



AGENDA  
CHASKA PLANNING COMMISSION  
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM  
Wednesday, April 8, 2026  
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
  - 5.A. Approve the March 11, 2026 Meeting Minutes
6. Consent Items
7. Action Items
  - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment for The Inn/Community Asset Foundation/PC #2026-07
8. Other Business
9. Adjourn

**CHASKA PLANNING COMMISSION  
MINUTES  
MARCH 11, 2026**

1. Call to Order

Chairperson Urbanski called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Aasen, Baswa, Kerber, Campbell, Sailer, Rydberg, Michaletz, Rostad, and Chairperson Urbanski.

Members absent: Commissioner Purdy

Also present: Nate Kabat, Community Development Director.

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Rostad, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the February 11, 2026, Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Baswa, to approve the minutes of the February 11, 2026, Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Rostad, second by Commissioner Sailer, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Plat for Highpoint Vistas 2<sup>nd</sup> Addition/Forestar/PC #2026-06.

Motion carried.

7. Action Items

8. Adjourn

Commissioner Aasen expressed appreciation to City staff for setting up the tour of the Public Safety Buildings.

Motion by Commissioner Baswa, second by Commissioner Aasen, to adjourn the meeting at 7:05 p.m.

Motion carried.

# REQUEST FOR ACTION CHASKA PLANNING COMMISSION 4/8/2026

Subject: The Inn – PSB, REZ, and VAC

Applicant: Community Asset Foundation

Location: 1201 and 1207 Yellow Brick Road

Case No.: P.C. No. 2026-07

Synopsis: The applicant is requesting approval of Preliminary Site and Building Plans, Rezoning, and an Easement Vacation for The Inn, a four-unit dwelling, at 1201 and 1207 Yellow Brick Road

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

## **Introduction**

The New Beginnings program was established to support young, pregnant students committed to continuing their education over 40 years ago. With the support of the Carver County CDA, New Beginnings began operating a four-plex in downtown Chaska in 2019.

The applicant, Community Asset Foundation, is proposing The Inn to provide permanent, affordable housing for four women and their children. The site allows for an affordable housing complex in downtown Chaska, near the Beyond New Beginnings facility, and convenient access to other essential services (such as shopping, employment opportunities, transit, schools, and other social services).

## **Previous Approvals**

The BRICKYARD VILLAS concept plan was approved in 2009. This concept plan formalized a broader concept developed in the 1980s and responded to the City Council's interest in introducing homeownership opportunities into the area. The plan included the phased construction of 46 detached dwelling units (including four on the east side

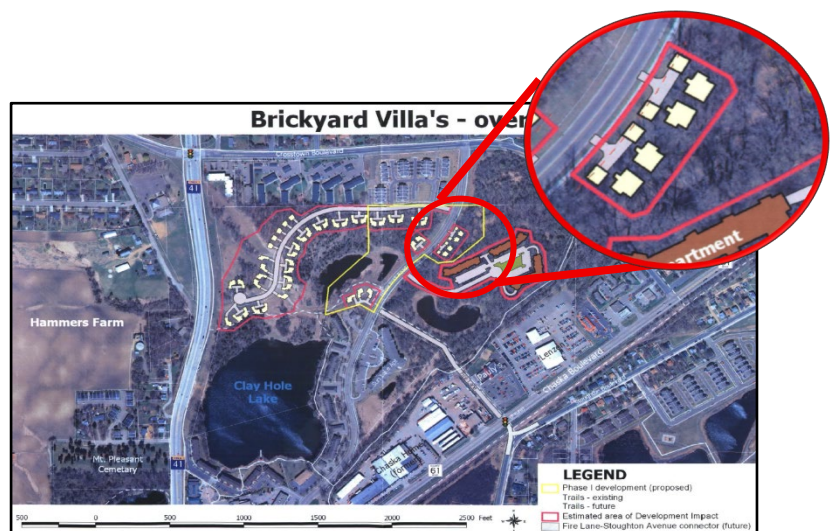


Figure 1: Brickyard Villas Concept Plan

of Yellow Brick Road) and 180 rental units in three apartment buildings. The concept plan was developed in multiple phases. The final phase, THE KLEIN BRICKYARD THIRTEENTH ADDITION, was approved in March 2014 and included the final 20 lots [including the project site].

Six lots [Lots 1-6, Block 3] were proposed on the east side of Yellow Brick Road and were anticipated to be developed with one-story, detached dwelling units “similar in design to the larger development area”. The lots were also planned to utilize shared driveways and utility connections to minimize access and infrastructure impacts to Yellow Brick Road.

In 2019, a zoning ordinance amendment was approved to reduce the required rear-yard setbacks from 30 feet to 20 feet for the six lots (including the subject properties) to accurately reflect the site plans approved during the preliminary and final plat reviews. Additionally, the amendment also:

1. Clarified that decks and porches cannot further extend into the 20-foot setback.
2. Required installation of evergreens (8-10 feet tall and planted 15-20 feet on center) along the southern lots/ property line to provide screening and separation from the existing Creek Run Townhomes to the south.

**Concept Plan Review – The Inn**

- Neighborhood meeting: A neighborhood meeting was held on Dec. 2, 2026. One resident attended the meeting and generally supported the project.
- Planning Commission: On February 11, 2026, the Planning Commission reviewed a concept plan (P.C. No. 2026-03 for The Inn. Staff generally supported the project. A public hearing was not formally held, but the applicant was available to answer questions regarding parking, utilities, and pedestrian connections.



Figure 2: Klein Brickyard 13th Addition

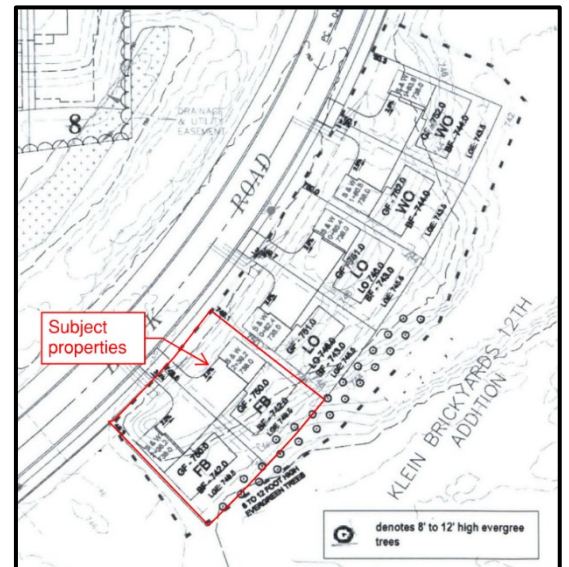


Figure 3: Klein Brickyard 13th Addition - Landscaping Plan

The commission discussed the proposal and unanimously recommended approval. The agenda and minutes can be found [here](#).

- **City Council:** The City Council reviewed the concept plan on February 23, 2026. The council asked questions and discussed parking, proximity to adjacent city parks, neighborhood notification, and programming. The council ultimately approved the concept plan subject to conditions.
- **Second Neighborhood Meeting:** As required by the concept plan, the developer held a second neighborhood meeting on March 2, 2026. One additional person attended the meeting and supported the project.

### **Existing Conditions**

The site is 0.32 acres in size and consists of two platted lots (1201 and 1207 Yellow Brick Road). Grading and tree clearing activities began in 2014.



Figure 4: 2013 Aerial



Figure 5: 2024 Aerial

Sidewalks connecting to the broader pedestrian network are located to the property. The northern sidewalk abuts the property line and is located within the adjacent right-of-way. The western sidewalk is a back-of-curb sidewalk along Yellow Brick Circle (a private road).

Previously, five street trees were located within the Yellow Brick Road boulevard. However, two trees have since died and have been removed. One additional tree exists in the southeast corner of the site<sup>1</sup>.

Generally, the site's highest point is in the northwest corner of the site, with grades sloping downwards towards the sidewalks. Previous grading created the flattened building pad areas and directed drainage around the rear of the building pads.

### **Proposal**

- **Building**

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<sup>1</sup> A tree inventory identifying the existing tree and the boulevard trees is required for final review.

The proposal includes the construction of a new two-story building totaling 3,840 sq. ft (footprint of 1,920 sq. ft.). The building would be 22.5-feet tall<sup>2</sup>. Exterior materials include Hardi-board, glass, and brick.



Figure 3: Front Elevation

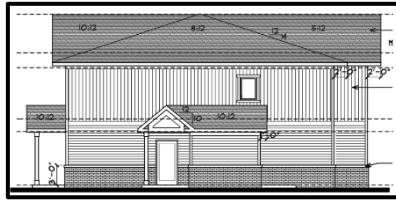


Figure 7: Side Elevation



Figure 8: Rear Elevation

**Units:** The building will contain four dwelling units. Each unit includes two bedrooms, a kitchen, a bathroom, and living space. The two lower-level units would be accessed via covered front porches and rear patios with dedicated, enclosed storage areas. The two upper-level units would be accessed from side entrances and interior stairwells. These units will have balconies and also dedicated enclosed storage areas.

- **Site Design**

The lots will be combined and regraded to accommodate the new building, parking area, and sidewalk connections.

**Parking:** The proposal includes six constructed parking stalls [one accessible and five standard stalls]. Two additional parking stalls are shown as proof-of-parking. Grading associated with the parking lot extends onto the adjacent property to the east.

**Access and Utilities:** Vehicular access and utilities will be extended from Yellow Brick Road. The plan also includes utility connections extending to the property to the east.

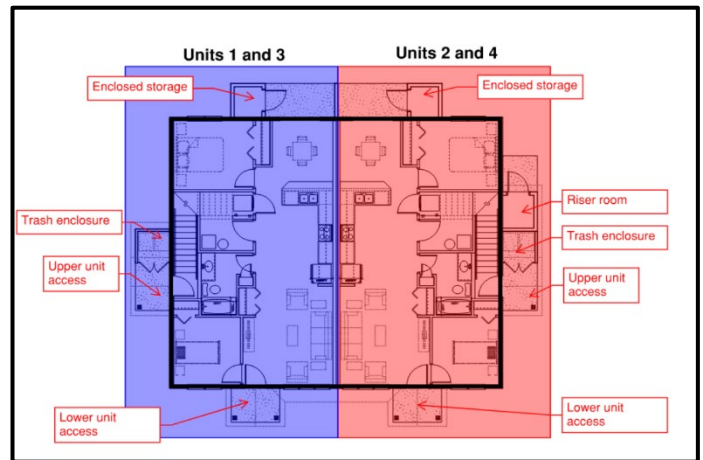


Figure 9: Floor plan



Figure 10: Site Plan

<sup>2</sup> As measured from the mid-point of the roof to adjacent grade.

Landscaping: The landscaping plan includes 16 trees [7- Black Hills Spruce, 7- Colorado Blue Spruce, and 2- Coral Burst Crabapple] and 41 shrubs. Arborvitae are proposed to screen the parking lot from the residential properties to the east and the adjacent right-of-way to the north. A mix of honeysuckle, juniper, and spirea is proposed around the building.

Snow storage: Snow storage is shown south of the proposed parking lot.

- **Land Use**

The properties are zoned Planned Residential District (PRD-57), which establishes standards for public parks, low density residential, and multiple family residential areas within the BRICKYARD VILLAS development.

The subject properties are governed by the low density residential standards, which are based on the [R1 – Low Density Residence District](#). In addition, per the zoning district, the properties are subject to [360-degree architecture and anti-monotony regulations](#).

### **Staff Analysis**

The following is intended to summarize the applicant’s proposal to construct a new, four-unit, residential building and staff’s analysis. The proposal requires:

1. Preliminary Site and Building Plan to construct a new building;
2. Amend the PRD-57 to allow and establish standards for the proposed use;
3. Vacate the drainage and utility easement along the shared lot line.

- ✓ **Consistency with the 2040 Comprehensive Plan**

Yes. While the subject site is guided for Low Density Residential in Chaska’s [2040 Comprehensive Plan](#), the broader BRICKYARD VILLAS development also includes areas guided for Medium Density Residential and Open Space.

During the concept plan review, staff evaluated density under multiple scenarios. As plans have progressed and the original Brickyard Villas concept was further reviewed, staff finds it appropriate to calculate density across the entire BRICKYARD VILLAS development area (outlined with the thick black line in Fig. 11).

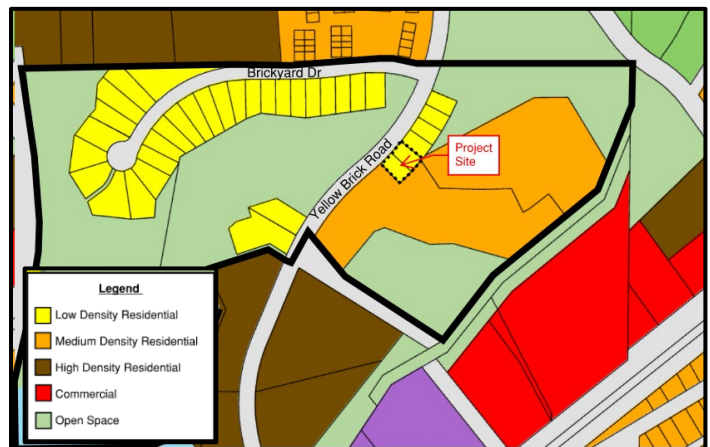


Figure 11: 2040 Comp Plan - Land Use Map

The proposed addition of two units remains within the overall allowed density originally contemplated for the BRICKYARD VILLAS development as summarized on the following page:

<i>Land Use</i>	<b>DENSITY (units per acre)</b>		
	<i>Allowed Range</i>	<i>Existing Conditions</i>	<i>Proposed</i>
<i>Low Density Residential</i> – detached single-family dwelling units and mid-rise apartments and condominiums	2 – 5	3.05	3.23
<i>Medium Density Residential</i> – attached single-family dwelling units, manufactured housing parks, and mid-rise multi-family housing.	6 – 11	10.74	

✓ **Lot Configuration and Easement Vacation**

The lots would be combined into a single contiguous lot<sup>3</sup>.

The applicant has requested vacation of the existing drainage and utility easement located along the shared property line. Staff supports the request as the easement, as the easement does not contain public infrastructure and would become obsolete once the properties are combined<sup>4</sup>.

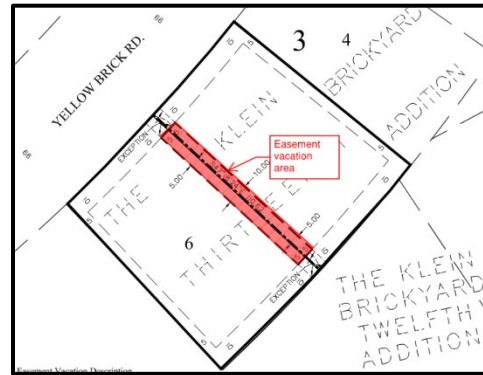


Figure 12: Easement area

● **Building Height**

A conditional of concept plan approval limited the building height to 20 feet to reflect PRD-57 standards. While the current maximum building height for the properties is limited 20 feet, the intent was for the homes to be single-story and similar in scale and character to the homes on Brickyard Dr.



Figure 13: Brickyard Dr

The proposed building height is 22.5 feet<sup>5</sup>, and the applicant is requesting a zoning ordinance amendment to allow a maximum building height of 25 feet. Staff is concerned with the increased height.

<sup>3</sup> Lot combinations are submitted and reviewed by the County.

<sup>4</sup> Included as a condition of approval: The vacation is contingent on the combination of the properties being recorded with Carver County.

<sup>5</sup> As measured from the mid-point of the roof to adjacent grade.

The existing Creek Run townhomes to the west and south range in height from 20 to 23 feet. However, the townhomes are setback more than 40 feet from Yellow Brick Road and are heavily screened with vegetative berms.

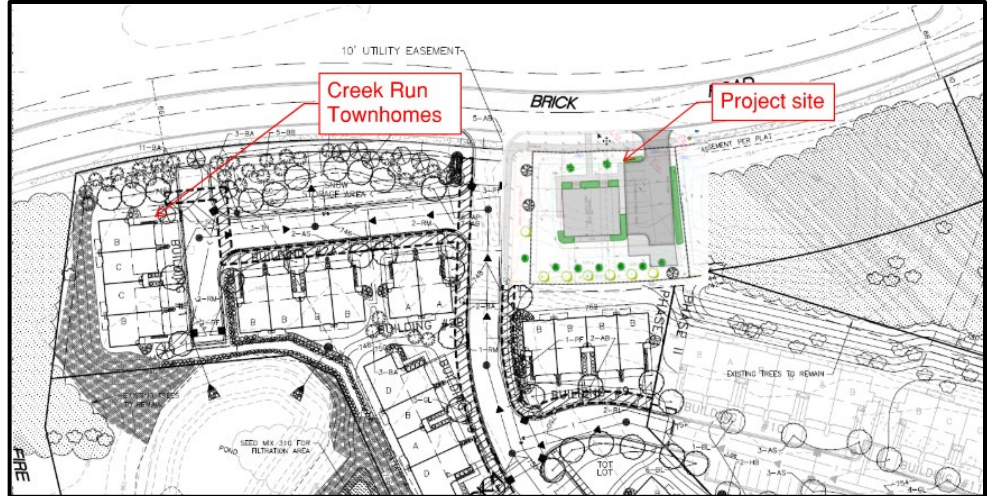


Figure 14: Creek Run Townhomes Landscaping Plan

Staff recommends maintaining the 20-foot height limit unless additional screening and vegetation, more consistent with Creek Run townhomes, is proposed. Both of these options provide a reasonable transition from the townhomes to the single-story homes.



Figure 15: Street View

✓ **Floor Area Ratio and Lot Coverage**

The proposal complies with maximum floor area ratio (FAR)<sup>6</sup> and lot coverage<sup>7</sup> requirements:

	Maximum Allowed	Proposed
FAR	0.5	0.3
Lot coverage	20 percent	13 percent

<sup>6</sup> By [CZO 15.1 6.020](#) – Floor area ratio shall be determined by dividing the sum of the building floor area by the gross area of the total site.

<sup>7</sup> By [CZO 15.16.020](#) – Lot coverage is the area of a lot occupied by buildings.

✓ **Building Setbacks and Materials**

The proposal meets or exceeds required setbacks:

<b>BUILDING SETBACKS (in feet)</b>			
	<b>PRD-57</b>	<b>Concept Plan *</b>	<b>Proposed *</b>
<i>Front yard setback</i>	25	30 (F) 25 (P)	
<i>Rear yard setback</i>	20	38 (F) 33 (P)	40 (F) 35 (P)
<i>Side yard setback (interior)</i>	5	46	51
<i>Side yard setback (corner)</i>	20 ft	21	25 (F) 21 (P)

\* rounded to the nearest foot  
(F) – as measured to building foundation  
(P) – as measured to porch and patio/balcony

The building has high-quality exterior surface materials<sup>8</sup>:

<b>BUILDING MATERIALS</b>		
<b>Material</b>	<b>Required</b>	<b>Proposed</b>
Class I – brick, stone, glass, Hardi Board	Min. 3 materials	Hardi-Board, Brick, Glass
	Min. 80 percent	100%
Class II – Brick, cast stone, concrete panels, EIFS	Max. 20 percent to achieve 360-degree architecture	None used
Class III – glass block, wood, vinyl		

- By code and the PRD-57 district, anti-monotony and 360-degree architecture standards apply to the new building. But for the front porch requirement, the proposal appears to meet these requirements:

<b>ANTI-MONOTONY REQUIREMENTS</b>	
<b>Required</b>	<b>Proposed</b>
Substantial front porch must have a depth of 6 ft and extend 50 percent of the front elevation	The covered front entries are less than 6-feet and while the architecture roof feature to resemble a porch extends 64 percent of the front elevation, it is not a usable porch. <sup>9</sup>
360-degree architecture on lots where rear and sides are visible from public rights-of-way	The front and west elevations meet this requirement.
4-inch window wrap	Plans appear to meet this requirement.
Fiber cement siding on front elevations	Hardi board is proposed on all elevations

<sup>8</sup> [CZO 15.28.120 – Building Design; Materials](#)

<sup>9</sup> This has been added as a condition of approval.

Colors are not built next to each other.

The color palate is different than the existing and adjacent structures.

## □ Lighting

The proposal includes three wall-mounted light packs on the east building elevation and one on the west elevation.

By code<sup>10</sup>, wall mounted lights should not be used to illuminate parking lots and should not exceed 18-feet above grade.

Based on staff's review of available details, it's likely the illumination plan meets requirements. However, additional details are required for confirmation:

- Plan notes include the code "MWP10" but without additional information, staff is unable to ensure the lights are shielded and down casted with a cut-off angle of less than 70 degrees.
- The illumination plan must include points across entire property.

These items have been added as conditions of approval and will be addressed during final review.

## ✓ Access and Utilities

As noted during the concept plan review, approved plans for KLEIN BRICKYARD THIRTEENTH ADDITION included shared driveways and utility connections intended to minimize impacts to Yellow Brick Road. The utility locations shown on the concept plan were generally consistent with the approved BRICKYARD 13<sup>th</sup> plans. However, the currently

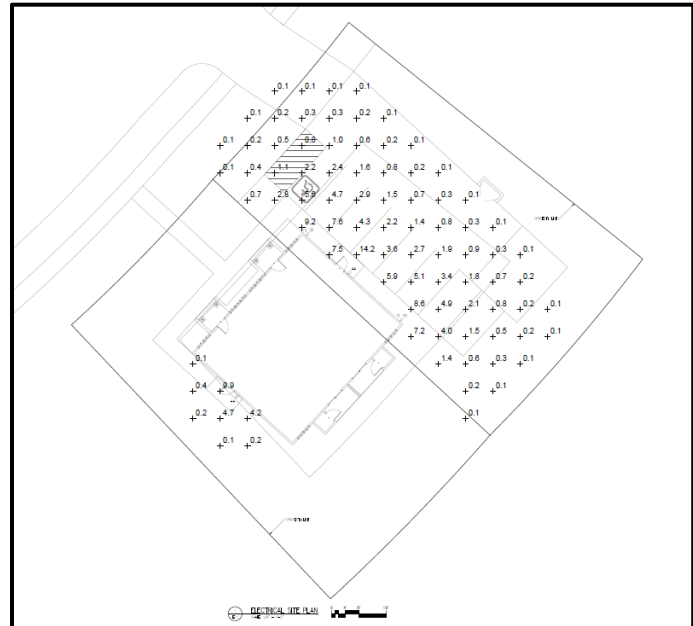


Figure 16: Illumination Plan

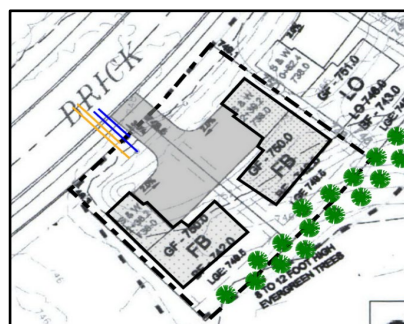


Figure 17: Brickyard 13th

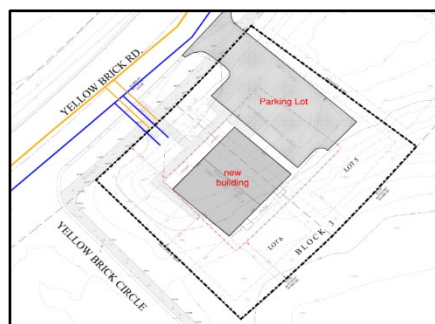


Figure 18: Concept Plan



Figure 19: Preliminary Utility Plan

<sup>10</sup> [CZO 15.28.250 – Exterior Lighting](#)

proposed preliminary utility plans shift the connections further east on the site to allow for future extension to properties located to the east.

Staff continues to support the driveway location and generally supports the utility connection locations. However, additional details will be required for final plan review to ensure the connections are suitable and would not disrupt access to the site for construction and maintenance.

The plans currently show utility connections within a 10-foot drainage and utility easement along the front property line. Staff notes that this easement is insufficient to accommodate long-term maintenance needs. The City typically requires easement widths of 30 feet for sanitary sewer and 20 feet for water mains. Staff will work with the developer ahead of final plan review to determine the appropriate easement width. This easement will need to be shown on the plans.

**□ Parking**

Number of stalls: By code<sup>11</sup>, eight stalls are required. The concept plans included an inconsistent and reduced number of parking stalls and did not include proof of parking. The preliminary site plan includes six constructed stalls and two additional proof-of-parking stalls, which staff finds acceptable based on past approvals. However, if the proof-of-parking stalls are constructed in the future, a revised snow storage and landscaping plan must be submitted to address any removals<sup>12</sup>.

Impacts: Construction of the parking lot requires grading onto the adjacent property. While the developer has indicated that the property owner is supportive, staff prioritize and encourages minimizing grading impacts. At a minimum, a grading plan demonstrating a suitable building pad on the eastern property and written authorization from the adjacent owner is required for final plan review<sup>12</sup>.



Figure 20: Site Plan

Setbacks: The developer is proposing to reduce the parking lot setback from Yellow Brick Road from 25 feet to 10 feet, noting “similar” parking lot setbacks for apartments further south on Yellow Brick Road. Staff also acknowledges this request would be consistent with what is permitted for “multiple family dwellings” within the PRD-57 district.

<b>PARKING LOT SETBACKS</b>		
	<b>Required<sup>1</sup></b>	<b>Proposed</b>
<i>North (front) setback</i>	25 ft	10 ft

<sup>11</sup> [CZO 15.28.030](#) requires two parking stalls per dwelling unit.

<sup>12</sup> This has been added as a condition of approval.

<i>East (side) setback</i>	5 ft	5 ft
<i>South (rear) setback</i>	5 ft	33 ft

The intent of parking lot setbacks in residential areas is to maintain residential character. The referenced apartments further south on Yellow Brick Road are within the Planned Commercial (PCD 03) District. The “multiple-family dwellings” within the PRD-57 district were developed into Creek Run Townhomes.

Staff has concerns with reducing the parking lot setback without adequate screening to maintain the less intense residential character intended for the properties.

The developer is proposing 2-gallon, [Emerald Squeeze Arborvitae](#), spaced 42-inches apart, to screen the parking lot to Yellow Brick Road and the properties to the east. Staff is concerned that this planting will not provide sufficient screening, as this cultivar is slow-growing and generally columnar. For context, generally with proper soil conditions the cultivar is anticipated to reach full maturity at 20 years and be 8-feet tall by 4-feet wide. For perspective, the plants shown in Fig. 22 are 25-gallon shrubs.



Figure 22: 25-gallon shrubs

Staff would support the reduced setback from Yellow Brick Road if enhanced screening is provided. Additional visual exhibits demonstrating effective screening will be required for final plan review<sup>13</sup>.

Stall size: By code<sup>14</sup>, parking stalls must be 9 x 20 feet and served by adequate access drives. The City has allowed for reductions in stall size to 9 x 18 feet, when the access aisle is 24 feet wide. As currently proposed, the stalls are 9 x 18 feet, but the drive aisle is 22 feet. Unless adequate documentation is provided to ensure proper turning movements can be achieved, the drive aisle must increase to 24 feet<sup>13</sup>.

**□ Common Open Space**

By Code<sup>15</sup>, 1000 square feet of common open space per unit. This space must be appropriate to the scale and character of the development and improved for amenity and recreational uses, unless it consists of preserved natural features (existing trees, wetland, etc.)

The site includes roughly 4,000 square feet of “grassy” areas when accounting for all areas

<sup>13</sup> This has been added as a condition of approval.

<sup>14</sup> [CZO 15.28.030](#) – Off-street parking

<sup>15</sup> [CZO 15.16.020](#) – Planned Residential Development District

not otherwise landscaped or improved. However, these areas do not provide formalized amenities or recreational features.

Staff continues to encourage the addition of onsite recreational amenities. However, staff acknowledges the site is located within approximately a five-to-ten-minute walk of Lions Park.

✓ **Landscaping**

The approved BRICKYARD 13<sup>TH</sup> ADDITION landscaping plan included evergreens, 8-10 feet tall, spaced approximately 15-20 feet on center along the southern property line. The proposed plan is generally consistent, including a mix of 8-foot-tall Black Hills Spruce and Colorado Blue Spruce planted approximately 12 to 15 feet on center. The plan also includes replacement of the two deceased off-site trees located along Yellow Brick Circle.

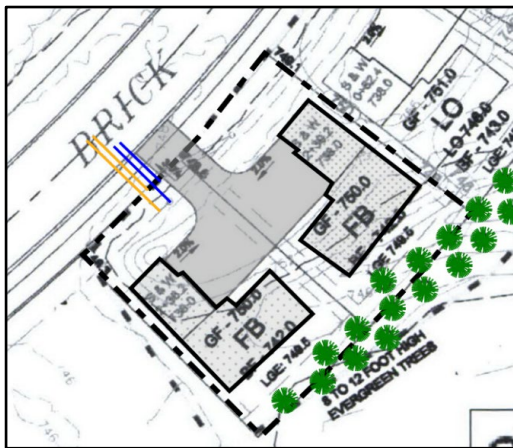


Figure 23: BRICKYARD 13TH -- approved plans



Figure 24: Landscaping Plan

Additional landscaping includes two crabapple trees along the front of the building, arborvitae planting to screen the parking lot, and foundation plantings around the building consisting of a mix of honeysuckle, juniper, and spirea.

<b>CITY CODE -- LANDSCAPING REQUIREMENTS</b>			
	<b>Required</b>	<b>Concept Plan</b>	<b>Preliminary Plan</b>
Overstory Trees	7 trees	7 trees	12 + 2 offsite
Understory Trees	2 trees		2
Shrub	16 shrubs	0 shrubs	41

✓ **Zoning Ordinance Amendment**

The applicant is requesting a zoning ordinance amendment to allow the proposed use and establish standards for the site. But for the requested building height and parking lot

setback requirements, staff generally supports the proposed changes (shown in yellow below):

<b>PRD-57 REQUIREMENTS</b>				
<b>Standard</b>	<b>Current</b>	<b>Proposed Language</b>	<b>Staff recommended</b>	
<b>Use</b>	Permitted principal uses	Single family dwellings, residential facility serving six or fewer persons, parks, and public uses	Residential structures of four units or less.	
	Permitted accessory uses	Garages, private recreational facilities, home occupations, signs, storage sheds, etc.		
<b>Standards</b>	Max. building height (Principal)	20 ft	25 ft	20 ft, unless adequately screened in which case 23 feet
	Max. building height (accessory)	20 ft		
	Front yard setback	25 ft		
	Rear yard setback	20 ft **	30 ft	20 ft
	Side yard setback (interior)	5 ft		
	Side yard setback (corner)	20 ft		
	Parking lot setback (Yellow Brick Road)	25 ft	10 ft	10 ft, if screened
	Parking lot setback (side)	5 ft		
	Minimum common open space	n/a	2,500 sq. with a minimum width of 30 ft and minimum length of 85 ft.	
	Anti-monotony standards are applied			
The primary front entry and frequent window openings, at least 20 percent, shall face the street.		Removed		

Staff is recommending the following:

1. As detailed in the [Building Height](#) section of this report, staff is recommending the maximum building height remain at 20 feet to maintain the transitional residential character. Staff would support a building height increase to 23 feet if berming and landscaping consistent with Creek Run Townhomes to the west is provided.
2. The rear yard setback remains at 20 feet for consistency with previous approvals and surrounding properties.

3. Allow the reduction of the parking lot setback from Yellow Brick Road (front property line) if appropriately screened.

**Deadline for Agency Decisions**

<b>Application Received</b>	<b>60-day review*</b>	<b>120 – day</b>
March 3, 2026	May 2, 2026	July 1, 2026
* Pursuant to MN State Statutes the City must act on the request within 60 days. The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

**Planning Commission Action Requested:**

- **Motion to approval to the City Council of for The Inn, subject to the following conditions:**
  1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below:
    - a. Applicant’s narrative, received March 27, 2026
    - b. Existing Conditions, dated March 25, 2026
    - c. Survey, dated March 25, 2026
    - d. Grading, drainage, and erosion control plan, dated March 25, 2026
    - e. Site plan, received March 27, 2026
    - f. Landscaping plan, received March 27, 2026
    - g. Building elevations, received March 27, 2026
    - h. Floor plans, received March 27, 2026
    - i. Building renderings, received March 27, 2026
    - j. Illumination plan, dated March 19, 2026
    - k. Vacation exhibit, dated Feb. 25, 2026
  2. Continue coordination with the City Engineer regarding utilities, access, grading, stormwater, and drainage.
  3. Adherence to the City Engineer memo when made available.
  4. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted in order for a final site and building plan application to be considered complete:
    - a. Tree inventory and preservation plan.
    - b. All plans must:
      - i. Confirm building floor elevation.
      - ii. Include parking stalls that are 9x18 feet in size, with 24-foot drive aisles, unless adequate turning movement document is submitted and approved by City Staff.
      - iii. Include consistent areas of impervious surface areas.
      - iv. Include The riser room.
      - v. Identify where trash bins will be located on trash day.
      - vi. Meet Chaska’s Engineering Guidelines and Detail Plates.
    - c. Grading plans must:
      - i. Eliminate grading onto the adjacent property to the east.
      - ii. If the elimination of grading cannot be achieved, the following is required:
        1. Written authorization from the adjacent property owner;

2. Additional grading plan for the adjacent property to ensure a reasonable building pad.
    - iii. Reflect the actual site conditions.
    - iv. Include erosion control plan.
    - v. Provide an adequate drainage and utility easements over proposed utilities, as determined by the City Engineer.
  - d. Utility plan must:
    - i. Include label indicating the utilities are private.
    - ii. Utilize outside drops for sanitary sewer. Inside drops are not permitted.
    - iii. Tee and valves must be cut in. Wet taps are not permitted.
    - iv. Reduce utility impacts to the driveway.
    - v. Include a booster hydrant within 100 feet of the Riser Room, unless determined to be no longer necessary by the Fire Marshall.
    - vi. An 8-inch watermain is required to the hydrant. A reduction to 6-inch watermain is acceptable thereafter.
  - e. Cross sections demonstrating adequate screening of the parking lot from Yellow Brick Road and the adjacent property to the east are required.
  - f. Illumination plan,
    - i. Wall pack information to ensure cut-off angle of less than 70 degrees.
    - ii. Heights of all proposed luminaries.
    - iii. Points across the entire property (to the property line).
  - g. Stormwater report and plan, unless determined by the City Engineer to not be necessary.
  - h. Building plans must comply with CZO 15.28.120 – Building Design, Materials: including a covered front porch that is a minimum of 6-feet in depth with a width that is at least 50-percent of the front elevation.
  - i. Explore opportunities to enhance the recreational amenities of the site.
  - j. Consider bike storage and amenities.
5. Setbacks are established by the PRD-57 District, and are as follows:
    - a. Building:
      - i. Front yard setback: 25 feet
      - ii. Side yard setback (interior): 5 feet
      - iii. Side yard setback (corner): 20 feet
      - iv. Rear yard setback: 20 feet
    - b. Parking:
      - i. Front yard setback (Yellow Brick Road): 25 ft, unless adequately screened in which case the setback is reduced to 10 feet.
      - ii. Side and rear yard setback: 5 ft
  6. Building height is 20 feet, unless berming and landscaping consistent with Creek Run Townhomes is provided.
  7. Trash enclosures must:
    - a. Have an impermeable floor surface,
    - b. Comply with principal structure setbacks;
    - c. Be architecturally consistent in material and design to the principal structure.
    - d. Gates and doors must have at least 90 percent opacity.
  8. The construction of the proof-of-parking stalls is required if a parking issue is observed and confirmed by city staff. Revised landscaping and snow storage plans are required to mitigate for removals necessary for the proof-of-parking construction.

9. Compliance with City Ordinances, including:
    - a. Sec. 15.28.290, Anti-monotony and Design Standards: including 360-degree architecture.
    - b. Sec. 15.28.120, Building Design; Materials: including permitted materials for Multi-family Residential buildings.
    - c. Sec. 15.28.070, Landscaping and Screening.
    - d. Sec. 15.28.250, Exterior Lighting.
    - e. Sec. 15.28.210, Fences.
  10. Mechanical equipment must be reasonable 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.
  11. Prior to the issuance of a building permit:
    - a. The properties must be combined.
    - b. The drainage and utility easement along the shared lot line must be vacated.
  12. Prior to issuance of a certificate of occupancy, the following are required:
    - a. the developer and adjacent property owner must establish an association or maintenance agreement for the shared utilities.
    - b. Submit a recorded copy of any necessary drainage and utility easements.
- **Motion to recommend approval of the zoning ordinance amendment (ZOA) to the Planned Residential District (PRD-57) based on the draft ordinance.**
  - **Motion to recommend approval of the vacation of the Drainage and Utility Easement along the shared lot line of 1201 and 1207 Yellow Brick Road, subject to the following conditions:**
    1. Vacation of the easement is not authorized until the properties have been combined and the proper documentation has been recorded with the County.

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

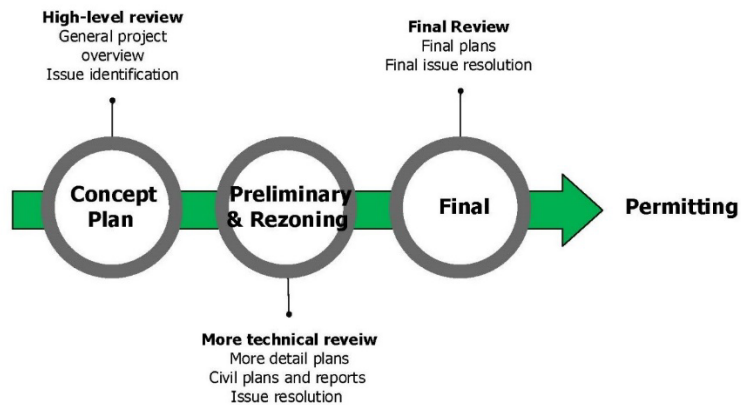
**Supporting Information**

Chaska’s Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is a high-level review intended to identify any issues that need to be resolved.

Plans become more detailed as the project moves through the process. Staff’s review of these plans also becomes more thorough to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.

Nov.



HOA

Per the applicant’s narrative, the six lots (Lots 1-6, Block 3, THE KLEIN BRICKYARD 13<sup>TH</sup> ADDITION) are included in the Brickyard Homeowner’s Association. In 2023, the Association agreed to have the two subject properties removed from the association and association covenants.

**ORDINANCE NO. 969**

**MOTION BY COUNCILMEMBER \_\_\_\_\_ , SECOND BY COUNCILMEMBER \_\_\_\_\_**

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 969 FOR THE  
PLANNED RESIDENTIAL DISTRICT (PRD-57)**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate situated in the City of Chaska is hereby removed from the Planned Residential District (PRD-6) to Planned Residential District (PRD-57):

Outlot C, The Klein Brickyard 4<sup>th</sup> Addition, Carver County, Minnesota

The following graphic exhibits shall serve as the general guide for the development area:

1. Cover Sheet, prepared by Steven J. Brayer, dated July 21, 2009, Sheet 1 of 8
2. Overall Site Plan, prepared by Steven J. Brayer, dated July 21, 2009, Sheet 2 of 8
3. The Klein Brickyard 5th Addition Preliminary Plat, prepared by Steven J. Brayer, undated, Sheet 3 of 8
4. Site Plan, prepared by Steven J. Brayer, dated July 21, 2009, Sheet 4 of 8
5. Utility Plan, prepared by Steven J. Brayer, dated July 21, 2009, Sheet 5 of 8
6. Site and Utility Details, prepared by Steven J. Brayer, dated July 21, 2009, Sheet 6 of 8
7. Grading Plan, prepared by Steven J. Brayer, dated July 21, 2009, Sheet 7 of 8
8. Brickyard Villas - East, as prepared by City of Chaska
9. Brickyard Villas - West, as prepared by City of Chaska
10. Brickyard Villas - Overview, as prepared by City of Chaska
11. The Inn site plans, dated March 27, 2026

Section II.        Intent. The intent of the PRD-57 District is to provide for the development of a high-quality detached owner occupied single family housing on the west side of Yellow Brick Road and high-quality multi-family housing on the east side of Yellow Brick Road. All of which provides for exemplary protection of

the sites natural resources. The Brickyard Villa's overview map (as modified by Resolution #09-35) as shown in the Concept approval of Planning Case #09-05 shall serve as the basis for guiding the development area.

Section III.

PRD-57 District Regulations (Outlot B - The Klein Brickyard 5<sup>th</sup> Addition). Permitted uses and regulations applicable to the PRD-57 District shall be as follows:

- A. Permitted Uses.
  - 1. Public parks and recreation areas except for high intensity use facilities such as hockey arenas; and
  - 2. Agriculture, except for potentially offensive uses, such as; hog and cattle feeding lots.
- B. Special Uses. Recreational facilities of a commercial nature, such as; riding stables and concessions.
- C. Accessory Uses. Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:
  - 1. Signs as regulated in Section 10;
  - 2. Off-street parking and loading facilities.

Section IV.

PRD-57 District Regulations (Blocks 1 and 2, and Outlots A and C - The Klein Brickyard 5<sup>th</sup> Addition). Permitted uses and regulations applicable to the PRD-57 District shall be as follows:

- A. RI (Low Density Residence) District permitted uses (3.1.2.2), special uses (3.1.2.3), and accessory uses (3.1.2.4) shall apply to the single family detached lots.
- B. A four-unit, multi-dwelling residential structure and associated parking lot is permitted on Lots 5 and 6, Block 3, KLEIN BRICKYARD 13<sup>TH</sup> ADDITION (formerly Outlot C, The Klein Brickyard 5<sup>th</sup> addition. The parking lot setbacks are as follows:
  - 1. Front yard setback (Yellow Brick Road): 25 feet, unless screened in which case the setback is 10 feet.
  - 2. Side yard setback: 5 feet.
- A.C. Additional regulations shall be as follows:
  - 1. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, as identified by staff in the review of the application.

4.2. The Brickyard Villas shall follow Section 9.28.3 of the zoning ordinance as it relates to Anti-Monotony Regulations

B.D. Development Standards shall be as follows:

1. Minimum lot width shall be 60 feet, except corner lots where the minimum shall be 75 feet.

2. Maximum height shall be 20 feet for principal structures and accessory dwelling units, unless appropriately screened in which case the height can be increased to 23 feet.

2.3. Maximum height of and 20 feet for accessory structures.

3.4. Front yard setbacks shall be a minimum of 25 feet. b. Rear yard setback shall be a minimum of 30 feet principal structure and five feet accessory structures, with the exception for Outlot C, The Klein Brickyard 5<sup>th</sup> Addition which shall be a minimum of 20 feet principal structure and decks. Side yard setback (interior lots) shall be a minimum of five feet.

5. Side yard setback (corner lots) shall be a minimum of 20 feet. Bluff setback is 50 feet from structures, with a no-grade/ no-mow area making up the 30 feet closest to the bluff edge.

2.6. Wetland setback is 50 feet.

4.7. The primary entry and frequent window openings, at least twenty percent of the front facade, shall face the street.

## Section V.

### PRD-57 District Regulations (Outlot D - The Klein Brickyard 5<sup>th</sup> Addition).

Permitted uses and regulations applicable to the PRD-57 District shall be as follows:

#### A. Permitted Uses.

1. Multiple family dwellings;
2. Public Open Space; and
3. Nursing homes, convalescent homes and retirement homes.

#### B. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Private garages and parking spaces as regulated by Subsection 9.2;
2. Private recreational facilities such as swimming pool and tennis court;
3. Customary home occupations as regulated by Subsection 9.14;
4. Signs as regulated by Section 10;
5. Screen houses, gazebos, fishing piers;
6. Roof mounted radio and television antennas less than ten (10) feet above the highest point of the roof line and ground supported towers and antennas less than 40 feet combined

- height above ground level as regulated by Subsection 9.15;
- 7. Satellite dish antennas one meter or less in diameter subject to the provisions of Subsection 9.16.1;
- 8. Storage sheds; and
- 9. Essential service structures.

C. Development Standards

- 1. Maximum floor area ratio (FAR) shall be 0.50.
- 2. Maximum gross building coverage shall be 20%.
- 3. Minimum common open space shall be 400 sq. ft. per dwelling unit.
- 4. Minimum building setbacks shall be as follows:
  - a. From centerline of Yellow Brick Road: 75 feet;
  - b. From property line: 50 feet;
  - c. From wetlands and creek: 30 feet;
  - d. From public open space: 40 feet; and
  - e. Space between buildings: 50 f
- 5. Minimum setback for impervious surfaces for driveways, parking, and loading areas shall be 10 ft. from public right-of-way and property lines.
- 6. Maximum Building Height: Three total stories, including a garden level.
- 7. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance

Section VI. 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 20th day of April, 2026.

\_\_\_\_\_  
Taylor Hubbard, Mayor

Attest: \_\_\_\_\_  
Deputy Clerk



The Community Asset Foundation is seeking preliminary site plan approval and an amendment to PRD 57 to permit the construction of a 4 plex on Yellow Brick Rd. In addition with the combination of the two lots we are requesting vacation of the 10 foot utility easement between the lots.

As part of our application we have included the following:

- Application form and check
- Aerial of site
- Map of existing conditions
- Site plan
- Landscape plan
- Photometric plan
- Utility, Grading and drainage plan
- Building elevations
- Snow storage location plan
- Easement vacation legal description and sketch of easement
- Project narrative

The Inn is a partnership between the Foundation and After New Beginnings, a local nonprofit, with the goals of providing housing and support for young, single mothers. The building is designed to have four separate, two-bedroom units. The proposal meets a growing need for affordable housing in the community particularly for this population group. After New Beginnings currently operates a similar facility in Chaska at 202 Walnut St. Residents would be lower income with the majority receiving some type of rental assistance. The goals of the project are:

- Provide safe , secure and affordable housing for young mothers experiencing hosing insecurity
- Increase the community's stock of affordable housing
- Construct a building that is compatible with the neighborhood

The property is currently zone PRD 57 which is proposed to be amended to permit the proposed density, parking lot setback and parking. Specifically we are proposing that PRD 57 be amended to add the following:

*Section VI Lots 5 & 6 Klein Brickyard 11<sup>th</sup> Addition Permitted uses and regulations applicable to the PRD -57 District shall be as follows:*

- A. Permitted Uses.
  1. Residential dwellings of four units or less
- B. Accessory Uses shall be as permitted in the R1 District
- C. Development Standard

1. *Maximum Building height 25 feet for principal structures and 20 feet for accessory buildings*
2. *Minimum common open spaces of 2,500 sq ft with a minimum width 30ft and minimum length of 85 ft*
3. *Minimum building setbacks shall be as follows*
  - a. *Front yard from Yellow Brick Road: 25 feet*
  - b. *Side yard from Yellow Brick Circle: 20 feet*
  - c. *Rear yard: 30 feet*
  - d. *Side yard: 5 feet*
  - e. *Parking lot: 10 feet from Yellow Brick Road and 5 ft side yard*
4. *Parking minimum of two off street parking spaces per unit with up to 25% of required parking provided as proof of parking*
5. *360-degree architecture shall be provided on the sides facing Yellow Brick Road and Yellow Brick Circle*

The front yard setbacks as proposed for both the building and parking are consistent with the existing setback for the other multifamily buildings along Yellow Brick Road. The proposed maximum building height of 25 feet is less than the maximum height permitted in the adjacent Creeks Run development. To the east of the site is the Creeks Run apartment complex. To the west is the Brickyard Villa development.

Originally the 6 lots within the Klein Brickyard 13 Addition were included in the Brickyard home owner's association although in 2023 the Association agreed to have them removed from the association and association covenants. The remaining four lots would be developed as detached homes.

The Foundation has an agreement to acquire the property from DDK Construction with the goal of initiating construction in the spring of 2026. DDK has also reviewed the proposed grading plan for the Inn which shows grading on their property. DDK has provided written consent to grade on to their property.

The building exterior will be constructed of 100% Class 1 materials consisting of Hardi board or Smart board, glass and Chaska tone brick. To address the 360 degree architecture requirement the brick has been extended to all for sides, side foundation landscaping has been enhanced and addition detail has been added to the side entrances. A colored side elevation has been provided.

The parking lot lighting has been designed to minimize light pollution with all exterior lighting being attached to the building.

The building is welcoming from the street with side walk entrance and a small front porch feel to the façade, Each of the 4 separate entrances will have sidewalk to the existing community sidewalks on both Yellow Brick Rd and Yellow Brick Drive. The rear yard will serve as an open space for the four families.

The building will be constructed to meet or exceed State energy codes and all appliance will meet Energy Star criteria.

Site drainage is proposed to be developed consistent with the stormwater plan approved by the City with the platting of Klein Brickyard 13th Addition in 2014. The proposed grading on to the adjacent Lot 4 property has been reviewed and approved by the landowner.

Utility services will come from the existing mains in Yellow Brick Road. As recommended in the concept plan approval we did meet with the City engineer on options to minimize future utility impacts to the street. The design we agreed upon is that the sanitary and water service stub would be enlarged so as in the future these pipes could serve property to the north and eliminate at least one future street opening. The revised utility plans reflect the engineer's recommendations.

To address the concern regarding density and setbacks we are requesting a modification of the PRD 57 zoning district is being made to permit the proposed density, a 10 ft. parking lot setback from the front lot line, reduction from 8 off street parking to 6 spaces with proof of parking for the additional two spaces.

The building will have a full fire sprinkler system and a final design will be submitted for fire marshal review and approval.

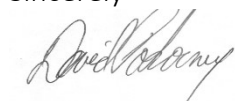
A revised landscape plan was prepared addressing the comments for parking lot screening and rear evergreen plantings. In addition we will replace the two boulevard trees which were originally installed by the Creeks Run development, but have been removed

Our engineer talked to Matt Clark and he indicated that if we are under the proposed hardcover of the approved stormwater plan for the overall Brickyard development, we would not need a new stormwater study. The approved plan had 3,500 sf per lot of hardcover or 7,000 sf total. The proposed plan has 5,594 sf of proposed hard cover.

A second neighborhood meeting was held on Monday March 2. No residents attended.

Thank you for your help in this great community project and feel free to contact us with questions

Sincerely



David Pokorney  
Community Asset Foundation

## Existing Conditions

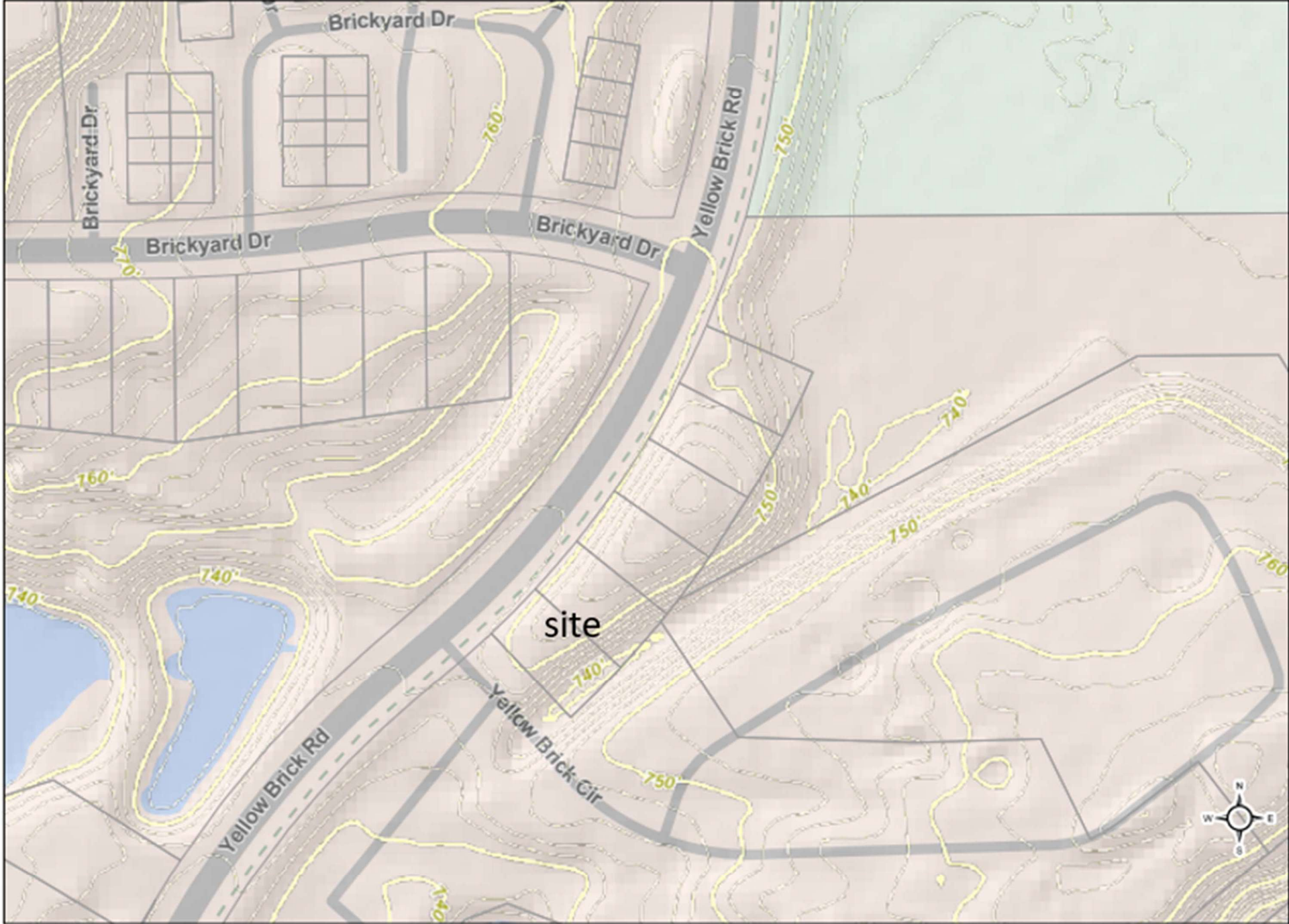
The site is located off of Yellow Brick Road. To the east and south of the site is the Creeks Run rental housing development. Creeks Run consists of 64 affordable rental townhomes. North of the site is wooded open space owned by the City of Chaska. Also owned by the City is the wooded open space located west of the site. Adjacent to the City owned parcels on the west side of Yellow Brick are the Brickyard Villas which consists of 28 detached townhomes focused primarily on residents 55 and older. These units are in a private home owners association . The Brickyard 13<sup>th</sup> Addition consists of 6 50 ft lots originally planned for smaller detached townhomes. The proposal would be located on the two southern lots. The remaining four lots would be developed in the future.

No addition City infrastructure is required. Driveway access will come off of Yellow Brick Rd. Water and sanitary service will be provided with service connections to the existing mains in Yellow Brick Rd. The existing storm water ponds were sized to serve these 6 lots. The majority of storm water will be directed to the existing stormwater system in Yellow Brick Rd with the rear drainage Flowing to the existing swale and flowing to the northeast.

The easements between the two lots will need to be vacated.



# Existing Topography and lot lines



Property Description: Lot 5 & 6, Block 3, THE KLEIN BRICKYARD 13TH ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

- Address: 1207-1201 Yellow Brick Rd, Chaska, Minnesota
- We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
- Must maintain a minimum 2% slope gradient to accommodate positive drainage.
- All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
- The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- Proposed grades shown adjacent to building foundation refers to top of black dirt.
- Verify sanitary service invert prior to any concrete work.
- Building not yet staked at time of certification.

**Proposed Elevations**  
Proposed Slab Elevation = 951.3

**Setbacks**

Min. Street Setback = 25'  
Min. Side Setback = 25'  
Min. Rear Setback = 30'

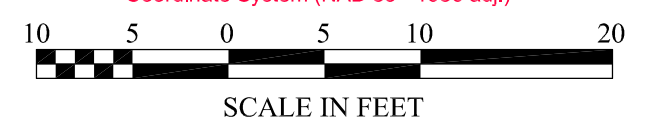
**Hardcover**

Lot 5 Area = 7,056 S.F.  
Lot 6 Area = 7,055 S.F.  
House Area = 1,920 S.F.  
Parking Lot Area = 2,779 S.F.  
Stoop Area = 96 S.F.  
Patio Area = 203 S.F.  
Frontwalk Area = 596 S.F.  
Total Area = 5,594 S.F.  
Coverage = 39.6%



BEARINGS AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELLED AS SHOWN.

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



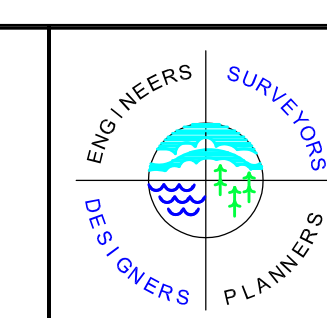
**SURVEY LEGEND**

<ul style="list-style-type: none"> <li>⊙ CAST IRON MONUMENT</li> <li>⊙ IRON PIPE MONUMENT SET</li> <li>⊙ IRON PIPE MONUMENT FOUND</li> <li>⊙ DRILL HOLE FOUND</li> <li>✕ CHISELED "X" MONUMENT SET</li> <li>✕ CHISELED "X" MONUMENT FOUND</li> <li>✕ REBAR MONUMENT FOUND</li> <li>✕ PK NAIL MONUMENT SET</li> <li>✕ PK NAIL MONUMENT FOUND</li> <li>✕ PK NAIL W/ ALUMINUM DISC</li> <li>⊙ SURVEY CONTROL POINT</li> <li>⊙ A/C UNIT</li> <li>⊙ CABLE TV PEDESTAL</li> <li>⊙ ELECTRIC TRANSFORMER</li> <li>⊙ ELECTRIC MANHOLE</li> <li>⊙ ELECTRIC METER</li> <li>⊙ ELECTRIC OUTLET</li> <li>⊙ YARD LIGHT</li> <li>⊙ LIGHT POLE</li> <li>⊙ FIBER OPTIC MANHOLE</li> <li>⊙ FUEL PUMP</li> <li>⊙ FUEL TANK</li> <li>⊙ PROPANE TANK</li> <li>⊙ GAS METER</li> <li>⊙ GAS VALVE</li> <li>⊙ GAS MANHOLE</li> <li>⊙ GENERATOR</li> <li>⊙ GUARD POST</li> <li>⊙ HAND HOLE</li> <li>⊙ MAIL BOX</li> </ul>	<ul style="list-style-type: none"> <li>⊙ PIEZOMETER</li> <li>⊙ POWER POLE</li> <li>⊙ GUY WIRE</li> <li>⊙ ROOF DRAIN</li> <li>⊙ LIFT STATION</li> <li>⊙ SANITARY MANHOLE</li> <li>⊙ SANITARY CLEANOUT</li> <li>⊙ STORM MANHOLE</li> <li>⊙ STORM DRAIN</li> <li>⊙ CATCH BASIN</li> <li>⊙ FLARED END SECTION</li> <li>⊙ TREE CONIFEROUS</li> <li>⊙ TREE DECIDUOUS</li> <li>⊙ TREE CONIFEROUS REMOVED</li> <li>⊙ TREE DECIDUOUS REMOVED</li> <li>⊙ TELEPHONE MANHOLE</li> <li>⊙ TELEPHONE PEDESTAL</li> <li>⊙ UTILITY MANHOLE</li> <li>⊙ UTILITY PEDESTAL</li> <li>⊙ UTILITY VAULT</li> <li>⊙ WATERMAIN MANHOLE</li> <li>⊙ WATER METER</li> <li>⊙ WATER SPOIGOT</li> <li>⊙ WELL</li> <li>⊙ MONITORING WELL</li> <li>⊙ GATE VALVE</li> <li>⊙ HYDRANT</li> <li>⊙ IRRIGATION VALVE</li> <li>⊙ POST INDICATOR VALVE</li> <li>⊙ SIGN</li> <li>⊙ SOIL BORING</li> </ul>	<ul style="list-style-type: none"> <li>WOE WALKOUT ELEVATION</li> <li>FFE FIRST FLOOR ELEVATION</li> <li>GFE GARAGE FLOOR ELEVATION</li> <li>TOF TOP OF FOUNDATION ELEV.</li> <li>LOE LOWEST OPENING ELEV.</li> <li>CONCRETE</li> <li>BITUMINOUS</li> <li>BUILDING SETBACK LINE</li> <li>CABLE TV</li> <li>CONCRETE CURB</li> <li>CONTOUR EXISTING</li> <li>CONTOUR PROPOSED</li> <li>GUARD RAIL</li> <li>DRAIN TILE</li> <li>ELC ELECTRIC UNDERGROUND</li> <li>FENCE</li> <li>FIBER OPTIC UNDERGROUND</li> <li>GAS UNDERGROUND</li> <li>OVERHEAD UTILITY</li> <li>TREE LINE</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>TELEPHONE UNDERGROUND</li> <li>RETAINING WALL</li> <li>UTILITY UNDERGROUND</li> <li>WATERMAIN</li> <li>WATERMAIN</li> <li>RAILROAD TRACKS</li> <li>RAILROAD SIGNAL</li> <li>RAILROAD SWITCH</li> <li>SATELLITE DISH</li> <li>WETLAND BUFFER SIGN</li> </ul>
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FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	DLS	2/26/2026	UTILITY REVISIONS
DRAWN	2	DLS	3/25/2026	CITY COMMENTS
CHECKED				
DATE				
XXXXXX				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Dated this 26th day of January, 2026.  
*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS  
schmidt@sathre.com  
Minnesota License No. 26147

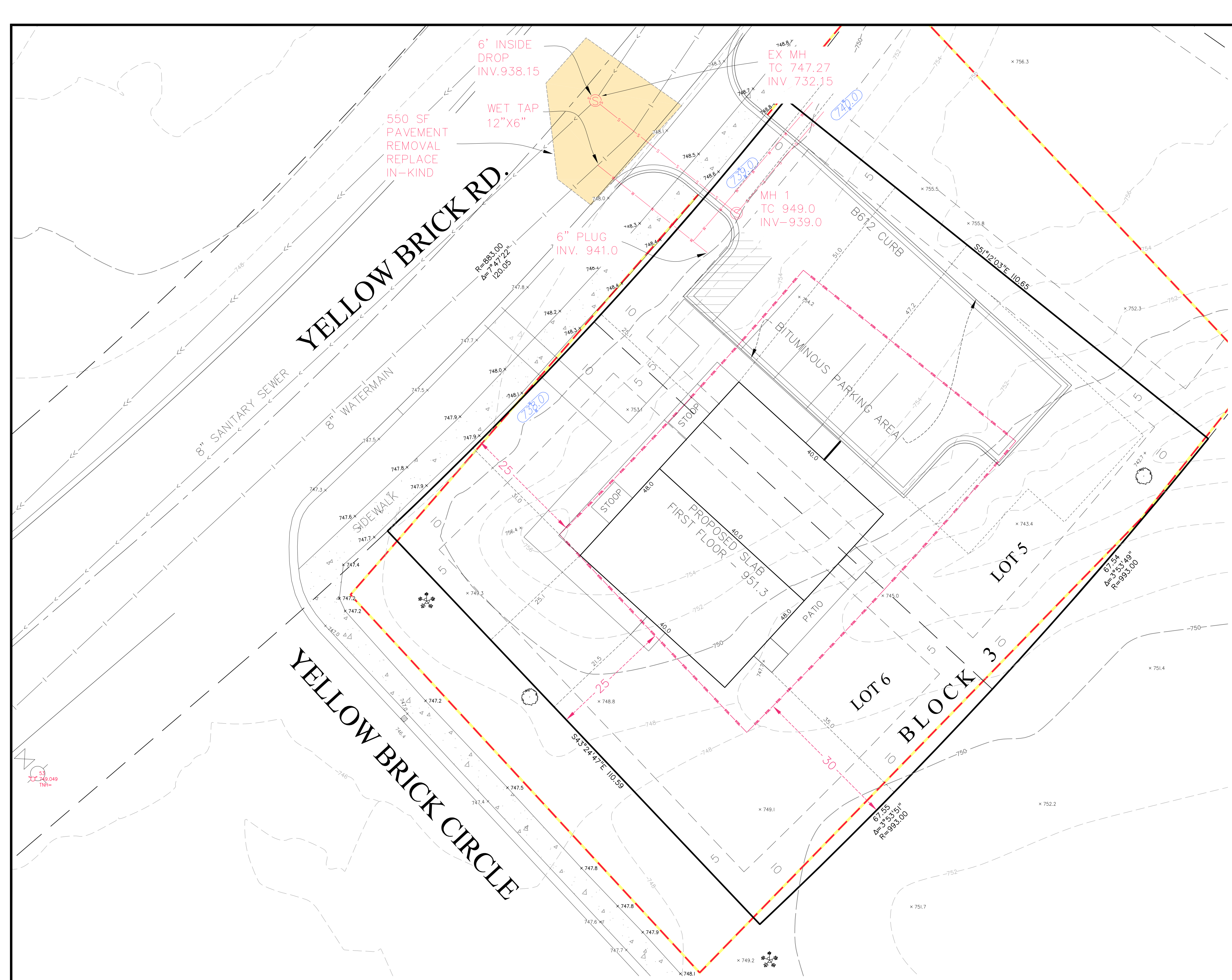


**SATHRE-BERGQUIST, INC.**  
14000 25TH AVENUE NORTH, SUITE 120  
PLYMOUTH MN 55447 (952) 476-6000  
WWW.SATHRE.COM

TWP:xxx-RGE-xx-SEC-xx  
xxxxxx County  
**CHASKA, MINNESOTA**

**CERTIFICATE OF SURVEY**  
PREPARED FOR:  
**COMMUNITY ASSET DEV. GROUP**

FILE NO.  
16572-005  
**1**  
**1**



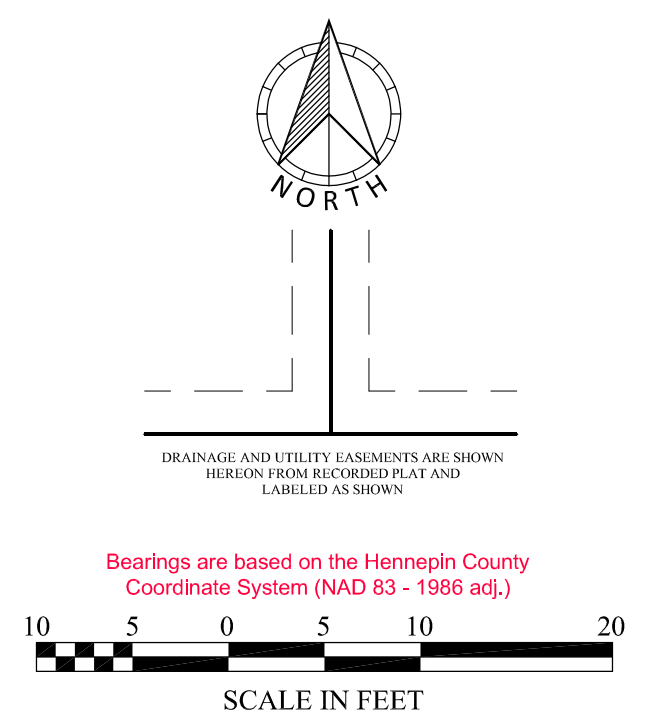
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Min. Side Setback = 25'  
Min. Rear Setback = 30'

**Hardcover**  
Lot 5 Area = 7,056 S.F.  
Lot 6 Area = 7,055 S.F.  
House Area = 1,920 S.F.  
Parking Lot Area = 2,779 S.F.  
Stoop Area = 96 S.F.  
Patio Area = 203 S.F.  
Frontwalk Area = 596 S.F.  
Total Area = 5,594 S.F.  
Coverage = 39.6%



SURVEY LEGEND		
● CAST IRON MONUMENT	⊕ PIEZOMETER	WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
⊖ IRON PIPE MONUMENT FOUND	⊖ GUY WIRE	GFE GARAGE FLOOR ELEVATION
⊖ DRILL HOLE FOUND	⊖ ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
⊖ CHISELED "X" MONUMENT SET	⊖ LIFT STATION	LOE LOWEST OPENING ELEV.
⊖ CHISELED "X" MONUMENT FOUND	⊖ SANITARY MANHOLE	CONCRETE
⊖ REBAR MONUMENT FOUND	⊖ SANITARY CLEANOUT	BITUMINOUS
⊖ PK NAIL MONUMENT SET	⊖ STORM MANHOLE	BUILDING SETBACK LINE
⊖ PK NAIL MONUMENT FOUND	⊖ STORM DRAIN	CABLE TV
⊖ PK NAIL W/ ALUMINUM DISC	⊖ CATCH BASIN	CONCRETE CURB
⊖ SURVEY CONTROL POINT	⊖ FLARED END SECTION	CABLE TV
⊖ A/C UNIT	⊖ TREE CONIFEROUS	CONTOUR EXISTING
⊖ CABLE TV PEDESTAL	⊖ TREE DECIDUOUS	CONTOUR PROPOSED
⊖ ELECTRIC TRANSFORMER	⊖ TREE CONIFEROUS REMOVED	GUARD RAIL
⊖ ELECTRIC MANHOLE	⊖ TREE DECIDUOUS REMOVED	DRAIN TILE
⊖ ELECTRIC METER	⊖ TELEPHONE MANHOLE	ELC ELECTRIC UNDERGROUND
⊖ ELECTRIC OUTLET	⊖ TELEPHONE PEDESTAL	FENCE
⊖ YARD LIGHT	⊖ UTILITY MANHOLE	Fo FIBER OPTIC UNDERGROUND
⊖ LIGHT POLE	⊖ UTILITY PEDESTAL	Gas GAS UNDERGROUND
⊖ FIBER OPTIC MANHOLE	⊖ UTILITY VAULT	OHW OVERHEAD UTILITY
⊖ FUEL PUMP	⊖ WATERMAIN MANHOLE	TL TREE LINE
⊖ FUEL TANK	⊖ WATER METER	SS SANITARY SEWER
⊖ PROPANE TANK	⊖ WATER SPOIGOT	SSW STORM SEWER
⊖ GAS METER	⊖ WELL	TEL TELEPHONE UNDERGROUND
⊖ GAS VALVE	⊖ MONITORING WELL	RETAINING WALL
⊖ GAS MANHOLE	⊖ GAS METER	UTL UTILITY UNDERGROUND
⊖ GENERATOR	⊖ GATE VALVE	WATERMAIN
⊖ GUARD POST	⊖ HYDRANT	TRAFFIC SIGNAL
⊖ HAND HOLE	⊖ IRRIGATION VALVE	RAILROAD TRACKS
⊖ MAIL BOX	⊖ POST INDICATOR VALVE	RAILROAD SIGNAL
	⊖ SIGN	RAILROAD SWITCH
	⊖ SOIL BORING	SATellite DISH
		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	DLS	2/26/2026	UTILITY REVISIONS
DRAWN	2	DLS	3/25/2026	CITY COMMENTS
XXX				
CHECKED				
XXX				
DATE				
XXXXXX				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Dated this 26th day of January, 2026.  
*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS  
schmidt@sathre.com  
Minnesota License No. 26147

**SATHRE-BERGQUIST, INC.**  
14000 25TH AVENUE NORTH, SUITE 120  
PLYMOUTH MN 55447 (952) 476-6000  
WWW.SATHRE.COM

TWP:xxx-RGE-xx-SEC-xx  
xxxxxx County  
**CHASKA, MINNESOTA**

**CERTIFICATE OF SURVEY**  
PREPARED FOR:  
**COMMUNITY ASSET DEV. GROUP**  
FILE NO. 16572-005  
**1**  
**1**

Property Description: Lot 5 & 6, Block 3, THE KLEIN BRICKYARD 13TH ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

- Address: 1207-1201 Yellow Brick Rd, Chaska, Minnesota
- We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
- Must maintain a minimum 2% slope gradient to accommodate positive drainage.
- All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
- The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- Proposed grades shown adjacent to building foundation refers to top of black dirt.
- Verify sanitary service invert prior to any concrete work.
- Building not yet staked at time of certification.

**Proposed Elevations**  
Proposed Slab Elevation = 951.3

**Setbacks**  
Min. Street Setback = 25'  
Min. Side Setback = 25'  
Min. Rear Setback = 30'

**Hardcover**  
Lot 5 Area = 7,056 S.F.  
Lot 6 Area = 7,055 S.F.  
House Area = 1,920 S.F.  
Parking Lot Area = 2,779 S.F.  
Stoop Area = 96 S.F.  
Patio Area = 203 S.F.  
Frontwalk Area = 596 S.F.  
Total Area = 5,594 S.F.  
Coverage = 39.6%



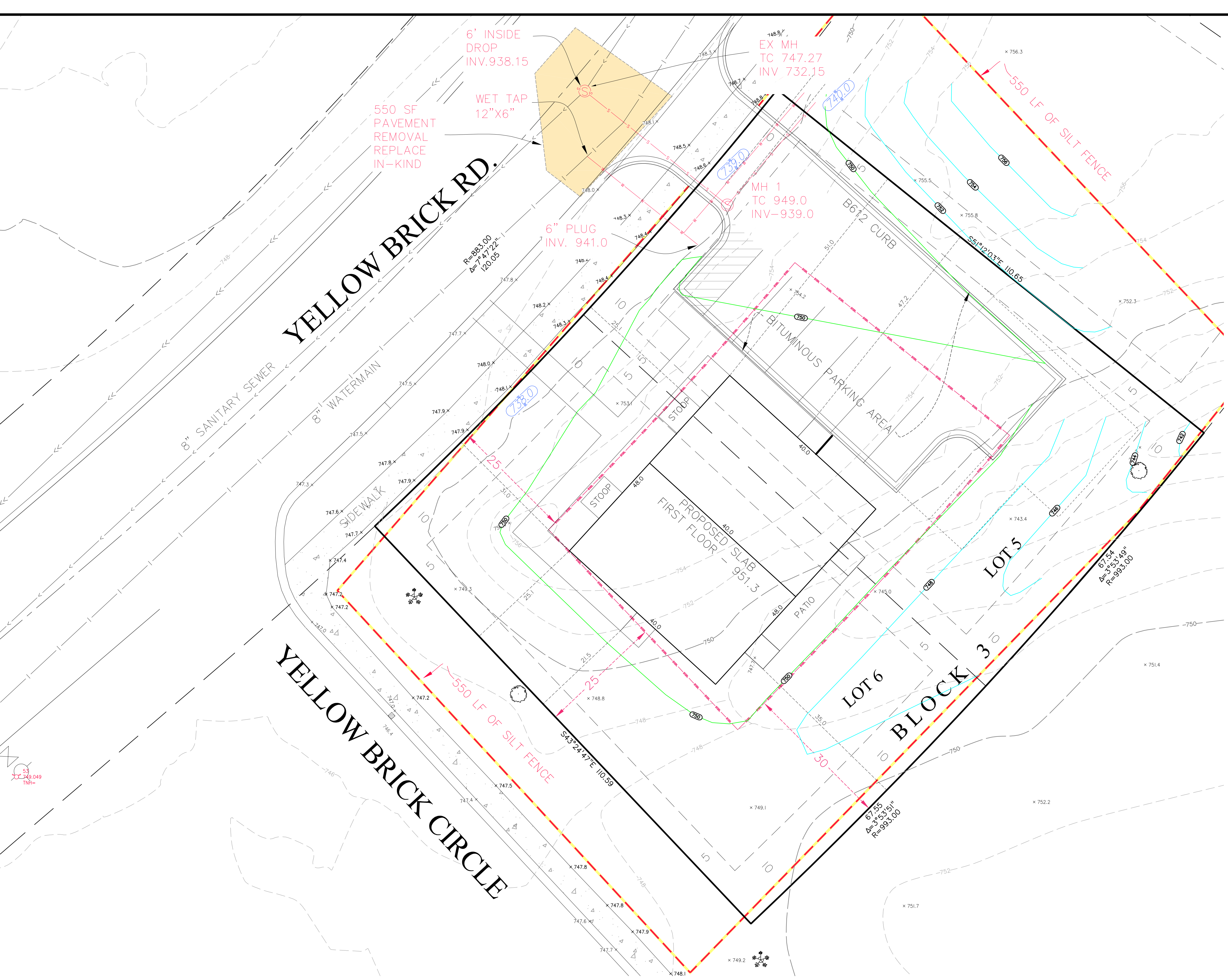
BEARINGS AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELLED AS SHOWN.

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



**SURVEY LEGEND**

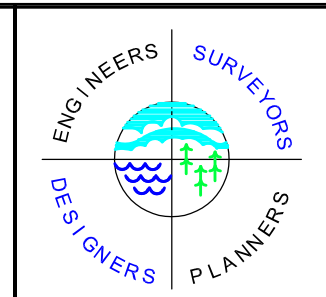
<ul style="list-style-type: none"> <li>● CAST IRON MONUMENT</li> <li>○ IRON PIPE MONUMENT SET</li> <li>○ IRON PIPE MONUMENT FOUND</li> <li>● DRILL HOLE FOUND</li> <li>✱ CHISELED "X" MONUMENT SET</li> <li>✱ CHISELED "X" MONUMENT FOUND</li> <li>✱ REBAR MONUMENT FOUND</li> <li>▲ PK NAIL MONUMENT SET</li> <li>▲ PK NAIL MONUMENT FOUND</li> <li>○ PK NAIL W/ ALUMINUM DISC</li> <li>○ SURVEY CONTROL POINT</li> <li>□ A/C UNIT</li> <li>□ CABLE TV PEDESTAL</li> <li>□ ELECTRIC TRANSFORMER</li> <li>○ ELECTRIC MANHOLE</li> <li>○ ELECTRIC METER</li> <li>○ ELECTRIC OUTLET</li> <li>○ YARD LIGHT</li> <li>○ LIGHT POLE</li> <li>○ FIBER OPTIC MANHOLE</li> <li>□ FLAG POLE</li> <li>□ FUEL PUMP</li> <li>□ FUEL TANK</li> <li>□ PROPANE TANK</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ GAS MANHOLE</li> <li>○ GENERATOR</li> <li>○ GUARD POST</li> <li>○ HAND HOLE</li> <li>○ MAIL BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ PIEZOMETER</li> <li>○ POWER POLE</li> <li>○ GUY WIRE</li> <li>○ ROOF DRAIN</li> <li>○ LIFT STATION</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ STORM MANHOLE</li> <li>○ STORM DRAIN</li> <li>○ CATCH BASIN</li> <li>○ FLARED END SECTION</li> <li>○ TREE CONIFEROUS</li> <li>○ TREE DECIDUOUS</li> <li>○ TREE CONIFEROUS REMOVED</li> <li>○ TREE DECIDUOUS REMOVED</li> <li>○ TELEPHONE MANHOLE</li> <li>○ TELEPHONE PEDESTAL</li> <li>○ UTILITY MANHOLE</li> <li>○ UTILITY PEDESTAL</li> <li>○ UTILITY VAULT</li> <li>○ WATERMAIN MANHOLE</li> <li>○ WATER METER</li> <li>○ WATER SPOIGOT</li> <li>○ WELL</li> <li>○ MONITORING WELL</li> <li>○ GAS METER</li> <li>○ GATE VALVE</li> <li>○ HYDRANT</li> <li>○ IRRIGATION VALVE</li> <li>○ POST INDICATOR VALVE</li> <li>○ SIGN</li> <li>○ SOIL BORING</li> </ul>	<ul style="list-style-type: none"> <li>WOE WALKOUT ELEVATION</li> <li>FFE FIRST FLOOR ELEVATION</li> <li>GFE GARAGE FLOOR ELEVATION</li> <li>TOF TOP OF FOUNDATION ELEV.</li> <li>LOE LOWEST OPENING ELEV.</li> <li>CONCRETE</li> <li>BITUMINOUS</li> <li>BUILDING SETBACK LINE</li> <li>CABLE TV</li> <li>CONCRETE CURB</li> <li>CONTOUR EXISTING</li> <li>CONTOUR PROPOSED</li> <li>GUARD RAIL</li> <li>DRAIN TILE</li> <li>ELECTRIC UNDERGROUND</li> <li>FENCE</li> <li>FIBER OPTIC UNDERGROUND</li> <li>GAS UNDERGROUND</li> <li>OVERHEAD UTILITY</li> <li>TREE LINE</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>TELEPHONE UNDERGROUND</li> <li>RETAINING WALL</li> <li>UTILITY UNDERGROUND</li> <li>WATERMAIN</li> <li>WATERMAIN</li> <li>RAILROAD TRACKS</li> <li>RAILROAD SIGNAL</li> <li>RAILROAD SWITCH</li> <li>SATELLITE DISH</li> <li>WETLAND BUFFER SIGN</li> </ul>
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FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	DLS	2/26/2026	UTILITY REVISIONS
DRAWN	2	DLS	3/25/2026	CITY COMMENTS
XXX				
CHECKED				
XXX				
DATE				
XXXXXX				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 26th day of January, 2026.  
  
 Daniel L. Schmidt, PLS  
 schmidt@sathre.com  
 Minnesota License No. 26147



**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVENUE NORTH, SUITE 120  
 PLYMOUTH MN 55447 (952) 476-6000  
 WWW.SATHRE.COM

TWP:xxx-RGE-xx-SEC.xx  
 xxxxxx County  
**CHASKA, MINNESOTA**

**GRADING, DRAINAGE, EROSION CONTROL AND UTILITY PLAN**  
 PREPARED FOR:  
**COMMUNITY ASSET DEV. GROUP**

FILE NO.  
 16572-005  
**1**  
 Page 3 of 41



PLANTING SCHEDULE						
TYPE	QUANTITY	LETTER	SYMBOL	HEIGHT	CALIPER	REMARKS
16 TOTAL TREES SHOWN						
NEW TREES	1	A		BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	8'-0" - BALLED AND BURLAPPED
	1	B		COLORADO BLUE SPRUCE	<i>Picea pungens</i>	8'-0" - BALLED AND BURLAPPED
	2	C		CORAL BURST CRABAPPLE	Malus 'Coralace'	- 1.5" BALLED AND BURLAPPED
41 TOTAL SHRUBS SHOWN						
NEW SHRUBS	4	D		HONEYSUCKLE BUSH	<i>Diervilla</i>	24" 2 GALLON CONTAINER
	4	E		SAVIN JUNIPER	<i>Juniperus sabina</i>	24" 2 GALLON CONTAINER
	4	F		GOLDMOUND SPIREA	<i>Spiraea bumalda 'Goldmound'</i>	24" 2 GALLON CONTAINER
	25	G		EBERALD SNEEZE ARBORVITAE	<i>Thuja occidentalis 'Liberectus'</i>	48" 42" SPACING 2 GALLON CONTAINER

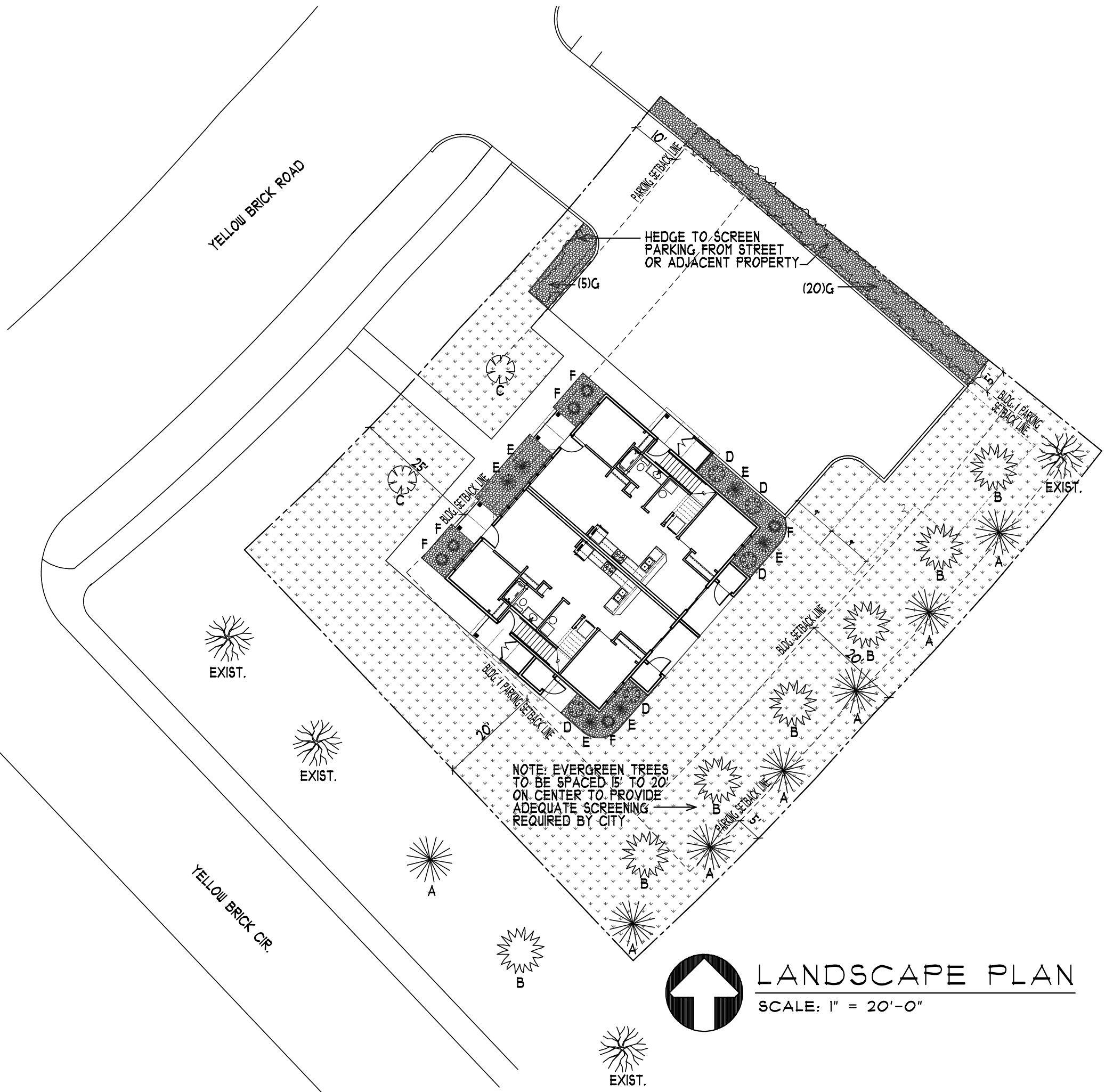
NOTE: SPECIES OF PLANTING MATERIAL TO BE VERIFIED WITH G.C. & PLANT SUPPLIER

**GENERAL NOTE:**

- A) VERIFY EXISTING TREE LOCATIONS AND QUANTITIES TO REMAIN, AND ADJUST PLANTING SCHEDULE ACCORDINGLY, TO BE APPROVED BY CITY.
- B) ALL LANDSCAPED AREAS TO BE IRRIGATED. EQUIPMENT TO HAVE BACK FLOW PREVENTION DEVICE AND RAIN SENSOR DEVICE. VERIFY w/ G.C.
- C) ALL LANDSCAPED AREAS WITHOUT ROCK MULCH TO HAVE SOD OR SEED. VERIFY w/ G.C. PROVIDE 4" OF TOP SOIL BEFORE SEEDING OR SODDING. VERIFY w/ G.C.
- D) PLANTING DEPTH OF ALL MATERIALS SHALL BE SUCH THAT THE ROOT FLAIR IS AT FINISHED GRADE.
- E) ALL PLANTINGS (TREES, SHRUBS AND GROUNDCOVER INCLUDING GRASSES) TO BE NATIVE, ADAPTED TO REGION, APPROPRIATE TO THE SITE'S SOIL & MICROCLIMATE, AND NONE OF THE NEW PLANTS IS AN INVASIVE SPECIES.
- F) ALL DECIDUOUS AND CONIFEROUS TREES SHALL BE PLANTED IN ACCORDANCE WITH AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.

**LANDSCAPE PLAN KEY**

- LANDSCAPE FABRIC w/ LANDSCAPE ROCK AND EDGING 40' OUT FROM BUILDING WHERE SHOWN AND OTHER LOCATIONS AS NOTED.
- LAWN GRASS - PROVIDE SEED OR SOD. VERIFY WITH G.C. - ADD IRRIGATION FOR ALL LAWN AREAS.



NOTE: EVERGREEN TREES TO BE SPACED 15' TO 20' ON CENTER TO PROVIDE ADEQUATE SCREENING REQUIRED BY CITY



**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

COLE GROUP ARCHITECTS, INC. APPROVED: [Signature] PROJECT NO. 250098 COM: 4  
 DEVELOPER/OWNER: COMMUNITY ASSET DEVELOPMENT GROUP  
 CHASKA, MINN. CHASKA, MINN. PHONE: (612)-703-5709  
 PROPOSED: THE INN OF CHASKA  
 CHASKA, MINN.  
 Project No. 250098  
 Issue Date: [Blank]  
 Document Set: PRELIMINARY  
 L010  
 Page 33 of 41

POWER & COMMUNICATION LEGEND	
⊕	120V DUPLEX OUTLET
⊕	120V QUAD OUTLET
⊕	208 OR 240 VOLT RECEPTACLE
⊕	120V CEILING RECEPTACLE
▽	DATA/COMMUNICATION OUTLET
▽	TELEPHONE OUTLET
▽	TV OUTLET
▽	DATA/TV COMBO OUTLET
⊠	FLOOR BOX
⊠	JUNCTION BOX
⊠	E-STOP FOR GRILL OR FIRE PIT
⊠	TIMER FOR FRILL OR FIRE PIT
BC	BELOW COUNTER OUTLET
AC	ABOVE COUNTER OUTLET
D	DEDICATED RECEPTACLE
GFI	GROUND FAULT CIRCUIT INTERRUPTER
WF/GFI	WEATHER PROOF COVER WITH GFI
⚡	MOTOR EQUIPMENT CONNECTION
⊠	ELECTRICAL DISCONNECT
⊠	ELECTRICAL CONNECTION W/DISCONNECT
⊠	ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
⊠	ELECTRICAL PANEL
⊠	THERMOSTAT MOUNTED AT 48" A.F.F.
⊠	SMOKE/CO ALARM
⊠	SMOKE ALARM
⊠	NITROGEN DIOXIDE DETECTOR
⊠	CARBON MONOXIDE DETECTOR

LIGHTING LEGEND	
⊠	RECESSED 2X4 FIXTURE
⊠	RECESSED 2X2 FIXTURE
⊠	SURFACE MOUNT 1X4 FIXTURE
⊠	SURFACE MOUNT 2X4 FIXTURE
⊠	WALL MOUNTED FIXTURE
⊠	CEILING MOUNTED STRIP FIXTURE
⊠	RECESSED OR DISC FIXTURE
⊠	WALL MOUNTED FIXTURE
⊠	SURFACE CEILING MOUNTED FIXTURE
⊠	PENDANT MOUNTED FIXTURE
⊠	EXTERIOR POLE MOUNTED FIXTURE
⊠	BOLLARD OR GROUND MOUNTED FIXTURE
⊠	EMERGENCY LIGHTING FIXTURE
⊠	EMERGENCY EXIT SIGN
⊠	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS
⊠	EXTERIOR EMERGENCY EGRESS LIGHT
⊠	SINGLE POLE SWITCH
⊠	THREE WAY SWITCH
⊠	FOUR WAY SWITCH
⊠	OCCUPANCY SENSORS
⊠	VACANCY SENSORS
⊠	CEILING OCCUPANCY SENSORS
⊠	LIGHTING CONTROL TIME CLOCK
NL	INDICATES NIGHT LIGHT FIXTURE
a.b	INDICATES LIGHT FIXTURE SWITCH LEG
P-X	INDICATES PANEL AND CIRCUIT NUMBER
1	INDICATES LIGHT FIXTURE TYPE
EX	INDICATES EXISTING FIXTURE
RL	INDICATES RELOCATED FIXTURE
TC	INDICATES TIME CLOCK CONTROLLED FIXTURE
EM	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

**SITE NOTES**

- PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
- MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
- ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
- ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
- ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8 TYPE THWN.
- THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
- MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
- VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

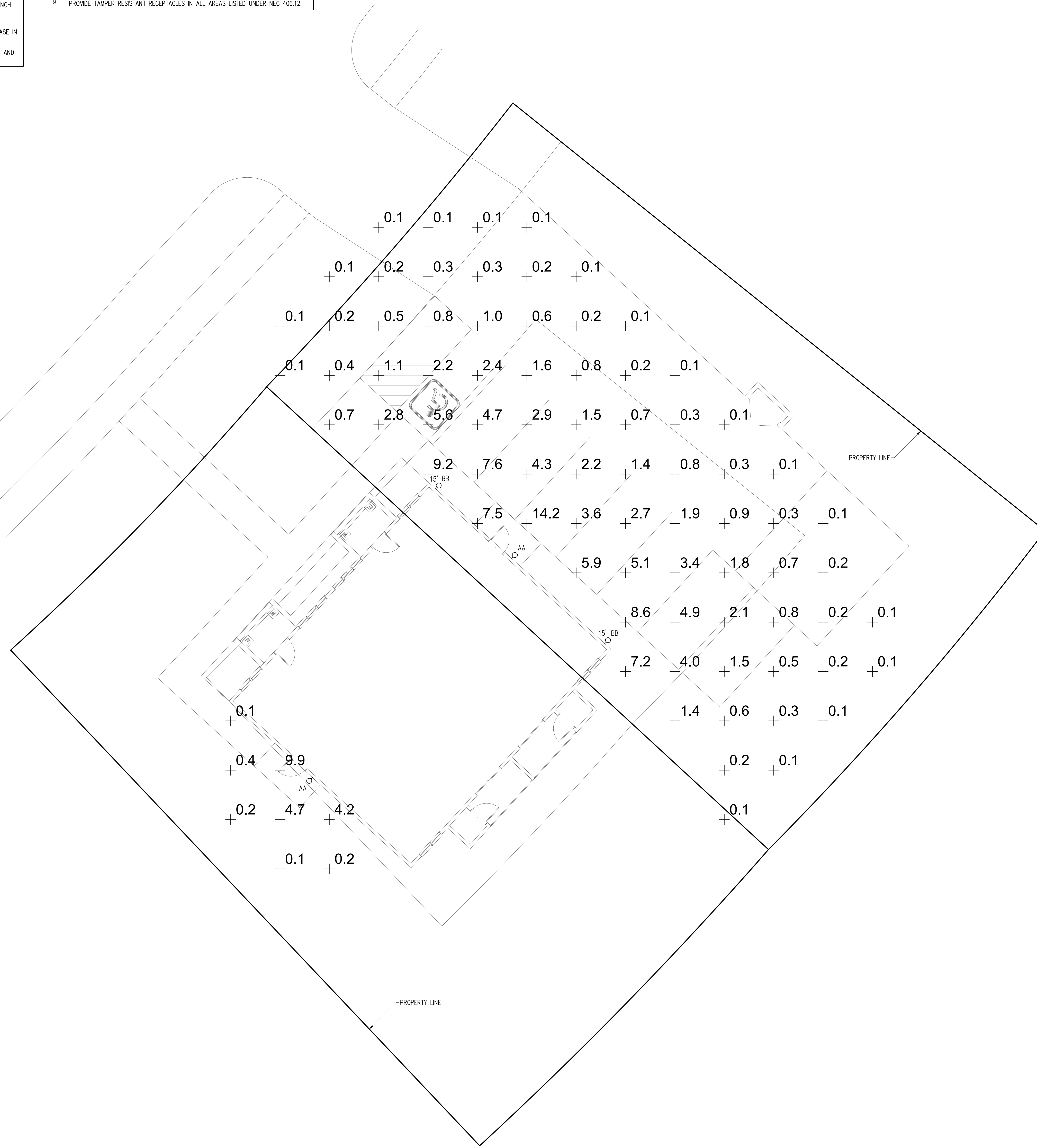
**ELECTRICAL GENERAL NOTES**

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
- COORDINATE WORK WITH ALL OTHER TRADES.
- EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
- ALL MEASUREMENTS TO TOP OF BOX.
- GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
- DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
- PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
- PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

**LIGHTING FIXTURE SCHEDULE – EXTERIOR**

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	16	EXTERIOR WALL PACK	MWP10
BB	LED	40	EXTERIOR WALL PACK	MWP10

NOTES:



**ELECTRICAL SITE PLAN**  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

**PRELIMINARY SET**

CHASKA 4-PLEX  
CHASKA, MN  
ELECTRICAL SITE PLAN

DRAWING NO.  
E1.1

DATE	REVISION	DESCRIPTION	BY

DATE	REVISION	DESCRIPTION	BY

DATE: 3/19/26  
DRAWN BY: AS SHORR  
CHECKED BY: DAK  
JOB NO.:

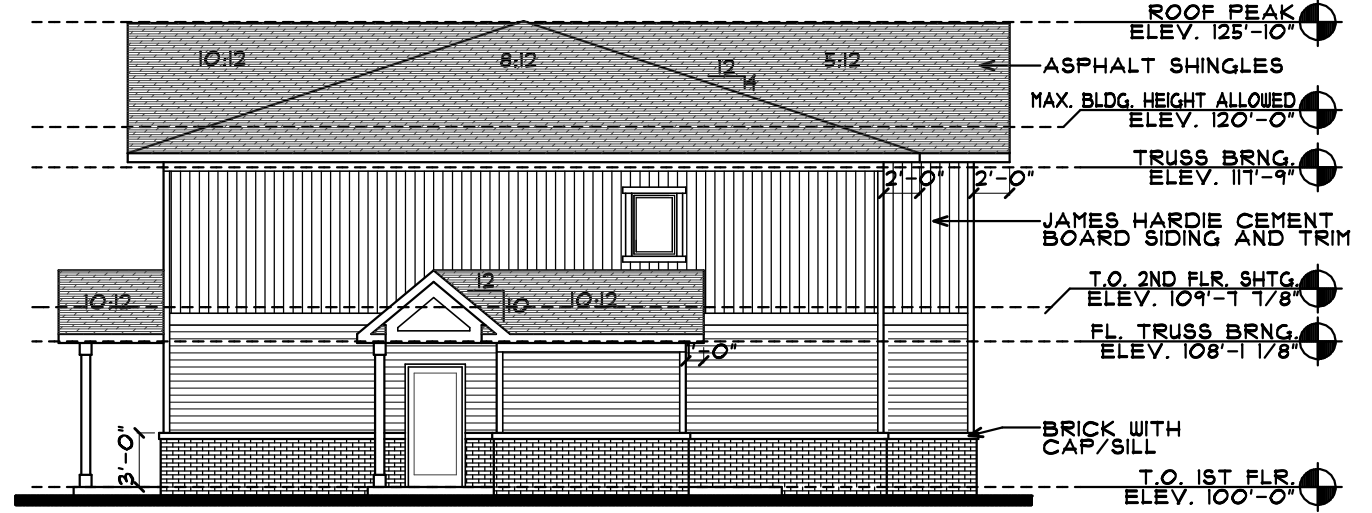




CLASS I MATERIAL	%
HARDI BOARD	60.8 %
GLASS	21.5%
BRICK	11.1%
TOTAL	100%

**YELLOW BRICK ROAD ELEVATION**  
SCALE: 3/32" = 1'-0"

100% OF THE EXTERIOR MATERIALS ARE CLASS I AS PER CITY CODE.



CLASS I MATERIAL	%
HARDI BOARD	75%
GLASS	7.4%
BRICK	17.6%
TOTAL	100%

**YELLOW BRICK CIR. ELEVATION**  
SCALE: 3/32" = 1'-0"

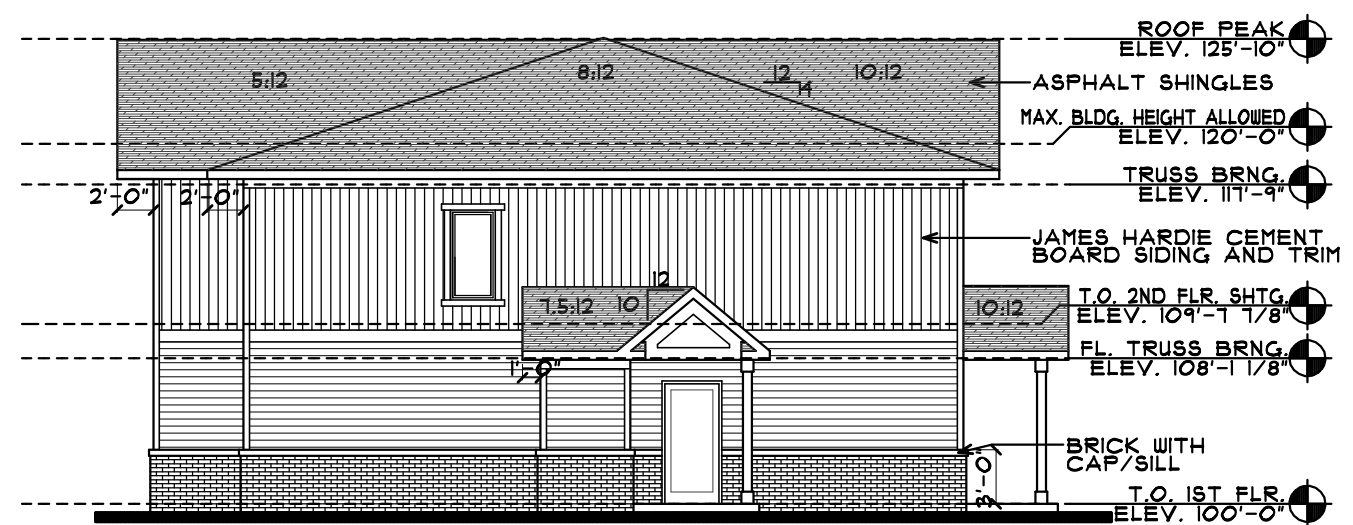
100% OF THE EXTERIOR MATERIALS ARE CLASS I AS PER CITY CODE.



CLASS I MATERIAL	%
HARDI BOARD	66%
GLASS	22.9%
BRICK	11.1%
TOTAL	100%

**REAR YARD ELEVATION**  
SCALE: 3/32" = 1'-0"

100% OF THE EXTERIOR MATERIALS ARE CLASS I AS PER CITY CODE.



CLASS I MATERIAL	%
HARDI BOARD	74.4%
GLASS	7.9%
BRICK	17.7%
TOTAL	100%

**PARKING LOT ELEVATION**  
SCALE: 3/32" = 1'-0"

100% OF THE EXTERIOR MATERIALS ARE CLASS I AS PER CITY CODE.

COLE GROUP ARCHITECTS, INC. 25008E COM 4  
 PROJECT No. 28008  
 ISSUE DATE:  
 DOCUMENT SET: PRELIMINARY  
 A501  
 Page 35 of 41

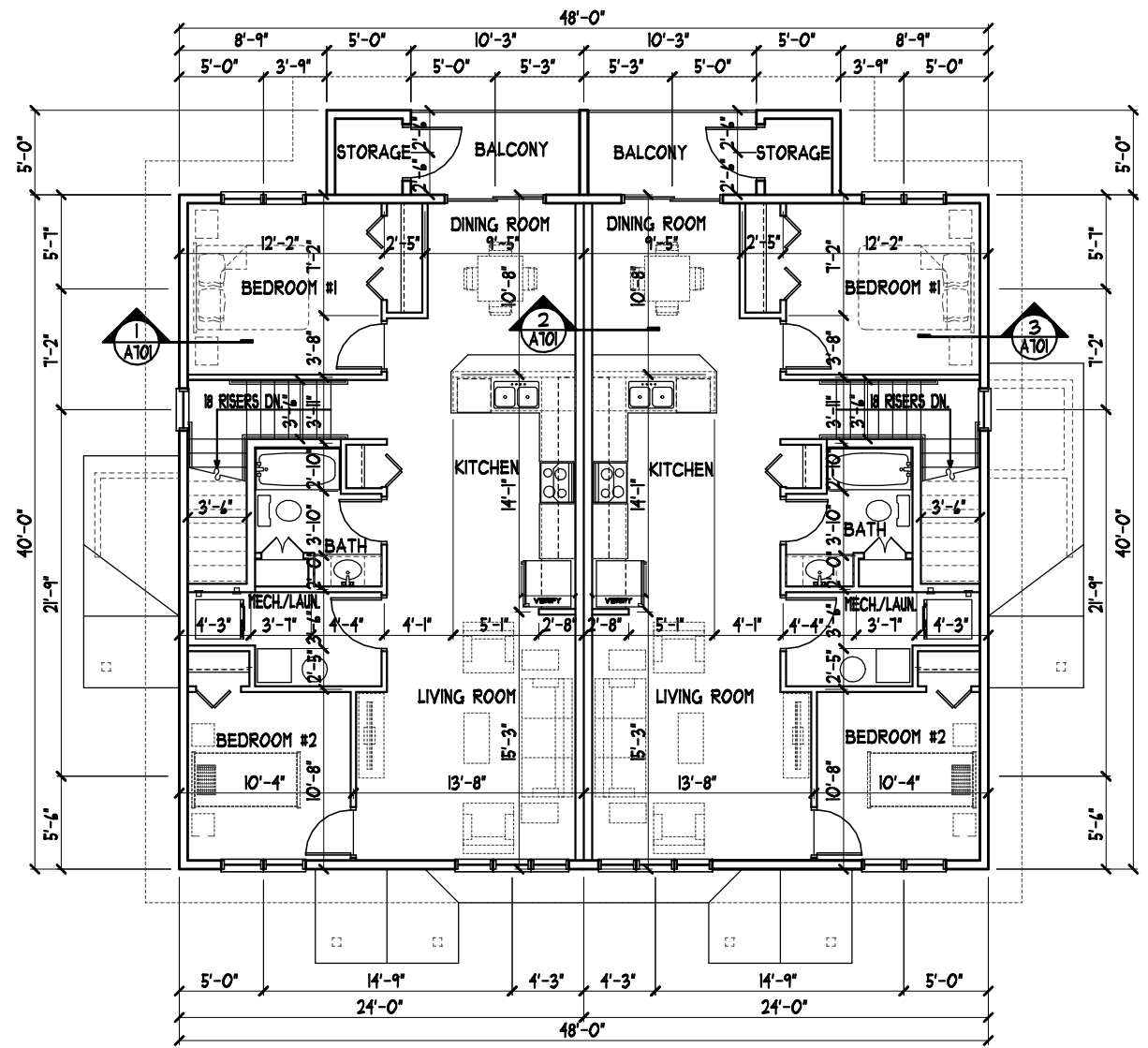
DEVELOPER/OWNER:  
**COMMUNITY ASSET DEVELOPMENT GROUP**  
 CHASKA, MN  
 PHONE: (612)-703-5709

PROPOSED:  
**THE INN OF CHASKA**  
 CHASKA, MN

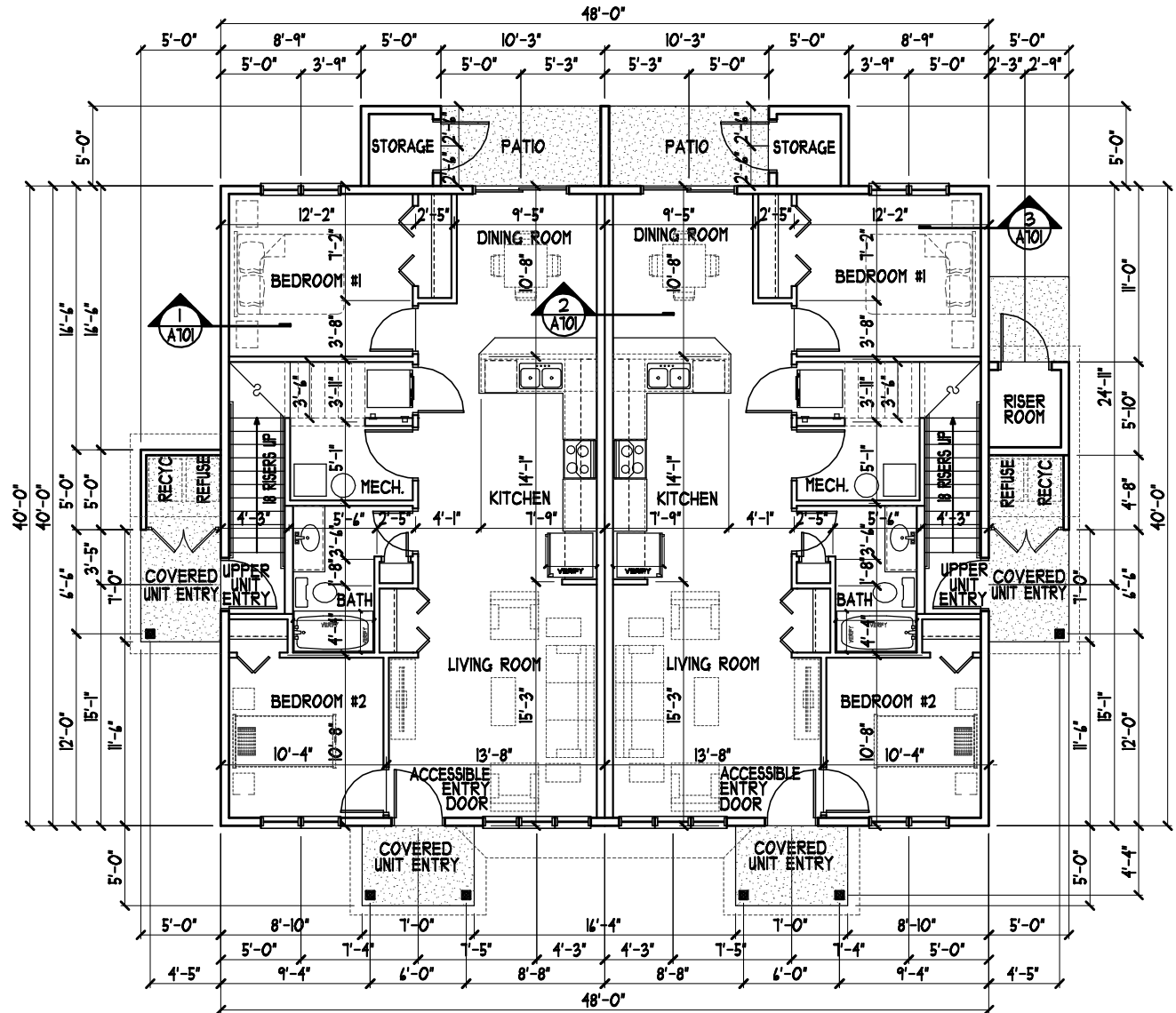
COLE GROUP ARCHITECTS, INC. 25008E COM 4  
 PROJECT No. 28008  
 ISSUE DATE:  
 DOCUMENT SET: PRELIMINARY  
 A501  
 Page 35 of 41







**SECOND FLOOR PLAN - 4-PLEX**  
SCALE: 3/32" = 1'-0" 1,920 S.F.



**FIRST FLOOR PLAN - 4-PLEX**  
SCALE: 3/32" = 1'-0" 1,920 S.F.

PLOTTED: 03-24-26 FILE: 2500BP COM: 4  
 COLE GROUP ARCHITECTS, INC. ARCHITECTS FOR THE DEVELOPER/OWNER: COMMUNITY ASSET DEVELOPMENT GROUP OF CHASKA, MN  
 2500 Park Avenue South, Suite 102, Chaska, MN 55309  
 (612) 441-8901  
 www.colegrouparchitects.com

DEVELOPER/OWNER:  
**COMMUNITY ASSET DEVELOPMENT GROUP OF CHASKA, MN**  
 CHASKA, MN  
 PHONE: (612) 703-5709

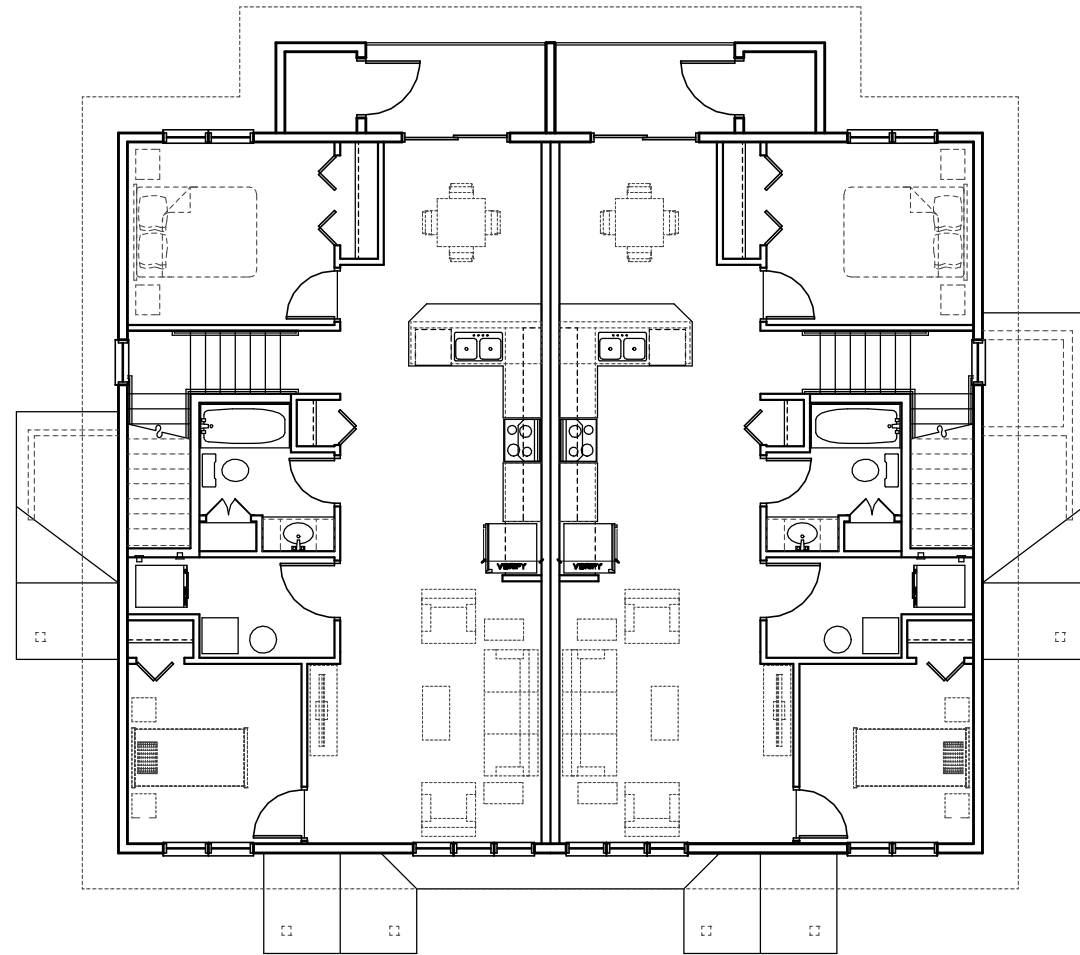
PROPOSED:  
**THE INN OF CHASKA**

PROJECT NO:  
**2500BP**  
 ISSUE DATE:

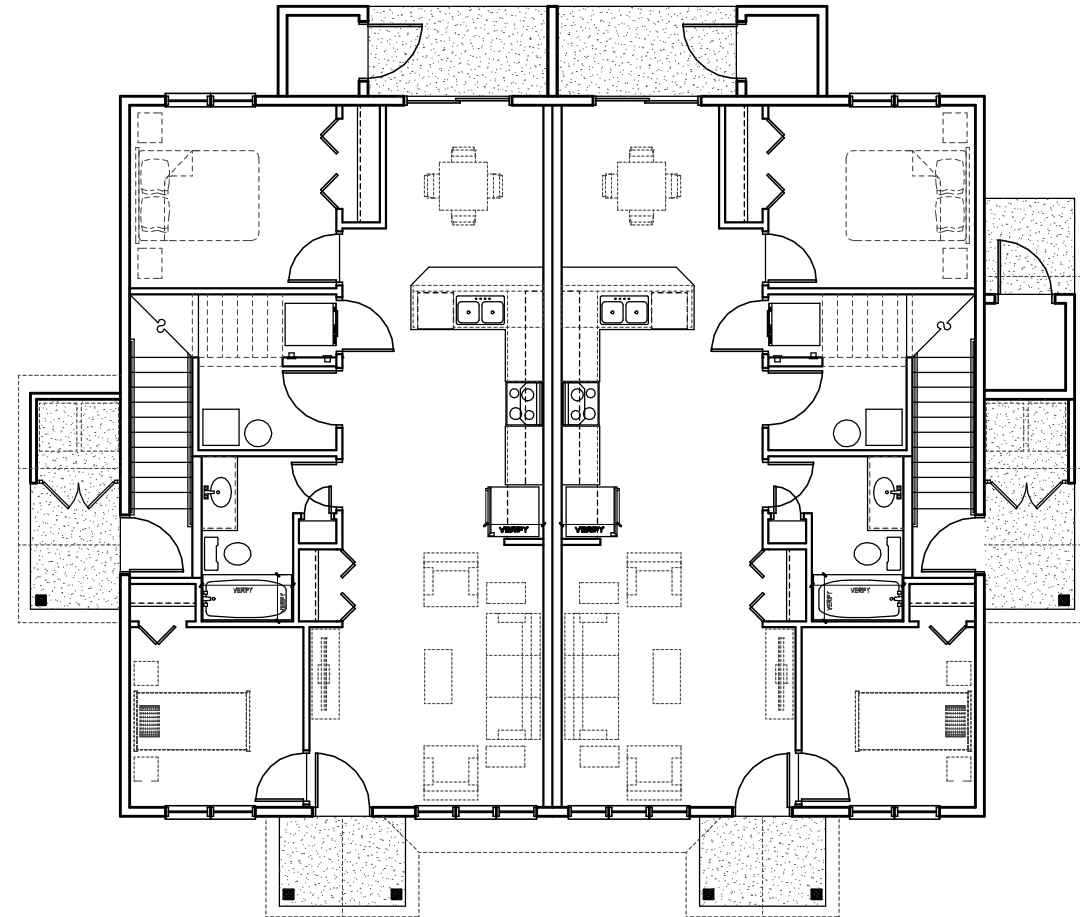
DOCUMENT SET:  
**PRELIMINARY**

**A101**

Page 38 of 41



SECOND FLOOR PLAN - 4-PLEX  
 SCALE: 3/32" = 1'-0" 1,920 S.F.



FIRST FLOOR PLAN - 4-PLEX  
 SCALE: 3/32" = 1'-0" 1,920 S.F.

PLOTTED: 03-24-26 FILE: 2500BP COM: 4  
 Project No: 2500B  
 Issue Date:  
 Document Set: PRELIMINARY  
 DEVELOPER/OWNER:  
**COMMUNITY ASSET DEVELOPMENT GROUP**  
 CHASKA, MN  
 PHONE: (612)-703-5709  
 PROPOSED:  
**THE INN OF CHASKA**  
 CHASKA, MN  
 COLE GROUP ARCHITECTS LLC  
 261 Park Avenue South  
 Suite 102  
 St. Paul, MN 55101  
 (612) 486-8700  
 www.colegrouparchitects.com

**A101**

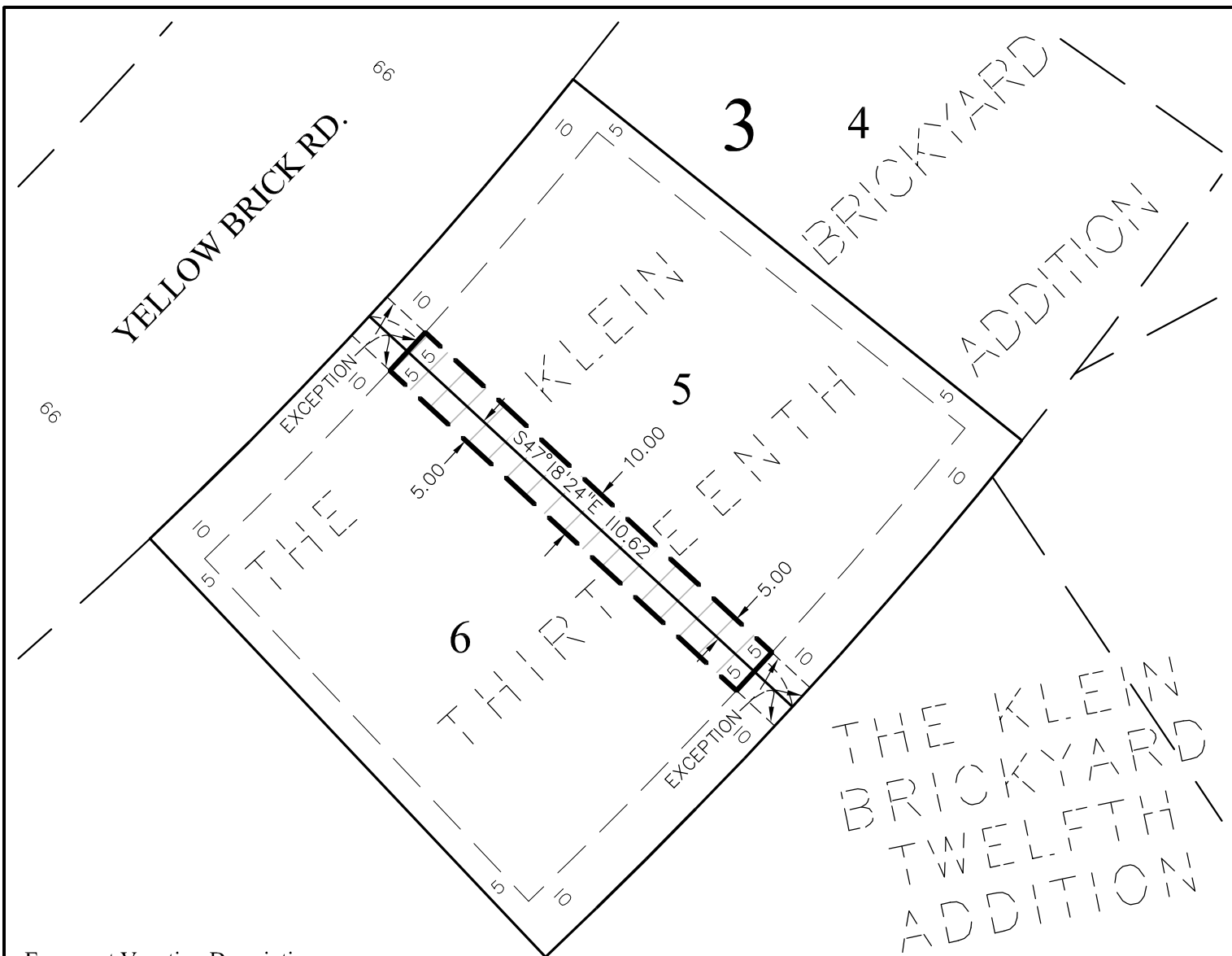
Easement Vacation Description

A drainage and utility easement over, under, and across that part of Lots 5 and 6, Block 3, THE KLEIN BRICKYARD THIRTEENTH ADDITION, according to the recorded plat thereof, Carver County Minnesota described as follows:

The northeast 5.00 feet of said Lot 6 and the southwest 5.00 feet of said Lot 5.

Except the northwest 10.00 feet thereof and except the southeast 10.00 feet thereof.

Easement Vacation Area: 906 sq. ft.



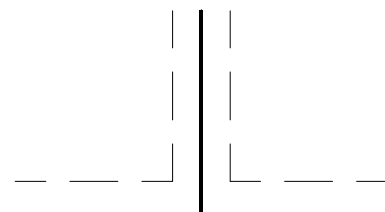
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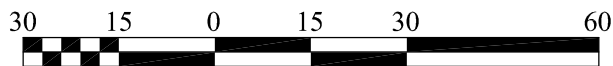
Easement Vacation Area: 906 sq. ft.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABEL AS SHOWN



**Easement Vacation Area**



SCALE IN FEET

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

Dated this 25th day of February, 2026.

SATHRE-BERGQUIST, INC.

*Daniel L. Schmidt*

Daniel L. Schmidt, PLS  
schmidt@sathre.com

Minnesota License No. 26147



**SATHRE-BERGQUIST, INC.**

14000 25TH AVENUE NORTH, SUITE 120  
PLYMOUTH MN 55447 (952) 476-6000  
WWW.SATHRE.COM

**Easement Vacation Exhibit**

Prepared For  
T.C. Homes

Date: 2-25-2026	Revision Date:
Prepared By: ABE	Check By: CMT
Layout Sheet: EE-VACATE D&U	1/1
Project Number: 16572-005	