember Grau said to be clear that when referring to the association's setup, it would be the team coaches. He added that diversifying the space helps maintain future use of the space for several sports.

Mayor Hubbard asked about lighting the fields. City Administrator Podhradsky said that it will be part of the discussion with the sports associations. Councilmember Grau said he cannot speak on behalf of any of the associations, but in terms of turf used for baseball fields or lights, turf would be his preference, and lights can be done after the fact.

City Administrator Podhradsky asked if there were any other concerns about the park, so input can be considered before the 30 percent design plan gets finalized. Councilmember Hatfield asked if the plan could be emailed to the Council. City Administrator Podhradsky confirmed that he would email the current design plan to Councilmembers.

Councilmember Grau asked about how much parking would be available. Mr. Grange said there are almost 340 parking spots allotted for the park. Mr. Grange said there would also be water lines run to allow for watering a community garden.

Councilmember Hatfield asked if there are walking trails in the woods that are not part of the disc golf course. City Administrator Podhradsky confirmed that there were separate trails that would not interfere with the disc golf course. He said there is also some land in that area of the park that is undevelopable as wetlands, and he is working with the developer now to come up with the best use of those parcels. Mayor Hubbard added that the trail system would be a huge amenity for a lot of residents.

Councilmember Hatfield said the park design incorporated a lot of amenities for a lot of different age groups. Mayor Hubbard agreed and said Mr. Grange and Staff did a great job with the design.

Councilmember Grau commented that there are houses and a development near the park, and the pickleball courts are in a good area of the park to mitigate the noise from the residents.
City Administrator Podhradsky said the City has received a lot of positive feedback about the current pickleball courts because they are so secluded.

Mayor Hubbard added that lighting in the park will have to consider the residences nearby and how that light would affect them, too.

City Administrator Podhradsky thanked everyone for their feedback. Mr. Grange thanked the Council for their feedback and the residents' feedback that helped him and the Staff develop this plan up to this point. He said they will aim to bring it back in March with more detailed plans.

6. Approve Previous Meeting Minutes
6.A. Approve the December 15, 2025, City Council Meeting Minutes

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Motion by Councilmember Hatfield, second by Councilmember Benesh, to approve the minutes of the December 15, 2025, City Council meeting.
Motion carried.

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

A. Appointment of Acting Mayor (Mayor Pro Tem)

Motion to appoint Council Member Jon Grau as Acting Mayor for the City of Chaska for the calendar year 2026.

B. Appointment of City Attorney

Motion to appoint the law firm Melchert, Hubert, Sjodin, as the Chaska City Attorney for 2026.

C. Appointment of Official Newspaper

Motion to appoint the "Patriot" as the official newspaper of the City of Chaska for 2026.

D. Appoint Representative to the Southwest Transit Commission

Motion to appoint Councilmember Grau to serve as the second City of Chaska representative to the Southwest Transit Commission for a 3-year term of 2026-2028.

E. Designate Depositories and Investment Institutions for 2026

Motion to designate the following official depositories and investment institutions: Depositories: Bank Vista; Center National Bank; Chase Bank; Nicolet National Bank; Old National Bank; Security Bank, U.S. Bank, Wells Fargo Bank, and Wings Financial Credit Union.
Financial Institutions: Computershare Corporate Trust; League of Minnesota Cities and PMA Financial Network, Inc. (4M Fund); Northland Securities, Inc.; Oppenheimer & Co., Inc.; Pipe Sandler Companies; Public Financial Management (PFM); RBC Capital Markets, Inc.; UBS; Moreton Capital Markets, LLC; and U.S. Bank Investment Services, Inc.

F. Adopt Resolution 2026-1 Authorizing Account Signers and Electronic Funds Transfer

Motion to adopt Resolution 2026-1, authorizing bank account signers and authorizing electronic funds transfers.

G. Appointment of City Trustees to the Chaska Fire Department Relief Association Board for 2026

Motion to appoint _____ (Taylor Hubbard, Mayor) as a required elected-official Trustee and _____ (Noel Graczyk, Administrative Services Director) as a City Trustee to the Chaska Fire Department Relief Association Board for 2026.
Motion carried.

8. Action Items
9. Bills
9.A. Accounts Payable Claims Roster 05-01-2026
Motion by Councilmember Hatfield, second by Councilmember Benesh, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Grau, and Mayor Hubbard. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report

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10.A.i. Bi-Weekly Report 05-01-2026

Councilmember Grau:

- Wished everyone a Happy New Year.
- Reminded everyone of the Chaska Human Rights Commission event to celebrate Dr. Martin Luther King Day on Monday, January 19, at the Chaska Event Center from 7:45 a.m. to 9:30 a.m.
- Thanked Public Works for all their hard work keeping the roads clear and safe for the residents of Chaska.

Councilmember Benesh:

- Wished everyone a Happy New Year.

Councilmember Hatfield:

- Thanked Public Works snow plow drivers and Public Safety for keeping everyone safe.
- Recapped the Santa Parade and thanked all the City Staff who worked that event.
- Shared that River City Days is celebrating its 50th anniversary this year, and has a new website.
- Shared that the Community Center now has punch passes for use before signing up for a membership.
- Shared that the Swellness Expo Southwest Chamber is at the Community Center with wellness vendors on Saturday, January 10, at 9:00 a.m.
- Shared that the History Center has a few spots left for their Genealogy family history session, and residents can register directly on the History Center's website.

Assistant Administrator Elise Durbin:

- Shared that the City has received information back about a DEED award for Minnesota Investment Funds for Marotta Controls, and they were awarded $220,000 for the creation of 29 new jobs.

Mayor Hubbard:

- Shared that the State of the City address for the community is at the Community Center on January 28 from 6:00 p.m. to 7:30 p.m. and stated she appreciates all the City Staff and Departments gearing up for this event.
- Shared that the Fishing Contest is happening on Valentine's Day at Fireman's Park from 1:00 p.m. to 3:00 p.m. There are also raffle tickets that will be available for purchase for this event, too, that benefit the Fire Department.
- Added that the next Council meeting will be on January 26.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Grau, to adjourn the meeting at 8:30 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/26/2026

Subject: **Public Improvements – Carlson Bluffs**

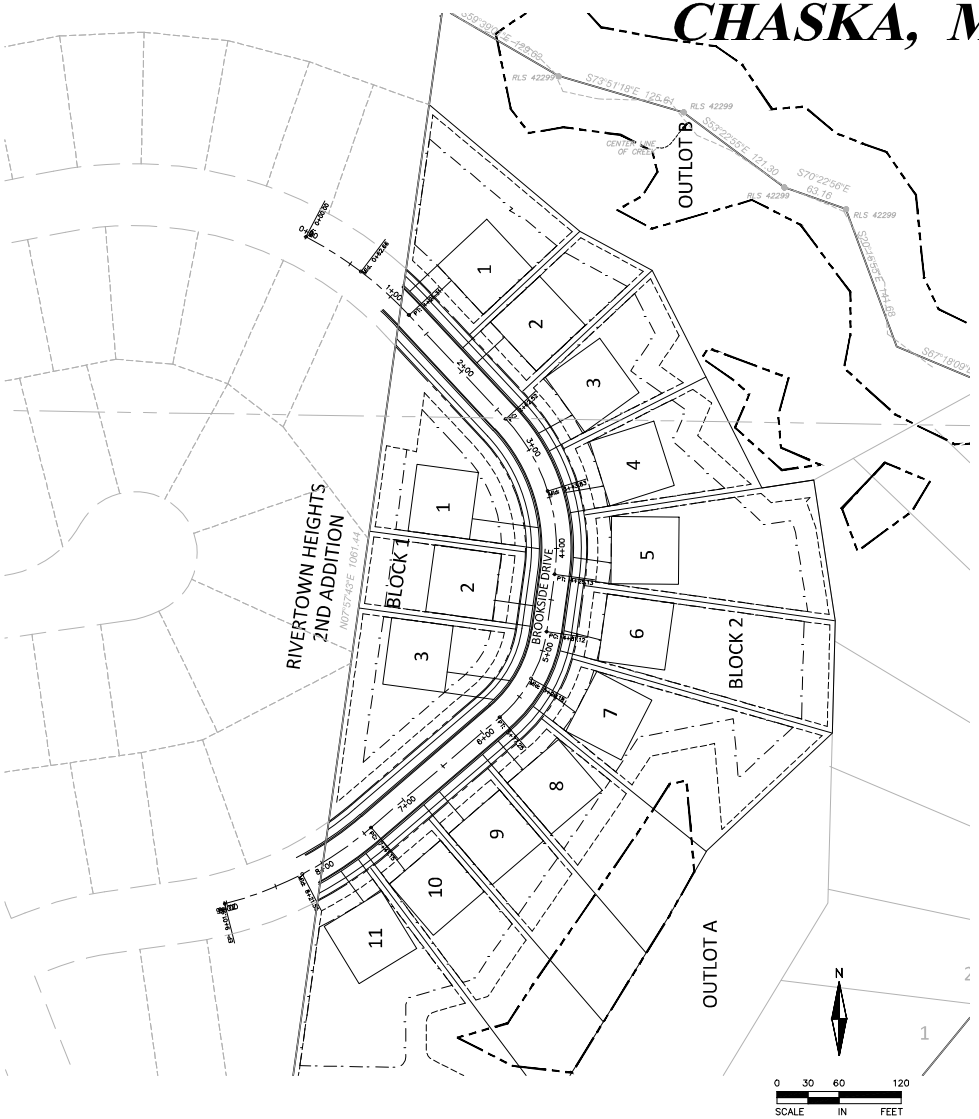
Prepared By: **Matt Clark, City Engineer**

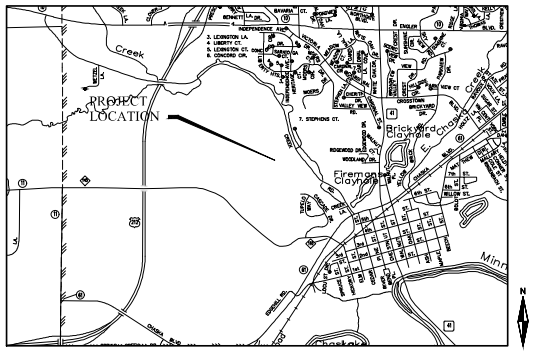
Installation of public improvements is completed in Carlson Bluffs Addition. Consistent with terms of the Development Agreement, Chaska is in a position to formally accept said improvements as public facilities. Further, the letter of credit guaranteeing those improvements shall be reduced to 5% for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

CITY COUNCIL ACTION REQUESTED

Accept public improvements in Carlson Bluffs Addition as municipal facilities and adjust letter of credit accordingly.

CARLSON BLUFFS
CHASKA, MINNESOTA





VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY AND TREE INVENTORY	2
TREE INVENTORY	3
DETAILS	4-5
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EROSION AND SEDIMENT CONTROL PLAN	7
EROSION AND SEDIMENT CONTROL NOTES	8
GRADING PLAN	9
SANITARY SEWER AND WATERMAIN OVERALL PLAN	10
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES	11
STREET AND STORM SEWER OVERALL PLAN	12
STREET AND STORM SEWER PLAN AND PROFILES	13
LANDSCAPE PLAN	14

APPLICANT/OWNER
JOHNSON REILAND BUILDERS AND REMODELERS
616 MN-3
DUNDAS, MN 55057
CONTACT: PAUL REILAND
PH: 507-366-1288
EM: paul@johnsonreilandhomes.com

CONSULTANT
ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER
DAVID NASH
LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR
CONTACT:DAN EKREM
LICENSE NO. 57366
EM: dekrem@alliant-inc.com

LANDSCAPE ARCHITECT
JOHN GRONHOVD
LICENSE NO. 59233
EM: jgronhovd@alliant-inc.com

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

CARLSON BLUFFS
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
COVER SHEET

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

DAVID NASH, PE
8/7/2023 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
8/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL
8/20/2024	CITY RESUBMITTAL
9/4/2024	CITY RESUBMITTAL
9/20/2024	FINAL PLAN SET

PROJECT TEAM DATA
DESIGNED: KAM
DRAWN: KAM
PROJECT NO: 219-0037.2

1

SHEET 1 OF 14

Drawing name: x:\Vision_Streets\VINA_PLAT\219003702\cover.dwg Sep 20, 2024 - 9:54am

ENSCONCED WOODS, LLC
616 Highway 3 South
Dundas, MN 55019
PO BOX 220

December 18th, 2025

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

RE: Carlson Bluffs Street and Utility Acceptance

Dear Mr. Clark:

We request the City of Chaska to accept the public improvements for Carlson Bluffs and reduce the Letter of Credit #2407 to 5%. The Letter of Credit will be held for 2 years to cover the 2nd Addition warranty period after final acceptance by City Council.

Thank you,

Matthew Reiland
"Authorized Member" of
Ensconced Woods, LLC.
616 Highway 3 South
Dundas, MN 55019
PO BOX 220
507-366-1288

ALLIANT ENGINEERING

Alliant Engineering, Inc.

October 22, 2025

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

Subject: Carlson Bluffs – Request for Final Acceptance of Street and Utility Improvements.

Dear Mr. Clark:

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

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

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

ALLIANT ENGINEERING

David Nash, PE
Associate

CC: Paul Reiland – Johnson Reiland Homes

733 Marquette Avenue, Suite 700, Minneapolis Minnesota 55402-2340
Phone 612.758.3080, Fax 612.758.3099

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/26/2026

Subject: Approve Low-Potency Hemp Retail Registrations

Prepared By: Denise Beebe, Senior Clerk

BACKGROUND

State law requires retailers selling low-potency hemp edible products to obtain a state-issued Low-Potency Hemp Retail License. In addition to the state license, they are required to register with the city and receive a local registration permit.

SUMMARY

The below-listed businesses have obtained state-issued low-potency hemp retail licenses and have completed all local registration requirements. City Council approval is required to finalize registration and authorize operation within the City.

- Anna Tobacco & Smoke Shop, 1008 Gateway Dr.
- Chaska Smoke Shop & Vape, 214 Pioneer Trail
- Chaska Downtown Smoke Shop & Vape, 728 N. Chestnut St.

CITY COUNCIL ACTION REQUESTED

Motion to approve low-potency hemp edible retail registrations for, Anna Tobacco & Smoke Shop, Chaska Smoke Shop & Vape and Chaska Downtown Smoke Shop & Vape, to sell low-potency hemp edible related products.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/26/2026

Subject: **Amending 2025 Fund Budgets**

Reviewed By: **Noel Graczyk, Administrative Services Director**
Prepared By: **Erica Mattice, Finance Division Director**
Mitchell O'Sell, Accountant I

Background
In preparation of the 2025 Financial Statements, staff have evaluated and identified amendments and reallocations to certain 2025 Fund Budgets. A Budget Amendment requires adoption by council due to the moving of dollars between funds.

Electric Fund: Due to the timing of finalizing the 2025 budget, staff were unable to verify that personnel services were updated correctly based on union contracts, and other wage changes. Staff identified that personnel services for the Electric Fund were not in accordance with the final adopted personnel services budget and identified a need to increase personnel services for Electric by $72,905.

Water Fund: As the 2025 Water Budget was prepared, staff anticipated selling Water Revenue Bonds for the new Water Treatment Plant, and other projects. Due to timing, staff were unable to sell these bonds in 2025, therefore staff recommends removal of the $11,000,000 in bond proceeds and expenses for the 2025 Water Budget.

Sewer Fund: Due to the timing of finalizing the 2025 budget, staff were unable to verify that personnel services were updated correctly based on union contracts, and other wage changes. Staff identified that personnel services for the Sewer Fund were not in accordance with the final adopted personnel services budget and identified a need to increase personnel services for Sewer by $28,373.

Stormwater Fund: Due to the timing of finalizing the 2025 budget, staff were unable to verify that personnel services were updated correctly based on union contracts, and other wage changes. Staff identified that personnel services for the Stormwater Fund were not in accordance with the final adopted personnel services budget and identified a need to increase personnel services for Stormwater by $1,118.

Recommendation
Staff recommends adoption of the proposed resolution.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution 2026-3 Amending 2025 Fund Budgets.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE January 26, 2026 RESOLUTION NO. 2026-3

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Amending 2025 Fund Budgets

WHEREAS, the City Council, on December 16, 2024, adopted Resolution No. 2024-99 adopting the 2025 Budget; and,

WHEREAS, budget amendments to the Electric, Water, Sewer, and Stormwater Funds have been identified to reflect adjusted revenues and expenditures as estimated for 2025.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that the following amendments to the 2025 Budget be adopted:

2025 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Electric (Fund 601)	$51,803,600	$51,794,644	$8,956
Increases	0	$72,905	($72,905)
Decreases	0	0	0
Amended Fund Budget	$51,803,600	$51,867,549	($63,949)

2025 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Water Fund (Fund 602)	$16,582,340	$16,177,580	$404,760
Increases	0	0	0
Decreases	$11,000,000	$11,000,000	0
Amended Fund Budget	$5,582,340	$5,177,580	$404,760

2025 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Sewer Fund (Fund 603)	$8,027,950	$7,673,643	$354,307
Increases	0	$28,373	($28,373)

Decreases	0	0	0
Amended Fund Budget	$8,027,950	$7,702,016	$325,934

2025 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Stormwater Fund (Fund 609)	$2,562,000	$2,476,775	$85,225
Increases	0	$1,118	($1,118)
Decreases	0	0	0
Amended Fund Budget	$2,562,000	$2,477,893	$84,107

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of January, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/26/2026

Subject: **Accept Donation of Real Property (Outlot A – Fairway Hills)**

Applicant: City of Chaska

Location: Northeast of Fairway Circle, west of Town Course

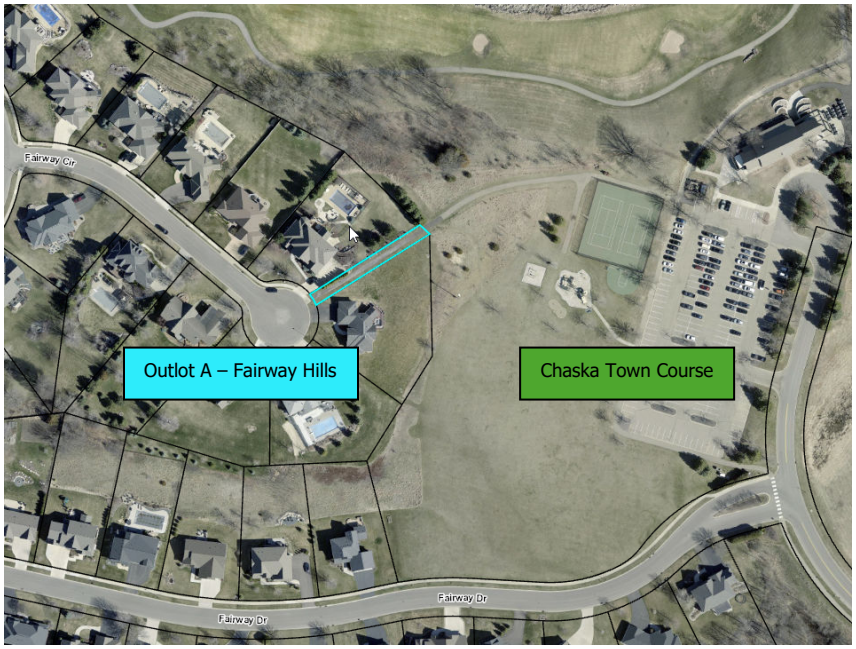
Synopsis: The City of Chaska seeks to accept the donation of real property (Outlot A) from Fairway Hills Homeowners Association

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution accepting the donation of Outlot A

BACKGROUND

Fairway Hills of Chaska Homeowners Association, Inc. ("Donor") is the owner of a parcel of real property consisting of approximately .09 acres located along the northeast side of Fairway Circle and identified with Carver County Parcel ID #301501200 (the "Property") within the City of Chaska (the "City").



The Property has a paved trail that connects Fairway Circle to the City's existing trail and the park and tennis courts on the Chaska Town Course property. The Donor has proposed to donate the Property to the City without cost to the City. The City has the authority to accept the donation of real property. The City has determined that the Property is fit for public purposes including connecting the City's existing trail network and consistent with the City's standard practice of taking title to neighborhood trail properties. The City has determined that Donor's title to the Property is acceptable.

Pursuant to Minnesota Statutes § 462.356, subd. 2, the City finds that the acquisition of the Property has no relationship to the City's comprehensive municipal plan and the City may dispense with the requirements of § 462.356, subd. 2, to the extent they apply.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-5 accepting the donation of real property (Outlot A – Fairway Hills).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 1/26/2026 **RESOLUTION NO.:** 2026-5

MOTION BY: COUNCILMEMBER **SECOND BY:** COUNCILMEMBER

A RESOLUTION TO ACCEPT DONATION OF REAL PROPERTY

WHEREAS, Fairway Hills of Chaska Homeowners Association, Inc. **("Donor"**) is the owner of a parcel of real property consisting of approximately .09 acres located along the north side of Fairway Circle and identified with Carver County Parcel ID #301501200 (the **"Property"**) within the City of Chaska (the **"City"**); and

WHEREAS, The Property has a paved trail that connects Fairway Circle to the City's existing trail and the park and tennis courts on the Chaska Town Course property; and

WHEREAS, Donor has proposed to donate the Property to the City without cost to the City; and

WHEREAS, the City has the authority to accept the donation of real property; and

WHEREAS, the City has determined that the Property is fit for public purposes including connecting the City's existing trail network and consistent with the City's standard practice of taking title to neighborhood trail properties; and

WHEREAS, the City has determined that Donor's title to the Property is acceptable; and

WHEREAS, pursuant to Minnesota Statutes § 462.356, subd. 2, the City finds that the acquisition of the Property has no relationship to the City's comprehensive municipal plan and the City may dispense with the requirements of § 462.356, subd. 2, to the extent they apply.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska as follows:

1. The above recitals and findings are incorporated as part of this resolution.

2. The City hereby accepts the Property from the Donor.

Passed and adopted by at least two-thirds of the City Council of the City of Chaska, Minnesota, this 26th day of January, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Denise Beebe, Senior City Clerk

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.5 (2013)

eCRV number: _____

DEED TAX DUE: $ 1.65

DATE: _____
(month/day/year)

FOR VALUABLE CONSIDERATION, Fairway Hills of Chaska Homeowners Association,Inc.
(insert name of Grantor)

a non-profit corporation under the laws of Minnesota ("Grantor"), hereby conveys and quitclaims to The City of Chaska
(insert name of Grantee)

a municipal corporation under the laws of Minnesota ("Grantee"), real property in Carver County, Minnesota, legally described as follows:

Outlot A, Fairway Hills, Carver County, Minnesota

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ■ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: .)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Fairway Hills of Chaska Homeowners Association, Inc.
(name of Grantor)

By: _____
(signature)

Its: President
(type of authority)

By: _____
(signature)

Its: _____
(type of authority)

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, by _____
(month/day/year) *(name of authorized signer)*

_____ as _____
(type of authority)

and by _____
(name of authorized signer)

as _____ of _____.
(type of authority) *(name of Grantor)*

(Stamp)

_____
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Fairway Hills of Chaska Homeowners Association, Inc.
3043 Fairway Circle
Chaska, Minnnesota 55318

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

City of Chaska
Attn: Noel Graczyk
1 City Hall Plaza
Chaska, MN 55318

REQUEST FOR ACTION
CHASKA CITY COUNCIL
January 26, 2026

Subject: **Adopt Resolution 2026-6 Ratifying 2026 Cogeneration and Small Production Tariffs**

Prepared By: Noel Graczyk

Background

Reviewed by:
Craig Schmieg, Electric Director

Prepared by:
Andrew Romian, Assistant Electric Director, and
Wendy Hagen, Utility Billing Manager

The proposed resolution is an update to Resolution 2025-12 as adopted on February 24, 2025. Tariffs for Cogeneration and Small Production (solar rates) must be updated annually to reflect actual costs and avoided costs. As proposed, tariffs on Schedule 1 (average retail rate) and Schedule 4 (avoid costs) have been updated to reflect actual costs based on the most recent fiscal year (Jan.-Dec, 2025.)

Update
As of December 2025, there are 178 interconnected distribution generation systems (customers) on our electric network.

Recommendation
City staff recommends adoption of the proposed resolution.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution 2026-6 Ratifying 2026 Cogeneration and Small Production Tariff.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 1/26/2026 RESOLUTION NO. 2026-6

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Ratifying 2026 Cogeneration and Small Power Production Tariff for the City's Electric Utility

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

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

WERERAS, on January 26, 2026, the City adopted rates applicable to cogeneration and small power production (the "Tariff Rates"); and

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

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

WHEREAS, the City Council finds it is in the best interests of the Utility and its customers to update the Utility's Cogeneration and Small Power Production Tariff using the Tariff Rates previously adopted on January 26, 2026.

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

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

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of January, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

Cogeneration and Small Power Production Tariff

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

The Tariff shall consist of the following four schedules:

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

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

SCHEDULE 3: Utility's adopted interconnection process, or "distrusted generation tariff" per Minnesota Statues Section 216B.1611, subd. 3(2).

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

Schedule 1

Average Retail Utility Energy Rates

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

Utility shall bill Qualifying Facilities for any excess of energy supplied by Utility above energy supplied by the Qualifying Facility during each billing period according to Utility's applicable rate schedule. Utility shall pay the customer for the energy generated by the Qualifying Facility that exceeds that supplied by Utility during a billing period at the "average retail utility energy rate." "Average retail utility energy rate" means, for any class of utility customer, the quotient of the total annual class revenue from sales of electricity minus the annual revenue resulting from fixed charges, divided by the annual class kilowatt-hour sales. Data from the most recent 12-month period available as of January 26, 2026, shall be used in the computation.

"Average retail utility energy rates" are as follows:

Customer Class	Average Retail Utility Energy Rate
Residential	$0.149748
Commercial	$0.102562
Industrial	$0.099496
Right of Way	5%

Schedule 2

Wholesale Supply Rates

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

Utility purchases energy and capacity from Minnesota Municipal Power Agency. In 2025, the average energy rate paid by Utility was $0.06668 per kilowatt-hour. The average capacity rate paid by Utility was $0.02157 per kilowatt-hour.

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

Schedule 3

Interconnection Process

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

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

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

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

Schedule 4

Minnesota Municipal Power Agency Avoided Cost Rate Calculation Table

	Energy ($/kWh)	Capacity ($/kWh)	REC ($/kWh)
Summer Months (June-Sept)			
On Peak	0.0614	0	0
Off Peak	0.0338	0	0
All Hours	0.0469	0	0
Winter Months (Oct-May)			
On Peak	0.0482	0	0
Off Peak	0.0342	0	0
All Hours	0.0407	0	0
Annual (January-December)	0.0428	0	0

REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/26/2026

Subject: Recommendation for City Council Appointment for 2026 Chaska Parks & Recreation Chair and Vice-Chair

Prepared By: Mary Monteith, Assistant to the Director of Parks & Recreation

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Background:

City Ordinance states that the Chaska City Council is to appoint the Chair and Vice-Chair for the Chaska Parks and Recreation Commission each year. The Council has historically relied on members of the Parks and Recreation Commission to recommend individuals for these positions in order to make appointments.

On January 13, 2026, the Chaska Parks and Recreation Commissioners Motioned to Recommend:

Jason Branch to the 2026 Chair position
Elizabeth Wynveen to the 2026 Vice-Chair position

CHASKA CITY COUNCIL ACTION REQUESTED

Recommendation for City Council Approval of the 2026 Appointment of the Chaska Parks & Recreation Chair Jason Branch and Vice-Chair Elizabeth Wynveen

REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/26/2026

Subject: **Holasek Property – Concept Plan**

Applicant: Pulte Homes, Inc.

Location: East of Highway 212 and south of County Road 44 (Big Woods Boulevard)

Case No.: 2025-22

Synopsis: Applicant seeks to obtain approval of a 207-lot residential development on 41.5 acres of land on the Holasek property at 4245 Big Woods Boulevard

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres) immediately east of the project site, while Eastern Carver County Schools owns the future elementary school acreage (~6). The City also owns the ROW that will connect the collector road to Chaska Boulevard through Highpoints Vistas.

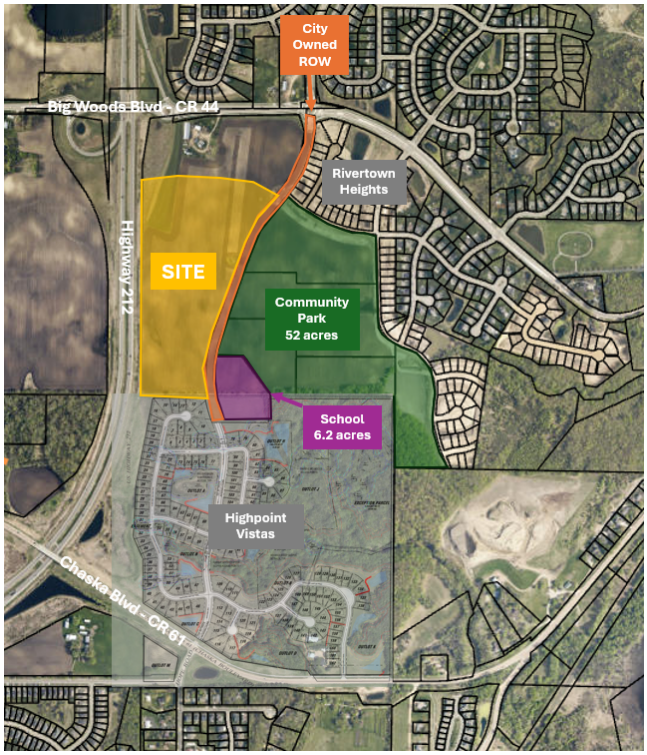


Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – November 24, 2025

The developer held a neighborhood meeting on Monday, November 24th at 5:30pm at the Chaska Community Center. No one attended the meeting.

Concept Plan

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

- **Existing Conditions.** The overall property is 54.44 acres in size, and owned by the Holasek family. The development area will encompass 41.58 acres of the site with the northern 12.86 acres being retained by the Holasek family. The northern portion includes an existing farmstead made up of a residential home and two outbuildings; the southern portion proposed for development is agricultural land. A wetland delineation of the site concluded there are 2 wetlands present on site – one in the development area.

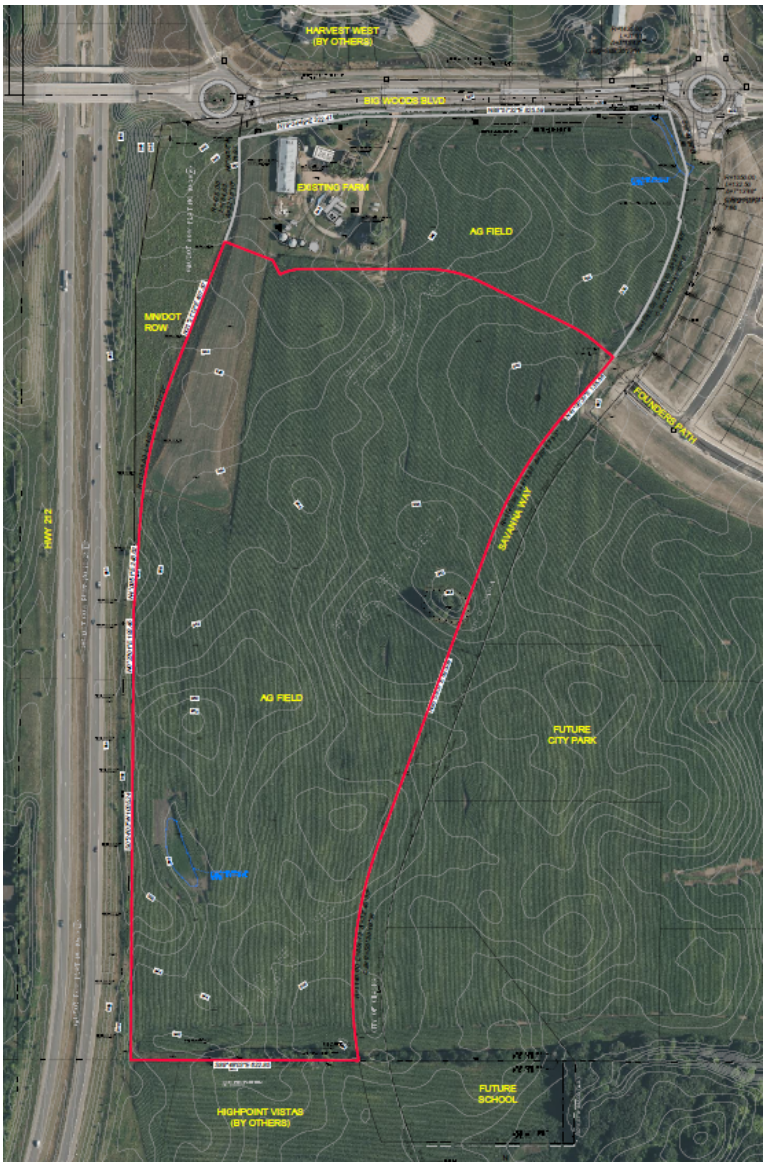


Figure 2: Existing Conditions

- **Concept Plan.** The concept plan proposes a total of 207 residential units, consisting of a mix of townhomes (98 units), detached single-family homes (63 units), and twinhomes (46 units). All units are proposed to be owner-occupied.

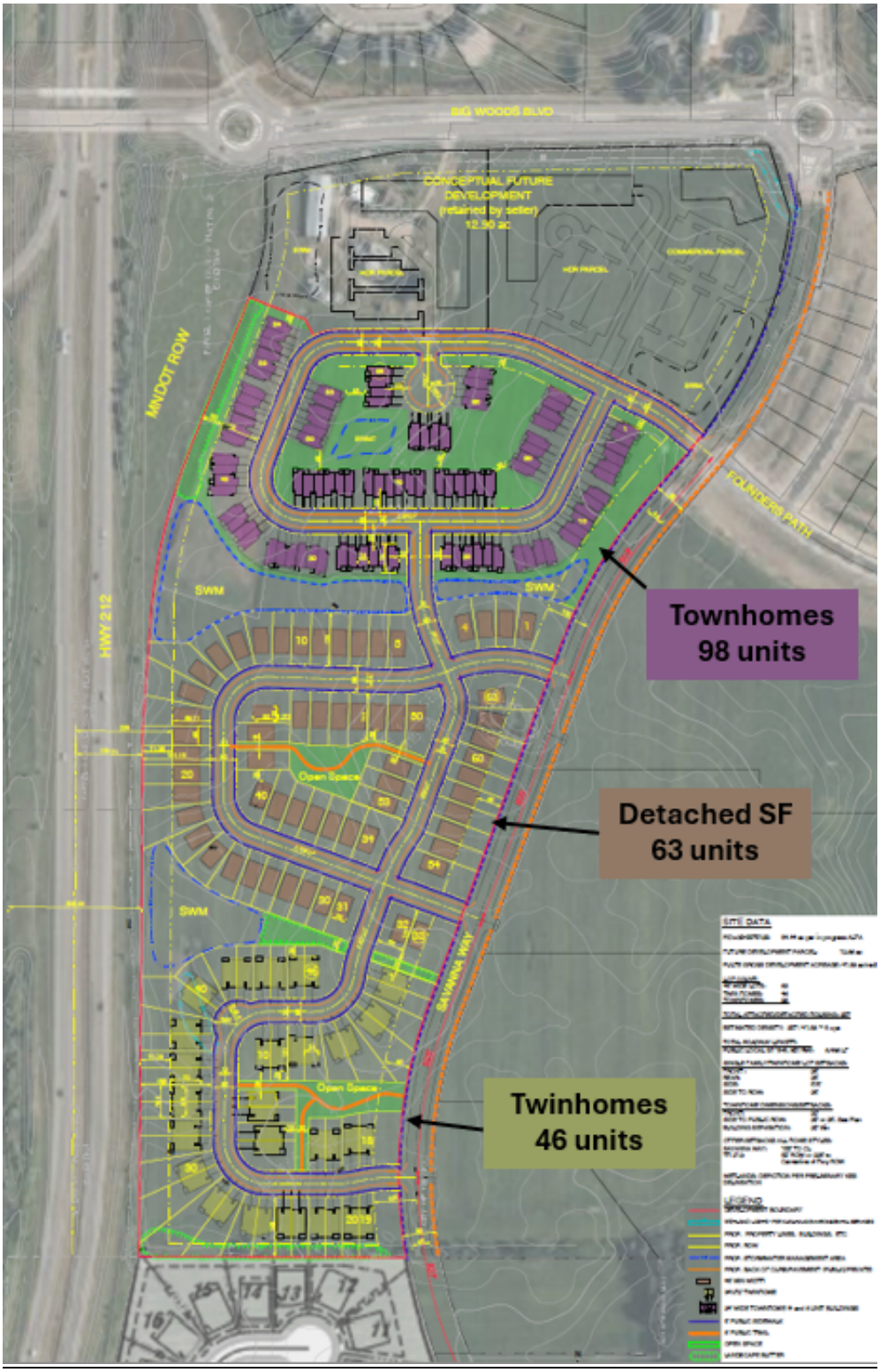


Figure 3: Proposed Concept Plan

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

- Building various life-cycle attainable homes adjacent to freeway access.
- Address the desperate need for additional single level homes.
- Provide a strong cost-benefit in terms of tax generation and impact charges vs public expenditures.
- Add a variety of homeowners who will support local businesses and add vibrancy to downtown Chaska.
- Create a sense of place where residents can know and interact with each other.
- Provide high-quality and aesthetically pleasing homes with desirable floor plans.

Lot Design & Setbacks:

Townhome Lots & Setbacks;
Lots for each unit would average 24 feet in width.

Setbacks proposed are 22 foot front setback, 20-25 foot corner setback, and 20 foot building separation.

Detached SF/Twinhome Lots & Setbacks;
Lots for each unit would average 45 feet in width.

Setbacks proposed are 25 foot front setback, 5 foot side setback, 25 foot corner setback, and 25 foot rear setback.

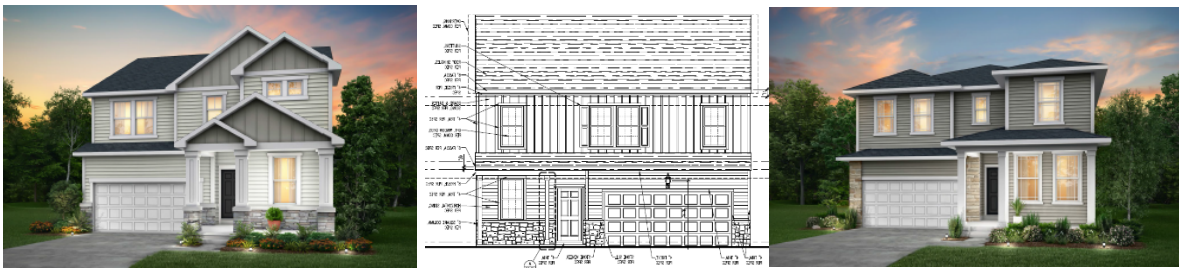
Building Type and Design: Pulte is the proposed developer and builder. As shown below, the houses would be a mix of townhomes, detached single-family and twinhomes. All homes will be owner-occupied, and have a Homeowner's Association (HOA) on common areas. The HOAs will also provide exterior maintenance for the Townhomes and Twinhomes.

TOWNHOMES:

Townhome Lots – Home Specifications (high $300ks to the low $400k's)

- Slab-on-grade
- Square footage: 1,883 - 2020
- Bedrooms: 3 to 4
- Bathrooms: 2.5
- Two car garages
- Two stories

DETACHED SINGLE-FAMILY:



45' Lots – Home Specifications (mid $400k's to the high $400k's)

- Slab-on-grade
- Square footage: 1,565 – 2,515
- Bedrooms: 3 to 4
- Bathrooms: 2.5
- Two car garages
- Two stories

TWINHOMES:

Twin Home Lots – Home Specifications (mid $400k's)

- Slab-on-grade
- Square footage: 1,724
- Bedrooms: 2
- Bathrooms: 2
- Two car garages
- Single level

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

[1] By ordinance, new houses:

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

Outlots: The plan includes at least 5 outlots. These outlots are proposing to hold the stormwater ponds and open space areas. The open space areas are proposed to be HOA-owned.

Access: The plan contemplates the extension of Savanna Way from Big Woods Boulevard, which would provide connection to four proposed development access points.

Utilities and stormwater: Utility connections are available at Founders Path. The applicant has provided a conceptual utility connection exhibit shown below. Utilities are proposed to extend from Founders Path, down a portion of Savanna Way and along the internal roads to service the development.

Stormwater would be directed to the newly constructed stormwater ponds that are positioned between the housing units.

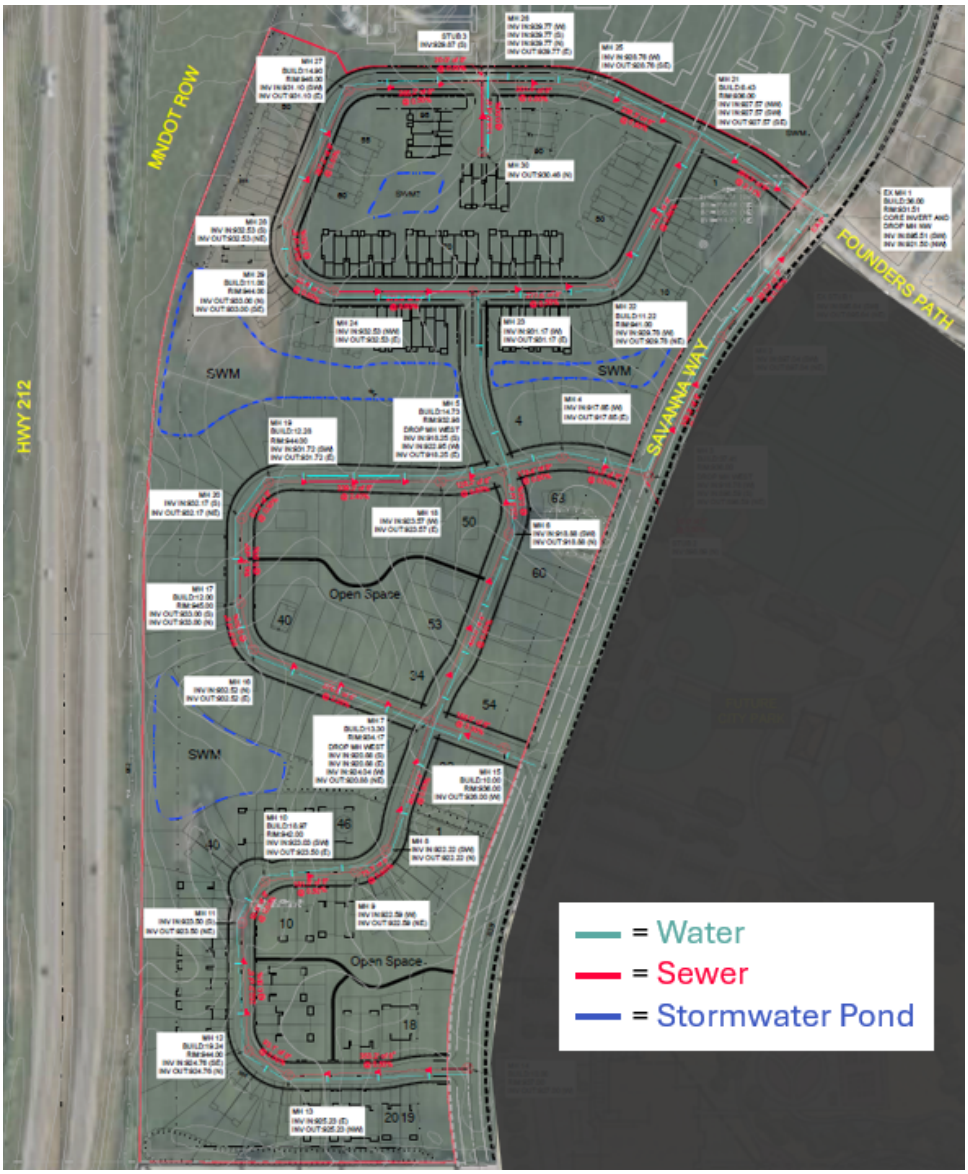


Figure 4: Conceptual Utility/SW Plan

- **Land Use.** The property is currently zoned O, Open Development[2]. The site would likely be rezoned to PRD, Planned Residential Development, similar to the surrounding southwest Chaska developments.

Concept Plan - Staff Analysis

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

2040 Future Land Use – Mixed Residential

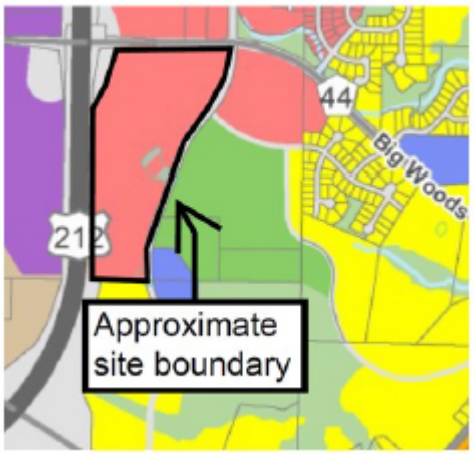


Figure 5: Chaska's 2040 Land Use Plan

- **Comprehensive Plan.**
  The comprehensive plan guides the site as mixed residential (pink).

  Mixed Residential (Ch. 4)
  Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, City of Chaska - 2040 Comprehensive Plan Chapter 4 - Land Use 4-13 prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.

	Comp Plan	**Proposal**
Density (per net acre)	3-40 units	~5 units

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

Housing Diversity (Ch. 5)
The comprehensive plan's housing chapter states the following goal: "*Provision of a diversity of housing opportunities to meet the needs of a diverse population in terms of age, lifecycle, household size, culture, ethnicity, race, income, and socio-economic situation*." Additionally, there are a total of 10 policies that reinforce that goal. Policy #9 states:

"Continue to encourage limiting the number of townhouses of any one product line to approximately 75 units. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public."

The concept plan includes 98 units of townhomes. With this policy in mind, the townhome product would need to provide more than one housing style to establish more housing diversity in the development. This is typically done by providing a mix of exterior designs between the townhome buildings, or by providing varying layouts with a broad range of price points. *The applicant will need to address and show how they meet this policy in their preliminary submittal.*

- **Land Use.** The almost 42-acre property proposes 207 residential lots. The density proposed is approximately 5 dwelling units per net acre. The surrounding uses primarily contain detached single-family lots. The applicant's proposal includes three different housing products, which will provide diversity and variety in the Southwest Chaska area.

  The townhomes will appeal to first-time home buyers, like singles and young couples. The single-family homes will appeal to families, and the twinhomes will appeal to empty-nesters seeking single-level living and homeowners association (HOA) snow and mow maintenance.

  The parcel of land that this development encompasses is currently zoned Open (O). The area in question will be rezoned to a Planned Residential Development (PRD) during the preliminary plat stage.

- **Setbacks.**
  The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	**Setback**
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 44	125 feet from centerline
Savanna Way	100 feet from centerline
Wetlands	Varies based on wetland type

The applicant will have to show in their preliminary submittal if they meet these setbacks. In addition to the above, the applicant is proposing the following setbacks within the development:

	Townhomes	Detached SF	Twinhomes
Front	22 ft	25 ft	25 ft
Side *interior* *corner*	 0 ft 20-25 ft	 5 ft 25 ft	 5 ft 25 ft
Rear	20 ft b'w bldgs	25 ft	25 ft

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

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

- **Phasing.**
The applicant would like to start site development by Summer 2026, and have a model home open by late 2026. Full build out is anticipated to occur by late 2030. The applicant is also proposing two phases for development; the first phase would include the eastern portion of the project site with all housing types, and the second phase would be the remaining western and southern portions.

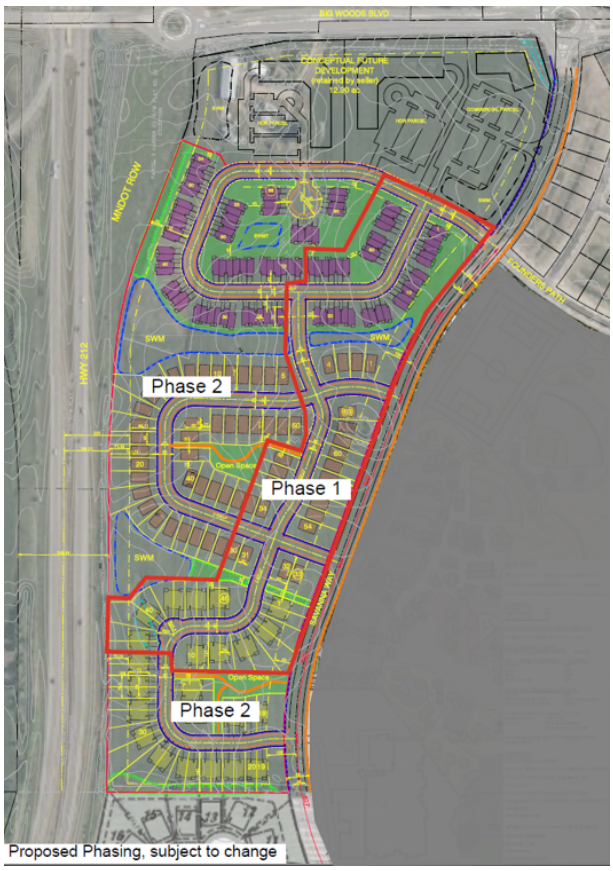


Figure 6: Proposed Phasing Plan

<u>12-Acre Holasek Property</u>
The 12-acre property that will be retained by the Holasek family is not part of this concept plan review. Pulte has put together a rudimentary layout to show possible access alignments and uses. *The property will have to go through a separate concept plan review process and subsequent steps when it is ready to develop.*

It will be important that when the property does develop that access points are aligned with the townhome site.

- **Access/ROW/Traffic.**
  The layout of the development will come from four access points on Savanna Way. 98 townhome units will access off the northern-most access point that will align with Founders Path to the east. An internal road will connect all the housing types within the development. Three additional accesses are proposed to connect to Savanna Way; two through the detached single-family area, and one through the twinhome area.
  City ordinance requires 600 feet of separation between access points on collector roads. The proposed concept plan shows access points meeting this separation requirement.

  Access points will need to be aligned with other access points along Savanna Way. The Southwest Community Park east of the development is currently being designed, and access points are being planned which include the school property (the latest park & school access plan is shown in Figure 7). It will be important that this residential project and the park project align access points. *This will need to be further coordinated, refined and addressed prior to preliminary plat submittal.*

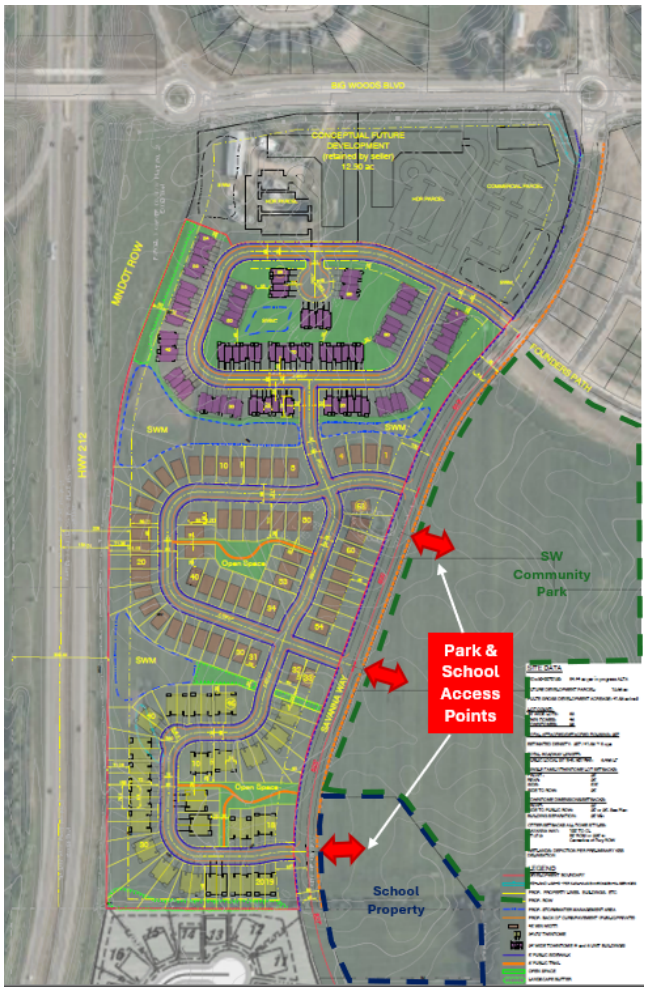
  

  Figure 7: Latest Park & School Access Points

  All roads in the development will be public roads. The current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide. *It will be important the preliminary and final plats show this ROW on the plans.*

  ROW has already been acquired for the future extension of Savanna Way. Savanna Way's design and construction will be led by the city of Chaska. Savanna Way will be built as warranted to accommodate development and the community park. *The applicant will need to petition for improvements to initiate the design and construction of Savanna Way.* Additionally, *the applicant will have to coordinate with city staff to determine if additional ROW will be needed for Savanna Way.*

  Additionally, the applicant has not indicated their routing plans for construction traffic. *It will be important in the preliminary submittal that the applicant provide their plans for this.*

- **Utilities & Stormwater.**
  Sewer and water utilities are currently available on Founders Path east of the site, which will be extended into the development. A watermain easement will be needed on the west edge of the development adjacent to the Highway 212 ROW (see figure 8). This watermain connection is needed to serve surrounding development in the southwest growth area. *It will be important that an easement area is planned for and secured as a part of this development.*

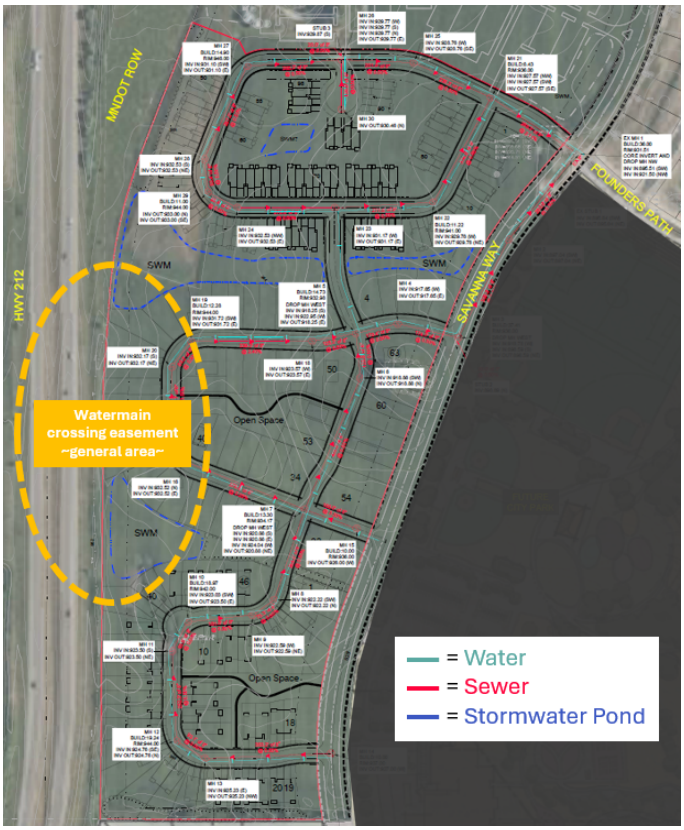


Figure 8: Watermain Easement Crossing – General Area

There are four areas planned for stormwater ponding. The stormwater ponds within this development need to be designed and provide capacity for drainage and ponding requirements on the 12-acre parcel that will be retained by the Holasek family. *The stormwater report and plan required at preliminary will need to account for this and meet all city and Carver County Water Management Organization (CCWMO) requirements*.

- **Trails & Sidewalks.**
  The City's Comprehensive Plan shows the inclusion of a trail on the east side of Savanna Way. *It will be important for the applicant to show how the development can connect safely into existing and proposed trails.*

  The concept plan is showing sidewalks on one side of the street up to the bulbs of cul de sacs. City policy requires that sidewalks are provided on both sides of the street. *The applicant will have to show this on their preliminary plans.*

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

  Per Section 15.16.020 (PRD – Planned Residential Development District), 'Common Open Space' is required based on the below:

  1. *Common open space shall be provided within each PRD according to the following schedule:*
     1. *1,000 square feet of land per single family attached unit, (townhouses, quads, twin homes, etc.)*
     2. *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.)*

     In addition, 10 percent of the gross residential land within the PRD shall be dedicated for public use as parks or playgrounds or a cash equivalent as determined by the City Council.
  2. *The City Council shall not approve a PRD unless it meets the following standards applicable to common open space:*
     1. *The location, shape, size and character of the common space shall be provided in a manner to meet the needs of the PRD and shall be consistent with the City's proposed parks and open space standards.*
     2. *Common open space shall be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.*
     3. *Common open space must be suitably improved for its intended use, but common open space containing natural features, existing trees and ground cover worthy of preservation may be left unimproved.*
  3. *All land shown on the Final Plan as common open space shall be conveyed to an organization for the ownership and maintenance of the common open space.*

USABLE OPEN SPACE		
Type	**Requirement**	**Proposal**
Townhome (98 units) 1,000sf/unit	98,000 sf	171,106 sf
Detached SF (63 units)	None	23,248 sf
Twinhome (46 units) 1,000sf/unit	46,000 sf	38,963 sf

The twinhome area does not provide sufficient open space area based on the units provided, however, the townhomes and detached single-family areas provide a surplus. The applicant envisions these open space areas to be passive with private trails and landscaping. All common open space areas are proposed to be HOA-owned and maintained. *The applicant will be required to show how they meet the common open space requirement in their preliminary submittal in terms of area and programming.*

- **Screening & Landscaping.**
  This development abuts Trunk Highway 212 and Savanna Way, which are major roadways. The use of berms and landscaping are often the best methods to help buffer from adjacent roads. The applicant has provided conceptual cross-sections to show how these development edges will be treated. A few of those are included in figure 9. The edge along Highway 212 proposes a five foot berm and landscaping while the edge along Savanna Way proposes a three foot berm and landscaping. Additionally, it will be important that the development's edge is treated appropriately as it relates to noise mitigation from Highway 212. Given the close proximity of Highway 212, there are questions on if the five foot berm and landscaping will be sufficient for noise mitigation. A noise study completed for the preliminary submittal will help provide further analysis. *The applicant will have to show in their preliminary plan how they plan to buffer the development from these roadways.*

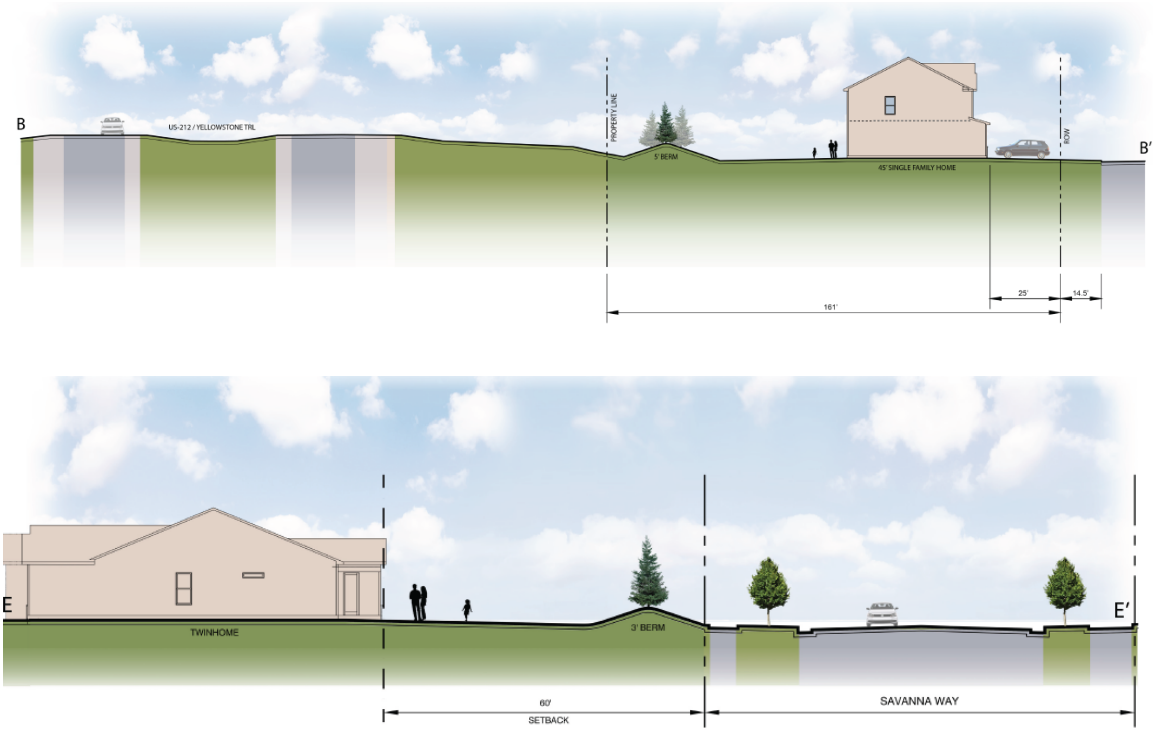


Figure 9: Proposed Cross-Sections Highway 212 (top) & Savanna Way (bottom)

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. *The applicant will have to provide a landscape plan in their preliminary submittal that addresses this.*

- **Signage.**
  The applicant proposes monument signs to identify the development along Savanna Way. Some example designs and locations are included in figure 10. *Any signage proposed will need to be placed in HOA-owned outlots and shown on the preliminary and final plats.*

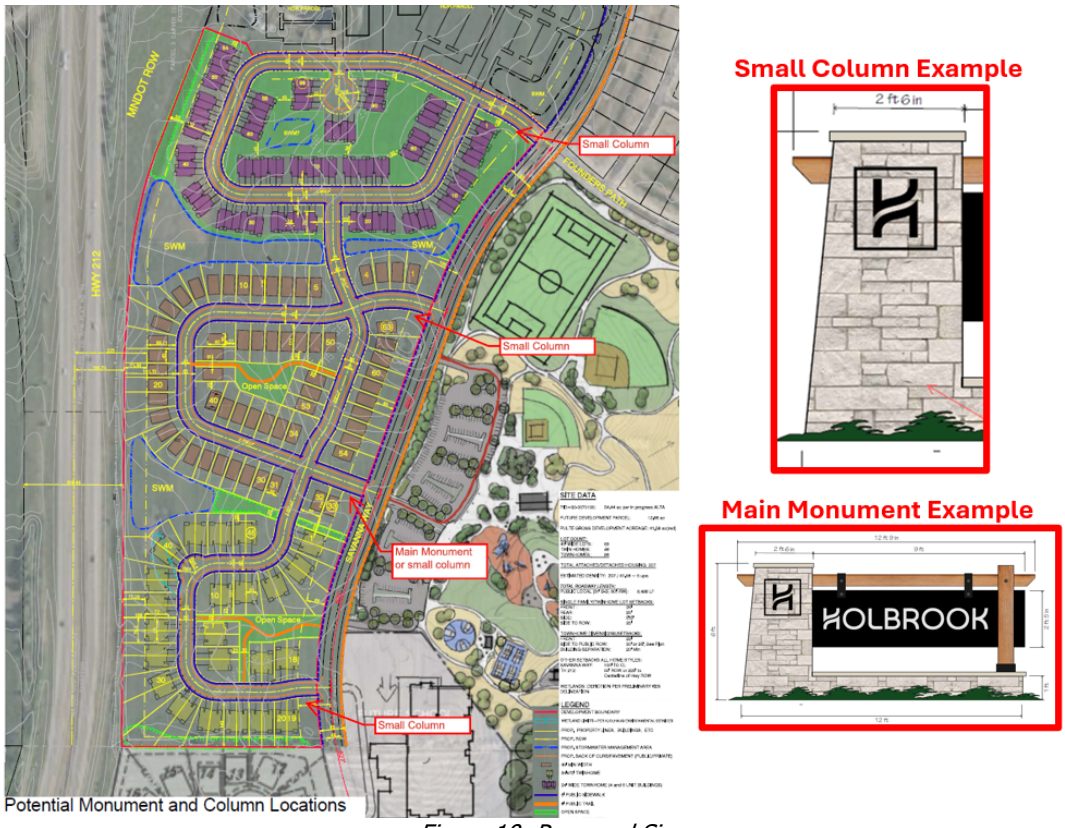


Figure 10: Proposed Signage

- **House Designs & Anti Monotony.**
  The applicant has stated in their narrative that they can comply with most of the anti-monotony design requirements listed in section 15.28.290 (Anti Monotony and Design Requirements in Detached Single-Family Residential Developments). The design items they are seeking more analysis on are the porch depth requirements (6 feet minimum) to be 5 feet, and LP smartside on the front elevations. *Staff has advised the applicant to provide a justification in their preliminary submittal that explains the reasons for exception and how their proposed detached single-family product will be equal or superior to these requirements.* For comparison, the Del Webb development (Adelwood) in Chaska proposed an alternative to the LP Smartside requirement on front elevations. The alternative included the following:

  "The fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding (lap, shakes, or board&batten) in lieu of using LP Smartside."

  Staff is open to analysis of alternatives if quality is maintained or enhanced.

- **Noise Study.**
  A noise study will be required for preliminary submittal. MnDOT and the city will review this study when it is available and provide additional suggestions to help mitigate noise from the neighboring highways.

- **Wetlands.**
  2 wetlands have been delineated on the 54-acre Holasek property. One of which is in the development area, and is proposed to be impacted. *A wetland mitigation plan will need to be completed and approved prior to preliminary plat approval.*

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

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

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
December 1, 2025	January 30, 2026	March 31, 2026

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

Planning Commission Action Taken 01/14/26:
Motion to recommend approval to the City Council approval of the concept plan for the Holasek property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Narrative (pgs 1-9), prepared by Pulte Homes, dated December 2, 2025
   b. Regional Context Exhibit, prepared by Pulte Homes, dated October 27, 2025
   c. Existing Conditions Exhibit, prepared by Pulte Homes, dated October 27, 2025
   d. Site Forces Exhibit, prepared by Pulte Homes, dated October 27, 2025
   e. Concept Plan, prepared by Pulte Homes, dated December 30, 2025
   f. Conceptual Utility Plan, prepared by Pulte Homes, dated November 12, 2025
   g. Phasing Plan, prepared by Pulte Homes, dated December 22, 2025
   h. Open Space Exhibit, prepared by Pulte Homes, dated December 30, 2025
   i. Potential Monument and Column Locations, prepared by Pulte Homes, dated December 22, 2025
   j. Cross Section Exhibits (pgs 1-4), prepared by Pulte Homes, dated December 30, 2025
2. Adherence to:
   a. City Engineer memo dated January 5, 2026;

b. Carver County Public Works comments dated December 18, 2025; and
c. City's Boulevard Tree Policy and local street section design.

3. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
    a. Townhome housing styles adhering to the Comprehensive Plan's Chapter 5 'Housing Diversity' Goal and Policies, *and* specifically Policy #9
    b. Narrative and exhibits explaining alternatives to Anti-Monotony Design Requirements (Section 15.28.290) for detached single-family product
    c. Tree inventory and preservation plan;
    d. Grading plans;
    e. Landscaping plans in conformance with City Code Sec. 15.28.070;
    f. Common open space exhibits with programming and design details in conformance with Section 15.16.020;
    g. Noise study of the adjacent highways and how the proposed development plan mitigates noise adhering to state noise standards;
    h. Stormwater Management Plan, including:
        i. Design and capacity for 12-acre parcel retained by the Holasek family; and
    i. Petition for public improvements regarding Savanna Way.
4. Preliminary Plans to include/show:
    a. Access alignment on Savanna Way with Southwest Community Park and school.
    b. A construction management plan addressing work hours, construction access and parking, and overall site maintenance compliance. An approved plan will be required prior to the release of a permit for any construction [site or building].
    c. Provision of sidewalks on both sides of all local streets.
    d. Provision of pedestrian connections that safely connect into the proposed Southwest Community Park and school site adjacent to the development.
    e. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets.
    f. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties.
    g. Provision of adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and Savanna Way.
    h. HOA-owned outlots for proposed monument signs.
    i. Watermain crossing easement on west side of property up to Highway 212 ROW.
5. Coordination with:
    a. City Engineer regarding ROW, utilities, easements, grading, Savanna Way access, and drainage.
    b. MnDOT regarding noise mitigation plans.
    c. Electrical department on service locations.
    d. Southwest Community Park and school on Savanna Way access alignment, prior to preliminary plat approval
6. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
    c. Sec. 15.16.020, Development Standards, including Common Open Space
7. Setbacks are as follows:

a. Townhomes:
    i. Front yard setback: 22 - feet
    ii. Side yard setbacks:
        1. Interior: 0 – feet
           Corner: 20 – feet
    iii. Setback between buildings: 20 – feet
b. Detached Single-Family:
    i. Front yard setback: 25 - feet
    ii. Side yard setbacks:
        1. Interior: 5 – feet
           Corner: 25 – feet
    iii. Rear yard setback: 25 – feet
c. Twinhomes:
    i. Front yard setback: 25 - feet
    ii. Side yard setbacks:
        1. Interior: 5 – feet
           Corner: 25 – feet
    iii. Rear yard setback: 25 – feet
d. Wetlands: Varies based on wetland type
e. Savanna Way: 100 feet from centerline
f. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater

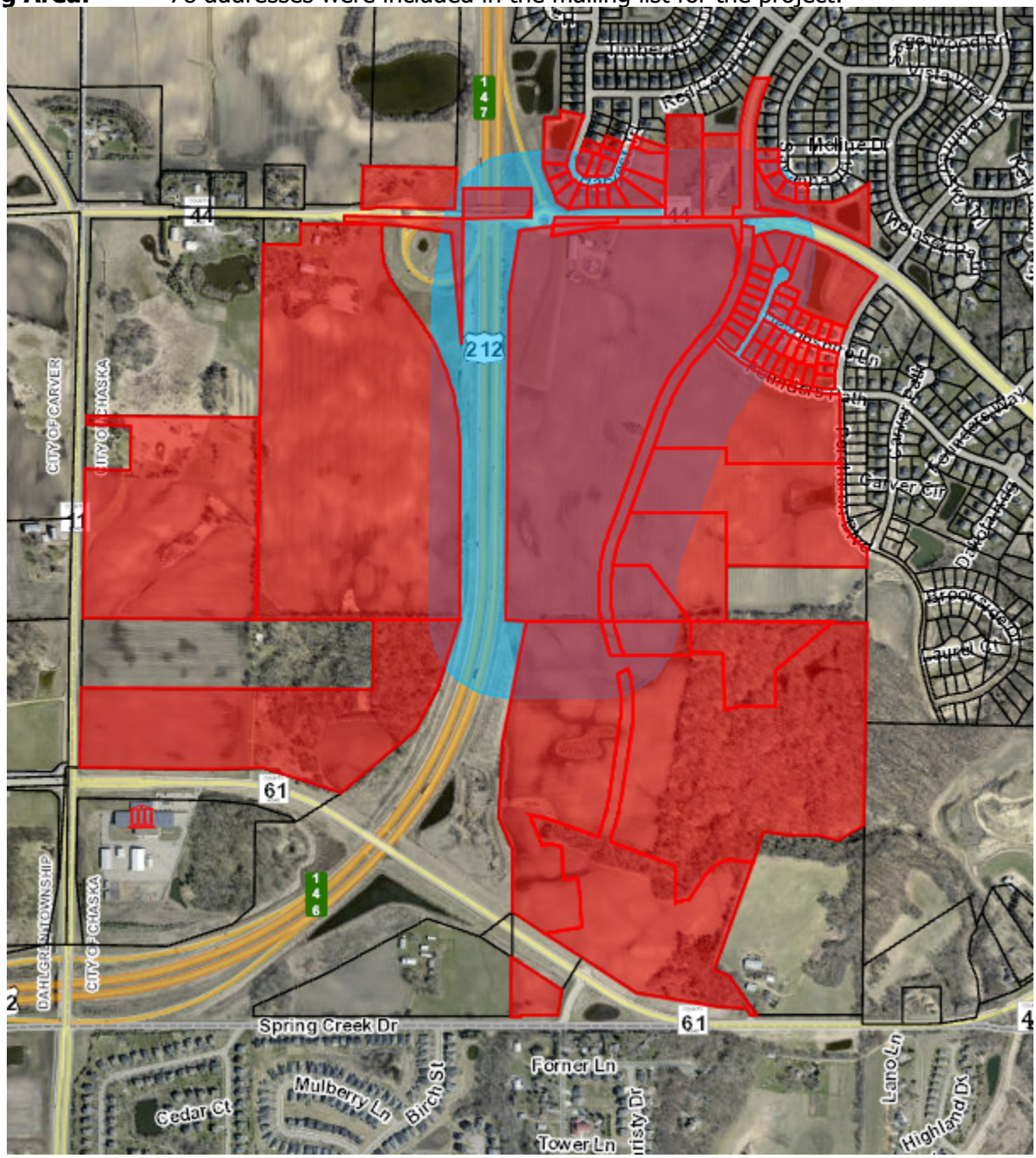
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
11. Provision of a wetland mitigation plan to be completed and approved prior to preliminary plat approval.
12. Separate planning review processes (i.e. Concept Plan, Preliminary, and Final) will be required for the northern 12 acres of land when it is ready to develop.

CITY COUNCIL ACTION REQUESTED

Motion to adopt resolution no. 2026-4 approving the concept plan on the southern 41.5 acres of the Holasek property at 4245 Big Woods Blvd (PC #2025-22).

SUPPORTING INFORMATION

Mailing Area: 78 addresses were included in the mailing list for the project:



CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE JANUARY 26, 2026 RESOLUTION NO. 2026-4

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for the southern 41.5 acres of the Holasek Property at 4245 Big Woods Blvd/Pulte Homes/P.C. No. 2025-22

WHEREAS, the concept plan proposes a total of 207 residential units, consisting of a mix of townhomes (98 units), detached single-family homes (63 units), and twinhomes (46 units), and all units are proposed to be owner-occupied; and

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

WHEREAS, the property is currently zoned O, Open Development[2]; and

WHEREAS, the comprehensive plan's housing chapter states the following goal: "*Provision of a diversity of housing opportunities to meet the needs of a diverse population in terms of age, lifecycle, household size, culture, ethnicity, race, income, and socio-economic situation*." Additionally, there are a total of 10 policies that reinforce that goal. Policy #9 states:

> *"Continue to encourage limiting the number of townhouses of any one product line to approximately 75 units. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public.";* and

WHEREAS, the concept plan includes 98 units of townhomes, and with this policy in mind, the townhome product would need to provide more than one housing style to establish more housing diversity in the development; and

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

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

WHEREAS, this is typically done by providing a mix of exterior designs between the townhome buildings, or by providing varying layouts with a broad range of price points; and

WHEREAS, the density proposed is approximately 5 dwelling units per net acre; and

WHEREAS, the 12-acre portion of the property that will be retained by the Holasek family is not part of this concept plan review, and the property will have to go through a separate concept plan review process and subsequent steps when it is ready to develop; and

WHEREAS, it will be important that when the property does develop that access points are aligned with the townhome site; and

WHEREAS, the layout of the development will come from four access points on Savanna Way; and

WHEREAS, city ordinance requires 600 feet of separation between access points on collector roads; and

WHEREAS, access points will need to be aligned with other access points along Savanna Way; and

WHEREAS, the Southwest Community Park east of the development is currently being designed, and access points are being planned which include the school property, and it will be important that this residential project and the park project align access points; and

WHEREAS, the applicant will need to petition for improvements to initiate the design and construction of Savanna Way, and additionally, the applicant will have to coordinate with city staff to determine if additional ROW will be needed for Savanna Way; and

WHEREAS, a watermain easement will be needed on the west edge of the development adjacent to the Highway 212 right-of-way (ROW); and

WHEREAS, the stormwater ponds within this development need to be designed and provide capacity for drainage and ponding requirements on the 12-acre parcel that will be retained by the Holasek family; and

WHEREAS, it will be important for the applicant to show how the development can connect safely into existing and proposed trails; and

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

WHEREAS, all common open space areas are proposed to be HOA-owned and maintained; and

WHEREAS, the applicant will be required to show how they meet the common open space requirement in their preliminary submittal in terms of area and programming; and

WHEREAS, this development abuts Trunk Highway 212 and Savanna Way, which are major roadways, and the use of berms and landscaping are often the best methods to help buffer from adjacent roads; and

WHEREAS, the edge along Highway 212 proposes a five foot berm and landscaping while the edge along Savanna Way proposes a three foot berm and landscaping; and

WHEREAS, additionally, it will be important that the development's edge is treated appropriately as it relates to noise mitigation from Highway 212; and

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

WHEREAS, any development signage proposed will need to be placed in HOA-owned outlots and shown on the preliminary and final plats; and

WHEREAS, the applicant has stated in their narrative that they can comply with most of the anti-monotony design requirements listed in section 15.28.290 (Anti Monotony and Design Requirements in Detached Single-Family Residential Developments); and

WHEREAS, the design items they are seeking more analysis on are the porch depth requirements (6 feet minimum) to be 5 feet, and LP smartside on the front elevations; and

WHEREAS, staff has advised the applicant to provide a justification in their preliminary submittal that explains the reasons for exception and how their proposed detached single-family product will be equal or superior to these requirements; and

WHEREAS, for comparison, the Del Webb development (Adelwood) in Chaska proposed an alternative to the LP Smartside requirement on front elevations, and the alternative included the following:

> "The fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding (lap, shakes, or board&batten) in lieu of using LP Smartside"; and

WHEREAS, staff is open to analysis of alternatives if quality is maintained or enhanced; and

WHEREAS, a noise study will be required for preliminary submittal, and MnDOT and the city will review this study when it is available and provide additional suggestions to help mitigate noise from the neighboring highways; and

WHEREAS, 2 wetlands have been delineated on the 54-acre Holasek property; one of which is in the development area, and is proposed to be impacted; a wetland mitigation plan will need to be completed and approved prior to preliminary plat approval; and

WHEREAS, on January 14, 2026 the Planning Commission recommended approval to the City Council of the Concept Plan for the southern 41.5 acres of the Holasek Property at 4245 Big Woods Blvd (PC#2025-22); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for the southern 41.5 acres of the Holasek Property at 4245 Big Woods Blvd (PC#2025-22), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative (pgs 1-9), prepared by Pulte Homes, dated December 2, 2025
    b. Regional Context Exhibit, prepared by Pulte Homes, dated October 27, 2025
    c. Existing Conditions Exhibit, prepared by Pulte Homes, dated October 27, 2025
    d. Site Forces Exhibit, prepared by Pulte Homes, dated October 27, 2025
    e. Concept Plan, prepared by Pulte Homes, dated December 30, 2025
    f. Conceptual Utility Plan, prepared by Pulte Homes, dated November 12, 2025
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    h. Open Space Exhibit, prepared by Pulte Homes, dated December 30, 2025
    i. Potential Monument and Column Locations, prepared by Pulte Homes, dated December 22, 2025
    j. Cross Section Exhibits (pgs 1-4), prepared by Pulte Homes, dated December 30, 2025
2. Adherence to:
    a. City Engineer memo dated January 5, 2026;
    b. Carver County Public Works comments dated December 18, 2025; and
    c. City's Boulevard Tree Policy and local street section design.
3. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
    a. Townhome housing styles adhering to the Comprehensive Plan's Chapter 5 'Housing Diversity' Goal and Policies, *and* specifically Policy #9
    b. Narrative and exhibits explaining alternatives to Anti-Monotony Design Requirements (Section 15.28.290) for detached single-family product
    c. Tree inventory and preservation plan;
    d. Grading plans;
    e. Landscaping plans in conformance with City Code Sec. 15.28.070;
    f. Common open space exhibits with programming and design details in conformance with Section 15.16.020;
    g. Noise study of the adjacent highways and how the proposed development plan mitigates noise adhering to state noise standards;
    h. Stormwater Management Plan, including:
        i. Design and capacity for 12-acre parcel retained by the Holasek family; and
    i. Petition for public improvements regarding Savanna Way.
4. Preliminary Plans to include/show:
    a. Access alignment on Savanna Way with Southwest Community Park and school.
    b. A construction management plan addressing work hours, construction access and parking, and overall site maintenance compliance. An approved plan will be required prior to the release of a permit for any construction [site or building].
    c. Provision of sidewalks on both sides of all local streets.
    d. Provision of pedestrian connections that safely connect into the proposed Southwest Community Park and school site adjacent to the development.
    e. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets.

f. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties.
g. Provision of adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and Savanna Way.
h. HOA-owned outlots for proposed monument signs.
i. Watermain crossing easement on west side of property up to Highway 212 ROW.

5. Coordination with:
    a. City Engineer regarding ROW, utilities, easements, grading, Savanna Way access, and drainage.
    b. MnDOT regarding noise mitigation plans.
    c. Electrical department on service locations.
    d. Southwest Community Park and school on Savanna Way access alignment, prior to preliminary plat approval
6. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
    c. Sec. 15.16.020, Development Standards, including Common Open Space
7. Setbacks are as follows:
    a. <u>Townhomes:</u>
        i. Front yard setback: 22 - feet
        ii. Side yard setbacks:
            1. Interior: 0 – feet
               Corner: 20 – feet
        iii. Setback between buildings: 20 – feet
    b. <u>Detached Single-Family:</u>
        i. Front yard setback: 25 - feet
        ii. Side yard setbacks:
            1. Interior: 5 – feet
               Corner: 25 – feet
        iii. Rear yard setback: 25 – feet
    c. <u>Twinhomes:</u>
        i. Front yard setback: 25 - feet
        ii. Side yard setbacks:
            1. Interior: 5 – feet
               Corner: 25 – feet
        iii. Rear yard setback: 25 – feet
    d. Wetlands: Varies based on wetland type
    e. Savanna Way: 100 feet from centerline
    f. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.

11. Provision of a wetland mitigation plan to be completed and approved prior to preliminary plat approval.
12. Separate planning review processes (i.e. Concept Plan, Preliminary, and Final) will be required for the northern 12 acres of land when it is ready to develop.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of January, 2026.

_____
Taylor Hubbard, Mayor

_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **January 5, 2026**
Subject: **Holasek Property 4245 Big Woods Blvd – Engineering Review**

The Holasek property, located in the southwest area, is approximately 54.42 acres total and currently agricultural. Pulte is proposing a new residential housing development on approximately 41.5 acres. The property owner will retain 12.9 acres for future neighborhood commercial and high-density residential development. Gravity sewer is located at the end of Founders Path. Trunk water main is located within the future collector road extension of Savanna Way. Both are available with capacity to service the development.

The existing drainage patterns for the site are split with a larger northern portion flowing west to east and the remaining flows traveling south and east towards the existing ravine. The grading plan and routing of storm water for the site will be an important aspect of the preliminary planning process. The grading plan must create storm water systems to serve the development independent from the future collector road and community park.

Runoff from the city's future collector road and community park are planned as independent systems to maximize usable park space. Like the collector road and park property, the development will need to evaluate options for storm water that can be routed to the downstream ravines. Further, the surface water plan and design must anticipate and provide capacity for storm water management needs for the undeveloped property.

The project is adjacent to a planned collector roadway, Savanna Way. The developer will need to petition for improvements to initiate the design and construction of Savanna Way. Savanna Way will be built as warranted to accommodate development and the community park. Access points along Savanna Way will need to be coordinated with City's community park.

The applicant has initiated the Wetland Conservation Act process with the City as the authority. Early analysis shows agricultural wetlands exists and will need to be further evaluated. Any wetlands that are proposed to be impacted will need to be approved prior to preliminary plat.

Elizabeth Hanson

From: Elizabeth Hanson
Sent: Friday, December 19, 2025 9:41 AM
To: Haley Daily-Sievers
Cc: Nate Kabat; Ashley Cauley; Alex Mollenkamp; Matt Clark
Subject: FW: [EXTERNAL]Holasek and Big Woods Business Park Concept Plan Comments

Hi Haley,

Please see below comments from Carver County PW on the Holasek concept plan application. Any questions should be directed to Justin/Drew.

Thank you,

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

From: Justin Broughman <jbroughman@carvercountymn.gov>
Sent: Thursday, December 18, 2025 3:22 PM
To: Elizabeth Hanson <EHanson@chaskamn.gov>
Cc: Drew Pflaumer <dpflaumer@carvercountymn.gov>
Subject: [EXTERNAL]Holasek and Big Woods Business Park Concept Plan Comments

Hello Liz,

Our team has discussed the concept plans for the Holasek and Big Woods developments and has the below comments:

Holasek:

- Please have the developer verify that the site grading will be compatible with the future interchange ramp grading, so that no encroachment will need to occur with the future interchange project.
- We recommend noise walls for this development.

Thanks,

Justin Broughman | Transportation Planner
Carver County Public Works
11360 Highway 212, Suite 1, Cologne, MN 55322
C :734.787.6993
Email: jbroughman@carvercountymn.gov
Web: www.co.carver.mn.us

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

Chaska – Holasek

APPLICATION FOR:
Planned Unit Development Concept Plan

Chaska, Minnesota
December 2, 2025

Introduction

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

Our company mission statement is **"*Building Incredible Places Where People Can Live Their Dreams*."** We currently operate under three distinct brands of homebuilding: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build roughly 600 homes in the Twin Cities in 2025 under the Pulte Homes and Del Webb brands.

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

There is one owner of the property:

Holasek Land Management, INC
Attn: Jim Holasek

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

Alliant Engineering, Inc.
Attn: Mark Rausch
733 Marquette Ave, Suite 700
Minneapolis, MN 55402

The Property

Legal Description:

Please see the attached survey.

Property Identification Number (PIN):

The PIN is 30-0070120. Please note that this application includes 41.58 acres of this property. The remaining 12.86 acres of property within this PIN is not part of this application and will be retained by the land seller for future development.

Key Facts

• Existing zoning	O – Open Development
• Guided Land Use	Mixed Residential
• Proposed zoning	Planned Res Development District
• Proposed use	207 Total Residential Units 98 townhomes 63 detached homes 46 twin homes
• Net calculations:	
○ Entire parcel gross area	54.44 acres
○ Seller retained parcel	+/- 12.86 acres
○ Pulte gross area	+/- 41.58 acres
○ Pulte gross density	4.98 units/acres
○ Wetland	0.18 acre
○ Net area	+/- 41.40 net acres
○ Net density	5.00 units/net acre
○ Required net density	3 to 40 units/net acre
• Townhome Dimensions/Setbacks	
○ Front setback	22 feet (driveway length)
○ Side to road setback	20 or 25 feet minimum
○ Building separation	20 feet minimum
○ Minimum setback from Savanna Way	100 feet from centerline
○ Highway 212	225 feet from centerline
• 45’ Lots and Twin Home Dimensions/Setbacks	
○ Front setback	25 feet
○ Rear setback	25 feet
○ Side setback	5 feet and 5 feet; 10 feet total
○ Side to road setback	25 feet
○ Minimum setback from Savanna Way	100 feet from centerline
○ Highway 212	225 feet from centerline

Existing Conditions

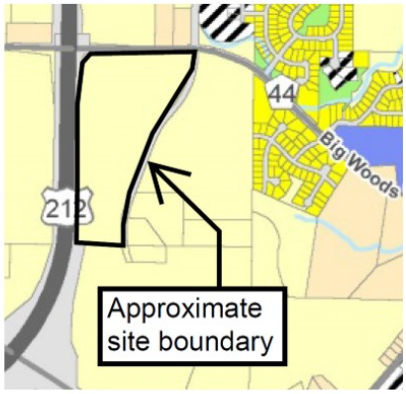
The parcel is located directly east of Highway 212 and south of Big Woods Boulevard. The site is west of the city's future southwest park and north of the future Highpoint Vista development. Currently, the property is used for agricultural purposes and is flat, with slight topographical variations. The total parcel is 54.44 acres. The land included in this application (41.58 acres) is directly south of the seller-retained 12.86 mixed residential acres.

There are multiple agricultural accessory buildings that are within the boundaries of the seller's retained parcel. No buildings exist on the property included in this application.

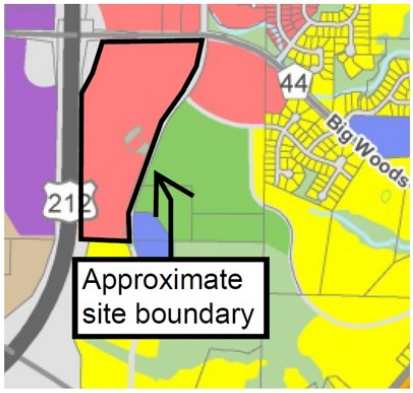
Land Use and Proposed Zoning

The existing land use for this application as well as the retained parcel is Agricultural. The 2040 Comprehensive Plan guides both properties as Mixed Residential at a density between 3 and 40 dwelling units per net acre. This application will have a net density of 5 units/acre. The Comprehensive Plan indicates that residential uses should account for a minimum of 75 percent of the overall mixed residential area, rather than each property or development site. This application is entirely residential and consists of 76% of the entire property being residential, thereby aligning with the Comprehensive Plan and providing flexibility for land uses within the retained parcel. The retained property will be rezoned in the future, once market conditions allow for that property to be developed.

Chaska Existing Land Use – Agricultural



2040 Future Land Use – Mixed Residential



Proposed Concept Plan

This concept plan application creates a new Chaska neighborhood with a variety of different product types that will appeal to a variety of demographic groups and are in high demand. The Comprehensive Plan and Southwest Chaska Growth and Development Plan express a strong goal of targeting different buyer groups with varying price points. This application directly addresses these goals by proposing 207 total units, consisting of a mix of townhomes, detached single-family homes, and twin homes. All residential units within the subdivision will be for sale by Pulte Homes and owner occupied. The townhomes will appeal to first time home buyers, which are often singles and young couples. The single-family homes will appeal to families. The twin homes will appeal to empty nesters seeking single-level living and homeowners association (HOA) "snow and mow" maintenance. Townhomes will also have an HOA to maintain the exteriors of buildings in addition to the typical "snow and mow." The townhomes will be fire sprinkled as well.

We intentionally designed each housing area to have a buffer (ponds and open space) between them to provide a sense of identity, security, and beauty. We have also used a public street on the north side of the townhome area as a buffer from the retained mixed residential area to the north. The open space and landscape buffer areas design will be detailed in the preliminary plat stage.

The seller retained property will be developed in the future after a separate application. The evolving retail, office, and multifamily markets will play a strong role in determining what type of land use occurs on

the retained property. Please note that the shown underlying “ghost plat” for the retained property is an example for high-level planning purposes. The actual site plan will be generated in the future when an application is submitted for that property.

We have carefully planned for this neighborhood to fit within the surrounding areas in the following ways:

- We coordinated access locations on Savanna Way to match the future park and future school entrances. This maximizes traffic safety, and our plan meets or exceeds the 600’ spacing requirements.
- We have also incorporated access for the Mixed Residential property retained by the seller.
- We have designed a public street as a buffer between the townhomes and the Mixed Residential property to the north.
- The timing of this application is roughly concurrent with development to the south and building of the public park across the street. All these land uses will work synergistically with each other.
- MnDOT has plans to add a northbound exit ramp to Big Woods Boulevard at some time in the future. We have incorporated this land and associated setbacks into our concept plan. The interchange design has not been finalized, but the ROW has been determined. During the preliminary plat application, we will determine how best to design a landscaped buffer in this area.
- Regarding 212 traffic noise, during the preliminary plat application process we will complete and submit a sound study. To complete a sound study, we will need a grading plan first, which is why the sound study will be completed in the future. At that time, we will determine our approach to ensure we are meeting sound standards, as required.
- We may choose to introduce branding of the neighborhood via entrance monumentation placed at Savanna Way access points. The monument locations and designs will be finalized after the concept plan stage. However, we have included an attachment to show a few recent monuments that we have built throughout the Twin Cities to give a general sense of what the monument could look like.

Public Infrastructure

Sewer and water are readily available on Founders Path to the east.

All streets within the proposed development will be public roads and designed to the City of Chaska standards.

It is our understanding that the city will lead the design and construction of Savanna Way. We have coordinated closely with city staff to accommodate functional intersection spacing. All access points that we have proposed meet or exceed the 600’ spacing requirements. It’s our understanding that the necessary ROW for Savanna Way has been previously dedicated to the City, which will include the future boulevard trees and landscaping as needed in the existing ROW.

The transportation network serving the new neighborhood has been fully planned and substantially built. If for some reason a traffic study is of use, we will complete it for the preliminary plat application.

The property will be mass graded. Due to modern regulations regarding maximum street grades, minimum yard grades, and home flood protection, there is little flexibility regarding mass grading of the property. Ponds will satisfy storm water regulatory requirements.

Parks, Trails, & Open Space

Park dedication will be satisfied via park dedication fees. We understand that the Big Woods, directly to the southeast, is being preserved and dedicated to the city as part of the Highpoint Vista community. This will enable future residents to have easy access to a unique natural resource. We further understand that a large, active city park is currently being planned on the east side of Savanna Way, that will be directly across from our future proposed development. While the design of the park is still on-going and the final layout of the park can change, we also realize that the city park may contain potential field lights and it will be important for us to disclose this to future residents. In the past, we have created homeowner

disclosures that notify buyers of being adjacent to city parks that are yet to be built. By creating a disclosure, we are properly notifying future homeowners of the adjacent park and potential uses. We will work closely with staff in the best way to address this as the application progresses.

Planned Residential Development open space requirements are satisfied (see Open Space exhibit).

We have created usable private open space within the new neighborhood that will be managed by the future Homeowner's Association. Due to the proximity of the large city park across Savanna Way, we envision these open spaces to be more passive with the inclusion of private trails to create additional connectivity within the subdivision. We also anticipate adding some landscaping within the open spaces for residents to enjoy and create buffering and screening within these areas. These open spaces and specific landscaping areas will be "designed" later as part of the preliminary plat application. During the preliminary plat stage, we will include plans for the open space areas and landscaping, which will be reviewed by staff.

Public streets will have sidewalks connecting into the city trail system via future Savanna Way, which will have both a public trail and a public sidewalk.

Southwest Chaska Growth and Development Plan

In addition to reviewing the 2040 Comprehensive Plan, we also reviewed the Southwest Chaska Growth and Development Plan to help guide the design of the concept plan to ensure we were meeting the broader goals of the city as identified in these plans. The subject parcel is guided as Mixed Residential, and there are key elements identified in the SW Growth and Development Plan for this type of use. Below we further explain how we believe we are meeting the key elements.

Key Elements per the SW Growth and Development Plan:

- *Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment.*
    - Our proposed site plan roads are curvature in nature. Additionally, we propose sidewalks on both sides of the street and private trails throughout open spaces to further interconnect the community and create a walkable neighborhood. Additionally, our internal sidewalks will connect to the future trail along Savanna Way, allowing even greater access to the wider expanse of city trails.
- *Broad mix of housing types with higher density housing located closest to neighborhood center amenities, including neighborhood commercial, civic facilities, parks, and potentially a school and transit services, that provide good lifecycle and affordable housing options.*
    - Our proposed concept plan addresses this goal by proposing 207 total units, consisting of a mix of townhomes, detached single-family homes, and twin homes. These homes will target people in different life cycles to allow future and existing residents who are at different stages in their life in the community. Additionally, the neighborhood is directly across the street from the large city park that the city is currently planning as well as the beautiful Big Woods that are being preserved.
- *Neighborhood commercial uses primarily serve adjacent neighborhoods and contain businesses/buildings supportive of a neighborhood commercial center in scale and character.*
    - Our application does not include the seller retained parcel. However, that area remains guided for mixed use. Depending on market conditions, there can be a variety of uses, but our proposed development will not limit those uses and accommodate future access to the seller-retained parcel.
- *Potential school adjacent to community park and within neighborhood center.*
    - We understand that there is a school planned in the future that will be adjacent to our future proposed development. This will allow easy access for future homeowners to the school and community park. We will continue to work with city staff on possible connections to ensure easy and safe access to the areas.
- *Minimum residential net density is 3 dwelling units/acre for all housing types.*

    - Our proposed development has an approximate net density of 5 units/acre, which aligns with both the 2040 Comprehensive Plan and SW Growth and Development Plan.
- *Streets designed to balance walking, biking and driving needs.*
    - Our proposed plan has public streets with sidewalks on both sides of the street. We are also proposing additional trail connections to increase the internal connectivity of the neighborhood. Additionally, we will work with city staff on potential locations to cross Savanna Way to allow future homeowners safe and convenient access to the future park and school. Lastly, our roads will be public streets and designed to the city of Chaska standards.

A few other ways that we are meeting the Design Guidelines as identified in the SW Growth and Development Plan are as follows:

- Abiding by city's landscaping requirements by installing boulevard trees and additional screening, along with berming adjacent to Savanna Way.
- Abiding by the city structure setback standards
- Providing sidewalks on both sides of the street
- Incorporating passive open spaces throughout the development to increase connectivity and add additional landscaping
- Connecting internal sidewalks to the larger transportation network via Savanna Way. Additionally, we will work with city staff on the potential needs for any pedestrian crossings to safely connect the future residents to the large city park and future street located directly across the street.
- Providing a variety of housing choices, types, and costs

Neighborhood Meeting

We held a neighborhood meeting at the Chaska Community Center on November 24, 2025, starting at 5:30 p.m. No residents attended the meeting, nor have we received any emails or phone calls relating to the project.

The Homes

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

In striving to be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. For the single-family homes, we will offer various floor plan options, each with numerous front-facing elevation options for the buyer. For twin homes and townhomes, exterior options must be more limited, but they include multiple floor plan options.

In addition to the multiple floor plans and varying front-facing elevations, Pulte offers over 30 unique color packages, ultimately increasing the neighborhood's diversity. Hence, no two houses in the same vicinity can look the same. All homes will comply with both Pulte's and the city's anti-monotony standards. We have included various graphics within this application showing the homes.

45' Lots – Home Specifications (mid $400k's to the high $400k's)

- Slab-on-grade
- Square footage: 1,565 – 2,515
- Bedrooms: 3 to 4

- Bathrooms: 2.5
- Two car garages
- Two stories

Twin Home Lots – Home Specifications (mid $400k's)

- Slab-on-grade
- Square footage: 1,724
- Bedrooms: 2
- Bathrooms: 2
- Two car garages
- Single level
- Many design features catering to empty nesters: wider doorways, more lighting, zero entry showers, etc.

Townhome Lots – Home Specifications (high $300ks to the low $400k's)

- Slab-on-grade
- Square footage: 1,883 - 2020
- Bedrooms: 3 to 4
- Bathrooms: 2.5
- Two car garages
- Two stories

Energy Efficiency and Sustainability

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

Architecture

This neighborhood will be located directly adjacent to 212. This is an ideal location to provide attainable housing. In our effort to keep the prices of these homes attainable, we anticipate that our preliminary plat application will seek flexibility on some minor architectural requirements.

There are a handful of city requirements regarding home architecture that pertain to this application. The goal of this section is to outline our preliminary findings on compliance. A more detailed analysis will be provided in the preliminary plat application.

1. Garage less than 65% of the façade – We can comply.
2. Anti-monotony – We can comply and have our own stringent requirements.
3. 4" window trim – We can comply.
4. More than 75 townhomes lead to greater architectural/color variation – We can comply.
5. Garage protrusion – We can comply with most homes but will seek deviations for the Macalester floor plans (single family).
6. Porch depths – It is our understanding that the porch depths must be 6 feet or greater. We will seek a deviation to 5 feet.
7. LP on all front elevations – This is a difficult requirement to comply with on attainable housing. However, we are incorporating a more practical approach that includes two different types of siding and stone on all single-family homes in lieu of including LP siding on the front elevations.

We have included many graphics of our homes in this application to give you a strong feeling for how the homes look.

Phasing & Schedule

We are envisioning the following schedule for this application:

Concept plan review	early 2026
Preliminary plat	spring 2026
Site development starts	summer 2026
Model home opens	late 2026
Full build of homes	late 2030

Chaska's Mission Statement

This section identifies how our proposed neighborhood contributes to and reinforces the Chaska Mission Statement, "to be the Best Small Town in Minnesota," through its Core Strategies.

High Quality of Life Enhanced

- Provides quality housing that is desperately needed, allowing residents to live and work within the community. Empty nester homes continue to be in strong need in the Twin Cities area.
- Increases the vitality of downtown areas and supports local businesses, churches, schools, and public amenities by adding residents to the community.
- Due to the location, future residents will have easy access to adjacent highways to travel within the city, the region, and access the cosmopolitan offerings of the Twin Cities.

Taxpayers Perceive They Are Getting Cost-Effective Service

- New residents bring in additional tax revenue for the city.
- The city is not installing trunk infrastructure to serve the proposed development. We will be paying the required impact fees, which will pay for past expenditures or increase infrastructure fund reserves. We are also paying a large amount of park dedication fees that will assist the city in paying for past land purchases in the area.
- The new neighborhood will generate children to attend the planned school across the street.
- A school, public park, public open space, new homes, and potential commercial uses will all be near each other. This convenient synergy is efficient and leads to cost effective public services.

Well-Planned and Orderly Community Development is a Priority

- The 2040 Comprehensive Plan guides the site as Mixed Residential, and our proposal meets this guidance.
- The concept plan carefully coordinated access locations to match the future park and future school entrances. This maximizes traffic safety.
- Utilities are immediately adjacent to the property.
- The life-cycle housing offered with this neighborhood matches the goals of the Comprehensive Plan.
- The timing of this development is roughly concurrent with development to the south, building of the school across the street, and building of the public park across the street.

A Sense of Community and Small-Town Values are Maintained

- The broader area consists of multiple types of residential housing, potential commercial or multifamily, a school, a park, and open space, all within a limited area. The convenience of having all these land uses in close proximity is very synergistic and valuable.
- Growth continues to help maintain a vibrant downtown Chaska.
- The private open spaces allocated within the neighborhood will encourage interactions and the building of community at a small scale.

A Commitment to Excellence

- Pulte Homes is known for our superior floor plans, our integrity, being easy to work with, and our stringent home construction requirements.
- Pulte Homes constantly seeks feedback from our home buyers to ensure an elevated level of quality and customer service.
- Our company mission statement is "*Building Incredible Places Where People Can Live Their Dreams,*" and we uphold this mission statement in every neighborhood.

Neighborhood Goals

The identified goals in creating this new neighborhood include the following:

- Building various life-cycle attainable homes adjacent to freeway access.
- Address the desperate need for additional single level homes.
- Provide a strong cost-benefit in terms of tax generation and impact charges vs public expenditures.
- Add a variety of homeowners who will support local businesses and add vibrancy to downtown Chaska.
- Create a sense of place where residents can know and interact with each other.
- Provide high-quality and aesthetically pleasing homes with desirable floor plans.

Attached documents:

1. Application
2. Application fee
3. Narrative
4. Regional context
5. Existing conditions
6. Site forces
7. Concept plan
8. Conceptual utility plan
9. Open space
10. Cross section views
11. Home elevations

HOLASEK PROPERTY - REGIONAL CONTEXT

CHASKA, MINNESOTA

N

1"
0 250 500

Date: 2025-10-27
Drawn By: ELL
Scale: As shown

Pulte HOMES

ALLIANT
www.alliant-inc.com

File Location: X:\4000830-00\001\30 Exhibits\Regional Context.dwg Plotted By: Ed Little on October 22, 2025 at 11:02:11 AM

HOLASEK PROPERTY - EXISTING CONDITIONS

CHASKA, MINNESOTA

File Location: X:\4000830-00\001\30 Exhibits\Existing Conditions.dwg Plotted By: Ed Little on October 22, 2025 at 11:03:48 AM

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1"
0 50 100

Date: 2025-10-27
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Pulte HOMES

ALLIANT
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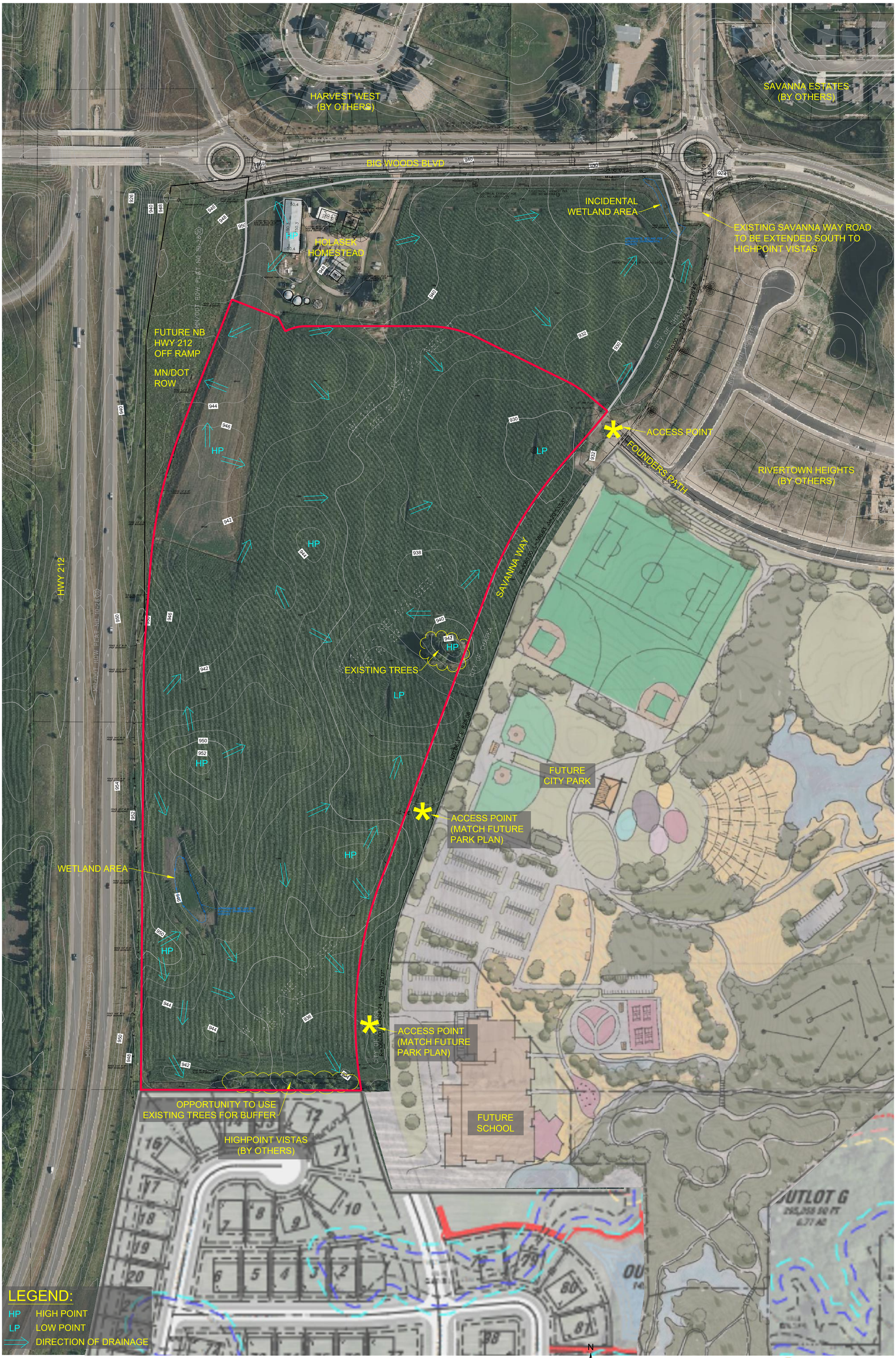

HOLASEK PROPERTY - SITE FORCES

CHASKA, MINNESOTA

N

0 60 120 1"

Date: 2025-10-27
Drawn By: ELL
Scale: As shown

Pulte HOMES

ALLIANT
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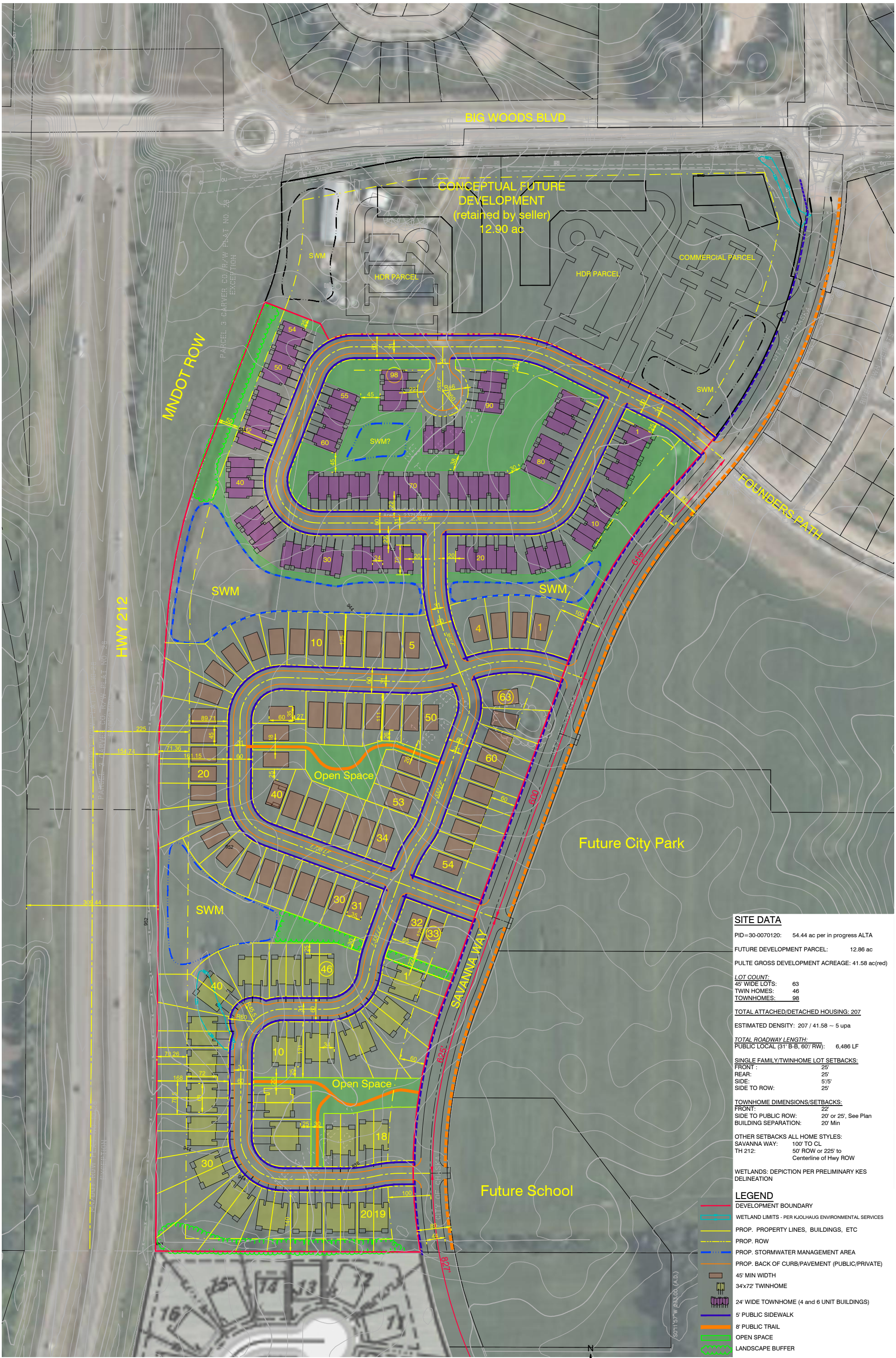


SITE DATA

PID=30-0070120: 54.44 ac per in progress ALTA

FUTURE DEVELOPMENT PARCEL: 12.86 ac

PULTE GROSS DEVELOPMENT ACREAGE: 41.58 ac(red)

LOT COUNT:

45' WIDE LOTS:	63
TWIN HOMES:	46
TOWNHOMES:	98

TOTAL ATTACHED/DETACHED HOUSING: 207

ESTIMATED DENSITY: 207 / 41.58 ~ 5 upa

TOTAL ROADWAY LENGTH:

PUBLIC LOCAL (31' B-B, 60' RW): 6,486 LF

SINGLE FAMILY/TWINHOME LOT SETBACKS:

FRONT :	25'
REAR:	25'
SIDE:	5'/5'
SIDE TO ROW:	25'

TOWNHOME DIMENSIONS/SETBACKS:

FRONT:	22'
SIDE TO PUBLIC ROW:	20' or 25', See Plan
BUILDING SEPARATION:	20' Min

OTHER SETBACKS ALL HOME STYLES:

SAVANNA WAY:	100' TO CL
TH 212:	50' ROW or 225' to Centerline of Hwy ROW

WETLANDS: DEPICTION PER PRELIMINARY KES DELINEATION

LEGEND

- DEVELOPMENT BOUNDARY
- WETLAND LIMITS - PER KJOLHAUG ENVIRONMENTAL SERVICES
- PROP. PROPERTY LINES, BUILDINGS, ETC
- PROP. ROW
- PROP. STORMWATER MANAGEMENT AREA
- PROP. BACK OF CURB/PAVEMENT (PUBLIC/PRIVATE)
- 45' MIN WIDTH
- 34'x72' TWINHOME
- 24' WIDE TOWNHOME (4 and 6 UNIT BUILDINGS)
- 5' PUBLIC SIDEWALK
- 8' PUBLIC TRAIL
- OPEN SPACE
- LANDSCAPE BUFFER

N

1" = 0 50 100

Date: 12-30-25

HOLASEK PROPERTY - CONCEPT PLAN

CHASKA, MINNESOTA

File Location: X:\4000830-00\001\20 Concepts\Holasek Property - Concept H.dwg Plotted By: Mark Rausch on December 30, 2025 at 11:12:49 AM

HARVEST WEST
(BY OTHERS)

BIG WOODS BLVD

CONCEPTUAL FUTURE
DEVELOPMENT
(retained by seller)
12.90 ac

SWM

HDR PARCEL

HDR PARCEL

COMMERCIAL PARCEL

MH 26
INV IN:929.77 (W)
INV IN:929.77 (S)
INV IN:929.77 (N)
INV OUT:929.77 (E)

STUB 3
INV:929.87 (S)

MH 25
INV IN:928.76 (W)
INV OUT:928.76 (SE)

MH 27
BUILD:14.90
RIM:946.00
INV IN:931.10 (SW)
INV OUT:931.10 (E)

MH 21
BUILD:8.43
RIM:936.00
INV IN:927.57 (NW)
INV IN:927.57 (SW)
INV OUT:927.57 (SE)

MH 30
INV OUT:930.46 (N)

MH 28
INV IN:932.53 (S)
INV OUT:932.53 (NE)

MH 29
BUILD:11.00
RIM:944.00
INV OUT:933.00 (N)
INV OUT:933.00 (SE)

MH 24
INV IN:932.53 (NW)
INV OUT:932.53 (E)

MH 23
INV IN:931.17 (W)
INV OUT:931.17 (E)

MH 22
BUILD:11.22
RIM:941.00
INV IN:929.78 (W)
INV OUT:929.78 (NE)

EX MH 1
BUILD:36.00
RIM:931.51
CORE INVERT AND
DROP MH NW
INV IN:895.51 (SW)
INV IN:921.50 (NW)

EX STUB 1
INV IN:895.64 (SW)
INV OUT:895.64 (NE)

MH 2
INV IN:897.04 (SW)
INV OUT:897.04 (NE)

MH 5
BUILD:14.73
RIM:932.98
DROP MH WEST
INV IN:918.25 (S)
INV IN:922.95 (W)
INV OUT:918.25 (E)

MH 4
INV IN:917.65 (W)
INV OUT:917.65 (E)

MH 19
BUILD:12.28
RIM:944.00
INV IN:931.72 (SW)
INV OUT:931.72 (E)

MH 3
BUILD:37.41
RIM:936.00
DROP MH WEST
INV IN:916.78 (W)
INV IN:898.59 (S)
INV OUT:898.59 (NE)

MH 20
INV IN:932.17 (S)
INV OUT:932.17 (NE)

MH 18
INV IN:923.57 (W)
INV OUT:923.57 (E)

MH 6
INV IN:918.88 (SW)
INV OUT:918.88 (N)

STUB 2
INV:898.69 (N)

MH 17
BUILD:12.00
RIM:945.00
INV OUT:933.00 (S)
INV OUT:933.00 (N)

MH 16
INV IN:932.52 (N)
INV OUT:932.52 (E)

MH 7
BUILD:13.30
RIM:934.17
DROP MH WEST
INV IN:920.88 (S)
INV IN:920.88 (E)
INV IN:924.04 (W)
INV OUT:920.88 (NE)

MH 15
BUILD:10.00
RIM:936.00
INV OUT:926.00 (W)

MH 10
BUILD:18.97
RIM:942.00
INV IN:923.03 (SW)
INV OUT:923.50 (E)

MH 8
INV IN:922.22 (SW)
INV OUT:922.22 (N)

MH 11
INV IN:923.50 (S)
INV OUT:923.50 (NE)

MH 9
INV IN:922.59 (W)
INV OUT:922.59 (NE)

MH 12
BUILD:19.24
RIM:944.00
INV IN:924.76 (SE)
INV OUT:924.76 (N)

MH 13
INV IN:925.23 (E)
INV OUT:925.23 (NW)

MH 14
BUILD:10.00
RIM:937.00
INV OUT:927.00 (W)

MNDOT ROW

HWY 212

FOUNDERS PATH

SAVANNA WAY

Open Space

Open Space

SWM?

FUTURE
CITY PARK

FUTURE
SCHOOL

HIGHPOINT VISTAS
(BY OTHERS)

LEGEND:
8" SANITARY SEWER
8" WATERMAIN

N

1"
0 50 100

HOLASEK PROPERTY - CONCEPTUAL UTILITY PLAN

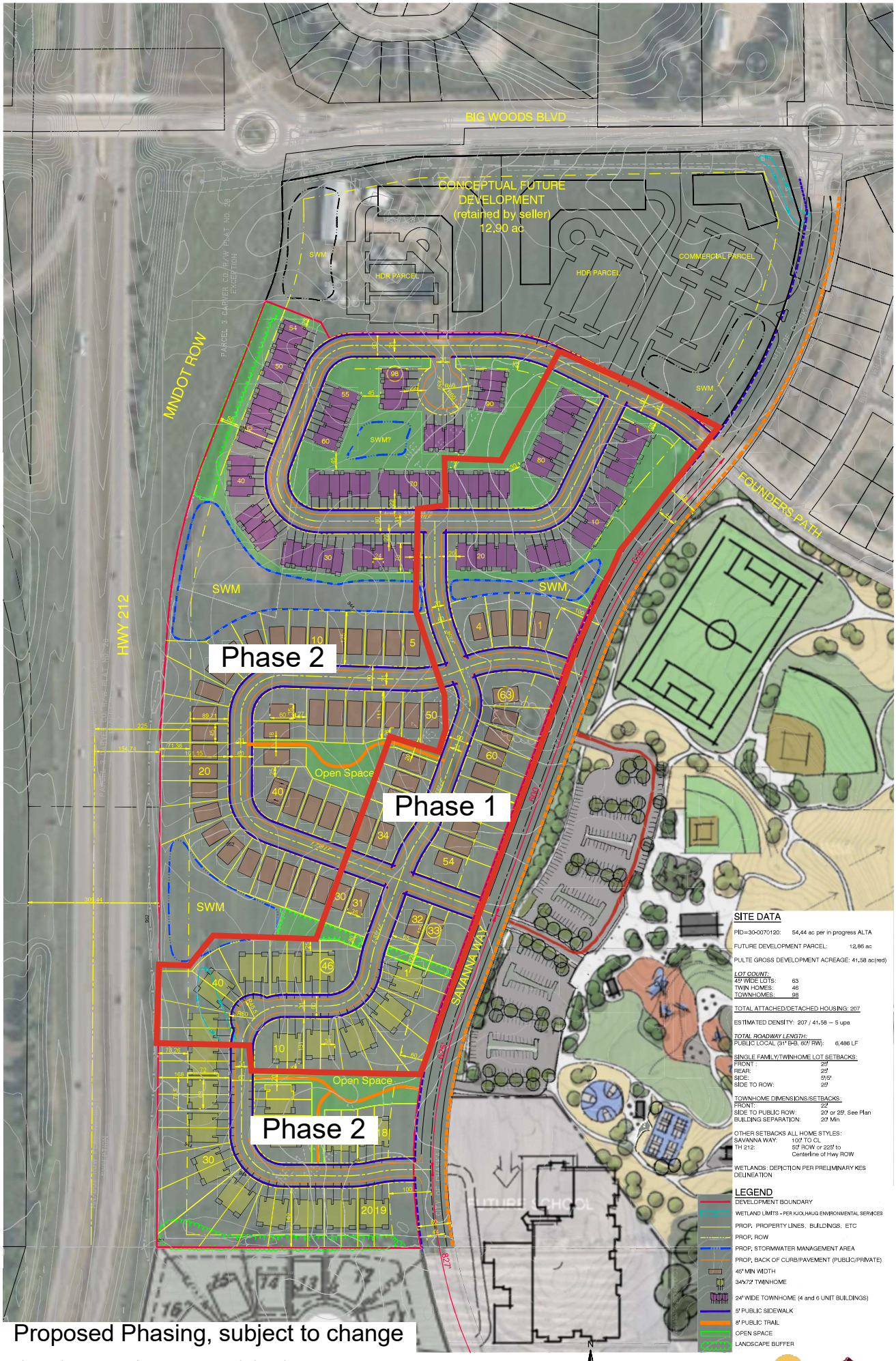
CHASKA, MINNESOTA

Date: 2025-11-12
Drawn By: ELL
Scale: As shown

Pulte HOMES

ALLIANT
www.alliant-inc.com

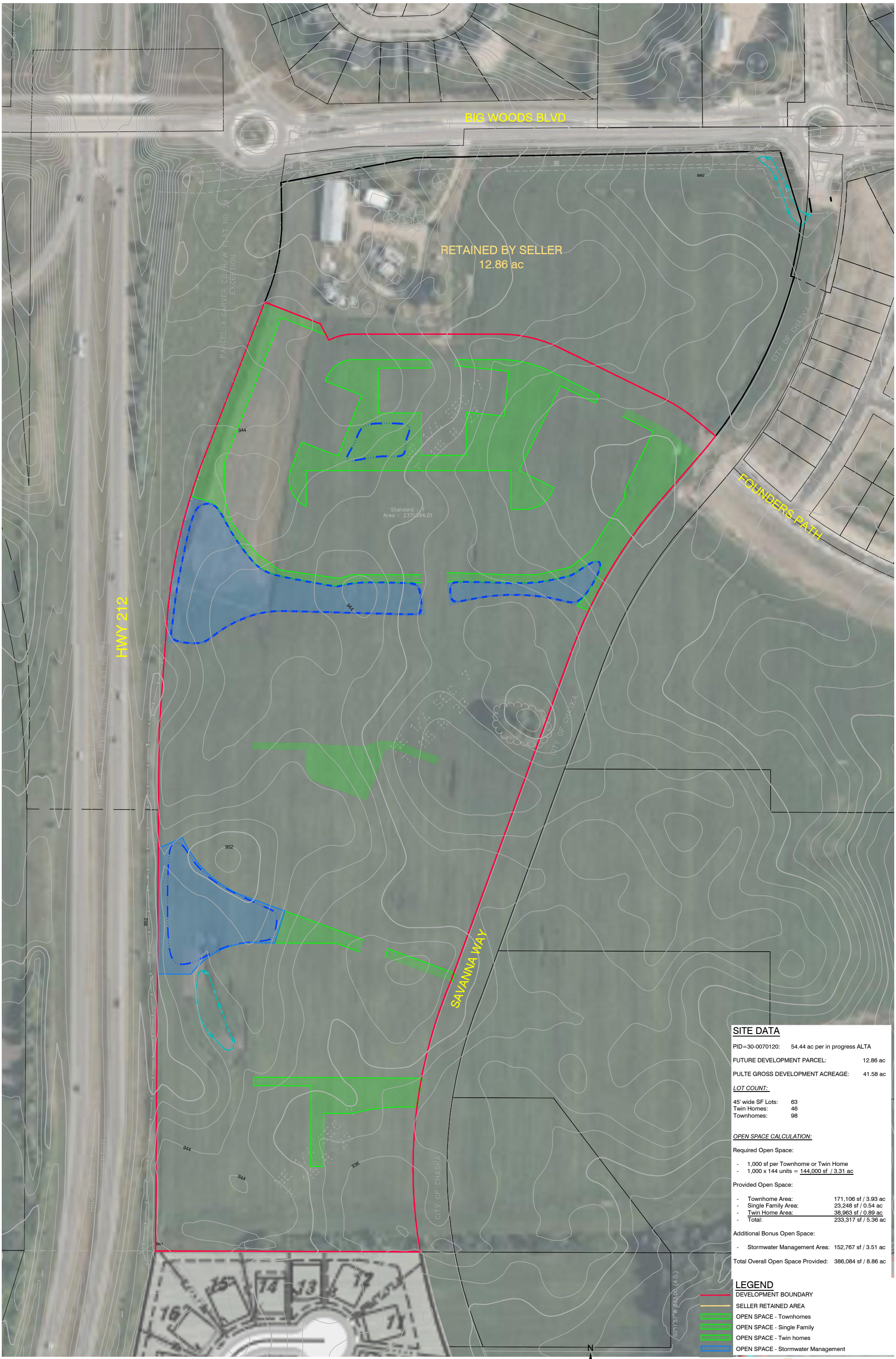
File Location: X:\4000830-00\001\40 Design\000 Source - Design\SAN.dwg Plotted By: Ed Little on November 12, 2025 at 7:55:27 AM



Proposed Phasing, subject to change

HOLASEK PROPERTY - CONCEPT PLAN

CHASKA, MINNESOTA



SITE DATA

PID=30-0070120: 54.44 ac per in progress ALTA

FUTURE DEVELOPMENT PARCEL: 12.86 ac

PULTE GROSS DEVELOPMENT ACREAGE: 41.58 ac

LOT COUNT:

45' wide SF Lots:	63
Twin Homes:	46
Townhomes:	98

OPEN SPACE CALCULATION:

Required Open Space:

- 1,000 sf per Townhome or Twin Home
- 1,000 x 144 units = 144,000 sf / 3.31 ac

Provided Open Space:

- Townhome Area:	171,106 sf / 3.93 ac
- Single Family Area:	23,248 sf / 0.54 ac
- Twin Home Area:	38,963 sf / 0.89 ac
- Total:	233,317 sf / 5.36 ac

Additional Bonus Open Space:

- Stormwater Management Area:	152,767 sf / 3.51 ac

Total Overall Open Space Provided: 386,084 sf / 8.86 ac

LEGEND

- DEVELOPMENT BOUNDARY
- SELLER RETAINED AREA
- OPEN SPACE - Townhomes
- OPEN SPACE - Single Family
- OPEN SPACE - Twin homes
- OPEN SPACE - Stormwater Management

HOLASEK PROPERTY - OPEN SPACE

CHASKA, MINNESOTA

N

1" = 0 50 100

Date: 12-30-25

File Location: X:\4000830-00\001\20 Concepts\Holasek Property - Concept H.dwg Plotted By: Mark Rausch on December 30, 2025 at 10:08:10 AM

Pulte HOMES

ALLIANT
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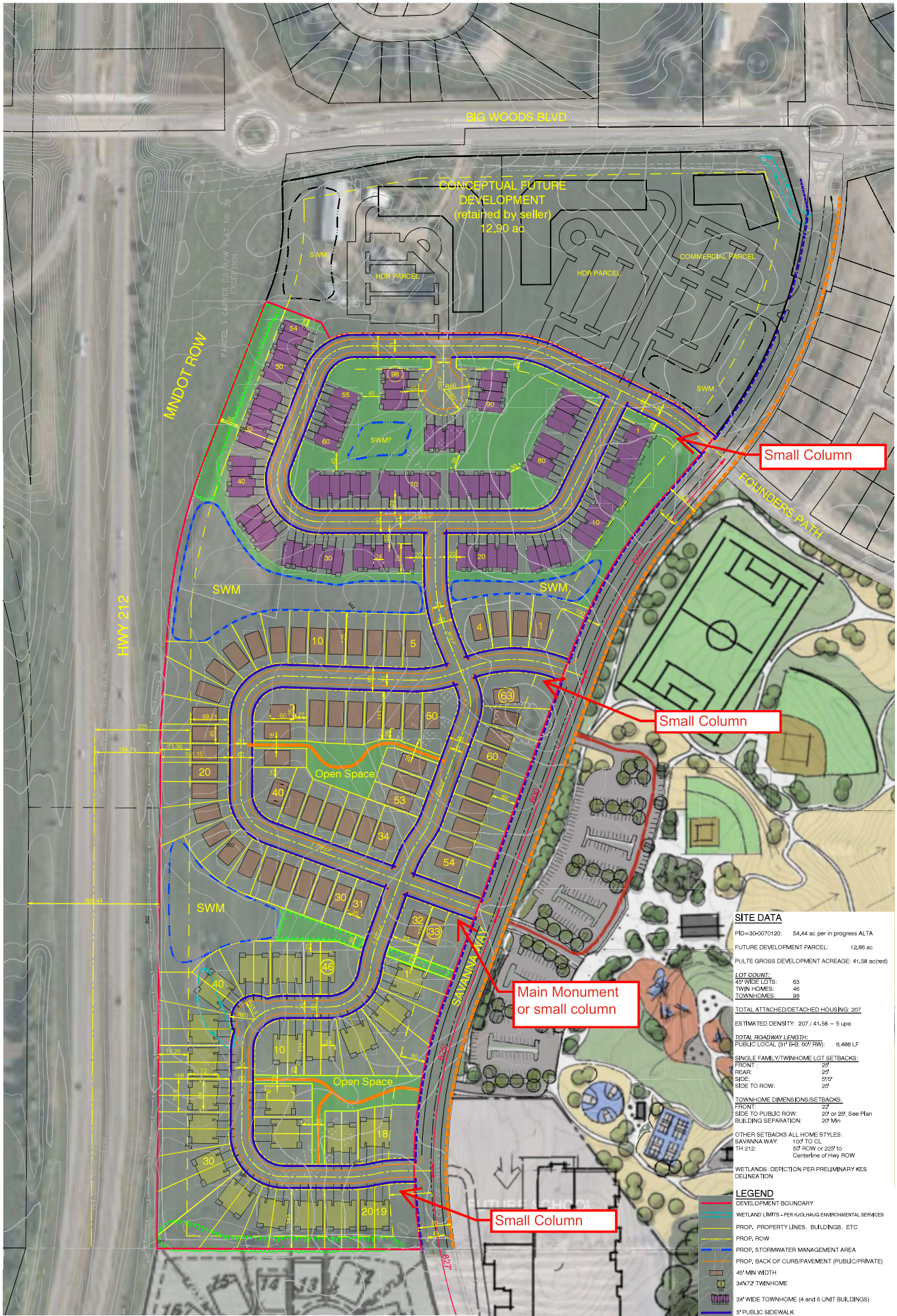


Potential Monument and Column Locations

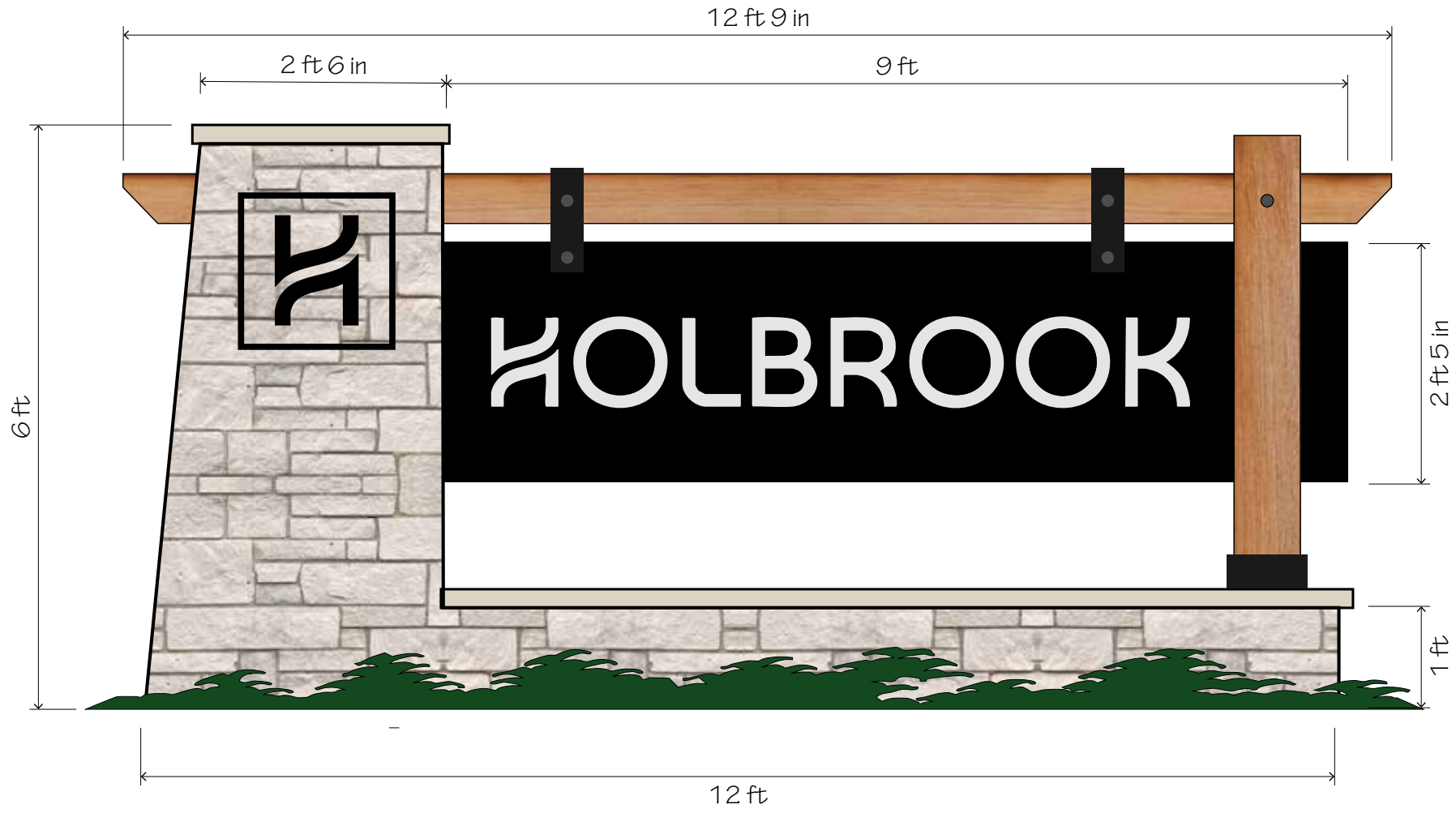
HOLASEK PROPERTY - CONCEPT PLAN

CHASKA, MINNESOTA

PROPOSED FINAL

EXAMPLE MONUMENTATION

**Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representations.*



elementsinc

Elements, Inc. • 10044 Flanders CT NE, #100 • Minneapolis, MN 55449

1-800-223-2788 • (763) 210-7747 • FAX (763) 210-7750 • elementsinc.com

REVISED: _____ _____ _____

T# OF PROPOSAL: _____

SIGNED APPROVAL: _____

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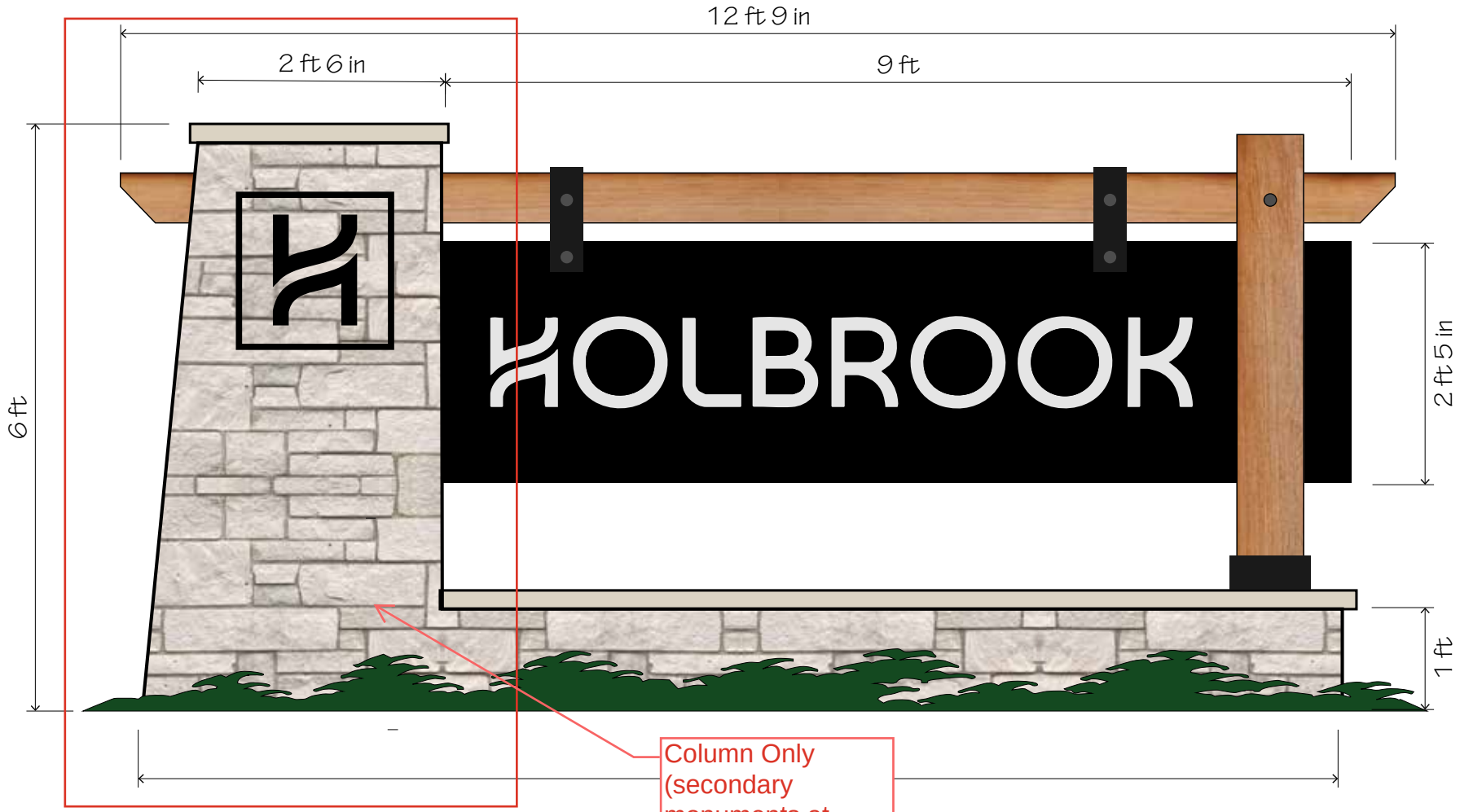
PROPOSED FINAL

EXAMPLE COLUMN

*Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representations.



elementsinc

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REVISED: _____ _____ _____

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1-800-223-2788 • (763) 210-7747 • FAX (763) 210-7750 • elementsinc.com

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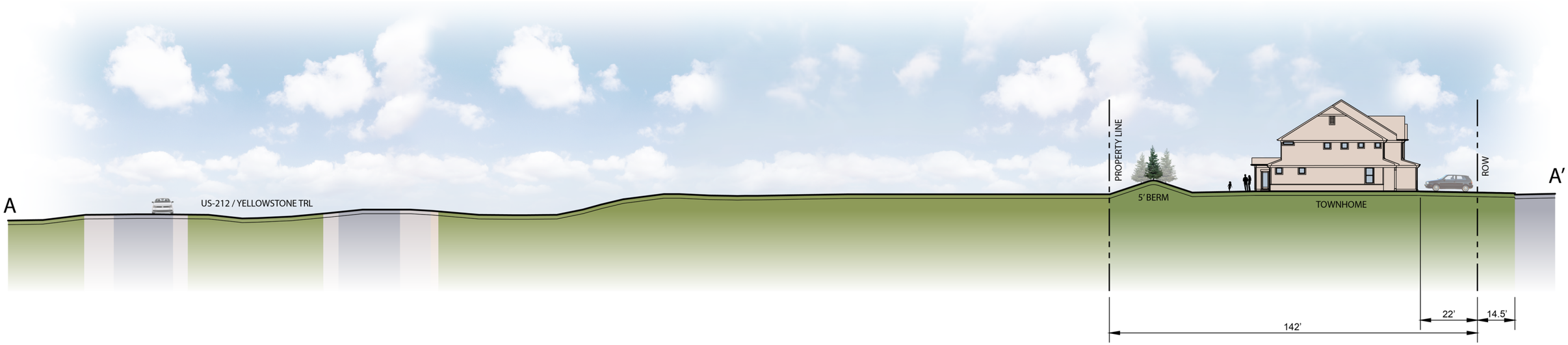
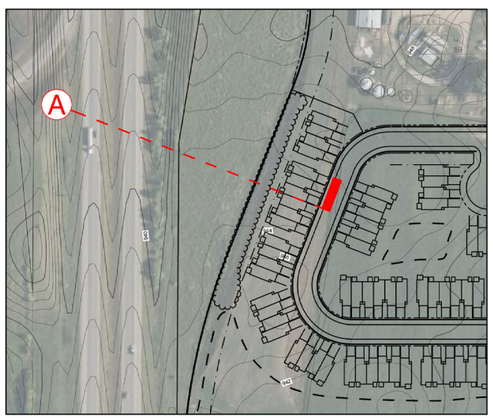




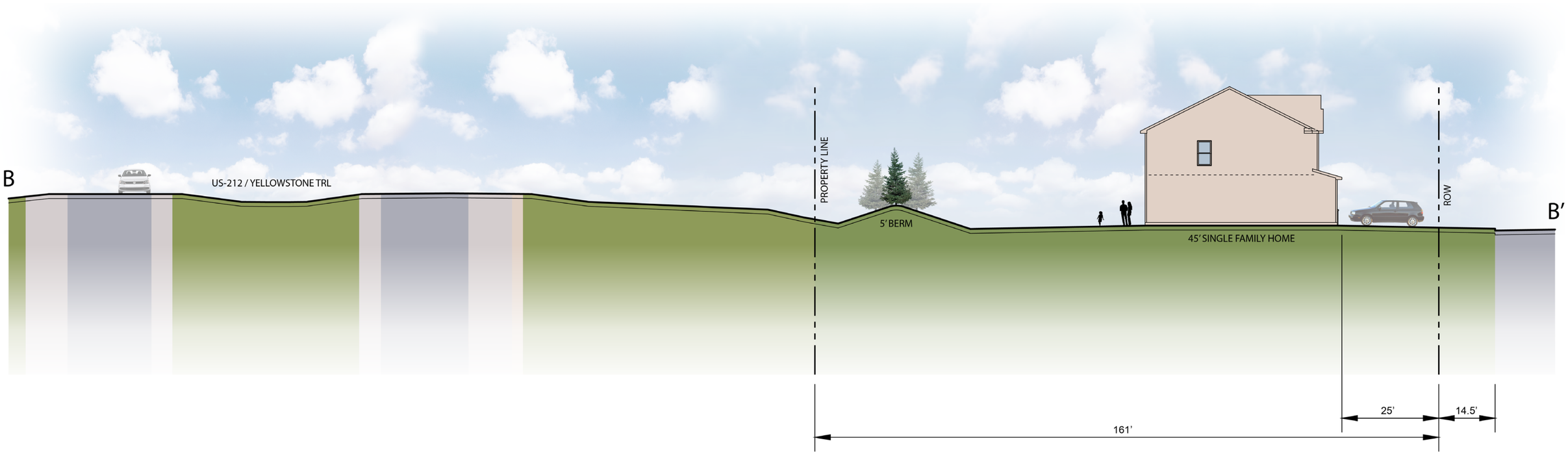
CONTEXT MAP

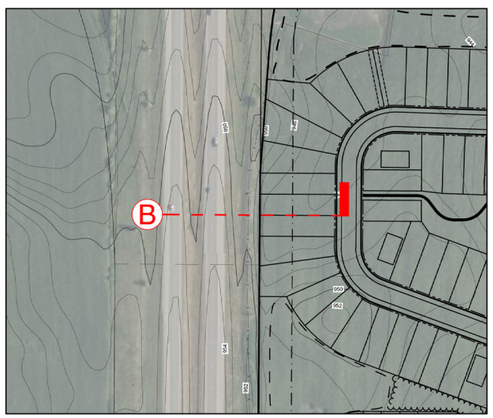
HOLASEK - SECTION A

CHASKA, MN

ALLIANT

12-30-25





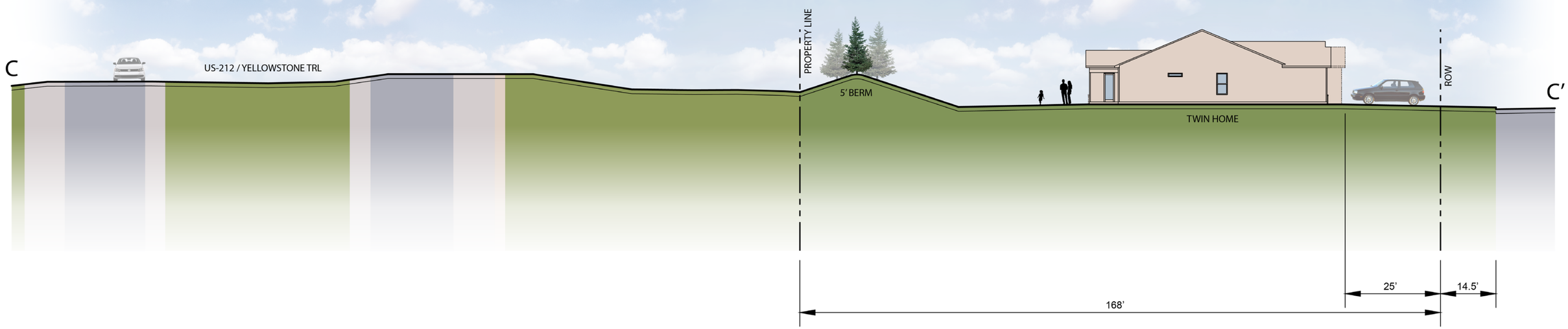
CONTEXT MAP

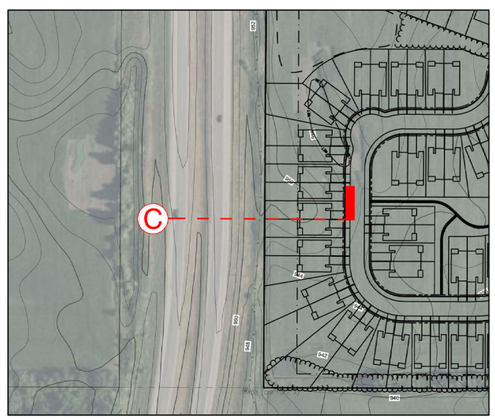
HOLASEK - SECTION B

CHASKA , MN

ALLIANT

12-30-25



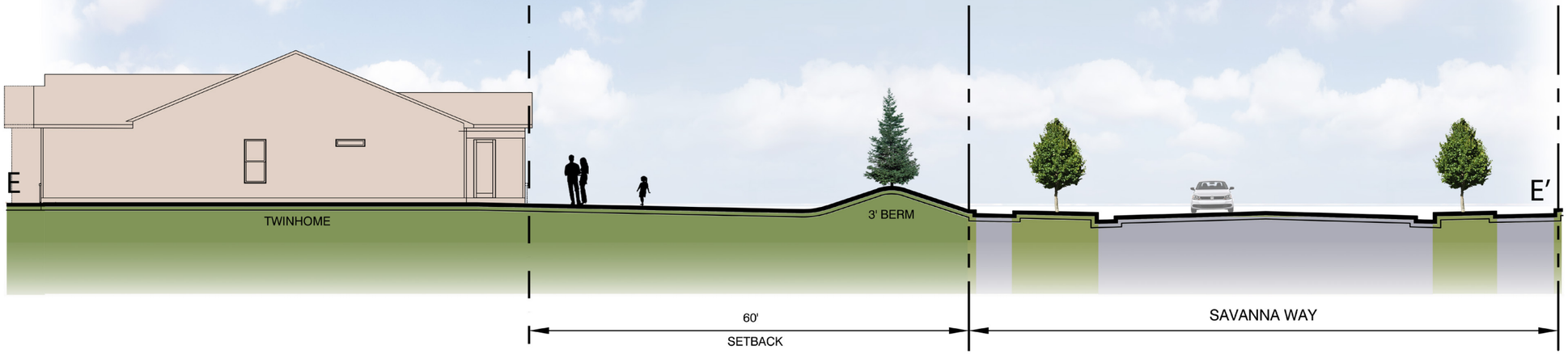


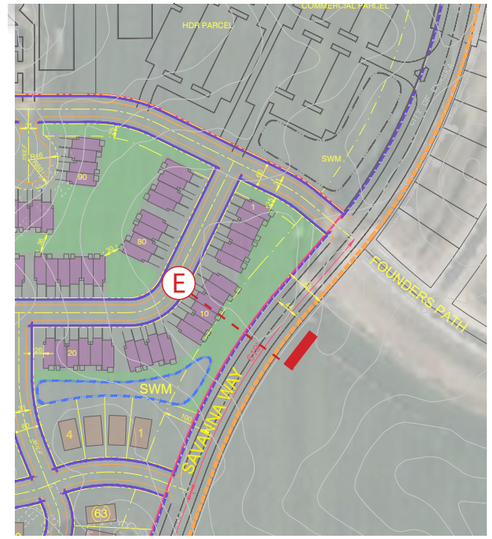
CONTEXT MAP

HOLASEK - SECTION C

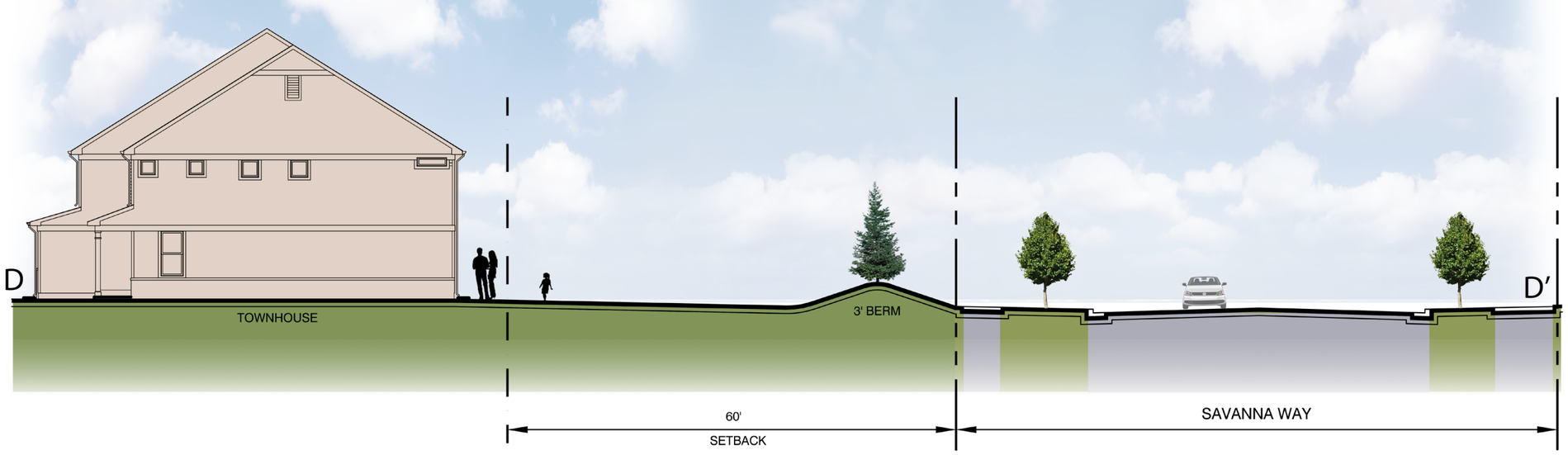
CHASKA , MN

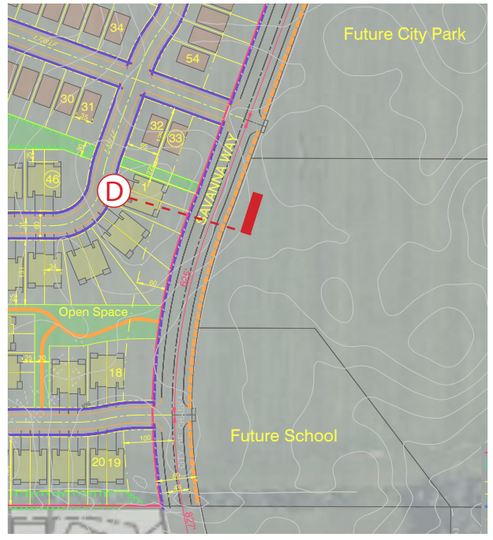
12-30-25





SECTION E CONTEXT MAP





SECTION D CONTEXT MAP

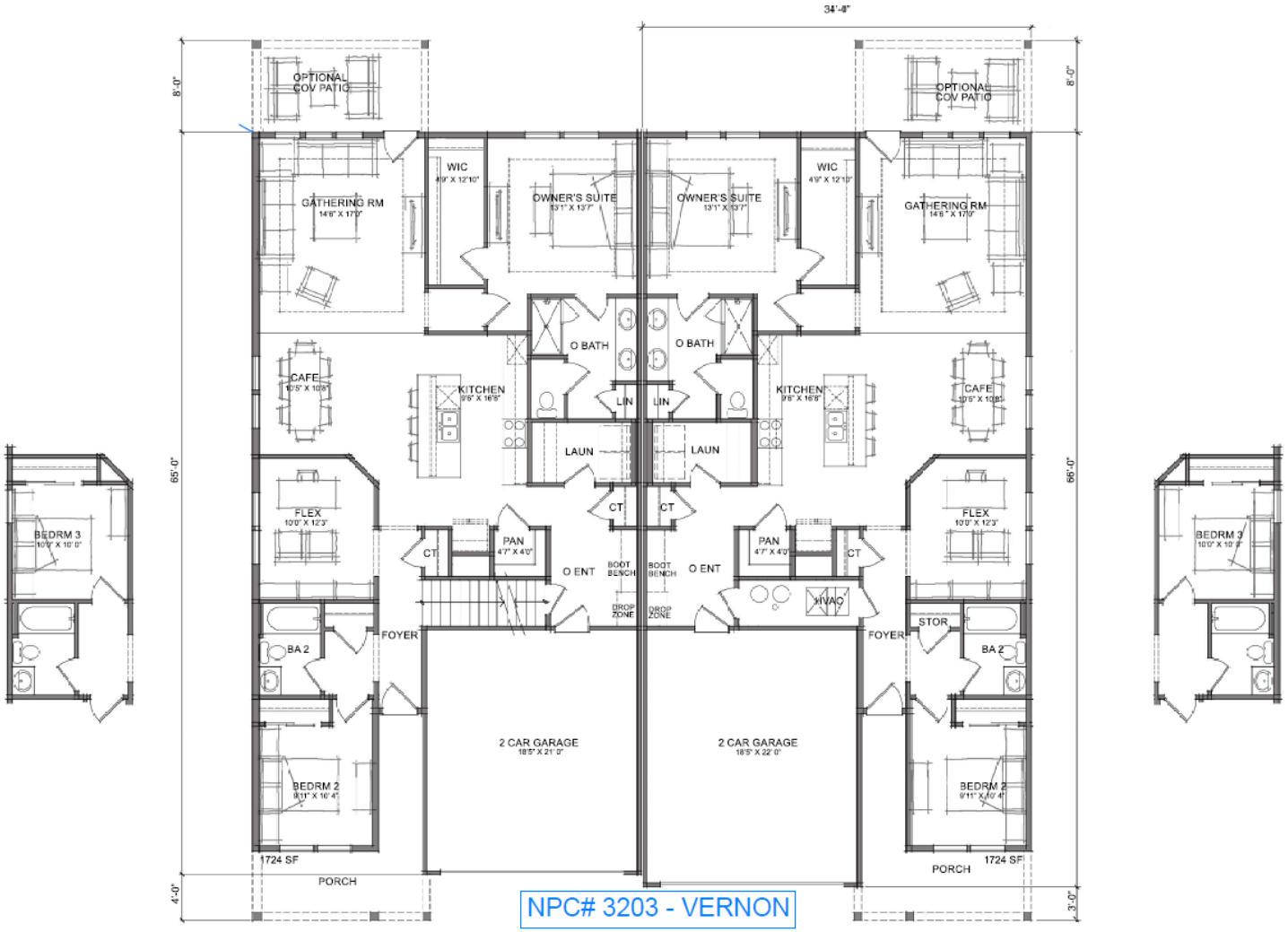
HOLASEK - SECTIONS D&E

CHASKA , MN

ALLIANT

12-30-25

Twin Homes



Subject to change based on market conditions

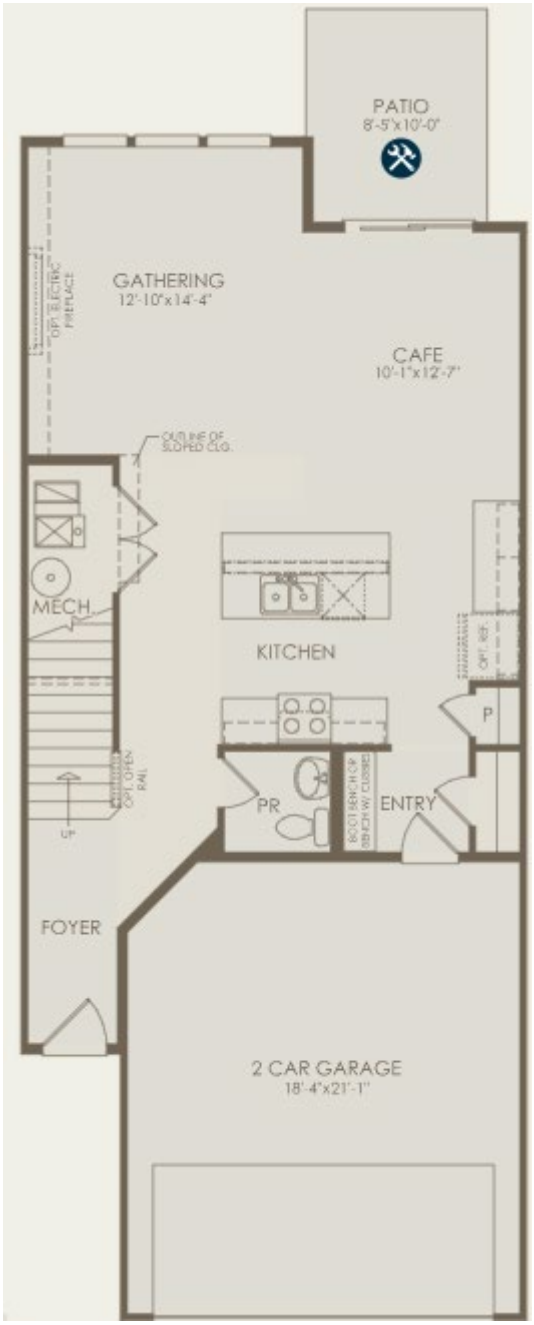
WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

Townhomes

Subject to change based on market conditions

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

Ashton



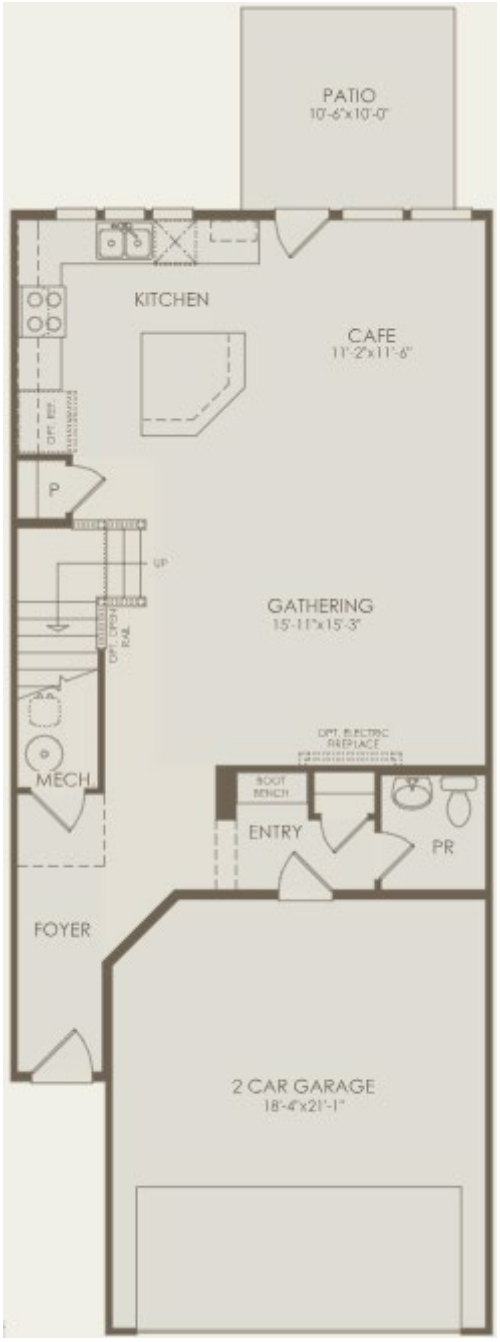
Floor 1

Floor 2

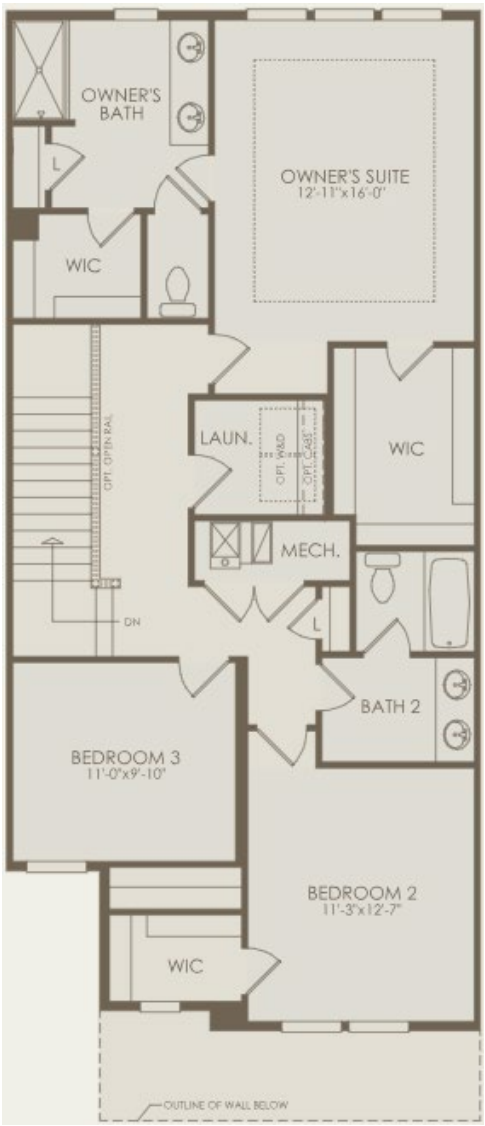
Subject to change based on market conditions

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

Duncan



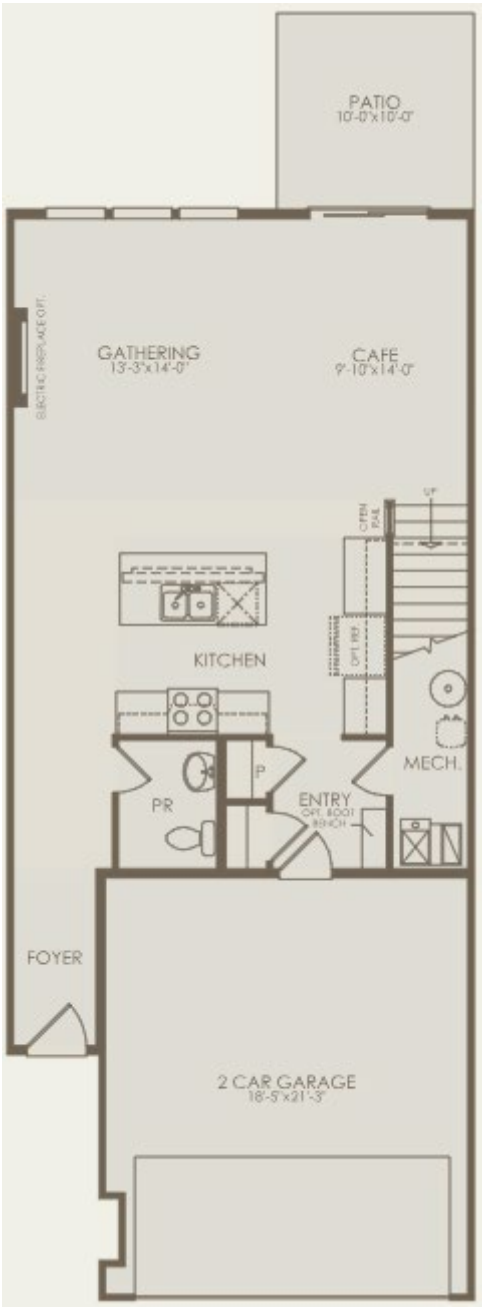
Floor 1



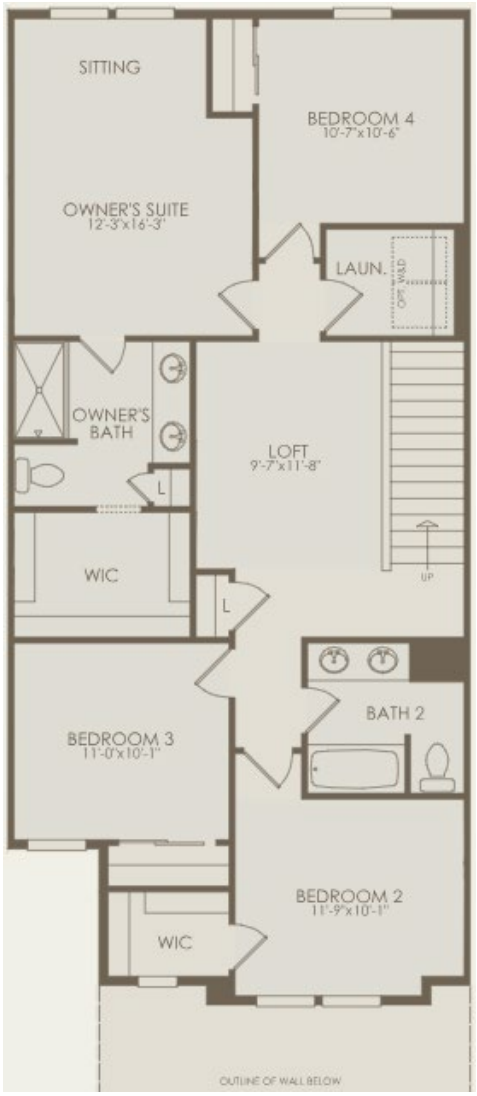
Floor 2

Subject to change based on market conditions

Hadley



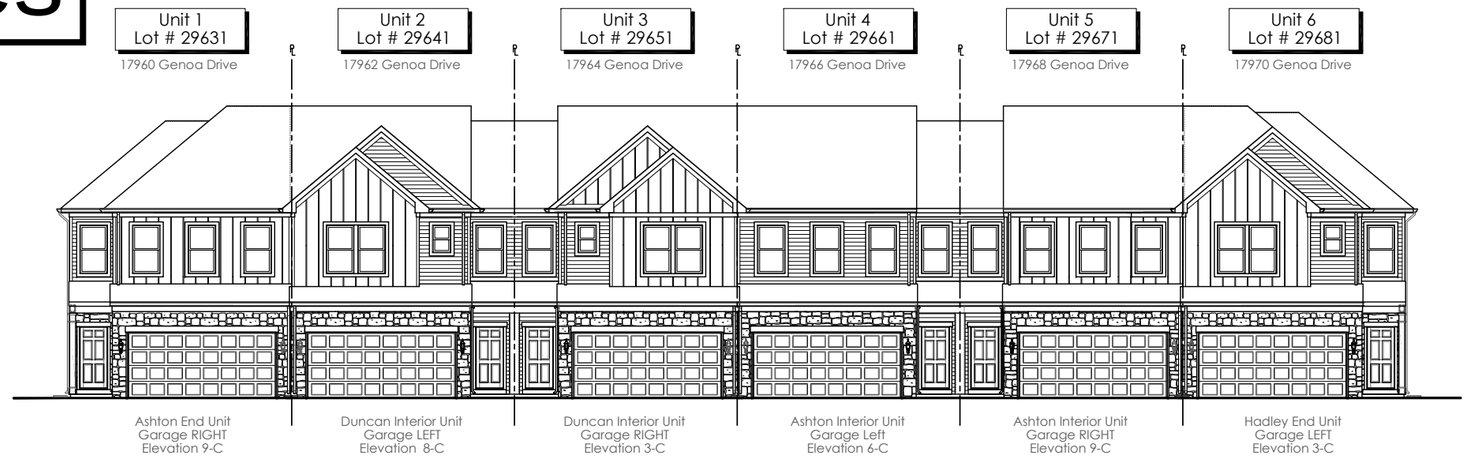
Floor 1



Floor 2

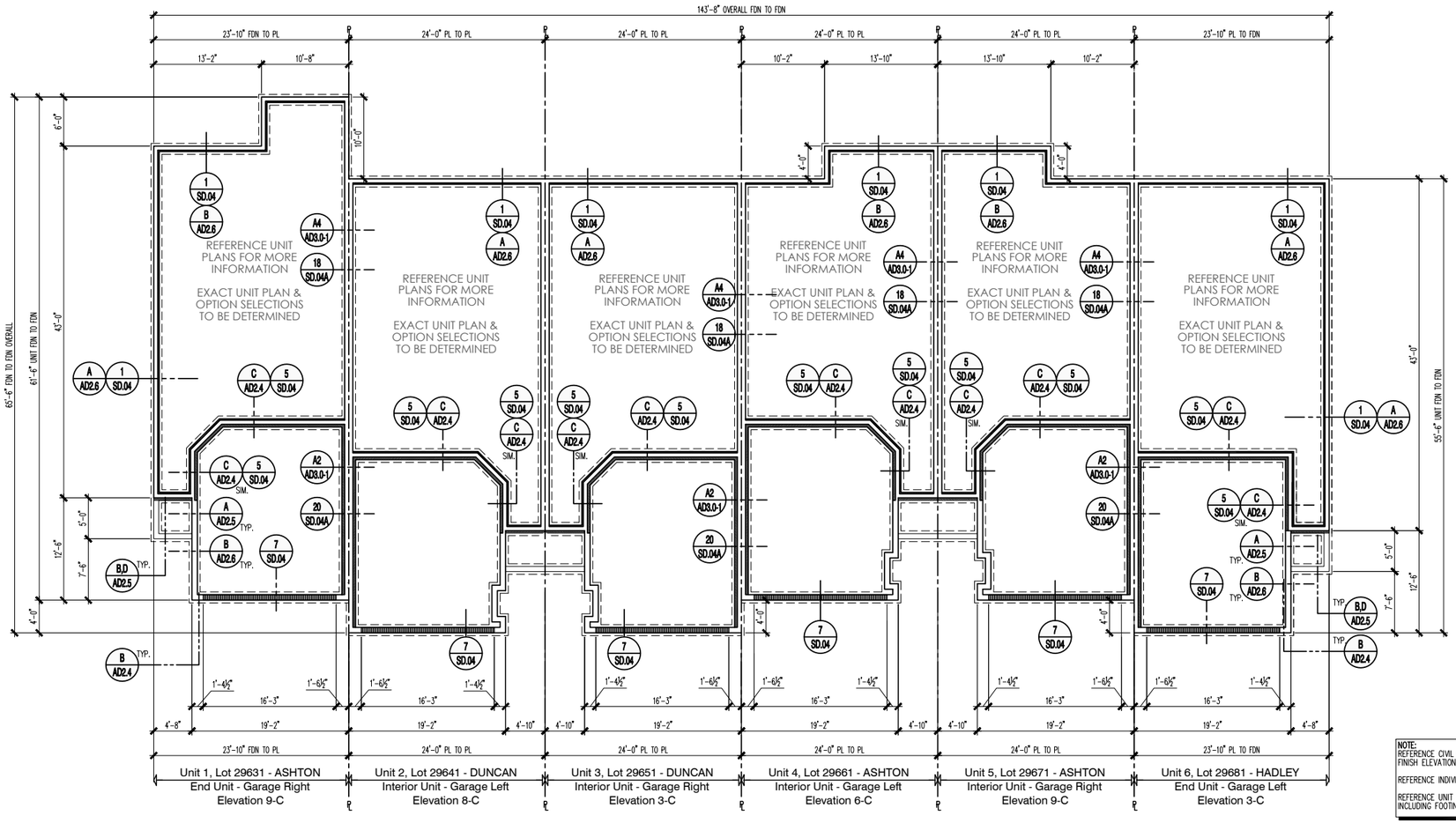
Subject to change based on market conditions

Townhomes



FRONT ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"



SLAB FOUNDATION PLAN - SIX (6) UNIT BUILDING

1/8"=1'-0"

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE, REFER TO DETAIL

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.

REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.

REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

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Minnesota Division
1650 W 82nd Street, Suite 300
Bloomington, Minnesota 55341

PulteGroup

FRONT ELEVATION & SLAB FOUNDATION PLAN
BUILDING 29

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
06/05/2024
CURRENT RELEASE DATE:
04/04/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	

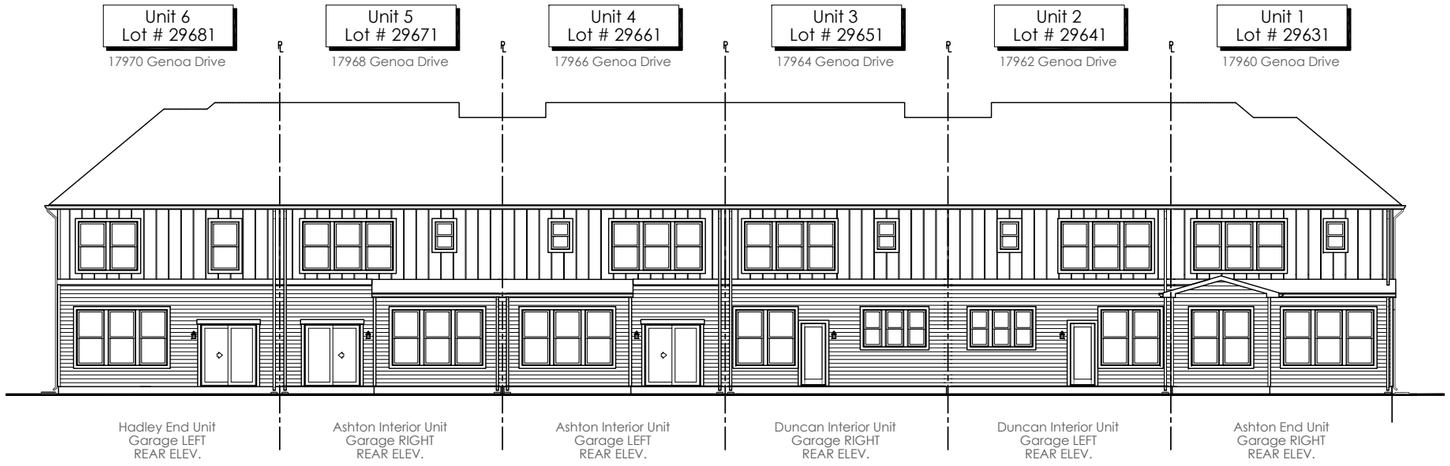
PLAN NAME

NPC PLAN NUMBER
2467, 2837, 3136

SHEET
CP
1.0

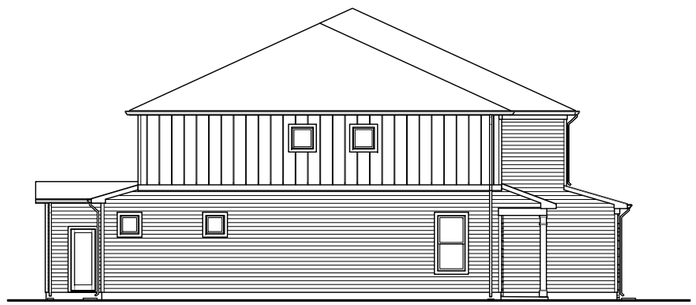
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 3, 2025 / Rajeev Kumar / MN-CORDELIA II-6-UNIT BLDG-SLAB-B29.DWG



REAR ELEVATION - SIX (6) UNIT BUILDING

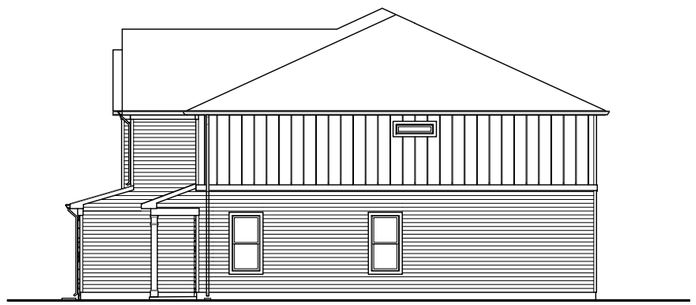
1/8"=1'-0"



Ashton
Elevation 9-C
LEFT END UNIT ELEVATION

LEFT SIDE ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"



Hadley
Elevation 3-C
RIGHT END UNIT ELEVATION

RIGHT SIDE ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"

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PulteGroup

REAR & SIDE ELEVATIONS
BUILDING 29

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
06/05/2024
CURRENT RELEASE DATE:
04/04/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLAN NAME

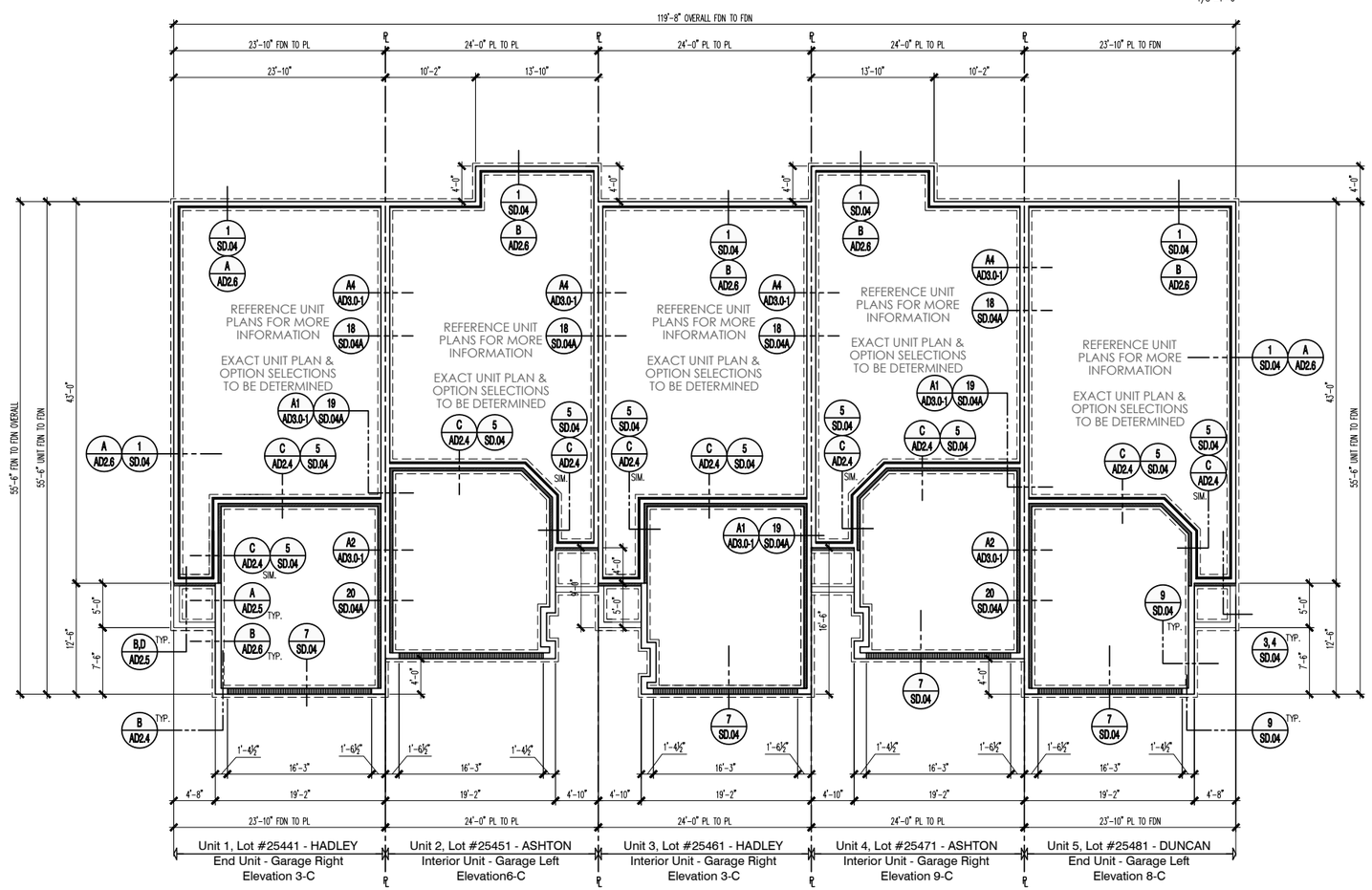
NPC PLAN NUMBER
2467, 2837, 3136

SHEET
CP
3.0

PLOTTED: April 3, 2025 / Rajeev Kumar / MN-CORDELIA II-6-UNIT BLDG-SLAB-B29.DWG

FRONT ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"



SLAB FOUNDATION PLAN - FIVE (5) UNIT BUILDING

1/8"=1'-0"

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE, REFER TO DETAIL

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.

REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.

REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

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FRONT ELEVATION & SLAB FOUNDATION PLAN
Building 25

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
08-26-2024

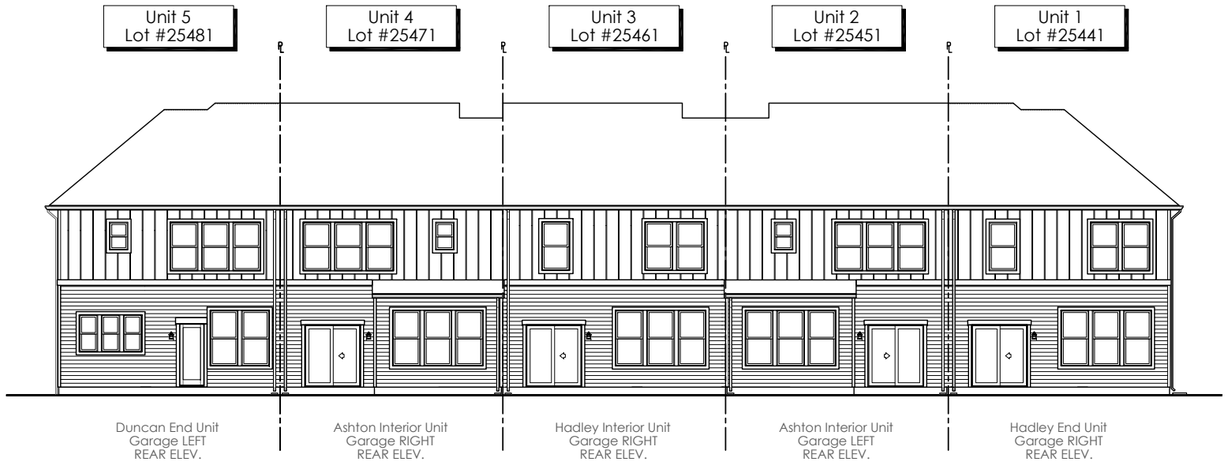
REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

PLAN NAME
NPC PLAN NUMBER
2467, 2819 & 2837

SHEET
CP
1.0

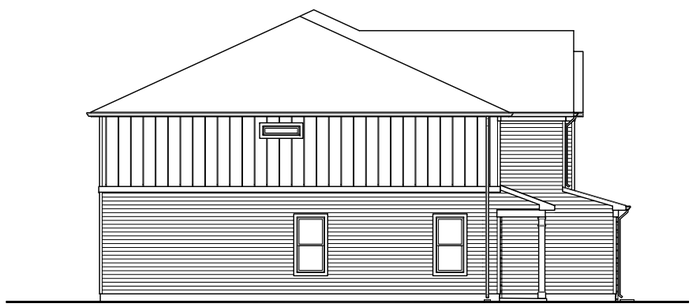
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: November 25, 2024 / James Lazo / MN-CORDELIA-5-UNIT BLDG-SLAB.DWG



REAR ELEVATION - SIX (6) UNIT BUILDING

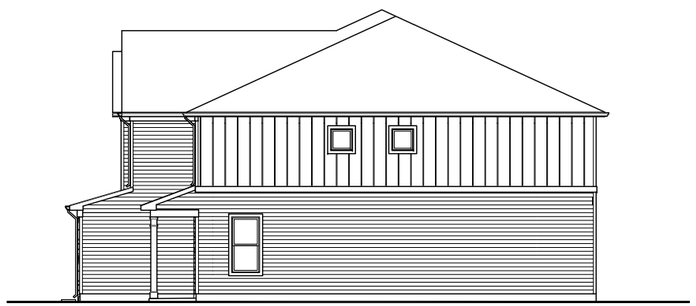
1/8"=1'-0"



Hadley
Elevation 3-C
LEFT END UNIT ELEVATION

LEFT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"



Duncan
Elevation 8-C
RIGHT END UNIT ELEVATION

RIGHT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"

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1650 W 82nd Street, Suite 300
Bloomington, Minnesota 55341

PulteGroup

REAR & SIDE ELEVATIONS
Building 25

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
08-26-2024

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

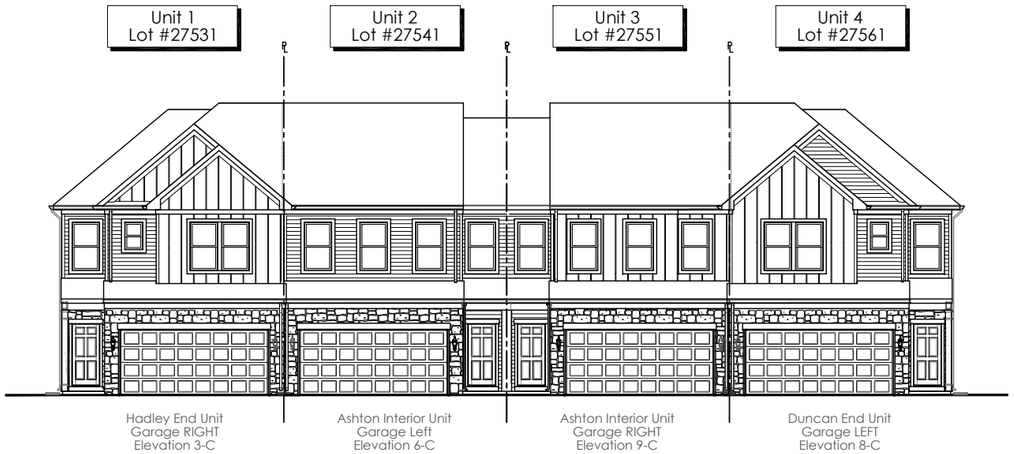
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

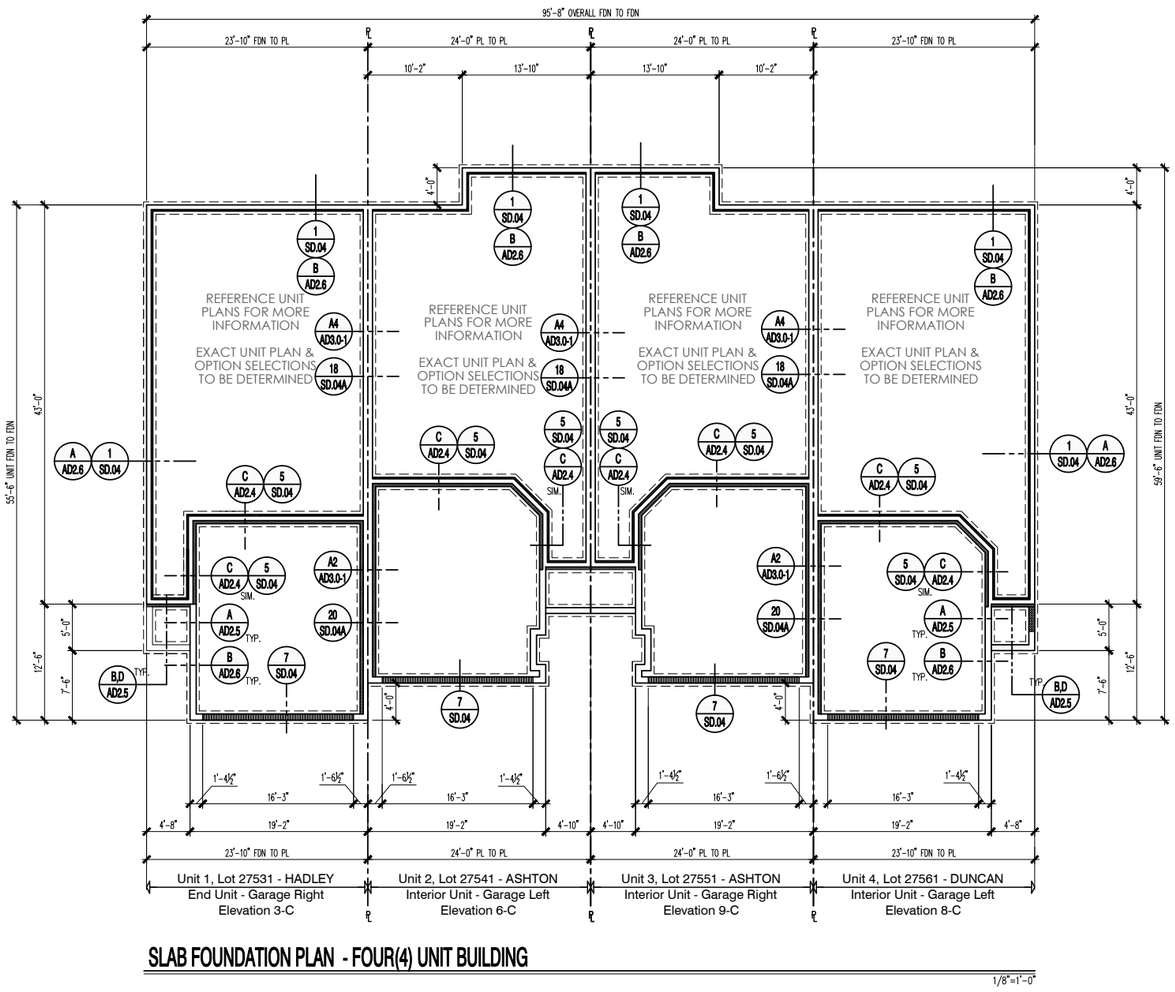
SHEET
CP
3.0

PLOTTED: November 25, 2024 / James Lazo / MN-CORDELIA-5-UNIT BLDG-SLAB.DWG



FRONT ELEVATION - FOUR (4) UNIT BUILDING

1/8"=1'-0"



SLAB FOUNDATION PLAN - FOUR(4) UNIT BUILDING

1/8"=1'-0"

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE, REFER TO DETAIL

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.

REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.

REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

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Minnesota Division
1650 W 82nd Street, Suite 300
Bloomington, Minnesota 55341

PulteGroup

FRONT ELEVATION & SLAB FOUNDATION PLAN
Building 27

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
02/14/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

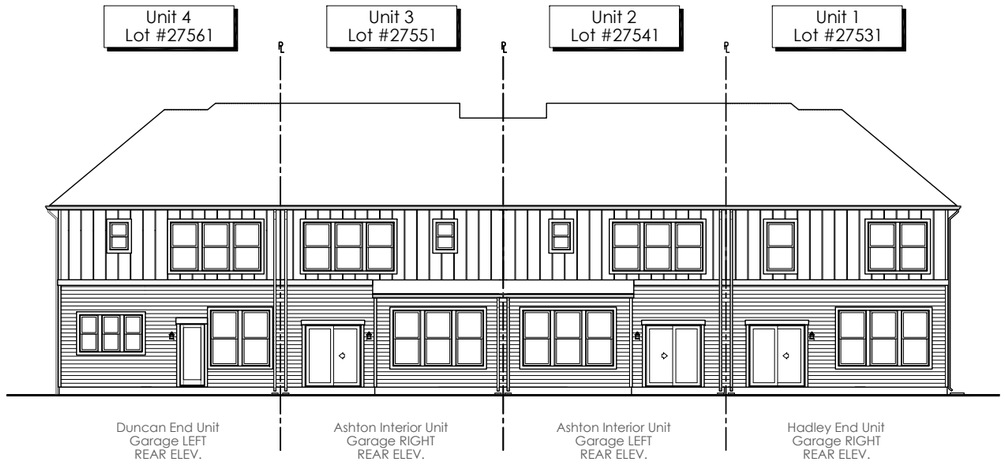
PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

SHEET
CP
1.0

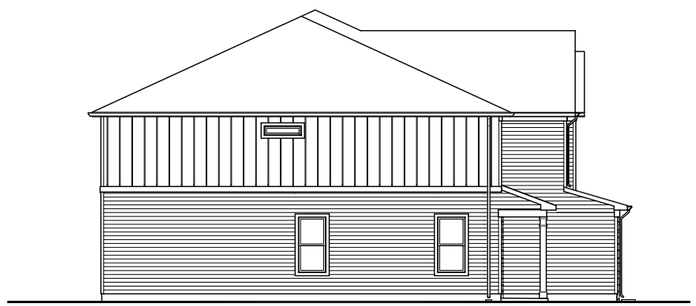
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: February 4, 2025 / Prem Kumar / MN-CORDELIA-4-UNIT BLDG-SLAB.DWG



REAR ELEVATION - SIX (6) UNIT BUILDING

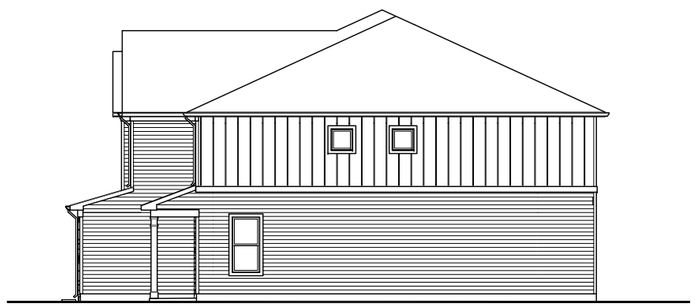
1/8"=1'-0"



Hadley
Elevation 3-C
LEFT END UNIT ELEVATION

LEFT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"



Duncan
Elevation 8-C
RIGHT END UNIT ELEVATION

RIGHT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"

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Minnesota Division
1650 W 82nd Street, Suite 300
Bloomington, Minnesota 55341

PulteGroup

REAR & SIDE ELEVATIONS
Building 27

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
02/14/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

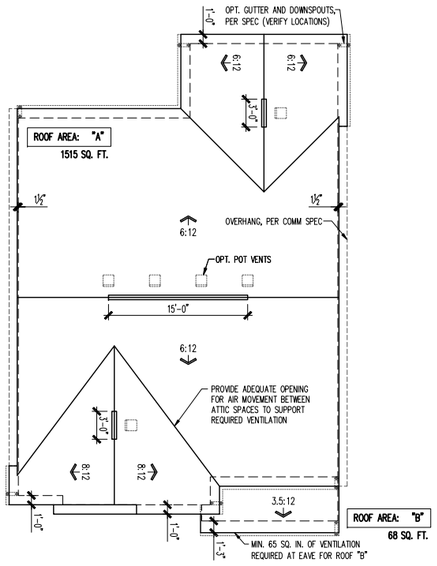
PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

SHEET
CP
3.0

PLOTTED: February 4, 2025 / Prem Kumar / MN-CORDELIA-4-UNIT BLDG-SLAB.DWG

Single Family Homes



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - FH201

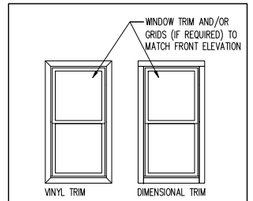
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**	**ROOF AREA 'C'**	-
ATTIC AREA (SF)	1515			
TOTAL NET FREE VENTED AREA REQ.	727 IN^2			
LOW - REQUIRED (*)	364 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	364 IN^2 13 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	370 IN^2 37 LINEAR FEET			
HIGH - REQUIRED (*)	364 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	378 IN^2 21 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

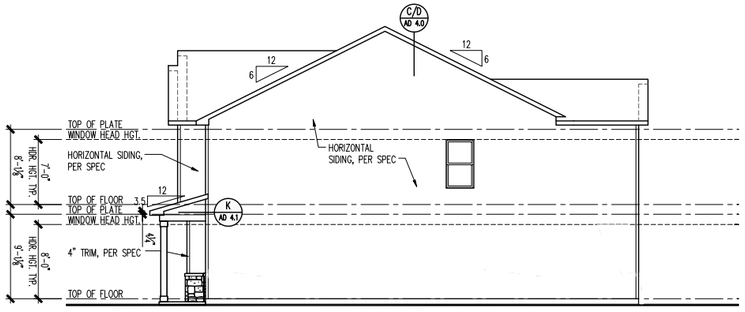
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



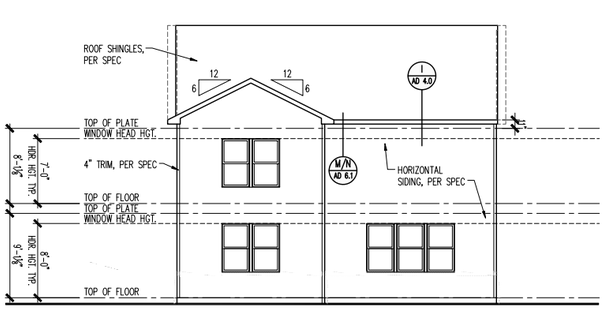
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



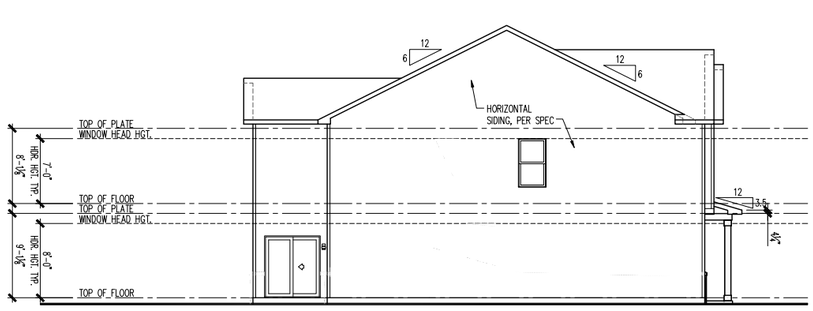
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
12/20/2024
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	03/28/2025 PCR REVISIONS

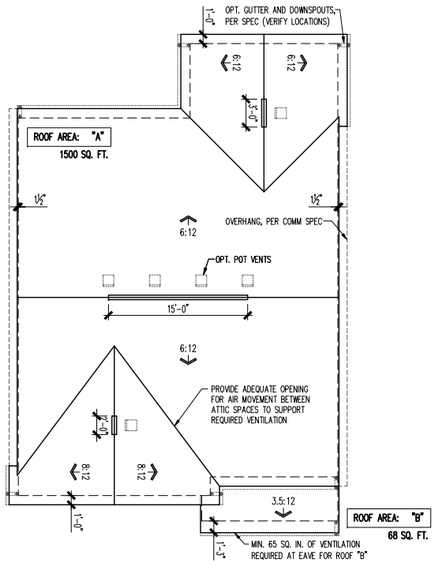
GARAGE HANDING
LEFT

PLAN NAME
QUINCY
NPC PLAN NUMBER
3163.300
LAWSON PLAN ID
31631

SHEET
A3-FH201
2FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 20, 2025 / Tiffany Yost / A3-FH201 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - HR201

SCALE: 1/4" = 1'-0"

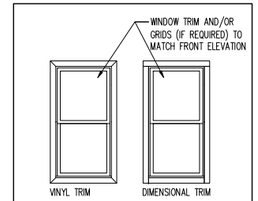
ATTIC VENT SCHEDULE

HR201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	-
ATTIC AREA (SF)	1500			
TOTAL NET FREE VENTED AREA REQ.	720 IN^2			
LOW - REQUIRED (*)	360 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	364 IN^2 13 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	360 IN^2 36 LINEAR FEET			
HIGH - REQUIRED (*)	360 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	360 IN^2 20 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

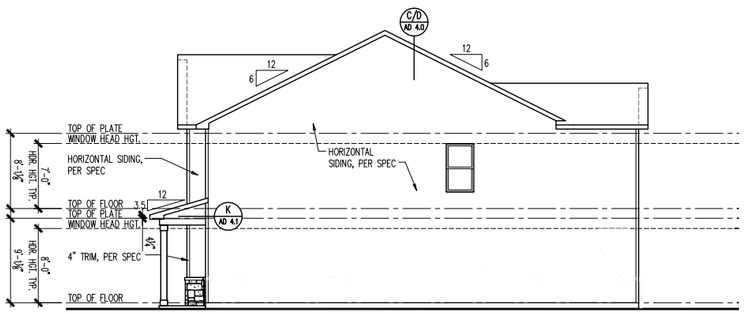
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



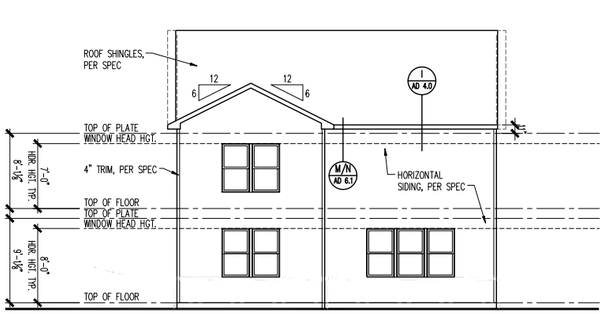
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



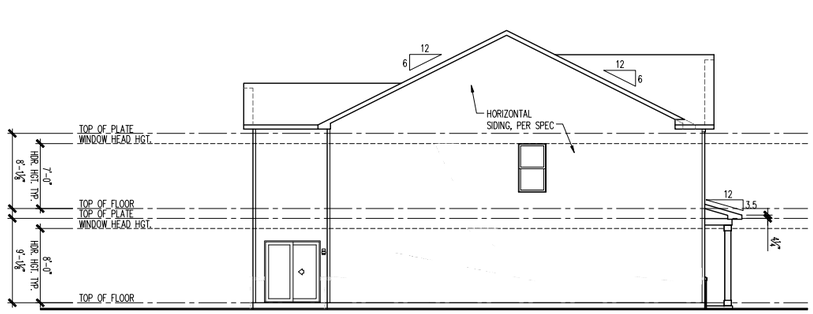
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Heartland 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
12/20/2024
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	03/28/2025 PCR REVISIONS

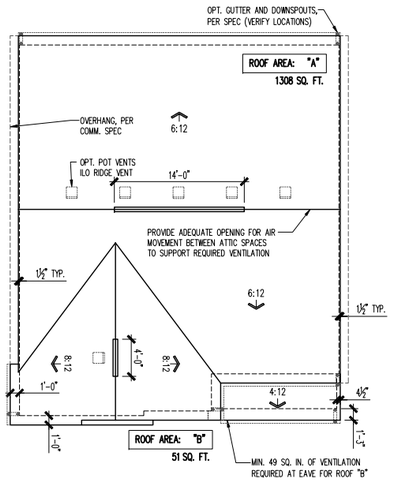
GARAGE HANDING
LEFT

PLAN NAME
QUINCY
NPC PLAN NUMBER
3163.300
LAWSON PLAN ID
31631

SHEET
A3-HR201
2FS.1

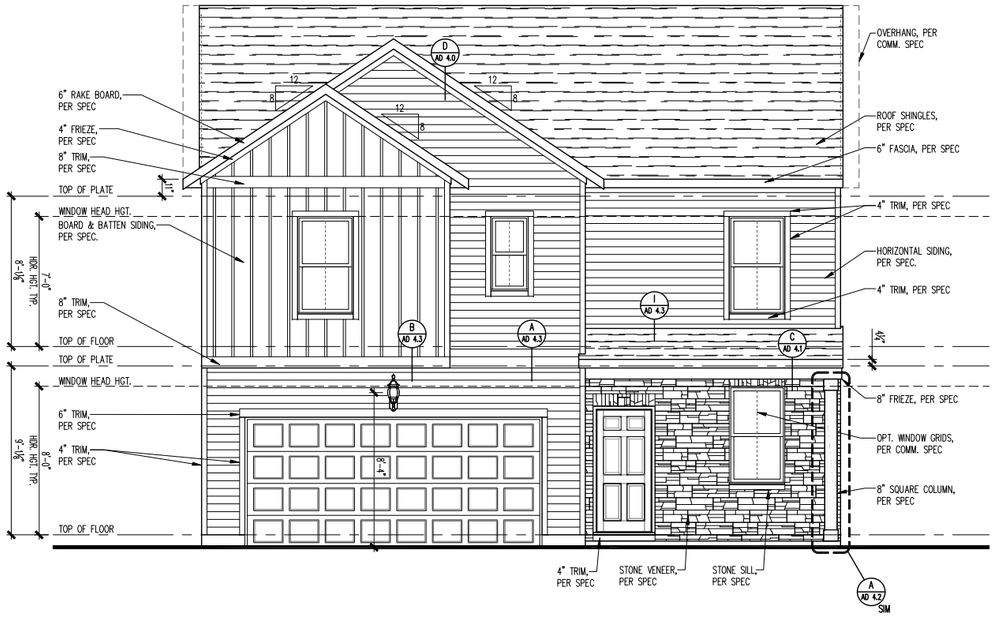
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 20, 2025 / Tiffany Yost / A3-HR201 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**	**ROOF AREA 'C'**	-
ATTIC AREA (SF)	1308			
TOTAL NET FREE VENTED AREA REQ.	628 IN^2			
LOW - REQUIRED (*)	314 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET			
HIGH - REQUIRED (*)	314 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 EAVE VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

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LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

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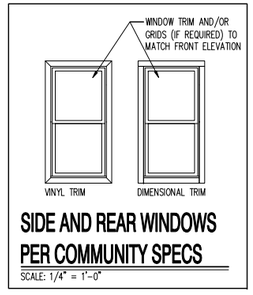
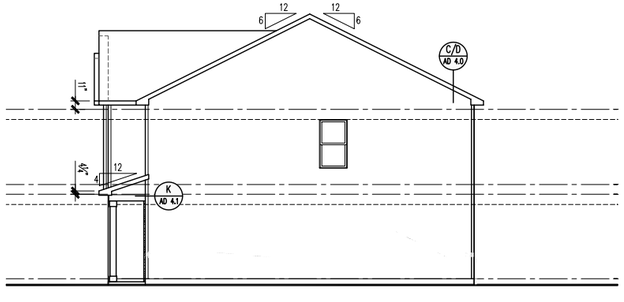


SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"

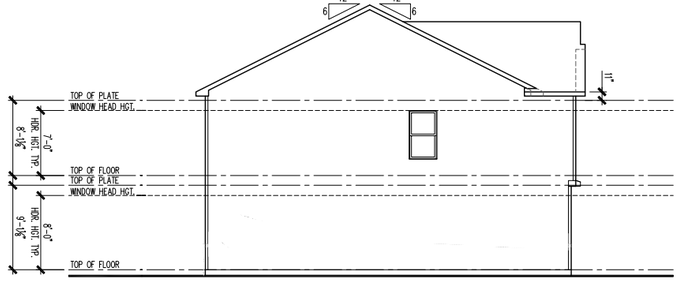


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
03/28/2025

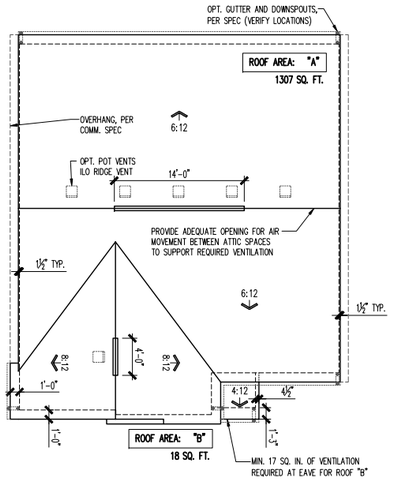
REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
1	08/09/2024 PLAN REVISIONS
2	03/28/2025 PCR REVISIONS

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LOWRY
NPC PLAN NUMBER
2775.300
LAWSON PLAN ID
51012

SHEET
A3-FH201
2FS.1

PLOTTED: March 21, 2025 / Dave Sheridan / A3-FH201 2FS1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE

HR201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	-
ATTIC AREA (SF)	1307			
TOTAL NET FREE VENTED AREA REQ.	627 IN^2			
LOW - REQUIRED (*)	314 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET			
HIGH - REQUIRED (*)	314 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 EAVE VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LINEAR FEET			

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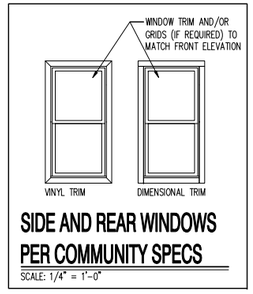
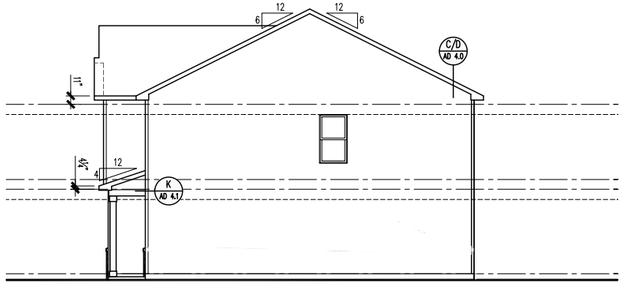


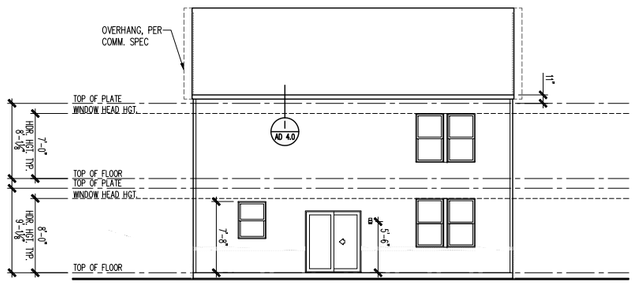
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



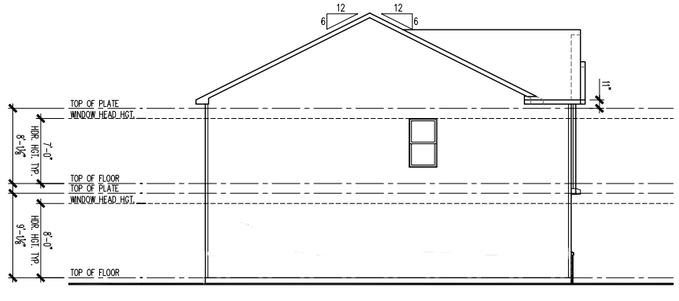
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173

PULTE GROUP

Heartland 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
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REV #	DATE / DESCRIPTION
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2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LOWRY
NPC PLAN NUMBER
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LAWSON PLAN ID
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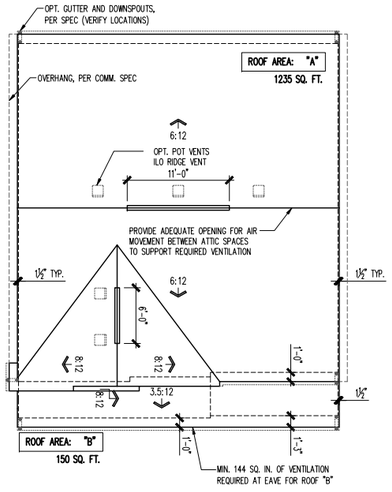
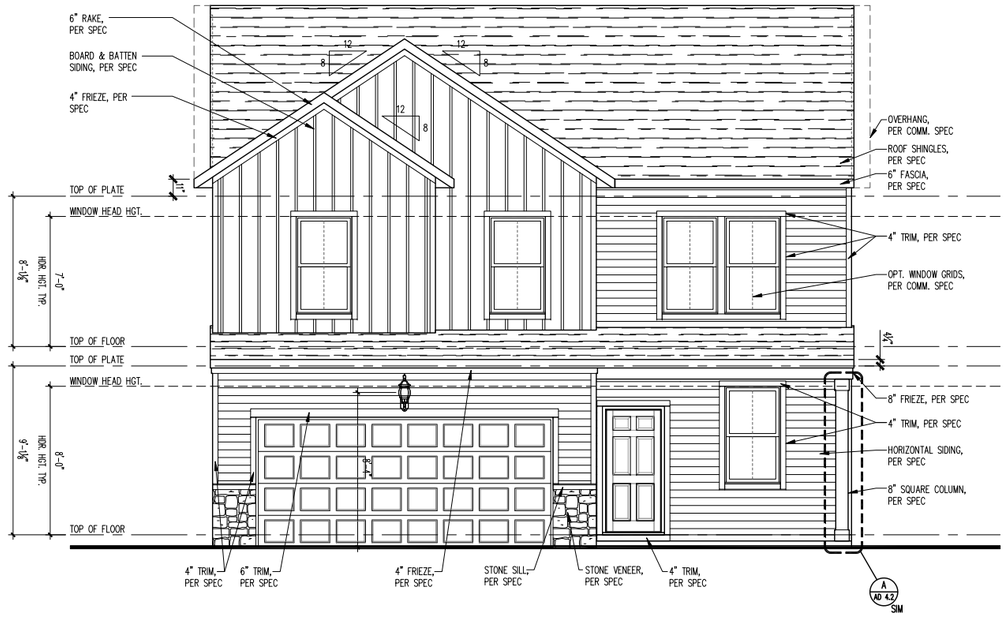
SHEET
A3-HR201
2FS.1

PLOTTED: March 21, 2025 / Dave Sheridan / A3-HR201 2FS1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

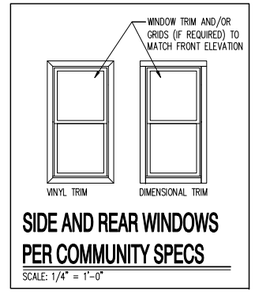
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	-	-	-
ATTIC AREA (SF)	1235			
TOTAL NET FREE VENTED AREA REQ.	593 IN^2			
LOW - REQUIRED (*)	296 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	308 IN^2 11 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	300 IN^2 30 LINEAR FEET			
HIGH - REQUIRED (*)	296 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	305 IN^2 5 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	306 IN^2 17 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

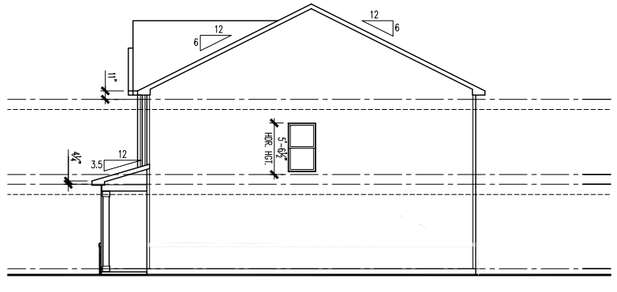
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



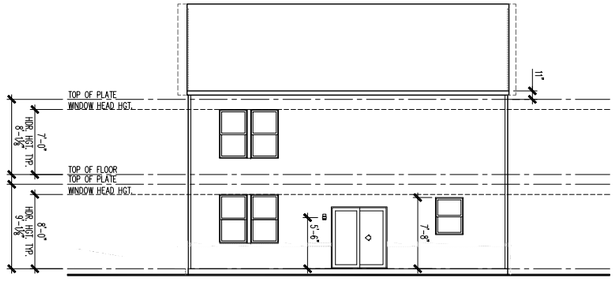
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



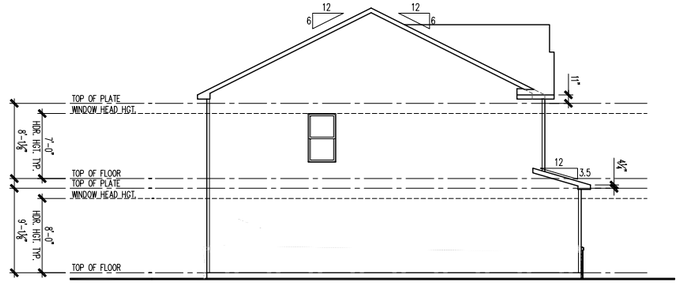
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER	Rick Starkey
INITIAL RELEASE DATE:	07/15/2022
CURRENT RELEASE DATE:	08/09/2024

REV #	DATE / DESCRIPTION
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2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

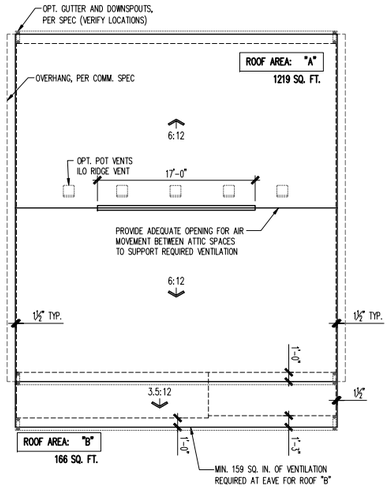
GARAGE HANDING
GARAGE LEFT

PLAN NAME
DAYTON
MFG. PLAN NUMBER
2774.300
LAWSON PLAN ID
51011

SHEET
A3-FH201
2FS.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 19, 2025 / Annie Lee / A3-FH201 2FS.1.DWG



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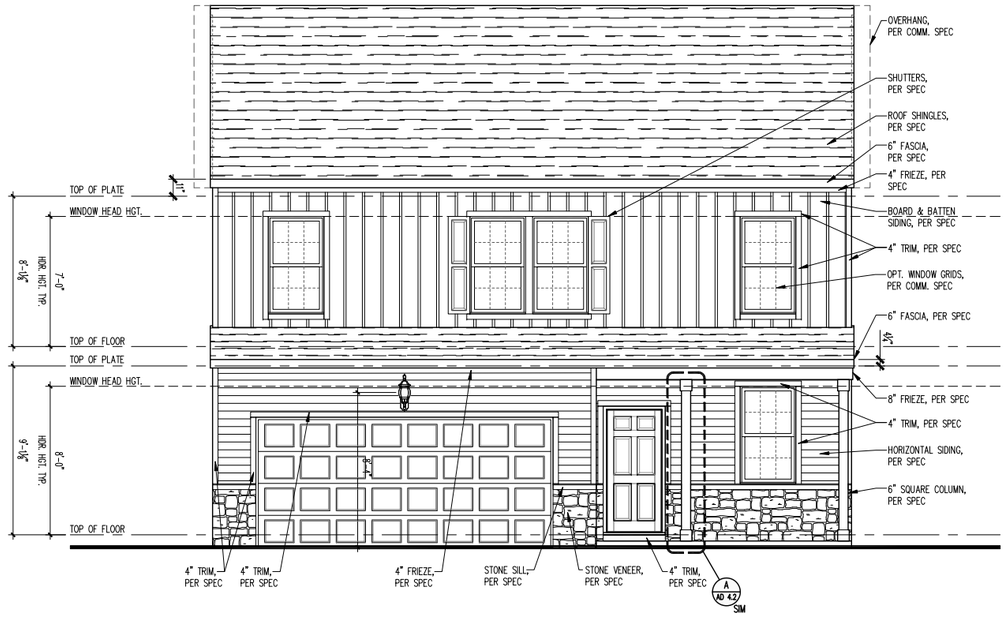

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE

HR103 2-CAR FRONT ENTRY	ROOF AREA 'A'	-	-	-
ATTIC AREA (SF)	1219			
TOTAL NET FREE VENTED AREA REQ.	585 IN^2			
LOW - REQUIRED (*)	293 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	308 IN^2 11 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	300 IN^2 30 LINEAR FEET			
HIGH - REQUIRED (*)	293 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	305 IN^2 5 VENTS			
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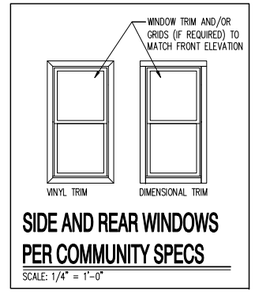

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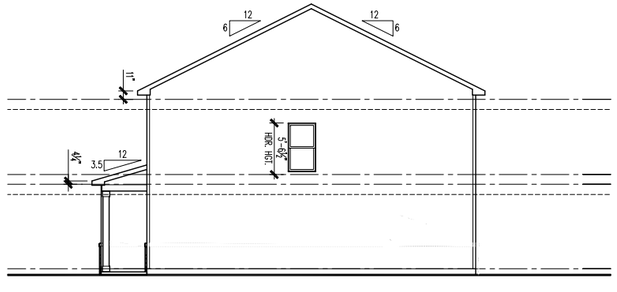
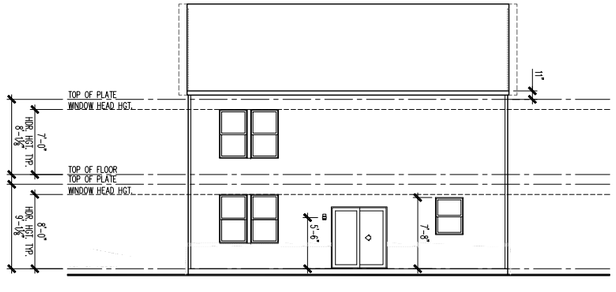


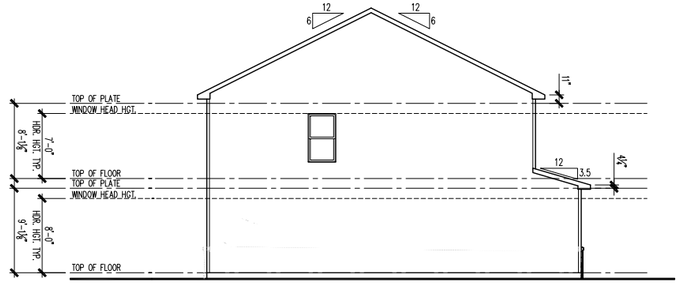
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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North Area
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PULTE GROUP

Heartland 103
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
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REV #	DATE / DESCRIPTION
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
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MFG. PLAN NUMBER
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LAWSON PLAN ID
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SHEET
A3-HR103
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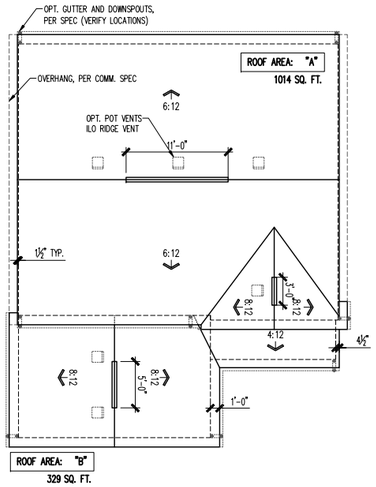
PLOTTED: March 19, 2025 / Annie Lee / A3-HR103 2FS.1.DWG

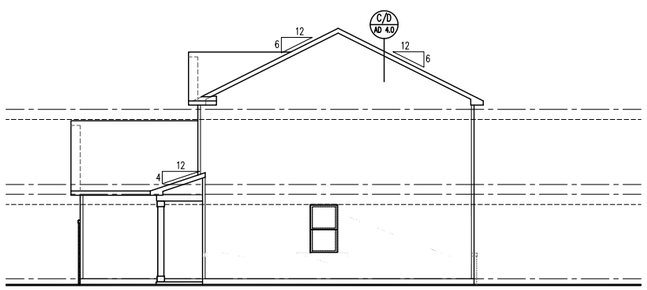


ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

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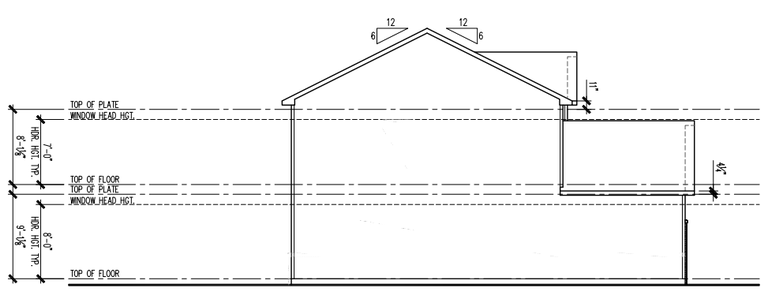

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ATTIC VENT SCHEDULE

ELEV FH201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1014	329		
TOTAL NET FREE VENTED AREA REQ.	487 IN^2	158 IN^2		
LOW - REQUIRED (*)	243 IN^2	79 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	252 IN^2 9 EAVE VENTS	84 IN^2 3 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	250 IN^2 25 LINEAR FEET	90 IN^2 9 LINEAR FEET		
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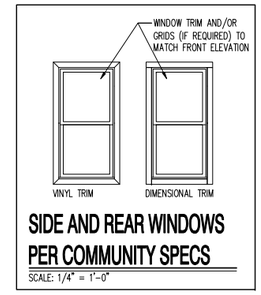

SIDE AND REAR WINDOWS PER COMMUNITY SPECS

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
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2	03/28/2025 PCR REVISIONS

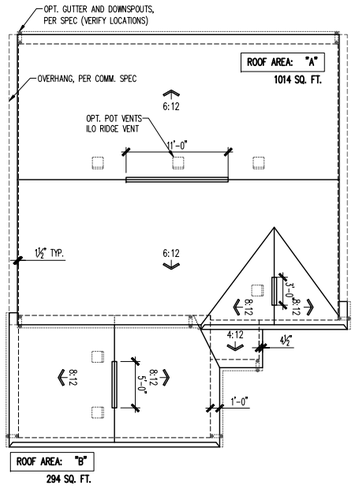
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MACALESTER
NPC PLAN NUMBER
2773.300
LAWSON PLAN ID
51010

SHEET
A3-FH201
2FS.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 1, 2025 / San Nguyễn / A3-FH201 2FS.1.DWG



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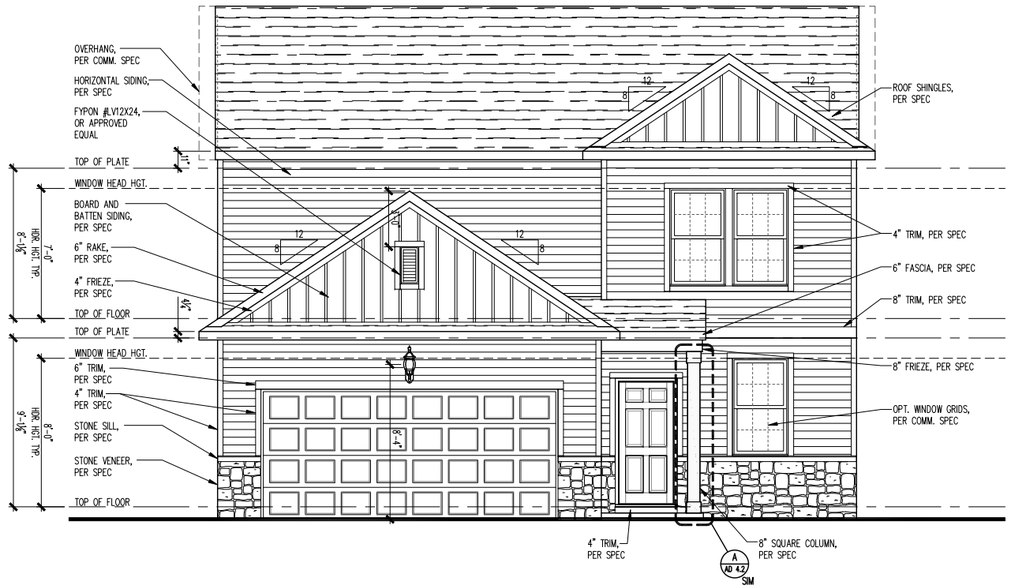

FRONT ELEVATION

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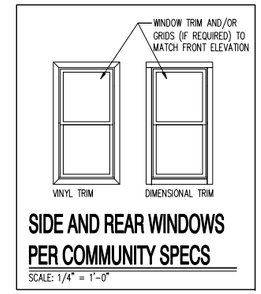

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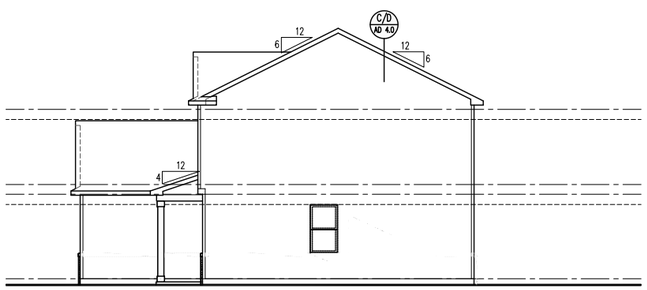
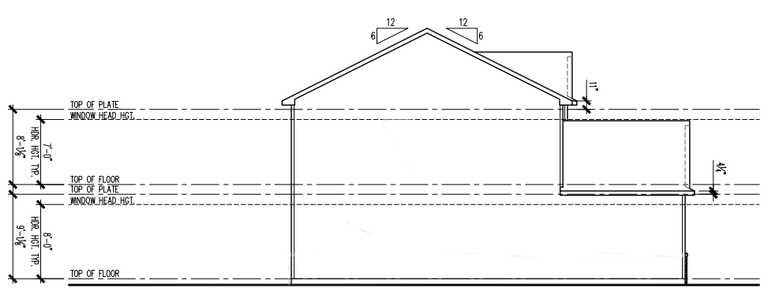


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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PLOTTED: April 1, 2025 / San Nguyễn / A3-HR201 2FS1.DWG

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/26/2026

Subject:	**Peavey Business Center – Preliminary Site and Building Plan and Zoning Ordinance Amendment**
Address:	4200 Peavey Road
Case No.:	P.C. No. 2025-21
Synopsis:	The applicant is requesting Preliminary Site and Building Plan approval with a Zoning Ordinance Amendment for a new office, warehouse building with outdoor storage.
Prepared by:	Ashley Cauley

Staff Recommendation: Motion to adopt the resolution and ordinance

INTRODUCTION AND BACKGROUND

The subject property is located in the **northeast part of the city near the Chaska/ Chanhassen border.** The property has frontage along **Hwy 41**/ Chestnut St N and is **surrounded by industrially zoned** properties.

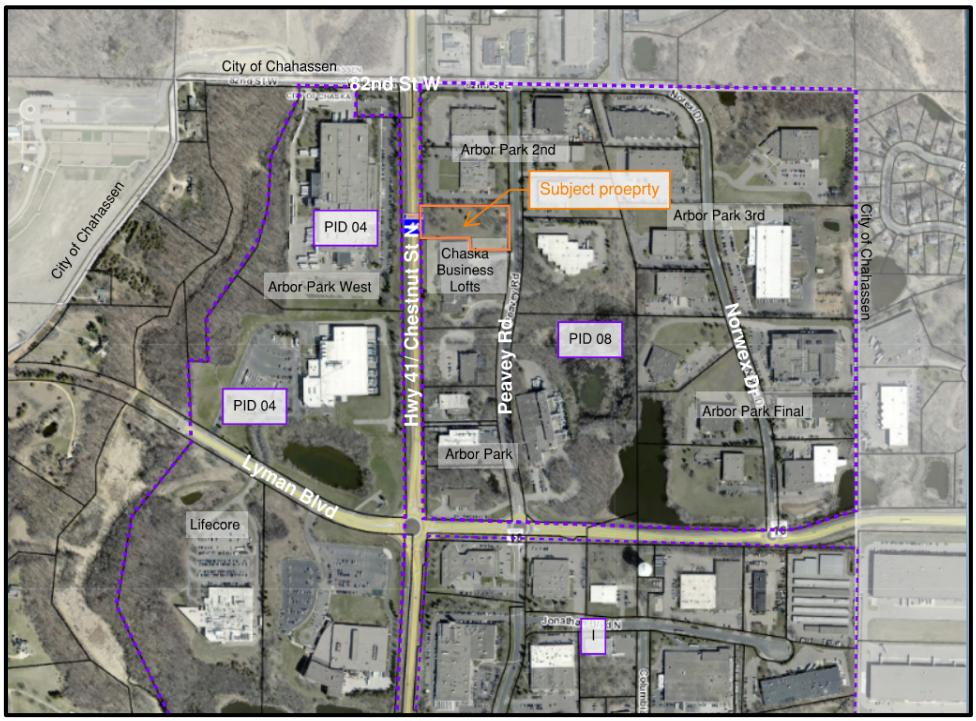

Figure 1: Site Context

- **Zoning History:**

  Before 2018, the property was zoned PID-2, a district established in 1986 by Resolution 86-42. The resolution defined the district's intent, permitted uses, development standards, and free-standing sign regulations. The resolution also **prohibited open, outdoor storage** on **properties along Highway 41.**

In 2018, all PID-2 properties were rezoned to PID-8. This rezoning **did not change existing standards or regulations – including those related to outdoor storage** along Highway 41 – but clarified updated industrial setbacks and standards and established setbacks to the adjacent residential uses to the east (within the City of Chanhassen).

- **Prior Approvals:**

In 2005, the city approved the final plat and site and building plans for **Chaska Business Lofts.** The approvals included **three buildings,** each approximately **6,000-8,000 square feet**, intended for a total of **15 office/warehouse tenants**.

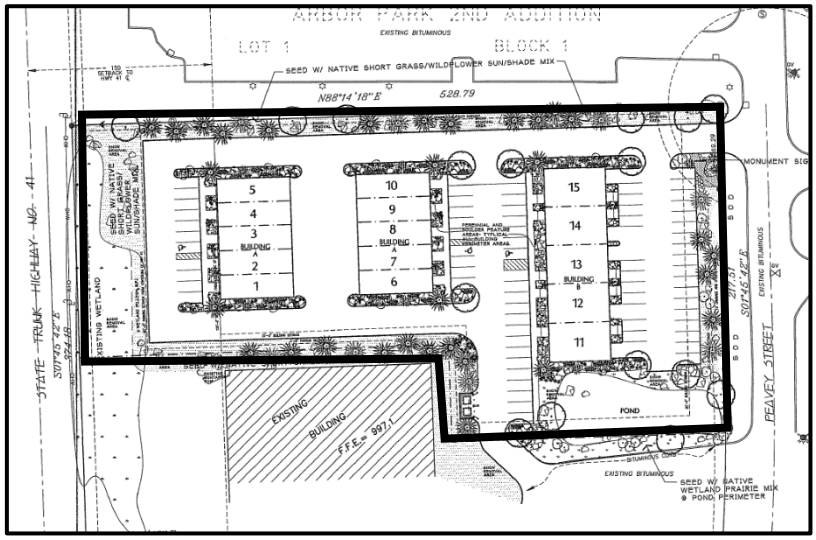

Figure 2: Chaska Business Lofts: Landscaping plan

The two eastern buildings were single-story. The westerly building was also single-story, with a walk out. All buildings were **approximately 20 feet tall**, with **brick facades.**

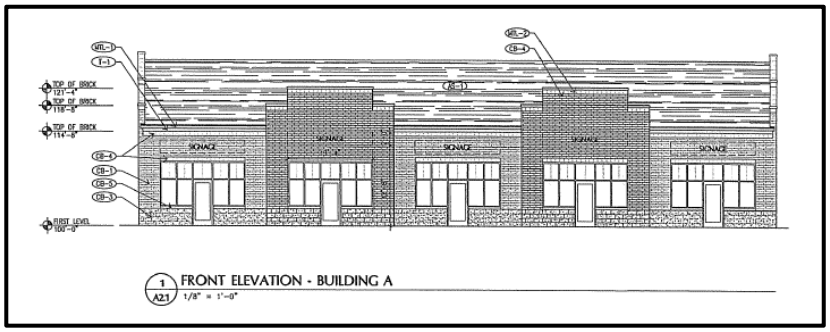

Figure 3: Chaska Business Lofts: Front building elevation (as viewed from Highway 41)

As part of the approval (Resolution No. 05-81), the following requirements were included:

1. **Enhanced screening along Highway 41,** with trees planted every 40 feet along the front property line.

2. A **cross-access agreement** to allow shared circulation and parking with the property to the south (4100 Peavey Rd).

3. **No outdoor storage** permitted.

Although these approvals were granted, the buildings **were never constructed**, and the property has **remained vacant.**

- **Concept Plan Review:**

A **neighborhood meeting** was held on August 21, 2025, but **no one appeared.**

On **October 8, 2025, the Planning Commission reviewed** the concept plan (P.C. No. 14) for a new 18,000 square foot industrial building, with outdoor storage. Staff generally supported the plans but noted increased setbacks and additional parking would be needed.

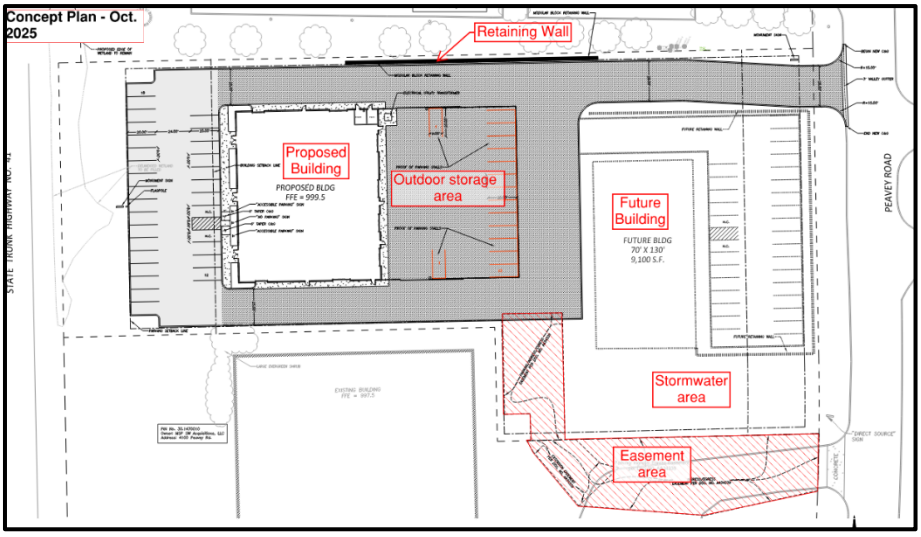

Figure 4: Approved Concept Plan (Oct. 2025)

While a formal public hearing was not held, the applicant (**Shaw Construction)** and future tenants (**Southwest Rental and Sales** and **Crimson Copper Plumbing**) attended and answered questions about construction timing, future development plans, site security, lighting, and overall business operations.

The Commission discussed the proposed outdoor storage area and related zoning considerations, noting that the discussion did not guarantee future approval. Overall, the **Commission expressed general support of the outdoor storage area**, noting that:

1. The outdoor storage area would be located **behind the building and screened from Highway 41** by the new building, landscaping, and fencing.
2. Stored **materials** and equipment should **not exceed the height of the fence.**
3. The future amendment review should: (1) include conditions to address material storage heights, (2) require enhanced landscaping; (3) be specific to the property to provide clarity and guidance to other similarly zoned properties and future requests.

The commission **unanimously recommended approval** (8-0). The agenda and minutes can be found here.

The **City Council** reviewed the concept plan on **October 20, 2025**. The applicant and future tenants were present and provided additional details regarding the outdoor storage area and timing of the second building. The Council emphasized the importance of screening the outdoor storage area and **approved the concept plan (5-0), subject to conditions.** The agenda and minutes can be found here.

CURRENT PROPOSAL

The applicant is requesting approval of the preliminary site and building plans and the zoning amendment. The following is intended to summarize the applicant's request:

- **Existing Conditions:**

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

A **wetland** exists along the **western property line**.

The previously established **cross-access easement** extends across the **southern portion** of the site.

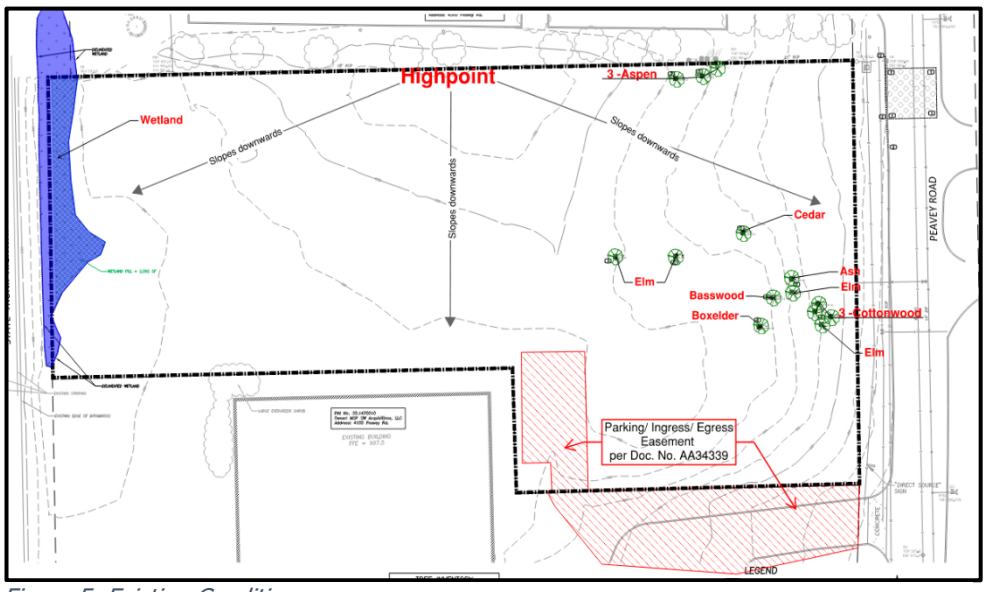

Figure 5: Existing Conditions

Historically, the property contained more vegetation. Aerial photography indicates that **interior tree clearing occurred between 2022 and 2023.** Currently, **14 trees** remain on the eastern portion of the property, consisting of elm (4), cottonwood (3), aspen (3), basswood (1), ash (1), and cedar (1).

- **Proposal**

The applicant proposes construction of a **new multi-tenant office/warehouse building** with an associated **outdoor storage area, parking,** and **stormwater facilities.** The proposal is generally consistent with the approved concept plan, However, the originally shown **the second building** has been **removed**.

Building

The proposed building would have a roughly **16,810 square foot footprint** with a **5,600-square-foot mezzanine,** for a **total** of **22,400 square feet**. The building would generally be **28 feet in height**, with additional 2-foot parapet extending above. Exterior materials include **brick and precast aggregate panels**, with **glass and metal accents**. The second building shown on the approved concept plan is no longer proposed.

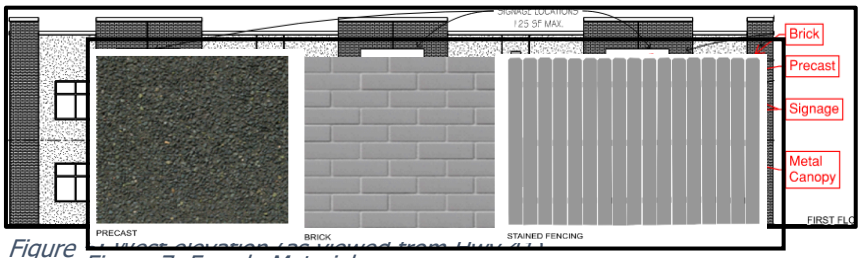

Figure 7: Façade Materials

Signage

Six tenant wall signs are proposed on the west building façade facing Hwy 41. Each sign area is approximately **19 square feet, for a total of 114 square feet**. **Two monument signs** are proposed: one near the Peavey Road entrance and one along Hwy 41.

Outdoor storage area

The proposal includes a **10,600-square-foot outdoor storage area**, enclosed by an **8-foot fence**. This area would be "behind the building" as viewed from Hwy 41. Fence materials are intended to complement the building and would **predominately be wood**, with a 20-foot sliding **metal gate** and **brick end caps**.

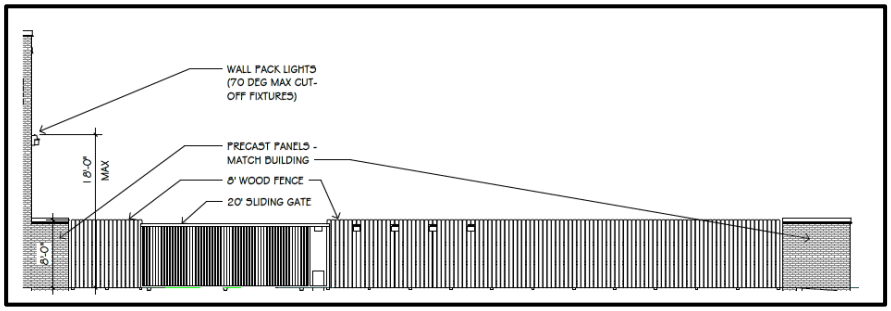

Figure 8: Fence Elevation

Stored **materials and equipment within the outdoor storage area would not exceed the height of the fence**. The outdoor storage area also contains the site's trash enclosure and proof-of-parking stalls.

Access and circulation

Site access is from **Peavey Road.** No access is proposed from Hwy 41.

Concrete pavement sidewalks are proposed around the perimeter of the building. **Bituminous pavement** surrounds the building to provide site circulation, parking and the outdoor storage area.

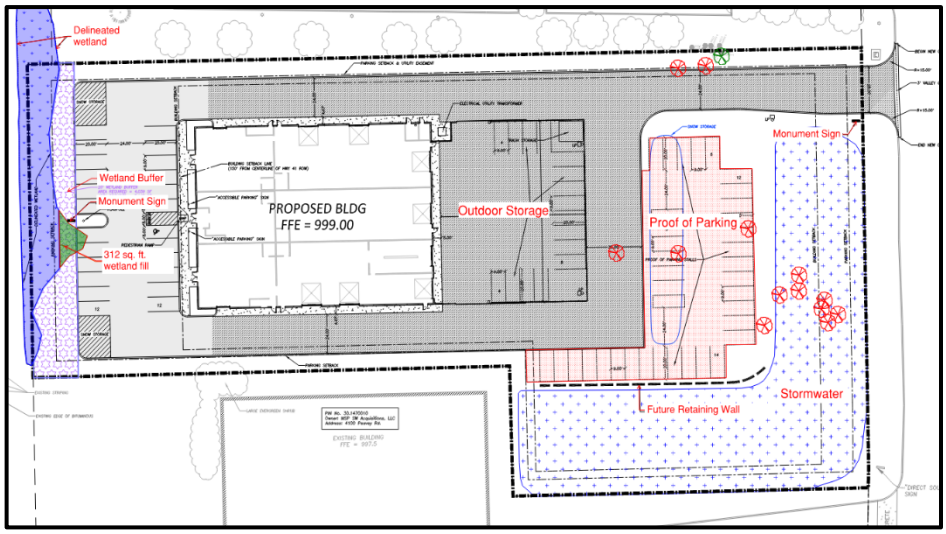

Figure 9: Proposed Site Plan

Parking

The plan includes a **total of 76 stalls** [**24 constructed stalls** on the west side of the building and **52 proof-of-parking stalls**]. Sixteen of the proof-of-parking stalls are shown within the outdoor storage area and the remaining [36] stalls are within an expanding parking area east of the building. If this proof-of-parking lot expansion is constructed in the future, a retaining wall south of the lot is required and would be subject to future review.

Wetland:

The proposal includes **312 sq. ft. of wetland fill** and wetland restoration buffer.

Landscaping:

The proposal generally **removes all but one aspen** along the northern property line from the site. Black Hills spruce, swamp white oaks and crabapples trees are proposed along Hwy 41. A mix of perennials and shrubs are proposed along the front of the building and within the parking lot island.

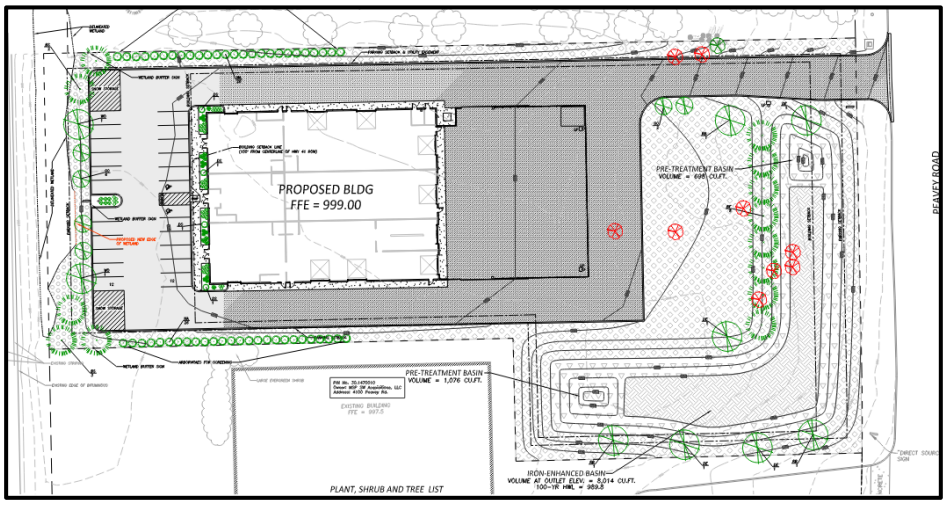

Figure 10: Landscaping Plan

North Pole **Arborvitaes** are proposed **along the north and south property lines** to provide additional **screening of the outdoor storage area from Hwy 41**. Screening from Peavey Road is provided with a mix of Discovery elms, river birch, crabapples, and balsam firs.

Utilities and stormwater:

Water and sanitary sewer services would be extended to the site from Peavey Road.

Stormwater would be collected onsite and directed to the stormwater basin in the southeast corner of the site.

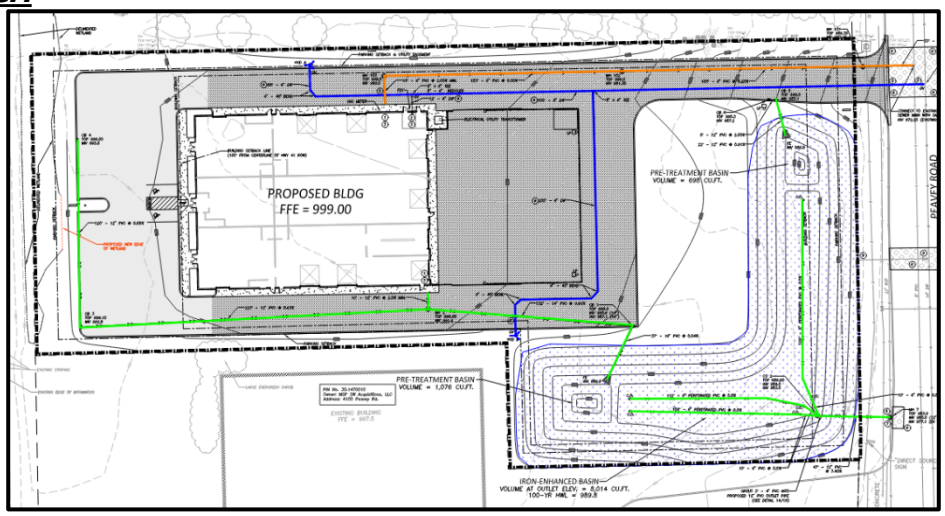

Figure 11: Utility Plan

Snow storage:
Two smaller snow storage areas are shown within the western parking lot. A larger snow storage area is in the eastern portion of the site, shown in the proof-of-parking area. This snow storage area would need to be relocated if the proof-of-parking area is constructed.

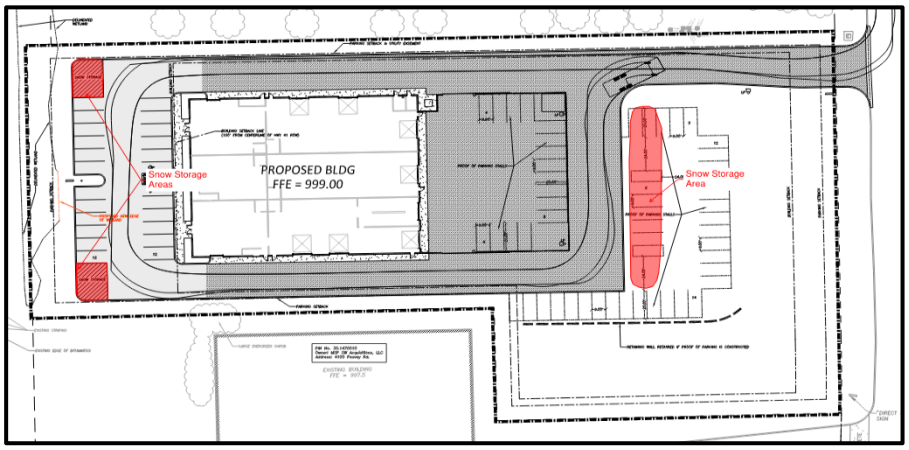

Figure 12: Snow Storage area

Land Use
The property is guided Industrial by the city's 2040 Comprehensive Plan and zoned Planned Industrial District No. 8 (PID-8). The proposal includes a zoning ordinance amendment to allow outdoor storage on the subject property, where it is currently prohibited.

CHANGES SINCE THE CONCEPT PLAN REVIEW

While the proposal is generally consistent with the recently approved concept plan, there were plan changes to address issues identified during the concept plan review or as plans became more refined:

Change/ Issue identification		Concept Plan	Proposed Prelim Plan	Summary change
Building items	*Number*	A second building was shown on the east side of the site	Second building removed.	The proposed building was enlarged to accommodate the needs of the proposed uses and eliminate the need for the second building (which has been removed from the plans indefinitely).
	Footprint	12,000 sq. ft.	16,810 sq. ft.	
	Total size	18,000 sq. ft.	22,400 sq. ft.	
Site Items	*Outdoor storage area*	11,700 sq. ft.	10,600 sq. ft.	The storage area was made smaller.
	Lot configuration	The interior lot lines reflected the 2005 approval.	The property owner tax combined the properties with Carver County.	
Parking items	*North setback*	5 feet – Did not meet required	10 feet – meets setback	The proposed parking lot was

	South setback	setbacks	9 feet – minor adjustment is required	reconfigured to generally meet minimum requirements and setbacks. A small adjustment is required to fully meet requirements.
	No. of stalls	45 stalls – did not meet minimum parking requirements	76 stalls	

STAFF REVIEW

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

✓ **Consistency with 2040 Comprehensive Plan:**
The proposal and proposed building uses are **consistent** with the 2040 Comprehensive Plan designation for **Industrial uses**.

✓ **Permitted Uses within the PID-8 District:**
With the exception of outdoor storage, the proposed uses are **permitted uses** within the PID-8 zoning district.

✓ **Zoning Ordinance Amendment – Outdoor Storage**
Under the current PID-8 zoning district regulations, **open outdoor storage is prohibited** on sites **along Hwy 41**[1] in order to maintain a **high-quality viewshed** along the corridor. The proposal includes a 10,600 square foot outdoor storage area, which requires approval of a **zoning ordinance amendment.**

The amendment would allow a **limited, well screened outdoor storage area** that **mitigates visual impacts** through building placement, fencing, and landscaping, while **preserving the character** of the Hwy 41 corridor.

Staff is supportive of the request as:

1. The subject property is guided and generally zoned for Industrial, where industrial uses are anticipated and generally supported.
2. Stored materials and equipment **would not exceed the 8-foot height of the fence, further mitigating visual impacts.**
3. The proposed outdoor storage area is behind the principal building and would not be visible from Hwy 41 due to building placement, fencing, and landscaping.
4. The proposed North Pole **Arborvitae** along the north and south property lines would **provide additional screening** of the outdoor storage area. This variety is exceptionally hardy, retains its dark green color, resists "winter burn" and tolerates temperatures down to -40 degrees.[2]

[1] Per the Ordinance 954, "*open storage shall not be permitted onsite along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by the principal building on each site."*

[2] These have been added as a conditions of approval.

The outdoor storage will also be **reasonably screened from Peavey Road**:

1. The outdoor storage area will be enclosed and screened by the **8-foot fence**.
2. The outdoor storage area would be approximately **13 feet above the street level**.
3. Additional screening is provided through **proposed landscaping,** including eight (8) balsam firs, one (1) river birch, and one (1) elm **planted along the edge of the stormwater basin and the proof-of-parking area.**

✓ **Lot Configuration**

The original *Chaska Business Lofts* plat divided the property into multiple lots to allow for separate ownership of three buildings. To accommodate the currently proposed building and site improvements, the interior lot lines required reconfiguration. The **property owner has since combined the parcels into a single, contiguous lot.**

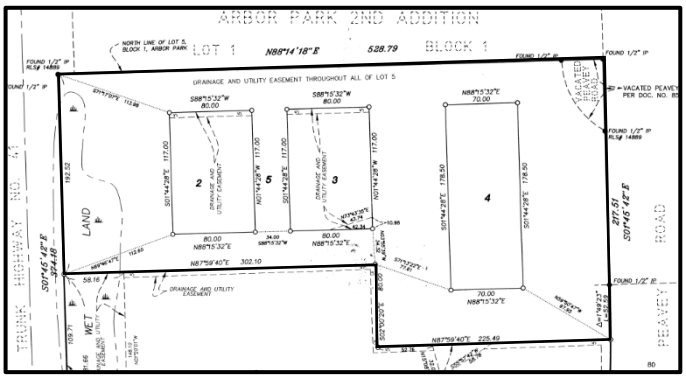

Figure 13: Chaska Business Lofts Plat

☐ **Easement Vacation will be Required**

Despite the combination, **existing platted drainage and utility easements remain** over the former Lot 5, which was intended to contain the shared amenities [parking lot, driveways, etc.] under the previous approvals. **These easements will need to be vacated, and a new 10-foot** (city's standard) perimeter drainage and utility **easement** must be **established prior to the issuance of a building permit**[3]**.** The applicant has indicated they intend to have the vacation reviewed concurrently with the final site and building plans.

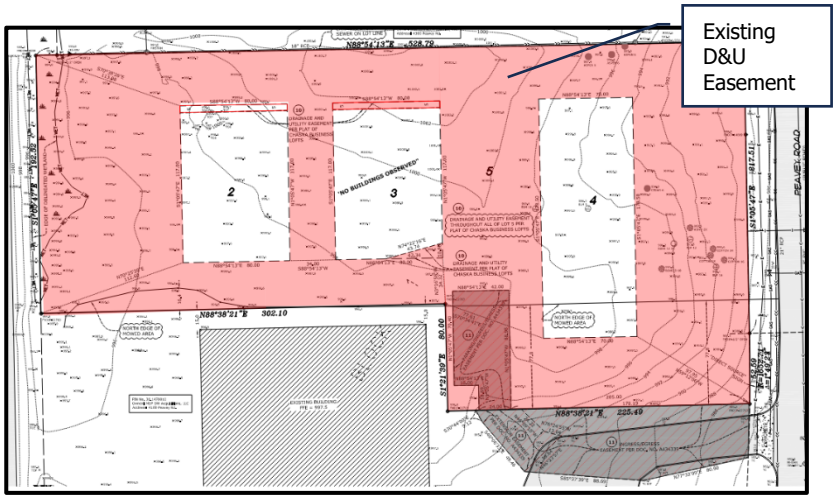

Figure 14: Easements

✓ **Building Setbacks and Materials**

The proposed **building meets** or exceeds the required zoning **setbacks** as shown below:

Requirement	Required	Concept Plan	Current Proposal
Highway 41 Centerpoint	150 ft	145 ft *	159 ft
Front yard	30 ft	123 ft	103 ft
Side yard – North	15 ft	36 ft	40 ft
Side yard – South	15 ft	35 ft	39 ft
Rear yard	20 ft	306 ft	273 ft

[3] This has been added as a condition of approval.

Building Coverage	Max: 40 percent	10 percent	14 percent
* The concept plan setback was measured to the roadway edge of Highway 41 rather than the centerline, consistent with a condition of approval.			

The proposal also remains **consistent with the approved concept plan and building design standards** outlined in City Code 15.28.120. Proposed façade materials meet the required mix and percentage requirements, as summarized below:

Material/ Class	Required	Concept Plan	Current Proposal
Class I (brick, stone, glass, metal)	Min. 2 materials	Brick, metal, and glass	Brick, metal, and glass
	Min. 30% of façade	42%	32%
*Class II (*cast stone, concrete, precast)	Min. 1 material	Aggregate precast	Aggregate precast
	Min. 30% of façade	50%	56%
*Class III (*smooth precast, wood)	No more than 40%	N/A	N/A
Exempt (Metal doors)	N/A	N/A	12%

✓ **Lighting**

The proposed **lighting plan** generally **complies** with the City's exterior **lighting standards** and consists of a series of wall- mounted fixtures and three light poles [two within the outdoor storage area and one near the site entrance from Peavey Road].

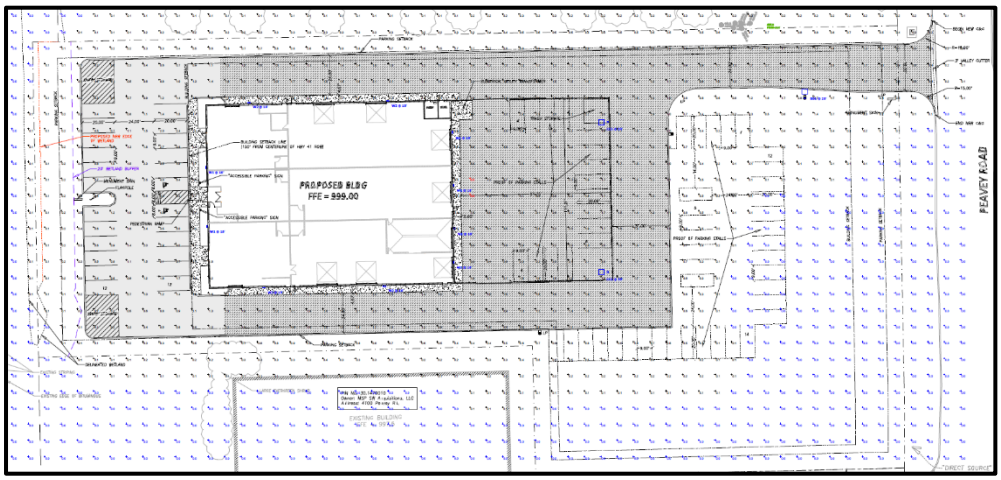

Figure 15: Illumination Plan

The revised fence elevation appears to include additional wall packs, which do not appear to be reflected in the illumination plan. Staff will continue to review the illumination plan during final site and building plan and future building permit review to ensure all lighting fixtures are accurately shown and fully compliant with ordinance requirements.

✓ **Signage**

The proposal conceptually complies with the City's signage regulations, as summarized below

	Regulation	Proposed
Wall signs	Max: 125 feet or 20% of façade area	114 sq. ft.; 2 percent of façade
Monument Signs	2 permitted	2 signs

Further review would occur concurrently with sign permit review.

✓ **Parking Demand**

City Code 15.28.030 establishes the **minimum parking requirements** for the proposed office and warehouse uses. For warehouse uses, the code also requires a secondary parking calculation to ensure that adequate parking would be available if the area were to be converted into a more intensive use in the future.

The proposal **meets** the City's **parking requirements** through a combination of constructed and proof-of-parking stalls, as summarized below:

PARKING REQUIREMENTS				
Use	**Size**	**Calculation**	**Stalls**	**Total**
Office	9,220 sf	1 stall per 250 sf	37 stalls	44 stalls **(75 stalls) ***
Warehouse	13,155 sf	1 stall per 2,000 sf	7 stalls	
		1 stall per 350 sf *	38 stalls	
PROPOSED PARKING				
Constructed stalls			24 stalls	**76 stalls**
Proof-of-parking stalls			52 stalls	
* additional stalls required to show if the warehouse use is changed in the future				

The use of proof-of-parking allows the site to **meet** the site's **current anticipated parking demand**, while accommodating project phasing and potential future changes in use, **without constructing excess parking**. If observed parking demand exceeds the available parking supply in the future, **staff can require construction of the proof-of-parking stalls.**[4]

[4] This has been added as a condition of approval.

☐ **Parking setbacks**

The approved concept plan included encroachments into both the northern and southern parking setbacks.

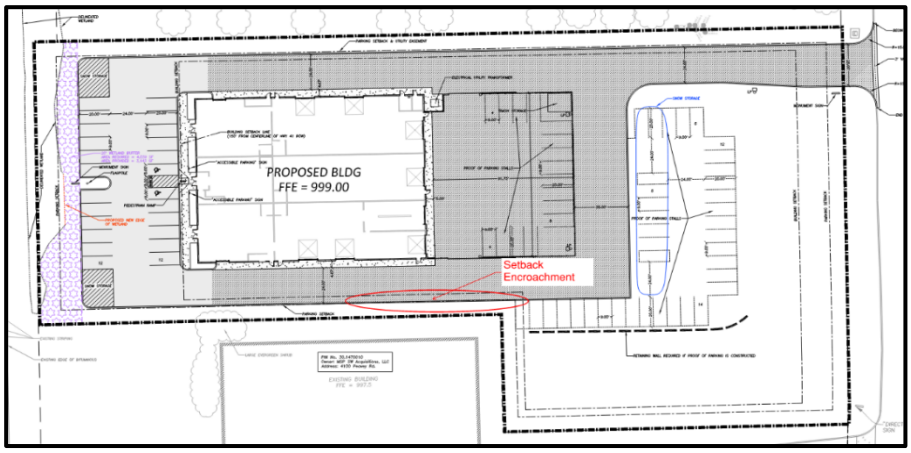

Figure 16: Parking Setback Encroachment

With the exception of a minor **one-foot encroachment into the parking setback** south of the outdoor storage area, the parking lot has been reconfigured to **generally meet the required setbacks**, as summarized below:

	PARKING LOT SETBACKS			
	REQUIRED *	**CONCEPT**	**PROPOSED**	
			Constructed	*Proof of parking*
Highway 41 ROW setback	15 feet	47 feet	29 feet	n/a
All other property lines	10 feet	North: 5 ft ** East: 165 ft South: 5 ft **	North: 10 feet East: 141 feet South: 9 feet ***	North: 52 feet East: 71 feet South: 69 feet west: 10 feet
* Requirements set by PID-8 ** Encroachments shown on the concept plan. *** Included as a condition of approval.				

☐ **Site Circulation and Easement**

During concept plan review, staff acknowledged that the proposed site circulation plan generally allowed city fire equipment access but noted that additional review would be required following parking setback increases.

Based on the revised plans**, site circulation** continues to appear to **be generally accessible**, however, continued coordination is recommended to address minor circulation refinements[5].

Previous approvals established the **cross-access easement** with the adjacent property owner to the south. The current proposal **does not include construction** of the improvements identified in that agreement. In addition, the proposed stormwater basin and proof-of-parking areas are shown to be located within the existing easement area.

[5] This has been added as a condition of approval.

The applicant has indicated the intent to **dissolve the private cross-access agreement;** however, this has not yet occurred. Staff will continue to evaluate the implications of the existing easement on the site plan, as well as the City's obligation and involvement. As such, a **Condition of approval** has been included **requiring the dissolution of the easement.**

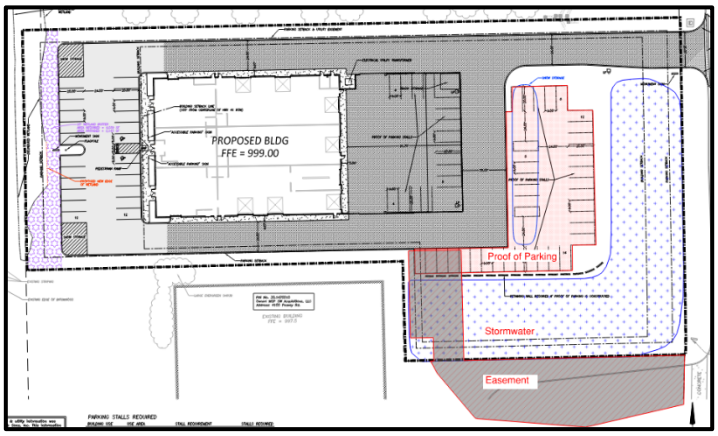

Figure 17: Easement Area

☐ **Landscaping Requirements**

All but one of the 14 remaining trees would be removed to accommodate the proposed building and site improvements. During concept plan review, staff identified a tree in the southeast corner of the site that may have warranted preservation. However, preservation is no longer considered a priority following further evaluation of the tree inventory and condition.

As currently proposed, the **submitted landscaping plan does not meet** the City's landscaping **requirements**, as summarized below:

LANDSCAPING REQUIREMENTS			
	Required	**Concept Plan**	**Current Plan**
Overstory Trees	56 inches (20 trees)	77 trees	52 inches (18 trees)
Understory Trees	5 trees		6 trees
Shrub	60 shrubs	62 shrubs	64 shrubs

The current **plan includes four** Discovery **Elms**. Per City Code 15.28.070 all species within the genus Ulmus (elm) are excluded from being counted as an overstory tree. **If** the **elms are swapped** for a different species, **the proposal would meet the requirements**.

Previous approvals called for enhanced screening along Hwy 41, including tree plantings at 40-feet intervals along the front property line. The proposal would exceed this requirement with most trees planted roughly 20 feet apart.

A **condition of approval** has been added requiring the final plans **to comply with the City's landscaping ordinance.**

Deadline for Agency Decisions

Application Received	**60-day review***	**120 – day**
Dec. 1, 2025	Jan. 30, 2026	March 31, 2026

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

Planning Commission Action Taken 1/14/2026:

The planning commission considered the proposal on January 14, 2026. The agenda and minutes can be found here.

At that meeting, a public hearing was opened. The commission asked the applicants questions regarding:

- Second building: Per the applicant, the second building was removed from the plans indefinitely by increasing the size of the building to accommodate the needs of the tenants.
- Fence material: Confirmed with the applicant that the fence material is primarily wood, with metal gates, and brick corner accents.
- Outdoor storage safety: The applicant indicated the outdoor storage area will be illuminated and locked at night.

The planning commission unanimously voted [6-0] to recommend approval of the following to the City Council for Peavey Business Center at 4200 Peavey Road:

- **Preliminary Site and Building Plan,** subject to the following conditions:

    1. Approvals shall be based on the following preliminary plans and exhibits unless modified by the conditions below:
        a. Site demolition, dated Dec. 29, 2025
        b. Site dimension plan, dated Dec. 29, 2025
        c. Fire Truck Exhibit, dated Dec. 29, 2025
        d. Grading, drainage & erosion control plan, dated Dec. 29, 2025
        e. Topsoil management plan, dated Dec. 29, 2025
        f. Utility plan and details, dated Dec. 29, 2025
        g. Landscaping plan and details, dated Dec. 29, 2025
        h. Building Elevations, dated Nov. 17, 2025
        i. Fence Elevations, dated Dec. 22, 2025
        j. Floor Plan, dated Nov. 17, 2025
    2. Continue coordination:
        a. City Engineer regarding utilities, access, grading, and drainage.
        b. City Electric department on service requirements.
        c. City Fire department regarding fire hydrant and site circulation needs.
    3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted for a final site and building plan application to be considered complete:
        a. Site plan, increasing the southern parking lot setback from 9-feet to 10-feet.
        b. Landscaping plan complying with overstory tree requirements.
        c. Utility plans, which include associated and necessary easements.
        d. Illumination plan, which includes all proposed lighting including those shown on elevations.
        e. Stormwater plan and associated report and modeling.

f. Fire truck turning exhibit.

4. In addition to adherence to the City Engineer memo when available, plans must meet Chaska stormwater management and engineering guidelines.
5. Prior to the issuance of a permit or site work:
    a. Must obtain a CCWMO permit.
    b. The existing drainage and utility easements over Lot 5, Block 1 CHASKA BUSINESS LOFTS must be vacated.
    c. A new, 10-foot drainage and utility easement must be established around the perimeter of the property.
    d. Submit documentation demonstrating compliance with or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the city.
6. Setbacks are established by the PID-8, Planned Industrial District.
7. Sign permits are required for all signs. In addition:
    a. Two monument signs are permitted. Size requirements are established by City Code Sec. 15.32.
    b. Wall signage requirements are established by City Code Sec. 15.32.
8. The following applies to outdoor storage:
    a. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
    b. All outdoor storage must be enclosed within an 8-foot fenced enclosure and screened from the public rights-of-way and adjacent properties.
    c. Additional screening may be required if the outdoor storage area is not appropriately screened from the public rights-of-way of T.H. 41 and Peavey Road.
    d. Materials and equipment stored within the outdoor storage area cannot exceed the height of the fence.
9. The following applies to the proof-of-parking:
    a. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as observed and verified by City Staff.
    b. The conversion of the outdoor storage area to proof-of-parking does not constitute approval for storage of materials outside of the fence.
    c. A revised snow storage exhibit is required if the proof-of-parking lot is constructed.
10. The following applies to proposed fencing:
    a. A fence permit is required.
    b. Fences must comply with City Code Sec. 15.2.210(d).
    c. Fences cannot obstruct the flow of water and must have an opacity of at least 90 percent.
11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

- **Zoning Ordinance Amendment (ZOA) to the Planned Industrial District (PID-8), based on the following ordinance language:**

    1. Open storage:

a. Unless described below, outdoor ~~shall~~storage shall not be permitted on site along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by principal buildings on each site.

b. Limited, well-screened outdoor storage is permitted at 4200 Peavey Road [Lot 2, Block 1 CHASKA BUSINESS LOFTS if the following is met:

i. Visual impacts to the public rights of way and neighboring properties are mitigated through building placement, fencing, and landscaping.

ii. The character of the T.H. 41 is maintained.

~~i.~~iii. Stored materials and equipment do not exceed the 8-foot height of the fence.

Changes since the Planning Commission Meeting

The following condition of approval was added to Resolution No. 2026-7:

5. Prior to the issuance of a permit or site work:
   a. Must obtain a CCWMO permit.
   b. The existing drainage and utility easements over Lot 5, Block 1 CHASKA BUSINESS LOFTS must be vacated.
   c. A new, 10-foot drainage and utility easement must be established around the perimeter of the property.
   d. Submit documentation demonstrating compliance with or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the city.
   ~~d.~~e. A stormwater maintenance declaration must be recorded.

City Council Action Requested

- **Motion to adopt Resolution No. 2026-7 approving the Preliminary Site and Building Plans for Peavey Business Center at 4200 Peavey Road (PC #2025-21).**

- **Motion to adopt Ordinance No. 1077 approving the zoning ordinance amendment to PID-8.**

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE Jan. 26, 2026 RESOLUTION NO. 2026-07

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site and Building Plans for Peavey Business Center at 4200 Peavey Road/ Shaw Construction/ P.C. No. 2025-21

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

WHEREAS**,** the city approved the final plat for CHASKA BUSINESS LOFTS for the property at 4200 Peavey Road. In addition to the final plat, the approval included site and building plans for three new buildings, each approximately 6,000-8,000 square feet, and associated parking. A cross-access easement was required to ensure coordinated site circulation and a shared access between the CHASKA BUSINESS LOFTS and the property to the south (4100 Peavey Road). The plat and easement document were recorded but the buildings were never constructed; and

WHEREAS, the property owner has combined the parcels into a single, contiguous lot; and

WHEREAS, the site was zoned PID-2, a district established in 1986. Resolution 86-42 outlined the district's specific intent, allowed uses, development standards, and regulations for free-standing signs. Additionally, outdoor storage on properties along Hwy 41 is prohibited; and

WHEREAS, all properties within the PID-2 district were rezoned to PID-8 to update setback requirements for properties adjacent to residential areas, acknowledging the residential development constructed in the City of Chanhassen to the east. No changes were made to the prohibition of outdoor storage on properties along Hwy 41; and

WHEREAS, the property is 2.74 acres in size, currently vacant and adjacent to Hwy 41; and

WHEREAS, the City Council approved Resolution No. 2025-74, approving the concept plan for the construction of Peavey Business Center. The plan included: (1) an 18,000 square foot building [12,000 sq. ft. with a 6,000 sq. ft. mezzanine]; (2) a future 9,000 square foot building on the east side of the site; (3) an associated 11,700 square foot outdoor storage area; (4) a parking lot; and (5) stormwater facilities; and

WHEREAS, the currently proposed building would be 22,400 square feet [16,810 square feet with a 5,600 square foot mezzanine] and would be 28-feet in height, with two-foot parapets. Exterior materials include brick and precast aggregate panels, with glass and metal accents; and

WHEREAS, the proposal also includes a 10,600-square-foot outdoor storage area enclosed by an 8-foot fence. Fence materials are intended to complement the building and would predominately wood, with a 20-foot metal gate and brick end caps; and

WHEREAS, the outdoor storage area would be located behind the proposed building and would not be visible from Hwy 41 due to building placement, fencing, and landscaping; and

WHEREAS, Proposed North Pole Arborvitaes along the north and south property lines, and limiting stored items to the height of the fence will further mitigate visual impacts of the outdoor storage area; and

WHEREAS, access to the site would be from Peavey Road. No access is proposed to be from Hwy 41; and

WHEREAS, the plan includes 76 stalls [24 constructed stalls on the west side of the building and 52 proof-of-parking stalls]. Sixteen of the proof-of-parking stalls are shown within the outdoor storage area and the remaining stalls are within an expanded parking area east of the building; and

WHEREAS, with the exception of a one-foot encroachment into the parking setback south of the outdoor storage area, the parking lot generally meets the required parking lot setbacks; and

WHEREAS, the proposal includes 312 sq. ft. of wetland fill and wetland restoration; and

WHEREAS, the proposal would remove all but one aspen along the northern property line. The current plan includes four Discovery Elm. Per CZO 15.28.070 excludes the genus Ulmus from being counted as overstory trees. If the elms are swapped, the plan would meet landscaping requirements; and

WHEREAS, water and sanitary services would be extended from Peavey Road. Stormwater would be collected and directed to the stormwater basin in the southeast corner; and

WHEREAS, on January 14, 2026, the Planning Commission recommended approval to the City Council of the preliminary site and building plans for Peavey Business Center (PC #2025-21); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the preliminary site and building plans for Peavey Business Center at 4200 Peavey Road (PC #2025-21), subject to the following conditions:

1. Approvals shall be based on the following preliminary plans and exhibits unless modified by the conditions below:
    a. Site demolition, dated Dec. 29, 2025
    b. Site dimension plan, dated Dec. 29, 2025
    c. Fire Truck Exhibit, dated Dec. 29, 2025
    d. Grading, drainage & erosion control plan, dated Dec. 29, 2025
    e. Topsoil management plan, dated Dec. 29, 2025
    f. Utility plan and details, dated Dec. 29, 2025
    g. Landscaping plan and details, dated Dec. 29, 2025

   h. Building Elevations, dated Nov. 17, 2025
   i. Fence Elevations, dated Dec. 22, 2025
   j. Floor Plan, dated Nov. 17, 2025
2. Continue coordination:
   a. City Engineer regarding utilities, access, grading, and drainage.
   b. City Electric department on service requirements.
   c. City Fire department regarding fire hydrant and site circulation needs.
3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted for a final site and building plan application to be considered complete:
   a. Site plan, increasing the southern parking lot setback from 9-feet to 10-feet.
   b. Landscaping plan complying with overstory tree requirements.
   c. Utility plans, which include associated and necessary easements.
   d. Illumination plan, which includes all proposed lighting including those shown on elevations.
   e. Stormwater plan and associated report and modeling.
   f. Fire truck turning exhibit.
4. In addition to adherence to the City Engineer memo when available, plans must meet Chaska stormwater management and engineering guidelines.
5. Prior to the issuance of a permit or site work:
   a. Must obtain a CCWMO permit.
   b. The existing drainage and utility easements over Lot 5, Block 1 CHASKA BUSINESS LOFTS must be vacated.
   c. A new, 10-foot drainage and utility easement must be established around the perimeter of the property.
   d. Submit documentation demonstrating compliance with or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the city.
   e. A stormwater maintenance declaration must be recorded.
6. Setbacks are established by the PID-8, Planned Industrial District.
7. Sign permits are required for all signs. In addition:
   a. Two monument signs are permitted. Size requirements are established by City Code Sec. 15.32.
   b. Wall signage requirements are established by City Code Sec. 15.32.
8. The following applies to outdoor storage:
   a. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
   b. All outdoor storage must be enclosed within an 8-foot fenced enclosure and screened from the public rights-of-way and adjacent properties.
   c. Additional screening may be required if the outdoor storage area is not appropriately screened from the public rights-of-way of T.H. 41 and Peavey Road.
   d. Materials and equipment stored within the outdoor storage area cannot exceed the height of the fence.
9. The following applies to the proof-of-parking:
   a. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as observed and verified by City Staff.
   b. The conversion of the outdoor storage area to proof-of-parking does not constitute approval for storage of materials outside of the fence.

c. A revised snow storage exhibit is required if the proof-of-parking lot is constructed.

10. The following applies to proposed fencing:
    a. A fence permit is required.
    b. Fences must comply with City Code Sec. 15.2.210(d).
    c. Fences cannot obstruct the flow of water and must have an opacity of at least 90 percent.
11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of January, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

ORDINANCE NO. 1077

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE No. 954 FOR THE PLANNED INDUSTRIAL DISTRICT (PID-8) BY MODIFYING REGULATIONS FOR PID-8 WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

WHEREAS, the preliminary request includes preliminary site and building plans for the construction of a new 22,000 square foot building, with an outdoor storage area, at 4200 Peavey Road. In addition:

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

The following described real estate is hereby removed from the Planned Industrial District (PID-2) zoning district and rezoned to Planned Industrial District (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts, Carver County, Minnesota.

Section II. **PID-8 District regulations.** Permitted uses and regulations applicable to the PID-8 District is hereby amended to read as follows:

A. Intent

The purpose of PID-8 is to provide an area within which industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment, one which will be complimentary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID-8 but that complimentary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.

It is also intended that development within PID-8 be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials.
2. Wholesaling, all commodities except live animals.
3. Scientific research, investigation, testing or experimentation.
4. Office and administrative facilities.
5. Retail commercial facilities providing goods and services for the day to day needs of PID-8 workers and visitors.
6. Warehousing within part of PID-8 which is not adjacent to T.H. 41.
7. Retail commercial facilities beyond those specified in (5) above provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the purpose of PID-8.
8. A state licensed day care facility.
9. Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of PID-8.

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured or warehoused.
4. Dish antennas subject to provisions of Section 9.17.2.
5. Radio transmitters, microwave and telecommunications towers.
6. Dwelling necessary for security and safety reasons in relation to a principal use.

D. Development Standards

Development standards applicable to the Industrial District (Section 3.1.10 of Chaska Zoning Ordinance) relative to open storage, screening, loading docks, building and parking/driving areas and

landscaping shall apply to the PID-8 District. Additional requirements shall be as follows:

1. Open storage:
    a. Unless described below, outdoor storage shall not be permitted on site along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by principal buildings on each site.
    b. Limited, well-screened outdoor storage is permitted at 4200 Peavey Road [Lot 2, Block 1 CHASKA BUSINESS LOFTS if the following is met:
        i. Visual impacts to the public rights-of-way and neighboring property are mitigated through building placement, fencing, and landscaping.
        ii. The character of the T.H. 41 corridor is maintained.
        iii. Stored items, materials, and equipment do not exceed the height of the 8-foot fence.
2. To the extent possible, existing natural features such as woodland and wetlands shall be preserved in their natural state, particularly within portions of sites not covered by buildings and parking/loading/driving areas.
3. There shall be no direct driveway access permitted from individual lots to T.H. 41 or C.R. 18 thereby protecting these important arterial roadways for their primary function of moving traffic as opposed to providing access to land.

E. <u>Building Setbacks</u>

Minimum building setbacks shall be as follows:

1. From centerline of Highway 41: 150 feet
2. From centerline of Lyman Boulevard (CR 18): 125 feet
3. From Front Lot Lines: 30 feet
4. From Side Lot Lines: 15 feet
5. From Side (Corner) Lot Lines: 20 feet; and
6. From Rear Lot Lines: 20 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW) of Highway 41: 15 feet
2. From other Property Lines: 10 feet

F. Signs

In addition to the sign regulations contained in Section 10 of the Chaska Zoning ordinance, the following regulations shall apply to free-standing signs in the PID-8 District:

1. Two free-standing signs shall be permitted to identify the overall Arbor Park – one at T.H. 41 and 82nd Street and the other at T.H. 41 and C.R. 18. Maximum sign area shall be 200 square feet and maximum height shall be 24 feet above the grade of the roadway from which the sign gains its principal exposure. Minimum setback from street right-of-way shall be 25 feet. Signs for advertising lots in Arbor Park shall be on a temporary basis until such time a permanent identification sign is installed. At that time, if needed, the advertising sign shall become an attachment of the permanent structure.
2. Each lot along T.H. 41 shall be permitted two free-standing signs – one visible from T.H. 41 and the other from Peavey Road. Maximum size and heights above street grade shall be determined with final site plan review. Minimum setback from street right-of-way shall be 25 feet from T.H. 41 and 15 feet from Peavey Road.
3. Internal lots shall be permitted one free-standing sign per lot. Maximum height above street grade shall be 8 feet; maximum size shall be 100 square feet; and maximum setback from street right-of way shall be 15 feet.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 26th day of January, 2026.

_____

Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk

ORDINANCE NO. 1077

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE No. 954 ~~AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)~~ FOR THE PLANNED INDUSTRIAL DISTRICT (PID-8) BY MODIFYING REGULATIONS FOR PID-8 WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

WHEREAS, the preliminary request includes preliminary site and building plans for the construction of a new 22,000 square foot building, with an outdoor storage area, at 4200 Peavey Road. In addition:

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8. A state licensed day care facility.
9. Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of PID-8.

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    b. Limited, well-screened outdoor storage is permitted at 4200 Peavey Road [Lot 2, Block 1 CHASKA BUSINESS LOFTS if the following is met:
        i. Visual impacts to the public rights-of-way and neighboring property are mitigated through building placement, fencing, and landscaping.
        ii. The character of the T.H. 41 corridor is maintained.
        iii. Stored items, materials, and equipment do not exceed the height of the 8-foot fence.
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Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 26th day of January, 2026.

_____

Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk

Project Goal

The core business model for this project is to create a multi-tenant building facing Highway 41 that includes a plumbing business, rental retail and yard area, with additional space for manufacturing, production, warehousing, distribution operations, and/or office space. We intend to have a spring 2026 groundbreaking, with this submission placing our project on the January 14th, 2026, Planning Commission meeting and the January 26th, 2026, City Council meeting.

Neighborhood Meeting

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

Guiding Principles – Shaw Construction's Values

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

Understanding of Place

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

Contribution and Reinforcement of Chaska's Mission Statement

Southwest Rental

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

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

Crimson Copper Plumbing

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

Future Tenants

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

Programming & Project Opportunity Development

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

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

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

Site Features That Influence Design

- An existing wetland on the west side of the property has been identified. Shaw Construction and the owners are working with the wetland authority on a process to mitigate any potential issues. A new, additional retaining pond is proposed for the southeast corner of the property.
- The mature tree in the SE corner of the lot is a cottonwood in poor health and must be removed.

Building Materials

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

PRECAST

ACCENT BRICK

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

Environmental Considerations & Sustainable Initiatives

Avoiding Light Pollution

- Downcast LED parking lot lights will be utilized.
- Additional information available on the submitted Project Photometric Plan.

Minnesota Energy Codes and Standards Application

- Energy Usage/Square Foot for Building Use
- Building envelope design

Daylight will integrate into the building through windows on around the entire perimeter on all floors

Hard surfaces are reduced by not paving all parking stalls, unless required though proof of use.

Community Interaction and Views

LOOKING EAST

LOOKING SOUTHEAST

Car and Foot Traffic

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

Signage

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

Site Development

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

LOOKING EAST-NORTHEAST

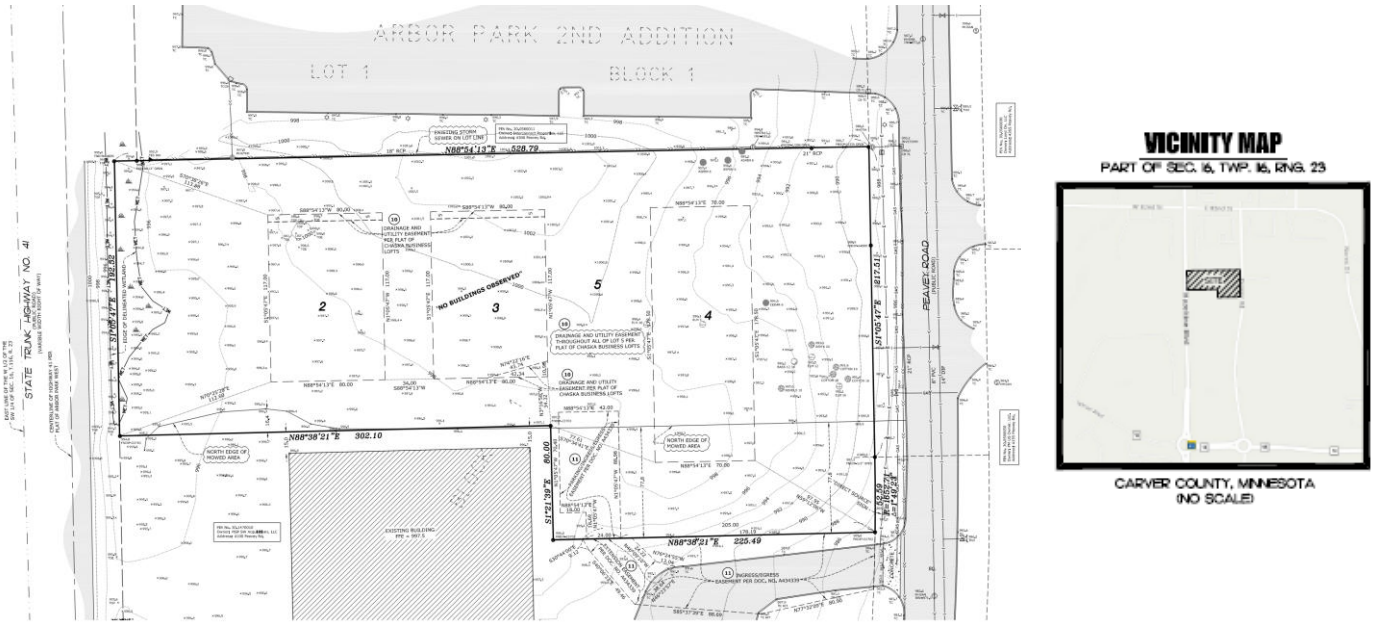
LOOKING NORTHEAST

Elevations of the Proposed Building

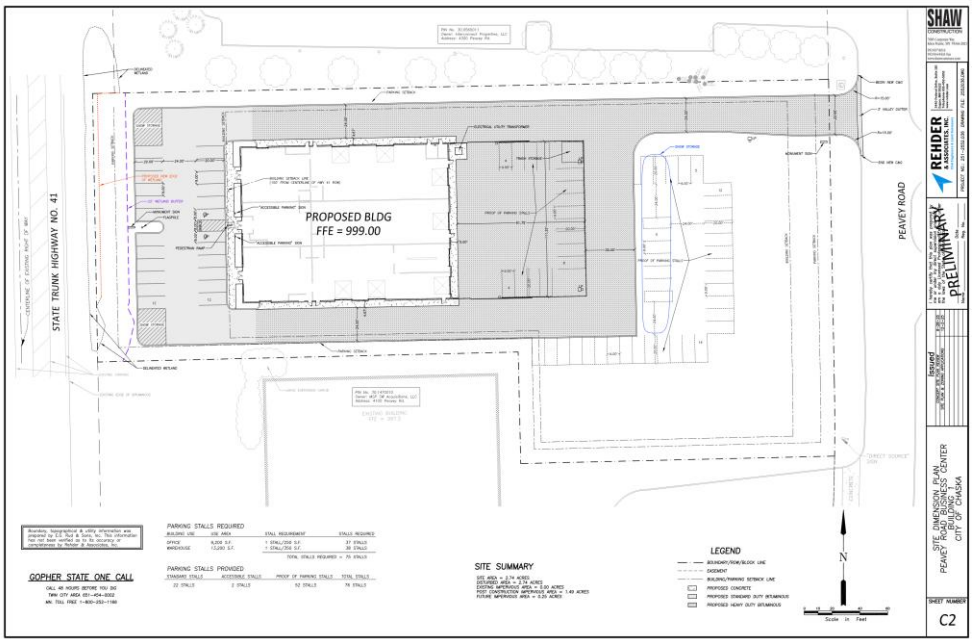
LOOKING EAST

LOOKING WEST

Existing Conditions



Building Placement Rationale



- The location of the building along the west side of the property facing Highway 41 aligns with neighboring buildings to the north and south.
- This placement allows screening of the secure storage yard by the building.
- Traffic and truck deliveries will enter and exit from Peavey Road.
- Site storm design has been revised with revised design of one larger building and no future buildings planned.

Concept Plan Conditions

☑ Continue coordination with the City Engineer regarding utilities, access, grading, stormwater, and drainage.

- Illustrated on the Civil plans C5

☑ Coordinate with the city's Electric Department on service requirements, additionally:

1. Review redlined plans.
- New plans are included with this submission.
2. Loading information of the proposed building to size the transformer correctly.
- We will work with the city's Electrical Department when placing the service order.
3. Related to the future building:
- No longer applicable; The updated design eliminates the future building.

☑ Provide additional information on the retaining wall to ensure it will not interfere with utilities (specifically, electric).

- Not Applicable – retaining wall has been removed from project, no longer required.

☑ Easements are required over all public utility lines, including electric.

- Understood, and plan to provide after plans are finalized and approved.

☑ The existing utility box in the NE corner of the site must be shown on all plans.

- This has been updated on all plans that illustrate this space

☑ Additional parking stalls are required to accommodate the conversion of the warehouse area to a more intensive use.

- Illustrated on the submitted C2 - Site Dimension Plan

☑ Building setbacks are:

- Centerline of Hwy 41: 150 feet
- Front yard setback: 30 feet
- Side yard setback (north and south): 15 feet
- Rear yard setback: 20 feet

- The building setback is now based on the center line of Hwy. 41. *See C2 - Site Dimension Plan*.

☑ Parking lot setbacks are:

- Highway 41 ROW setback: 15 feet
- All other property lines: 10 feet

- Acknowledged and illustrated on plans. See C2 - Site Dimension Plan

☑ City code 15.28.120 outlines façade materials for industrial buildings. Based on ordinance, the following applies to the building and fence façades (on all sides):

- See the table on the Building Elevation *(A2 – Building Elevations Plan)* that breaks out the material types by Class I & II materials, listing percentages per façade and the total amount.

☑ Include the centerline of Hwy 41 on the site plan to verify building and parking lot setbacks.

- See C2 - Site Dimension Plan

☑ Include trash enclosure(s) on site plan and include details.

- Trash receptacles will be placed in the northeastern corner inside the fenced storage area on C2 - Site Dimension Plan

☑ Submit a tree inventory and preserve the mature tree in the SE corner.
See Civil plans C1 - Unfortunately, the mature Cottonwood tree in the SE corner is in poor health and needs to be removed, as agreed upon previously.

☑ Off-street parking requirements are based on the proposed use of the property.

- Parking calculations are illustrated on the submitted C2 - Site Dimension Plan
- Additional parking will not be necessary as the future building has been removed from the design.

☑ Submit a truck turning exhibit to illustrate the city's fire truck can navigate the site:

- See C2.1 - plans

☑ Submit a landscaping plan meeting the requirements outlined in City Code 15.28.070. This plan must also include the size and species.

- See L1 & L2 - plans

☑ Submit a stormwater management plan.

- See Stormwater Management Report prepared by Rehder & Associates; 62 pages and C9 - SWPPP plan.

☑ Continue coordination with the city engineer regarding utilities, access, grading, and drainage.

- We intend to continue working with the city engineer in all relevant areas.

☑ Submit an exhibit to illustrate tree impacts with proposed and existing grades and site improvements.

- See L1 – Landscape Plan

☑ Wall signage requirements are established by City Code 15.32. Monument sign requirements are established by the PID-8 district.

- Proposed sign locations are shown on plans.
    - Building: see A2 – Building Elevations Plan

- Monument: see C2 - Site Dimension Plan

☐ Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement.

- This is in progress, along with consolidating the multiple parcels into one contiguous lot

☑ Fences must comply with City Code Sec. 15.2.210(d), unless approved by the council.

- The 8' brick and wood fence complies with the code referenced.

☑ Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

- The rooftop mechanical equipment will be screened by a parapet.
- The electrical transformer will be screened by the storage fence.

Additional Items

☐ Additional items related to electrical needs:

1. Electric service policy
2. New service application
3. Pad specs

- We intend to apply for the above, once site plan approvals are obtained.

☑ Consideration: How will the proof-of-parking stalls shown within the outdoor storage area be accessed if parking demand requires them to be utilized?

- These stalls will be accessible through a sliding gate.

☑ Condition of Approval: The construction of proof-of-parking will be required if the parking demand exceeds the available parking or a change in use or tenant occupancy increased the parking demand, as verified by staff.

- This condition is understood.

☑ Consideration: The property to the north is "higher" than the subject property. Consideration to screening as it relates to the height of the fence should be considered. They have expressed some concern about the "look of outdoor storage."

- The neighboring building has no windows facing our site.
- As noted above, no neighbors attended the available meeting to discuss our design.
- Materials inside the fence will not be taller than the 8' allowable height of the fence.

☑ Provide additional information on how the truck rental would work on the property. Where will the trucks be stored? How will they be screened?, etc.

- Trucks will typically be parked inside and screened by the 8' wood fence.

N

0 15 30 60 90

Scale in Feet

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

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

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PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

AERIAL SITE EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C0

CERTIFICATE OF SURVEY

~for~ SHAW CONSTRUCTION
~of~ 4200 PEAVEY ROAD
CHASKA, MN 55318

PROPERTY DESCRIPTION

Lots 2, 3, 4 and 5, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota.

GENERAL NOTES

1. Fee ownership is vested in Peavey Properties, LLC, a Minnesota limited liability company.
   Parcel ID Numbers: 30.1470020 (Lot 2), 30.1470030 (Lot 3), 30.1470040 (Lot 4) and 30.1470050 (Lot 5).
2. Address of the surveyed premises: 4200 Peavey Road, Chaska, MN 55318.
3. Bearings shown hereon are based on the Carver County Coordinate System.
4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 275234 Panel No. 0226 Suffix D by the Federal Emergency Management Agency, effective date December 21, 2018.
5. Boundary area of the surveyed premises: 119,265± sq. ft. (2.74 acres).
6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Chaska's website indicates that the surveyed premises shown on this survey is currently zoned PID 08 (Planned Industrial District). Under the applicable zoning regulations, the current setbacks are:

   Building: *These requirements may be waived where the tract is contiguous to an existing PID District or where the tract has an area of not less than ten (10) acres and is to be used as the site for a building or group of buildings all occupied by a single tenant.

   From rights-of-way of freeways or limited access expressways = 75 feet
   From other perimeter public streets = 50 feet
   From interior public streets = 30 feet
   From adjoining Chaska residential uses or residential zoning districts in Chaska = 100 feet

   Parking: Front = 10 feet
   Side = 5 feet
   Rear = 5 feet

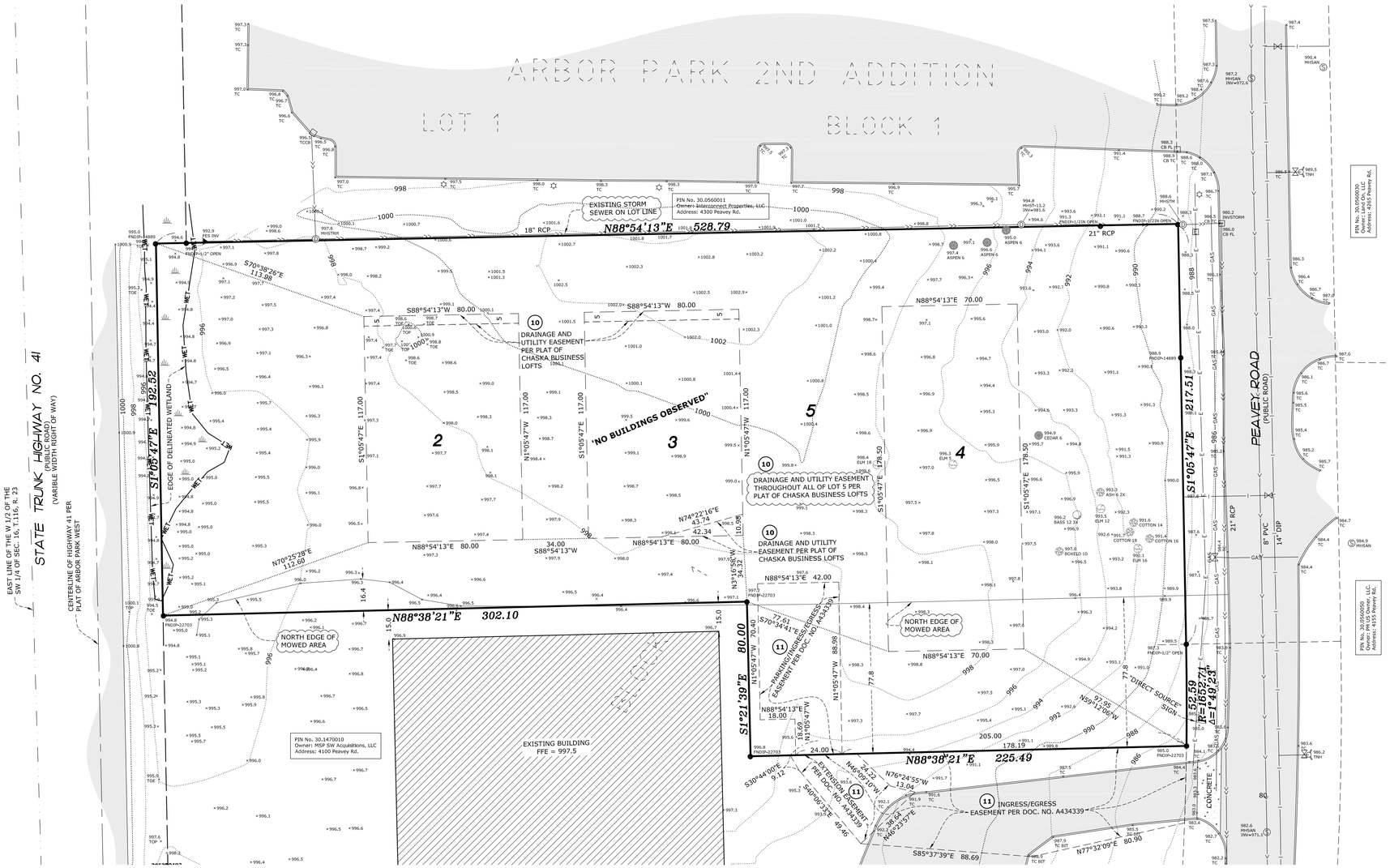
   For additional information contact the Community Development Department at the City of Chaska at (952) 448-9200.
7. There are no marked or striped parking areas onsite.
8. The surveyed premises adjoins State Trunk Highway No. 41 and Peavey Road, public streets. There are no existing physical access points visible.
9. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 221601599.
   - Record drawings provided by the City of Chaska's engineering department.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. First American Title Insurance, Commitment No. 2218306, Schedule B-II Survey Related Exceptions:

    Item 5) Easements, or claims of easement, not shown by the Public Record. (Surveyor's note: The surveyor is unaware of any additional easements other than those shown on this survey.)

    Item 10) Utility and drainage easements as shown on the recorded plat of CHASKA BUSINESS LOFTS. (Surveyor's note: Easements are shown on the survey.)

    Item 11) Corrective Business Lofts Cross-Easement Agreement dated September 30, 2005, filed February 6, 2006 as Document No. A434339. (Surveyor's note: Easements are shown on the survey.)
12. Wetland delineation by Kjolhaug.



VICINITY MAP

PART OF SEC. 16, TWP. 116, RNG. 23

CARVER COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES ELECTRICAL BOX
- DENOTES LIGHT POLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER CARVER COUNTY TAX INFORMATION)
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

NORTH

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

BENCHMARK

MNDOT GEODETIC STATION NO. 3696
STATON NAME: EXCELSIOR AZ MK
ELEVATION: 1025.77 (NAVD 88)

DRAWN BY: BAB	JOB NO: 220671AB	DATE: 11/17/2025
CHECK BY: JER	FIELD CREW: CS/SN - HUTCH	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

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

JASON E. RUD

Date: 11/18/2025 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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TREE INVENTORY

POINT	SIZE	SPECIES	REMOVE	REMAIN
125	18	ELM	X	
128	3X12	BASSWOOD	X	
129	10	BOX ELDER	X	
130	12	ELM	X	
131	2X6	ASH	X	
132	18	COTTONWOOD	X	
133	14	COTTONWOOD	X	
134	16	COTTONWOOD	X	
135	16	ELM	X	
138	5	ELM	X	
143	6	CEDAR	X	
163	6	ASPEN	X	
166	6	ASPEN	X	
171	6	ASPEN		X

DEMOLITION NOTES

1 – Remove bituminous pavement
2 – Remove curb & gutter
3 – Remove Tree(s)

LEGEND

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

N

0 10 20 40 60
Scale in Feet

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Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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PRELIMINARY

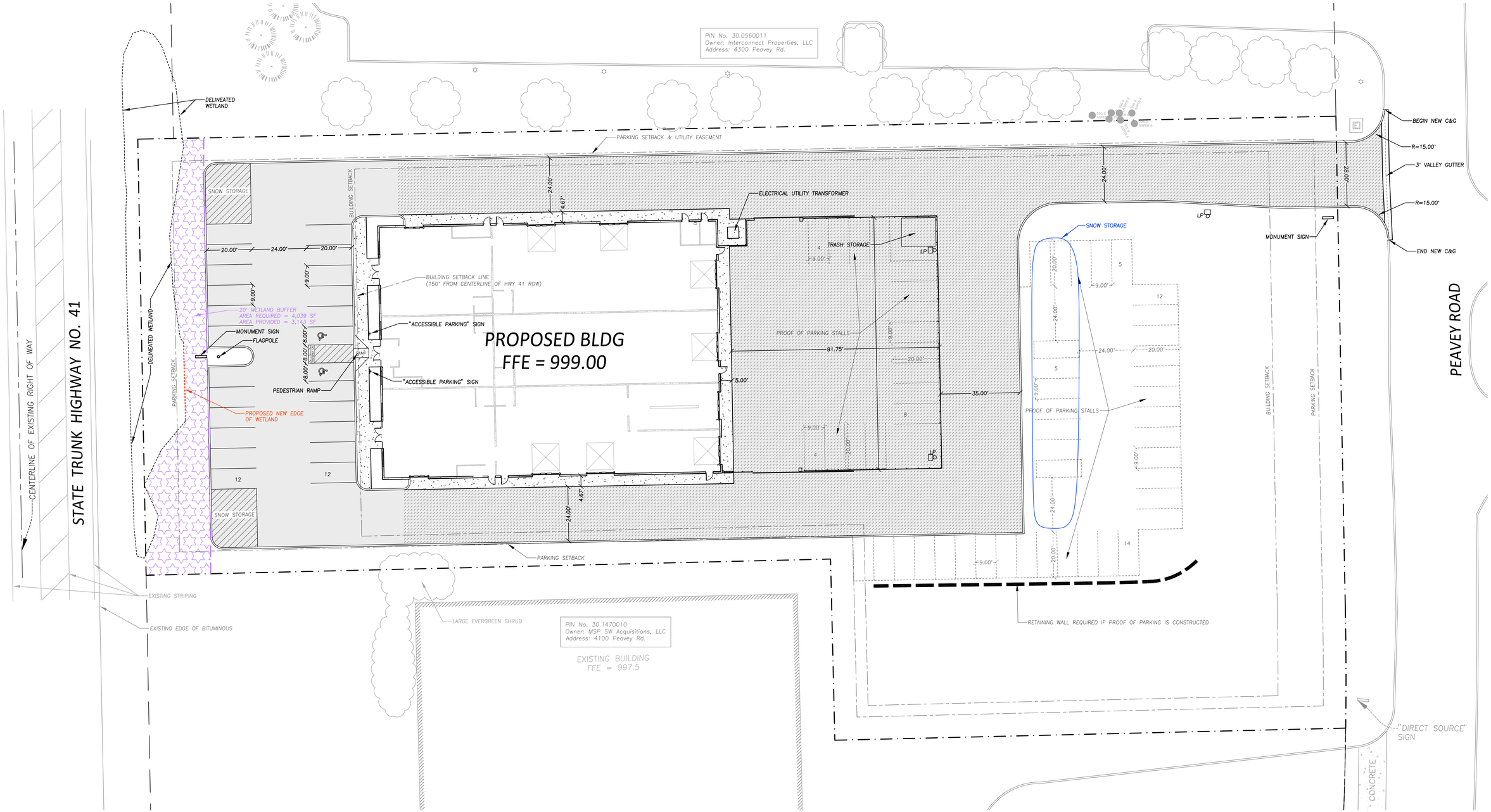
Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

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

SHEET NUMBER
C1



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PARKING STALLS REQUIRED

BUILDING USE	USE AREA	STALL REQUIREMENT	STALLS REQUIRED
OFFICE	9,200 S.F.	1 STALL/250 S.F.	37 STALLS
WAREHOUSE	13,200 S.F.	1 STALL/350 S.F.	38 STALLS
		TOTAL STALLS REQUIRED =	75 STALLS

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	PROOF OF PARKING STALLS	TOTAL STALLS
22 STALLS	2 STALLS	52 STALLS	76 STALLS

SITE SUMMARY

SITE AREA = 2.74 ACRES
DISTURBED AREA = 2.74 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 1.49 ACRES
FUTURE IMPERVIOUS AREA (PROOF OF PARKING) = 0.25 ACRES

LEGEND

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

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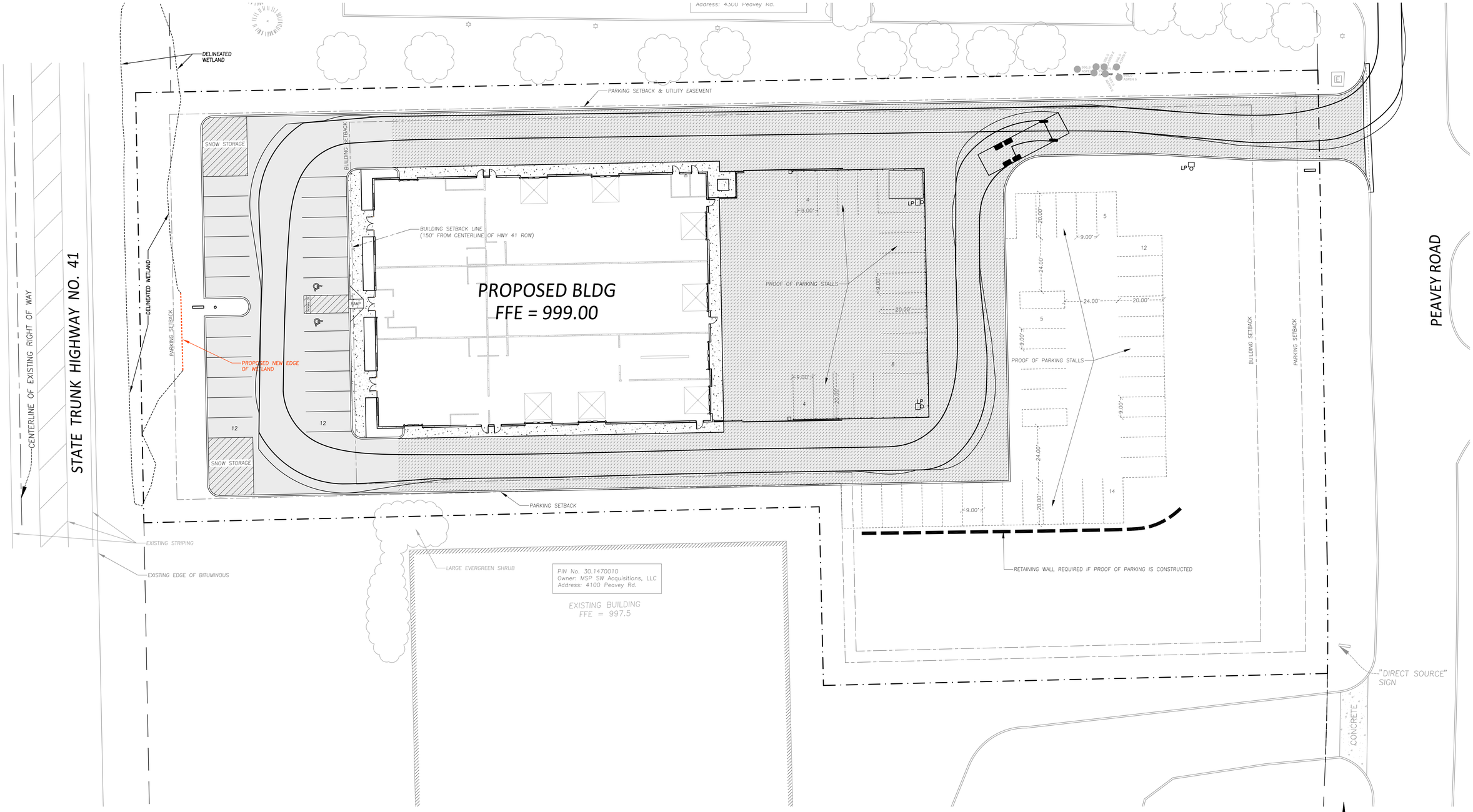
ADDRESS CITY COMMENTS	12-29-25

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

SHEET NUMBER
C2



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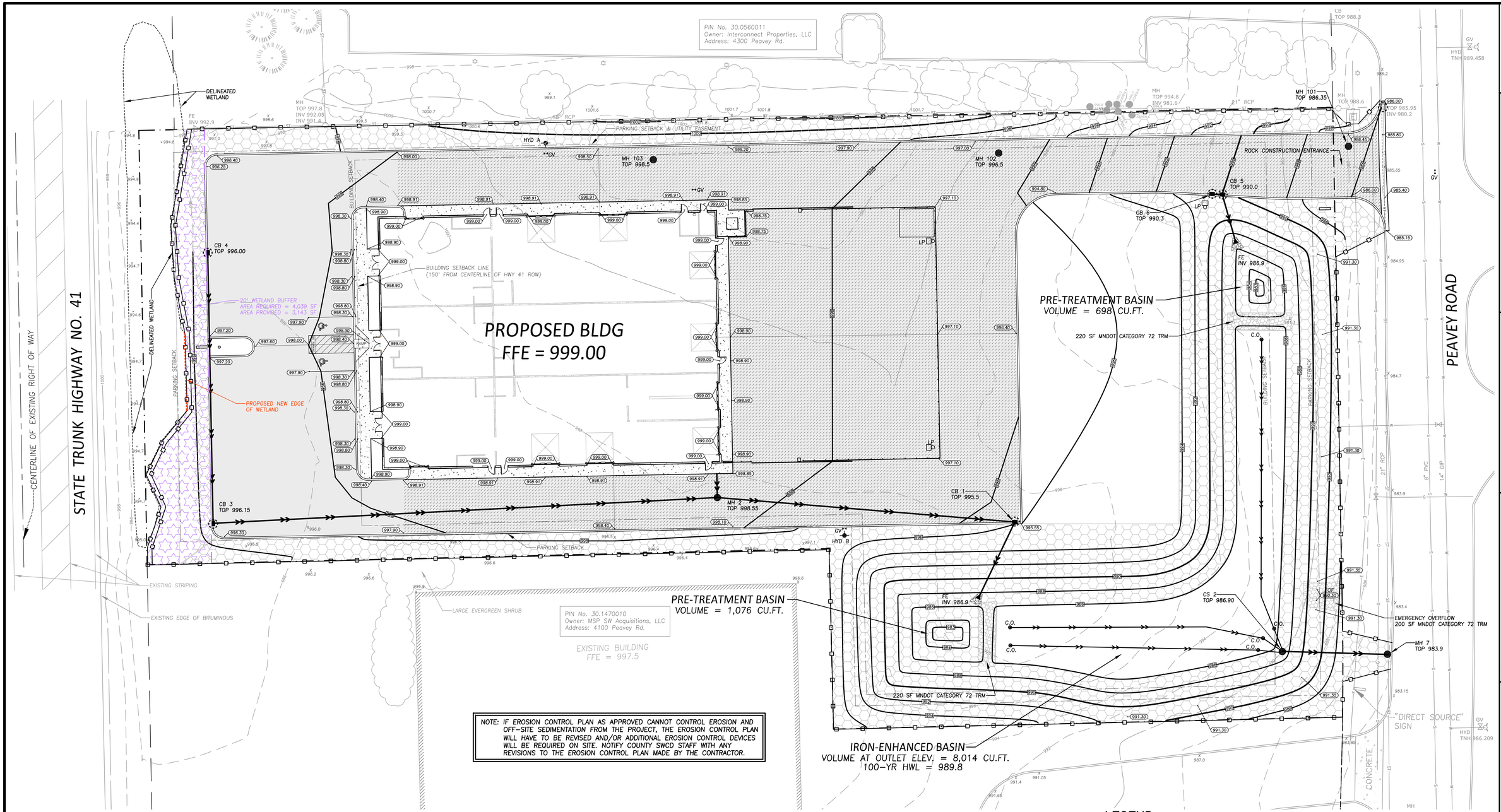
ADDRESS CITY COMMENTS	12-29-25

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

SHEET NUMBER
C2.1



NOTE: IF EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. NOTIFY COUNTY SWCD STAFF WITH ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR.

GRADING NOTES

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

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

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

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EROSION CONTROL NOTES

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

LEGEND

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

N

0 10 20 40 60
Scale in Feet

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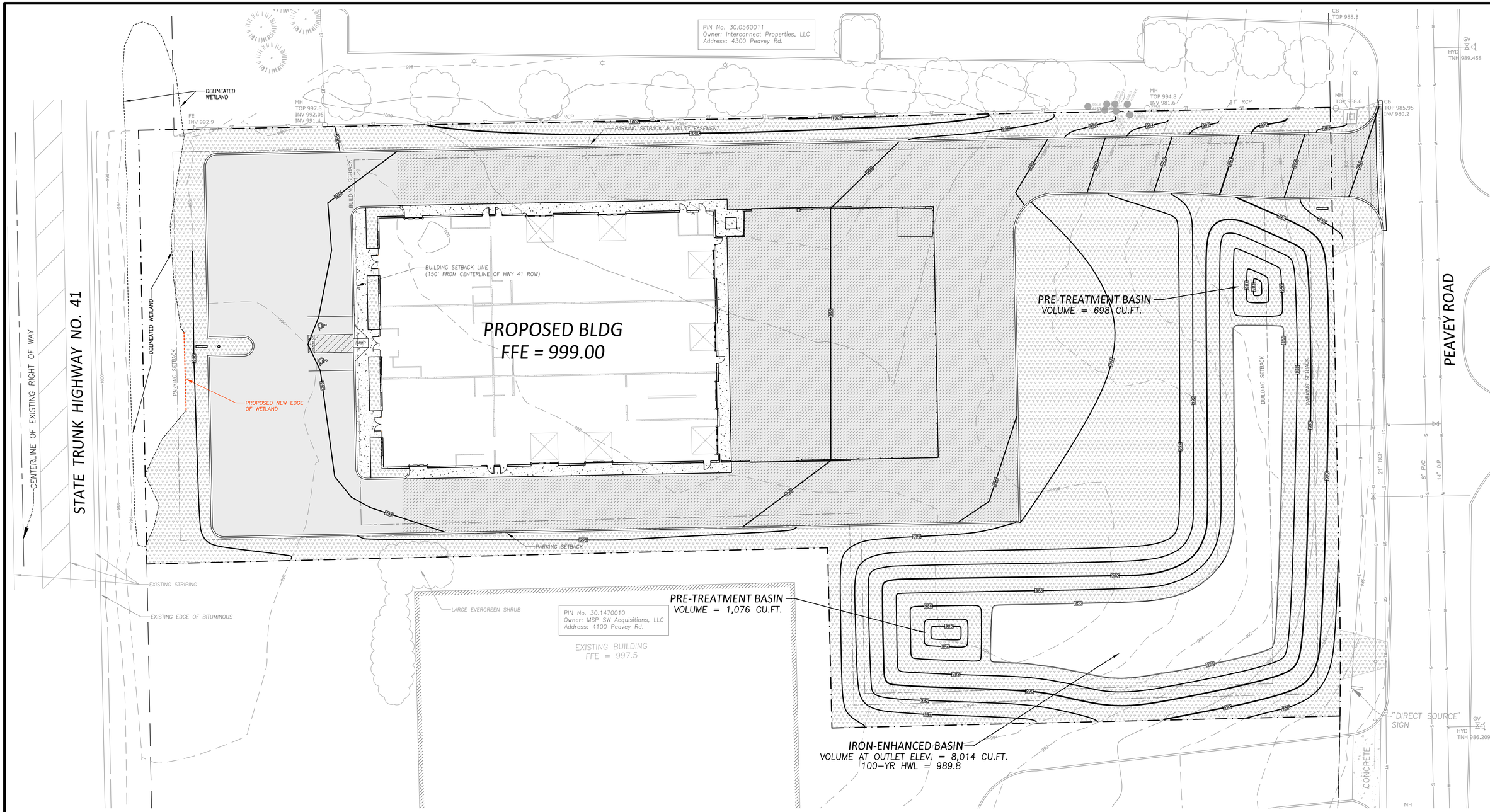
ADDRESS CITY COMMENTS	12-29-25

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

SHEET NUMBER
C3



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LOCATION OF TOPSOIL TO BE REAPPLIED

TOPSOIL MANAGEMENT NOTES

- Strip topsoil (Contractor to select equipment appropriate for the site conditions).
- Stockpile topsoil (Timing and location/size of stockpile to be Contractor dependent).
- Subsoil must be decompacted to a depth of 6" prior to placement of topsoil (Timing and decompaction method to be Contractor dependent).
- Place 6" of topsoil over all areas to be established with turf, seed or landscaping/plantings (Timing for placement of topsoil to be Contractor dependent).
- Topsoil shall meet the CCWMO Topsoil Standard. Topsoil does not need to be tested prior to grading, but the stockpile shall be tested prior to respreading to ensure there is no mixing of subsoil.

APPROXIMATE AMOUNT OF TOPSOIL AVAILABLE ON THE SITE = 4,300 C.Y.
AREA WHERE TOPSOIL WILL BE REAPPLIED = 45,820 SQ.FT.
VOLUME OF TOPSOIL REQUIRED = 45,820 SQ.FT. X 0.5 FT = 22,910 CU.FT. (849 C.Y.)

N

0 10 20 40 60
Scale in Feet

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TOPSOIL MANAGEMENT PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4

H. Topsoil Management Standards

Related Ordinance Section(s): § 153.62

Purpose
The goal of Topsoil Management is to preserve the structure of undisturbed soils on site and/or maintain comparable to existing quality and permeability of disturbed soils once mass grading is completed and infrastructure is installed.

Carver County Topsoil Standard

Table 1. Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% – 33%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	30% - 75%	ASTM D 422
Organic matter	2.5% – 15%	ASTM D 2974
pH	6.1 – 8.0	ASTM G 51
Compaction	- 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or - bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

Matching Existing Soils
For sites that have not been previously graded, a site-specific topsoil standard can be developed using one of the methods described below.

Method 1 Soil Survey Data
A site-specific topsoil standard can be developed using information on physical soil properties from the Natural Resource Conservation Service's Web Soil Survey for Carver County. A site-specific standard shall be developed using a weighted average of the physical soil properties for the top 12 inches of soil map units identified within the project area.

Method 2 Onsite Testing

Non-linear Projects. One (1) sample shall be collected of the top 12 inches of soil from each soil map unit within the disturbed area of the project. Alternatively, a minimum of (2) samples can be collected per 5 acres disturbed, from locations that characterize the site overall or from which topsoil will be stripped and stockpiled. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter

content, and pH. A site-specific standard shall then be developed using a weighted average of the samples collected on site.

Linear projects. One (1) composite sample shall be collected in select areas where grading and topsoil replacement are proposed, or at a density of approximately one sample per mile. Each composite sample will be comprised of eight individual samples collected of the top 12 inches of soil. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter content, and pH. A site-specific standard shall then be developed using a weighted average of the samples collected on site.

Site Specific Standard Guidance

Clay, Sand Silt Standards. To develop a site-specific topsoil standard for clay, sand, and silt:

i) (i) Calculate the weighted average for each parameter.
ii) (ii) Round to the nearest whole number.
iii) (iii) When the rounded average matches the lower end of the standard range, subtract 3% from the low end of the CCWMO standard range to establish the lower end of the site-specific standard.
iv) (iv) When the rounded average matches the upper end of the standard range, add 3% to the high end of the CCWMO standard range to establish the upper end of the site-specific standard.
v) (v) When the rounded average falls below the CCWMO standard range, subtract 3% from the rounded average and use that value as the lower end of the site-specific standard.
vi) (vi) When the rounded average falls above the CCWMO standard range, add 3% from the rounded average and use that value as the high end of the site-specific standard.
vii) (vii) If the weighted average falls within the CCWMO standard range, use the CCWMO standard range.

Organic Matter, pH, and Compaction Standards. All site-specific topsoil standards shall include the ranges described in the Carver County Topsoil Standard for organic matter, pH, and compaction. The ranges for organic matter, pH, and compaction may not be changed for the site-specific topsoil standard.

Previously Graded Sites. Non-linear sites that were mass-graded before 2016 are not eligible to create a site-specific topsoil standard. For these sites, if topsoil does not meet the Carver County topsoil standard, two inches of compost must be added to the soil and tilled to a depth of six inches. No further amendment will be required.

Stockpile Testing Requirements
One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

Stockpile Sampling Procedures

1. One sample shall be collected per 2,500 cubic meters of stockpile (a minimum of one sample shall be taken if stockpiles are less than 2,500 cubic meters).
2. The Contractor/Supplier shall form a face for the full height of the stockpile at four locations.
3. A loader bucket or similar equipment shall then be filled by channeling the full height of the stockpile face, from the bottom to the top, in one operation.
4. The bucket shall then be lowered and emptied by rotation to form a small pile at each sampling location.
5. The sampler shall place a shovel full of soil from each pile into a large container. The soil shall be thoroughly mixed and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
6. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
7. Additional topsoil shall not be added to the stockpile after sampling.
8. Sample results shall be submitted to the County for review. Test results are valid for 6 months.

In place (ungraded) Topsoil Sampling Procedures

1. The sampling procedure for in place (ungraded) topsoil shall consist of the preparation of one composite sample for each soil map unit within the project area.
2. Each composite sample shall represent full depth topsoil from not fewer than ten individual locations per soil map unit. If the full depth is unknown, a sample from the top 6 inches of soil shall be obtained at each location.
3. The sampler shall place a shovel full of soil from each area into a large container. The soil shall be thoroughly mixed, and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
4. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
5. Sample results shall be submitted to the County for review.

Subsoil Preparation Methods
Perform subsoil preparation before placing topsoil. Perform subsoil preparation in one direction on the contours perpendicular to the flow of water and slopes flatter than 1:2 (V:H). Scarify/loosen the subsoil to a depth of 6 inches. Subsoil areas shall be loosened to less than 200 psi [1400 kPa]. For saturated soil, delay subsoil preparation until soil dries to at least field capacity.

The following areas do not require subsoil preparation:
- Areas within the dripline of existing trees,
- Over utilities within 30 in of the surface,
- Where trenching or drainage lines are installed,
- Where compaction is required by design (abutments, footings, or inslopes), and
- Inaccessible slopes.

Soil Bed Preparation Methods
Prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed or placing sod. Complete the tilling after applying soil amendments to the soil. Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 6 in on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment. Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3 in [75 mm] high may remain in place for seeding operations. Soil clods, lumps and tillage ridges 1.5-inch (40 mm) high may remain in place for sodding operations. Multiple passes of the equipment may be needed to meet these requirements

Submittal Requirements
The Topsoil Management Plan shall include the following information:

(1) Topsoil Standard. This section will identify the topsoil standard being utilized for the project.

(2) Topsoil Stripping and Stockpiling Methods. This section shall include the following:
(a) Estimated quantity of topsoil available on the site.
(b) Quantity of topsoil needed to restore green space areas.
(c) Estimated depth of topsoil available on the site.
(d) Description of equipment used to strip topsoil.
(e) Temporary methods of erosion control for topsoil stockpile (silt fence or similar).
(f) Permanent methods of erosion control for topsoil stockpile (establishment of vegetation) if stockpile will remain in place for longer than 6 months.

(3) Topsoil Stockpile Sampling Methods. This section shall include a description of the number of samples to be collected and the process for collecting samples from the stockpile(s). One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

(4) Topsoil Re-application Procedures. This section shall include the following:
(a) Method for decompacting subsoil prior to reapplication of topsoil.
(b) Method for re-applying stockpiled topsoil prior.
(c) General description of method(s) for amending topsoil to meet specification provided in Table 2, if testing shows stockpiles do not meet specification.

(5) Construction Schedule and Phasing. Construction sequencing shall include:
(a) Timing for stockpiling topsoil.
(b) Timing for preparing subsoil and replacing topsoil in common areas.
(c) Timing for preparing subsoil and replacing topsoil on individual lots.

(6) Plan Sheet(s) showing:
(a) Quantity of topsoil needed.
(b) Total green space area including outlots, common areas, boulevards, residential front, rear, and side lots, etc. Green space area shall be shown on plan sheet and calculation of total area shall also be provided.
(c) Location and size of stockpile(s).

(d) Location(s) where topsoil is to be reapplied.
(e) Note that topsoil must be reapplied at a depth of 6 inches and must meet the specification in Table 2.
(f) Note that topsoil quality and depth must be verified by County or City staff prior to seeding or placement of sod.

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

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

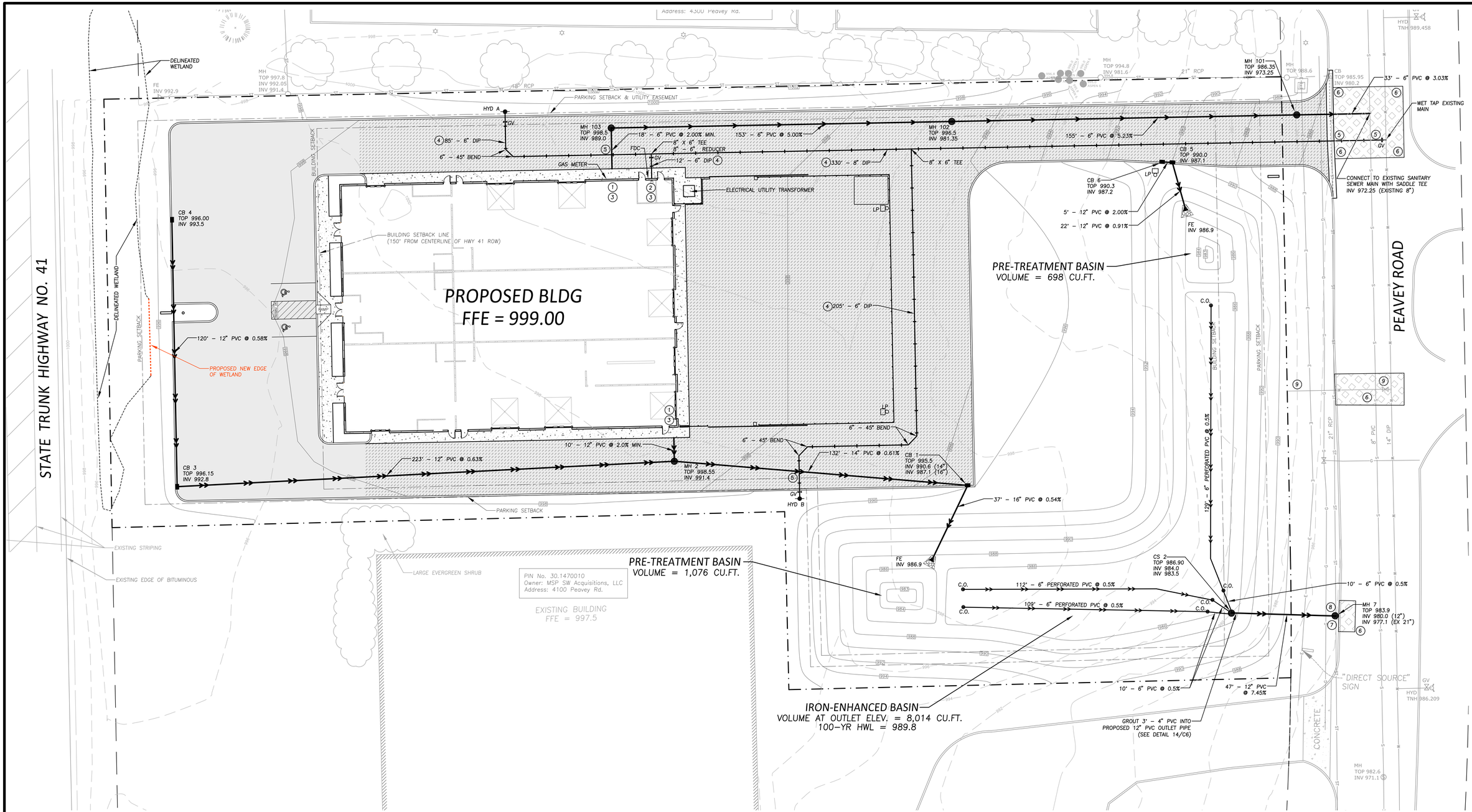
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
PRELIMINARY
Name _____ Reg. No. _____ Date _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

TOPSOIL MANAGEMENT PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4.1



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

UTILITY NOTES

(1) – All sewer services to extend to a point 5' from proposed building.
(2) – Bring water main into proposed building and cap at the floor.
(3) – Verify all service locations and inverts with mechanical engineer before construction.
(4) – All watermain to have a minimum of 7.5' of cover.
(5) – Maintain a minimum of 18" vertical separation between water main & sewer.
(6) – Remove & replace bituminous pavement. Match existing pavement section.
(7) – Remove & replace concrete curb & gutter. Match existing pavement section.
(8) – Construct proposed manhole over existing storm sewer.
(9) – All unused existing utility stubs shall be removed per City requirements.

GOPHER STATE ONE CALL

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

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
MH 2	48"	R-1642B
CB 3	48"	R-3067V
CB 4	24" X 36"	R-3067V
CB 5	24" X 36"	R-3067V
CB 6	24" X 36"	R-3067V
MH 7	48"	R-1642B
CS 1	48"	SEE DETAIL 14/C6
MH 101	48"	R-1642B
MH 102	48"	R-1642B
MH 103	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	999.2
HYD B	997.5

LEGEND

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

N

0 10 20 40 60
Scale in Feet

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Name _____ Date _____
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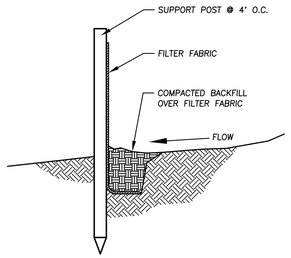
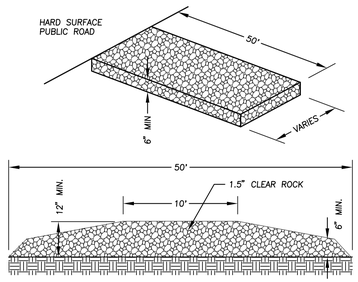
UTILITY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

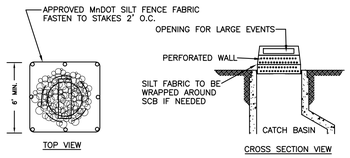
SHEET NUMBER
C5



1 / C6 SILT FENCE
NO SCALE

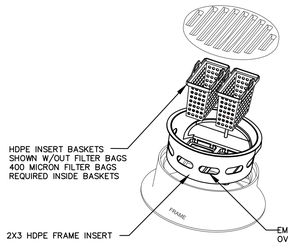


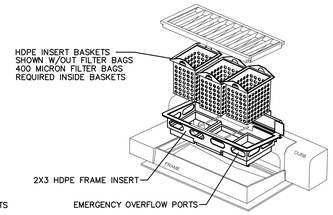
2 / C6 ROCK CONSTRUCTION ENTRANCE
NO SCALE



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

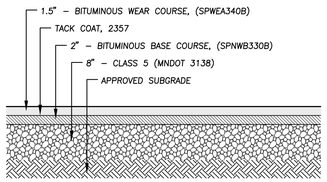
3 / C6 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE





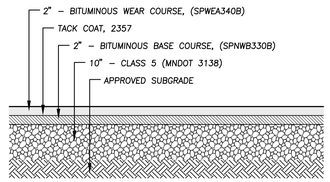
NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

4 / C6 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



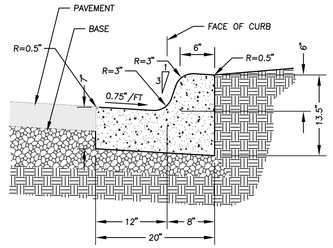
NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

5 / C6 STANDARD DUTY PAVEMENT SECTION
NO SCALE



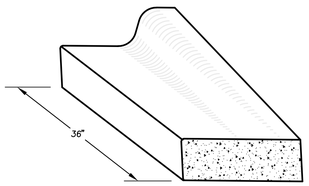
NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

6 / C6 HEAVY DUTY PAVEMENT SECTION
NO SCALE



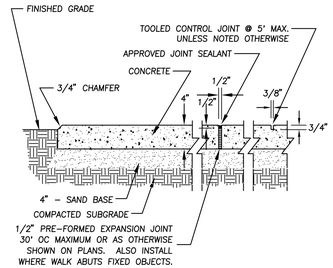
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

7 / C6 B612 CONCRETE CURB & GUTTER
NO SCALE



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

8 / C6 CURB & GUTTER BEAVERTAIL
NO SCALE

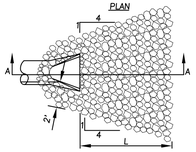


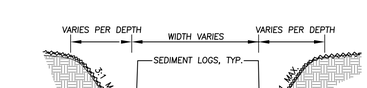
9 / C6 CONCRETE SIDEWALK
NO SCALE

RIPRAP REQUIREMENTS

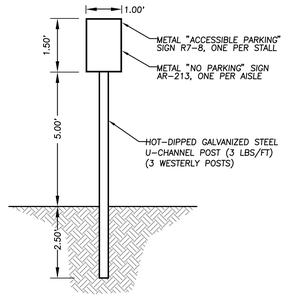
PIPE DIA. [IN]	L [FT]	GEOTEXTILE FILTER [SY]	RIPRAP [CY]
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
36	16	45.9	10.6
42	18	52.8	12.5
48	20	61.1	14.8

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

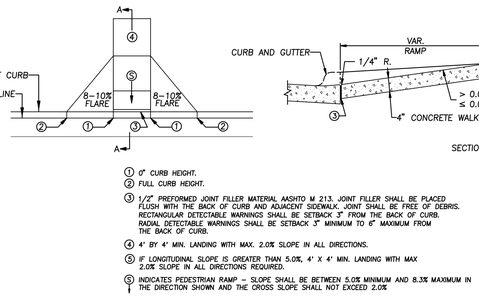




10 / C6 RIPRAP DETAIL
NO SCALE

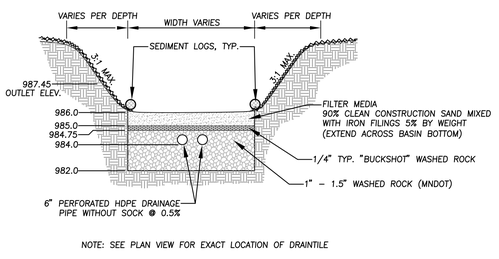


11 / C6 ACCESSIBLE PARKING SIGN AND POST
NO SCALE



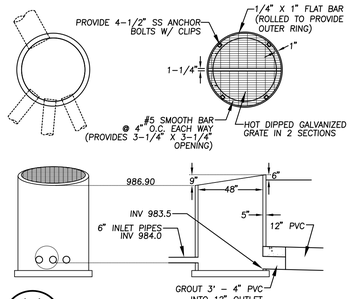
① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
④ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑤ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑤ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

12 / C6 PEDESTRIAN RAMP
NO SCALE

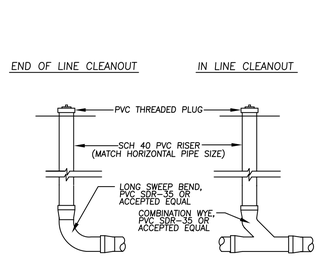


NOTE: SEE PLAN VIEW FOR EXACT LOCATION OF DRAINTILE

13 / C6 IRON-ENHANCED BASIN CROSS SECTION
NO SCALE



14 / C6 OUTLET CONTROL STRUCTURE
NO SCALE



15 / C6 STORM SEWER CLEANOUT
NO SCALE

RIPRAP REQUIREMENTS

PIPE DIA. [IN]	L [FT]	GEOTEXTILE FILTER [SY]	RIPRAP [CY]
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
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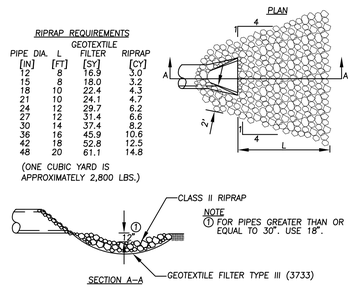
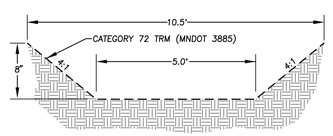
(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



16 / C6 RIPRAP DETAIL
NO SCALE



17 / C6 BASIN EMERGENCY OVERFLOW OUTLET
NO SCALE

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

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

PRELIMINARY

Name ____ Date ____ Reg. No. ____

Issued

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DETAILS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C6

SPECIFICATIONS

GENERAL

I. GENERAL

A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. Soils report and pavement recommendation provided by Braun Intertec, Project Number B2205342.
H. Existing Topography, Boundary & Utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

SITE CLEARING

I. GENERAL

A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.

II. EXECUTION

A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL

A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).

II. PRODUCTS

A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
H. Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and mulch shall be MNDOT Type 1.

III.EXECUTION

A. Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
B. Place 4-inches of topsoil over all areas to be re-established with turf.
C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
D. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
E. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

I. GENERAL

A. Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified
B. Conform to applicable standards of authorities having jurisdiction for asphalt paving work on public property.

II. PRODUCTS

A. Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
B. Provide a base and wear course as indicated on the plan unless otherwise specified.
C. Provide a tack coat as indicated on the plan unless otherwise specified.

III.EXECUTION

A. Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
B. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
C. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
D. Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
E. Provide an average density of 96 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent
F. Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

I. GENERAL

A. Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.

II. PRODUCTS

A. Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3-inch slump.
B. Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type I or approved equal.

III. EXECUTION

A. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to pavement placement.
B. Comply with requirements and with ACI 304R for measuring, mixing, transporting, and placing concrete.
C. Comply with the Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars" for placing and supporting reinforcement.
D. Preformed expansion joints using 0.5-inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200-feet.
E. Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
F. Provide a medium to fine broom finish perpendicular to traffic flow.
G. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

STORM SEWER

I. GENERAL

A. Storm sewer shall comply with all local regulations pertaining to storm sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Storm sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D1785, ASTM D2665, or ASTM F794 SCH 40, for solvent-cemented or gasket joints. Fittings shall be ASTM D2265, ASTM F794, or ASTM F1866.
B. Storm sewer catch basins and manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Storm sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.
D. All flared end sections shall have standard duty trashguards.
E. Filter Fabric shall be Mirafi 500X or approved equal.
F. Riprap shall be random and Class II hand placed to a depth of one foot.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground storm sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Flared ends and the last two sections of storm sewer pipe shall be tied with bolts.
C. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
D. PVC sewer pipe shall be bedded in accordance with ASTM F 2306, "Standard Specification for 12 to 60 in. Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications".
E. Storm sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4-feet out of the ground.

SANITARY SEWER

I. GENERAL

A. Sanitary sewer shall comply with all local regulations pertaining to sanitary sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Sanitary sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D 3034, SDR 35, for solvent-cemented or gasket joints.
B. Sanitary sewer manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Sanitary sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground sanitary sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
C. PVC sewer pipe shall be bedded in accordance with ASTM D 2321, "Recommended Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe".
D. Sanitary sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4 feet out of the ground.

WATER MAIN

I. GENERAL

A. Water main shall comply with all local regulations pertaining to water main systems including materials, installation, and testing. If no local regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Water main, indicated on the plan as DIP, shall be ductile iron pipe, Class 52, with push on joints and shall provide electrical conductivity across each joint.
B. All fittings shall be mechanical joint fittings.
C. Hydrants and valves shall meet all local and municipality requirements.
D. PE encasement for DIP shall be AWWA C105, PE film, 0.008-inch minimum thickness, tube or sheet.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground water main systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated, to the extent practical.
B. Bury all water main with a depth of cover of at least 7.5-feet or with the top at least 12-inches below frost penetration, which ever is greater.
C. Water main shall be encased in PE film
D. All bends, stubs, and hydrants shall be rodded to the water main using 0.75-inch tie rods.
E. Tap water main with size and in location as indicated according to the requirements of the local water utility. The Contractor shall pay water utility fee.
F. Test all installed piping as required by the local water utility.

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

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

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

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

PRELIMINARY

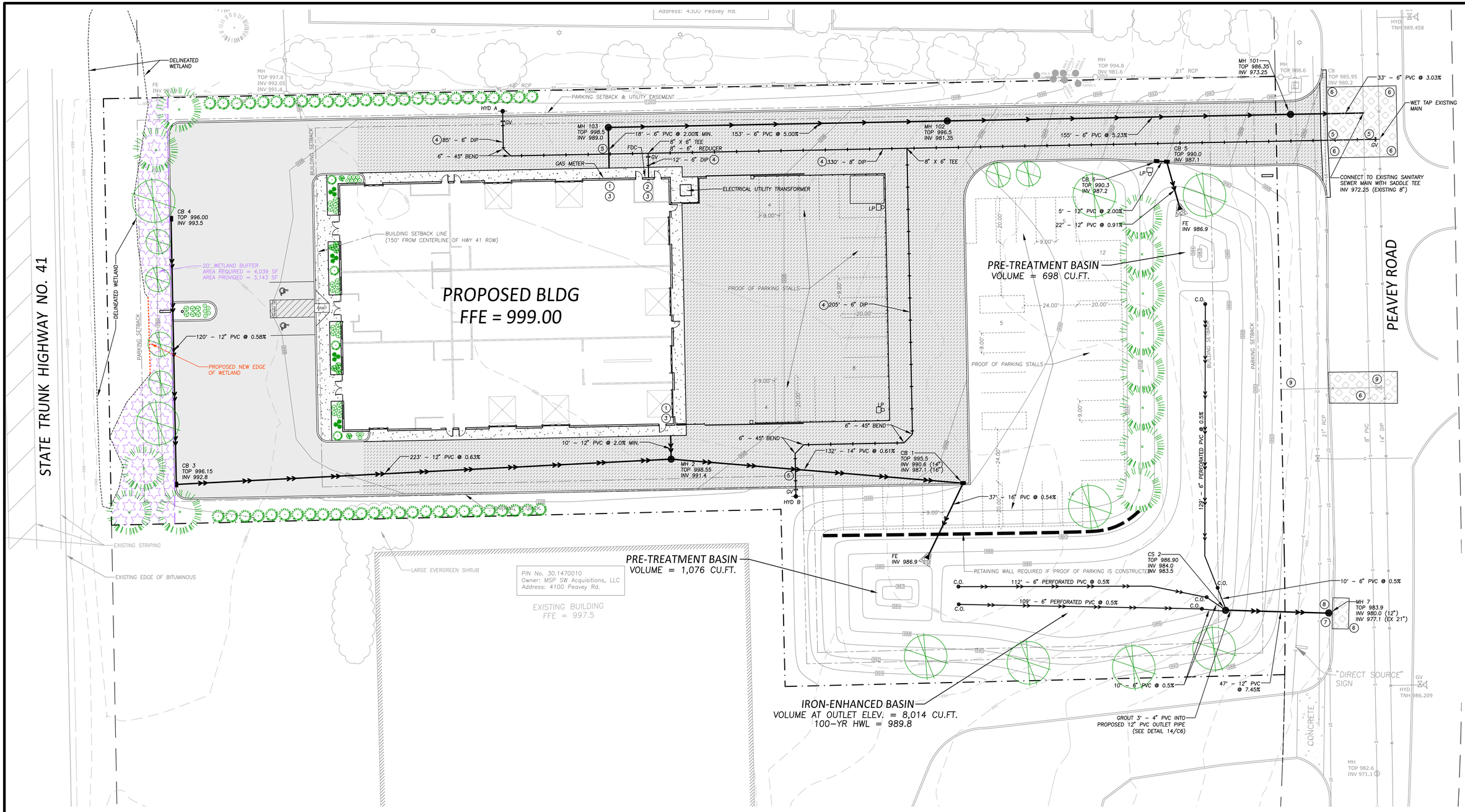
Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

SPECIFICATIONS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C7



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

GOPHER STATE ONE CALL

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

LEGEND

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

N

0 10 20 40 60
Scale in Feet

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

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122-1336
651-452-5051
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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name Date
Reg. No.

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
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OVERLAY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C8

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW 12,000 SQUARE FOOT BUILDING, BITUMINOUS PARKING, FENCED IN OUTDOOR STORAGE AREA AND OTHER ASSOCIATED SITE IMPROVEMENTS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 2.1. INSTALL VEHICLE TRACKING BMP.
   - 2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 2.3. CLEAR AND GRUB SITE.
   - 2.4. STRIP AND STOCKPILE TOPSOIL.
   - 2.5. REMOVE PAVEMENTS AND UTILITIES.
   - 2.6. ROUGH GRADE SITE.
   - 2.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 2.8. INSTALL UTILITIES.
   - 2.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 2.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 2.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 2.12. FINAL GRADE SITE.
   - 2.13. SEED AND MULCH.
   - 2.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 2.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 2.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 2.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 2.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.

3. SITE DATA:
   - 3.1. SITE ADDRESS: 4200 PEAVEY ROAD, CHASKA, MN 55318
   - 3.2. SITE AREA: 2.74 ACRES
   - 3.3. AREA OF DISTURBANCE: 2.74 ACRES
   - 3.4. PRE-CONSTRUCTION IMPERVIOUS AREA: 0.00 ACRES
   - 3.5. POST-CONSTRUCTION IMPERVIOUS AREA: 1.49 ACRES
   - 3.6. PLANNED CONSTRUCTION START DATE: 4-3-26
   - 3.7. ESTIMATED CONSTRUCTION COMPLETION DATE: 12-4-26

   GENERAL SOIL TYPE: SANDY LEAN CLAYS (CL) PER SOIL BORINGS BY BRAUN INTERTEC, PROJECT B2205342.

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.

6. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.

7. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

8. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.

9. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

10. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

11. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

12. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.

13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

14. NO ENGINE DEGREASING IS ALLOWED ON SITE.

15. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

16. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

17. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.

18. SWPPP AMENDMENTS AND SUBMITTALS:
   - 18.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 18.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 18.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 18.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 18.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 18.1.2.3. FUELING PLANS
       - 18.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 18.1.2.5. PROJECT PHASING
     - 18.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 18.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 18.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 18.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 18.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 18.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 18.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.

19. INSPECTION & MAINTENANCE
   - 19.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 19.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 19.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 19.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 19.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 19.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 19.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 19.5. INSPECTIONS MUST INCLUDE:
     - 19.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 19.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 19.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 19.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 19.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 19.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 19.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.

21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.

22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.

23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
   - 23.7. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PARTS 9.11-9.12 OF THE GENERAL STORMWATER PERMIT.

24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.

25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.

26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.

27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

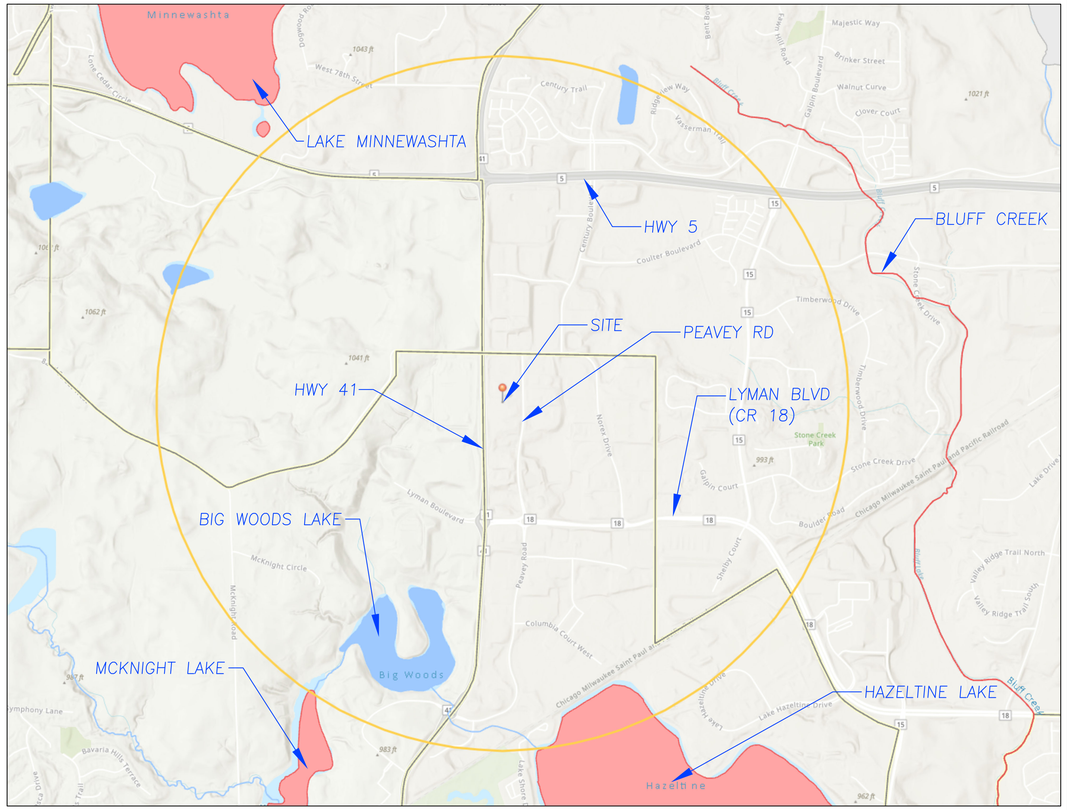
OWNER:
BY: XXXXXXXXXXX
NAME: XXXXXXXXXXX
TITLE: XXXXXXXXXXX
PHONE: XXXXXXXXXXX
EMAIL: XXXXXXXXXXX

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICHOLAS ADAM, P.E.
TITLE: PROJECT ENGINEER
PHONE: 651-337-6729
EMAIL: NADAM@REHDER.COM

CONTRACTOR:
BY: XXXXXXXXXXX
NAME: XXXXXXXXXXX
TITLE: XXXXXXXXXXX
PHONE: XXXXXXXXXXX
EMAIL: XXXXXXXXXXX

UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
BIG WOODS LAKE	LAKE	NO	NO
HAZELTINE LAKE	LAKE	NO	YES

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING
	X
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	1,865	L.F.
INLET PROTECTION (PRE-CASTING)	5	EACH
INLET PROTECTION (POST-CASTING)	6	EACH
BIOROLLS/BIOLOGS	500	L.F.
EROSION CONTROL BLANKET (CATEGORY 20)	4,200	S.Y.

SITE STABILIZATION COMPLETION:
STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:
A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

MPCA COVERAGE LETTER (PROVIDED AT A LATER DATE)

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

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

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

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

PRELIMINARY

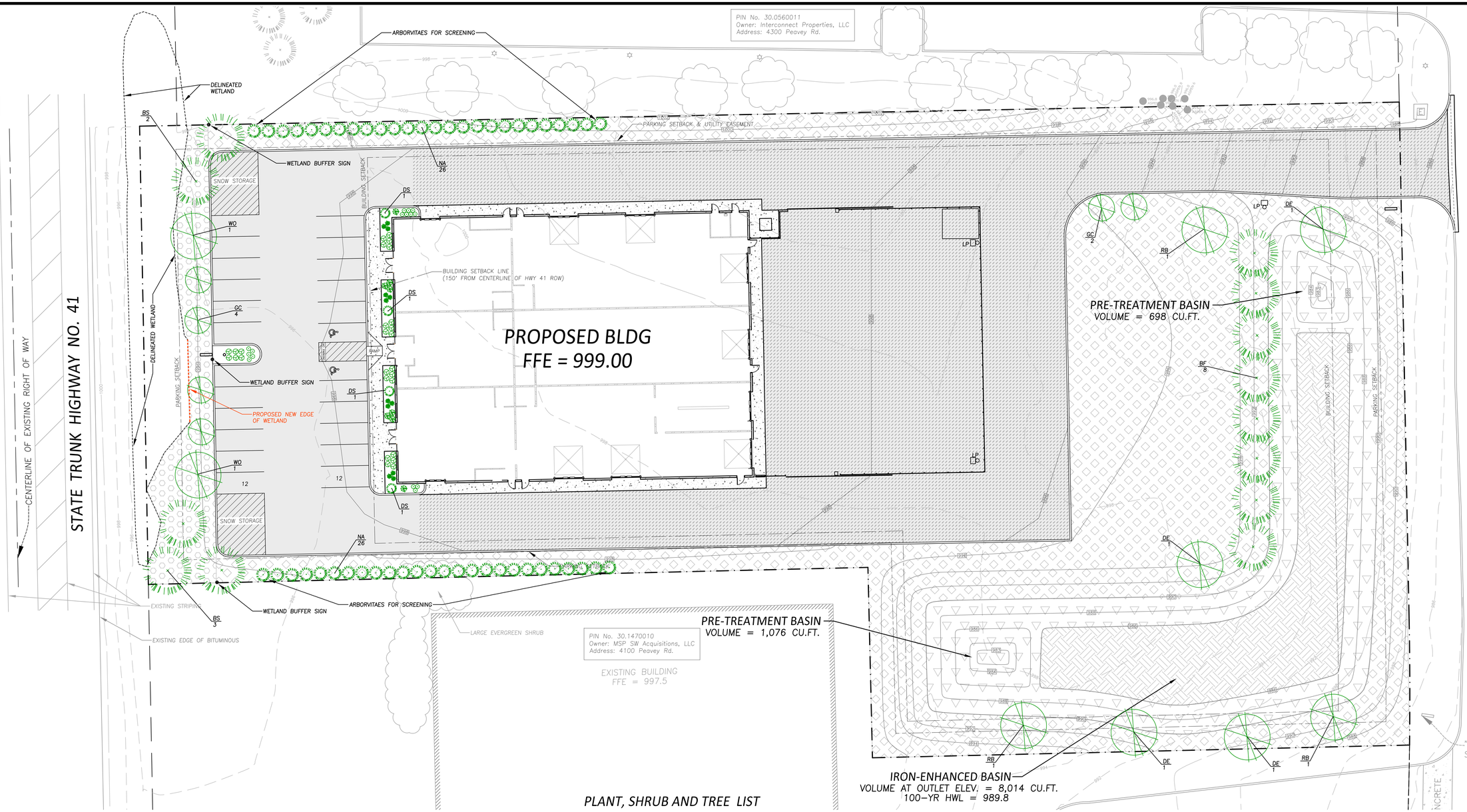
Name ____ Date ____ Reg. No. ____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

SWPPP
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C9



GOPHER STATE ONE CALL

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

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

LANDSCAPING CALCULATIONS

OVERSTORY TREES REQUIRED:
BUILDING AREA = 22,400 S.F. (2 STORIES)
CALIPER INCH REQUIRED = 22400/320 = 70 CALIPER INCHES
EXISTING TREES TO REMAIN = 1 - 6" ASPEN
CALIPER INCHES NEEDED = 70 - 6 = 64 CALIPER INCHES
OVERSTORY TREE BREAKDOWN:
60% - 2.5" TREES = 38.4" = 15 TREES @ 2.5"
10% - 3" TREES = 6.4" = 2 TREES @ 3"
10% - 3.5" TREES = 6.4" = 2 TREES @ 3.5"
10% - 4" TREES = 6.4" = 2 TREE @ 4"
10% - 4.5" TREES = 6.4" = 1 TREE @ 4.5"
TOTAL OVERSTORY TREES REQUIRED = 22 TREES
OVERSTORY TREES PROVIDED = 22 TREES

UNDERSTORY TREES REQUIRED:
25% OF OVERSTORY TREES = 22 X 0.25 = 6 TREES REQUIRED
UNDERSTORY TREES PROVIDED = 6 TREES

SHRUBS REQUIRED:
SITE PERIMETER (1 SHRUB/30LF) = 1599 L.F./30 = 53 SHRUBS
BUILDING FOOTPRINT (1 SHRUB/300 S.F.) = 16,800 S.F./300 = 56 SHRUBS
REQUIRED SHRUBS = 56 SHRUBS
SHRUBS PROVIDED = 65 SHRUBS

SCREENING PROVIDED:
52 ARBORVITAES PROVIDED

PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	26	Calamagrostis acutilora	Karl Foerster	2 Gallon
	12	Nepeta x faassenii 'Walker Low'	Walker's Low Catmint	1 Gallon
DS	4	Picea glauca 'Conica'	Dwarf Alberta Spruce	5 Gallon
	8	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	2 Gallon
	15	Hosta 'Blueberry Muffin'	Hosta	1 Gallon
NA	52	Thuja occidentalis	North Pole Arborvitae	10 Gallon
TOTAL	117			

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
WO	2	Quercus bicolor	Swamp White Oak	3.5" B&B
DE	4	Ulmus davidiana var. japonica 'Discovery'	Discovery Elm	2.5" B&B
RB	1	Betula nigra	River Birch	4.5" B&B
RB	2	Betula nigra	River Birch	4" B&B
BF	8	Abies balsamea	Balsam Fir	6' B&B
GC	6	Malus x 'Hargozam'	Harvest Gold Crabapple	2" B&B
BS	2	Picea glauca var. dens	Black Hills Spruce	8' B&B
BS	3	Picea glauca var. dens	Black Hills Spruce	6' B&B
TOTAL	28			

LEGEND

- SOUTHERN BOULEVARD SB SEED MIX (MNDOT 3876)
- I.E. BASIN MIX/SECTION (SEE BASIN DETAIL 13/C6)
- WET DITCH WD SEED MIX (MNDOT 3876)
- WETLAND BUFFER SEED MIX 32-251 (SEE SHEET L3)
- PROPOSED SHRUB
- PROPOSED TREE
- EXISTING TREE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 10 20 40 60
Scale in Feet

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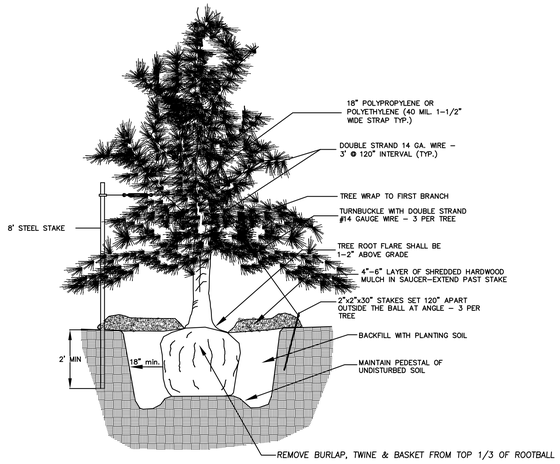
LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L1



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

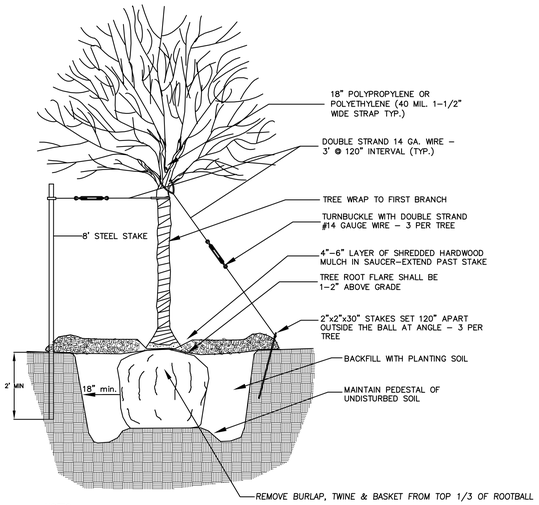
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



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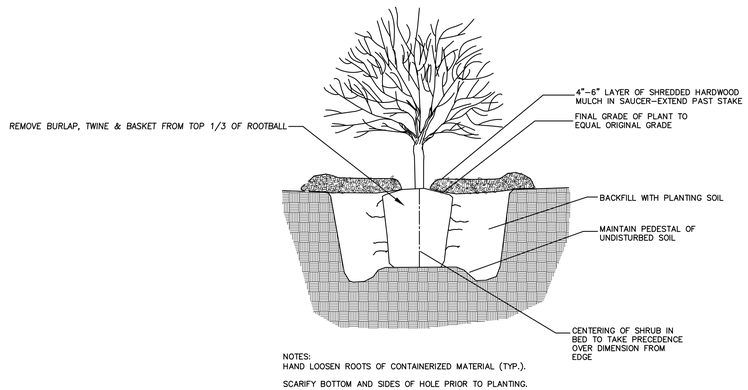
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

NO MULCH TO BE IN CONTACT WITH BASE OF TREE

DECIDUOUS TREE PLANTING DETAIL



NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL

LANDSCAPE SPECIFICATIONS

GENERAL

Furnish all work required to complete as indicated by the contract documents and furnish all supplementary items necessary for completion of work specified.

REFERENCES – QUALITY ASSURANCE

Comply with all applicable federal, state, county and local regulations governing landscape materials and work.

Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to the owner.

All materials will be judged by the AAN American Standards for Nursery Stock, Latest Edition, American Joint Committee on Horticultural Nomenclature, Last Edition, State Highway Department Standard Specifications for Construction Seed/Sodding/Hydromulching, Last Publication and Hortus, Cornell University, Last Edition.

Coordinate planting with irrigation system installation and review continuously to insure complete coverage of plant materials.

Coordinate backfill and grading issues with general contractor so as unproductive work duplications or delays do not occur.

GUARANTEE – LIABILITY

Contractor assumes all liability and replacement requirements of materials which are damaged, stolen, or misplaced on the job site prior to acceptance of work.

Owner may request contractor to submit delivery tickets of bulk soil deliveries to confirm source and quantity of material.

All plants will be guaranteed for a period of one (1) year from the date of final acceptance. Owner will be responsible for proper maintenance of plants after final acceptance.

Contractor will replace plants which have partially died, thereby damaging shape, size, or symmetry. During guarantee period, dead and unsightly plant materials will be removed and replaced immediately. Guarantee excludes damages caused by vandalism, freeze, drought, insect infestation, or other acts of God. Special equipment required for replacement plants due to access problems are not to be included in the basic project costs. This is a negotiated item at time of replacement only.

MAINTENANCE – ACCEPTANCE

Contractor will maintain all plant materials including turf mowing until final acceptance. It is the owner's intention to accept the project as soon as the contractor has demonstrated a complete project is ready for final acceptance.

SOIL PREPARATION MATERIALS

Topsoil will be local in origin, clean friable, dark in color, free from lumps of clay, rocks, weeds, or other noxious materials.

Mulch will be aged, finely shredded bark mulch, brown in color run through a hammer mill and screened of undesireable material.

PLANTING

All trees will be planted in pockets twenty-four (24) inches greater in diameter than root ball and no deeper than depth of root ball. Prior to planting, fill pit one-half full of water to determine drainage at the end of twenty-four (24) hour period. If no poor drainage exists, backfill pit with existing soil. Form a 4 inch watering ring at base of tree and add a 2 inch layer of shredded mulch. Notify owner of any poor drainage issues.

Shrub plantings will be done in beds properly prepared using mulch and organic compost. Verify planting areas have been provided as indicated on the plan. Remove all surface rock or debris deposited by previous work operation or excavation performed to create specified bed. Excavate as necessary to provide for thorough blending of 50 percent existing soil and 50 percent compost tilled 4 inches into existing soil to create a fine, loose condition, suitable for good plant growth. Notify owner if existing soil is undesirable. Contractor will insure positive drainage exists in all areas. Specified bed preparation will only be done in shrub group areas, not over general areas where rock is indicated.

FINAL GRADING

Loosen and fine rake areas to break up lumps and produce a smooth, even gradient free of unsightly variations, ridges or depressions. Ponding of water in finished areas will not be permitted. Remove from site all stones, rock, and debris one (1) inch or larger. Final grading is subject to critical owner review only after repeated watering or rains to insure settlement has not adversely affected drainage patterns.

LAWN TURF

Hydroseed disturbed areas with a mix of seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogenous slurry suitable for hydraulic application. Mix slurry with nonasphaltic tackifier and apply slurry uniformly to all areas to be seeded in a 1-step process. Apply mulch at the minimum rate of 1500 lb per acre (16.5 kg per 100 sq. m) dry weight but not less than the rate required to obtain specified seed-sowing rate.

Contractor will maintain turf by fertilizing, weeding and mowing until final acceptance.

Contractor will establish a dense lawn turf of permanent grass prior to final acceptance.

PRUNING

Pruning will be limited to the minimum necessary to remove dead wood, suckers, broken twigs or branches and to compensate for loss of roots during transplanting. In no case will pruning exceed one fourth the branching structure of the plant. Pruning will preserve the natural character and structure of the plant. All pruning operations will be performed in accordance with standard arbor culturalist practices.

FERTILIZATION

All trees, shrubs, ground cover and lawn turf will be fertilized in a one time application of an approved fertilizer based on the contractors observations of site conditions and experience in the area.

MULCHING

After work of planting has been complete, topdress all planting areas and islands with a four (4) inch layer of shredded bark mulch.

CLEAN UP

Remove all debris generated by work operations from the site daily.

All paved areas will be cleaned daily by washing and sweeping. Remove tire markings from all concrete surfaces.

Leave entire planting areas in a raked condition free of debris and paved surfaces in a broom clean condition ready for final acceptance by owner.

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LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L2

Mid Diversity Moist Buffer South & West 32-251

Updated: 2023
This riparian buffer mix has been designed for southern and western Minnesota areas with moist soils and full sun for at least 70% of the day where there are goals for providing wildlife habitat, soil stabilization and water quality benefits.

Partners also include collaboration among Non-profits, Seed vendors, SWCD, Tribal Governments, Consultants, County and Cities. (See partner list on website)

32-251 Mid Diversity Moist Buffer South & West Mix

Code	Common Name	Scientific Name	PLS lb/ac	% by PLS lb/ac	Seeds/ft2	% by Seeds/ft2
andger	Big Bluestem	Andropogon gerardii	2.45	7.56%	9.00	10.00%
calcan	Bluejoint Grass	Calamagrostis canadensis	0.04	0.12%	4.11	4.57%
elyvir	Virginia Wild Rye	Elymus virginicus	3.24	10.00%	5.00	5.55%
glygra	American Manna Grass	Glyceria grandis	0.25	0.77%	6.43	7.14%
leeory	Rice Cut Grass	Leersia oryzoides	0.17	0.52%	2.12	2.36%
poapal	Fowl Bluegrass	Poa palustris	0.29	0.90%	13.85	15.38%
spapec	Prairie Cord Grass	Spartina pectinata	0.21	0.65%	0.51	0.57%
		Grasses Subtotal	**6.65**	**20.52%**	**41.02**	**45.57%**
carsti	Common Fox Sedge	Carex stipata	0.23	0.71%	2.87	3.19%
carvul	Brown Fox Sedge	Carex vulpinoidea	0.14	0.43%	5.14	5.71%
sciatr	Dark Green Bulrush	Scirpus atrovirens	0.08	0.25%	13.52	15.02%
		Sedges & Rushes Subtotal	**0.45**	**1.39%**	**21.53**	**23.92%**
ascinc	Swamp Milkweed	Asclepias incarnata	0.04	0.12%	0.07	0.08%
bidcer	Nodding Bur Marigold	Bidens cernua	0.04	0.12%	0.31	0.34%
doeumb	Flat-topped Aster	Doellingeria umbellata	0.01	0.03%	0.25	0.27%
eupper	Boneset	Eupatorium perfoliatum	0.01	0.03%	0.59	0.65%
eutgra	Grass-leaved Goldenrod	Euthamia gramnifolia	0.01	0.03%	1.29	1.43%
eutmac	Joe Pye Weed	Eutrochium maculatum	0.01	0.03%	0.35	0.39%
helaut	Sneezeweed	Helenium autumnale	0.02	0.06%	0.96	1.06%
helgro	Sawtooth Sunflower	Helianthus grosseserratus	0.01	0.03%	0.06	0.06%
lobsip	Great Blue Lobelia	Lobelia siphilitica	0.01	0.03%	1.84	2.04%
mimrin	Monkey Flower	Mimulus ringens	0.01	0.03%	8.45	9.39%
pycvir	Virginia Mountain Mint	Pycnanthemum virginianum	0.01	0.03%	0.81	0.90%
silper	Cup Plant	Silphium perfoliatum	0.04	0.12%	0.02	0.02%
symlan	Panicled Aster	Symphyotrichum lanceolatum	0.01	0.03%	0.57	0.64%
symnov	New England Aster	Symphyotrichum novae-angliae	0.01	0.03%	0.24	0.27%
verhas	Blue Vervain	Verbena hastata	0.01	0.03%	0.34	0.38%
zizaur	Golden Alexanders	Zizia aurea	0.05	0.15%	0.20	0.22%
		Forbs Subtotal	**0.30**	**0.93%**	**16.33**	**18.14%**
cover	Oats/Winter Wheat	Avena sativa/Triticum aestivum	25.00	77.16%	11.14	12.37%
		Cover Crop Subtotal	**25.00**	**77.16%**	**11.14**	**12.37%**
		Total	**32.40**	**100.00%**	**90.02**	**100.00%**

Seed Mix Enhancements or Substitutions

List of Additional Species to Add Diversity or for Substitutions

Grasses:

Scientific Name	Common Name
Bromus ciliatus	Fringed Brome
Bromus pubescens	Hairy Wood Chess
Elymus riparius	Riverbank Wild Rye
Elymus villosus	Downy Wild Rye
Glyceria striata	Fowl Manna Grass
Leersia virginica	White Grass
Panicum virgatum	Switchgrass
Sorghastrum nutans	Indian Grass

Forbs:

Scientific Name	Common Name
Chelone glabra	White Turtlehead
Cicuta maculate	Spotted Water Hemlock
Doellingeria umbellate	Flat-topped Aster
Gentiana andrewsii	Bottle Gentian
Helianthus giganteus	Giant Sunflower
Lobelia cardinalis	Cardinal Flower
Lobelia spicata	Rough-spiked Lobelia
Lysimachia ciliate	Fringed Loosestrife
Phlox Pilosa	Prairie Phlox
Ranunculus fasciculatis	Early Buttercup
Sisyrinchium montanum	Mountain Blue-eyed Grass
Symphyotrichum puniceum	Red-stemmed Aster
Teucrium canadense	Germander
Vernonia fasciculata	Bunched Ironweed
Zizia aptera	Heart-leaved Alexanders

Sedges:

Scientific Name	Common Name
Carex bebbii	Bebb's Sedge
Carex scoparia	Lance-fruited Oval sedge
Juncus dudleyi	Dudley's Rush
Scirpus cyperinus	Woolgrass

Mid Diversity Moist Buffer South & West Seed Mix Guidance

(MIX IMAGE)

Seed mix name: Mid Diversity Moist Buffer South & West 32-251
Geographic area: Minnesota, South and West
Year of development: 2023
Year/s of update: 2023
Status (*Standard or Pilot mix*): Standard
Primary and Secondary Functions:
Primary – Water quality benefits, soil stabilization and wildlife habitat
Secondary – Carbon Sequestration, emission reductions, pollinator habitat (potential, depending on placement), songbird and other non-game wildlife habitat
Similar State Mixes: Mid-Diversity Mesic to Dry Buffer South & West, Mid-Diversity Mesic to Dry Buffer South & West South & West, Mid-Diversity Moist Buffer NE, Native Forage Buffer South & West, Low Diversity Floodplain Mix
Compatible NRCS Practice Standards: 393
Compatible Minnesota CRP Practices: CP21

Suitable Site Conditions: Areas with moist soils adjacent to a stream, wetland or lake is being converted from other uses such as agriculture or non-native grasses to a native prairie reconstruction.

How to Modify for Site Conditions and Goals: This mix includes a list of additional species that can be considered to add species diversity. Site conditions such as sunlight, soils, hydrology, and existing vegetation along with functional goals for the project such as carbon sequestration, pollinator habitat, and benefit to grassland bird species can all have an influence on species selection and the modification of seed mixes.

Site Preparation: Primary goals for site preparation tend to focus on controlling weed species and providing ideal growing conditions for seed or plants to be installed. Site preparation methods vary depending on past uses of the site that can contribute to soil condition and the amount and type of problematic weed species present. The protection of microorganism populations and native seedbanks, preventing soil erosion, and managing weed establishment are all considerations during the site preparation process. In most cases, non-herbicide methods are preferred over methods that include repeated, intensive herbicide methods to protect aquatic organisms and soil microfauna, but on large acreages herbicides may be the most efficient method of controlling some invasive perennial species. It is common for many conservation plantings to transition from corn or soybean production. Fields that have been in agricultural production will need a chemical history in order to know if there will be herbicide carry-over that may prevent growth or harm vegetation establishment. Another consideration is that several chemicals being used for weed control, including Glyphosate act as pre-emergents or post-emergents (designed to inhibit germination) and can be a problem for native vegetation establishment from seed. Investigate prior chemical use and labels to help define probability of having chemical carryover that could/should be addressed by using temporary cover crops to allow time for chemicals to break down. If a site is dominated by problematic perennial weeds such as smooth brome, quack grass, or bluegrass, it will need to have a longer site prep time prior to planting. One way to do this is to use 1-2 seasons of agricultural row-crops or densely seeded temporary covers. Temporary covers both act to smother problematic weeds and improve overall soil structure and function. For sites in agricultural production, herbicide application is often recommended, as tilling alone may re-suspend the rhizomes, allowing them to continue growing.

Seeding Dates: Native seed mixes can be installed in the spring or fall. Spring seedings should be done on or around May 1-July 1 when soil temperatures are at least 60 degrees Fahrenheit or higher. Fall seeding should occur when soil temperatures fall below 50 degrees Fahrenheit for a consistent period of time (usually around October 15 in the northern half of the state and November 1 in the southern half of the state). Fall dormant seedings can help reduce weed pressure during the first year of growth because cool-season grasses and forbs germinate earlier and start competing with weed species right away. For wet sites or sites prone to flooding, a fall seeding may be ideal to avoid wet conditions that are more common in the spring than in the fall. Frost seedings are also an option if the snow cover is not too deep. For a frost seeding, seeding rates may need to be increased by 25 percent due to lower germination rates and loss of seed that is consumed by wildlife over the winter months. In general, grasses are most successful with a spring/early summer seeding while forbs are most successful with a fall dormant seeding, as most forbs require a winter to break their seed dormancy before they can start growing. Planting dates will vary depending on the weather in a particular year and where the planting site is located (e.g., northern Minnesota versus southern Minnesota). Consult with native seed suppliers to determine the best planting dates for that year.

Seedbed preparation: Methods that are used to prepare a seedbed can vary depending on the type of seeding equipment to be used. If a traditional native seed drill will be used, a smooth, firm seedbed is required. Soybean fields generally are sufficiently prepared for a native seed drill, but sites that were recently tilled will require additional soil treatment such as harrowing and rolling to prepare an adequate seedbed and prevent seed from being buried too deep. Broadcast seeding can be conducted on soybean or corn fields, or fields that have been disked, as long as the soil is allowed to settle before seeding. Some practitioners have found that broadcast seeding on a smooth surface (not tilled or disked) leads to the establishment of higher diversity. It is important that the soil surface is not too hard packed, so cultipacking or light harrowing of crop fields before broadcast seeding may be needed. Seed can be lost on smooth surfaces, so it is recommended to seed into temporary cover crops or to roll sites after seeding.

Temporary Cover Crops and Mulch: The use of short-lived temporary cover crops help stabilize project sites and minimize the need for additional mulch in preparation of planting native seed mixes. They can also provide time to observe weed problems, and to allow for proper weed control before fall seeding. Temporary cover crops such as oats or winter wheat (the two species most commonly used) should be mowed to 10-12 inches before seeds mature (or harvested upon maturity) to prevent re-seeding. Other cover crops typically used in agricultural fields, such as buckwheat, pennycress, and radishes, can help stabilize soil, build soil quality, or provide weed competition as part of restoration projects. Also see NRCS Agronomy Technical Note 31. If you are seeding into a temporary cover, it is recommended to use a native grass drill to maximize seed to soil contact. When using a broadcast seeder, it is recommended to increase seeding rates to maximize the seed to soil contact.

Seeding Methods: A variety of seeding equipment is used for upland prairie seeding including broadcast seeders, traditional native seed drills, no-till drills, Brillion seeders and Trillion seeders. Specialized native seed drills can handle a wide variety of seed (fluffy, smooth, large and small) and low seeding rates. Since no-till drilling can plant directly into a light stubble layer, this method reduces erosion on the newly seeded site. Conventional grain drills are not capable of handling diverse seed sizes and are unlikely to provide satisfactory results. While no-till native seed drills can plant through light stubble, success is still likely to be greatest when most excess residue is removed. For broadcast seeding equipment should be used that is designed to spread mixes with different sized seeds (e.g., Vicon Seeders).

Management Methods

Integrated Pest Management – Land managers and seed mix practitioners should utilize Integrated Pest Management in their efforts to establish and manage plantings. Integrated Pest Management, or IPM, is an environmentally sensitive approach to pest management that relies on the use of a combination of practices (conservation grazing, haying, prescribed burning, etc.) to successfully establish and manage native vegetation while minimizing the use of chemicals and accomplishing goals such as the protection and restoration of pollinators and other beneficial insects. Ultimately, using a variety of practices is the most effective, sustainable, and culturally appropriate way to achieve project goals.

Establishment Mowing – Mowing can be an important step in the establishment of upland prairie restoration sites that have high pressure from annual weeds. Mowing at least twice the first season and once the second season with a flail mower or stalk chopper (to prevent smothering plants) may be needed to decrease competition and to provide sufficient sunlight for seedlings. Haying is another method to remove mowed vegetation that prevents smothering of the new seeding. Mowing should be conducted before weeds mature and seed out and it is important that mowed vegetation does not smother the planting. Problematic weeds should be mowed to between five and eight inches before seed is allowed to set (usually as weeds reach 12-14 inches). Mowing height should be raised as native plants establish. Mowing too short can be detrimental to the outcomes of a successful planting. The timing and frequency of mowing should be planned to allow sufficient light to reach native plant seedlings and to prevent weed seed production. Some grassland managers see success without mowing but the need will vary depending on site conditions (such as soil productivity) and weed pressure.

Prescribed Burning – Prescribed burning is beneficial to remove thatch, control invading woody and invasive plants in prairies, fertilize the soil with ashes, stimulate seed germination and new plant growth, and increase diversity in plantings. Burning is typically initiated after the third or fourth years of establishment, after native vegetation is reaching maturity. Uplands benefit from burning every three to five years. The timing of a burn helps with management goals. Late spring burns are used to combat cool-season non-native species such as brome and reed canary grass. Burning a portion of the property each spring instead of an "all at once" burn will leave undisturbed nesting cover for ground nesting birds. Fall and spring burns should be alternated periodically to simulate natural variation. Burn plans are needed to define the details of how the burn will be conducted, who will be involved and for contingency planning. In many cases, permits are also required. It is recommended to only burn one-half or less of a project site at a time if they are large (over 50 acres), or don't have any adjacent refuge such as other conservation lands adjacent to the site for wildlife species. Partial burns and burns that are patchy may also benefit pollinator populations if timed correctly (when pollinators are not actively foraging or pollinators have pupated and are mobile).

Spot Mowing – After vegetation has established it may be beneficial to spot mow areas with invasive or noxious plants. Spot-mowing can slow some of the aggressive and fast-growing invasive plants while allowing the native species to become established. Spot-mowing should be done at a raised height between 4-6 inches in order to target the invasive plants and to not damage the native species. Spot-mowing for control of invasive or noxious weeds can be done every year to ensure planting health, even during 10 establishment years. Care should be taken to avoid mowing the planting too frequently or too aggressively, such as weekly or shorter than the recommended height as this can damage the native vegetation and cause the planting to fail. A list of noxious/invasive weed species that should be eradicated can be viewed at the Minnesota Department of Agriculture's website

Spot Management of Weeds – Problematic perennial weeds that cannot be managed effectively with other methods may require digging, pulling, smothering or spot treatment with herbicide for sufficient control. Examples include reed canary grass, smooth brome, quack grass, purple loosestrife, Canada thistle, Kentucky bluegrass, crown vetch, and birds-foot trefoil. These methods often are not conducted during the first year of establishment due to potential impact to native plant seedlings, but it may be important to control some weeds before they have a chance to spread. If herbicides will be used it is important that monitoring indicates that they are needed, and treatments are made with the goal of removing only the target plant or plants. Herbicides should be selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment. For example, they should only be used when pollinators and other insects are not active (A common approach is to mow or grazing invasive weeds in the summer followed by herbicide application in the fall). Minimize herbicide first year/spot spray year 2. Unless significant problem weeds show up.

What to Expect in Year 1: During year one of growth many native grasses and flowers will remain about one to three inches tall. The mowing will play an important role to keep weeds managed so the native plant seedlings receive sufficient water and sunlight. The planting may have a somewhat weedy appearance this first year (see establishment mowing paragraph above).
(IMAGE)

What to Expect in Year 2: During year two the native grasses and flowers may reach their mature height and some of them may flower. Mowing may still play a key role in managing weeds and allowing seedlings to grow.
(IMAGE)

What to Expect in Year 3 and Beyond: By the end of year three most of the native plants will be nearing maturity and should flower. There may be some species that are slow to establish and may not show up for several years.

(IMAGE)

Problem Solving

Poor Establishment After Year 1 – It is often difficult to determine if a seeding is successful during the first year as establishment may vary depending on weather conditions and some species may be slow to establish. It is typically best to wait until the second year to conduct any corrective actions. Looks for species such as Black-Eyed Susan flowering in year 1 for confirmation the seeding was a success.

Poor Establishment After Year 2 – If native plant seedlings are not establishing about every one to two feet it may be necessary to inter-seed some species into the planting. If this is a concern it is recommended to inspect the site during the growing season to recommend what species could be supplemented.

High Annual and Biennial Weed Competition – Typically, annual and biennial weed competition is not a big problem in prairie plantings as they are short lived and as long as mowing is conducted before seed is set they should not add additional seed into the planting.

High Perennial Weed Competition – Dense establishment of perennial species can be a problem as it can prevent the establishment of forbs. Prescribed burning, prescribed grazing, and/or herbicide application may be needed to manage perennial weeds.

Low Forb Diversity After Year 3 – If grasses and sedges are establishing successfully but there is a lack of forbs it is recommended to conduct inter-seeding of additional forbs in late fall or after a prescribed fire in spring or fall. See the Xerces Society guide for additional information about inter-seeding wildflowers.

WETLAND ESTABLISHMENT NOTES:

YEAR 1–
ESTABLISHMENT (SPRING SEEDING):
1. Prepare site – Late April–May.
2. Seed – May 1st – July 1st (When soils reach 60°F or higher)
MAINTENANCE:
1. Mow (6–8 inches) – every 30 days after planting until September 30th.
2. Weed Control – mowing should help control annual weeds. Spot spray thistles etc.

ESTABLISHMENT (FALL SEEDING):
1. Prepare site – Late August to October.
2. Seed – Mid October to mid November (When soils fall below 50°F).
MAINTENANCE (FOLLOWING SEASON):
1. Mow (6–8 inches) – Once in May, June, and July.
2. Weed Control – Mowing should keep annual weeds down. Spot spray thistles etc.

EVALUATION:
1. Cover crop growing within 2 weeks of planting (except dormant plantings).
2. Seedlings spaced 1–6 inches apart in drill rows.
3. Native grass seedlings may only be 4–6 inches tall.
4. If there is a flush of growth from foxtail etc., mow as necessary.

YEAR 2–
MAINTENANCE:
1. Mow during the spring of the second year as close to the ground as possible. Cuttings shall be raked and disposed of.
2. Mow (at approximately 12 inches) one time between June 1st – August 15th before weeds set seed.
3. Weed Control – Mowing should keep annual weeds down. Spot spray thistles etc.
3. Some sites may not require much maintenance the second year.

EVALUATION:
1. Cover crop will be gone unless winter wheat was used in fall plating.
2. Grasses forming clumps 1–6 inches apart in drill rows, but still short.
3. Some flowers should be blooming.
4. If there is a flush of growth from foxtail etc., mow site.

YEAR 3–
MAINTENANCE:
1. Mow only if necessary.
2. Weed Control – Spot spray thistles etc.
3. Sites usually do not require much maintenance the third year.

EVALUATION:
1. Planting should begin looking like a prairie – tall grasses, flowers etc.

LONG TERM–
MAINTENANCE:
1. Weed Control – Spot spray thistles etc.
2. Burning (3–5 year rotation) alternate spring and fall if possible.
3. Haying (3–5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4. Burning two years in a row will really "clean up" rough–looking sites.

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

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122-1501
Phone: 651-452-5051
www.rehder.com

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

Issued
ADDRESS CITY COMMENTS
12–29–25

LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L3

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	AA1	0	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium		1	13968	0.9	102.17
	BB1	1	DSX1 LED P3 40K 70CRI T2M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	13605	0.9	102.17
	CC1	2	DSX1 LED P3 40K 70CRI TSM	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type S Medium		1	14372	0.9	102.17
	W1	6	DSXW2 P7 40K TFTM	14000 4000K 70CRI Forward Throw Medium		1	14565	0.9	103.84
	W2	4	DSXW2 P4 40K T2M	7000 4000K 70CRI Type 2 Medium		1	7399	0.9	49.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Calculated @ grade.	+	0.6 fc	8.0 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.

Plan View
Scale - 1" = 20ft

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7685 Corporate Way
Eden Prairie, MN 55344-2021
952.937.6261
952.937.6155 Fax
www.shawconstruct.com

DAVIS

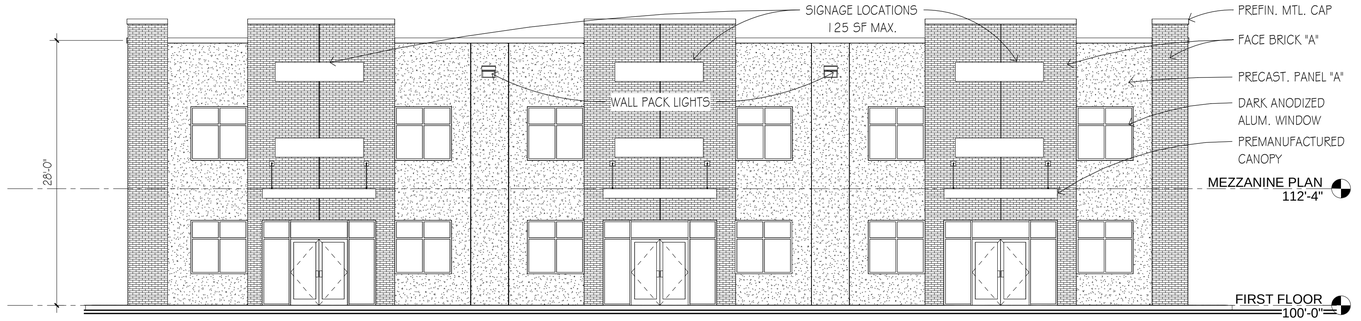
PEAVEY ROAD SMALL BUSINESS CENTER BUILDING -1
4200 PEAVEY ROAD
CHASKA, MN 55318

Designer
AM
Date
12/21/2025
Scale
As Noted
Drawing No.

Summary

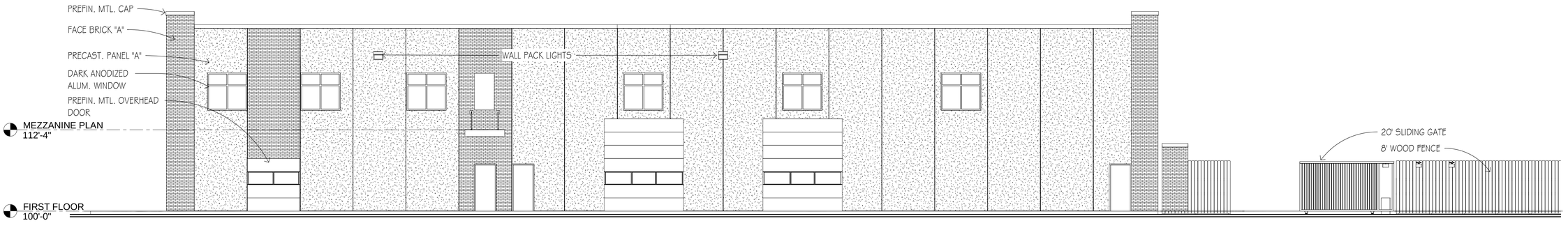
1 of 1

MATERIALS:
CLASS 1 - 31%
CLASS 2 - 69%

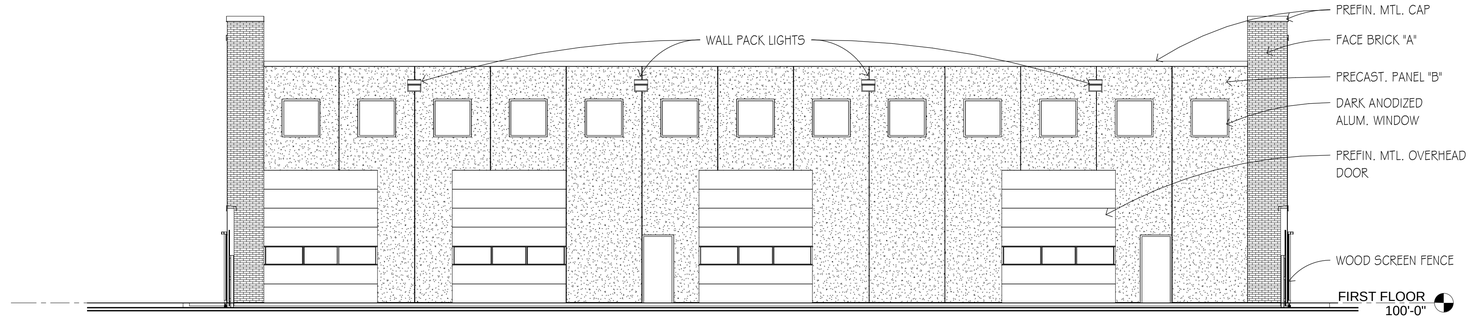


5 A2 3D View 2

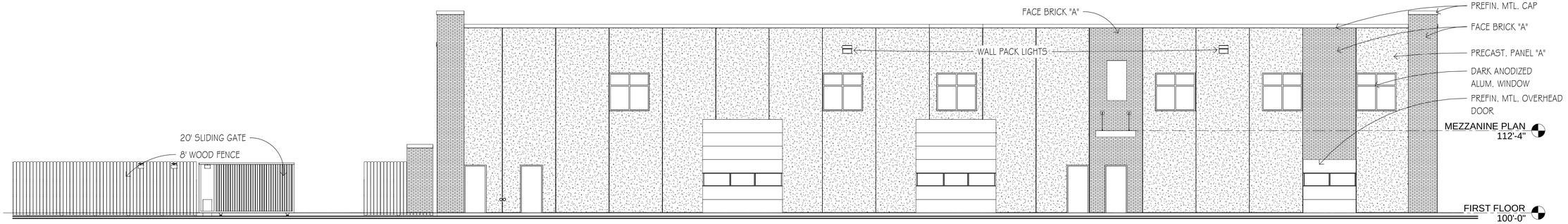
1 A2 WEST ELEVATION
1/8" = 1'-0"



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



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



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

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

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

PRELIMINARY

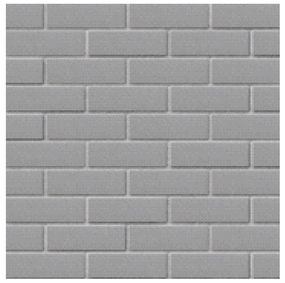
PEAVEY ROAD SMALL BUSINESS CENTER BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

ELEVATIONS

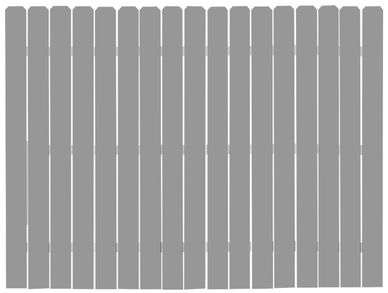
Revisions
Drawn: JDZ
Checked: LM
Date: 11/17/2025
Job Number: 2539
SHEET: A2

DIGITAL MATERIAL BOARD

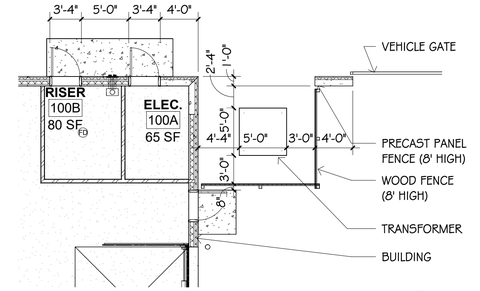
PRECAST



BRICK

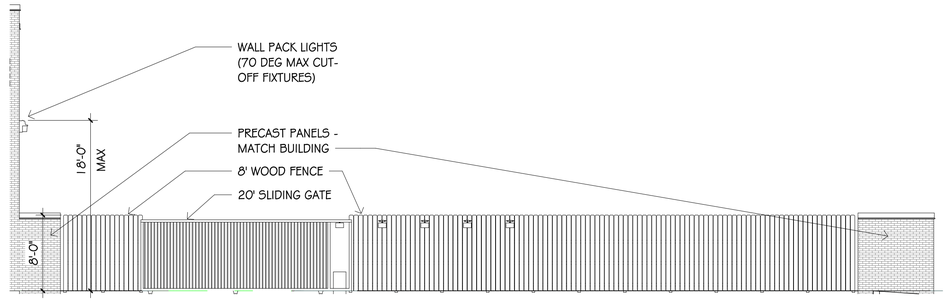


STAINED FENCING

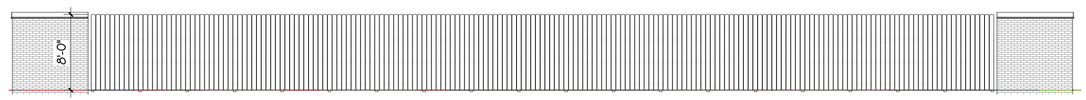


1 A2.1 PARTIAL PLAN AT TRANSFORMER FENCE
1/8" = 1'-0"

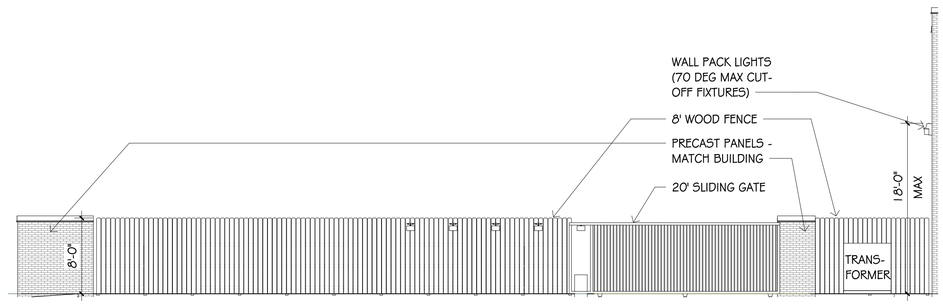
PROJECT NORTH



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



3 A2.1 EAST ELEV FENCE
1/8" = 1'-0"



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

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

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

PRICING SET

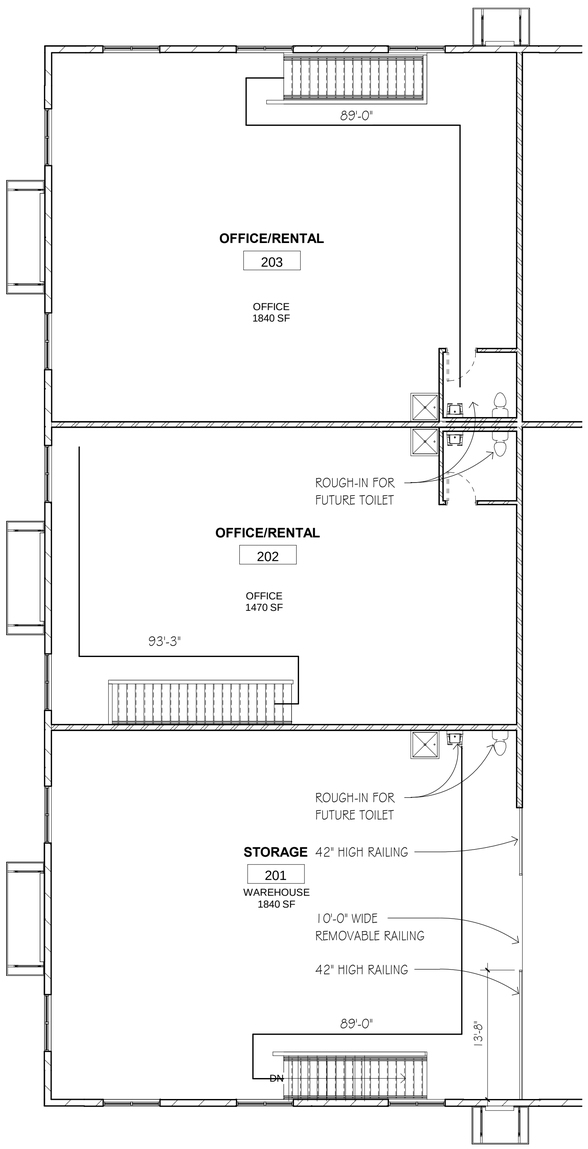
PEAVEY ROAD SMALL BUSINESS CENTER - NEW BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

FENCE ELEVS, PARTIAL PLAN & EXTERIOR MATERIALS

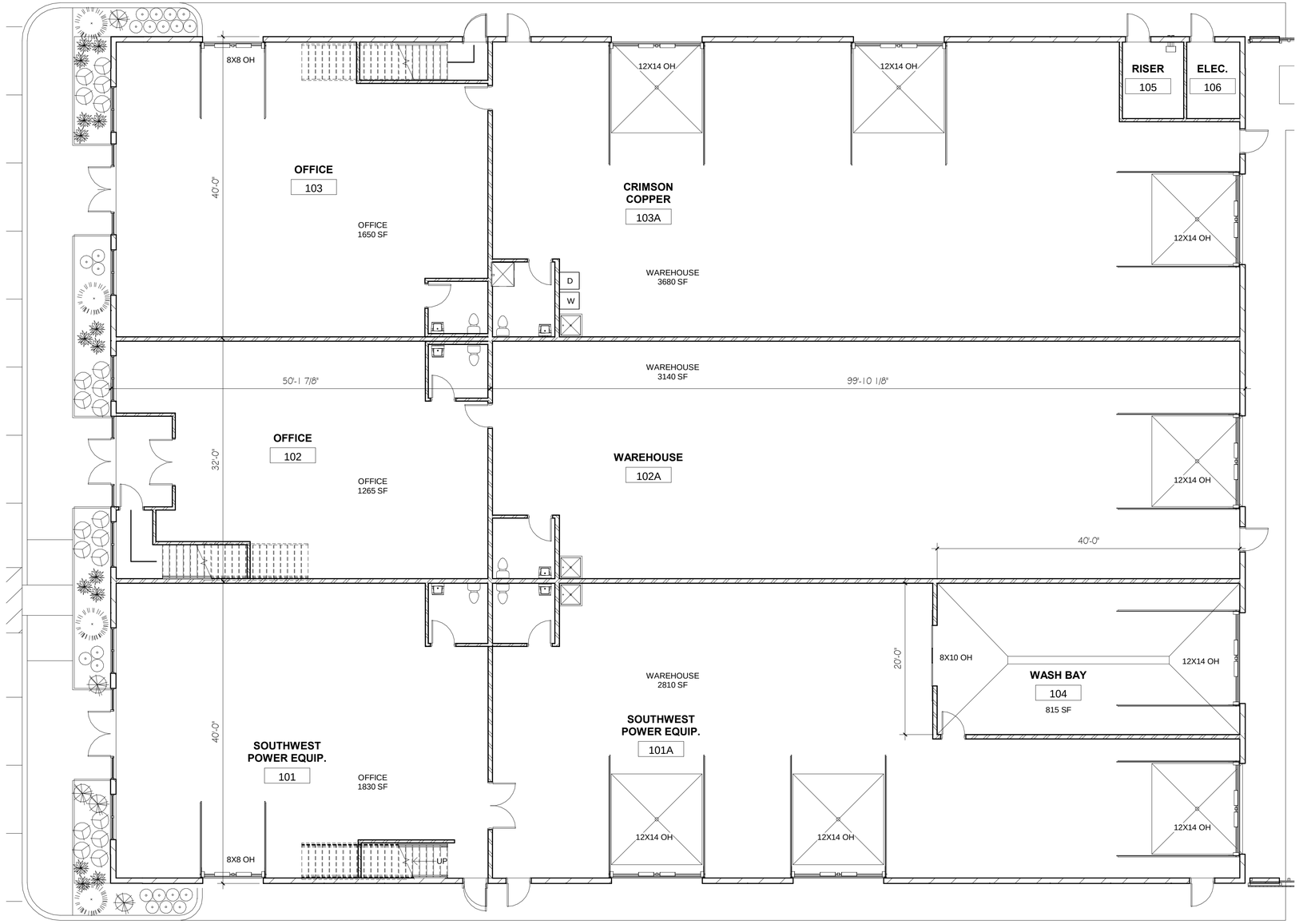
Revisions	
Drawn	LSF
Checked	LM
Date	12/22/2025
Job Number	2539 (2543)
SHEET	A2.1

GROSS AREA CALCULATIONS

MAIN LEVEL			MEZZANINE LEVEL		
OFFICE	-	5,600 SF	OFFICE	-	3,600 SF
WAREHOUSE	-	11,200 SF	STORAGE	-	2,000 SF
TOTAL MAIN LEVEL	-	16,800 SF	TOTAL MEZZ LEVEL	-	5,600 SF



2 A1 MEZZANINE PLAN
1/8" = 1'-0"



1 A1 FIRST FLOOR
1/8" = 1'-0"

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

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

PRELIMINARY

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

FLOOR PLANS

Revisions
Drawn: JDZ
Checked: LM
Date: 11/17/2025
Job Number: 2539
SHEET: A1

City of Chaska
Memorandum

To: **Matt Clark, City Engineer**
From: **Alex Mollenkamp, Assistant City Engineer**
Brent Alcott, Water Resources Coordinator
Aaron Kuznia, Senior Engineering Technician
Date: **January 9, 2026**
Subject: **Peavey Business Center 4200 Peavey Road - Street and Utility Review**

The below street and utility comments are a combined review from Chaska Engineering and Municipal Services Departments for the development plans dated 12/29/2025. See also the plan page comments. Plan page comments are not necessarily repeated in this memo. Refer to both the memo and plan comments for a complete list.

General:

1. Add all pertinent City Standard Details, see City website for most current standards.

Streets:

1) Follow STR-3 for commercial driveway entrance.
2) Pavement patches to be coordinated with Public Works. Generally, full lanes or full width patches are required. Existing pavement section to be matched with patching.

Stormwater Management Plan: See separate review memo.

Sanitary Sewer:

1) Plug/abandon existing service.
2) Connection to mainline to be installed per Water and Sewer Dept requirements.
3) Consider whether bypass pumping will be required (no change needed, construction item).
4) All sanitary sewer manholes must be bituminous coated, include standard plate (SAN-1).

Watermain:

1) Remove existing watermain stub and tee by cutting mainline and installing sleeve.
2) Wet taps are not allowed, a water shut down will be required to install the watermain tee.
    a. Tee is a 14" which is not usually readily available. Recommend planning in advance.

Other:

Coordinate Electrical needs with Chaska Electric – Craig Schmieg cschmieg@chaskamn.gov

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

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

- Carver County Water Management Organization (watershed)
- MPCA NPDES Construction Stormwater Permit
- MN DNR Dewatering Permit, if necessary

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-9200/ FX: (952) 448-9300

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

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

Carver County Water Management Organization
Planning and Water Mgmt Dept
Government Center – Administration Building
600 East 4th Street
Chaska, Minnesota 55318
Phone: (952)361·1820
Fax: (952)361·1828
www.co.carver.mn.us/water

Memo

To: **Craig Jongerias, SW Peavey Real Estate LLC**
From: Abigail Ernst, Carver County Water Management
Date: December 12, 2025
Re: **Peavey Road Business Center – CCWMO Comments**
File: WP20250054

cc:
Nick Adam, Rehder & Associates, Inc.
Earl Gebauer, Shaw Construction
Tim Sundby, CCWMO
Tom Genelin, Carver SWCD
Todd Shoemaker, AE2S
Ben Otto, Stantec

Enclosures:

Carver County Water Management Organization received an application submittal for water rules compliance for the proposed Peavey Road Business Center in the City of Chaska on December 3, 2025. The following comments include review of the information and plans by the County & the Carver SWCD.

- 4200 PEAVEY RD CERT (11-18-25)
- 2552036_Peavey.hcp
- CIVIL SITE PLAN APPLICATIONS SET_12-2-25
- STORMWATER MANAGEMENT REPORT_12-2-25
- Stormwater permit application for CCWMO – PEAVEY ROAD BUSINESS CENTER-Signed_12.2.25
- 4200 Peavey Road Chaska Delineation Report_opt 7-9-2025 KES
- 4200 Peavey Road Chaska Wetland Sketch
- Figure 2 TEP REVISED Existing Conditions (landscape) 2025
- Wetland Delineation NOD^4200 Peavy Rd

Project Overview

1. **Project Description.** The project involves the creation of commercial building and associated parking. A total of 1.49 acres of impervious are proposed. In the future, an additional total of 0.25 acres of impervious will be added for a total of 1.74 acres.

2. **Water Quality Requirement.** 1.74 acres of impervious surface requires 8,418 cubic-feet of water quality treatment. One iron-enhanced sand filtration basin is proposed to provide treatment. At this time, the site meets the 90% treatment requirement.

3. **Volume Control Requirement.** 1.74 acres of impervious surface requires 8,418 cubic-feet of volume control. One iron-enhanced sand filtration basin is proposed to provide treatment. At this time, the site appears to meet volume control requirements.

4. **Rates.** Overall rate control is being deferred to the City of Chaska.

5. **Offsite Impacts**. At this time, there do not appear to be adverse offsite impacts.

Items to Address Prior to Approval

This section lists comments that must be addressed prior to Carver County Water Management issuing approval for compliance with the County's Water Management Rules. The following comments are provided as general feedback on the types of issues that will need to be addressed prior to approval.

General

6. **Financial Assurance.** Provide financial assurance of $14,000. This is required prior to the start of construction and full stormwater approval.
7. **Maintenance Declaration.** Submit a draft maintenance declaration for long-term maintenance and operation of the iron-enhanced stormwater basin.
8. **Additional Comments.** Please note that future submittals will require additional review and comments by the CCWMO.

Erosion and Sediment Control

1. Provide quantity (cy) of soil to be removed, placed, stored, or moved on site.
2. Document that CSW permit has been applied for/obtained.
3. Update SWPPP to include construction exit maintenance, including street sweeping schedule or other vehicle tracking BMPs
4. Update plans to include the following note- "If erosion control plan as approved cannot control erosion and off-site sedimentation from the project, the erosion control plan will have to be revised and/or additional erosion control devices will be required on site. Notify County SWCD staff with any revisions to the erosion control plan made by the contractor."
5. Topsoil Management Plan
    a. Update the plan to include the following:
        i. Estimated quantity of topsoil available on site
        ii. Description of equipment used to strip topsoil or note contractor dependent
        iii. Method for decompacting subsoil prior to reapplication of topsoil or note contractor dependent
        iv. Method for re-applying stockpiled topsoil prior or note contractor dependent
        v. Construction schedule
            1. Timing for stockpiling topsoil or note contractor dependent
            2. Timing for preparing subsoil and replacing topsoil or note contractor dependent
            3. Location and size of stockpile(s) or note contractor dependent

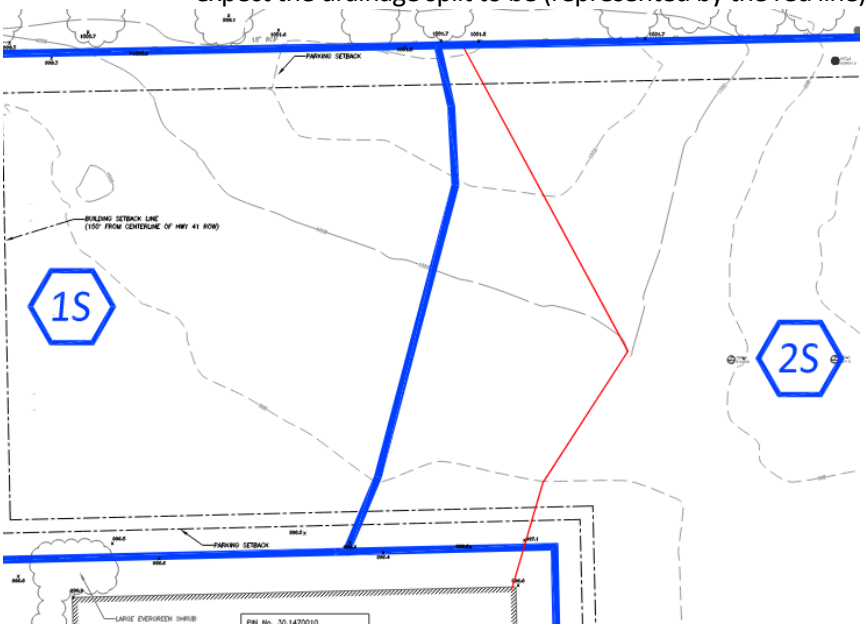
Stormwater Treatment

1. **General.**

a. The CCWMO will defer to Chaska for overall rate control. Application must show Chaska rates are met OR provide communication from Chaska if flexibility is granted.

2. **Construction Plans/Details**
   a. The future parking area is impacting the IESF basin slopes. Slopes must be graded at 3:1 ratio and a retaining wall would need to be added to accommodate the parking. Treatment volume will most likely be impacted by those requirements. Either remove parking in this area or revise plans so that side slopes and retaining wall are added and revise basin volume accordingly.
   b. IESF Basin and OCS Detail
      i. Update detail to clarify if sand media will cover basin bottom or will be placed over trenches. If over trenches, include note of trench width (minimum 3 feet wide)
      ii. Last 10ft of non-perforated pipe shall be Schedule 40 or equivalent
      iii. Daylight outlet pipe shall have rodent or trash guard
      iv. Draintile outlet invert must be a minimum of 0.5 feet from bottom of OCS
      v. Draintile outlet controls structure must be a minimum of 0.5 feet from outlet pipe invert
      vi. Revise OCS design so that draintiles connect into a singular pipe before entering the OCS structure

3. **Model**
   a. Revise time of concentrations. Current TCs do not seem appropriate for type of land use and length. Existing time of concentrations are 7 minutes. Update existing sub catchments to use sheet and shallow concentrated.
   b. The drainage split appears to be located at the high point (997.1) at the northeast concern of the adjacent building. Verify that current split is accurate. The below image shows where we expect the drainage split to be (represented by the red line).



Surface Water Protection

1. **Wetland decisions**
   a. Provide NOD for wetland impacts

b. Add one additional wetland buffer sign on midway point of buffer between two property edges
c. Provide total square footage of buffer provided
d. Model the existing and proposed wetland bounce for a 1" event based on updated contours and volumes.

If you have any questions, please feel free to get in touch with me or contact the individuals copied on this letter.

Abigail Ernst

Abigail Ernst
952.405.1807
aernst@co.carver.mn.us

Stantec

Memo

To:	Matt Clark City of Chaska	From:	Aaron Nemitz Stantec - Minneapolis
Project/File:	193805001	Date:	December 20, 2025

Reference: Stormwater Review of Peavey Road Business Center (Southwest Rentals)

The following is our stormwater review of the Peavey Road Business Center (Southwest Rentals) stormwater submittal, including the Stormwater Management Report, dated 12/02/2025; and Civil Site Plans, dated 12/02/2025, prepared by Rehder & Associates.

Results

The Peavey Road Business Center (Southwest Rentals) development project proposes to construct a new building, parking lot, and site entrance on the project parcel. A stormwater management system consisting of storm sewer and an IESF filtration basin will be constructed to serve the site. All components of the proposed system will discharge into existing storm sewer in Peavey Road to the east via new storm pipe.

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

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

Discussion

This is the first formal stormwater submittal for the Peavey Road Business Center development; it is located in the northwestern portion of the City, within the Carver County WMO. The existing site drainage is generally split in half, discharging to an existing wetland to the west and Peavey Road storm sewer to the east. One onsite wetland is present at the west edge of the site and is proposed to be partially filled.

Rate Control and Modeling

The following are comments on the hydrologic modeling and rate control design. The City requires no increase in rates for the 2-, 10-, and 100-year, 24-hour rain events, using the MSE3 distribution and Atlas-

14 rainfall depths. In addition, the City requires the 100-year rate from the overall site to be controlled to 0.2 cfs/acre (with the area based on the entire site area). **City rate control requirements are not met.**

1. The City's 0.2 cfs/ac rate control requirement is not met.
2. The existing drainage map indicates the project site generally drains in two directions (two outfalls) – east and west. **Update the stormwater management report and modeling to summarize existing and proposed peak outflow rate to both site outfalls.**
3. **Update existing conditions HydroCAD time of concentration calculations using sheet and shallow concentrated flow components.**
4. The proposed conditions HydroCAD uses an exfiltration rate of 2.00 in/hr at 1P. **Revise HydroCAD modeling to use an exfiltration rate of 0.45 in/hr.**
5. **Revise HydroCAD modeling at 1P to include the basin overland EOF.**
6. Drainage maps indicate that proposed subcatchment 5S is comprised of two polygons that drain in different directions. **Revise modeling to model 5S as two separate subcatchments.**

Water Quality

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

7. **Provide water quality modeling (MIDS or P8) showing that the design meets City water quality requirements for TP and TSS removal.**

Stormwater Abstraction

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

Wetland Protection Standards

The development proposes to partially fill the wetland located along the west edge of the project area. This wetland has been classified by the City as slightly susceptible. **City wetland requirements may be met, subject to the following comments.**

8. Based on proposed grading plans, it is unclear what is causing the extent of wetland fill being reported (2,092 SF). Please clarify if this area is being filled or simply impacted due to the proposed parking lot proximity to 20' wetland buffer.

Reference: Stormwater Review of Peavey Road Business Center (Southwest Rentals)

9. Drainage maps indicate that the proposed site design will reduce hydrology to the onsite wetland by approximately 1-acre. Total drainage area to the onsite wetland is estimated to be approximately 5.6 acres. **Provide modeling of the onsite wetland for existing and proposed conditions to quantify potential impacts for City review.**

General

General comments related to stormwater basin grading, storm sewer, and site plans are provided below.

10. The proposed IESF basin top of berm elevation must be constructed at least 1.0 foot above the basin EOF elevation. **Provide spot elevations along the top of berm to show this requirement is being met and revise grading as needed to satisfy this requirement.**

11. **Revise site plans to include spot elevation(s) at the IESF basin pretreatment cell overflow to the main basin.**

12. **Revise the storm sewer FES invert coming into the proposed IESF basin to match the NWL of the pre-treatment cell.**

13. **Please note that other agency regulatory requirements must also be met**, including but not limited to:
    a. CCWMO (particularly for volume control requirements).

    b. MPCA NPDES construction stormwater permit requirements.

    c. Wetland Conservation Act. The proposed development needs to follow both City wetland protection standards and sequencing required by the Wetland Conservation Act. The City requires all wetland agency requirements to be met prior to releasing a grading permit or final plat approval.

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

Thank you,

Stantec Consulting Services Inc.

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

cc: Alex Mollenkamp (Chaska), Brent Alcott (Chaska), Abigail Ernst (CCWMO), Tyler Johnson (Stantec), John Smyth (Stantec)

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/26/2026

Subject: Resolution 2026-2 Authorizing the Solicitation of Public Bids for the Municipal Services Building

Prepared By: Elise Durbin, Assistant City Administrator

Background

For the past year, the City has been working on the design of a Municipal Services Building located on a new site in southwest Chaska. On December 15, 2025, the City Council approved the Final Site and Building Plan for the Municipal Services Building.

Since the December approvals, the city's architect, Oertel, and the city's Construction Manager, RJM, have been finalizing the plans and construction documents for the project. These documents are nearly finalized, and the project is ready to go out for public bid. The bidding schedule is as follows:

City Council Authorization to Bid	January 26
Bid Period	January 27-February 19
Pre-Bid Meeting	February 4
Bid Opening	February 19
City Council Award	March 16

Information pertaining to the bidding process will be published on the city's website, a notice will go out to the *Waconia Patriot*, and RJM will be posting in their system and in all of the exchanges.

If bids are successful and in line with our budget, and the City Council will award the bid in early March, with the construction schedule tentatively set as:

Mobilization	May 2026
Site Prep	May-June 2026
Construction	June 2026-Fall 2027
Substantial Completion	Fall 2027

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-2 authorizing the solicitation of public bids for the Municipal Services Building.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 1/26/2026 RESOLUTION NO. 2026-2

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Approving Authorizing Bids for the Chaska Municipal Services Building

WHEREAS, on December 15, 2025, the City Council approved the Final Site and Building Plan for the Municipal Services Building; and

WHEREAS, the city's architect, Oertel Architects, has prepared plans and specifications for the Public Safety Facility;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby approve the City Clerk to prepare and cause to be published in the *Waconia Patriot* an advertisement for bids upon the making of such improvements under such approved plans and specifications. Said bid process shall adhere to all provisions of State Statute.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of January 2026.

_____

Taylor Hubbard, Mayor

Attest: _____

Deputy Clerk

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **January 26, 2026**

Paid and Unpaid Invoices:
Check #'s 359236-359511 **$7,168,017.10**

Paid Electronic Invoices:
Wire #'s 5048-5092 **$10,035,622.46**

Amount for Approval-Council Meeting:
January 26, 2026 **$17,203,639.56**

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100006 SCOTT A HUTNICK									
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CHECK DATE: 01/08/2026									
112727 7 MINUTE SECURITY LLC									
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103825 ACUSHNET COMPANY									
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					84.06				
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
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City of Chaska

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100102 ANCOM COMMUNICATIONS INC									
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113289 ANDERSON, BLANE									
359000170-41321		01/08/2026	012726	359309	17.02	02/08/2026	INV	PD	CREDIT BALANCE REFUND-160
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					75.92				
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100146 ASPEN MILLS INC									

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CHECK DATE: 01/27/2026									

City of Chaska

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368698		01/14/2026	012726	359313	144.95	02/13/2026	INV	PD	DUTY BOOTS-PETERSON
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368699		01/14/2026	012726	359313	149.98	02/13/2026	INV	PD	DUTY UNIFORM-SCHROECKENTH
CHECK DATE: 01/27/2026									
368700		01/14/2026	012726	359313	84.99	02/13/2026	INV	PD	DUTY UNIFORM-TARMAN
CHECK DATE: 01/27/2026									
368701		01/14/2026	012726	359313	43.70	02/13/2026	INV	PD	DUTY UNIFORM-SCHMIDT
CHECK DATE: 01/27/2026									
368702		01/14/2026	012726	359313	9.85	02/13/2026	INV	PD	DUTY UNIFORM-KATZNER
CHECK DATE: 01/27/2026									
368703		01/14/2026	012726	359313	267.53	02/13/2026	INV	PD	DUTY UNIFORM-KRAUS
CHECK DATE: 01/27/2026									
368704		01/14/2026	012726	359313	309.73	02/13/2026	INV	PD	DUTY UNIFORM-DAWSON
CHECK DATE: 01/27/2026									
					4,052.60				
100155 AUBURN MANOR									
JAN 2026	260002	01/01/2026	012726	359314	200.00	01/31/2026	INV	PD	JAN SENIOR CITIZEN DONATI
CHECK DATE: 01/27/2026									
112511 AWARDS DIRECT INC									
37610		01/09/2026	012026	359256	166.74	01/19/2026	INV	PD	Human Rights Awards for M
CHECK DATE: 01/20/2026									
100174 BAUER BUILT TIRE AND BATTERY									
180319857		01/07/2026	012726	359315	867.60	02/15/2026	INV	PD	#304 TIRES
CHECK DATE: 01/27/2026									
100196 BIFFS INC									
INV283977		01/13/2026	012726	359316	400.00	02/10/2026	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 01/27/2026									
113309 BLOCK, STEVE									
16500254-2025-1		09/26/2025	012726	359317	400.00	02/12/2026	INV	PD	DEC REBATE-HVAC
CHECK DATE: 01/27/2026									
100204 BROADCAST MUSIC INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12618474		01/01/2026	012726	359318	459.00	01/31/2026	INV	PD	2026 MUSIC LICENSE ACCT 2
CHECK DATE: 01/27/2026									
100205 BMO HARRIS BANK N.A.									
36		01/20/2026	012726	359319	114,700.95	01/31/2026	INV	PD	PAYGO Note Payment #36 Cl
CHECK DATE: 01/27/2026									
102279 BOLTON & MENK INC									
0384237		12/31/2025	012726	359320	155.00	02/07/2026	INV	PD	Walnut St Lead Service Mo
CHECK DATE: 01/27/2026									
113308 BONIFAS, CHRISTOPHER									
101454672-2025-1		12/04/2025	012726	359321	400.00	02/12/2026	INV	PD	DEC REBATE-HVAC
CHECK DATE: 01/27/2026									
100214 BORDER STATES INDUSTRIES INC									
931736228	260001	01/05/2026	012726	359322	1,464.48	02/25/2026	INV	PD	12 PED BELOW GRADE ROUND
CHECK DATE: 01/27/2026									
105642 BORGEN RADIATOR CO									
65553		12/30/2025	012726	359323	3,166.00	01/30/2026	INV	PD	#130 RADIATOR
CHECK DATE: 01/27/2026									
100220 BOYER FORD TRUCKS INC									
098P34832A		12/17/2025	012026	359257	72.00	01/17/2026	INV	PD	FLOOR MATS-ADJUSTMENT
CHECK DATE: 01/20/2026									
100226 BRAUN INTERTEC CORPORATION									
23520-0021-12		10/02/2025	012726	359325	9,525.00	02/19/2026	INV	PD	Public Safety Facility-Sp
CHECK DATE: 01/27/2026									
IN002369		12/26/2025	012726	359324	911.00	01/25/2026	INV	PD	SAVANNA WAY PHASE 2
CHECK DATE: 01/27/2026									
					10,436.00				
100247 BROADWAY AWARDS INC									
58126		01/15/2026	012726	359326	62.09	02/14/2026	INV	PD	TROPHY PLATES
CHECK DATE: 01/27/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113278 BRUNETTE, JOHN									
357002320-10003079		01/08/2026	012726	359327	87.50	02/08/2026	INV	PD	CREDIT BALANCE REFUND-291
CHECK DATE: 01/27/2026									
100254 BRYAN ROCK PRODUCTS INC									
73172		12/19/2025	012026	359258	120.85	01/19/2026	INV	PD	WO#20484 BECKMAN COULTER
CHECK DATE: 01/20/2026									
102474 STATE OF MINNESOTA DEPARTMENT OF PUBLIC SAFETY									
1003500562025M149427		01/06/2026	012726	359328	25.00	02/05/2026	INV	PD	HAZ CHEM INVENTORY FEE
CHECK DATE: 01/27/2026									
113290 CABLE SOLUTIONS INC									
444445130-41324		01/08/2026	012726	359329	22.18	02/08/2026	INV	PD	CREDIT BALANCE REFUND-FIB
CHECK DATE: 01/27/2026									
100314 CARVER COUNTY IS/GIS DEPT									
INTINV-733		01/12/2026	012726	359330	5,271.05	02/12/2026	INV	PD	GIS SHARED POSITION - 4TH
CHECK DATE: 01/27/2026									
100299 CARVER COUNTY PARKS & RECREATION									
24893		01/09/2026	012726	359331	49.00	02/09/2026	INV	PD	Fall 2025 -Partnered Prog
CHECK DATE: 01/27/2026									
100319 CARVER COUNTY PUBLIC WORKS									
7161		01/06/2026	012726	359332	1,323,107.71	02/05/2026	INV	PD	CSAH 10/TH 41 JOINT POWER
CHECK DATE: 01/27/2026									
100323 CDW GOVERNMENT INC									
AH4183G		12/22/2025	012026	359259	44.23	01/21/2026	INV	PD	ADOBE LICENSE-UB (ANNE)
CHECK DATE: 01/20/2026									
AH4348V		12/30/2025	012726	359333	1,741.73	01/29/2026	INV	PD	SURFACE-FINANCE
CHECK DATE: 01/27/2026									
AH4G16G		12/22/2025	012026	359259	46.52	01/21/2026	INV	PD	ADOBE LICENSE-PD (MARELIA
CHECK DATE: 01/20/2026									
AH4US9V		12/26/2025	012026	359259	1,741.73	01/25/2026	INV	PD	SURFACE-FINANCE

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/20/2026									
AH4WK6P		12/29/2025	012726	359333	374.30	01/28/2026	INV	PD	SMART UPS-WTP/SCADA
CHECK DATE: 01/27/2026									
AH53T5Y		01/09/2026	012726	359333	111.31	02/08/2026	INV	PD	EXTERNAL OPTICAL DRIVE-PD
CHECK DATE: 01/27/2026									
AH59J9S		01/12/2026	012726	359333	8,708.65	02/11/2026	INV	PD	5 SURFACES-PSF PD
CHECK DATE: 01/27/2026									
AH5JQ4C		01/06/2026	012726	359333	287.78	02/05/2026	INV	PD	HP PRINTER-FINANCE
CHECK DATE: 01/27/2026									
AH5PW9N		01/07/2026	012726	359333	374.30	02/06/2026	INV	PD	SMART UPS-HAZELTINE SUBST
CHECK DATE: 01/27/2026									
AH5UX7P		01/08/2026	012726	359333	1,870.88	02/07/2026	INV	PD	SURFACE & KEYBOARD-PD
CHECK DATE: 01/27/2026									
AH6RD4P		01/15/2026	012726	359333	1,834.59	02/14/2026	INV	PD	SURFACE-PD CHIEF
CHECK DATE: 01/27/2026									
RL18403-BALANCE		05/22/2024	012026	359259	-360.00	01/09/2026	CRM	PD	BALANCE OF CREDIT FOR RET
CHECK DATE: 01/20/2026									
					16,776.02				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/DEC25		01/08/2026	012226	359294	7,743.32	02/05/2026	INV	PD	DEC 3210 CHASKA BLVD GAS
CHECK DATE: 01/22/2026									
109045922/DEC25		01/08/2026	012226	359294	23,170.40	02/05/2026	INV	PD	DEC 1661 PARK RIDGE DR GA
CHECK DATE: 01/22/2026									
109052076/DEC25		01/08/2026	012226	359294	12,630.18	02/05/2026	INV	PD	DEC 1611 PARK RIDGE DR GA
CHECK DATE: 01/22/2026									
120012646/DEC25		01/08/2026	012226	359294	80.79	02/05/2026	INV	PD	DEC LOOP CLUBHOUSE GAS SV
CHECK DATE: 01/22/2026									
120012646/NOV25		12/08/2025	010626-2	359236	41.07	01/05/2026	INV	PD	NOV LOOP CLUBHOUSE GAS SV
CHECK DATE: 01/06/2026									
120164413/DEC25		01/08/2026	012226	359294	166.84	02/05/2026	INV	PD	DEC LOOP MAINT BLDG GAS S
CHECK DATE: 01/22/2026									
120164413/NOV25		12/08/2025	010626-2	359236	92.89	01/05/2026	INV	PD	NOV LOOP MAINT BLDG GAS S
CHECK DATE: 01/06/2026									
120564141/DEC25		01/08/2026	012226	359294	19.34	02/05/2026	INV	PD	DEC 1599 OAK CREEK PASS G
CHECK DATE: 01/22/2026									
138100144/DEC25		01/12/2026	012226	359294	18,087.91	02/09/2026	INV	PD	DEC 285 ENGLER BLVD GAS S

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/22/2026									
139150478/DEC25		01/08/2026	012226	359294	19.34	02/05/2026	INV	PD	DEC 3695 GRAND CHEVALLE P
CHECK DATE: 01/22/2026									
64030791582/DEC25		01/08/2026	012226	359294	116.57	02/05/2026	INV	PD	DEC 216 W 4TH ST GAS SVC
CHECK DATE: 01/22/2026									
64030828871/DEC25		01/08/2026	012226	359294	199.57	02/05/2026	INV	PD	DEC 423 N WALNUT ST GAS S
CHECK DATE: 01/22/2026									
80000146268/DEC25		01/14/2026	012226	359294	7,845.09	02/10/2026	INV	PD	DEC GAS SVC
CHECK DATE: 01/22/2026									
80000167793/DEC25		01/14/2026	012226	359294	53.55	02/10/2026	INV	PD	DEC CITY PKS GAS SVC
CHECK DATE: 01/22/2026									
					70,266.86				
113143 CENTRAL UNITED COOPERATIVE									
201566		12/15/2025	012726	359334	372.40	02/05/2026	INV	PD	BAG SALT FOR CITY FACILIT
CHECK DATE: 01/27/2026									
201878		01/05/2026	012726	359334	372.40	02/25/2026	INV	PD	SALT
CHECK DATE: 01/27/2026									
201938		01/07/2026	012726	359334	440.51	02/25/2026	INV	PD	SALT
CHECK DATE: 01/27/2026									
					1,185.31				
100379 CITY OF CHANHASSEN SENIOR CENTER									
150140		01/16/2026	012726	359335	1,338.40	02/16/2026	INV	PD	tickets/transportation So
CHECK DATE: 01/27/2026									
100374 CHANHASSEN, CITY OF									
017242-000 12/31/25		12/31/2025	012026	359260	34.29	01/21/2026	INV	PD	STORMWATER 10/1/25-12/31/
CHECK DATE: 01/20/2026									
100346 CHASKA DOWNTOWN BUSINESS ALLIANCE									
Q1 2026		01/11/2026	012726	359336	14,525.00	02/10/2026	INV	PD	Q1 SPECIAL SERVICES DISTR
CHECK DATE: 01/27/2026									
107163 CHASKA HEIGHTS SENIOR LIVING LLC									
16		01/20/2026	012726	359337	142,093.08	01/31/2026	INV	PD	PAYGO Note Payment-Chaska
CHECK DATE: 01/27/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100377 CHASKA ROTARY CLUB									
6822		01/05/2026	012726	359339	100.00	02/04/2026	INV	PD	Q1 DUES-PODHRADSKY
CHECK DATE: 01/27/2026									
6840		01/05/2026	012726	359338	100.00	02/04/2026	INV	PD	Q1 DUES-SEIBERT
CHECK DATE: 01/27/2026									
					200.00				
110240 CINTAS CORPORATION NO 2									
5312575613		01/13/2026	012726	359341	351.62	02/13/2026	INV	PD	1st Aide-PD
CHECK DATE: 01/27/2026									
5312575615		01/13/2026	012726	359340	56.00	02/12/2026	INV	PD	MEDICAL SUPPLIES-FD
CHECK DATE: 01/27/2026									
84176/DEC2025		12/31/2025	011326	359242	1,020.67	01/10/2026	INV	PD	DEC RUG/MAT SVC
CHECK DATE: 01/13/2026									
					1,428.29				
100404 CITY OF EDEN PRAIRIE									
AR-0000005445		01/02/2026	012026	359261	5,190.00	01/16/2026	INV	PD	2026 Dues - Fencing Conso
CHECK DATE: 01/20/2026									
100410 CITY OF WACONIA									
1682		12/31/2025	012726	359342	436.00	02/05/2026	INV	PD	SALT BRINE FOR CITY PARKI
CHECK DATE: 01/27/2026									
102659 CIVICPLUS LLC									
352677		12/28/2025	012726	359343	2,729.96	01/27/2026	INV	PD	INTRANET ANNUAL FEE FOR H
CHECK DATE: 01/27/2026									
112451 CLIFTONLARSONALLEN LLP									
L251800803		12/30/2025	012726	359344	2,467.50	01/29/2026	INV	PD	AUDIT SERVICES FOR 12/31/
CHECK DATE: 01/27/2026									
100419 CLOVER CONDOMINIUM ASSOCIATION									
00498839-50	260003	01/10/2026	011326	359243	1,544.84	01/31/2026	INV	PD	FEB COMMUNITY ROOM DUES
CHECK DATE: 01/13/2026									
111222 CNH ARCHITECTS LTD									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3682		12/31/2025	012726	359345	14,327.81	01/30/2026	INV	PD	22096 Chaska Public Safet
CHECK DATE: 01/27/2026									
100436 COMCAST CORPORATION									
150199		01/09/2026	012226	359295	80.91	02/03/2026	INV	PD	Cable-PD
CHECK DATE: 01/22/2026									
112350 COMPASS PEER GROUPS LLC									
CPG116		01/01/2026	012726	359346	1,800.00	02/01/2026	INV	PD	2026 MEMBERSHIP-KABAT
CHECK DATE: 01/27/2026									
CPG117		01/01/2026	012726	359346	1,800.00	02/01/2026	INV	PD	2026 Membership-Podhradsk
CHECK DATE: 01/27/2026									
CPG118		01/01/2026	012726	359346	1,800.00	02/01/2026	INV	PD	2026 Membership-Durbin
CHECK DATE: 01/27/2026									
					5,400.00				
111794 CONFITREK INC									
1339		01/13/2026	012726	359347	3,036.00	02/28/2026	INV	PD	2026 ConfiTrek Software R
CHECK DATE: 01/27/2026									
112484 CONFLUENCE INC									
33615		12/29/2025	012726	359348	13,452.50	01/29/2026	INV	PD	SW Park Master Plan
CHECK DATE: 01/27/2026									
106301 CORE & MAIN LP									
Y349755	260015	01/08/2026	012726	359349	14,560.96	02/08/2026	INV	PD	INVENTORY-MULTIPLE ITEMS
CHECK DATE: 01/27/2026									
Y349981	260014	01/12/2026	012726	359349	425.85	02/12/2026	INV	PD	O-RINGS & LOCK RINGS
CHECK DATE: 01/27/2026									
					14,986.81				
110391 CUMMINS INC									
E4-260155842		01/06/2026	012726	359350	2,205.69	02/06/2026	INV	PD	#112 EXHAUST COOLER KIT
CHECK DATE: 01/27/2026									
E4-260156200		01/08/2026	012726	359350	-248.72	02/08/2026	CRM	PD	NOX SENSOR CORE RETURN
CHECK DATE: 01/27/2026									
E6-260159253		01/06/2026	012726	359350	221.90	02/06/2026	INV	PD	#112 EXHAUST GAS SENSOR

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/27/2026									
					2,178.87				
113268 ETHELIND B KABA									
01		01/12/2026	012026	359262	500.00	01/15/2026	INV	PD	HRC MLK Day Event Speaker
CHECK DATE: 01/20/2026									
113285 DAHL, RENEE									
350041824-35791		01/08/2026	012726	359351	34.66	02/08/2026	INV	PD	CREDIT BALANCE REFUND-291
CHECK DATE: 01/27/2026									
110412 IMPERIAL BAG & PAPER CO LLC									
4465780		12/31/2025	012726	359352	296.61	01/30/2026	INV	PD	Svc KaiVac
CHECK DATE: 01/27/2026									
113292 DE PAZ ELIAS, ALICIA									
550300640-41559		01/08/2026	012726	359353	91.66	02/08/2026	INV	PD	CREDIT BALANCE REFUND-900
CHECK DATE: 01/27/2026									
111353 DEANS HOME SERVICES									
M25-0421		12/29/2025	012726	359354	68.00	01/28/2026	INV	PD	RFD MECHANICAL PERMIT-A/C
CHECK DATE: 01/27/2026						PAYEE: DEANS HOME SERVICES			
111847 GREGORY WICKENHAUSER									
2131		12/10/2025	012026	359263	1,100.00	01/23/2026	INV	PD	REMOVAL OF CITY TREE BEHI
CHECK DATE: 01/20/2026									
2150		12/18/2025	012026	359263	500.00	01/23/2026	INV	PD	REMOVAL OF CITY TREE BEHI
CHECK DATE: 01/20/2026									
					1,600.00				
113295 EASTERN CARVER COUNTY SCHOOLS									
2015638.002		01/09/2026	012726	359355	250.00	02/08/2026	INV	PD	RFD DAMAGE DEPOSIT-CANCEL
CHECK DATE: 01/27/2026									
111282 CANNON TECHNOLOGIES INC									
956704572	240117	01/16/2026	012726	359356	42,370.41	02/16/2026	INV	PD	ELEC/WTR MTR INSTALL, POS
CHECK DATE: 01/27/2026									

City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103919 EBERT INC									
23520-0021-11		10/22/2025	012726	359357	647,143.95	02/19/2026	INV	PD	Public Safety Facility-Co
CHECK DATE: 01/27/2026									
100592 ELECTRIC PUMP INC									
036382		01/16/2026	012726	359358	850.00	02/16/2026	INV	PD	STORM WATER LIFT STATION
CHECK DATE: 01/27/2026									
100591 ELECTRICAL PRODUCTION SERVICES INC									
24419		01/05/2026	012726	359359	5,948.00	02/04/2026	INV	PD	FIBER SERVICE-PSF
CHECK DATE: 01/27/2026									
24420		01/05/2026	012726	359359	7,608.00	02/04/2026	INV	PD	ISP SERVICE WORK-PSF
CHECK DATE: 01/27/2026									
					13,556.00				
110104 RAINY FALLS VENTURES LLC									
00001037		12/31/2025	012726	359360	2,589.00	01/30/2026	INV	PD	FF GEAR DECON, INSPECTION
CHECK DATE: 01/27/2026									
102657 ENERGY MANAGEMENT SOLUTIONS INC									
11072		01/02/2026	012726	359361	9,250.69	02/06/2026	INV	PD	JANUARY RETAINER FEE
CHECK DATE: 01/27/2026									
100628 EXCEL AUTO GLASS									
15747		01/09/2026	012726	359362	365.00	02/09/2026	INV	PD	#2088 WINDSHIELD
CHECK DATE: 01/27/2026									
15751		01/15/2026	012726	359362	585.00	02/15/2026	INV	PD	#1222 REPLACEMENT WINDSHI
CHECK DATE: 01/27/2026									
					950.00				
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
167156408		12/22/2025	012026-2	359291	754.61	01/22/2026	INV	PD	JAN EMP INS PREM-VISION
CHECK DATE: 01/20/2026									
111170 ELLIOTT AUTO SUPPLY CO INC									
1-11397577		01/14/2026	012726	359363	157.92	02/14/2026	INV	PD	#1222 UPPER CONT ARMS
CHECK DATE: 01/27/2026									

City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112644 FERGUSON US HOLDINGS INC									
0297190		12/16/2025	012026	359264	128.85	01/16/2026	INV	PD	HYD HOSE COUPLING
CHECK DATE: 01/20/2026									
0302694		12/23/2025	012726	359364	1,901.00	01/23/2026	INV	PD	METAL LOCATORS
CHECK DATE: 01/27/2026									
					2,029.85				
100655 FERRELLGAS 7780961									
1132544893		12/31/2025	012726	359365	75.34	01/30/2026	INV	PD	PROPANE
CHECK DATE: 01/27/2026									
106319 CHAD JEREMY FIGG									
Dec 2025 Tae Kwon Do		12/31/2025	012726	359366	719.64	02/01/2026	INV	PD	December 2025 Tae Kwon Do
CHECK DATE: 01/27/2026									
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00917124-1		01/01/2026	011326	359244	441.76	02/01/2026	INV	PD	JAN SIP PHONE BILL
CHECK DATE: 01/13/2026									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278X010326		12/25/2025	011326	359245	888.83	01/20/2026	INV	PD	DEC FIRSTNET MOBILE
CHECK DATE: 01/13/2026									
100673 FLEETPRIDE INC									
131205990		12/30/2025	012726	359367	95.85	01/30/2026	INV	PD	#704 TRAILER BRAKE GLAD H
CHECK DATE: 01/27/2026									
113264 JOECO SERVICE CORP									
Deposit-Curl/Event		01/01/2026	012726	359368	30,557.99	01/31/2026	INV	PD	Carpet/Install-Curl/Event
CHECK DATE: 01/27/2026									
112118 FOCAL POINT FIXTURES INC									
23520-0021-5		10/24/2025	012726	359369	70,860.50	02/19/2026	INV	PD	Public Safety Facility-Ar
CHECK DATE: 01/27/2026									
113172 FS COM INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
IN102512300025		12/30/2025	012726	359370	232.50	01/29/2026	INV	PD	NETWORK PATCH CABLES
CHECK DATE: 01/27/2026									
IN102601020060		01/02/2026	012726	359370	91.00	02/01/2026	INV	PD	NETWORK CABLES
CHECK DATE: 01/27/2026									
					323.50				
100693 FS3 INC									
97552	260016	01/14/2026	012726	359371	22,350.00	02/13/2026	INV	PD	32,000' COND 2", 8,000' I
CHECK DATE: 01/27/2026									
100699 PLAYCORE WISCONSIN INC									
PJI-0289630		12/15/2025	012026	359265	2,278.16	01/15/2026	INV	PD	TUBES/SLIDES PIONEER PARK
CHECK DATE: 01/20/2026									
110270 GARTNER REFRIGERATION INC									
12454185		01/05/2026	012026	359266	5,133.99	01/15/2026	INV	PD	Change Relief Valves-Curl
CHECK DATE: 01/20/2026									
12454304		01/15/2026	012726	359372	2,980.00	02/15/2026	INV	PD	Bi-annual service contrac
CHECK DATE: 01/27/2026									
					8,113.99				
100707 GEAR FOR SPORTS									
42194960		12/24/2025	012026	359267	1,026.80	01/24/2026	INV	PD	CURL RESALE UA HOODIES
CHECK DATE: 01/20/2026									
113287 GODFREY, CARLIE									
550301260-40734		01/08/2026	012726	359373	119.54	02/08/2026	INV	PD	CREDIT BALANCE REFUND-600
CHECK DATE: 01/27/2026									
101463 GOPHER STATE ONE CALL									
5120285		12/31/2025	012726	359374	159.30	01/30/2026	INV	PD	DECEMBER LOCATES
CHECK DATE: 01/27/2026									
112119 GR MECHANICAL PLUMBING & HEATING INC									
23520-0021-15		10/20/2025	012726	359375	96,183.70	02/19/2026	INV	PD	Public Safety Facility-Pl
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100759 WW GRAINGER INC									
9751304081		12/22/2025	012026	359268	2.75	01/21/2026	INV	PD	HOSE CLAMPS
CHECK DATE: 01/20/2026									
9754708056		12/29/2025	012726	359376	3.50	01/28/2026	INV	PD	SMALL FUEL LINE CLAMPS
CHECK DATE: 01/27/2026									
9755826493		12/30/2025	012726	359376	129.92	01/29/2026	INV	PD	HSP MAINTENANCE
CHECK DATE: 01/27/2026									
					136.17				
112120 GRAZZINI BROTHERS & COMPANY									
23520-0021-3		10/16/2025	012726	359377	26,203.85	02/19/2026	INV	PD	Public Safety Facility-Ti
CHECK DATE: 01/27/2026									
100785 HACH COMPANY									
14820537		01/08/2026	012726	359378	729.00	02/08/2026	INV	PD	WTP CHEMICALS
CHECK DATE: 01/27/2026									
106216 ROSHE 2 INCORPORATED									
3494		01/05/2026	012726	359379	736.05	02/04/2026	INV	PD	DEC EVENT LABOR
CHECK DATE: 01/27/2026									
3495		01/05/2026	012726	359379	4,330.00	02/04/2026	INV	PD	JAN CURL/EVENT CLEANING
CHECK DATE: 01/27/2026									
					5,066.05				
113274 HARCHI, ISAAK									
132254103-34041		01/08/2026	012726	359380	139.91	02/08/2026	INV	PD	CREDIT BALANCE REFUND-112
CHECK DATE: 01/27/2026									
100810 HAWKINS INC									
7300282		01/05/2026	012726	359381	7,124.83	02/19/2026	INV	PD	WTP CHEMICALS
CHECK DATE: 01/27/2026									
7307347		01/15/2026	012726	359381	30.00	03/01/2026	INV	PD	DEMURRAGE
CHECK DATE: 01/27/2026									
7311974		01/19/2026	012726	359381	4,062.30	03/05/2026	INV	PD	WTP CHEMICALS
CHECK DATE: 01/27/2026									
					11,217.13				
100821 HEALTHPARTNERS INC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
416124281594		01/03/2026	011326	359246	248,291.78	02/01/2026	INV	PD	FEB EMP INS PREM-MEDICAL
CHECK DATE: 01/13/2026									
110461 HEARTLAND BUSINESS SYSTEMS LLC									
854737-H		01/13/2026	012726	359382	957.92	02/12/2026	INV	PD	PSF Network Equip, Meraki
CHECK DATE: 01/27/2026									
857771-H		01/20/2026	012726	359382	2,881.24	02/19/2026	INV	PD	PSF Network Equip, Meraki
CHECK DATE: 01/27/2026									
					3,839.16				
112509 MICHAEL V HENRY									
376		01/16/2026	012726	359383	175.00	02/16/2026	INV	PD	music program -Lodge "Big
CHECK DATE: 01/27/2026									
100848 HIGH TECH CLEANING INC									
22016		12/30/2025	012726	359384	1,093.09	01/30/2026	INV	PD	CH CLEANING SUPPLIES
CHECK DATE: 01/27/2026									
22021		01/01/2026	012726	359384	3,392.82	02/01/2026	INV	PD	CITY HALL-CLEANING
CHECK DATE: 01/27/2026									
22022		01/01/2026	012726	359384	535.60	02/01/2026	INV	PD	COMMUNITY ROOM-CLEANING
CHECK DATE: 01/27/2026									
22023		01/01/2026	012726	359384	1,195.00	02/01/2026	INV	PD	SAFETY CAMPUS-CLEANING
CHECK DATE: 01/27/2026									
22024		01/01/2026	012726	359384	1,251.45	02/01/2026	INV	PD	HISTORY CENTER-CLEANING
CHECK DATE: 01/27/2026									
22026		01/01/2026	012726	359384	2,603.86	01/30/2026	INV	PD	MSB-CLEANING
CHECK DATE: 01/27/2026									
22027		01/01/2026	012726	359384	190.55	01/30/2026	INV	PD	STANTEC BUILDING-CLEANING
CHECK DATE: 01/27/2026									
22028		01/01/2026	012726	359384	684.95	01/30/2026	INV	PD	WTP-CLEANING
CHECK DATE: 01/27/2026									
					10,947.32				
100859 HOISINGTON KOEGLER GROUP INC									
025-042-4		01/11/2026	012726	359385	8,449.94	02/10/2026	INV	PD	CITY HALL PLAZA
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100879 PRAIRIE TECHNOLOGIES INC OF MN									
251181		11/19/2025	012726	359386	3,262.00	01/20/2026	INV	PD	Svc Dehumidification unit
CHECK DATE: 01/27/2026									
251366		12/31/2025	012726	359386	7,152.00	01/30/2026	INV	PD	2026 COMPASS WEB HOSTED S
CHECK DATE: 01/27/2026									
					10,414.00				
104751 IMPACT MAILING OF MINNESOTA INC									
221381		01/07/2026	012726	359387	9,365.28	02/06/2026	INV	PD	DEC BILLS
CHECK DATE: 01/27/2026									
221396		01/07/2026	012726	359387	1,810.28	02/06/2026	INV	PD	DEC REMINDER NOTICES
CHECK DATE: 01/27/2026									
221397		01/07/2026	012726	359387	960.77	02/06/2026	INV	PD	DEC DISCONNECT NOTICES
CHECK DATE: 01/27/2026									
221398		01/07/2026	012726	359387	623.72	02/06/2026	INV	PD	DEC FINAL BILLS
CHECK DATE: 01/27/2026									
					12,760.05				
111053 INTECH SOFTWARE SOLUTIONS INC									
2476		01/01/2026	012726	359388	6,642.00	01/31/2026	INV	PD	2026 Modus Election Softw
CHECK DATE: 01/27/2026									
100922 INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS									
150064		01/14/2026	012026	359269	75.00	01/14/2026	INV	PD	IIMC Region VI Meeting
CHECK DATE: 01/20/2026									
110528 INVOICE CLOUD INC									
3052-2025_12		12/31/2025	012026	359270	14,200.26	01/10/2026	INV	PD	UB PAYMENT PROCESSING
CHECK DATE: 01/20/2026									
112068 I:SPACE FURNITURE INC									
36340		01/05/2026	012726	359389	76,890.91	02/04/2026	INV	PD	Deposit-Event Ctr Banquet
CHECK DATE: 01/27/2026									
100972 JT SERVICES OF MINNESOTA									
JT26-008-03		01/08/2026	012726	359390	9,750.00	02/07/2026	INV	PD	Banners for light poles d
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113276 KAREEM, SEGUN									
359003280-40281		01/08/2026	012726	359391	107.08	02/08/2026	INV	PD	CREDIT BALANCE REFUND-320
CHECK DATE: 01/27/2026									
112124 KELLEHER CONSTRUCTION INC									
23520-0021-16		10/24/2025	012726	359392	37,851.00	02/19/2026	INV	PD	Public Safety Facility-Co
CHECK DATE: 01/27/2026									
100981 KELLINGTON CONSTRUCTION INC									
23520-0021-12		10/21/2025	012726	359393	44,572.10	02/19/2026	INV	PD	Public Safety Facility-Ro
CHECK DATE: 01/27/2026									
102949 KENNEDY & GRAVEN CHARTERED									
191338		01/08/2026	012726	359394	1,072.50	02/08/2026	INV	PD	DEC LEGAL-EMPLOYMENT & LA
CHECK DATE: 01/27/2026									
113311 KEYSTONE COMPENSATION GROUP LLC									
1307		01/06/2026	012726	359395	19,900.00	02/05/2026	INV	PD	COMPENSATION STUDY
CHECK DATE: 01/27/2026									
113281 KONCHAR, ALEXANDER									
60110100-10014918		01/08/2026	012726	359396	228.66	02/08/2026	INV	PD	CREDIT BALANCE REFUND-808
CHECK DATE: 01/27/2026									
111741 KTJ 376 LLC									
6		01/20/2026	012726	359397	155,654.56	01/31/2026	INV	PD	PAYGO Note Payment-Chaska
CHECK DATE: 01/27/2026									
113270 LAHREN, MICHELLE									
2015626.002		01/07/2026	012726	359398	52.50	02/06/2026	INV	PD	RFD-AFTER SCHOOL CARE 3 V
CHECK DATE: 01/27/2026									
101043 LANO EQUIPMENT INC									
01-1208689		12/29/2025	012726	359399	81.97	01/28/2026	INV	PD	#223 CAB FOAM INSULATION
CHECK DATE: 01/27/2026									
01-1209940		01/05/2026	012726	359399	210.18	02/05/2026	INV	PD	#129 FILTERS & HYD COUPLE

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/27/2026									
01-1210227		01/06/2026	012726	359399	384.28	02/06/2026	INV	PD	#719 AIRFILTER/ANTIFREEZE
CHECK DATE: 01/27/2026									
01-1210593		01/07/2026	012726	359399	230.95	02/07/2026	INV	PD	#186 HYD MOTOR NUT
CHECK DATE: 01/27/2026									
					907.38				
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Jan-26		01/09/2026	011326	359247	1,971.00	01/09/2026	INV	PD	Jan-26 Police Union Dues
CHECK DATE: 01/13/2026									
101058 LEAGUE OF MINNESOTA CITIES									
2026 Hubbard		01/06/2026	012726	359400	30.00	02/05/2026	INV	PD	2026 Membership Dues-Hubb
CHECK DATE: 01/27/2026									
440211		01/02/2026	012726	359401	2,700.00	02/02/2026	INV	PD	PATROL On Line
CHECK DATE: 01/27/2026									
440340		01/02/2026	012726	359401	1,510.00	02/01/2026	INV	PD	MN Cities Stormwater Coal
CHECK DATE: 01/27/2026									
441275		01/02/2026	012026	359271	26,823.00	01/05/2026	INV	PD	2026 Dues
CHECK DATE: 01/20/2026									
					31,063.00				
101071 LENZEN CHEVROLET BUICK INC									
92156		01/05/2026	012726	359402	32.14	02/05/2026	INV	PD	#1222 WASHER FLUID PUMP &
CHECK DATE: 01/27/2026									
92174		01/09/2026	012726	359402	417.19	02/09/2026	INV	PD	#1253 FLOOR MATS
CHECK DATE: 01/27/2026									
					449.33				
113284 LITTLE TREE PROPERTIES LLC									
101530900-41698		01/08/2026	012726	359403	157.11	02/08/2026	INV	PD	CREDIT BALANCE REFUND-112
CHECK DATE: 01/27/2026									
113269 LJUNGREN, REBECCA									
2015627.002		01/07/2026	012726	359404	35.00	02/06/2026	INV	PD	RFD AFTER SCHOOL CARE-TWO
CHECK DATE: 01/27/2026									
110118 LOCKRIDGE GRINDAL NAUEN PLLP									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
122334		01/01/2026	012726	359405	3,333.33	02/01/2026	INV	PD	JAN LOBBYIST FOR CITY SQU
CHECK DATE: 01/27/2026									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
153280		01/16/2026	012726	359406	3,225.00	02/15/2026	INV	PD	Special Assessments Sys R
CHECK DATE: 01/27/2026									
153338		01/16/2026	012726	359406	2,820.00	02/15/2026	INV	PD	Q1 Special Assessment Sup
CHECK DATE: 01/27/2026									
					6,045.00				
113282 LORCH, CHRIS									
152406201-32126		01/08/2026	012726	359407	169.92	02/08/2026	INV	PD	CREDIT BALANCE REFUND-649
CHECK DATE: 01/27/2026									
105139 LUBE TECH & PARTNERS LLC									
4037827		01/09/2026	012726	359408	172.56	02/08/2026	INV	PD	GREASE-TC
CHECK DATE: 01/27/2026									
4041898		01/14/2026	012726	359408	81.25	02/13/2026	INV	PD	USED WASTE OIL
CHECK DATE: 01/27/2026									
					253.81				
105710 MACQUEEN EMERGENCY GROUP									
050082PP		12/29/2025	012726	359409	41,100.00	01/28/2026	INV	PD	GEAR FOR FF'S
CHECK DATE: 01/27/2026									
P60388		01/06/2026	012726	359409	617.54	02/05/2026	INV	PD	#313 NOZZLE FOR NEW ENGIN
CHECK DATE: 01/27/2026									
P60656		01/12/2026	012726	359409	989.55	02/11/2026	INV	PD	#313 NOZZLES FOR NEW ENGI
CHECK DATE: 01/27/2026									
P60863		01/15/2026	012726	359409	11,669.80	02/14/2026	INV	PD	#313 KEY HOSE FOR NEW ENG
CHECK DATE: 01/27/2026									
					54,376.89				
103449 MADDEN GALANTER HANSEN LLP									
149803		01/06/2026	012726	359410	211.50	02/05/2026	INV	PD	DEC LEGAL-LABOR RELATIONS
CHECK DATE: 01/27/2026									
113307 MALANCHUK, ALEX									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
152401830-2025-1		12/29/2025	012726	359411	400.00	02/12/2026	INV	PD	DEC REBATE-HVAC
CHECK DATE: 01/27/2026									
101177 LEAGUE OF MINNESOTA CITIES (LMC)									
2379		12/29/2025	012026	359272	60.00	12/29/2025	INV	PD	2026 Membership-Elise Dur
CHECK DATE: 01/20/2026									
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00316249		12/19/2025	012026	359273	12,352.35	01/19/2026	INV	PD	FUEL
CHECK DATE: 01/20/2026									
IN-00323429		01/09/2026	012726	359412	15,094.16	02/09/2026	INV	PD	FUEL
CHECK DATE: 01/27/2026									
					27,446.51				
101168 MELCHERT HUBERT SJODIN PLLP									
183249		12/18/2025	012026	359274	11,680.59	01/17/2026	INV	PD	DEC LEGAL
CHECK DATE: 01/20/2026									
183738-DEC		01/21/2026	012726	359413	5,232.39	02/20/2026	INV	PD	DEC LEGAL
CHECK DATE: 01/27/2026									
183738-JAN		01/21/2026	012726	359413	6,472.62	02/20/2026	INV	PD	JAN LEGAL
CHECK DATE: 01/27/2026									
					23,385.60				
101183 METROPOLITAN COUNCIL									
DEC 2025 SAC		12/31/2025	012726	359414	9,840.60	01/31/2026	INV	PD	DEC SAC CHARGES
CHECK DATE: 01/27/2026									
101182 METROPOLITAN COUNCIL									
0001199333		01/05/2026	012726	359415	363,801.48	02/01/2026	INV	PD	FEB SEWER SERVICES FOR ME
CHECK DATE: 01/27/2026									
101187 METRO SALES INC									
INV2977991		01/02/2026	012726	359416	211.61	02/01/2026	INV	PD	Contract Invoice
CHECK DATE: 01/27/2026									
INV2979041		01/05/2026	012726	359416	1,289.09	02/04/2026	INV	PD	Q4 PRINTER USAGE
CHECK DATE: 01/27/2026									
INV2979537		01/06/2026	012726	359416	303.07	02/06/2026	INV	PD	Ricoh/IM C6010 color
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV2984785		01/12/2026	012726	359416	172.48	02/11/2026	INV	PD	CURL/EVENT COPIER
CHECK DATE: 01/27/2026									
INV2984786		01/12/2026	012726	359416	483.11	02/11/2026	INV	PD	FD COLOR COPIER
CHECK DATE: 01/27/2026									
					2,459.36				
111104 MILLER MENDEL INC									
12716		12/31/2025	012726	359417	44.88	01/31/2026	INV	PD	eSOPH Storage - October -
CHECK DATE: 01/27/2026									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0109260015739009		01/09/2026	011326	359248	249.65	01/09/2026	INV	PD	010926 Payroll - Child Su
CHECK DATE: 01/13/2026									
PR0109260015806598		01/09/2026	011326	359248	461.46	01/09/2026	INV	PD	010926 Payroll - Child Su
CHECK DATE: 01/13/2026									
					711.11				
101221 MINNESOTA COUNTY/CITY MANAGERS ASSOCIATION									
2026 Durbin		01/01/2026	012726	359418	248.55	02/07/2026	INV	PD	2026 Membership Dues-Durb
CHECK DATE: 01/27/2026									
2026 Podhradsky		01/01/2026	012726	359418	236.00	02/07/2026	INV	PD	2026 Membership Dues-Podh
CHECK DATE: 01/27/2026									
					484.55				
101211 MINNESOTA DEPT OF AGRICULTURE									
150022		01/13/2026	012726	359420	55.00	02/13/2026	INV	PD	2026 NURSERY LICENSE RENE
CHECK DATE: 01/27/2026									
20020159-2026		01/08/2026	012026	359275	15.00	01/13/2026	INV	PD	MOERS PESTICIDE LICENSE R
CHECK DATE: 01/20/2026									
20039552-2026		12/15/2025	012726	359419	15.00	01/31/2026	INV	PD	HOLDEN PESTICIDE LICENSE
CHECK DATE: 01/27/2026									
20126341-2026		12/16/2025	012726	359419	15.00	01/31/2026	INV	PD	GRAMITH PESTICIDE LICENSE
CHECK DATE: 01/27/2026									
20278203-2026		12/16/2025	012726	359419	15.00	01/31/2026	INV	PD	VANDERLINDE PESTICIDE LIC
CHECK DATE: 01/27/2026									
20278211-2026		12/16/2025	012726	359419	15.00	01/31/2026	INV	PD	VERDEGAN PESTICIDE LICENS
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					130.00				
101229 MN DEPARTMENT OF EMPLOYMENT & ECONOMIC DEVELOPMENT									
71		01/01/2026	010826	359240	2,433.64	01/15/2026	INV	PD	FORMACOAT LLC LOAN REPAYM
CHECK DATE: 01/08/2026									
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
68039		12/09/2025	012726	359421	755.00	01/30/2026	INV	PD	T. CONWAY MODULE FOUR
CHECK DATE: 01/27/2026									
68183		01/01/2026	012726	359421	2,565.00	01/31/2026	INV	PD	JT SAFETY PROG Q1 2026
CHECK DATE: 01/27/2026									
68195		01/01/2026	012726	359421	1,260.00	01/31/2026	INV	PD	APPRENTICE PRG-ANNUAL ADM
CHECK DATE: 01/27/2026									
68280		01/08/2026	012726	359421	210.00	02/07/2026	INV	PD	J. SCHRUPP PRE-CONF METER
CHECK DATE: 01/27/2026									
68282		01/08/2026	012726	359421	655.00	02/07/2026	INV	PD	J. SCHRUPP METER SCHOOL
CHECK DATE: 01/27/2026									
68283		01/08/2026	012726	359421	1,500.00	02/07/2026	INV	PD	EMERGENCY PREP & REST CON
CHECK DATE: 01/27/2026									
68286		01/08/2026	012726	359421	6,012.50	02/07/2026	INV	PD	APP LINE TRAIN Q1/ANNUAL
CHECK DATE: 01/27/2026									
68293		12/30/2025	012726	359421	755.00	01/29/2026	INV	PD	J. SCHRUPP MODULE THREE
CHECK DATE: 01/27/2026									
					13,712.50				
101256 MINNESOTA POLLUTION CONTROL AGENCY (TRAINING)									
149940		01/05/2026	012726	359422	23.00	02/05/2026	INV	PD	S. LATZKE COLLECTION SYS
CHECK DATE: 01/27/2026									
101298 MINNESOTA STATE PATROL									
149942		01/05/2026	012726	359423	140.00	02/05/2026	INV	PD	2026 VEHICLE DECALS
CHECK DATE: 01/27/2026									
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Jan-26		01/09/2026	011326	359249	6,550.00	01/09/2026	INV	PD	Jan-26 Local #320 Union D
CHECK DATE: 01/13/2026									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107050711/DEC25		12/29/2025	011326	359250	1,556.00	01/22/2026	INV	PD	DEC ST LITES-TOWN COURSE
CHECK DATE: 01/13/2026									
778377500/DEC25		01/07/2026	012226	359296	69.04	02/02/2026	INV	PD	DEC 12500 COUNTY RD 11 SI
CHECK DATE: 01/22/2026									
778377800/DEC25		01/07/2026	012226	359296	45.25	02/02/2026	INV	PD	DEC 4250 ENGLER BLVD SIGN
CHECK DATE: 01/22/2026									
778377900/DEC25		01/07/2026	012226	359296	52.86	02/02/2026	INV	PD	DEC 4100 ENGLER BLVD SIGN
CHECK DATE: 01/22/2026									
781385500/DEC25		01/07/2026	012226	359296	15.70	02/02/2026	INV	PD	DEC 4463 COUNTY RD 44
CHECK DATE: 01/22/2026									
					1,738.85				
101273 MINNESOTA VALLEY TESTING LABORATORIES INC									
1340121		01/02/2026	012726	359424	160.00	02/01/2026	INV	PD	WELL #6 IRON BAC TESTING
CHECK DATE: 01/27/2026									
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1081105		01/07/2026	012726	359425	3,084.00	02/06/2026	INV	PD	MONTHLY SUBSTATION MAINTE
CHECK DATE: 01/27/2026									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
ALR0184836X		12/27/2025	012026	359276	290.00	01/26/2026	INV	PD	Annual CCC Elevator Licen
CHECK DATE: 01/20/2026									
DECEMBER0190352025		12/31/2025	012726	359426	2,981.84	01/31/2026	INV	PD	DEC PERMIT SURCHARGES
CHECK DATE: 01/27/2026									
					3,271.84				
101324 MOTOROLA									
8282264183		01/13/2026	012726	359427	5,289.84	02/12/2026	INV	PD	FF&E - Radio Equipment
CHECK DATE: 01/27/2026									
103088 SID TOOL CO INC									
80190480		12/09/2025	012026	359277	19.40	01/08/2026	INV	PD	CUTTER PINS
CHECK DATE: 01/20/2026									
86793230		01/09/2026	012726	359428	662.63	02/09/2026	INV	PD	NUTS, BOLTS, BATTERIES &
CHECK DATE: 01/27/2026									
86793240		01/08/2026	012726	359428	15.41	02/08/2026	INV	PD	WIRE TERMINALS/WASHERS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/27/2026									
86793250		01/12/2026	012726	359428	62.10	02/12/2026	INV	PD	TOUCH UP PAINT
CHECK DATE: 01/27/2026									
87406090		01/12/2026	012726	359428	390.08	02/12/2026	INV	PD	SHOP STOCK-NUTS, BOLTS &
CHECK DATE: 01/27/2026									
					1,149.62				
112231 MUENCH, SUZANNE									
149389		12/21/2025	012726	359429	13.22	02/04/2026	INV	PD	Reimb-fuel to get back to
CHECK DATE: 01/27/2026									
103868 MUNICIPAL BUILDERS INC									
WELLS 11&12 PUMP-2		01/15/2025	012726	359430	89,487.29	02/14/2026	INV	PD	WELLS 11 & 12 PUMPING FAC
CHECK DATE: 01/27/2026									
113296 MUNICIPAL LEGISLATIVE COMMISSION									
2026-5		01/05/2026	012726	359431	8,352.40	02/04/2026	INV	PD	2026 MEMBER DUES
CHECK DATE: 01/27/2026									
101365 STAR GROUP LLC									
4472/DEC2025		12/31/2025	011326	359251	12,916.79	01/10/2026	INV	PD	DEC PARTS & SUPPLIES
CHECK DATE: 01/13/2026									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Jan-26		01/09/2026	011326	359252	4.00	01/09/2026	INV	PD	Jan-26 D.R.I.V.E. Contrib
CHECK DATE: 01/13/2026									
101253 BUSINESS PLANNING CONCEPTS INC									
383600012026		12/01/2025	010626-2	359237	288.00	01/10/2026	INV	PD	JAN PERA LIFE PREMIUMS
CHECK DATE: 01/06/2026									
112105 NEI ELECTRIC INC									
23520-0021-14		10/21/2025	012726	359432	241,181.25	02/19/2026	INV	PD	Public Safety Facility-El
CHECK DATE: 01/27/2026									
113294 NOLL, WILLIAM									
2015632.002		01/09/2026	012726	359433	250.00	02/08/2026	INV	PD	RFD DAMAGE DEPOSIT-CELEBR

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/27/2026									
113030 NORTH CENTRAL BUS & EQUIPMENT INC									
812420		12/31/2025	012726	359434	7,978.11	01/31/2026	INV	PD	Upfitting Squad #1252
CHECK DATE: 01/27/2026									
QUOTE 27442		09/23/2025	012726	359434	19,141.75	01/28/2026	INV	PD	#307 TAHOE UPFITTING
CHECK DATE: 01/27/2026									
					27,119.86				
112102 NORTHLAND CONCRETE & MASONRY COMPANY LLC									
23520-0021-16		10/17/2025	012726	359435	13,642.00	02/19/2026	INV	PD	Public Safety Facility-Ma
CHECK DATE: 01/27/2026									
101407 NORTHWEST ASPHALT INC									
23520-0021-2		10/22/2025	012726	359436	11,362.00	02/19/2026	INV	PD	Public Safety Facility-As
CHECK DATE: 01/27/2026									
112129 NORTHWESTERN SURVEYING AND ENGINEERING INC									
23520-0021-8		10/31/2025	012726	359437	8,359.26	02/19/2026	INV	PD	Public Safety Facility-Su
CHECK DATE: 01/27/2026									
113288 NOWAK, VERONICA									
173200640-40840		01/08/2026	012726	359438	40.84	02/08/2026	INV	PD	CREDIT BALANCE REFUND-300
CHECK DATE: 01/27/2026									
101437 NUSS EQUIPMENT GROUP LLC									
PSO270043-1		01/12/2026	012726	359439	25.84	02/12/2026	INV	PD	#117 HEATER BLEND DOOR AC
CHECK DATE: 01/27/2026									
112748 OERTEL ARCHITECTS LTD									
25-07.10		01/07/2026	012726	359440	200,500.00	02/07/2026	INV	PD	Invoice 10 - Chaska Munic
CHECK DATE: 01/27/2026									
113277 OHASHI, TAKASHI									
173300253-40629		01/08/2026	012726	359441	152.58	02/08/2026	INV	PD	CREDIT BALANCE REFUND-113
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113272 OLSON, VICKY									
70187098-41050		01/08/2026	012726	359442	150.63	02/08/2026	INV	PD	CREDIT BALANCE REFUND-146
CHECK DATE: 01/27/2026									
101465 ON SITE SANITATION INC									
0001987346		11/06/2025	012726	359443	-89.00	12/06/2025	CRM	PD	TOWN COURSE MAINT-CREDIT
CHECK DATE: 01/27/2026									
0002015425		01/17/2026	012726	359443	146.00	02/16/2026	INV	PD	CLOVER RIDGE HOCKEY RINK
CHECK DATE: 01/27/2026									
					57.00				
104668 OPTUM BANK INC									
0001852095		01/09/2026	012026-2	359292	172.25	02/08/2026	INV	PD	Dec HSA Fees
CHECK DATE: 01/20/2026									
0001852259		01/09/2026	012026-2	359292	331.50	02/08/2026	INV	PD	Oct-Nov HSA Fees
CHECK DATE: 01/20/2026									
					503.75				
104831 PACIFIC RIM VENTURES LLC									
INV557874		03/04/2025	012026	359278	894.00	01/07/2026	INV	PD	RESALE
CHECK DATE: 01/20/2026									
113273 PAPASPYROPOULOU, ANGELIKI									
350031940-10004600		01/08/2026	012726	359444	280.07	02/08/2026	INV	PD	CREDIT BALANCE REFUND-220
CHECK DATE: 01/27/2026									
101491 PATCHIN MESSNER APPRAISALS INC									
22503		12/30/2025	012726	359445	21,500.00	01/30/2026	INV	PD	CSAH 61 SEWER PROJECT
CHECK DATE: 01/27/2026									
109623 PER MAR SECURITY AND RESEARCH CORPORATION									
3751185		12/15/2025	012026	359279	910.35	01/15/2026	INV	PD	LOOP CLUBHOUSE SECURITY M
CHECK DATE: 01/20/2026									
113314 PEREZ, TATIANA									
2015672.002		01/19/2026	012726	359446	1,650.00	02/18/2026	INV	PD	RFD DAMAGE DEPOSIT, HALF
CHECK DATE: 01/27/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101510 PERFORMANCE PLUS LLC									
12122062		12/31/2025	012726	359447	212.00	01/30/2026	INV	PD	FF MEDICAL EXAM
CHECK DATE: 01/27/2026									
112130 PETERSON BROS ROOFING & CONSTRUCTION INC									
23520-0021-8.		01/31/2025	012726	359448	38,509.20	02/19/2026	INV	PD	Public Safety Facility-Ro
CHECK DATE: 01/27/2026									
101543 PLUNKETTS PEST CONTROL INC									
10307295		01/01/2026	012726	359449	2,756.77	02/01/2026	INV	PD	CCC Pest Control Annual C
CHECK DATE: 01/27/2026									
101557 POWER SYSTEM ENGINEERING INC									
9062108		01/05/2026	012726	359450	5,713.80	02/05/2026	INV	PD	GENERAL ENGINEERING - DEC
CHECK DATE: 01/27/2026									
9062120		01/05/2026	012726	359450	1,125.00	02/05/2026	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 01/27/2026									
9062145		01/08/2026	012726	359450	2,760.00	02/08/2026	INV	PD	WO# 15687 - ENG FOR DEC
CHECK DATE: 01/27/2026									
9062357		01/15/2026	012726	359450	46.50	02/15/2026	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 01/27/2026									
9062358		01/15/2026	012726	359450	1,744.00	02/15/2026	INV	PD	MISC ENGINEERING - DEC
CHECK DATE: 01/27/2026									
					11,389.30				
101571 PREMIUM WATERS INC									
311238473		12/31/2025	012726	359451	65.00	02/01/2026	INV	PD	January Water Cooler
CHECK DATE: 01/27/2026									
417080-12-25		12/31/2025	012226	359297	13.89	01/30/2026	INV	PD	CLUBHOUSE WATER
CHECK DATE: 01/22/2026									
					78.89				
112131 PRINDLE PAINTING INC									
23520-0021-5		10/16/2025	012726	359452	104,388.38	02/19/2026	INV	PD	Public Safety Facility-Pa
CHECK DATE: 01/27/2026									
107855 STAPLES INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
47151819		12/30/2025	012726	359454	8.09	01/29/2026	INV	PD	PW CALENDAR
CHECK DATE: 01/27/2026									
47231493-1		01/06/2026	012726	359453	168.72	02/05/2026	INV	PD	Copy Paper for City Hall
CHECK DATE: 01/27/2026									
47231493-2		01/06/2026	012726	359453	71.08	02/05/2026	INV	PD	Bowls for breakroom at Ci
CHECK DATE: 01/27/2026									
47259422		01/07/2026	012726	359453	13.31	02/06/2026	INV	PD	Purell individual hand sa
CHECK DATE: 01/27/2026									
47259957		01/07/2026	012726	359453	89.98	02/06/2026	INV	PD	Purell hand sanitizer for
CHECK DATE: 01/27/2026									
47354133		01/13/2026	012726	359453	45.89	02/12/2026	INV	PD	Thermal Tape for receipt
CHECK DATE: 01/27/2026									
47377323		01/14/2026	012726	359453	32.16	02/13/2026	INV	PD	Manilla File Folders for
CHECK DATE: 01/27/2026									
					429.23				
112914 STZR HOLDINGS LLC									
0091916-IN		01/14/2026	012726	359455	45.00	02/14/2026	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 01/27/2026									
0091996-IN		01/18/2026	012726	359455	70.00	02/18/2026	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 01/27/2026									
					115.00				
101616 RDO EQUIPMENT COMPANY									
P4230770		01/08/2026	012726	359456	2,037.63	02/08/2026	INV	PD	#715 TRENCHER TEETH
CHECK DATE: 01/27/2026									
P4232370		01/09/2026	012726	359456	1,171.43	02/09/2026	INV	PD	#710 AUX HYD PUMP
CHECK DATE: 01/27/2026									
P4236170		01/12/2026	012726	359456	-2,037.63	02/12/2026	CRM	PD	#715 TRENCHER TEETH RETUR
CHECK DATE: 01/27/2026									
					1,171.43				
111900 SCP DISTRIBUTORS LLC									
539590		01/06/2026	012726	359457	37.90	02/06/2026	INV	PD	Tool for cleaning Hot Spa
CHECK DATE: 01/27/2026									
113306 REVIZE LLC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
22818		01/08/2026	012726	359458	22,634.00	02/07/2026	INV	PD	Yr 1-New Website Implemen
CHECK DATE: 01/27/2026									
107619 RIVERVIEW TERRACE MHP LLC									
60116360-2025-1		12/26/2025	012726	359459	14,400.00	02/12/2026	INV	PD	DEC REBATE-ELEC HEAT TAPE
CHECK DATE: 01/27/2026									
109193 RJM CONSTRUCTION LLC									
2352002118		10/31/2025	012726	359460	217,046.08	02/19/2026	INV	PD	Chaska Public Safety Faci
CHECK DATE: 01/27/2026									
101668 ROBBS ELECTRIC INC									
1313		12/31/2025	012726	359461	762.14	01/30/2026	INV	PD	WO# 13905 AMI MTR SCKT 27
CHECK DATE: 01/27/2026									
101669 ROBERT HALF TECHNOLOGY									
65760621		12/30/2025	012726	359462	1,120.00	01/29/2026	INV	PD	UB TEMP-SHERIDAN-W/E 12/2
CHECK DATE: 01/27/2026									
65781146		01/06/2026	012726	359462	1,120.00	02/05/2026	INV	PD	UB TEMP-SHERIDAN-W/E 1/2/
CHECK DATE: 01/27/2026									
65805798		01/13/2026	012726	359462	1,624.00	02/12/2026	INV	PD	UB TEMP-SHERIDAN-W/E 1/9/
CHECK DATE: 01/27/2026									
					3,864.00				
110677 HAJOCA CORPORATION									
S022707531.001		12/17/2025	012726	359463	255.92	02/05/2026	INV	PD	TC NEW TOILET TANK
CHECK DATE: 01/27/2026									
S022745261.001		12/18/2025	012026	359280	186.43	01/18/2026	INV	PD	TOILET VALVE
CHECK DATE: 01/20/2026									
S022745261.002		12/29/2025	012726	359463	-186.43	01/29/2026	CRM	PD	TOILET VALVE CREDIT
CHECK DATE: 01/27/2026									
S022745261.003		12/29/2025	012726	359463	186.43	01/29/2026	INV	PD	TOILET VALVE
CHECK DATE: 01/27/2026									
S022787466.001		12/31/2025	012726	359463	106.54	01/30/2026	INV	PD	FLUSH REBUILD KITS
CHECK DATE: 01/27/2026									
					548.89				
112133 RTL CONSTRUCTION INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
23520-0021-10		10/24/2025	012726	359464	143,126.30	02/19/2026	INV	PD	Public Safety Facility-Fr
CHECK DATE: 01/27/2026									
101698 SAFEASSURE CONSULTANTS INC									
3946		01/02/2026	012726	359465	15,621.04	01/31/2026	INV	PD	2026 SAFETY TRAINING
CHECK DATE: 01/27/2026									
101703 SALVATION ARMY									
DECEMBER/25 HS		12/31/2025	012726	359466	95.00	01/31/2026	INV	PD	DEC HEAT SHARE CONTRIBUTI
CHECK DATE: 01/27/2026									
101738 SCHILLING SUPPLY COMPANY									
1034135-01		01/19/2026	012726	359467	64.61	02/19/2026	INV	PD	5 Gallons of UNO disinfec
CHECK DATE: 01/27/2026									
1035011-00		01/02/2026	012726	359467	52.00	02/02/2026	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 01/27/2026									
					116.61				
101750 SECURITY BANK & TRUST CO									
2026/02/01 DS		01/06/2026	012726	359468	94,200.00	02/01/2026	INV	PD	2/1 DS Pmt-2025A-Security
CHECK DATE: 01/27/2026									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
50508148140126		01/09/2026	012726	359469	55.45	02/20/2026	INV	PD	WTP-PAINT
CHECK DATE: 01/27/2026									
104827 ROHN INDUSTRIES									
0062978		12/22/2025	012026	359281	26.85	01/22/2026	INV	PD	Service Security Console
CHECK DATE: 01/20/2026									
110939 DEVTHIRTY3 LLC									
2309		12/31/2025	012726	359470	5,491.70	01/30/2026	INV	PD	ENGINEERING SCANNING PROJ
CHECK DATE: 01/27/2026									
106596 SIWEK LUMBER JORDAN INC									
121511		12/23/2025	012026	359282	96.00	01/23/2026	INV	PD	SC-FIRE TREATED WOOD
CHECK DATE: 01/20/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
122135		01/12/2026	012726	359471	92.77	02/12/2026	INV	PD	SC-TRAINING MEZZ
CHECK DATE: 01/27/2026									
					188.77				
113275 SOMEKAWA, ROGER									
670106895-38473		01/08/2026	012726	359472	359.82	02/08/2026	INV	PD	CREDIT BALANCE REFUND-340
CHECK DATE: 01/27/2026									
101816 SONUS INTERIORS INC									
23520-0021-6		10/15/2025	012726	359473	9,500.00	02/19/2026	INV	PD	Public Safety Facility-Ac
CHECK DATE: 01/27/2026									
101847 SRF CONSULTING GROUP INC									
19565.00-3		12/31/2025	012726	359474	2,805.42	02/06/2026	INV	PD	Highpoint Vistas 61 Sewer
CHECK DATE: 01/27/2026									
19778.00-2		12/31/2025	012726	359474	9,671.32	02/12/2026	INV	PD	Big Woods Business Park A
CHECK DATE: 01/27/2026									
					12,476.74				
112103 STANDARD IRON AND WIRE WORKS LLC									
23520-0021-18		10/14/2025	012726	359475	9,020.25	02/19/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 01/27/2026									
101861 STATE SUPPLY COMPANY									
727656		12/30/2025	012726	359476	75.66	01/29/2026	INV	PD	PUMP SEAL GASKET
CHECK DATE: 01/27/2026									
728029		01/05/2026	012726	359476	724.73	02/04/2026	INV	PD	AH1 MAIN PUMP BEARING ASS
CHECK DATE: 01/27/2026									
					800.39				
110200 STERICYCLE INC									
8013157668		01/18/2026	012726	359477	121.90	02/17/2026	INV	PD	January Shredding-PD
CHECK DATE: 01/27/2026									
102984 STEVE'S CURLING SUPPLIES LLC									
14466		01/02/2026	012726	359478	3,900.00	02/02/2026	INV	PD	Curl Supplies
CHECK DATE: 01/27/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113271 STEVENS, COLLEEN									
80207079-34627		01/08/2026	012726	359479	162.97	02/08/2026	INV	PD	CREDIT BALANCE REFUND-104
CHECK DATE: 01/27/2026									
113291 STONEMAN, JARED									
550301545-41409		01/08/2026	012726	359480	15.16	02/08/2026	INV	PD	CREDIT BALANCE REFUND-400
CHECK DATE: 01/27/2026									
101888 STREICHER'S INC									
CM304553		12/29/2025	012726	359481	-180.18	01/02/2026	CRM	PD	Zachman Uniform - Pants -
CHECK DATE: 01/27/2026									
I1802122		12/29/2025	012726	359481	180.18	01/02/2026	INV	PD	Zachman Uniform - Pants
CHECK DATE: 01/27/2026									
I1803747		01/09/2026	012726	359481	269.99	02/09/2026	INV	PD	Department Flex Cuffs
CHECK DATE: 01/27/2026									
I1803840		01/09/2026	012726	359481	210.00	02/09/2026	INV	PD	Mobile Field Force - Gas
CHECK DATE: 01/27/2026									
					479.99				
101892 STUART C IRBY CO									
S014130001.001	260008	01/02/2026	012726	359482	162,900.00	02/01/2026	INV	PD	6 - SW CABSPME9 #80219,80
CHECK DATE: 01/27/2026									
S014130052.001	260005	01/02/2026	012726	359482	81,450.00	02/01/2026	INV	PD	3-SW CAB PME9 600AMP3PHS
CHECK DATE: 01/27/2026									
S014130052.003	260004	01/02/2026	012726	359482	81,450.00	02/01/2026	INV	PD	3-SW CAB PME9 600AMP3PHS
CHECK DATE: 01/27/2026									
S014130058.001	260006	01/02/2026	012726	359482	27,050.00	02/01/2026	INV	PD	1 SW CAB S&C PME 11 600AM
CHECK DATE: 01/27/2026									
S014130058.003	260007	01/02/2026	012726	359482	54,200.00	02/01/2026	INV	PD	2 -SW CABS PME 11 & PME 1
CHECK DATE: 01/27/2026									
S014130072.005	260012	01/09/2026	012726	359482	24,370.00	02/08/2026	INV	PD	SW CAB S&C PMH 9 600AMP 3
CHECK DATE: 01/27/2026									
S014130072.007	260010	01/09/2026	012726	359482	24,370.00	02/08/2026	INV	PD	SW CAB S&C PMH 9 600AMP 3
CHECK DATE: 01/27/2026									
S014130072.009	260013	01/09/2026	012726	359482	24,370.00	02/08/2026	INV	PD	SW CAB S&C PMH 9 600AMP 3
CHECK DATE: 01/27/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
S014130072.011	260009	01/09/2026	012726	359482	24,270.00	02/08/2026	INV	PD	SW CAB S&C PM 11 600AMP 3
CHECK DATE: 01/27/2026									
S014130072.013	260011	01/09/2026	012726	359482	24,370.00	02/08/2026	INV	PD	SW CAB S&C PMH 12 600AMP
CHECK DATE: 01/27/2026									
					528,800.00				
102247 SUMMIT FIRE PROTECTION CO									
23520-0021-7		10/10/2025	012726	359483	147,753.50	02/19/2026	INV	PD	Public Safety Facility-Fi
CHECK DATE: 01/27/2026									
113293 SUMMIT INFRASTRUCTURE LLC									
1110		01/07/2025	012726	359484	17,465.00	02/06/2026	INV	PD	VICTORIA DR EMERGENCY MH
CHECK DATE: 01/27/2026									
101894 SUBURBAN UTILITY SUPERINTENDENTS ASSN									
149938		01/10/2026	012726	359485	150.00	02/10/2026	INV	PD	SUSA MEMBERSHIP-2026 HAEF
CHECK DATE: 01/27/2026									
113286 SWANSON, BAYANI									
143504308-39500		01/08/2026	012726	359486	124.37	02/08/2026	INV	PD	CREDIT BALANCE REFUND-325
CHECK DATE: 01/27/2026									
101932 TAYLOR MADE GOLF CO INC									
38704129		11/12/2025	012026	359283	111.65	12/27/2025	INV	PD	REPLACEMENT RENTAL CLUB
CHECK DATE: 01/20/2026									
113283 THAEMERT, CAROL									
209003603-34436		01/08/2026	012726	359487	142.11	02/08/2026	INV	PD	CREDIT BALANCE REFUND-407
CHECK DATE: 01/27/2026									
101956 HARTFORD LIFE AND ACCIDENT INSURANCE COMPANY									
821701216456		01/01/2026	012026-2	359293	73.92	01/15/2026	INV	PD	JAN EMPLOYEE ASSISTANCE P
CHECK DATE: 01/20/2026									
113233 LAUREN FAHEY									
1309		01/14/2026	012726	359488	24.00	02/13/2026	INV	PD	Heitkamp Uniform - Embroi
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113267 TIMECLOCK PLUS LLC									
INV00458457		12/23/2025	012026	359284	3,545.50	01/22/2026	INV	PD	PD SCHEDULING SOFTWARE
CHECK DATE: 01/20/2026									
101966 TK ELEVATOR CORPORATION									
3009130231		01/01/2026	012726	359489	1,107.36	02/01/2026	INV	PD	CCC Elevator Quarterly Co
CHECK DATE: 01/27/2026									
101977 TOLL COMPANY									
0010648244		12/29/2025	012726	359490	104.18	01/29/2026	INV	PD	NITROGEN TANK REFILL
CHECK DATE: 01/27/2026									
110934 THE TORO COMPANY									
412769132		01/01/2026	012726	359491	220.00	01/31/2026	INV	PD	JAN LOOP IRRIGATION NSN
CHECK DATE: 01/27/2026									
101989 TOWN & COUNTRY GLASS INC									
25859		12/11/2025	012026	359285	17,300.00	01/15/2026	INV	PD	New Doors TC Clubhouse
CHECK DATE: 01/20/2026									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M0017147		01/16/2026	012726	359492	6,190.92	02/16/2026	INV	PD	WO#611 LHS FEEDR 2 - FLAG
CHECK DATE: 01/27/2026									
106577 TWIN CITY HARDWARE COMPANY									
23520-0021-10		10/31/2025	012726	359493	93,659.33	02/19/2026	INV	PD	Public Safety Facility-Do
CHECK DATE: 01/27/2026									
23520-0021-11		10/23/2025	012726	359493	2,553.63	02/19/2026	INV	PD	Public Safety Facility-Do
CHECK DATE: 01/27/2026									
					96,212.96				
102028 TWIN CITY WATER CLINIC INC									
24151		01/06/2026	012726	359494	390.00	02/05/2026	INV	PD	WTP-DECEMBER SAMPLES
CHECK DATE: 01/27/2026									
24186		01/07/2026	012726	359494	26.00	02/06/2026	INV	PD	FILTER TESTS
CHECK DATE: 01/27/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
24230		01/14/2026	012726	359494	13.00	02/13/2026	INV	PD	FILTER #2 TESTING
CHECK DATE: 01/27/2026									
					429.00				
110053 TX CHILD SUPPORT SDU									
PR010926-0012725283		01/09/2026	011326	359253	115.38	01/09/2026	INV	PD	010926 Payroll - Child Su
CHECK DATE: 01/13/2026									
102033 TYLER TECHNOLOGIES INC									
045-549127		12/31/2025	012726	359495	600.00	02/14/2026	INV	PD	AP CHECK CUSTOM FORMATTIN
CHECK DATE: 01/27/2026									
102037 ULINE INC									
202249710		12/29/2025	012726	359496	59.87	01/29/2026	INV	PD	Inserts and envelopes for
CHECK DATE: 01/27/2026									
102052 UNIQUE PAVING MATERIALS CORP									
91744		01/12/2026	012726	359497	271.05	02/12/2026	INV	PD	COLD PATCH ASPHALT
CHECK DATE: 01/27/2026									
102076 UNITED STATES TREASURY									
8038-T for 2020E		01/12/2026	012026	359286	1,607.13	01/23/2026	INV	PD	Arbitrage Earnings on Bon
CHECK DATE: 01/20/2026									
8038T for 2020C		01/21/2026	012226	359298	8,163.44	01/23/2026	INV	PD	REBATE ARBITRAGE EARNINGS
CHECK DATE: 01/22/2026									
					9,770.57				
102064 US BANK									
8008745		12/24/2025	012026	359287	625.00	01/23/2026	INV	PD	2015C PAYING AGENT FEES
CHECK DATE: 01/20/2026									
8008826		12/24/2025	012026	359287	575.00	01/23/2026	INV	PD	2017D PAYING AGENT FEE
CHECK DATE: 01/20/2026									
8008830		12/24/2025	012026	359287	575.00	01/23/2026	INV	PD	2017E PAYING AGENT FEE
CHECK DATE: 01/20/2026									
8008958		12/24/2025	012026	359287	625.00	01/23/2026	INV	PD	2019D PAYING AGENT FEE
CHECK DATE: 01/20/2026									
8008959		12/24/2025	012026	359287	625.00	01/23/2026	INV	PD	2019E PAYING AGENT FEES
CHECK DATE: 01/20/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8009101		12/24/2025	012026	359287	575.00	01/23/2026	INV	PD	2020F PAYING AGENT FEE
CHECK DATE: 01/20/2026									
8009464		12/24/2025	012026	359287	500.00	01/23/2026	INV	PD	2023A PAYING AGENT FEE
CHECK DATE: 01/20/2026									
8010412		12/24/2025	012026	359287	500.00	01/23/2026	INV	PD	2024B PAYING AGENT FEES
CHECK DATE: 01/20/2026									
8015183		12/24/2025	012026	359287	1,950.00	01/23/2026	INV	PD	2017A TRUSTEE FEES
CHECK DATE: 01/20/2026									
					6,550.00				
104522 US FOODS INC									
5958278		01/19/2026	012726	359498	214.82	02/18/2026	INV	PD	DEC DISH MACHINE LEASE
CHECK DATE: 01/27/2026									
107687 UNIVERSAL PROTECTION SERVICE LP									
17919005		12/18/2025	012026	359288	234.00	01/18/2026	INV	PD	Event Ctr Security 12/12-
CHECK DATE: 01/20/2026									
111158 HD SUPPLY INC									
INV00922992		01/05/2026	012726	359499	3,098.80	02/05/2026	INV	PD	SEWER EXHAUST FAN #CP4861
CHECK DATE: 01/27/2026									
112050 VALDES LAWN CARE & SNOW REMOVAL LLC									
52492400-6		11/24/2025	012726	359500	294.50	02/06/2026	INV	PD	TH 41 LANDSCAPING & IRRIG
CHECK DATE: 01/27/2026									
110799 VERIZON CONNECT FLEET USA LLC									
372000088710		01/02/2026	012726	359501	279.20	02/01/2026	INV	PD	Data Processing - GPS
CHECK DATE: 01/27/2026									
102102 VERIZON WIRELESS									
6131635839		12/21/2025	010826	359241	42,709.96	01/13/2026	INV	PD	JAN PHONE SERVICE
CHECK DATE: 01/08/2026									
6131750434		12/23/2025	010626-2	359238	585.69	01/15/2026	INV	PD	DEC CRADLEPOINTS
CHECK DATE: 01/06/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					43,295.65				
112453 VERTOSOFT LLC									
INV10726		12/31/2025	012726	359502	31,920.00	01/30/2026	INV	PD	ASSET MGMT ANNUAL
CHECK DATE: 01/27/2026									
102104 VESSCO INC									
099737		12/29/2025	012726	359503	297.77	01/29/2026	INV	PD	WTP-MEMBRANE COVER
CHECK DATE: 01/27/2026									
102227 ONVOY LLC									
383007009486260101		01/01/2026	011326	359254	812.00	01/25/2026	INV	PD	JAN CITY HALL ETHERNET
CHECK DATE: 01/13/2026									
105146 ECM PUBLISHERS INC									
1079962		01/01/2026	012726	359504	53.30	01/30/2026	INV	PD	AUAR BIG WOODS BUSINESS P
CHECK DATE: 01/27/2026									
1080641		01/08/2026	012726	359504	126.60	02/07/2026	INV	PD	2026 SUMMARY BUDGET
CHECK DATE: 01/27/2026									
					179.90				
102133 WAGNER PRESS & GRAPHICS									
39059		12/29/2025	012726	359505	828.00	01/28/2026	INV	PD	Envelopes for City Hall
CHECK DATE: 01/27/2026									
39060		12/29/2025	012726	359505	181.33	01/28/2026	INV	PD	Letterhead-PD
CHECK DATE: 01/27/2026									
39080		12/30/2025	012726	359505	246.58	01/29/2026	INV	PD	Prop Dev Postcards-Holase
CHECK DATE: 01/27/2026									
					1,255.91				
102146 WATER SPECIALTY OF MINNESOTA INC									
13599		01/05/2026	012726	359506	3,117.01	02/05/2026	INV	PD	Pool Chemicals
CHECK DATE: 01/27/2026									
112104 WEIDNER PLUMBING & HEATING CO									
23520-0021-17		10/01/2025	012726	359507	572,850.95	02/19/2026	INV	PD	Public Safety Facility-HV
CHECK DATE: 01/27/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113280 WELLER, DOUGLAS									
133006065-10010318		01/08/2026	012726	359508	478.18	02/08/2026	INV	PD	CREDIT BALANCE REFUND-217
CHECK DATE: 01/27/2026									
102189 WM MUELLER & SONS									
320358		12/29/2025	012726	359509	63.00	01/28/2026	INV	PD	WO#611 LHS 2 SUBFEEDER 2
CHECK DATE: 01/27/2026									
320515		01/12/2026	012726	359509	42.71	02/11/2026	INV	PD	WO# 611 LHS FEEDER 2 SAND
CHECK DATE: 01/27/2026									
320531		01/13/2026	012726	359509	52.94	02/14/2026	INV	PD	WO# 611 LHS 2 SAND FOR SW
CHECK DATE: 01/27/2026									
					158.65				
102464 WS & D PERMIT SERVICE									
B25-1945		01/06/2026	012726	359510	105.00	02/05/2026	INV	PD	RFD BLDG PERMIT-JOB CANCE
CHECK DATE: 01/27/2026									
112163 YALE MECHANICAL LLC									
23520-0021-4		10/31/2025	012726	359511	152,755.25	02/19/2026	INV	PD	Public Safety Facility-Se
CHECK DATE: 01/27/2026									
23520-0021-5		10/31/2025	012726	359511	36,987.30	02/19/2026	INV	PD	Public Safety Facility-Se
CHECK DATE: 01/27/2026									
23520-0021-6		10/31/2025	012726	359511	19,000.00	02/19/2026	INV	PD	Public Safety Facility-Se
CHECK DATE: 01/27/2026									
					208,742.55				
102226 ZARNOTH BRUSH WORKS INC									
0204715-IN		12/23/2025	012026	359289	3,221.25	01/22/2026	INV	PD	BOBCAT BROOM WAFERS
CHECK DATE: 01/20/2026									
102231 ZIEGLER INC									
IN002223706		12/19/2025	012026	359290	1,563.12	01/19/2026	INV	PD	#141 REAR FENDERS
CHECK DATE: 01/20/2026									
IN02221652		12/18/2025	012026	359290	148.01	01/18/2026	INV	PD	#141 WINDOW WASHER RESV
CHECK DATE: 01/20/2026									
					1,711.13				

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
440 INVOICES					7,168,017.10				

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

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105243 ALERUS FINANCIAL									
C181776		01/07/2026	012026-4	5084	172.70	01/20/2026	DIR	PD	DEC PARTICIPANT FEES
CHECK DATE: 01/20/2026									
110382 ENTERPRISE FM TRUST									
FBN5528601		01/06/2026	012026-5	5086	26,726.18	01/20/2026	DIR	PD	JAN FLEET LEASES
CHECK DATE: 01/20/2026									
100927 INTERNAL REVENUE SERVICE									
149852		01/09/2026	010926	5061	176,343.00	01/09/2026	DIR	PD	010926 Payroll - SS, Medi
CHECK DATE: 01/09/2026									
101346 MINNESOTA COMMISSIONER OF REVENUE									
2025/1231-CC		12/31/2025	011626-2	5080	15,639.07	01/16/2026	DIR	PD	DEC-25 CARVER CTY TRANSIT
CHECK DATE: 01/16/2026									
2025/1231-HOUSING		12/31/2025	011626-2	5081	7,815.94	01/16/2026	DIR	PD	DEC-25 METRO HOUSING SALE
CHECK DATE: 01/16/2026									
2025/1231-SLS/UB		12/31/2025	011626-2	5078	214,916.59	01/16/2026	DIR	PD	DEC-25 GEN/UB SALES TAX
CHECK DATE: 01/16/2026									
2025/1231-TRANSPORT		12/31/2025	011626-2	5082	23,441.88	01/16/2026	DIR	PD	DEC-25 METRO TRANSPORTATI
CHECK DATE: 01/16/2026									
2025/1231-USE		12/31/2025	011626-2	5079	5,919.20	01/16/2026	DIR	PD	DEC-25 USE TAX
CHECK DATE: 01/16/2026									
					267,732.68				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
149853		01/09/2026	010926	5063	35,443.01	01/09/2026	DIR	PD	010926 Payroll - MN State
CHECK DATE: 01/09/2026									
100889 INTERNATIONAL CITY MANAGEMENT ASSN RETIREMENT CORP									
149851		01/09/2026	010926	5062	7,268.05	01/09/2026	DIR	PD	010926 Payroll - MissionS
CHECK DATE: 01/09/2026									
101248 MINNESOTA MUNICIPAL POWER AGENCY									
150226		01/20/2026	012126	5088	2,500,000.00	01/21/2026	DIR	PD	Insurance Proceeds to MMP
CHECK DATE: 01/21/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
150282		01/20/2026	012226-3	5091	3,456,179.82	01/22/2026	DIR	PD	Insurance Proceeds to MMP
CHECK DATE: 01/22/2026									
150283		01/20/2026	012226-3	5092	550,000.00	01/22/2026	DIR	PD	Insurance Deductible to M
CHECK DATE: 01/22/2026									
					6,506,179.82				
101249 MINNESOTA MUNICIPAL POWER AGENCY									
4451		01/05/2026	012026-4	5083	2,659,532.13	01/20/2026	DIR	PD	DEC ELECTRIC DUE
CHECK DATE: 01/20/2026									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
149854		01/09/2026	010926	5071	16,938.39	01/09/2026	DIR	PD	010926 Payroll - 457 Cont
CHECK DATE: 01/09/2026									
149984		01/09/2026	WIRE_001	5072	45.00	01/13/2026	DIR	PD	010926 Payroll - ADDITION
CHECK DATE: 01/13/2026									
					16,983.39				
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
149857		01/09/2026	010926	5066	9,707.81	01/09/2026	DIR	PD	010926 Payroll - Roth Con
CHECK DATE: 01/09/2026									
104668 OPTUM BANK INC									
149856		01/09/2026	010926	5065	28,896.74	01/09/2026	DIR	PD	010926 Payroll - HSA Cont
CHECK DATE: 01/09/2026									
150065		01/09/2026	011626	5077	391.67	01/16/2026	DIR	PD	010925 addit. Payroll HSA
CHECK DATE: 01/16/2026									
					29,288.41				
101498 PCARD									
2025/1212-PC		12/12/2025	121725	5057	92,205.37	12/17/2025	DIR	PD	DEC 2025 PCARD PURCHASES
CHECK DATE: 12/17/2025									
2025/1212-PC-2		12/12/2025	WIRE_001	5058	700.00	12/17/2025	DIR	PD	DEC PCARD CORRECTION (REB
CHECK DATE: 12/17/2025									
					92,905.37				
101525 THE PITNEY BOWES BANK INC									
2026/0105-PB		01/05/2026	010726	5060	1,200.00	01/07/2026	DIR	PD	1/5/26 REPLENISH POSTAGE
CHECK DATE: 01/07/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
109689 PLANSOURCE BENEFITS ADMINISTRATION INC									
Jan-26		12/24/2025	012026-5	5085	6,458.56	01/20/2026	DIR	PD	JAN INS PREM-LTD/CI/ACC
CHECK DATE: 01/20/2026									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
149855		01/09/2026	010926	5064	131,417.17	01/09/2026	DIR	PD	010926 Payroll - PERA Con
CHECK DATE: 01/09/2026									
112849 VOYA INSTITUTIONAL TRUST COMPANY									
149858		01/09/2026	010926	5067	8,400.29	01/09/2026	DIR	PD	010926 Payroll - HCSP Con
CHECK DATE: 01/09/2026									
112884 VOYA INSTITUTIONAL TRUST COMPANY									
149859		01/09/2026	010926	5068	6,654.13	01/09/2026	DIR	PD	010926 Payroll - MNDCP Co
CHECK DATE: 01/09/2026									
110788 WEX HEALTH INC									
20251229-FSA		12/29/2025	123125	5049	63.86	12/31/2025	DIR	PD	2025-12/31/25 FSA Reimb-H
CHECK DATE: 12/31/2025									
20251230-FSA		12/30/2025	123125	5048	6,345.69	12/31/2025	DIR	PD	2025-12/31/25 FSA Reimb-H
CHECK DATE: 12/31/2025									
20251230-FSA-2		12/30/2025	010226	5050	136.21	01/02/2026	DIR	PD	2025-1/2/2026 FSA Reimb-H
CHECK DATE: 01/02/2026									
20251231-FSA		12/31/2025	010226	5051	31.99	01/02/2026	DIR	PD	2025-1/2/2026 FSA Reimb-H
CHECK DATE: 01/02/2026									
20251231-FSA-2		12/31/2025	010526	5053	88.96	01/05/2026	DIR	PD	2025-1/5/26 FSA Reimb-Hea
CHECK DATE: 01/05/2026									
2026/0101		01/01/2026	010526-2	5055	23,296.00	01/05/2026	DIR	PD	1/1/26 VEBA CITY CONTRIBU
CHECK DATE: 01/05/2026									
20260101-FSA		01/01/2026	010526	5052	419.88	01/05/2026	DIR	PD	2025-1/5/2026 FSA Reimb-D
CHECK DATE: 01/05/2026									
20260102-FSA		01/02/2026	WIRE_001	5054	6,942.36	01/05/2026	DIR	PD	2025-1/5/26 FSA Reimb-Dep
CHECK DATE: 01/05/2026									
20260105-FSA-2		01/05/2026	010626-4	5074	416.52	01/06/2026	DIR	PD	2025-1/6/26 FSA Reimb-Dep
CHECK DATE: 01/06/2026									
20260106-FSA		01/06/2026	010826-2	5059	1,005.00	01/08/2026	DIR	PD	1/8/26 FSA Reimb-Healthca

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/08/2026									
20260107-FSA		01/07/2026	011226	5070	1,452.22	01/12/2026	DIR	PD	1/12/26 FSA Reimb-Healthc
CHECK DATE: 01/12/2026									
20260107-FSA-2		01/07/2026	011326-2	5073	246.00	01/13/2026	DIR	PD	1/13/26 FSA Reimb-Healthc
CHECK DATE: 01/13/2026									
20260108-FSA		01/08/2026	010926-2	5069	6,382.50	01/09/2026	DIR	PD	2025-1/9/26 FSA Reimb-Dep
CHECK DATE: 01/09/2026									
20260113-FSA-2025		01/13/2026	011426-1	5075	5,000.00	01/14/2026	DIR	PD	2025-1/14/26 FSA Reimb-De
CHECK DATE: 01/14/2026									
20260113-FSA-2026		01/13/2026	011426-2	5076	448.57	01/14/2026	DIR	PD	1/14/26 FSA Reimb-Healthc
CHECK DATE: 01/14/2026									
20260115-FSA		01/15/2026	012026-5	5087	309.07	01/20/2026	DIR	PD	1/20/26 FSA Reimb-Healthc
CHECK DATE: 01/20/2026									
20260120-FSA-2025		01/20/2026	012126-2	5089	312.43	01/21/2026	DIR	PD	2025-1/21/26 FSA Reimb-De
CHECK DATE: 01/21/2026									
20260121-FSA-2026		01/21/2026	012226-3	5090	312.50	01/22/2026	DIR	PD	1/22/26 FSA Reimb-Depende
CHECK DATE: 01/22/2026									
					53,209.76				
		44 INVOICES			10,035,622.46				

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

PURCHASE CARD TRANSACTIONS
DECEMBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
ADMINISTRATION	2025/11/15	MINNESOTA ASSOC OF GOVERN	20.00	Registration for Podcast Webinar-Blashko
ADMINISTRATION	2025/11/16	AMAZON.COM	101.47	Paper for Utility Billing and Clock for Council Chambers
ADMINISTRATION	2025/11/17	MICRO CENTER	179.98	1x NZXT Video Capture, 1x Vanco HDMI Video Capture
ADMINISTRATION	2025/11/17	TIMESAVER OFF SITE SE	172.00	City Council Mintues 11/3/2025
ADMINISTRATION	2025/11/17	TIMESAVER OFF SITE SE	172.00	Planning Meeting Minutes 11/12/2025
ADMINISTRATION	2025/11/18	AMAZON.COM	-75.99	Returned clock for Council Chambers
ADMINISTRATION	2025/11/18	AMAZON.COM	28.99	Clock for Council Chambers
ADMINISTRATION	2025/11/20	AMAZON.COM	-28.99	Returned Clock for council chambers
ADMINISTRATION	2025/11/20	QUILL CORPORATION	190.82	Copy Paper, Utensils, Storage Bags, Pens
ADMINISTRATION	2025/11/23	AMAZON.COM	63.95	Coffee for City Hall Break Room
ADMINISTRATION	2025/11/23	AMAZON.COM	172.29	Christmas Decorations for City Hall
ADMINISTRATION	2025/11/24	TARGET	92.00	Christmas Decorations and supplies for City Hall
ADMINISTRATION	2025/11/24	SARPINO'S PIZZERIA	99.84	City Hall Decorating for Christmas - Food
ADMINISTRATION	2025/11/25	FUSION LEARNING PARTNERS	1,250.00	Matt and Alex CEAM Conf Registration and Memberships
ADMINISTRATION	2025/12/01	TIMESAVER OFF SITE SE	212.50	Council & EDA Minutes 11/17/2025
ADMINISTRATION	2025/12/02	AMAZON.COM	-20.13	Returned Christmas Wrapping Paper we no longer needed
ADMINISTRATION	2025/12/02	AMAZON.COM	42.18	Ink Cartridge for Utility Billing
ADMINISTRATION	2025/12/03	SAMSKRITI LLC	500.00	Event Space Decorations and Photo Backdrop
ADMINISTRATION	2025/12/04	QUILL CORPORATION	153.55	Paper, labels batteries
ADMINISTRATION	2025/12/04	TIMESAVER OFF SITE SE	1,181.12	Election Machine Maintenance
ADMINISTRATION	2025/12/05	QUILL CORPORATION	11.59	Stapler for Bobbi Blank in Finance
ADMINISTRATION	2025/12/05	QUILL CORPORATION	127.93	Paper plates, forks and spoons for City Hall breakroom
ADMINISTRATION	2025/12/05	TIMESAVER OFF SITE SE	-1,181.12	Credit for Election Machine Maintenance
ADMINISTRATION	2025/12/06	AMAZON.COM	42.84	Self Adhesive Pockets for Administration Books
ADMINISTRATION	2025/12/08	B & H PHOTO-VIDEO	55.08	Dual USB-C Port Power Adapter
ADMINISTRATION	2025/12/09	AMAZON.COM	7.20	Book for Human Rights Commission for Martin Luther King Day
ADMINISTRATION	2025/12/09	AMAZON.COM	49.98	(2) iphone Pro Cases for Kevin Wright
ADMINISTRATION	2025/12/09	AMAZON.COM	9.99	Book for Human Rights Commission for Martin Luther King Day
ADMINISTRATION	2025/12/10	AMAZON.COM	-42.84	Returned Self Adhesive Pockets for Administration
ADMINISTRATION	2025/12/10	IIMC	50.00	Denise's IIMC - MMC Adminstion Fee
ADMINISTRATION	2025/12/11	1800 FLOWERS	132.35	Flowers for Steve Wilker's Funeral - previous employee
BUILDING INSPECTIONS	2025/11/12	HOME DEPOT	21.84	CLEANING SUPPLIES FOR INSPECTION VEHICLES
BUILDING INSPECTIONS	2025/11/14	ICC CHICAGO REGIONAL OFFI	400.00	JASON VOIGT-CONTINUING ED
BUILDING INSPECTIONS	2025/11/14	ICC CHICAGO REGIONAL OFFI	400.00	MIKE KIMPTON-CONTINUING ED
BUILDING INSPECTIONS	2025/11/14	ICC CHICAGO REGIONAL OFFI	400.00	JOHN SCHMIDT-CONTINUING ED
BUILDING INSPECTIONS	2025/11/19	ICC CHICAGO REGIONAL OFFI	400.00	CRAIG FURLONG-CONTINUING ED
BUILDING INSPECTIONS	2025/11/19	ICC CHICAGO REGIONAL OFFI	400.00	MICHAEL KUHN-CONTINUING ED
BUILDING INSPECTIONS	2025/12/10	HOME DEPOT	47.94	SHOVELS FOR AREA BY CITY CARS
CCC	2025/11/12	CITY OF BLMGTN FINANC	120.00	Water Testing Clayhole Beach
CCC	2025/11/12	CINTAS	108.91	CCC Rug service.
CCC	2025/11/13	W.W. GRAINGER	215.64	Door alarms
CCC	2025/11/16	MONEY MOVERS INC	18.25	NICHA Rewards Monthly Maintenance Fee
CCC	2025/11/17	CINTAS	108.91	CCC Rug Service.
CCC	2025/11/17	CINTAS	108.91	CCC Rug Service
CCC	2025/11/18	LITTLE CAESARS PIZZA	49.46	Staff training over lunch-Finnly
CCC	2025/11/18	W.W. GRAINGER	386.34	Gloves, Batteries
CCC	2025/11/18	AMAZON.COM	31.49	Maintain Don't Gain program prizes
CCC	2025/11/18	MRPA	40.00	MASS (MN Assoc of Senior Services) Membership - Joan
CCC	2025/11/19	W.W. GRAINGER	9.54	Batteries
CCC	2025/11/19	GOOGLE	6.49	Nourish Move Love monthly fitness supscription
CCC	2025/11/19	SAMS CLUB	25.44	2 pies and rosemary gift tree (Thanksgiving dinner)
CCC	2025/11/19	SAMS CLUB	259.31	beans, water, pie, cocoa mix, cups, coffee, trash bags - program supplies
CCC	2025/11/20	AMAZON.COM	126.98	First Aid Supplies
CCC	2025/11/20	W.W. GRAINGER	141.20	Child seats for family locker room.
CCC	2025/11/21	AMAZON.COM	53.98	Children's step stool for restrooms
CCC	2025/11/23	TARGET	17.38	2 cans of cocoa mix for tree lighting
CCC	2025/11/24	CINTAS	111.86	CCC Rug Service
CCC	2025/11/24	ETSY	-16.14	tax exempt -- sales tax refund/credit
CCC	2025/11/24	ETSY	208.89	holiday soaps for Lodge Party
CCC	2025/11/25	COSTCO WHOLESALE	23.96	(4) pumpkin pies - Lodge Social
CCC	2025/11/25	SIDEKICK THEATRE	1,377.00	(27) Tickets for Christmas Carol-Ives Theatre, Bloomington 12.9.25
CCC	2025/11/26	CINTAS	420.84	First Aid Supplies.
CCC	2025/11/26	MRPA	40.00	MASS (MN Assoc of Sr. Services) Membership - Jackie
CCC	2025/11/30	TARGET	27.92	napkins & plates for lodge holiday party
CCC	2025/12/01	WASTE CONNECTIONS	1,043.12	Sanitation Services
CCC	2025/12/01	CINTAS	650.00	AED Maintenance
CCC	2025/12/01	CM2 SUPPLY	337.50	CO2 for Hot Spa
CCC	2025/12/01	W.W. GRAINGER	10.83	Batteries.
CCC	2025/12/01	AMAZON.COM	137.75	
CCC	2025/12/02	COMCAST	304.16	Equipment cable fee
CCC	2025/12/02	DOLLAR TREE	47.25	ornaments, bags, candies, throw, decor (December Events)
CCC	2025/12/02	HOME DEPOT	45.68	lights & poinsettias (Lodge decor)
CCC	2025/12/02	TARGET	36.93	cookie mix, oreos, candy, decor jar (December Event - prizes)
CCC	2025/12/03	AMERICAN RED CROSS	160.00	CPR training and certifications
CCC	2025/12/03	AMERICAN RED CROSS	975.00	Red Cross LTS Facility Fee

PURCHASE CARD TRANSACTIONS
DECEMBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
CCC	2025/12/05	HOME DEPOT	48.43	Plunger, screen, gloves.
CCC	2025/12/06	COMCAST	42.40	Business cable
CCC	2025/12/06	SAMS CLUB	158.00	coffee, creamer, chips, clementines, xmas cakes, peanuts (box lunch bingo)
CCC	2025/12/08	AMAZON.COM	34.00	Broom
CCC	2025/12/09	CINTAS	111.86	CCC Rug Service
CCC	2025/12/09	W.W. GRAINGER	419.63	Motor for basketball hoop.
CCC	2025/12/09	CANVA INC	23.00	Canva Print item
CCC	2025/12/10	CUSTOMINK	2,902.59	Membership Incentive Challenge
CCC	2025/12/11	W.W. GRAINGER	21.58	Pipe Cement and primer.
CCC	2025/12/11	W.W. GRAINGER	134.41	Plumbing parts.
CCC	2025/12/11	THE WEBSTAURANT STORE	1,450.00	Vacuum Cleaners.
COMMUNITY DEVELOPMENT	2025/11/17	SMITH COFFEE & CAFE	40.00	Meeting room use
COMMUNITY DEVELOPMENT	2025/11/20	CANVA INC	-1.00	CANVA PRO FREE TRIAL
COMMUNITY DEVELOPMENT	2025/11/20	CANVA INC	1.00	CANVA PRO FREE TRIAL
CURLING CENTER	2025/11/17	SCHILLING SUPPLY COMPANY	851.00	CLEANING SUPPLIES
CURLING CENTER	2025/11/18	CINTAS	145.30	FIRST AID KIT
CURLING CENTER	2025/11/25	HALON BANKING SYSTEMS	1,030.00	CATERING KITCHEN HOOD INSPECTION
CURLING CENTER	2025/12/01	SCHILLING SUPPLY COMPANY	651.51	CLEANING SUPPLIES
CURLING CENTER	2025/12/01	WASTE CONNECTIONS	1,280.07	GARBAGE/RECYCLING-Curling & Event Ctr
CURLING CENTER	2025/12/02	HOME DEPOT	49.57	OPERATING/CLEANING SUPPLIES
CURLING CENTER	2025/12/02	DISCOUNTMUGS.COM	2,526.23	10-YEAR MEMBERSHIP APPRECIATION GIFT/ADVERTISING
CURLING CENTER	2025/12/02	CROOKED PINT	720.00	CURLING NIGHT OUT - PAYMENT 1
CURLING CENTER	2025/12/04	HOME DEPOT	20.09	DOOR SWEEP
CURLING CENTER	2025/12/04	CROOKED PINT	720.00	CURLING NIGHT OUT - PAYMENT 2
CURLING CENTER	2025/12/05	CARDIAC LIFE PRODUCTS	179.78	AED ELECTRODES
CURLING CENTER	2025/12/08	SCHILLING SUPPLY COMPANY	123.41	CLEAN STRIDE MAT INSERT
CURLING CENTER	2025/12/09	CROWN AWARDS	891.99	CURLING CENTER PINS
CURLING CENTER	2025/12/11	CROWN AWARDS	1,317.99	10-YEAR CURLING CENTER ANNIVERSARY MEMBERSHIP GIFT
ELECTRIC	2025/11/12	HOME DEPOT	318.62	PIPE END CAPS
ELECTRIC	2025/11/13	AMAZON.COM	45.98	HEADSETS
ELECTRIC	2025/11/13	HOME DEPOT	158.01	SWITCH CAB WOOD
ELECTRIC	2025/11/14	APPA	325.00	E RELIABILITY TRACKER
ELECTRIC	2025/11/14	HOME DEPOT	178.00	SMOKE DETECTOR, BATTERIES AND STEP LADDER
ELECTRIC	2025/11/16	AMAZON.COM	8.72	USB ADAPTER
ELECTRIC	2025/11/17	COSTCO WHOLESALE	33.59	LAUNDRY DETERGENT
ELECTRIC	2025/11/19	HOME DEPOT	73.13	BATTERIES FOR LOCATOR
ELECTRIC	2025/11/19	HOME DEPOT	34.65	EXTENSION CORD
ELECTRIC	2025/11/19	J HARLEN CO	1,986.79	CHAIN HOISTS & TRAINING DUMMY PARTS
ELECTRIC	2025/11/20	HOME DEPOT	181.55	DUCT TAPE
ELECTRIC	2025/11/21	LOWES	319.64	TAPE
ELECTRIC	2025/11/22	AMAZON.COM	28.58	FR CLOTHING
ELECTRIC	2025/11/22	AMAZON.COM	117.00	FR CLOTHING
ELECTRIC	2025/11/25	DITCH WITCH OF MINNESOTA	332.12	#724 PULL SOCKS
ELECTRIC	2025/11/26	J HARLEN CO	890.74	R. OSWEILER HARNESS/LANYARD AND BAG
ELECTRIC	2025/11/26	HOME DEPOT	234.51	SMALL TOOLS-HAMMER, DRILLS & SCREWDRIVERS
ELECTRIC	2025/12/01	WAUKESHA ELECTRIC	134.19	O-RINGS FOR TRANSFORMER
ELECTRIC	2025/12/01	HOME DEPOT	84.60	EXT CORD PLUG PROTECTORS
ELECTRIC	2025/12/01	ZORO TOOLS	108.46	CREW STUDDED OVERSHOES
ELECTRIC	2025/12/02	ZORO TOOLS	435.96	CREW STUDDED OVERSHOES
ELECTRIC	2025/12/03	CABIN FEVER SPORTS	108.32	PROPANE-Electric dept
ELECTRIC	2025/12/03	HOME DEPOT	37.97	TAPE MEASURER
ELECTRIC	2025/12/03	HOME DEPOT	270.33	ELEC OP SUPPLIES-GLASS CLEANER & BLADES
ELECTRIC	2025/12/03	HOME DEPOT	129.89	SAW BLADES-REPLACEMENT
ELECTRIC	2025/12/03	HOME DEPOT	64.96	SAW BLADE SET-REPLACEMENTS
ELECTRIC	2025/12/03	J HARLEN CO	77.88	PARTS FOR CHAIN HOISTS
ELECTRIC	2025/12/05	AMAZON.COM	-28.08	FR CLOTHING RETURN
ELECTRIC	2025/12/06	AMAZON.COM	35.10	FR CLOTHING
ELECTRIC	2025/12/07	AMAZON.COM	117.55	TRUCK FLASHLIGHT
ELECTRIC	2025/12/08	ZORO TOOLS	1,726.80	LAMP LED 40 WATT
ELECTRIC	2025/12/09	KUBOTA	842.97	CHAINSAW AND MIXED GAS
ELECTRIC	2025/12/09	NELSON JAMESON INC	161.19	T. WIEBE-STUDDED OVERSHOES
ELECTRIC	2025/12/09	ZORO TOOLS	183.02	C. SCHMIEG STUDDED SHOES
ENGINEERING	2025/12/10	(APWA - CAD) AMERICAN PUB	315.00	Alex M. APWA membership dues
FINANCE	2025/11/13	GFOA	150.00	NELSON-GFOA GAAP UPDATE
FINANCE	2025/11/18	NORTHSTAR CHAPTER OF THE	50.00	NSAPA MEETING 12.11.25
FINANCE	2025/11/25	PAYROLL LEARNING CENTER,	398.00	PAYROLL ORG-YE Class
FINANCE	2025/12/01	PAYROLL LEARNING CENTER,	419.00	CPP EXAM REGISTRATION
FINANCE	2025/12/05	MINNESOTA SOCIETY OF CPA	346.00	CPE ERIN MACKENSIE
FIRE	2025/11/11	MINNESOTA STATE FIRE CHIE	66.00	MEMBERSHIP RENEWAL
FIRE	2025/11/12	CELLBLOCK FCS LLC	209.22	CELLBLOCK RESTOCK FOR ION BATTERY FIRES
FIRE	2025/11/12	EXPEDIA.COM	1,862.72	HOTEL & RENTAL CAR - KRAUS, SEIBERT, & TENEYCK
FIRE	2025/11/12	DELTA AIRLINES	456.97	AIRFARE - TENEYCK
FIRE	2025/11/12	DELTA AIRLINES	456.97	AIRFARE - KRAUS
FIRE	2025/11/12	DELTA AIRLINES	456.97	AIRFARE - SEIBERT
FIRE	2025/11/13	TAYLORSTINS	820.00	LOCKER TAGS FOR GEAR LOCKERS AT NEW STATION

PURCHASE CARD TRANSACTIONS
DECEMBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
FIRE	2025/11/19	AMAZON.COM	27.99	CORD FOR RADIO
FIRE	2025/11/20	AMAZON.COM	49.62	SUPPLIES FOR FF TO USE TO REHYDRATE
FIRE	2025/11/20	AMAZON.COM	55.69	SUPPLIES FOR FF TO USE TO REHYDRATE
FIRE	2025/11/20	AMAZON.COM	134.99	FLOOR MATS FOR NEW TAHOE #307
FIRE	2025/11/20	SOOTSOAP	155.00	DECON SOAP FOR DECON SHOWERS IN NEW STATION
FIRE	2025/11/21	AMAZON.COM	63.88	DECON SOAP DISPENSERS FOR THE DECON SHOWERS
FIRE	2025/11/21	AMAZON.COM	63.88	DECON SOAP DISPENSERS FOR DECON SHOWERS IN NEW FIRE STATION
FIRE	2025/11/21	AMAZON.COM	129.92	SCRUBS FOR DECON AREA IN NEW STATION
FIRE	2025/11/21	AMAZON.COM	521.31	SUPPLIES FOR THE EOC IN THE NEW PUBLIC SAFETY BUILDING
FIRE	2025/11/21	AMAZON.COM	99.47	SUPPLIES FOR THE EOC IN THE NEW PUBLIC SAFETY BUILDING
FIRE	2025/11/21	AMAZON.COM	41.58	SUPPLIES FOR THE EOC IN THE NEW PUBLIC SAFETY BUILDING
FIRE	2025/11/21	DISASTER MANAGEMENT SYSTE	4,628.59	EOC SUPPLIES FOR NEW PUBLIC SAFETY BUILDING
FIRE	2025/11/21	HOME DEPOT	938.99	WEBER GAS GRILL FOR THE NEW FIRE STATION
FIRE	2025/11/21	HOME DEPOT	538.99	TRAEGER PELLET GRILL AND SMOKER AND COVER
FIRE	2025/11/21	HOME DEPOT	113.76	STORAGE BINS FOR NEW FIRE STATION
FIRE	2025/11/22	AMAZON.COM	29.48	KITCHEN SUPPLIES FOR THE NEW FIRE STATION
FIRE	2025/11/22	AMAZON.COM	19.99	SUPPLIES FOR THE EOC IN THE NEW PUBLIC SAFETY BUILDING
FIRE	2025/11/22	AMAZON.COM	167.93	LAMPS FOR DORM ROOMS IN NEW FIRE STATION
FIRE	2025/11/24	AMAZON.COM	153.00	MOBILE WHITE BOARDS FOR THE EOC AT THE NEW PUBLIC SAFETY BUILDING
FIRE	2025/11/24	AMAZON.COM	23.99	SCRUBS, TOWELS, SHOWER SHOES AND BAGS FOR DECON AREA IN NEW STATION
FIRE	2025/11/24	HOME DEPOT	236.44	HAND TOOLS FOR NEW ENGINE #313
FIRE	2025/11/25	AMAZON.COM	1,910.97	SCRUBS, TOWELS, SHOWER SHOES AND BAGS FOR DECON AREA IN NEW STATION
FIRE	2025/11/25	AMAZON.COM	766.54	KITCHEN SUPPLIES FOR THE NEW FIRE STATION
FIRE	2025/11/25	AMAZON.COM	1,683.00	MATTRESS PROTECTORS AND TOWELS FOR NEW FIRE STATION
FIRE	2025/11/25	FFSA	50.00	MEMBERSHIP RENEWAL
FIRE	2025/11/26	AMAZON.COM	716.24	BEDDING FOR THE DORMS AT THE NEW FIRE STATION
FIRE	2025/12/01	CIRCLE K	49.50	CAR WASH FOR VEHICLES
FIRE	2025/12/01	HOME DEPOT	66.36	TOTES FOR STORAGE AT NEW STATION
FIRE	2025/12/01	CHASKA SELF STORAGE	442.00	STORAGE UNIT
FIRE	2025/12/02	AMAZON.COM	-171.89	RETURN-BEDDING SHEETS TWIN XL
FIRE	2025/12/03	COSTCO WHOLESALE	47.88	WATER FOR DEPARTMENT
FIRE	2025/12/03	COMCAST	6.90	MONTHLY CABLE SERVICE
FIRE	2025/12/03	AMAZON.COM	-171.89	RETURN-BEDDING SHEETS TWIN XL
FIRE	2025/12/03	AMAZON.COM	-171.89	RETURN-BEDDING SHEETS TWIN XL
FIRE	2025/12/03	AMAZON.COM	-171.89	RETURN-BEDDING SHEETS TWIN XL
FIRE	2025/12/03	AMAZON.COM	-171.89	RETURN-BEDDING SHEETS TWIN XL
FIRE	2025/12/03	BOUND TREE MEDICAL LLC	729.49	MEDICAL SUPPLIES
FIRE	2025/12/04	COSTCO WHOLESALE	19.95	WATER FOR DEPARTMENT
FIRE	2025/12/04	WPSG, INC	797.93	COMPARTMENT MATTING, CONES AND DECK GUN GATE
FIRE	2025/12/06	WPSG, INC	1,860.89	POWER TOOL KIT FOR NEW ENGINE #313
FIRE	2025/12/06	WPSG, INC	222.78	HYDRANT BAG AND TOOLS FOR NEW ENGINE #313
FIRE	2025/12/07	CHASKA LAUNDRY CENTER, IN	42.18	PROFESSIONAL WASHING OF TRUCK TOWELS
FIRE	2025/12/07	WPSG, INC	1,908.72	HAND TOOLS FOR NEW ENGINE #313
FIRE	2025/12/07	FOX RENT A CAR	326.87	DUPLICATE RENTAL CAR CHARGE - CREDIT PENDING
FIRE	2025/12/09	FIREHOSEDIRECTCOM	273.72	STAND PIPE HOOKUP KIT FOR THE NEW ENGINE #313
HUMAN RESOURCES	2025/11/30	OPENAI	90.00	CHAT GPT SUBSCRIPTION DEC 2025
HUMAN RESOURCES	2025/12/05	CHECKR, INC.	332.19	BACKGROUND CHECKS
HUMAN RESOURCES	2025/12/11	SUBWAY	92.30	LUNCH-AQUATICS SUPERVISOR INTERVIEWS
INFORMATION TECHNOLOGY	2025/11/12	FS.COM INC CAD	340.00	Network equipment for Wifi system
INFORMATION TECHNOLOGY	2025/11/13	AMAZON.COM	102.20	Network Equipment For IT
INFORMATION TECHNOLOGY	2025/11/13	DELTA AIRLINES	583.98	Delta AirFare For Tyler Connect 2026
INFORMATION TECHNOLOGY	2025/11/17	FS.COM INC	340.00	Network Equipment for IT
INFORMATION TECHNOLOGY	2025/11/20	AMAZON.COM	59.92	Wall Chargers for IT
INFORMATION TECHNOLOGY	2025/11/20	PORKBUN.COM	11.08	Domain Name Transfer to Porkbun, chaskacurlingcenter.com
INFORMATION TECHNOLOGY	2025/11/23	AMAZON.COM	621.32	Testing Headsets for IT - Returned
INFORMATION TECHNOLOGY	2025/12/01	AMAZON.COM	-96.42	Network Equipment for IT
INFORMATION TECHNOLOGY	2025/12/02	AMAZON.COM	17.80	Laptop Stand for Curling
INFORMATION TECHNOLOGY	2025/12/02	AMAZON.COM	364.97	iPad for Curling Arena
INFORMATION TECHNOLOGY	2025/12/02	AMAZON.COM	-621.32	IT Headset Purchase Returned
INFORMATION TECHNOLOGY	2025/12/02	FS.COM INC CAD	73.60	Network Equipment for Wifi system
INFORMATION TECHNOLOGY	2025/12/03	AMAZON.COM	562.55	Receipt Printer for UB - Returned
INFORMATION TECHNOLOGY	2025/12/05	PORKBUN.COM	11.08	Domain name OurChaska.com yearly renewal
INFORMATION TECHNOLOGY	2025/12/08	PORKBUN.COM	10.74	Domain Name chaskafire.org yearly renewal
MSB	2025/11/17	CHASKA DRIVER LICENSE EXA	2,711.44	#405 NEW UNIT TITLE FEE
MSB	2025/11/17	CHASKA DRIVER LICENSE EXA	37.00	#307 TITLE FEE
MSB	2025/11/17	CHASKA LICENSE CENTER FEE	0.80	#307 TITLE CREDIT CARD FEE
MSB	2025/11/17	CHASKA LICENSE CENTER FEE	58.30	#405 TITLE CREDIT CARD FEE
MSB	2025/11/19	CUB FOODS	74.95	SAFETY MEETING-FOOD
MSB	2025/11/20	SAMS CLUB	51.64	BREAKROOM SUPPLIES-PLATES & SILVERWARE-MSB
MSB	2025/11/24	CUSTOM HOSE TECH INC	574.94	#142 SWEEPER HYD HOSE
MSB	2025/12/02	PLUNKETT'S PEST CONTROL	56.36	WEST CREEK SUBSTATION-PEST CONTROL
MSB	2025/12/02	PLUNKETT'S PEST CONTROL	56.62	BLUFF CREEK SUBSTATION-PEST CONTROL
MSB	2025/12/02	PLUNKETT'S PEST CONTROL	56.36	LAKE HAZELTINE SUBSTATION-PEST CONTROL
MSB	2025/12/03	WASTE CONNECTIONS	1,625.21	MSB-GARBAGE
MSB	2025/12/03	WASTE CONNECTIONS	789.95	CITY HALL-GARBAGE

PURCHASE CARD TRANSACTIONS
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Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
MSB	2025/12/03	WASTE CONNECTIONS	236.78	VETERAN'S PARK-GARBAGE
MSB	2025/12/03	WASTE CONNECTIONS	529.70	TOWN COURSE-GARBAGE
MSB	2025/12/03	WASTE CONNECTIONS	185.82	THE LOOP-GARBAGE
MSB	2025/12/03	WASTE CONNECTIONS	349.03	TOWN COURSE MAINTENANCE-GARBAGE
MSB	2025/12/04	EPASALES	590.29	#710 VACTOR ELBOWS
MSB	2025/12/07	AMAZON.COM	69.99	BACKPACK FOR LAPTOP-ELECTRIC DEPT
MSB	2025/12/08	AMAZON.COM	219.99	NOX SENSOR SCAN TOOL
MSB	2025/12/10	SAMS CLUB	83.96	COFFEE-MSB
PARK & REC	2025/11/11	LITTLE CAESARS PIZZA	6.50	Kids Day Out- Parents Morning Break
PARK & REC	2025/11/12	SIGNUPGENIUS, INC.	29.99	Sign up Genius Subscription
PARK & REC	2025/11/13	AMAZON.COM	24.99	Office Supplies-Laminating Sheets
PARK & REC	2025/11/14	AMAZON.COM	71.92	Puzzle Mania-Anti Slip Grippers
PARK & REC	2025/11/14	QUILL CORPORATION	26.99	Office Supplies
PARK & REC	2025/11/14	LITTLE CAESARS PIZZA	26.00	Parents Night Out Pizza Dinner
PARK & REC	2025/11/15	AMAZON.COM	35.98	Tot Time Adventure Games
PARK & REC	2025/11/15	TARGET	6.49	Puzzle Bowl Prizes
PARK & REC	2025/11/16	COSTCO WHOLESALE	9.99	Adaptive Sunday Funday Football Party- Cookies
PARK & REC	2025/11/16	COSTCO WHOLESALE	43.13	Adaptive Sunday Funday Football Party Pizza
PARK & REC	2025/11/17	DOLLAR TREE	20.00	Young Chefs Measuring Cups & Wisks
PARK & REC	2025/11/17	TARGET	45.25	Young Chefs Week 2 supply & Tot Time Adventure snack
PARK & REC	2025/11/17	AMAZON.COM	111.80	Tree Lighting 2025 Smores Roasting Sticks
PARK & REC	2025/11/17	BCHEXBACKGROUND CHECKS	227.63	Youth Sports Volunteer Background Checks
PARK & REC	2025/11/17	FUN EXPRESS	215.80	Santa Visits Trinkets
PARK & REC	2025/11/17	COSTCO WHOLESALE	72.94	After School Care Snack
PARK & REC	2025/11/17	SAMS CLUB	421.02	Kids Day Out Snacks, After School Care Snacks & Senior Program Thanksgiving Supp
PARK & REC	2025/11/18	AMAZON.COM	63.98	Lodge Event Paper Plates
PARK & REC	2025/11/18	LITTLE CAESARS PIZZA	6.50	Parents Morning Break Pizza Lunch
PARK & REC	2025/11/19	ALDI SOUTH	66.54	Tree Lighting Smores Supplies
PARK & REC	2025/11/19	WWW.GSDIRECT.NET	445.09	Plotter Paper
PARK & REC	2025/11/19	HOME DEPOT	25.32	Tree Lighting 2025 Firewood & Fire Starter
PARK & REC	2025/11/19	TARGET	104.96	Santa Visits Supplies & Holiday decore
PARK & REC	2025/11/20	LITTLE CAESARS PIZZA	19.50	Pizza and Pool After School
PARK & REC	2025/11/20	AMAZON.COM	60.95	Inflatable Turkey-Event Decoration
PARK & REC	2025/11/21	AMAZON.COM	35.77	CCC logo embosser
PARK & REC	2025/11/24	TARGET	29.74	Young Chefs Cooking Supply week 3
PARK & REC	2025/11/24	CUB FOODS	8.67	After School Care Thanksgiving Party
PARK & REC	2025/11/25	AMAZON.COM	17.80	Santa Visits-Sprinkle Cup Holders
PARK & REC	2025/11/25	LITTLE CAESARS PIZZA	6.50	Parents Morning Break Pizza Lunch
PARK & REC	2025/11/26	LITTLE CAESARS PIZZA	19.50	Kids Day Out Pizza Lunch
PARK & REC	2025/11/28	AMAZON.COM	41.56	Treks & Trails Christmas Trees For Holiday Show
PARK & REC	2025/11/28	AMAZON.COM	19.52	Maintain Don't Gain program prizes
PARK & REC	2025/12/01	IDSECURITYONLINE.COM	187.00	Ribbon for membership card printer
PARK & REC	2025/12/01	WAY COOL COOKING SCHOOL	676.50	Kids Day Out Field Trip 12/1/25
PARK & REC	2025/12/01	CANVA INC	119.40	Canva Subscription
PARK & REC	2025/12/02	TARGET	86.90	Treks/Wrapping/Teen Chefs
PARK & REC	2025/12/02	NCTRC	85.00	CTRS Therapeutic Recreation Certification Renewal
PARK & REC	2025/12/02	LITTLE CAESARS PIZZA	6.50	Parents Morning Break Pizza Lunch
PARK & REC	2025/12/03	AMAZON.COM	11.05	Table Number Holders for Special Events
PARK & REC	2025/12/04	COSTCO WHOLESALE	130.41	Poinsettias, Water, & Coffee- AOA & All Ages
PARK & REC	2025/12/05	AMAZON.COM	24.97	Tot Time Adventure Donuts With Santa Craft
PARK & REC	2025/12/05	CUB FOODS	221.61	Santa Visits 2025 Cookie Decorating Supplies
PARK & REC	2025/12/06	QUILL CORPORATION	193.96	Office Supply Paper
PARK & REC	2025/12/06	QUILL CORPORATION	304.96	Office Supplies-Paper
PARK & REC	2025/12/07	AMAZON.COM	14.23	Art Supplies for Adaptive Art
PARK & REC	2025/12/07	ALDI SOUTH	13.56	After School Care Snack
PARK & REC	2025/12/07	AMAZON.COM	72.48	Gymnastics - Suckers
PARK & REC	2025/12/08	CUB FOODS	185.69	Sandwiches - Box Lunch BINGO - AOA
PARK & REC	2025/12/08	AMAZON.COM	20.27	Art Supplies for Adaptive Art
PARK & REC	2025/12/08	BANKCARD SERVICES WORLDWI	375.00	Volleyball Leagues - November 2025 - Gym Rentals
PARK & REC	2025/12/09	AMAZON.COM	34.11	Box Lunch BINGO-Lunch Bags
PARK & REC	2025/12/09	COSTCO WHOLESALE	35.94	Oranges & Apple Juice- AOA
PARK & REC	2025/12/09	TARGET	4.00	Birthday Decor-AOA
PARK & REC	2025/12/09	HOME DEPOT	11.00	Treks & Trails Tile for Holiday Coasters
PARK & REC	2025/12/09	TARGET	81.94	AfterSchool/Treks/Teen
PARK & REC	2025/12/09	LITTLE CAESARS PIZZA	6.50	Parents Morning Break Pizza Lunch
PARK & REC	2025/12/10	CUB FOODS	59.90	Donuts-Holiday Party-AOA
PARK & REC	2025/12/10	AMAZON.COM	104.05	Treks & Trails Felt, Kids Day Out, Teen Chefs & After School Footballs
PARK & REC	2025/12/10	AMAZON.COM	34.99	Rubber Ducks for Teen Swim/Pizza
PARK & REC	2025/12/12	AMAZON.COM	4.99	Mah Jongg Tapes
POLICE	2025/11/12	TEXAS STATE UNIVERSITY	700.00	ALERRT Conference #400/401
POLICE	2025/11/19	AMAZON.COM	48.37	Various cleaning supplies
POLICE	2025/11/19	AMAZON.COM	8.88	Glass cleaner
POLICE	2025/11/19	AMAZON.COM	15.57	Tire cleaner
POLICE	2025/11/19	MINNESOTA POLICE AND	72.40	2026 Dues plus transaction fee for MPPOA - #400
POLICE	2025/11/19	MPPOA LEGAL DEFENSE FUND	156.85	2026 Dues and transaction fee for Legal Defense Fund #400

PURCHASE CARD TRANSACTIONS
DECEMBER 2025 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
POLICE	2025/11/20	BCA TRAINING EDUCATION	900.00	Leadership Classes - #411
POLICE	2025/11/21	4 IMPRINT	316.42	Sticker Badges
POLICE	2025/11/25	DEFI TRAINING LLC	150.00	Data Exploitation to Future Investigations Law Enforcement Training - Brinkhaus
POLICE	2025/11/25	PROTECTIVE LIFE CORPORATI	68.00	Uniform Wolf - Belt BWC Mount - Initial Issue
POLICE	2025/11/26	GOVERNMENT SOCIAL MEDIA L	719.00	Registration - Government Social Media Conference #413
POLICE	2025/12/01	CIRCLE K	120.00	Fleet Car Wash
POLICE	2025/12/01	PAYRIX SOLUTIONS, LLC	145.99	Bike Storage
POLICE	2025/12/01	MARIE RIDGEWAY LICSW	500.00	November Officer Wellness
POLICE	2025/12/02	AMAZON.COM	425.90	Wipe Dispenser - CPD Fitness Center - FF&E
POLICE	2025/12/02	TRANSUNION	113.20	Data Processing
POLICE	2025/12/02	ADOBE CATERING	21.66	Acrobat Pro Subscription
POLICE	2025/12/02	MSP AIRPORT	65.12	Parking - Attended Simulator Training
POLICE	2025/12/03	AMAZON.COM	10.55	Highlighters
POLICE	2025/12/03	AMAZON.COM	40.99	Knives
POLICE	2025/12/05	DUNKIN' DONUTS	19.43	Coffee - Deputy Chief Swearing In
POLICE	2025/12/05	TARGET	38.05	Refreshments for Deputy Chief Swearing In
POLICE	2025/12/06	AMAZON.COM	174.40	Gym Clock - CPD Fitness Center - FF&E
POLICE	2025/12/06	AMAZON.COM	109.99	Gym Wipes - CPD Fitness Center - FF&E
POLICE	2025/12/07	AMAZON.COM	80.65	Staplers
POLICE	2025/12/07	AMAZON.COM	74.96	Floor lamp, pens and 2026 planner
POLICE	2025/12/07	AMAZON.COM	8.50	Received Stamp
POLICE	2025/12/07	UBER TECHNOLOGIES	74.94	Uber to airport to attend Active Shooter Conference in TX
POLICE	2025/12/08	POS SUPPLY SOLUTIONS	299.95	Printer Paper for Squads
POLICE	2025/12/09	PATRICIA	75.00	MACIA Membership Renewal - Brinkhaus
POLICE	2025/12/09	EVENTBRITE	1,442.39	Cornerhouse Training - #406
POLICE	2025/12/09	EVENTBRITE	1,442.39	Cornerhouse Training #411
POLICE	2025/12/10	AMAZON.COM	9.99	2026 Planner
POLICE	2025/12/11	MN-LAW ENFORCEMENT ADM	50.00	MN - LEAP Membership Renewal - Schneck
POLICE	2025/12/12	UBER TECHNOLOGIES	80.93	Uber ride back from airport to CPD - Attended training in TX
PUBLIC WORKS	2025/11/12	HOME DEPOT	27.83	HOOKS & BATTERIES
PUBLIC WORKS	2025/11/13	HOME DEPOT	43.85	CLEANING SUPPLIES
PUBLIC WORKS	2025/11/13	HOME DEPOT	13.96	SCALE MOUNT
PUBLIC WORKS	2025/11/14	HOME DEPOT	64.27	MAINT OP SUPPLIES
PUBLIC WORKS	2025/11/14	HOME DEPOT	102.86	HARD HATS AND BIT SET
PUBLIC WORKS	2025/11/17	HOME DEPOT	17.56	HOOKS
PUBLIC WORKS	2025/11/17	UNIVERSITY OF MINNESOTA	225.00	M. SCHOMMER CONSTRUCTION SITE MANAGER TRAINING
PUBLIC WORKS	2025/11/17	HOME DEPOT	33.68	BOILER CLEANING SUPPLIES
PUBLIC WORKS	2025/11/19	COMPUTER TROUBLESHOOTERS	53.00	ELECTRIC LICENSE
PUBLIC WORKS	2025/11/19	HOME DEPOT	20.44	PAINT SUPPLIES
PUBLIC WORKS	2025/11/19	AMAZON.COM	25.85	MOUSE TRAPS
PUBLIC WORKS	2025/11/19	AMAZON.COM	42.74	GLUE TRAPS
PUBLIC WORKS	2025/11/20	FARM & FLEET	23.92	#225 MAINTENANCE
PUBLIC WORKS	2025/11/20	HOME DEPOT	11.02	MSB WATER HEATER SUPPLIES
PUBLIC WORKS	2025/11/21	HOME DEPOT	31.52	FIREWOOD-TREE LIGHTING
PUBLIC WORKS	2025/11/21	HOME DEPOT	199.59	MAINT OP SUPPLIES
PUBLIC WORKS	2025/11/21	TAPCO	-2.68	POSTER-SIGNS CREDIT
PUBLIC WORKS	2025/11/22	AMAZON.COM	108.24	TURTLE CORD ENDS
PUBLIC WORKS	2025/11/24	HOME DEPOT	21.56	ELECTRIC BOX COVERS
PUBLIC WORKS	2025/11/24	AG PARTNERS	36.99	#270 SPRAY MANIFOLD KIT
PUBLIC WORKS	2025/11/24	HOME DEPOT	375.63	LADDER, DRAWER LINER TAPE & BATTERIES
PUBLIC WORKS	2025/11/24	AMAZON.COM	11.99	RTU CAPACITOR
PUBLIC WORKS	2025/11/25	HOME DEPOT	161.46	TRIM & SUPPLIES FOR DOOR
PUBLIC WORKS	2025/11/25	HOME DEPOT	38.88	DRAIN CLEANER
PUBLIC WORKS	2025/11/25	ACE SUPPLY CO, INC - ST	155.11	VENTING-ZAMBONI ROOM
PUBLIC WORKS	2025/11/26	AMAZON.COM	34.47	JUMP STARTER
PUBLIC WORKS	2025/12/01	KIBBLE EQUIPMENT	53.89	#228 HEADLIGHT SWITCH
PUBLIC WORKS	2025/12/01	SUPPLYHOUSE.COM	1,202.64	WTP HEATER INDUCER
PUBLIC WORKS	2025/12/01	HOME DEPOT	28.52	SPRAY FOAM AND RAGS
PUBLIC WORKS	2025/12/02	HOME DEPOT	78.53	MAINT SUPPLIES-GLUE & BOLTS
PUBLIC WORKS	2025/12/02	HOME DEPOT	129.00	FD DOOR LOCK
PUBLIC WORKS	2025/12/02	AMAZON.COM	137.60	GAS VAVLE
PUBLIC WORKS	2025/12/03	HOME DEPOT	79.96	XMAS LIGHTS
PUBLIC WORKS	2025/12/03	HOME DEPOT	19.98	XMAS LIGHTS
PUBLIC WORKS	2025/12/04	(APWA - CAD) AMERICAN PUB	306.25	APWA MEMBERSHIP
PUBLIC WORKS	2025/12/04	HOME DEPOT	14.96	WOOD FILLER
PUBLIC WORKS	2025/12/04	AMAZON.COM	35.91	DOOR OPENER BUTTONS
PUBLIC WORKS	2025/12/05	HOME DEPOT	7.88	FIREWOOD-HOMETOWN HOLIDAY
PUBLIC WORKS	2025/12/05	HOME DEPOT	47.15	MAINT SUPPLIES-EXT CORD, SPLITTER & STOCK
PUBLIC WORKS	2025/12/05	WINSUPPLY EDEN PRAIRIE MN	258.54	HALLWAY LIGHT DIMMERS
PUBLIC WORKS	2025/12/08	KIBBLE EQUIPMENT	430.88	SNOW BLOWER PARTS
PUBLIC WORKS	2025/12/09	HOME DEPOT	7.92	WAX RING
PUBLIC WORKS	2025/12/10	AMAZON.COM	34.99	MAIN ENTRANCE DOOR PARTS
PUBLIC WORKS	2025/12/11	AMAZON.COM	44.64	PRESSURE WASHER COVER
TOWN COURSE	2025/11/13	KIBBLE EQUIPMENT	457.99	MOWER BLADES
TOWN COURSE	2025/11/15	MOTOROLA	175.00	COURSE RADIOS

PURCHASE CARD TRANSACTIONS
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Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
TOWN COURSE	2025/11/18	HOME DEPOT	572.19	CHAINSAW
TOWN COURSE	2025/11/18	AMAZON.COM	20.96	PACKING TAPE
TOWN COURSE	2025/11/24	AMAZON.COM	114.99	SHOP HANGERS
TOWN COURSE	2025/11/25	HOME DEPOT	80.05	SHOVELS/SALT/TAPE
TOWN COURSE	2025/11/26	HOME DEPOT	21.61	BAR/CHAIN OIL
TOWN COURSE	2025/11/29	HOME DEPOT	37.90	BIRDSEED
TOWN COURSE	2025/12/02	GPS INDUSTRIES	215.00	REPAIR GPS UNIT
TOWN COURSE	2025/12/02	OFFICE DEPOT	39.42	SCHEDULING CALENDARS
TOWN COURSE	2025/12/08	FARM & FLEET	85.82	OPERATING SUPPLIES- multiple items
TOWN COURSE	2025/12/09	HOME DEPOT	75.43	CASTER WHEELS/CLEANING SUPPLIES
TOWN COURSE	2025/12/11	COSTCO WHOLESALE	65.10	COFFEE CUPS
TOWN COURSE	2025/12/11	PST	833.00	TC/LOOP POS SOFTWARE
WATER/SEWER	2025/11/12	HOME DEPOT	73.57	LAKE GRACE PAVILION FENCING
WATER/SEWER	2025/11/14	UNITED RENTALS	1,305.00	EAST LAKE DRIVE DIG
WATER/SEWER	2025/11/17	UNITED RENTALS	992.00	EAST LAKE DRIVE DIG
WATER/SEWER	2025/12/08	HOME DEPOT	268.98	WELL #6 PARTS
			-81.17	LESS CREDITS AFTER STATEMENT DATE
			-7,081.80	LESS PENDING REBATES
			92,905.37	

Biweekly Report

January 26, 2026

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

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

January 26th:

At the meeting on Monday night, we will be finishing interviews for Commission positions. The interviews will start at 5:30 and go until 7 pm At the meeting itself, we will be taking up all of the items coming out of the Planning Commission, which will include the Concept Plan for the residential project on the Holasek property (west side of Savannah Boulevard, just across the street from our new SW Community Park) and will also include the Preliminary Plans for the Peavey Industrial Building (SW Rental's new location) . In addition to this, we will also be having the Council consider authorizing Staff to release the RFP for construction of the MSB building. This will start the process of moving forward with construction of that building, with us receiving bids on the project on February 19th.

February 2nd:

Prior to this meeting, we will be setting up time for my annual review. Elise is currently collecting all the Department Head reviews for this process, and I will be putting together a memo outlining some of the major accomplishments this past year as they relate to our Strategic Goals, along with suggestions of goals to consider for 2026. We will plan on getting that information out to you prior to the Agenda going out next Friday. At the meeting itself, we will be making appointments for each of the open and reappointment positions in each of our Commissions.

Just a reminder that with President's Day on the 3rd Monday of the month, our second meeting in February will be moved to February 23rd. As always, if you are unable to attend meetings, please just let me know.

BUILDING PROJECT UPDATE

On the Public Safety Building, we currently continue to march forward in working towards getting our Temporary Certificate of Occupancy, which will be necessary before we start moving into the new building. Currently, almost everything is completed on the Fire side of the building except for the flooring in the workout room. On the Police side of the building, they are still working to install the finishing touches on the millwork, as well as completing flooring through the facility. Our best guess at this time is that we will receive a Temporary CO sometime towards the middle of February, which will then allow us to start the process of having our

contractor come in to install desks, office equipment and other FF and E items. We anticipate that this will take about a month to complete, with people starting to move into the facility towards the beginning to middle of March. The only thing that will be left on the project after we move in is to complete the landscaping on the project, which we anticipate will happen in early spring. We will plan a public grand opening after we know everything will be complete.

As for the MSB, as I mentioned previously, we are now at the point where we are ready to release construction documents to contractors to bid on the project, with February 19th being the day that we accept all bids. Assuming that everything comes in within the estimates we have been working from throughout the design of the project, we would expect to be back to the Council at either the March 2nd or March 16th meeting to recommend moving forward with the project. If the bids come in differently than our estimates, we will then need to spend some additional time understanding the bids and look at what we can do to bring the project into budget. In any case, we would like to be back at the Council sometime in March with a recommendation to move forward so we can get the contractors working by May.

A big thank you to all the Staff who have been putting in extra time to get these projects together. I feel confident that these facilities will serve our community well into the future!

STATE OF THE CITY ADDRESS

As we have discussed previously, a new program the City will be trying out this year is to have a State of the City Address that is geared more towards our residents instead of just relying on the Chamber event in November which is geared more towards our business community. The thought is to provide a very similar speech to residents who attend as was provided at the Chamber event so that residents have the opportunity to be "in the know" after attending the event. We will also have a resource fair with all our departments participating to help promote to residents the different services they provide and some benefits they may not know exist.

The date for this event will be this upcoming Wednesday night, January 28, from 6-7:30pm in the Community Center Theater. The plan is to have the Mayor give a presentation about what we've been up to in 2025 and what we have in store for 2026. We would then turn the event into more of an open house where residents can visit tables where we provide information about all our city departments.

At the same time, because we are having the event in the Theater and using the art gallery for the open house, we are also partnering with the Carver County Arts Consortium who will be showing some of their art at the event. Specifically, local artist Steve Kelzer will be showcasing some of his woodworking skills, both showing people finished artwork and demonstrating how he makes it.

Please make sure to share these event details with your friends and family, as we hope to have a big attendance at this event. Also, we will be posting about this event so you do not have to worry about any violation of open meeting laws by attending.

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

COUNCIL/DEPARTMENT HEAD RETREAT

As we discussed at the last Council meeting, we do have the date set for our 2026 Council/Department Head retreat. The dates for this will be Thursday April 9th and Friday April 10th. We are planning on having this retreat in the EOC Center at our new Public Safety Building, with each day running from 8:30 am-4 pm. As in the past, we will have Richard and Irina Fursman acting as our facilitators for the event and will have food and snacks provided throughout the day. As we have done the past 2 years, we will be expanding our participants the first day of the retreat to include an additional Staff member (other than Department Heads) from each department so that we can get their insight into things they see within the organization, but to also give them an opportunity to be part of helping set our Vision and Goals for the future. I think having these employees attend has added a lot to our conversations while at the same time providing a good opportunity for these employees to be in on the "ground floor" of setting our strategic direction.

If you have any questions about the retreat, do not hesitate to let me know. I look forward to another successful retreat!

CROOKED PINT LEASE

As we are 10 years into our new venture at the Curling and Event Center, one of the items that comes up is the renewal of our lease with Crooked Pint. When we initially set up the lease for the space, we entered a 10-year lease, with two 5-year renewal options. Crooked Pint has provided us with notice that they do intend to act on their option and renew it for another 5 years. However, one thing that they have been talking to us about is potentially rebranding to a new restaurant with the family of restaurants their parent company owns, along with doing a substantial renovation to the facility. Staff have been working with them on the concept that they would like to bring into the space and have had an opportunity to visit another location which would be similar to what they are wanting to explore. Through these discussions to date, Staff believes that what they are proposing could be a very nice upgrade to what is currently there and provide additional options to our residents including being a full-service breakfast restaurant. Looking at the logistics of this, if we were to move in a different direction, it would require for the closure of the restaurant for about 60-75 days, with us wanting to have this be during a time that is less busy at the Curling Center, which is during our Spring and early-summer months.

To allow for this change in the restaurant would require the City to either amend its current lease or enter into a new lease for this to occur, as they are not allowed under the current lease to change without our approval. Our hope as Staff is to be at a point in early March that we can have a Work Session to discuss this to get your feedback on what is being proposed and if it was a direction you wanted to go to bring a revision to the existing lease/new lease back for consideration towards the end of March. We are targeting the March 2nd meeting to have the work session on this, but it could be March 16th depending on how our discussions go with them.

In any case, I think this is an exciting opportunity for us to consider and a way to "refresh" our facility as we celebrate our 10-year anniversary. It would be good timing as we also have budgeted to replace all our carpet in the entryway and the Event Center this winter along with replacing all the furniture in the Event Center.

On a separate, but related note, we are also in discussions with Oak 19 whose lease expires at the end of the 2026 golf season. They have indicated to us their interest in wanting to renew their lease which Staff sees as very good news as they have done a great job with food service at the Town Course and had very good reviews from our patrons.

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

SUMMER STREET RECONSTRUCTION PROGRAM

Besides the repaving of Bavaria Road from Pioneer Trail up to the Victoria border this summer, the other reconstruction project we have scheduled is taking on another piece of our downtown street reconstruction. Specifically, two blocks that we have not completed yet are the one block stretch of Elm Street south of 4th, and the one block stretch of 3rd Street between Elm and Hickory Streets. This area we had held off on because there is the need to deal with the old creek bed that cuts diagonally through this area. We had initially planned to wait until the bridge on 3rd Street reached a point of failure so that we could receive State funds to help replace this bridge. However, the bridge is still in good structural condition, and we would probably be waiting a long time to do this project if we waited for it to fail. Instead of replacing the bridge, we are looking at how to put an underground culvert to accommodate the original creek bed, just as we did over in the Spruce/Locust Street areas when we reconstructed those streets. This is a stretch of road that we have had residents request that we address sooner than later and is in real need of reconstruction.

I mention this project now because we are starting the process of notifying the neighbors of the impending project and setting up a neighborhood meeting. If you receive any questions from neighbors on this project precipitated from the letter we send out, please don't hesitate to send them over to me, Matt Clark or Elise.

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

BUILDING PERMIT REPORT

Attached to your Council packet, one informational item you will find is the 2025 annual report from our Building Inspection Department. As you will see from that report, our Building Inspectors had a very busy year in 2025, with us processing over 2,700 permits over the course of the year, which is 2.3 times the average number of permits we would typically process. This increased amount of work was also reflected in our Building Permit revenue for the year, which was approximately $1.8 million, compared to the $1.3 million we budgeted. This makes 2025 one of the highest years we have ever had, with the last 5 years breaking all records we previously had.

I want to take this opportunity to sincerely thank all our Building Inspection and Community Development Staff for this work. They work very hard to provide good service to our customers, and to make sure that the buildings our residents are in are safe and serve the community well. Thank you!

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

UPCOMING EVENTS:

Below is an upcoming community event to make you aware of:

- February 14th: From 1-3 pm the Fire Department Relief Association will be having their annual Ice Fishing contest at Fireman's Lake. We will not know if the ice will be ok for having the contest for a couple of weeks, but they will have all their "off ice" activities in the Event Center even if the fishing is cancelled. Just a reminder that Fire Department members are selling raffle tickets currently. If you are interested in getting a ticket, just let me know and I will make sure we have someone talk to you.

MEMO TO CHASKA CITY COUNCIL
1/26/2026

Subject: 2025 Building Inspections Year End Report

Prepared By: Nate Kabat, Community Development Director

This memo, and the reports attached to it generated by John Schmidt, Building Official, and Jay Voigt, Assistant Building Official, demonstrate the building permit volumes experienced in 2025 compared to historic trends. As the data shows, permit volumes and revenues in 2025 remained consistent compared to 2024. The high pace of development and associated permit volume and revenues generated has now remained consistently high from 2021-2025 relative to Chaska's historic trends.

Development interest in Chaska continues to remain strong. This is demonstrated by multiple large-scale projects being pursued including Pulte's proposal on the Holasek property and Scannell's master concept plan for the SW business park.

Looking ahead to 2026, Scannell's proposal for the SW Business Park creates optimism for continued commercial/industrial growth in the community for the future. Building Inspections is also highly involved in implementation of the City's building improvement program as the Public Safety Center moves towards completion and the new MSB facility will break ground later this year. On the multi-family side, staff frequently receive inquiries for sites, but clear intentions to pursue a project are not presently clear.

Single-family permits slowed in 2025 with 107 permits issued compared to 175 in 2024 and 206 in 2023. Some of this may be influenced by lower lot inventory as many of the currently platted new neighborhoods approach full build. Looking to 2026, Forestar's Highpoint Vistas development will work to replenish lot inventory and support continued home growth. In addition, Pulte's Fultonwood neighborhood on the Engelen property, and the Chevalle 19th Addition off Tallero Curve in Chevalle are on track to come online.

The entire Community Development team deserves recognition for their ongoing efforts to meet historically high demands. The Building Inspections group in particular continues to keep up with the pace and maintain positive attitudes by bringing a high level of pride and customer service to their work daily.

Importantly, it's not just the Community Development team that feels the impact of the pace of development. When it comes to implementation and oversight of development projects, the critical role that the Engineering Department plays in ensuring project sites are monitored, built to spec, and conducted respectfully of their neighbors must be recognized.

Furthermore, all departments play a role because we all serve this quickly growing community. New development means new roads and pipes to maintain, electric infrastructure to extend and serve, new parks to program and upkeep, more homes and businesses to ensure safety for, and the list goes on. The services we provide are critical to our community's growth and long-term safety.

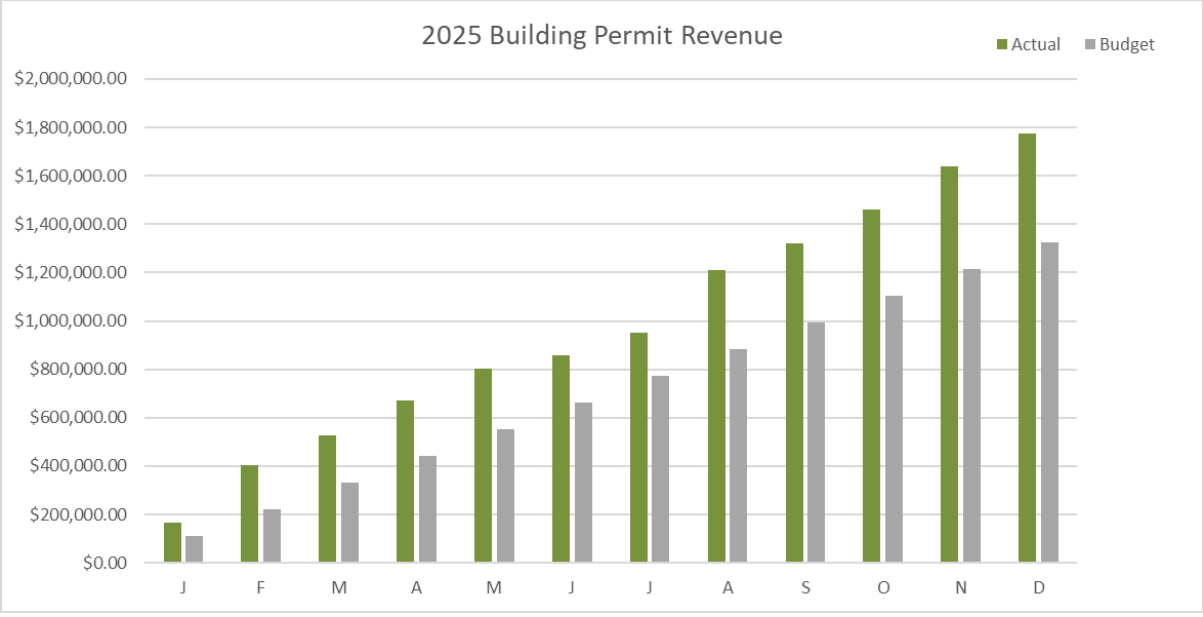
The following graphs and charts help to show the building permit volumes we experienced in 2025. Kudos to everyone for completing another successful year.

Attachment: 2025 Permit Summary Data

The following table displays full year (through December) building valuation and revenues from 2010 to 2025, for all permit revenue sources that come through Community Development. Budgeted 2025 revenues were $1,325,000 compared to $1,774,463 actual.

	Bldg Valuation	Revenues
Year	Year Total	Year Total
2015	$ 87,170,651.00	$ 1,045,807.66
2016	$ 70,331,176.00	$ 874,326.40
2017	$ 105,409,067.00	$ 1,114,574.27
2018	$ 57,621,735.00	$ 689,099.67
2019	$ 46,553,957.00	$ 660,426.95
2020	$ 51,398,828.00	$ 703,401.98
2021	$ 120,301,622.50	$ 1,587,337.07
2022	$ 166,010,801.85	$ 2,031,114.00
2023	$ 270,817,109.16	$ 2,947,205.43
2024	$ 164,806,412.58	$ 1,895,100.70
2025	$ 152,927,228.80	$ 1,774,463.42
AVERAGE	**$ 117,577,144.44**	**$ 1,392,987.05**

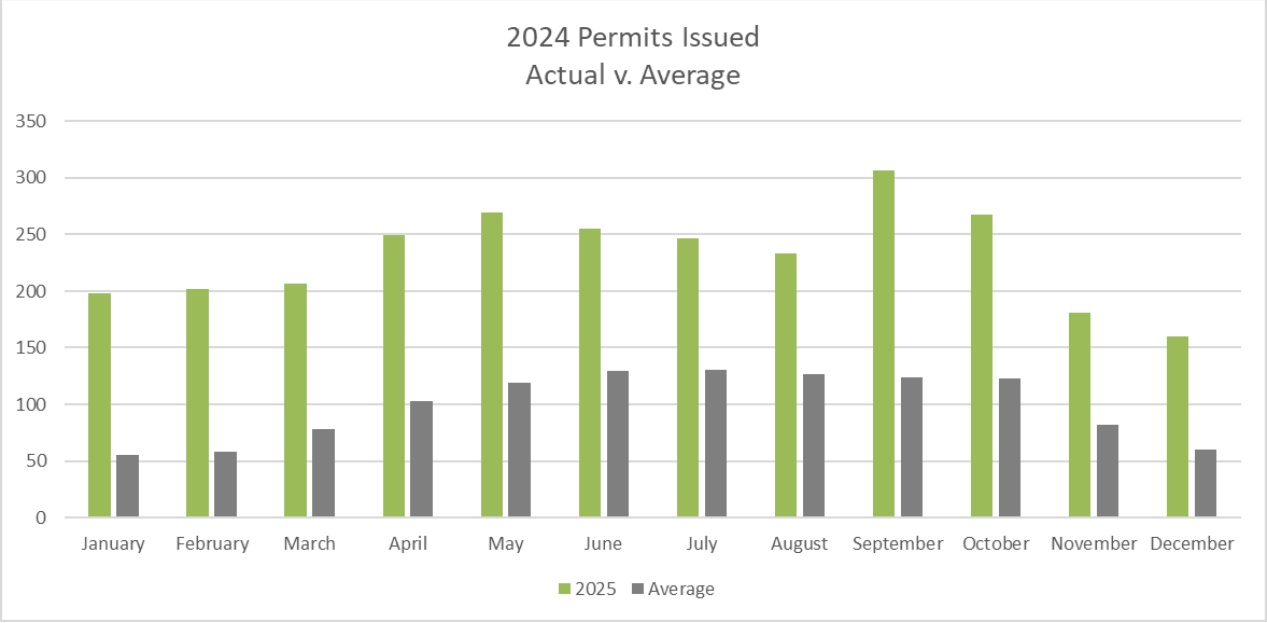
The following graph shows actual revenue (green) compared to budgeted revenue (grey), which assumes the total year's revenue comes in equally each month.



The following table is a monthly comparison of the number of permits issued. Although there exists a correlation between the number of permits issued to revenue, there is a stronger correlation to the number of permits issued to workload in the Building Inspections Division. In 2025, every month of the year outpaced historic averages. In an average year 1,190 permits are issued. 2,776 total permits were issued for 2025, which is 2.3 times the annual average.

Month	2025	Average	Multiple of Ave
January	198	55	3.6
February	202	58	3.5
March	207	78	2.6
April	249	103	2.4
May	269	119	2.3
June	255	129	2.0
July	247	131	1.9
August	233	127	1.8
September	307	124	2.5
October	268	123	2.2
November	181	82	2.2
December	160	61	2.6
Total	**2,776**	**1,190**	**2.3**

The graph below shows the total permits issued each month in 2025 compared to the historic average monthly permits.



Attachment: 2025 Building Official's Year End Summary

The following reports were generated by John Schmidt, Chaska Building Official, and Jay Voigt, Assistant Building Official. Theis report further details the permit volumes processed by the Building Inspections team in 2025.

Chaska

ANALYSIS OF 2025 CONSTRUCTION
Building Department Year End Summary Report
By: John Schmidt

- New single family home construction was lower in 2025 than in 2024. In 2025, 107 single family homes were constructed, as compared to 175 single family homes in 2024.

- The average estimated valuation of each single-family home in 2025 was $430,848.83 which is more than the 2024 average valuation of $385,637.70 per single family home.

  NOTE: Valuation *does not include lot costs*.

- The total number of new residential townhome units in 2025 was 0.00, compared to 0.00 in 2024.

- The total number of new residential apartment units in 2025 was 0.00, compared to 0 in 2024.

- The total townhome valuation in 2025 was $0.00 compared to 2024 of 0.

- Total New Commercial valuation in 2025 was $4,530,529.8 compared to 2024 of $16,511,623.02.

- Total Commercial alteration, accessory, and cell tower valuation in 2025 was $60,346,963.00 compared to 2024 of $41,250,315.00.

- The total building permit valuation in 2025 was $149,810,526.8 compared to the 2024 total of $161,738,447.00.

- We processed 2,730 permits in 2025 compared to 2,861 permits in 2024.

Building Permit Survey

January 1, 2025 – December 31, 2025

		Permits	Valuations
IRC - 1	Reisdential - Single Family (New)	107	$46,100,825.00
IRC - 3	Residential Townhome's	0	$0.00
IRC - 1,3,4	Residential Additions, Alterations, Accessory Structures, Decks, Reside, Reroof, Window/Door, Pools, and Solar	927	$13,155,486.00
U	Misc. - Mobile Homes - Demo	10	$348,000.00
R - 2	Apartment (New)	0	$0.00
Commercial	New Commercial Buildings	2	$4,530,529.80
Commercial	Additions, Alterations, Cell Towers	75	$60,338,963.00
Commercial	Accessory Structures	1	$8,000.00
Mechanical	Commercial	49	$14,100,487.00
Mechanical	Residential	723	$6,009,535.00
Plumbing	Commercial	32	$819,855.00
Plumbing	Residential	804	$4,398,846.00
	Total Permits	2730	Total Valuation $149,810,526.80

City of Chaska
Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: January 23, 2026

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

FINACIAL REPORTS

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

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

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

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

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll expenditures.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the January 26th meeting.

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

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

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
REVENUES:					
Property Taxes *	$ 15,797,690	$ 8,215,945	$ (7,581,745)	52%	$ 6,920,296
Franchise Fees (Cable TV & Gas)	780,000	577,736	(202,264)	74%	581,863
Licenses	220,549	237,912	17,363	108%	219,246
Permits:					
Building	1,326,260	1,658,428	332,168	125%	1,818,108
Other Permits	58,207	278,189	219,982	478%	95,984
Intergovernmental:					
Federal	-	6,519	6,519		6,180
State	1,151,286	889,202	(262,084)	77%	806,388
Regional, County, School & Local	175,100	163,860	(11,240)	94%	131,417
Charges For Services:					
General Government	6,449,179	5,903,035	(546,144)	92%	5,518,228
Public Safety	50,329	40,211	(10,118)	80%	43,549
Public Works, Admin and Streets	16,081	31,792	15,711	198%	21,241
Parks & Recreation and Park Maint.	683,783	765,009	81,226	112%	734,588
Fines And Forfeitures	43,000	52,974	9,974	123%	45,976
Investment Earnings	25,000	-	(25,000)	0%	-
Other Revenue	202,983	186,824	(16,159)	92%	192,934
TOTAL REVENUES	26,979,447	19,007,636	(7,971,811)	70%	17,135,998
EXPENDITURES:					
General Government:					
Mayor & Council	200,221	151,099	49,122	75%	122,750
Communications	356,235	342,771	13,464	96%	302,596
Administration	1,040,195	953,418	86,777	92%	948,007
Human Resources	611,045	482,755	128,290	79%	443,832
Elections	-	9,917	(9,917)		44,413
Finance/Admin Services	2,197,986	1,881,893	316,093	86%	1,839,282
Information Services & Fiber Sys.	1,527,659	956,458	571,201	63%	1,078,523
Legal - City Attorney	145,000	151,367	(6,367)	104%	135,216
Community Development	588,387	521,068	67,319	89%	521,215
Engineering	739,858	661,238	78,620	89%	594,623
Government Buildings	227,666	219,506	8,160	96%	299,720
Facility Maintenance	838,262	924,293	(86,031)	110%	656,091
Total General Government	8,472,514	7,255,783	1,216,731	86%	6,986,268
Public Safety:					
Police	7,236,187	6,923,851	312,336	96%	6,487,325
Fire	3,253,537	3,133,325	120,212	96%	2,703,996
Building Inspections (Comm.Dev)	922,198	786,723	135,475	85%	797,835
Civil Defense	5,872	5,492	380	94%	5,312
Total Public Safety	11,417,794	10,849,391	568,403	95%	9,994,468
Public Works:					
Administration	479,228	427,349	51,879	89%	402,334
Streets & Alleys	2,222,304	2,158,570	63,734	97%	1,948,867
Snow Removal	382,119	157,819	224,300	41%	162,495
Signs	12,070	13,201	(1,131)	109%	13,548
Municipal Services/Building	410,129	393,665	16,464	96%	198,185
Tree Maintenance	86,239	81,479	4,760	94%	99,002
Total Public Works	3,592,089	3,232,083	360,006	90%	2,824,431
Parks & Recreation:					
Administration	804,648	698,760	105,888	87%	673,244
Community Events	208,789	199,260	9,529	95%	173,608
Programs (Youth/Teen/Adult/Sr.)	798,599	758,798	39,801	95%	711,430
Beach/Firemen's Park	110,374	101,877	8,497	92%	104,435
Hockey & Skating Rinks	5,542	7,462	(1,920)	135%	2,856
Park Maintenance	1,698,447	1,851,498	(153,051)	109%	1,679,713
Total Parks & Recreation	3,626,399	3,617,655	8,744	100%	3,345,286
Unallocated	300,000	-	300,000	0%	-
Debt Service	250,205	155,736	94,469	62%	160,307
TOTAL EXPENDITURES	27,659,001	25,110,648	2,548,353	91%	23,310,760
OTHER FINANCING SOURCES (USES):					
Transfers In	5,227,000	4,679,780	(547,220)	90%	4,445,990
Transfers Out	(4,547,446)	(2,431,223)	2,116,223	53%	(1,607,000)
NET TRANSFERS	679,554	2,248,557	1,569,003		2,838,990
NET CHANGE IN FUND BALANCES	$ -	$ (3,854,455)	$ (3,854,455)		$ (3,335,772)

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

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
REVENUES:					
Property Taxes *	$ 6,000	$ 3,127	$ (2,873)	52%	$ 3,113
Charges For Services/Lot Sales	2,400	2,000	(400)	83%	6,300
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	5,127	(3,573)	59%	9,413
EXPENDITURES:					
Current:					
Professional Services And Charges	13,500	14,022	(522)	104%	14,188
NET CHANGE IN FUND BALANCES	$ (4,800)	$ (8,895)	$ (4,095)		$ (4,775)

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

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 11/30/25 AND 11/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
REVENUES:					
Property Taxes *	$ 231,440	$ 120,526	$ (110,914)	52%	$ 110,402
Intergovernmental	-	189,015	189,015	0%	13
Charges For Services	345,345	316,558	(28,787)	92%	301,488
Special Assessments	40,000	21,282	(18,718)	53%	21,213
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Other Revenue	34,800	8	(34,792)		4,652
TOTAL REVENUES	646,185	647,389	1,204	100%	437,768
EXPENDITURES:					
Current:					
Administration:					
Professional Services	40,609	37,629	2,980	93%	3,336
Other Charges and Special Events	491,692	416,828	74,864	85%	414,619
Remit Grant Revenue	-	189,000	(189,000)		-
Economic Development Projects/Programs:					
Professional Services	61,923	58,394	3,529		58,100
Other Charges and Special Events	29,921	24,014	5,907	80%	18,674
TOTAL EXPENDITURES	624,145	725,865	(101,720)	116%	494,729
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	22,040	(78,476)	(100,516)		(56,961)
OTHER FINANCING SOURCES (USES):					
Sale of Land	-	-	-		399,827
NET CHANGE IN FUND BALANCES	$ 22,040	$ (78,476)	$ (100,516)		$ 342,866

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

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
REVENUES:					
Property Taxes *	$ 4,405,717	$ 847,209	$ (3,558,508)	19%	$ 896,555
Intergovernmental	-	245	245		210
Charges For Services	30,500	19,488	(11,012)	64%	12,146
Interest Earnings	-	308,376	308,376		374,552
Other Revenue	150,500	20,813	(129,687)	14%	10,530
TOTAL REVENUES	4,586,717	1,196,131	(3,390,586)	26%	1,293,993
EXPENDITURES:					
Current:					
General Government	10,000	136,674	(126,674)	1367%	54,726
Public Safety	-	85,726	(85,726)		16,603
Public Works	-	-	-		6,380
Debt Service:					
Issuance Costs & Fiscal Agent Fees	257,000	-	257,000	0%	-
Capital Outlay:					
Communications	30,500	42,941	(12,441)	141%	-
Administration	-	-	-		12,230
Human Resources	-	27,961	(27,961)		-
Information Technology	218,000	144,952	73,048	66%	-
City Buildings	-	120,280	(120,280)		-
Police	18,500	153,613	(135,113)	830%	648,972
Fire	-	116,801	(116,801)		154,482
Building Inspections	-	90,924	(90,924)		-
Public Works	1,306,000	826,956	479,044	63%	977,863
Park & Recreation	-	-	-		8,513
TOTAL EXPENDITURES	1,840,000	1,746,828	93,172	95%	1,879,769
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,746,717	(550,697)	(3,297,414)		(585,776)
OTHER FINANCING SOURCES (USES):					
Transfers In	76,000	-	(76,000)	0%	-
Transfers Out	(4,125,100)	(828,363)	3,296,737	20%	(574,369)
Bonds Issued	1,310,000	-	(1,310,000)	0%	-
Leases Issued	-	50,167	50,167		107,801
Subscriptions Issued	-	189,326	189,326		547,528
Sale of Capital Assets	-	52,335	52,335		22,350
TOTAL OTHER FINANCING SOURCES (USES)	(2,739,100)	(536,535)	2,202,565		103,310
NET CHANGE IN FUND BALANCES	$ 7,617	$ (1,087,232)	$ (1,094,849)		$ (482,466)

* Tax settlements are received from Carver County in June/July and December.
Note: Some capital outlay is funded through bonds issued in 2023

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Residential & Senior Sales	$ 11,219,000	$ 10,123,879	$ (1,095,121)	90%	$ 9,268,692
Commercial Sales	1,270,000	1,190,245	(79,755)	94%	1,044,128
Industrial Sales	35,764,000	30,537,662	(5,226,338)	85%	29,120,293
Other Charges and Sales	3,523,700	14,196,601	10,672,901	403%	13,955,850
TOTAL OPERATING REVENUES	51,776,700	56,048,387	4,271,687	108%	53,388,963
OPERATING EXPENSES:					
Purchased Power	29,722,000	35,738,578	(6,016,578)	120%	34,556,370
Distribution:					
Personnel Services	2,720,800	2,484,679	236,121	91%	2,209,499
Supplies, Services & Other Charges	1,033,189	885,660	147,529	86%	748,663
Administration:					
Personnel Services	415,719	408,616	7,103	98%	409,818
Supplies, Services & Other Charges	3,917,919	3,566,403	351,516	91%	3,358,270
Utility Billing:					
Personnel Services	416,232	385,604	30,628	93%	360,157
Supplies, Services & Other Charges	420,957	308,058	112,899	73%	270,014
Conservation Programs	302,678	371,869	(69,191)	123%	347,740
Capital Outlay *	3,810,000	2,629,811	1,180,189	69%	3,818,058
TOTAL OPERATING EXPENSES	42,759,494	46,779,278	(4,019,784)	109%	46,078,589
OPERATING INCOME	9,017,206	9,269,109	251,903		7,310,374
NON-OPERATING REVENUES:					
Investment Earnings	26,900	38,079	11,179	142%	17,621
Intergovernmental	-	258	258		192
TOTAL NON-OPERATING REVENUES	26,900	38,337	11,437		17,813
NON-OPERATING EXPENSES:					
Debt Service	720,050	716,509	3,541	100%	708,223
Debt Service - Agent Fees	1,000	550	450	55%	1,000
TOTAL NON-OPERATING EXPENSES	721,050	717,059	3,991	99%	709,223
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	8,323,056	8,590,387	267,331		6,618,964
CAPITAL CONTRIBUTIONS	-	595,418	595,418		774,715
TRANSFERS IN (OUT):					
Transfers Out	(8,314,100)	(6,607,280)	1,706,820	79%	(6,531,090)
CHANGE IN NET POSITION	$ 8,956	$ 2,578,525	$ 2,569,569		$ 862,589

* Includes costs for automated metering system

WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Residential Sales	$ 1,948,300	$ 1,777,720	$ (170,580)	91%	$ 1,563,140
Commercial Sales	1,478,900	1,333,117	(145,783)	90%	1,263,186
Industrial Sales	749,500	880,866	131,366	118%	825,845
Other Sales & Charges	947,140	1,125,777	178,637	119%	1,033,870
TOTAL OPERATING REVENUES	5,123,840	5,117,480	(6,360)	100%	4,686,041
OPERATING EXPENSES:					
Pumping	404,709	371,856	32,853	92%	376,629
Treatment	569,598	473,560	96,038	83%	440,539
Distribution:					
Personnel Services	784,855	713,307	71,548	91%	599,737
Supplies, Services & Other Charges	366,054	293,024	73,030	80%	285,129
Administration:					
Personnel Services	156,144	142,452	13,692	91%	135,553
Supplies, Services & Other Charges	803,126	721,128	81,998	90%	684,649
Utility Billing:					
Personnel Services	75,521	69,481	6,040	92%	64,307
Supplies, Services & Other Charges	91,854	67,466	24,388	73%	71,434
Capital Outlay *	11,354,000	2,124,337	9,229,663	19%	1,457,090
TOTAL OPERATING EXPENSES	14,605,861	4,976,611	9,629,250	34%	4,115,067
OPERATING INCOME (LOSS)	(9,482,021)	140,869	9,622,890	-1%	570,974
NON-OPERATING REVENUES:					
Investment Earnings	17,700	-	(17,700)	0%	-
Intergovernmental	-	33	33		31
Lease - Bountiful Basket	32,800	-	(32,800)	0%	-
Bond Proceeds	11,000,000	-	(11,000,000)	0%	-
TOTAL NON-OPERATING REVENUES	11,050,500	33	(11,050,467)	0%	31
NON-OPERATING EXPENSES:					
Debt Service	1,170,375	1,031,493	138,882	88%	992,108
Issuance Costs & Fiscal Agent Fees	1,000	507	493	51%	720
Old Wtr Trmt Plant/Bountiful Basket	1,944	710	1,234	37%	4,744
TOTAL NON-OPERATING EXPENSES	1,173,319	1,032,710	140,609	88%	997,572
INCOME (LOSS) BEFORE TRANSFERS	395,160	(891,808)	(1,286,968)		(426,567)
TRANSFERS IN (OUT):					
Transfers In	408,000	-	(408,000)	0%	-
Transfers (Out)	(398,400)	-	398,400	0%	(61,200)
NET TRANSFERS IN (OUT)	9,600	-	(9,600)		(61,200)
CHANGE IN NET POSITION	$ 404,760	$ (891,808)	$ (1,296,568)		$ (487,767)

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

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Residential Sales	$ 2,490,900	$ 2,333,847	$ (157,053)	94%	$ 2,125,595
Commercial Sales	1,716,200	1,618,302	(97,898)	94%	1,518,146
Industrial Sales	2,038,800	1,875,933	(162,867)	92%	1,842,773
Other Sales & Charges	1,775,350	1,736,792	(38,558)	98%	1,608,426
TOTAL OPERATING REVENUE	8,021,250	7,564,874	(456,376)	94%	7,094,940
OPERATING EXPENSES:					
Pumping	31,770	66,836	(35,066)	210%	17,009
Treatment (Met Council)	3,973,648	3,973,648	-	100%	4,170,070
Collection:					
Personnel Services	757,680	707,873	49,807	93%	594,900
Supplies, Services & Other Charges	136,505	143,774	(7,269)	105%	98,236
Administration:					
Personnel Services	156,141	142,453	13,688	91%	135,553
Supplies, Services & Other Charges	784,769	715,496	69,273	91%	675,826
Utility Billing:					
Personnel Services	74,327	68,857	5,470	93%	64,307
Supplies, Services & Other Charges	72,203	65,208	6,995	90%	65,385
Capital Outlay *	618,000	583,537	34,463	94%	315,437
TOTAL OPERATING EXPENSES	6,605,043	6,467,682	137,361	98%	6,136,723
OPERATING INCOME (LOSS)	1,416,207	1,097,192	(319,015)		958,217
NON-OPERATING REVENUES:					
Investment Earnings	6,700	-	(6,700)	0%	-
Intergovernmental	-	203	203		121
TOTAL NON-OPERATING REVENUES	6,700	203	(6,497)	3%	121
NON-OPERATING EXPENSES:					
Debt Service	576,200	433,036	143,164	75%	409,085
Issuance Costs & Fiscal Agent Fees	1,000	341	659	34%	570
TOTAL NON-OPERATING EXPENSES	577,200	433,377	143,823		409,655
INCOME (LOSS) BEFORE TRANSFERS	845,707	664,018	(181,689)		548,683
TRANSFERS IN (OUT):					
Transfers (Out)	(491,400)	-	491,400	0%	(61,200)
CHANGE IN NET POSITION	$ 354,307	$ 664,018	$ 309,711		$ 487,483

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

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Admissions	$ 351,180	$ 347,216	$ (3,964)	99%	$ 244,228
Memberships	1,348,738	1,245,547	(103,191)	92%	1,099,115
Rentals	1,109,484	1,049,195	(60,289)	95%	893,365
Charges for Services/Lessons	466,999	292,562	(174,437)	63%	338,532
Other Revenue	395,955	72,095	(323,860)	18%	59,164
TOTAL OPERATING REVENUE	3,672,356	3,006,615	(665,741)	82%	2,634,404
OPERATING EXPENSES:					
Personnel Services	2,608,186	2,459,743	148,443	94%	2,289,891
Operating Supplies	252,206	249,364	2,842	99%	219,623
Professional & Other Services	1,015,726	917,802	97,924	90%	857,670
Other Charges	574,319	501,139	73,180	87%	347,610
Capital Outlay	133,000	103,110	29,890	78%	271,042
TOTAL OPERATING EXPENSES	4,583,437	4,231,158	352,279	92%	3,985,836
OPERATING INCOME (LOSS)	(911,081)	(1,224,543)	(313,462)		(1,351,432)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(50,800)	8,415	59,215	-17%	10,526
Sale of Capital Assets	-	-	-		4,050
TOTAL NON-OPERATING REVENUES	(50,800)	8,415	59,215	-17%	14,576
NON-OPERATING EXPENSES:					
Debt Service	569,230	472,985	96,245	83%	457,385
Issuance Costs & Fiscal Agent Fees	4,000	1,900	2,100	48%	3,400
TOTAL NON-OPERATING EXPENSES	573,230	474,885	98,345	83%	460,785
INCOME (LOSS) BEFORE TRANSFERS	(1,535,111)	(1,691,013)	(155,902)		(1,797,641)
TRANSFERS IN (OUT):					
Transfers In	1,535,111	874,388	(660,723)	57%	728,300
CHANGE IN NET POSITION	$ -	$ (816,625)	$ (816,625)		$ (1,069,341)

THE LOOP AT CHASKA

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 11/30/2025 AND 11/30/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Green Fees	$ 519,500	$ 407,593	$ (111,907)	78%	$ 355,441
Cart Rental	16,000	22,427	6,427	140%	18,608
Merchandise & Other Sales	35,000	32,830	(2,170)	94%	23,703
TOTAL OPERATING REVENUES	570,500	462,850	(107,650)	81%	397,752
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	225,016	206,722	18,294	92%	153,474
Supplies, Services & Other Charges	52,332	51,919	413	99%	51,250
Golf - Club House:					
Personnel Services	192,028	151,472	40,556	79%	146,774
Supplies, Services & Other Charges	54,133	72,264	(18,131)	133%	51,614
Merchandise for Resale	15,000	12,406	2,594	83%	23,838
Capital Outlay - Golf Course Improvements	10,000	4,622	5,378	46%	274,199
Capital Outlay - Equipment	-	-	-		18,574
TOTAL OPERATING EXPENSES	548,509	499,405	49,104	91%	719,723
OPERATING INCOME (LOSS)	21,991	(36,555)	(58,546)		(321,971)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	500	-	(500)	0%	-
Gain on Disposal of Capital Assets	-	-	-		13,306
TOTAL NON-OPERATING REVENUES	500	-	(500)		13,306
NON-OPERATING EXPENSES:					
Debt Service	249,800	252,185	(2,385)	101%	245,404
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(227,309)	(288,740)	(61,431)		(554,069)
CAPITAL CONTRIBUTIONS	10,000	10,000	-	100%	191,250
TRANSFERS IN (OUT):					
Transfers In	244,000	122,000	(122,000)	50%	122,000
CHANGE IN NET POSITION	$ 26,691	$ (156,740)	$ (183,431)		$ (240,819)

CHASKA TOWN COURSE FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Green Fees	$ 2,002,000	$ 2,210,358	$ 208,358	110%	$ 1,987,840
Driving Range	185,000	197,795	12,795	107%	179,112
Golf Rentals	401,000	453,116	52,116	113%	374,378
Merchandise	400,000	372,406	(27,594)	93%	364,138
Other Sales	219,000	181,185	(37,815)	83%	184,865
TOTAL OPERATING REVENUE	3,207,000	3,414,860	207,860	106%	3,090,333
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	845,978	785,425	60,553	93%	848,235
Supplies, Services & Other Charges	355,038	353,418	1,620	100%	333,873
Golf - Club House:					
Personnel Services	720,171	715,229	4,942	99%	685,282
Supplies, Services & Other Charges	566,647	577,229	(10,582)	102%	719,779
Merchandise for Resale	250,000	350,006	(100,006)	140%	343,885
Capital Outlay	372,000	328,282	43,718	88%	176,315
TOTAL OPERATING EXPENSES	3,109,834	3,109,589	245	100%	3,107,369
OPERATING INCOME (LOSS)	97,166	305,271	208,105		(17,036)
NON-OPERATING REVENUES:					
Investment Earnings	6,000	-	(6,000)	0%	-
Bond Proceeds	207,000	-	(207,000)	0%	-
TOTAL NON-OPERATING REVENUES	213,000	-	(213,000)		-
NON-OPERATING EXPENSES:					
Debt Service	310,100	59,934	250,166	19%	45,884
CHANGE IN NET POSITION	$ 66	$ 245,337	$ 245,271		$ (62,920)

TURBINE GENERATOR FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Lease Revenue	$ 2,486,184	$ 2,336,015	$ (150,169)	94%	$ 2,336,015
OPERATING EXPENSES:					
Professional Services	108,000	163,040	(55,040)	151%	141,675
Other Charges	226,895	226,895	-	100%	170,828
TOTAL OPERATING EXPENSES	334,895	389,935	(55,040)	116%	312,503
OPERATING INCOME	2,151,289	1,946,080	(205,209)		2,023,512
NON-OPERATING REVENUES:					
Investment Earnings	-	18,381	18,381		30,956
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	18,381	(85,838)	18%	30,956
NON-OPERATING EXPENSES:					
Debt Service	2,076,750	2,076,750	-	100%	2,075,500
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	4,500
TOTAL NON-OPERATING EXPENSES	2,081,250	2,076,750	4,500	100%	2,080,000
CHANGE IN NET POSITION	$ 174,258	$ (112,289)	$ (286,547)		$ (25,532)

STORM WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Residential Sales	$ 1,335,000	$ 1,272,430	$ (62,570)	95%	$ 1,175,650
Industrial Sales	967,000	881,447	(85,553)	91%	872,981
All Other Receipts	3,000	6,213	3,213	207%	4,972
TOTAL OPERATING REVENUE	2,305,000	2,160,090	(144,910)	94%	2,053,603
OPERATING EXPENSES:					
Collections:					
Personnel Services	372,344	332,966	39,378	89%	234,305
Supplies, Services & Other Charges	287,450	272,301	15,149	95%	171,736
Administration:					
Personnel Services	250,376	228,209	22,167	91%	216,179
Supplies, Services & Other Charges	476,879	438,890	37,989	92%	409,505
Utility Billing:					
Personnel Services	29,732	27,536	2,196	93%	25,723
Supplies, Services & Other Charges	87,094	72,529	14,565	83%	64,306
Capital Outlay	277,000	332,575	(55,575)	120%	187,225
TOTAL OPERATING EXPENSES	1,780,875	1,705,006	75,869	96%	1,308,979
OPERATING INCOME	524,125	455,084	(69,041)		744,624
NON-OPERATING REVENUES:					
Investment Earnings	6,500	-	(6,500)	0%	-
Intergovernmental	-	286,347	286,347		307,500
TOTAL NON-OPERATING REVENUES	6,500	286,347	279,847		307,500
NON-OPERATING EXPENSES:					
Debt Service	326,100	266,627	59,473	82%	253,512
Issuance Costs & Fiscal Agent Fees	500	4,717	(4,217)	943%	385
TOTAL NON-OPERATING EXPENSES	326,600	271,344	55,256	83%	253,897
INCOME BEFORE TRANSFERS	204,025	470,087	266,062		798,227
TRANSFERS IN (OUT):					
Transfers In	250,500	-	(250,500)	0%	-
Transfers (Out)	(369,300)	-	369,300	0%	(40,800)
NET TRANSFERS IN (OUT)	(118,800)	-	118,800		(40,800)
CHANGE IN NET POSITION	$ 85,225	$ 470,087	$ 384,862		$ 757,427

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 11/30/2025 AND 11/30/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 11/30/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 11/30/2024
OPERATING REVENUES:					
Memberships	$ 157,000	$ 150,701	$ (6,299)	96%	$ 136,531
Rentals	200,500	250,808	50,308	125%	226,749
Lessons	239,000	169,799	(69,201)	71%	174,732
Leagues	185,400	179,283	(6,117)	97%	171,979
Leases	402,000	302,060	(99,940)	75%	284,666
Other Revenue	51,359	41,835	(9,524)	81%	41,123
TOTAL OPERATING REVENUES	1,235,259	1,094,486	(140,773)	89%	1,035,780
OPERATING EXPENSES:					
Administration:					
Personnel Services	471,153	402,401	68,752	85%	412,160
Supplies, Services & Other Charges	472,257	471,118	1,139	100%	473,209
Event Center:					
Personnel Services	15,052	28,193	(13,141)	187%	15,993
Supplies, Services & Other Charges	21,754	45,877	(24,123)	211%	26,990
Curling Center:					
Personnel Services	225,320	203,319	22,001	90%	193,936
Supplies, Services & Other Charges	99,758	108,341	(8,583)	109%	112,602
Crooked Pint	67,725	72,620	(4,895)	107%	45,066
Capital Outlay	30,000	20,223	9,777	67%	4,200
TOTAL OPERATING EXPENSES	1,403,019	1,352,092	50,927	96%	1,284,156
OPERATING INCOME (LOSS)	(167,760)	(257,606)	(89,846)		(248,376)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,000)	45,020	57,020		57,665
NON-OPERATING EXPENSES:					
Debt Service	1,579,117	1,467,758	111,359	93%	1,464,501
Issuance Costs & Fiscal Agent Fees	1,600	3,400	(1,800)	213%	3,200
TOTAL NON-OPERATING EXPENSES	1,580,717	1,471,158	109,559	93%	1,467,701
INCOME (LOSS) BEFORE TRANSFERS	(1,760,477)	(1,683,744)	76,733		(1,658,412)
TRANSFERS IN (OUT):					
Transfers In	1,802,500	1,725,500	(77,000)	96%	1,658,922
CHANGE IN NET POSITION	$ 42,023	$ 41,756	$ (267)		$ 510