AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, May 13, 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 April 8th Meeting Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Plat for Firefly Acres/Jenn & Scott Schlauderaff/PC #2026-10
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to PMD-21/Amcon/PC #2026-09
   - 7.B. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to PCD-18/City of Chaska/PC #2026-11
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
APRIL 8, 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, Purdy, Campbell, Sailer, Rostad, Rydberg, and Chairperson Urbanski.

Members absent: Commissioner Michaletz.

Also present: Nate Kabat, Community Development Director, and Ashley Cauley, City Planner.

3. Adopt the Agenda
The agenda was adopted by general consent.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
   a. Approve the March 11, 2026, Meeting Minutes

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

6. Consent Agenda

7. Action Items
   a. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan & Zoning Ordinance Amendment for The Inn/Community Asset Foundation/PC #2026-07

City Planner Cauley presented the item to the Commission.

Commissioner Rydberg asked about the height requirement of 25 feet versus 20 feet.

City Planner Cauley stated that the 20 feet came from the PRD 57, which is what the property is zoned. She stated that 25 feet was what the applicant had requested and that the Zoning Ordinance be amended to allow that height.

Commissioner Rydberg asked why they wanted the 5-foot difference, especially because there is somebody right behind them.

City Planner Cauley stated that they could ask the applicant and noted that she believed there was also a bit of confusion about how building height was measured.

Chairperson Urbanski opened the public hearing at 7:29 p.m.

Dave Pokorney, Community Asset Foundation, shared background information on the proposed project, funding, timeline, and shared examples of other building heights around the area to explain the request for an amendment of PRD-57 related to building height. He reviewed the proposed landscaping plans and noted that they would do what the City required, but briefly explained why he felt that should be different than City requirements.

Chairperson Urbanski asked if the property owner to the north had attended either of the community meetings.

Mr. Pokorney stated that they had not attended any of the community meetings and noted that they were DBK Construction. He explained that they were donating the land to Community Asset Foundation, so they have been in frequent contact with them regarding the grading plans.

Commissioner Rostad explained that she had some issues with the operational definition of the height ordinance and had gotten a bit lost in the language. She stated that her concerns were not really about the height but about the interpretation of the landscaping ordinance. She stated that she would most likely push back on this if this were presented, as is, during the final approval process.

Commissioner Baswa stated that he agreed that there was probably an opportunity to work on the landscaping plans and not have all the evergreen trees.

Mr. Pokorney stated that they would work with staff on the landscaping plans and outlined some of the things he would like to see differently with the landscaping requirements.

Commissioner Sailer asked about plans for the property that is across the street from this parcel.

City Planner Cauley stated that what is there today will be there in the future because it is Open Space.

Mr. Pokorney explained that they used to own that land and had dedicated it to the City specifically as permanent Open Space.

Commissioner Rydberg reiterated his question about the rationale surrounding the building height requirements.

City Planner Cauley stated that it is coming from the Zoning District and the rationale for stepping down the intensity. She stated that these lots were envisioned to be developed with single-story townhome villas.

Commissioner Baswa asked if the neighboring properties really had heights above 20 feet.

City Planner Cauley stated that she felt there was a discrepancy in the interpretation of how building height is measured. She explained that the City measured building height based on the language in the Code, so it was uniformly applied. She gave an overview of building heights within the Creek Run Townhomes and explained that they were regulated differently, which meant the 20-foot height requirement did not apply.

Mr. Pokorney explained that he understood how the City measured height, but if a villa goes in that is the same design as the Brickyard, their rooflines will be the same, and briefly explained some of the architectural changes they had made to either make the buildings look larger or smaller.

Commissioner Rydberg asked about the interior wall height and if they were 9-foot walls.

Mr. Pokorney stated that there were 9-foot walls, and the joists take up another foot of space.

Chair Urbanski closed the public hearing at 8:08 p.m. He asked if the building height would change if they had a 12:12 pitch for the gables instead of 8:12.

City Planner Cauley stated that if they measured from grade to the bottom of the roof line, they would be at 18 feet, 9 inches, and a 12:12 pitch would be right at around 19 feet.

Chair Urbanski stated that he understood that the City needed to have rules and guideposts, but this was only a difference of about 2.5 feet in a community area that has many roofs exceeding that height. He noted that he didn't think that it would make a big difference from the street level for people looking at the homes. He stated that the building height request was not something that would affect the project, the neighbors, valuation, or future usage, so, to him, it was a rule that did not make a lot of sense. He stated that he agreed that planting 13 pine trees would look good when they were first planted, but within 5 to 10 years, the trees would have to be cut down, or they would begin to die. He suggested that, rather than requiring the applicant to plant the 13 trees here, which will over-crowd the backyard/play area, they only require them to plant 7 trees here and then have the developer plant 6 trees elsewhere in the City.

Community Development Director Kabat stated that if the rest of the Commission were in alignment with Chair Urbanski's suggestion, it may be prudent for the Commission to direct City staff to work with the applicant as they move towards Final to come up with the right balance to achieve on the site.

There was consensus of the Commission to support Chair Urbanski's suggestion that staff work with the applicant on the right balance for the landscaping requirements for this site.

Commissioner Aasen asked if the trees planted as part of the landscaping plan were to die in 15-20 years, and if the City would require the developer to replant trees.

City Planner Cauley stated that staff does not have the capacity to monitor compliance with landscaping plans, but if something is brought to their attention, there is a period of time where the developer is responsible for the replacement of trees or landscaping that is no longer in compliance. She stated that she believed the time period for that responsibility was about 2 years, so after that, the property owner would assume the responsibility to ensure compliance with the landscaping plan.

Commissioner Baswa noted that he did not think the building height request from the applicant would make a big difference in this particular area, but encouraged the Planning Commission to also think about the future and the other lots that are still to be developed in the area.

City Planner Cauley noted that within her presentation, she had explained that staff had allowed the opportunity for a height of 22.5 feet, but in exchange for that, had also advocated for some enhanced landscaping or screening.

Commissioner Baswa noted that he would like the City to consider something like a community landscaping bank for projects like this were the requirements may make the landscaping too congested.

City Planner Cauley stated that staff would take that idea under consideration. She noted that the proposed spacing for the trees was not the minimum and did not believe what was proposed was too dense and would result in the die-off referenced by the Commissioners.

Motion by Commissioner Aasen, second by Commissioner Sailer, to recommend to the City Council approval of The Inn Preliminary Site and Building Plans, (PC #2026-07), subject to the following conditions:

1. Approvals shall be based on the following plans and exhibits, 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 February 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 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 an 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 on 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 easement 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 Marshal.
   vi. An 8-inch watermain is required to the hydrant. A reduction to a 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 a 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-58 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 feet, unless adequately screened, in which case the setback is reduced to 10 feet.
      ii. Side and rear yard setback: 5 feet
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 with 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 the 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. 15.28.129, 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 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.
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 carried.

Motion by Commissioner Purdy, second by Commissioner Rostad, to recommend to the City Council approval of the Zoning Ordinance Amendment (ZOA) to the Planned Residential District (PRD-57) based on the draft ordinance.

Mr. Pokorney asked if they had to live with a building height of 20 feet.

Chair Urbanski explained that they were allowing him to work that out with City staff.

Mr. Pokorney asked if they would have to come back for another rezoning, if they ended up coming back with a height of 22.5 feet.

Community Development Director Kabat stated that it would be helpful if the Commission provided direction on how they would like the zoning to be treated for this project. He noted

that the consensus he was hearing from the Commission was that they were comfortable with the height proposed by the applicant. He suggested that the Commission make a motion to adopt the zoning with an amendment to accommodate the building proposed.

City Planner Cauley stated that the draft ordinance language allows up to 23 feet, so the clarity that the Commission should provide is whether or not they want to keep the provision for the requirement of enhanced landscaping to achieve the higher building height.

The Commission discussed whether they wanted to keep the requirement related to enhanced landscaping.

Mr. Pokorney stated that if this is approved as presented, it would mean they would have to come back with a heavy landscaping plan in front of their building, which they do not want to do. He stated that they were willing to comply with a landscaping plan that would landscape around the parking area, but the condition says 'like the townhouses to the south'. He stated that you cannot see the building for the townhouses to the south because the landscaping hides the building. He stated that they can work with staff on the landscaping plan, but they want approval for a 2-story building.

City Planner Cauley reminded the Commission that the public hearing had been closed and the Commission was being asked to make a recommendation to the City Council.

Community Development Director Kabat read aloud the provision in the Ordinance for building height and explained that he wanted to ensure that the Commission knew what it was saying. He stated that he felt that there was plenty of discretion within the Ordinance language to accommodate building height and an appropriately screened site. He reminded the Commission that there was a motion on the table which needed a vote.

Motion carried.

Motion by Commissioner Aasen, second by Commissioner Rydberg, to recommend to the City Council 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:

I. Vacation of the easement is not authorized until the properties have been combined and the property documentation has been recorded with the County.

Motion carried.

8. Other Business

9. Adjourn
Motion by Commissioner Baswa, second by Commissioner Rostad, to adjourn the meeting at 8:32 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
5/13/2026

Subject: **Firefly Acres (fka 0 Creek Road) – Final Plat**

Applicant: Jenn & Scott Schlauderaff

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

Case No.: P.C. No. 2026-10

Synopsis: The applicant is requesting approval of a Final Plat approval for a 2-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

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

Figure 1: Existing Site & Adjoining Uses

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

The Concept Plan for Firefly Acres was approved in October 2025.

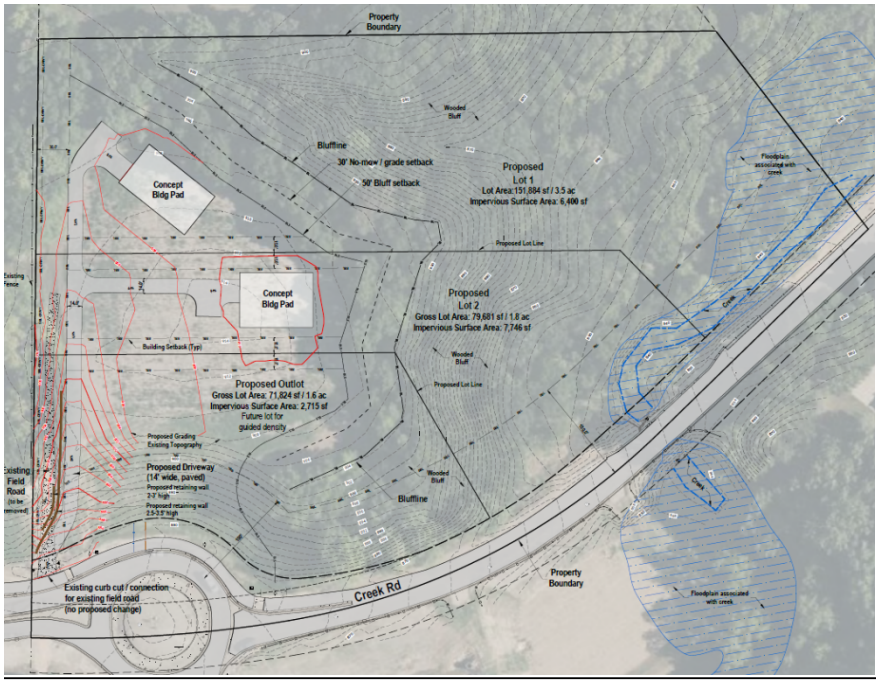


Figure 2: Approved Concept Plan

The Preliminary Plat and Rezoning was approved in March 2026. The property was rezoned to a standard low density residential zoning district (R1B).

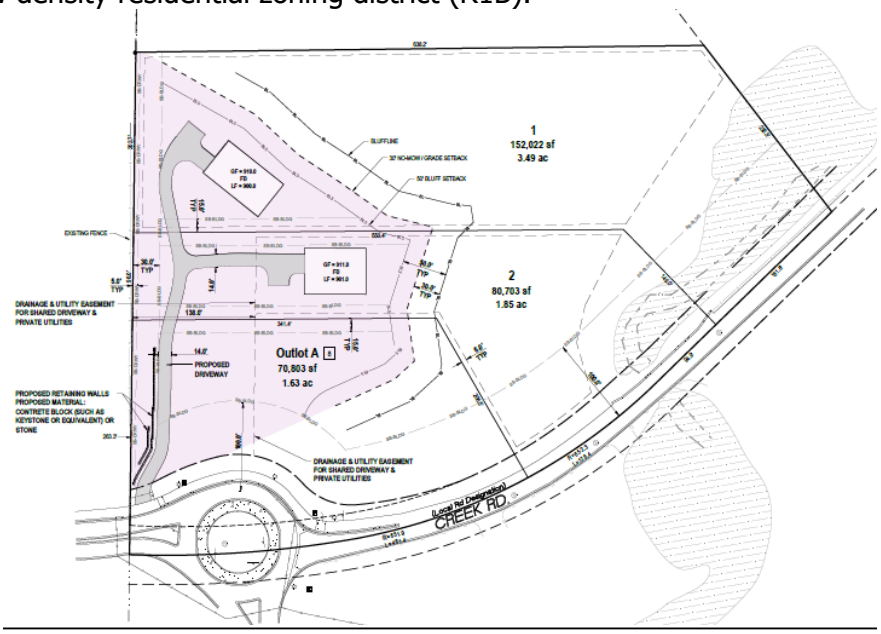


Figure 3: Approved Preliminary Plat

Final Plat

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

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

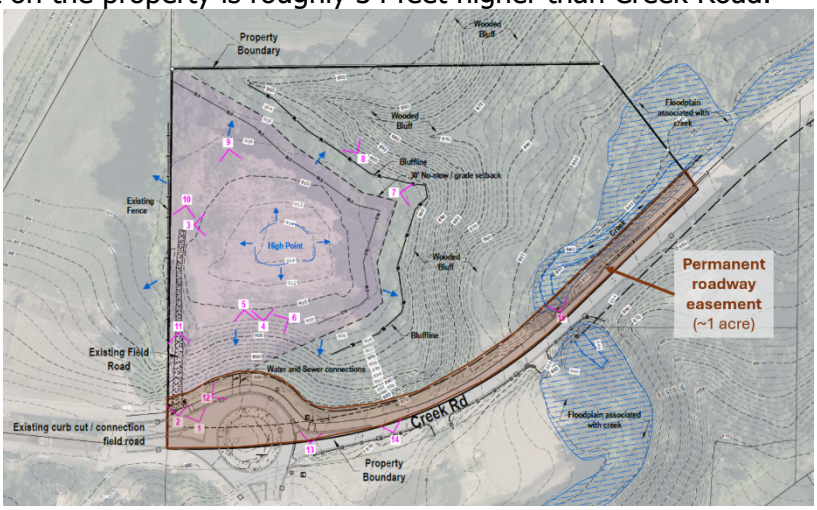


Figure 4: Existing Conditions & Site Forces

- **Final Plat.** The preliminary plat contemplates 2 lots for detached single-family use and one outlot (Outlot A) for a future single-family lot.

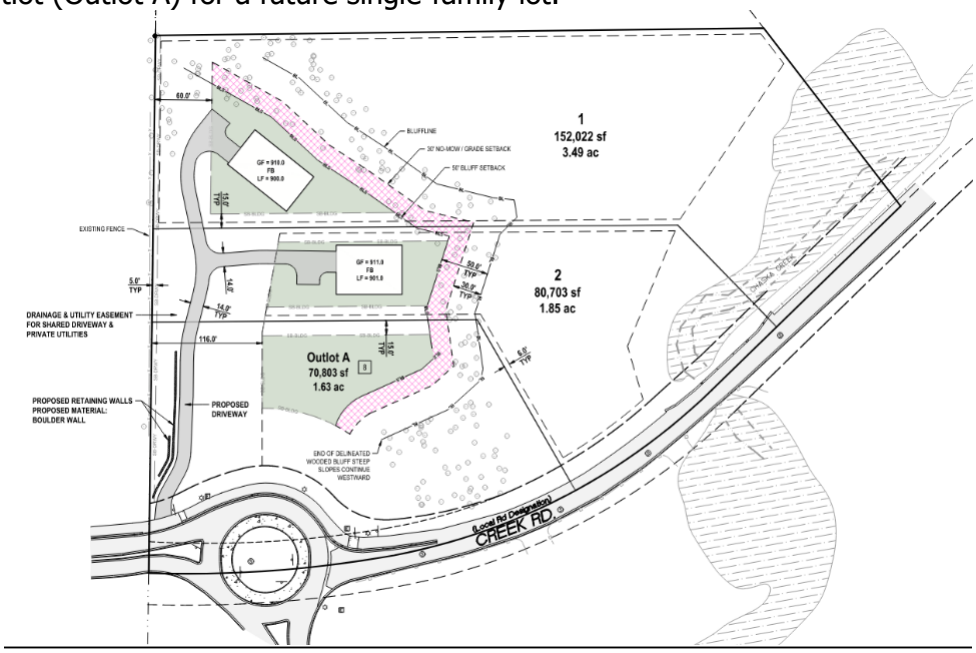


Figure 5: Proposed Final Plat

Land Use. The property is currently zoned low density residential (R1B).

Lot Design & Setbacks: 3 lots are proposed; **Lot 1** = 152,022 sq. ft gross area (3.49 acres); **Lot 2** = 80,703 sq. ft gross area (1.85 acres); and **Outlot A (future Lot 3)** = 70,803 sq. ft gross area (1.63 acres). R1B setbacks are proposed; 30 foot front setback, 15 foot side setback, 30 foot corner setback, and 30 foot rear setback.

Building Type and Design: The applicant has provided renderings on the proposed homes (Figure 6).

Figure 6: Proposed Houses

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

Outlots: The plan includes one outlot (1.63 gross acres). This outlot would be for future development of Lot 3 defined above for a detached single-family home.

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

Utilities: Utility connections are available on the north side of the roundabout. The applicant has provided a utility plan exhibit shown below in Figure 7. Utilities are proposed to extend north from Creek Road.

[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.

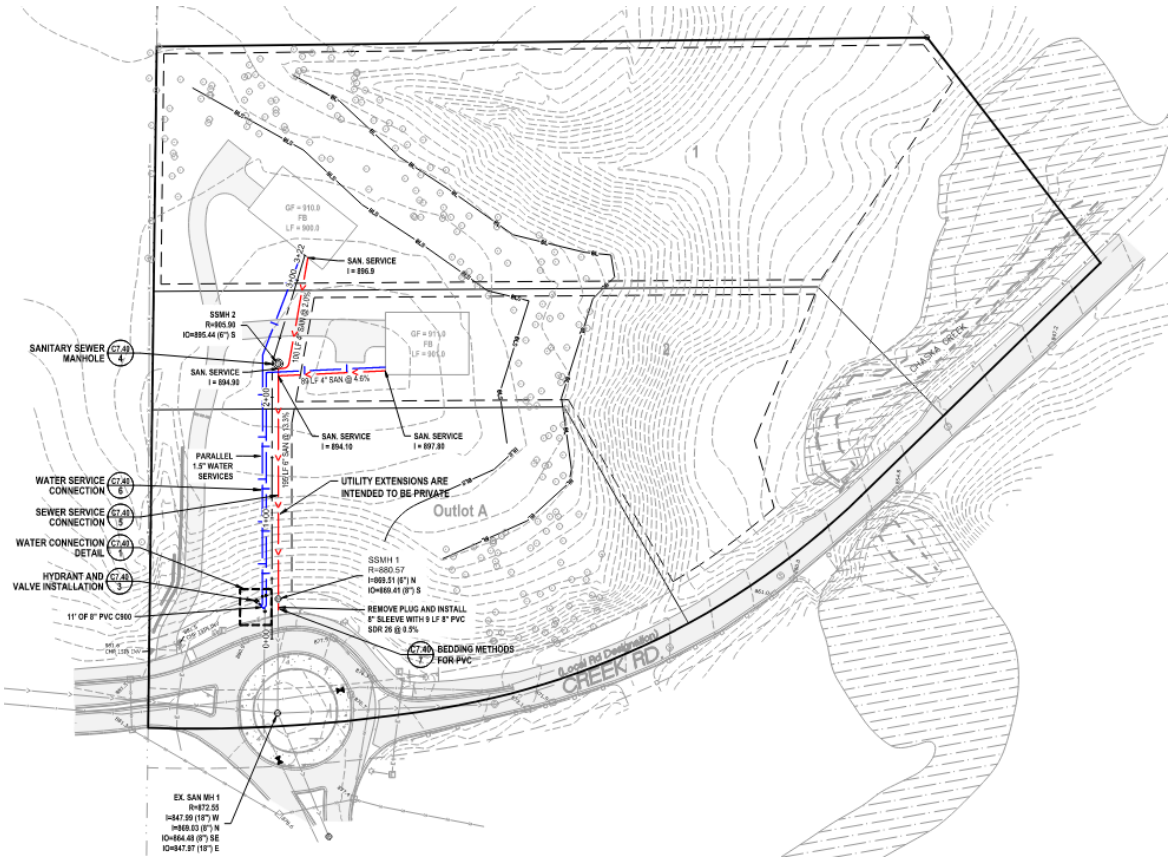


Figure 7: Proposed Utility Plan

Final Plan - Staff Analysis

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

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

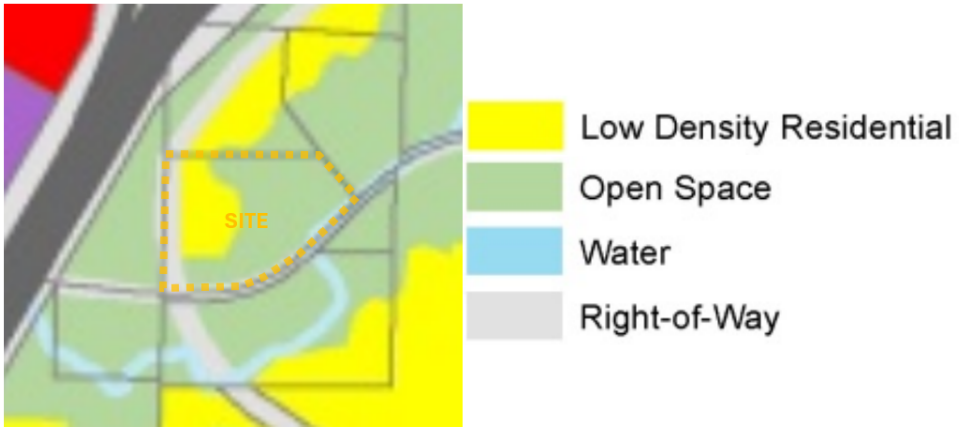


Figure 8: 2040 Comprehensive Plan

Final Plat. The proposed preliminary plat includes 2 single-family lots, and one outlot. The outlot disposition is as follows:

- Outlot A: future development to be owned by the developer

Zoning. The proposed almost 8-acre property consists of single-family lots that provide a net density of 0.83 units/acre (2 lots + Outlot) and 1.25 units/acre (3 lots). The parcel of land that this development encompasses is currently zoned R1B.

The below table is meant to show how the proposed development meets the *low density single-family residence (R1B)* zoning district standards.

	R1B	**Proposed**
Min. Lot Size	15,000 sf	70,803 sf – 152,022 sf
Min. Lot Width/Depth	100 ft or 135 ft* *Min depth for lots abutting wooded steep slopes	~181 ft – 461.4 ft width ~263 ft – 873 ft depth
Min. Setbacks	F: 30 ft S: 15 ft house/10 ft garage R: 30 ft	F: 30 ft S: 15 ft R: 30 ft
Max. Density	1.7 units/gross acre	1.25 units

R1B – Low Density Single Family Residence (section 15.12.070)

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

Staff believe the proposed development meets the intent of this zoning district. Additionally, the proposed development appears to stay within the maximum density required.

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

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

- **Layout.**
  The layout of the development will come from the existing field road access on the north side of the roundabout. The field road will be removed and a new, shared, paved driveway will be installed. The shared driveway will be slightly realigned off the field access and run along the west side of the property where each lot will gain access. Access into the site is steep so maintaining an acceptable slope below 10% will require retaining walls near the west side of the property (ranging from 2-4 feet in height). The two lots are oriented on the north and central portions of the property. The outlot is oriented on the south portion of the property.

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

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

  A future road extension is planned off the northern leg of the Creek Road and Savanna Way roundabout that would ultimately connect to Engler Boulevard. This road is classified as a 2-lane, local road in the Comprehensive Plan (see orange arrow in Figure 9). The proposed development plan of two lots does not warrant the construction of this road. Until additional development occurs the city will be able to determine if the road extension is needed to support future growth. Also at that time, the location and design of the road will also be more understood.

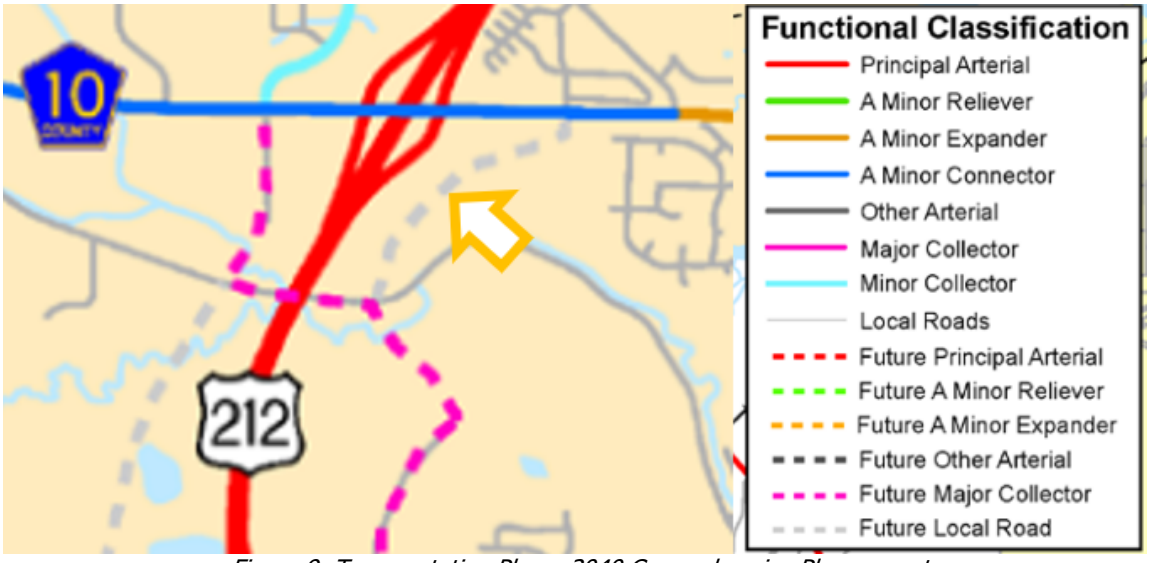


Figure 9: Transportation Plan – 2040 Comprehensive Plan excerpt

The ghost plans provided in the concept plan show proposed road right-of-way width that is consistent with the City's requirements of 60 feet wide. This is important to understand how the proposed plan fits in with the long range plan for the city. Conceptual grading is also included to understand those limits in relation to the proposed lots/homes. It appears the layout of the homes/lots do not preclude the ability to extend a public road through should it be warranted (see Figure 10).

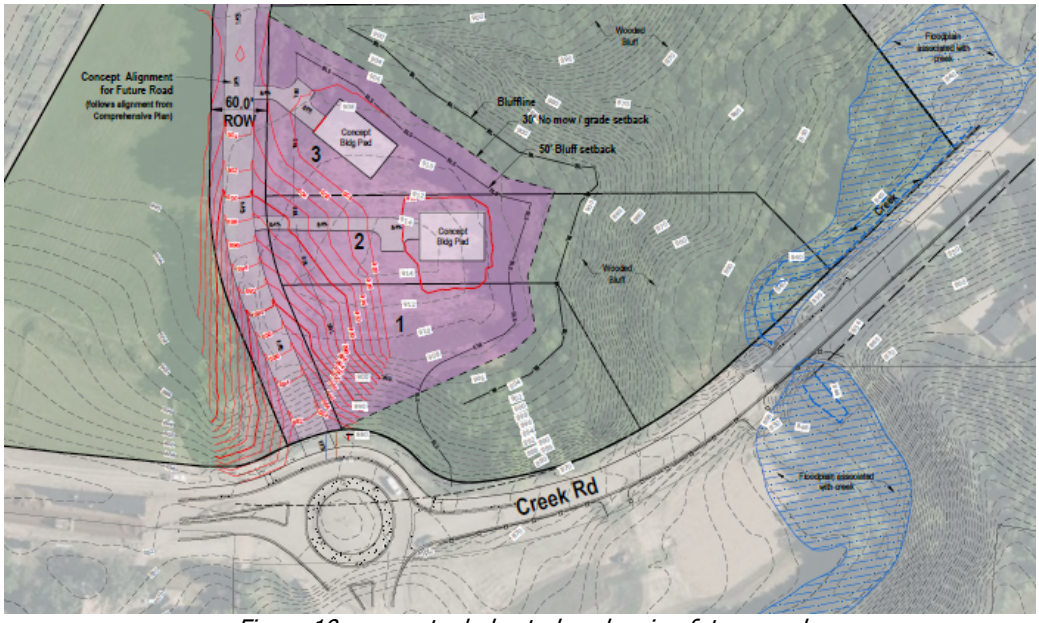


Figure 10: conceptual ghost plan showing future road

- **Utilities & Easements.**
  Sewer and water utilities are currently available. Sewer and water would be extended north from the roundabout and provide independent, private services to each lot. Utilities would be extending across one or more private lots in this development to provide service. Utility easements will be required to accommodate these utility extensions on neighboring

property. A large drainage & utility easement is shown across Lot 2 and Outlot A to encompass the proposed utility extensions (see Figure 11). Additionally, since these utilities will be private, a maintenance agreement will be needed between the property owners to encompass maintenance responsibilities.

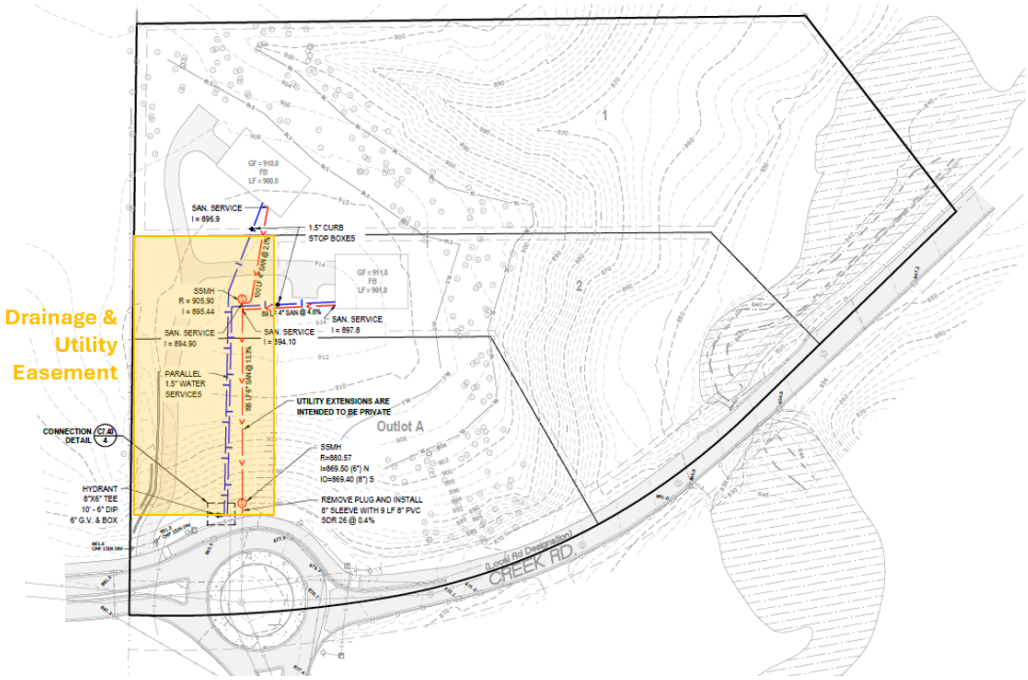


Figure 11: Proposed Utility Plan and Utility Easement

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

- **Tree Preservation & Landscaping**
  Trees are present on a majority of the site and surround most of the agriculture perimeter. A tree inventory and preservation plan was submitted that surveyed 286 trees along the wooded perimeter, and shows 21 trees will be removed to accommodate the development. The removals include American Elm, Green Ash, Black Cherry and Crab Apple trees. These trees are not typically ones the city would advise in saving.

  The preliminary plan shows the inclusion of 9 new trees along the western property limits, which will be a mix of oak, black walnut, basswood, cottonwood, crab apple and sugar maple.

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

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

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
April 7, 2026	June 6, 2026	August 5, 2026
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the Final Plat for Firefly Acres, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits unless modified by the conditions below:**
    a. **Narrative (pgs 1-3), prepared by Jenn & Scott Schlauderaff**
    b. **Title Sheet, prepared by LRC, dated January 28, 2026**
    c. **Existing Conditions & Removals, prepared LRC, dated January 28, 2026**
    d. **Preliminary Plat & Site Plan, prepared by LRC, dated January 28, 2026**
    e. **Grading, Drainage & Erosion Control Plan, prepared by LRC, dated January 28, 2026**
    f. **SWPPP Notes prepared by LRC, dated January 28, 2026**
    g. **Utility Plan, prepared by LRC, dated January 28, 2026**
    h. **Civil Details – Site & Grading, prepared by LRC, dated January 28, 2026**
    i. **Civil Details – Utilities, prepared by LRC, dated January 28, 2026**
    j. **Tree Survey/Preservation Plan, prepared by LRC, dated January 28, 2026**
    k. **Tree Inventory Table, prepared by LRC, dated January 28, 2026**
    l. **Landscape Plan, prepared by LRC, dated January 28, 2026**
2. **Adherence to the City Engineer memo dated February 2, 2026.**
3. **Coordination with:**
    a. **City Engineer regarding utilities, grading, access, and drainage.**
    b. **Minnesota Valley Electric Coop on electric service.**
4. **Compliance with City Ordinances and Regulations, including:**
    a. **Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.**
    b. **Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.**
    c. **Sec. 15.36.080, Subdivision Design Standards**
    d. **Maximum of 10% driveway slope**
5. **Setbacks are as follows:**
    a. **Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback**
    b. **Creek Road: 100 feet from centerline**

   c. **Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater**
6. **Prior to final plat recording, the following must be completed:**
   a. **Developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees**
   b. **Provision of a recorded cross access easement over the shared driveway**
   c. **Provision of utility easements as defined and approved by the Engineering department and shown on the final plat**
   d. **Provision of a recorded maintenance agreement on the private utilities**
7. **Prior to platting Outlot A into a third lot, the following must be completed:**
   a. **Preliminary plat and final plat approvals for the third lot**
   b. **Provision of a public or private road meeting city standards and ROW requirements**
8. **Provision that city utilities are extended to the site by the property owner and paid for by the property owner.**

FIREFLY ACRES

PLAT FILE NO. _____

C.R. DOC. NO. _____

PRELIMINARY COPY

LAST SAVED BY: CSTROMWALL on Thursday, April 23, 2026 at 2:24:29 PM
LOCATION: Q:\CIVIL-3D-PROJECTS\1 2026 PROJECTS\26019?PP\CURRENT
FILENAME: 26019?PP-FINAL.DWG
FILESIZE: 21.84MB

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: that Scott Robert Schlauderaff and Jennifer Schlauderaff, joint tenants and owners of the following described property situated in the County of Carver, State of Minnesota, to-wit:

That part of the East Half of the Northeast Quarter of Section 6, Township 115, Range 23, lying west of the east 315.0 feet thereof, described as follows: Commencing at the Northeast corner of Section 6, thence on an assumed bearing of South 89 degrees 35 minutes 57 seconds West along the north line of the Northeast Quarter of Section 6, a distance of 315.0 feet; thence South 0 degrees 19 minutes 44 seconds East, parallel with the East line of the Northeast Quarter, a distance of 842.64 feet; thence North 86 degrees 52 minutes 36 seconds West, a distance of 478.61 to the actual point of beginning, thence South 1 degree 21 minutes 31 seconds West a distance of 297.35 feet; thence South 37 degrees 54 minutes 36 seconds East, a distance of 499.53 feet; thence South 45 degrees 27 minutes 10 seconds West, a distance of 276.46 feet; thence Southwesterly along a tangential curve, concave to the Northwest, a distance of 395.87 feet, having a radius of 651.94 feet and a central angle of 34 degrees 47 minutes 29 seconds; thence Westerly along a curve, concave to the North, a distance of 243.97 feet, (having a radius of 1242.80 feet), to the West line of the East Half of Northeast Quarter; thence North 0 degrees 23 minutes 54 seconds East along the West line of the East Half of Northeast Quarter, a distance of 1106.95 feet, thence South 86 degrees 52 minutes 36 seconds East, a distance of 479.98 feet to the actual point of beginning, excepting therefrom the following: that part of the East Half of the Northeast Quarter of Section 6, Township 115, Range 23 West lying West of the East 315.0 feet thereof described as follows: Commencing at the Northeast corner of Section 6; thence on an assumed bearing of South 89 degrees 35 minutes 57 seconds West along the North line of the Northeast Quarter of Section 6, a distance of 315.0 feet; thence South 80 degrees 19 minutes 44 seconds East parallel with the East line of the Northeast Quarter a distance of 842.64 feet; thence North 86 degrees 52 minutes 36 seconds West a distance of 478.61 feet to the actual point of beginning; thence South 1 degree 21 minutes 31 seconds West a distance of 297.35 feet; thence South 37 degrees 54 minutes 36 seconds East a distance of 264.08; thence South 88 degrees 59 minutes 40 seconds West a distance of 638.30 feet to the West line of the East Half of the Northeast Quarter; thence North 00 degrees 23 minutes 54 seconds East along the West line of the East Half of the Northeast Quarter a distance of 542.93 feet; thence South 86 degrees 52 minutes 36 seconds East a distance of 479.98 feet to the point of beginning.

Has caused the same to be surveyed and platted as FIREFLY ACRES, and does hereby dedicate to the public for the public use forever the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only as created by this plat.

In witness whereof said Scott Robert Schlauderaff and Jennifer Schlauderaff, joint tenants and owners Have hereunto caused these presents to be signed this ____ day of _____, 20___ .

Signed By: _____
Scott Robert Schlauderaff

Signed By: _____
Jennifer Schlauderaff

NOTARY CERTIFICATE
STATE OF _____
COUNTY OF _____

_____ (Signature)
_____ (Print Name)

The foregoing instrument was acknowledged before me this _____ day of _____ , 20____, Notary Public, _____ County, _____

My Commission Expires _____

SURVEYORS CERTIFICATION

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

Dated this _____ day of _____

_____
Kurt D. Nelson, Licensed Land Surveyor
Minnesota License No. 45356

NOTARY CERTIFICATE
STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me this ____ day of _____ , 20____, by Kurt D. Nelson, Licensed Land Surveyor.

_____ (Signature)

_____ (Print name)

Notary Public, _____ County, _____

My Commission Expires _____

COUNTY COUNCIL, City of Chaska, Minnesota

This plat of FIREFLY ACRES was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting therof held this _____ day of_____, 20____, and said plat is in compliance with the provisions of Minnesota State Statutes, Section 505.03, Subd.2.

City Council, City of Chaska, Minnesota

By: _____
Mayor

_____
Clerk

COUNTY SURVEYOR, Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been reviewed and approved this _____ day of _____, 202___.

_____
Brian Praske, County Surveyor

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that taxes payable in 20___ and prior years have been paid for on land described on this plat. Dated this _____ day of _____ , 202___ .

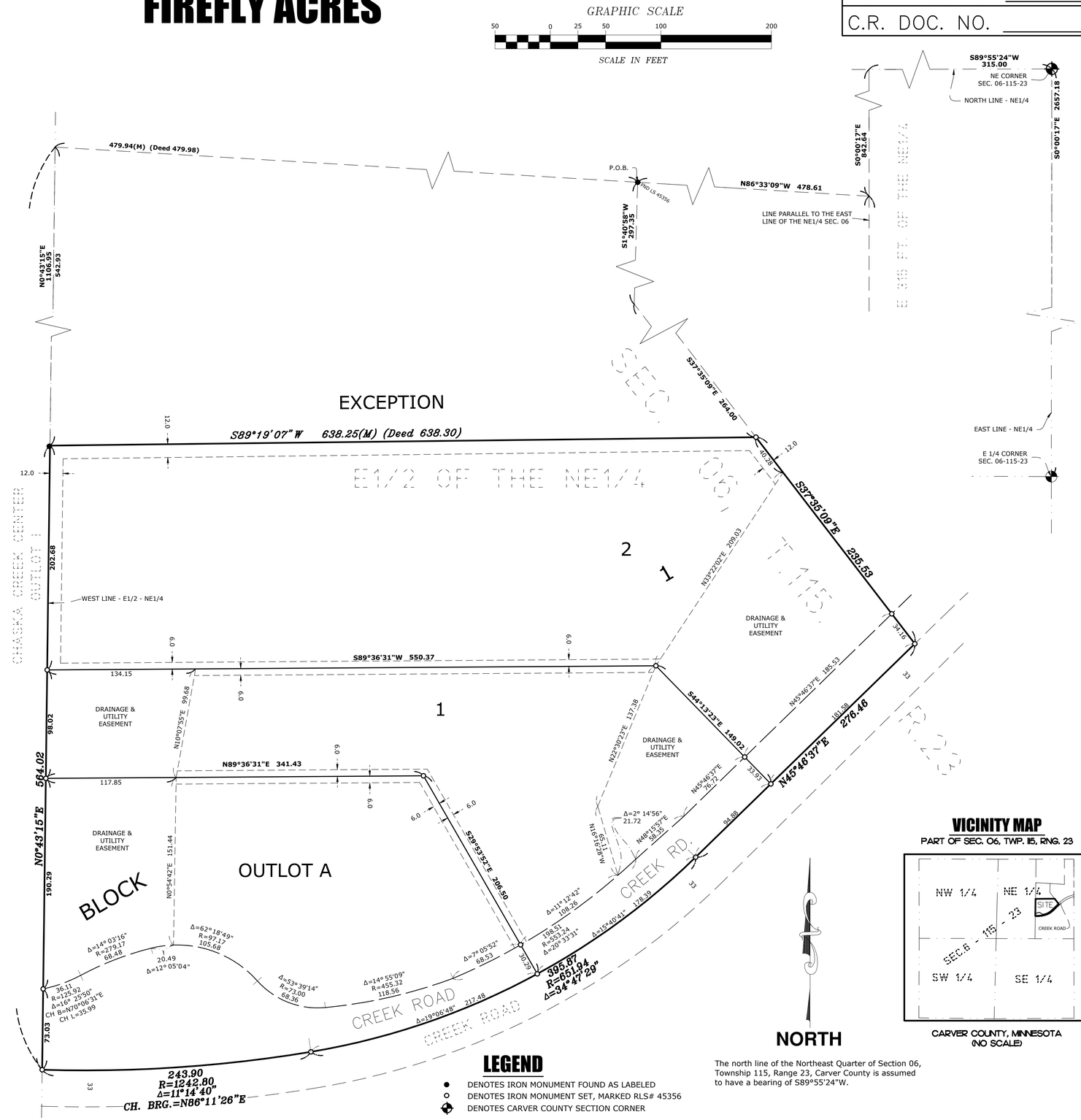
_____
Denise Anderson
Property Tax & Elections Director

COUNTY RECORDER, Carver County, Minnesota

I hereby certify this plat of FIREFLY ACRES was filed this _____ day of _____ , 202___, at_____ o'clock __.M., as Document Number_____.

_____
Karen Lewis, County Recorder

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors



LEGEND

- ● DENOTES IRON MONUMENT FOUND AS LABELED
- ○ DENOTES IRON MONUMENT SET, MARKED RLS# 45356
- ⊕ DENOTES CARVER COUNTY SECTION CORNER

NORTH

The north line of the Northeast Quarter of Section 06, Township 115, Range 23, Carver County is assumed to have a bearing of S89°55'24"W.

VICINITY MAP

PART OF SEC. 06, TWP. 115, RNG. 23

CARVER COUNTY, MINNESOTA
(NO SCALE)

Firefly Acres

Chaska, MN

Construction Documents

April 7, 2026

GENERAL NOTES

1. MN statute requires notifications per "State One Call" prior to commencing any grading, excavations or underground work.
2. The contractor shall field verify locations and elevations of existing utilities and topographic features prior to commencement of construction activity. The contractor shall notify the engineer of any discrepancies or variations from the plans.
3. The contractor shall take all precautions necessary to avoid property damage to to adjacent properties during the construction phase of this project. The contractor will be held responsible for any damages to adjacent properties occurring during the construction phase of this project.
4. The contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagman and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the engineer prior to placement. Traffic control devises shall conform to the appropriate MN Department of Transportation Standards.
5. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for the conditions on the job site, including safety for all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.
6. The duty of the engineer or developer to conduct construction review of the contractors performance is not intended to include review of the adequacy of the contractors safety measures in, or near the construction site.
7. Before beginning construction the contractor shall install erosion and sedimentation control measures in accordance with NPDS permit requirements, best management practices, state and local requirements and the details shown on the detail sheet(s) of the project plan set.
8. All construction permits, applications and fees are the responsibility if the contractor.
9. All entrance and connections to city streets shall be constructed per the requirements of the state and local jurisdictions, The contractor shell be responsible for all permits and notifications as required.
10. All street repairs and patching shall be performed per the requirements of the city. All traffic control shall be provided by the contractor and shall be established per the requirements the MN manual of uniform traffic control devices and the city. This shall include all signage, barricades, flashers and flaggers as needed. All public streets shall be open to traffic at all times.
11. Adjust all existing structures, both public and private to the proposed grades where disturbed and comply with all requirements of the utility owners. Structures being reset to paved areas must meet owners requirements for traffic loading.
12. Existing conditions topographic survey provided by others.

GOVERNING SPECIFICATIONS

The Latest Edition of the Minnesota Department of Transportation "Standard Specification for Construction" shall apply.

The Latest Edition of the City Engineers Association of Minnesota (CEAM) standard specifications shall apply.

The Latest Edition of the City of Chaska engineering standards and specifications shall apply.

All federal, state, and local laws, regulations, and ordinances shall be complied with in the construction of this project.

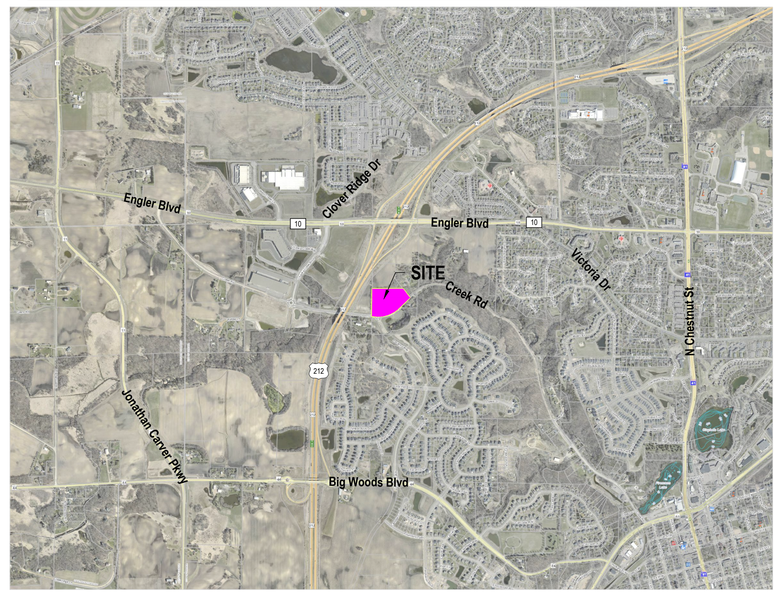
All traffic control devices and signaling shall conform to the latest edition of the Minnesota Manual on uniform traffic control devices. Including the latest field manual for temporary traffic control zone layouts.

PROJECT BENCHMARK

MNDOT GSID Station #90533
MNDOT Name: 1008 S 1
Elevation: 741.331 NAVD88

Benchmark location: west of the site and north of Creek Rd, at the eastern edge of the concrete slab at highway 212. Approximately 500' west of the western project boundary, and 32' north of the north edge of the asphalt trail along Creek Road.

VICINITY MAP



LEGAL DESCRIPTION

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WARNING

The contractor shall be responsible for identifying the locations of all existing utilities. They shall cooperate with all utility companies in maintaining their service and / or relocation of lines

The contractor shall contact "Gopher State One Call" at least 48 hours in advance for the locations for all underground wires, cables, conduits, pipes, manholes, valves or other buried structures before digging. The contractor shall repair or replace the above when damaged during construction at no cost to the owner.

SHEET INDEX & SUBMITTALS

	12.23.2025	01.28.2026	03.10.2026	04.07.2026
C0.0 - Title Sheet with Aerial Site Exhibit	X	X	X	X
C1.0 - Existing Conditions & Removals	X	X	X	X
C2.0 - Preliminary Plat & Site Plan	X	X	X	X
C3.0 - Grading, Drainage, & Erosion Control Plan	X	X	X	X
C3.1 - SWPPP Notes	X	X	X	X
C3.2 - Topsoil Management Plan				X
C4.0 - Utility Plan	X	X	X	X
C4.1 - Utility Profile				X
7.30 - Civil Details - Site & Grading	X	X	X	X
7.40 - Civil Details - Utilities	X	X	X	X
L1.0 - Tree Survey / Preservation Plan	X	X	X	X
L1.1 - Tree Inventory Table	X	X	X	X
L2.0 - Landscape Plan	X	X	X	X

PROJECT CONTACTS

OWNERS	**Scott and Jenn Schlauderaff** **8040 Creek Rd** **Chaska, MN 55318**	**Jenn Schlauderaff** **612-345-2581** **jennschlaud70@gmail.com**
CIVIL ENGINEER	**Land & Resource Consulting** **14260 23rd Ave N** **Plymouth, MN 55447**	**Randy Hedlund** **651-398-3586** **RandyH@landandresource.com**
SURVEYOR	**E.G. Rud** **6776 Lake Drive NE** **Lino Lakes, MN 55014**	**Kurt Nelson** **320-332-8950** **knelson@egrud.com**

DRAWINGS BY

Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
MN. Lic. No. 19576

Date: _____

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026
Carver County WMO	03.10.2026
Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

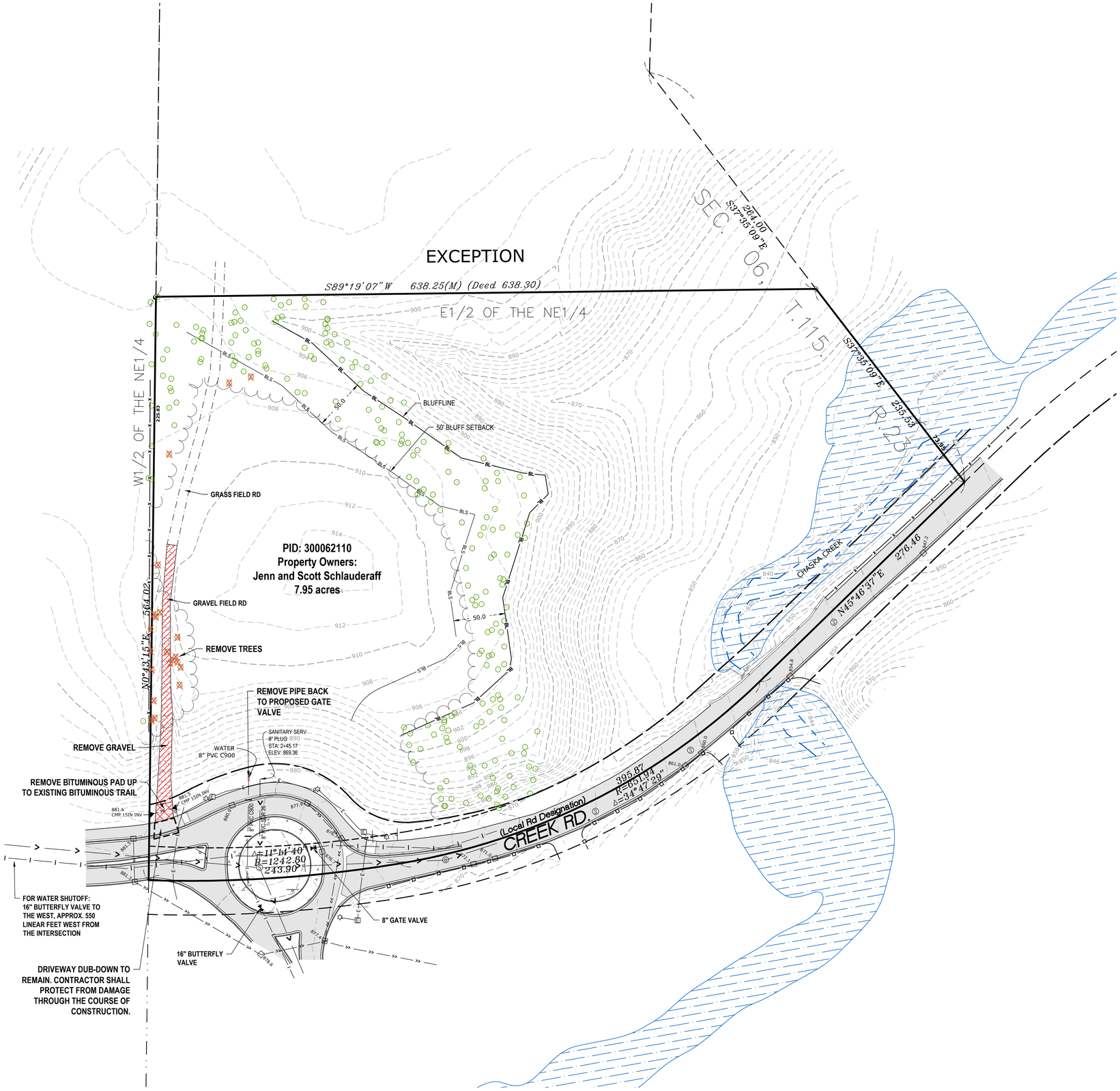
SHEET TITLE

Title Sheet

SHEET NUMBER

C0.0

Copyright Land & Resource Consulting



Existing Conditions Notes

1. Existing conditions shown are based on actual field survey, City of Chaska utility records and utility service provider records and is approximate. Existing conditions shall be verified prior to the start of construction and any inconsistencies shall be reported to the engineer or owner/developer immediately.

Removals and Clearing Notes

1. All temporary erosions control measures shall be installed and inspected prior to the start of construction. Refer to sheet 3.0 for erosion prevention and sedimentation control measures utilized.
2. Contractor shall obtain permits for demolition, removals, clearing, grubbing and disposal prior to the start of construction.
3. Dimensions illustrating the limits of demolition and removals are approximate. Coordinate the actual limits of demolition with the proposed improvements.
4. All lane closures and work within the public right-of-way shall be reported to the City of Chaska and Carver County 7 days prior to the start of construction.
5. Emergency access through the construction areas shall be maintained throughout the course of construction.
6. Contractor shall provide barricades, lights, signs traffic control and other measures necessary to ensure safe traffic flow during the course of construction.
7. Features not designated to be removed shall be protected during the course of construction. Damage to features not designated for removal or altered as part of this project shall be repaired or replaced at no additional cost to the developer, city or county.
8. Trees designated for removal includes the root structure. Trees on or near the limits of grading or removals shall be saved unless noted otherwise on the plans. Trees and stumps may be ground onsite. Chipped materials shall be removed from site.
9. Contractor shall remove all features including, but not limited to underground utilities, fence, walls, footings, walls, lighting, signs, stairs, and landscaping within the grading and demolition limits unless otherwise noted on the plans.
10. Coordinate removal, termination, and reuse of existing utilities and appurtenances with service providers. Restore all disturbed utilities or coordinate repair/replacement with the utility service providers.
11. Exiting conduits and underground pipes may be abandon in-place if filled properly with sand or flowable fill if the existing utilities are not in conflict with existing or proposed utilities or structures. Termination of a utility shall be completed in accordance with the utility service provider's standards.
12. Demolition debris shall become property of the contractor unless noted otherwise on the plans. All construction debris shall be removed from the site to an approved location.
13. Report the presence of wells and drain fields and septic tanks to the engineer and owner.

Existing Conditions Legend

- Section Line
- Property Boundary
- ROW
- Adjacent Property Line
- Easement Line
- Major Contour
- Minor Contour
- Bluff Line
- Bluff Setback
- Electrical
- Storm Culvert
- Storm
- Water
- Sanitary
- Treeline
- Chain Link Fence
- Guardrail
- Creek
- Iron Monument Found as labeled
- Iron Monument set, marked RLS# 41578
- Electrical Box
- Light Pole
- Sanitary Sewer Manhole
- Storm Sewer Apron
- Catch Basin
- Water Valve
- Sign
- Existing Tree
- Bituminous Surface
- Concrete Surface
- Gravel Surface
- Floodplain (FEMA Zone A)

Removals Legend

- Gravel Removal
- Bituminous Removal
- Tree Removal
- Pipe Removal

N

50 scale

0 50 100

Know what's below. Call before you dig.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

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Firefly Acres

Chaska, MN

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ISSUE / REVISION	DATE
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Carver County WMO	03.10.2026
Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

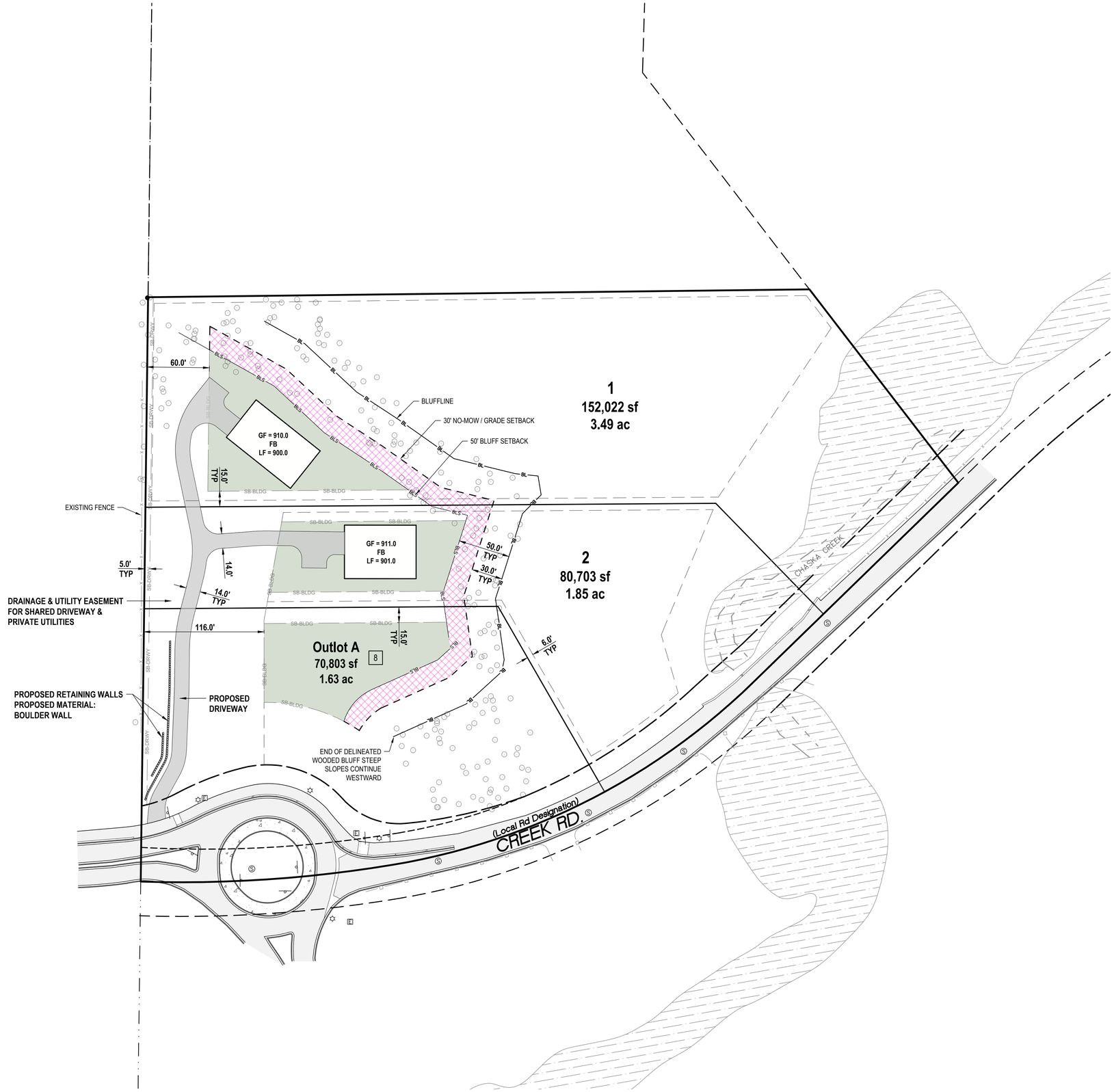
SHEET TITLE

Existing Conditions & Removals

SHEET NUMBER

C1.0

Copyright Land & Resource Consulting



General Site Notes

1. For surveying and construction staking, contact Land & Resource Consulting 763.340.0699.
2. Dimensions are to outside foundation wall, back of curb or edge of bituminous pavement unless noted otherwise on the drawings.
3. The building and structure location and orientation is shown on the plans in relation to the property boundary and right-of-way.
4. Building and structure dimensions are approximate. Architectural and structural plans shall be utilized to stake the new structures and buildings.
5. Erosion control and sedimentation control measures shall be installed and inspected prior to the start of construction.
6. City infrastructure shall be built in accordance with Chaska material and construction methods. In the event of a discrepancy, the City Standards shall govern.
7. Improvements within the County right-of-way shall be constructed in accordance with County Construction Standards. In the event of a discrepancy, the County Standards shall govern.
8. Outlot A is land for future development and will be owned by the developer.

Zoning & Setback Summary

Existing Zoning Designation: Open Development
Proposed Zoning Designation: R1B Low Density Single Family Residence

Minimum Lot Size: 15,000 sf
Minimum Lot Width: 100'
Minimum Lot Depth: 135'

Building Setback Requirements:
Front Yard: 30'
Rear Yard: 30'
Side Yard (Interior): 15'
Side Yard (Street): 30'
Creek Rd Centerline: 100'

Bluff Setback Information
Bluff Setback: 50'
No mow-zone: 30'

Area Summary

Existing:			
Pervious:	319,233 sf	7.33 ac	92.1%
Impervious:	27,229 sf	0.63 ac	7.9%
Total	346,462 sf	7.95 ac	100.0%
Proposed:			
Pervious:	304,908 sf	7.00 ac	88.0 %
Impervious:	41,554 sf	0.95 ac	12.0%
Total	346,462 sf	7.95 ac	100.0%

Density Calculations

Maximum gross density for R1B District = 1.7 un / ac

Gross Density
Gross property area = 7.95 acres
Proposed project gross density:
2 lots = 0.25 un / ac
3 lots = 0.38 un / ac

Net Density
Buildable area = 105,540 sf / 2.4 acres
Proposed project net density:
2 lots = 0.83 un / ac
3 lots = 1.25 un / ac

Legend

- SB-BLDG — Building Setback Line
- SB-DRWY — Driveway Setback Line
- Easement
- Retaining Wall
- Bituminous
- Buildable area for homes, per lot
- No grading and no mowing in this area

N

50 scale
0 50 100

Know what's below. Call before you dig.

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Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

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Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Site Plan

SHEET NUMBER

C2.0

Copyright Land & Resource Consulting

General Grading & Erosion Control Notes

1. For surveying and construction staking, contact Land & Resource Consulting 763.340.0699.
2. Erosion control measures shall be installed prior to the start of construction.
3. Install inlet protection: Wimco RD or CG models or approved equal. Inspect, clean and maintain inlet protection though the course of construction.
4. Soil disturbance and grading practices shall be minimized and staged as much as possible.
5. All erosion control practices shown are to be considered the minimum. Additional erosion control practices, measures and materials may be necessary to stabilize sediment within the construction site during during construction.
6. Surface stabilization and turf shall meet the following standards:

Item	MnDOT Ref. Spec.
Sod	MnDOT 3878
Seed	MnDOT 3876

For temporary erosion control:
Apply MN Mix "Oats" @ 100 lb./acre
(May 1 - July 31)
Apply MN Mix "Winter Wheat" @ 100 lb./acre
(Aug. 1 - Oct. 31)
For permanent groudcover:
See sheet L2.0 Landscape Plan

Mulch	MnDOT 3882

Install MN Type 1 @ 2 ton/acre - Disc anchored

Erosion Control Blanket	MnDOT 3885

Install MN Type 3N (12 mo.) or Type 4N (24 mo.)

Fertilizer	MnDOT 3881

Apply in accordance with product standards. MN

7. Clear and grub construction area. Stockpile topsoil for reuse.
8. Mulch, hydromulch, tackifier, polyacrylamide are not used within wetted perimeter of drainage ditches of swales with >2% slope.

Legend

- 900 — Proposed Contour
- ×11.94 — Spot Elevation - Proposed
- ×(11.94) — Spot Elevation - Existing
- Construction Entrance
- Erosion Control Blanket
- SF — Silt Fence
- Inlet Protection

N

50 scale

0 50 100

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PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heinrich
MN. Lic. No. 19576

Date: _____

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026
Carver County WMO	03.10.2026
Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Grading, Drainage, & Erosion Control

SHEET NUMBER

C3.0

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Project Description and Location

Location: Latitude: 44.801 N , Longitude: -93.626 W

The Project Scope Includes:
- Grading
- Paving
- Installation of utility services

Land Changes:

Total Disturbed Area	1.73 ac.
Existing Impervious	0.63 ac.
Proposed Impervious	0.95 ac.
Net Change in Impervious	0.32 ac.

See Sheet C3.0 for Temporary and Permanent Erosion Prevention and Sediment Control BMPs

SWPPP Contacts and Responsibility

Owner:
Jenn and Scott Schlauderaff
4080 Creek Rd
Chaska, MN 55318

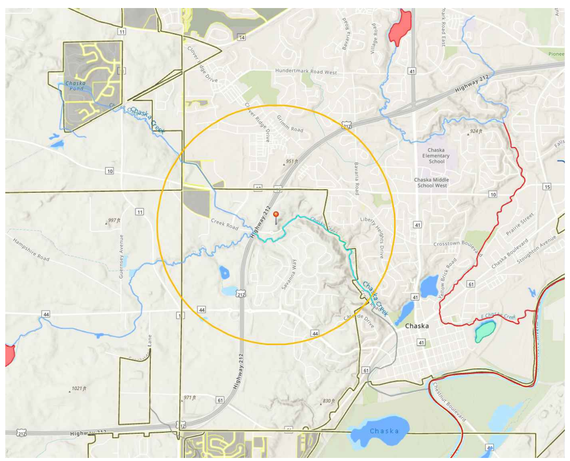
Contractor:
To be determined.

SWPPP Designer:
Jackson Keeley
Land & Resource Consulting, Inc
jacksonk@landandresource.com
Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2028

SWPPP Inspector / Manager:
To be determined.

The Owner and Contractor are co-permitees for the National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit. The contractor is responsible to comply with all aspects of the NPDES Construction Stormwater General Permit until the Notice of Termination has been filed with the MPCA. The contractor is primarily responsible for the implementation of the SWPPP, including, but not limited to, installation, inspection, and maintenance of erosion prevention, sediment control, and pollution prevention BMPs. The owner is responsible for long-term operation and maintenance of permanent stormwater treatment systems.

Special & Impaired Waters



Chaska Creek is an impaired stream within 1 mile of the project site.

Environmental Review

There are no stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state or federal review conducted for the project.

General SWPPP Notes

- The SWPPP, including amendments, inspection records, and maintenance records, must be kept on site during normal working hours.
- The contractor must amend the SWPPP as necessary to reflect any updates or modifications to BMP installation
- Protect all storm drain inlets using appropriate BMPs during construction until they establish permanent cover on all areas with potential for discharging to the inlet.
- The contractor must not disturb more land than can be effectively maintained and inspected. Working in phases can reduce the duration of having exposed soil.
- Sediment control practices can be adjusted or removed temporarily to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Immediately after completed, sediment control must be replaced. If short-term activity, has not completed, replace sediment control by next precipitation.
- Preserve topsoil in stockpiles onsite, if feasible.
- Keep stockpiles outside of natural buffers and surface waters
- Place silt fence or an equivalent sediment control device around the base of stockpiles. Stabilize stockpiles within 7 days if unused.
- Restrict vehicle and equipment use in areas where final vegetative stabilization will occur.
- Erosion prevention and sediment control BMPs shall be placed as necessary to minimize erosion from disturbed surfaces and to capture sediment on site. All erosion control measures shall be in place prior to the start of construction in the area.
- Refer to NPDES Construction Stormwater General Permit for Final Stabilization and termination of coverage requirements.

BMP Installation Schedule

See Sheet C3.0 for BMP quantities

1. Prior to start of construction, install perimeter control and delineate locations of areas not to be disturbed.
2. Vehicle tracking pads should be installed to minimize tracked sediment on adjacent roads. See sheet C3.0 for location details.
3. Strip topsoil and place it in stockpiles.
4. Once construction activity ceases for 7 days or more, in an area, that area will be stabilized with temp. or permanent BMPs.
5. Complete all construction activity and remove temporary BMPs.

Site Inspection and Maintenance

A trained individual must inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.

- Inspect all sediment control and erosion prevention BMPs and Pollution Prevention Management Measures.
- Inspect surface waters and properties adjacent to the site for erosion and sediment deposition.
- Inspect vehicle construction exits for excess sediment buildup.

Record all inspections and maintenance activities within 24 hours of being conducted and these records must be retained with the SWPPP. These records must include:

a. date and time of inspections; and

b. name of persons conducting inspections; and

c. accurate findings of inspections, including the specific location where corrective actions are needed; and

d. corrective actions taken (including dates, times, and party completing maintenance activities); and

e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and

f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants); and any amendments to the SWPPP proposed as a result of the inspection must be documented within seven (7) calendar days.

Maintain all BMP's until final stabilization has occurred and Notice of Termination has been submitted to MPCA

Repair, replace, or supplement all nonfunctional BMPs by the end of next business day unless noted differently below.

- Remove tracked sediment from paved surfaces both on and adjacent to the site within 24 hours of discovery.
- Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the NPDES Construction Stormwater General Permit.
- Repair, replace, or supplement perimeter control and inlet protection if nonfunctional or if sediment reaches $\frac{1}{2}$ the height of the device.

Pollution Prevention

- Building products and landscape materials that have potential to leach pollutants into stormwater are to be covered.
- Provide a spill kit at each work location on site and take reasonable steps to prevent discharge of spilled or leaked materials (ie. drip pans or absorbents). Report and clean up spills immediately.
- Store and dispose of all solid waste according to Minn. R. Ch. 7035.
- Chemicals, fertilizers, and pesticides must be placed under cover to prevent discharge of pollutants.
- Portable toilets are to be positioned and secured so the cannot be easily tipped. Disposed of sanitary waste in accordance with Minn. R. Ch. 7041
- Hazardous materials and toxic waste must be properly stored in sealed containers to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
- Limit external washing of trucks and other construction vehicles to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Provide effective containment for all liquid and solid wastes generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. Prevent liquid and solid washout wastes from contacting the ground and must design the containment so it does not result in runoff from the washout operations or areas. Properly dispose liquid and solid wastes in compliance with MPCA rules. Install a sign indicating the location of the washout facility. [Minn. R. 7035, Minn. R. 7090]

Temporary Sediment Basin

A temporary sediment basin is not required.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heitkamp
MN. Lic. No. 19576

Date:

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ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026
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Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

SWPPP Notes

SHEET NUMBER

C3.1

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Topsoil Management Notes

1. Six (6) inches of topsoil must be restored to all pervious areas.
2. Topsoil must meet the Carver County Watershed Management Organization (CCWMO) Topsoil Standard. Stockpiled material may need to be amended or imported to meet the standard.
3. Subsoil must be de-compacted to a depth of 6 inches prior to placement of topsoil and that the contractor must identify the decompaction method used.
4. The method of topsoil testing, method of re-applying stockpiled topsoil, and location and size of stockpiles are to be determined by the contractor.
5. The contractor will determine the method of topsoil testing, method of re-applying stockpiled topsoil, and the location and size of stockpiles.

Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the $\frac{3}{4}$ in [19mm]	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 cubit centimeter (g/cm3) in the upper 12 inches of soil.	Field Test

Earthwork Quantities

Pervious Area within limits of Disturbance: 58,970 sf
Cut: 248,805 cf
Fill: 12,069 cf
Net Cut: 207,251 cf
Topsoil Respread Area (6"): 29,485 cf

Legend

		Quantity
	Pervious area within limits of disturbance & area where topsoil needs to be reapplied	58,970 sf / 1.35 ac
SF	Silt Fence	
SF2	Stockpile after grading Silt Fence	

N

50 scale

0 50 100

Know what's below. Call before you dig.

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

DRAWINGS FOR

Schlauderaff

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Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

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SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Topsoil Management Plan

SHEET NUMBER

C3.2

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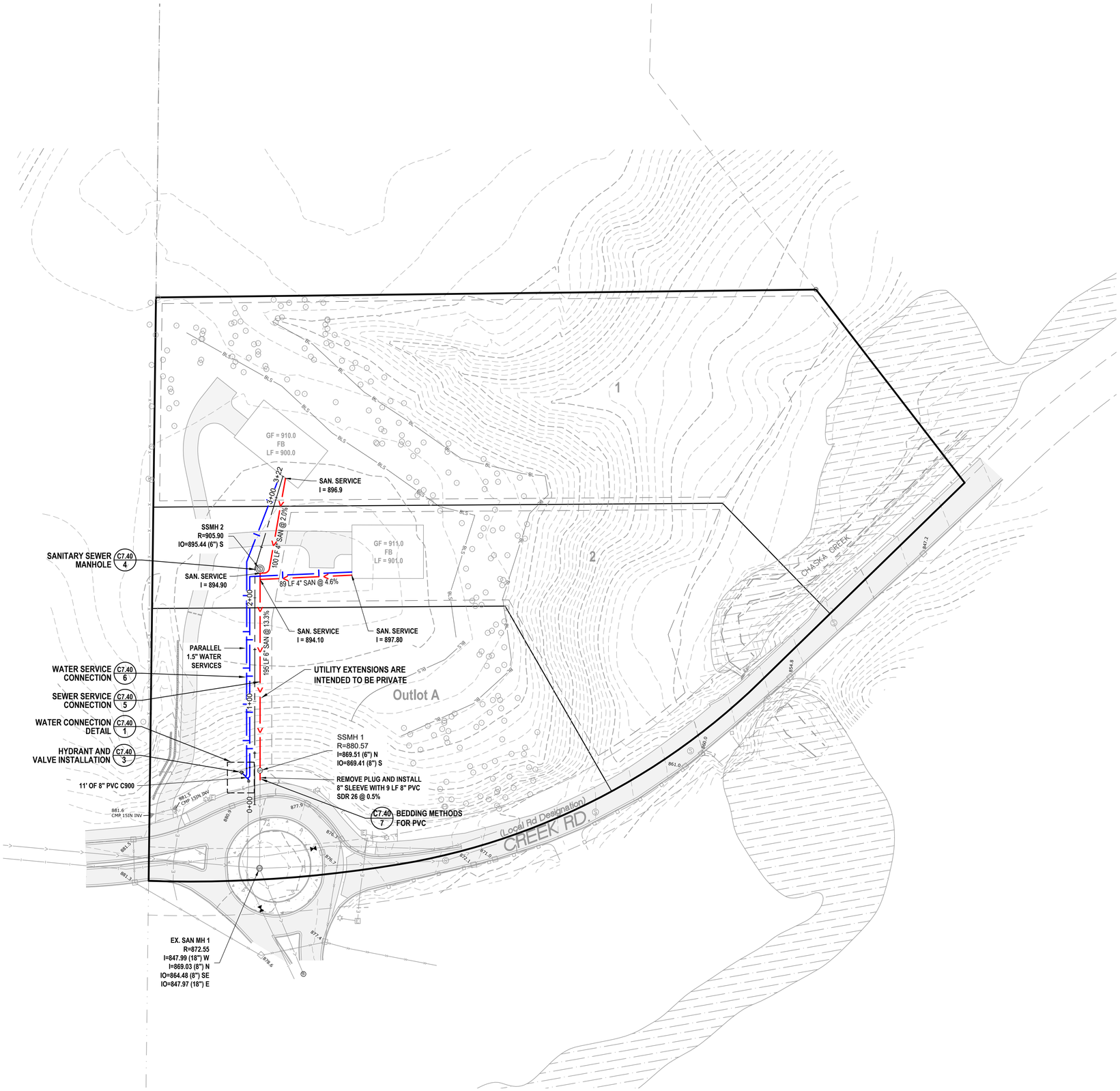

Utility Notes

1. For surveying and construction staking, contact Land & Resource Consulting 763.340.0699.
2. Erosion control measures shall be installed prior to the start of construction.
3. Obtain all necessary permits prior to the start of construction.
4. Contact all utility service providers a minimum of 72 hours prior to the start of construction.
5. Pipe Materials

Sanitary Sewer:	Service: PVC Schedule 40
Water:	Watermain: PVC C900 Service: Copper Type K

6. Contractor shall field verify horizontal and vertical location of all utilities prior to the start of construction.
7. Contractor shall investigate, excavate and expose existing utilities at crossings and potential conflicts prior to the start of utility installation. Report inconsistencies to the engineer and owner immediately.
8. Pipe lengths on the plans are measures from center of structure to center of structure.
9. Tracer wire shall be installed for all non-conductive underground utilities in accordance with City of Chaska Standards.
10. Compaction and backfill shall be in accordance with the engineer and the City of Chaska construction and design practices.
11. Testing frequency shall be in accordance with the geotechnical engineer and City of Chaska Standards.
12. Utility extensions are intended to be private.

Legend

- Sanitary
- Water
- Sanitary Manhole
- Hydrant
- Gate Valve

N

50 scale

0 50 100

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Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

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Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Utility Plan

SHEET NUMBER

C4.0

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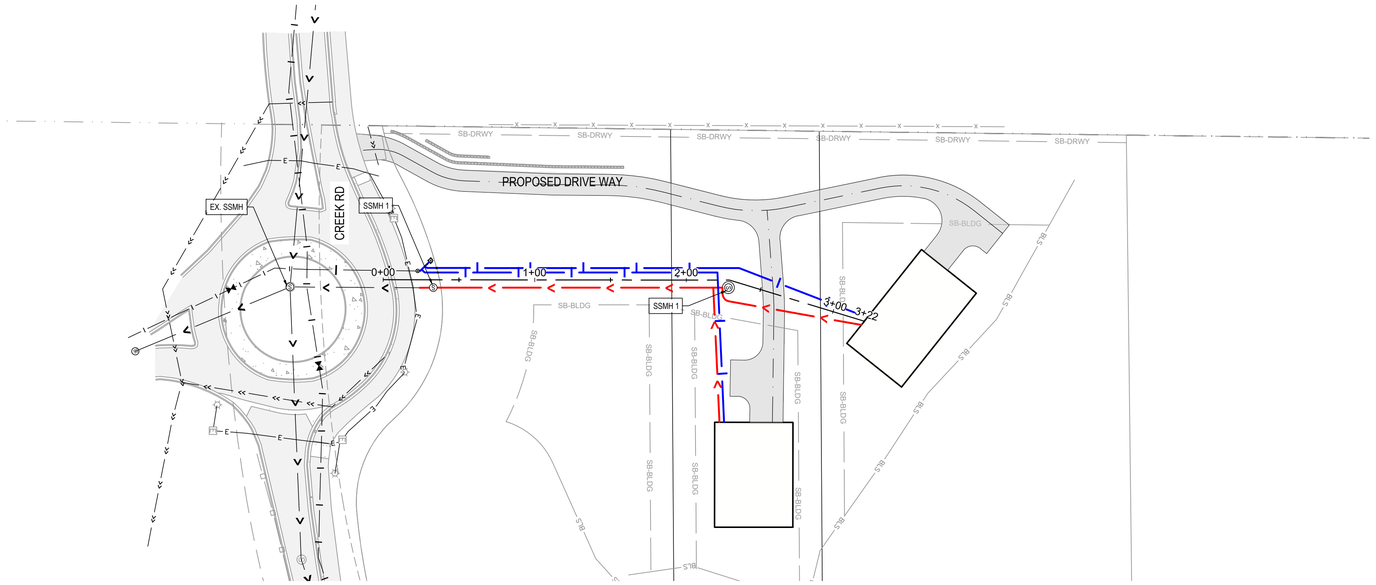

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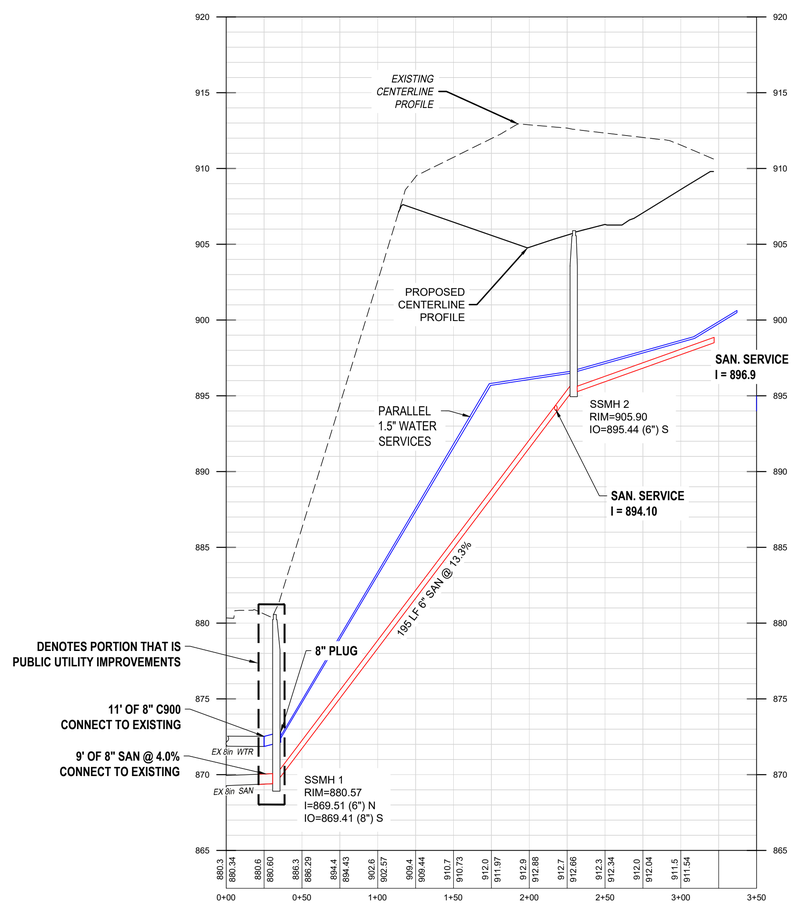
SSMH 1 - SSMH 2



Scale: 1-50 Horiz.
1-5 Vert.

Utility Notes

1. Refer to sheet C4.0 for utility service information and utility notes.

Legend

- Sanitary
- Water
- Sanitary Manhole
- Hydrant
- Gate Valve
- Curb Stop

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14260 23rd Ave N
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DRAWINGS FOR

Schlauderaff

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Chaska, MN 55318
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SHEET TITLE

Utility Profile

SHEET NUMBER

C4.1

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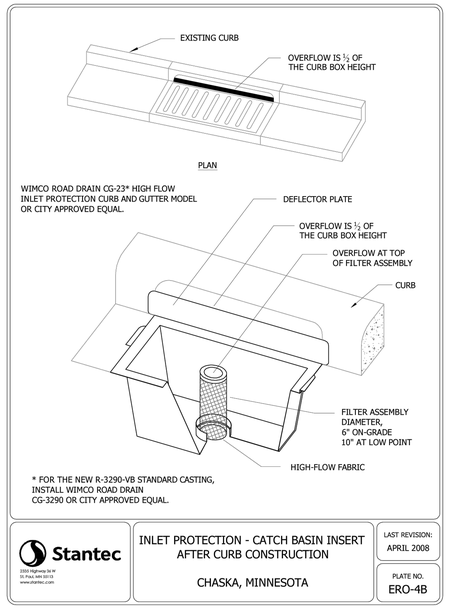

5 INLET PROTECTION
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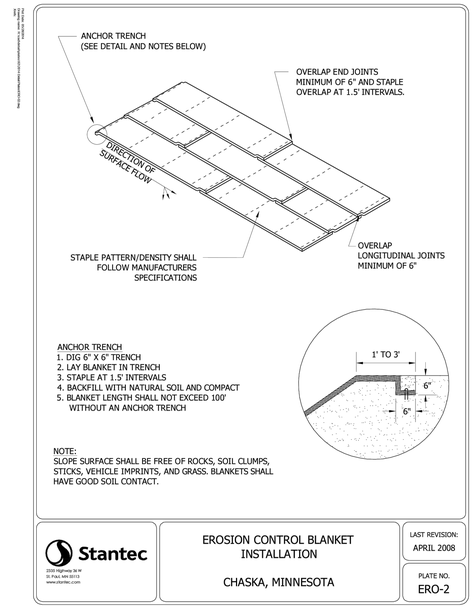

3 EROSION CONTROL BLANKET
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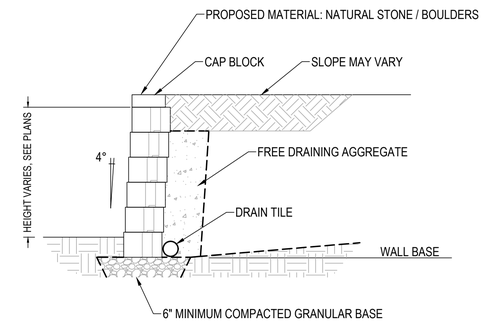

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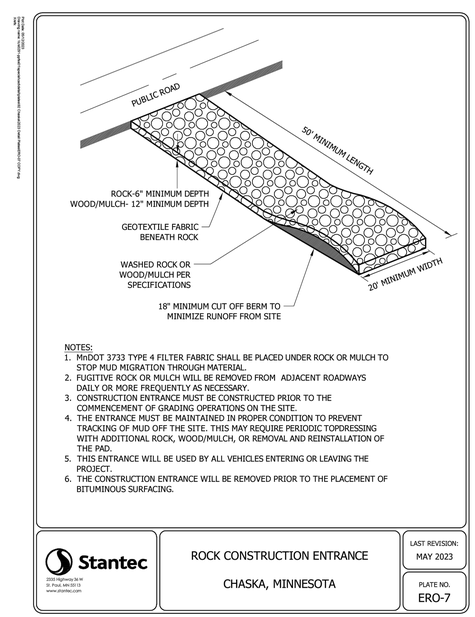

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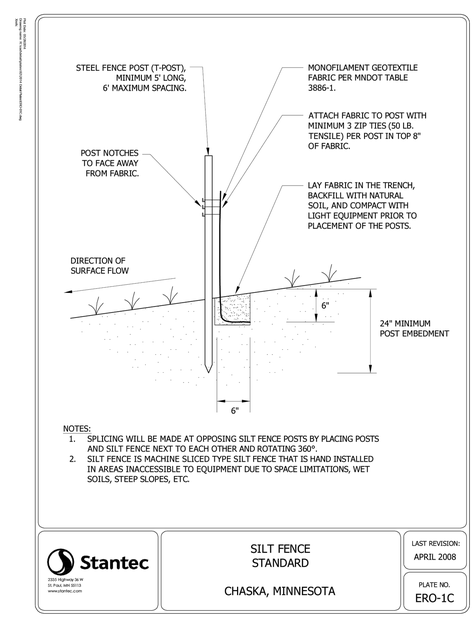

2 SILT FENCE
NO SCALE

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Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

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Firefly Acres

Chaska, MN

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SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Civil Details - Site and Grading

SHEET NUMBER

C7.30

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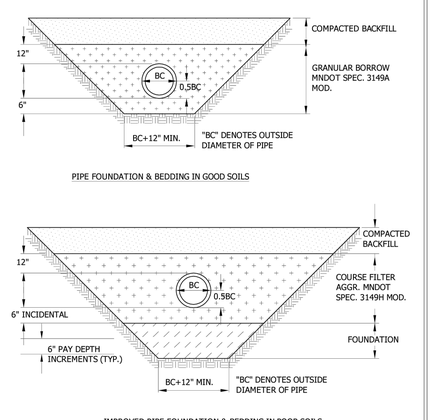

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BEDDING METHODS FOR PVC

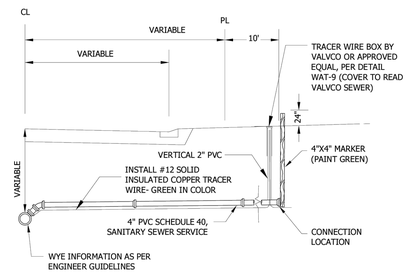
CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

7 BEDDING METHODS FOR PVC

NO SCALE



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

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SEWER SERVICE CONNECTION

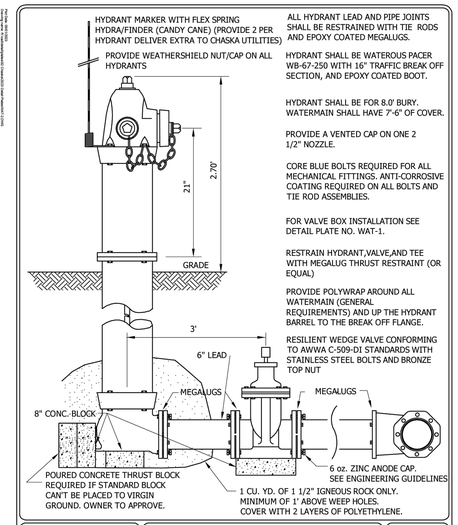
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1

5 SEWER SERVICE CONNECTION

NO SCALE



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

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

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

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

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

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

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

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

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

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733 Marquette Ave Suite 1000
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WATEROUS PACER HYDRANT AND VALVE INSTALLATION

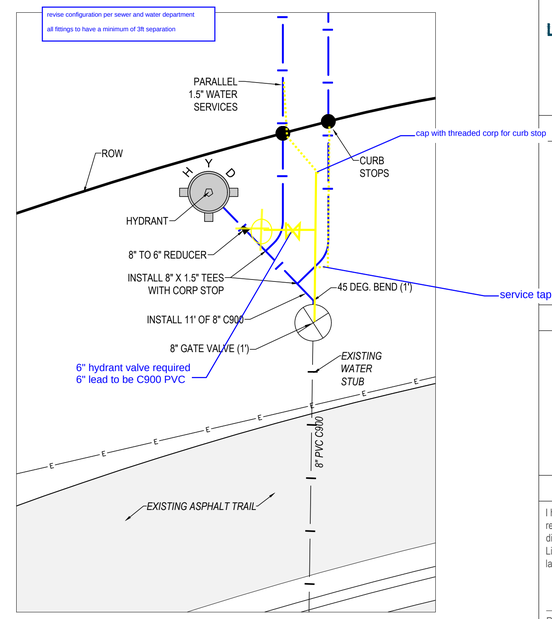
CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2

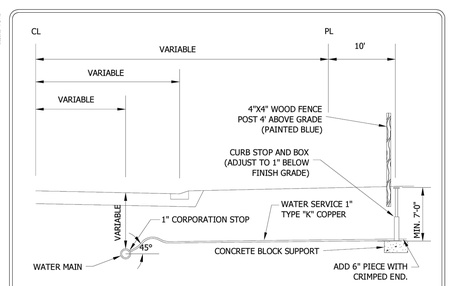
3 HYDRANT AND VALVE INSTALLATION

NO SCALE



1 WATER CONNECTION DETAIL

1" = 5'



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

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

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WATER SERVICE CONNECTION
COPPER PIPE

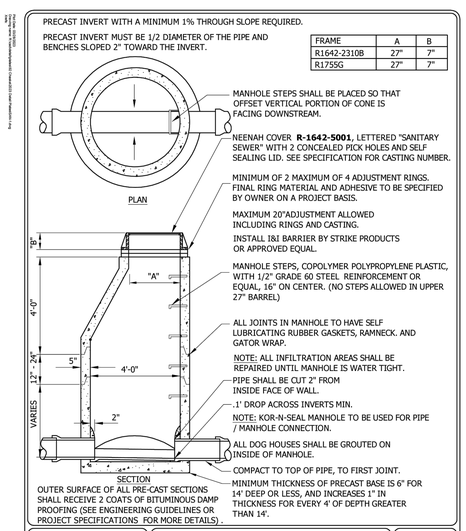
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2

6 WATER SERVICE CONNECTION

NO SCALE



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

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SANITARY SEWER MANHOLE

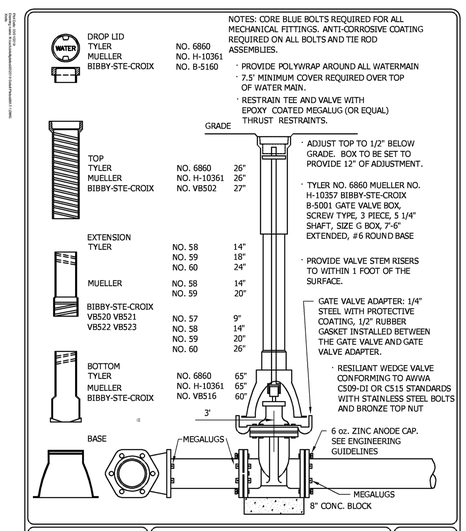
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1

4 SANITARY SEWER MANHOLE

NO SCALE



Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

2 GATE VALVE AND BOX INSTALLATION

NO SCALE

DRAWINGS BY

LRC Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heitkind
MN. Lic. No. 19576

Date: _____

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026
Carver County WMO	03.10.2026
Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Civil Details - Utilities

SHEET NUMBER

C7.40

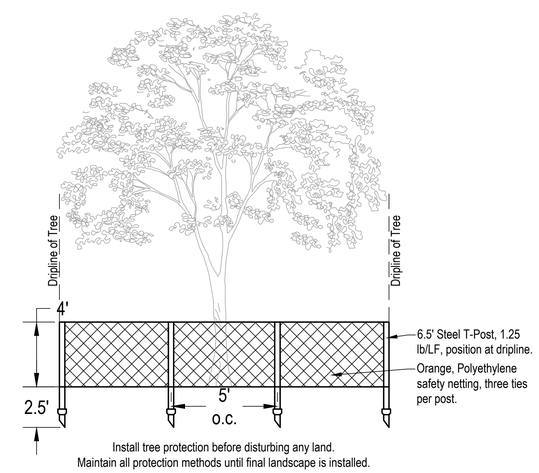
Copyright Land & Resource Consulting

Tree Survey Notes

1. Trees were surveyed by Kjolhaug Environmental on January 24th, 2025.
2. See Sheet L1.1 for tree inventory tables.
3. Provide tree protection for existing trees that aren't being removed and are closest to the areas of disturbance.

Tree Survey Legend

- XXXX Existing Tree, not Significant
- XXXX Existing Tree, Significant*
  - *Significant Trees are hardwood deciduous trees at least 12" caliper or coniferous trees of at least 15' in height.
- X Removed Tree
- Estimated Critical Root Zone = DBH X 1.5



Install tree protection before disturbing any land.
Maintain all protection methods until final landscape is installed.

1 **TREE PROTECTION**
NO SCALE

N
50 scale
0 50 100

811 Know what's below. Call before you dig.

DRAWINGS BY

LRC Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

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4080 Creek Rd
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SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Tree Survey / Preservation Plan

SHEET NUMBER

L1.0

Copyright Land & Resource Consulting

Tree Inventory List

Removed	Tree Tag	DBH	Significant	Species	Condition	Stems	Disease (Emerald Ash Borer)
	2201	8.5		American basswood	good	2	
	2202	9		American elm	good	1	
	2203	7		green ash	fair	1	Obvious signs, but not stunting tree
	2204	7		slippery elm	good	1	
	2205	15	X	green ash	good	1	
	2206	20	X	American basswood	good	3	
	2207	8		American basswood	good	1	
	2208	6		bur oak	good	1	
	2209	6		green ash	fair	1	Stunting Tree
	2210	12	X	slippery elm	good	1	
	2211	8		bur oak	good	1	
	2212	4		eastern red cedar	good	1	
	2213	17	X	slippery elm	good	2	
	2214	6		green ash	good	1	Early infestation, not obvious
	2215	11		slippery elm	good	1	
	2216	48	X	American basswood	good	5	
	2217	9		American elm	good	1	
	2218	6		quaking aspen	good	1	
	2219	10		American basswood	good	2	
	2220	9		slippery elm	good	1	
	2221	8		black cherry	good	1	
	2222	16	X	black cherry	good	2	
	2223	6		American elm	good	1	
	2224	9		black cherry	good	1	
	2225	20	X	crab apple	fair	3	
	2227	13	X	American elm	poor	1	
	2228	9		green ash	good	1	
	2229	8		American basswood	good	2	
	2230	7		American elm	poor	1	
	2231	9.5		American basswood	fair	3	
	2232	6		slippery elm	good	1	
	2233	7		black cherry	good	1	
	2234	15	X	American basswood	good	3	
	2235	22	X	black cherry	good	1	
	2236	33	X	white oak	good	1	
	2237	6		green ash	good	1	
	2238	8		green ash	good	1	
	2239	13	X	American elm	good	1	
	2240	7		slippery elm	good	1	
	2241	6		red oak	fair	1	
	2242	8		green ash	fair	1	Early infestation, not obvious
	2243	18	X	American basswood	good	3	
	2244	8		red maple	good	1	
	2245	7		American elm	good	1	
	2246	12.5	X	American basswood	good	4	
	2247	15	X	American basswood	good	2	
	2248	13	X	American elm	good	1	
	2249	20	X	black cherry	good	2	
	2250	11		American basswood	good	3	
	2251	10		American basswood	good	3	
	2252	18	X	black cherry	good	2	
	2253	8		American elm	fair	1	
	2254	23.5	X	red oak	good	1	
	2256	8		white oak	good	1	
	2257	33	X	eastern cottonwood	good	1	
	2258	25	X	eastern red cedar	good	3	
	2259	7		eastern red cedar	good	1	
	2260	6		white oak	fair	1	
	2261	15	X	eastern red cedar	good	1	

Removed	Tree Tag	DBH	Significant	Species	Condition	Stems	Disease (Emerald Ash Borer)
	2262	11		red oak	good	1	
	2263	18	X	white oak	good	1	
	2264	11		American basswood	good	2	
	2265	11		American elm	good	1	
	2266	19	X	crab apple	good	3	
	2267	37	X	American basswood	fair	6	
	2268	11		red maple	good	1	
	2269	13	X	red oak	good	1	
	2270	5		eastern red cedar	good	1	
	2271	26	X	slippery elm	good	2	
	2272	6		green ash	good	1	
	2273	11		red oak	good	1	
	2274	8.5		American basswood	good	3	
	2275	6		green ash	good	1	
	2276	12	X	slippery elm	good	1	
	2277	7		black cherry	good	1	
	2278	20	X	American basswood	good	3	
	2279	7		American basswood	good	1	
	2280	20	X	white oak	good	2	
	2281	7		slippery elm	good	1	
	2282	14	X	common hackberry	good	1	
	2283	8		green ash	good	1	
	2284	11		red maple	fair	2	
	2285	15	X	red oak	good	1	
	2286	10		eastern red cedar	good	1	
	2287	6		green ash	good	1	Early infestation, not obvious
	2288	7		green ash	good	1	
	2289	15	X	slippery elm	fair	1	
	2290	6.5		red oak	fair	1	
	2291	6		bur oak	good	1	
	2292	8		green ash	good	1	
	2293	6		green ash	poor	1	Stunting Tree
	2294	6		green ash	poor	1	Stunting Tree
	2295	9		black cherry	good	1	
	2296	13	X	American basswood	good	4	
	2297	9		black cherry	good	1	
	2298	13	X	green ash	good	1	Early infestation, not obvious
	2299	8		green ash	fair	1	Obvious signs, but not stunting tree
	2300	6		common hackberry	good	1	
X	2412	10		American elm	good	1	
	2448	8		eastern red cedar	fair	1	
	2457	8		green ash	fair	1	
	2458	4		eastern red cedar	fair	1	
	2459	7		eastern red cedar	fair	1	
	2460	9		green ash	fair	1	Obvious signs, but not stunting tree
	2461	4		eastern red cedar	good	1	
	2462	7		green ash	good	1	Early infestation, not obvious
	2463	15	X	green ash	fair	1	Obvious signs, but not stunting tree
X	2466	10		American elm	good	1	
	2471	9		black cherry	fair	1	
	2473	6		American basswood	fair	1	
	2474	14	X	American elm	good	1	
	2475	19	X	green ash	fair	1	Early infestation, not obvious
	2476	7		green ash	good	1	Early infestation, not obvious
	2477	6		green ash	fair	1	Obvious signs, but not stunting tree
	2478	13	X	red oak	good	1	
	2479	8		black walnut	fair	1	
	2480	7		American elm	good	1	
	2481	7		eastern red cedar	good	1	
	2482	27	X	eastern cottonwood	good	1	
	2483	10		red oak	good	1	
	2484	5		eastern red cedar	fair	1	
	2485	7		eastern red cedar	good	1	
	2486	7		American basswood	good	2	
	2487	9		red oak	good	1	
	2488	12	X	green ash	poor	1	Stunting Tree
	2489	9		green ash	fair	1	Obvious signs, but not stunting tree
	2490	16	X	green ash	good	2	
	2491	11		American elm	fair	1	
	2492	7		green ash	good	1	Early infestation, not obvious
	2493	9		green ash	good	1	
	2494	9		black walnut	good	1	
	2495	9		black walnut	good	1	
	2496	8		eastern red cedar	fair	1	
	2501	8		white oak	good	1	
	2502	8		red oak	good	1	
	2503	7		American basswood	fair	3	
	2504	8		green ash	fair	1	Obvious signs, but not stunting tree
	2505	12	X	green ash	fair	1	Obvious signs, but not stunting tree
	2506	33		Unknown	dead	5	
	2507	4		eastern red cedar	good	1	
	2508	11		green ash	good	1	Early infestation, not obvious
	2510	9		American basswood	good	1	
	2511	21	X	green ash	fair	2	Early infestation, not obvious
	2512	12	X	American basswood	good	1	
	2513	12	X	American basswood	good	4	
	2514	9		green ash	good	1	Early infestation, not obvious

Removed	Tree Tag	DBH	Significant	Species	Condition	Stems	Disease (Emerald Ash Borer)
	2515	6		American basswood	fair	3	
	2516	8		sugar maple	good	2	
	2517	7		American basswood	good	1	
	2518	11		black cherry	good	1	
	2519	13	X	American basswood	good	3	
	2520	6		black cherry	fair	1	
	2521	6		eastern red cedar	good	1	
	2522	6		American basswood	good	2	
	2523	4		eastern red cedar	fair	1	
	2524	8		red maple	good	8	
	2525	7		American elm	good	1	
	2526	27	X	American basswood	good	1	
	2527	6		sugar maple	good	1	
	2528	13	X	American basswood	good	3	
	2529	8		sugar maple	fair	2	
	2530	9		green ash	good	1	Early infestation, not obvious
	2531	18	X	American basswood	good	2	
	2532	6		American basswood	fair	1	
	2533	33	X	American basswood	good	5	
	2534	9		white oak	good	1	
	2535	21	X	green ash	fair	1	Early infestation, not obvious
	2536	12	X	American basswood	good	3	
	2537	7		American elm	good	1	
	2538	8		white oak	good	1	
	2539	31	X	American basswood	good	3	
	2540	11		American basswood	fair	2	
	2541	13	X	green ash	good	1	Early infestation, not obvious
	2542	26	X	American basswood	good	4	
	2543	37	X	crab apple	good	5	
	2544	8		green ash	fair	1	Obvious signs, but not stunting tree
	2545	6		green ash	good	1	Early infestation, not obvious
	2546	11		American elm	good	1	
	2547	7		green ash	fair	1	Early infestation, not obvious
	2548	12	X	green ash	fair	2	Obvious signs, but not stunting tree
	2549	6		green ash	fair	1	Obvious signs, but not stunting tree
	2551	9		black cherry	fair	1	
	2552	6		green ash	good	1	Early infestation, not obvious
	2553	9		crab apple	fair	1	
	2554	7		black cherry	good	1	
	2555	7		green ash	good	1	Early infestation, not obvious
	2556	8		green ash	fair	1	Obvious signs, but not stunting tree
	2557	7		American elm	poor	1	
	2558	7		green ash	good	1	Early infestation, not obvious
	2559	6		sugar maple	good	1	
	2560	15	X	crab apple	poor	2	
	2561	7		white oak	fair	1	
	2562	21	X	black cherry	fair	2	
X	2563	10		green ash	good	1	Early infestation, not obvious
	2564	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2565	27	X	crab apple	good	3	
	2566	8		green ash	fair	1	Early infestation, not obvious
	2567	6		green ash	fair	1	Early infestation, not obvious
	2568	11		green ash	fair	2	Obvious signs, but not stunting tree
	2569	8		green ash	fair	1	Obvious signs, but not stunting tree
	2570	6		black cherry	good	1	
	2571	10		green ash	fair	1	Obvious signs, but not stunting tree
	2572	8		green ash	fair	1	Obvious signs, but not stunting tree
	2573	9		black cherry	good	1	
	2574	6		green ash	fair	1	Obvious signs, but not stunting tree
	2575	6		green ash	fair	1	Obvious signs, but not stunting tree
	2577	6		green ash	fair	1	Obvious signs, but not stunting tree
	2578	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2581	13	X	American elm	fair	1	
	2582	22	X	American elm	fair	1	
	2583	9		white oak	good	1	
X	2584	10		American elm	good	1	
X	2587	13	X	black cherry	good	2	
	2588	8		black walnut	good	1	
	2589	22	X	crab apple	fair	2	
	2590	10		green ash	good	1	Early infestation, not obvious
X	2593	8		American elm	good	1	
	2594	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2597	54	X	crab apple	good	6	
X	2598	7		American elm	good	1	
X	2599	16	X	quaking aspen	good	2	
X	2600	11		green ash	good	1	Early infestation, not obvious
	2804	28	X	American elm	good	3	
X	2811	25	X	crab apple	good	4	
X	2813	9		red maple	good	3	
X	2816	18	X	green ash	good	2	Early infestation, not obvious
X	2817	9		American elm	good	1	
	2827	13	X	American elm	good	1	
X	2830	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2836	9		American elm	good	1	
X	2837	8		green ash	good	1	Early infestation, not obvious
X	2845	18	X	crab apple	good	3	
X	2853	6		green ash	good	1	

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

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PRELIMINARY NOT FOR CONSTRUCTION

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MN. Lic. No. 19576

Date: _____

ISSUED FOR

ISSUE / REVISION	DATE
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Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

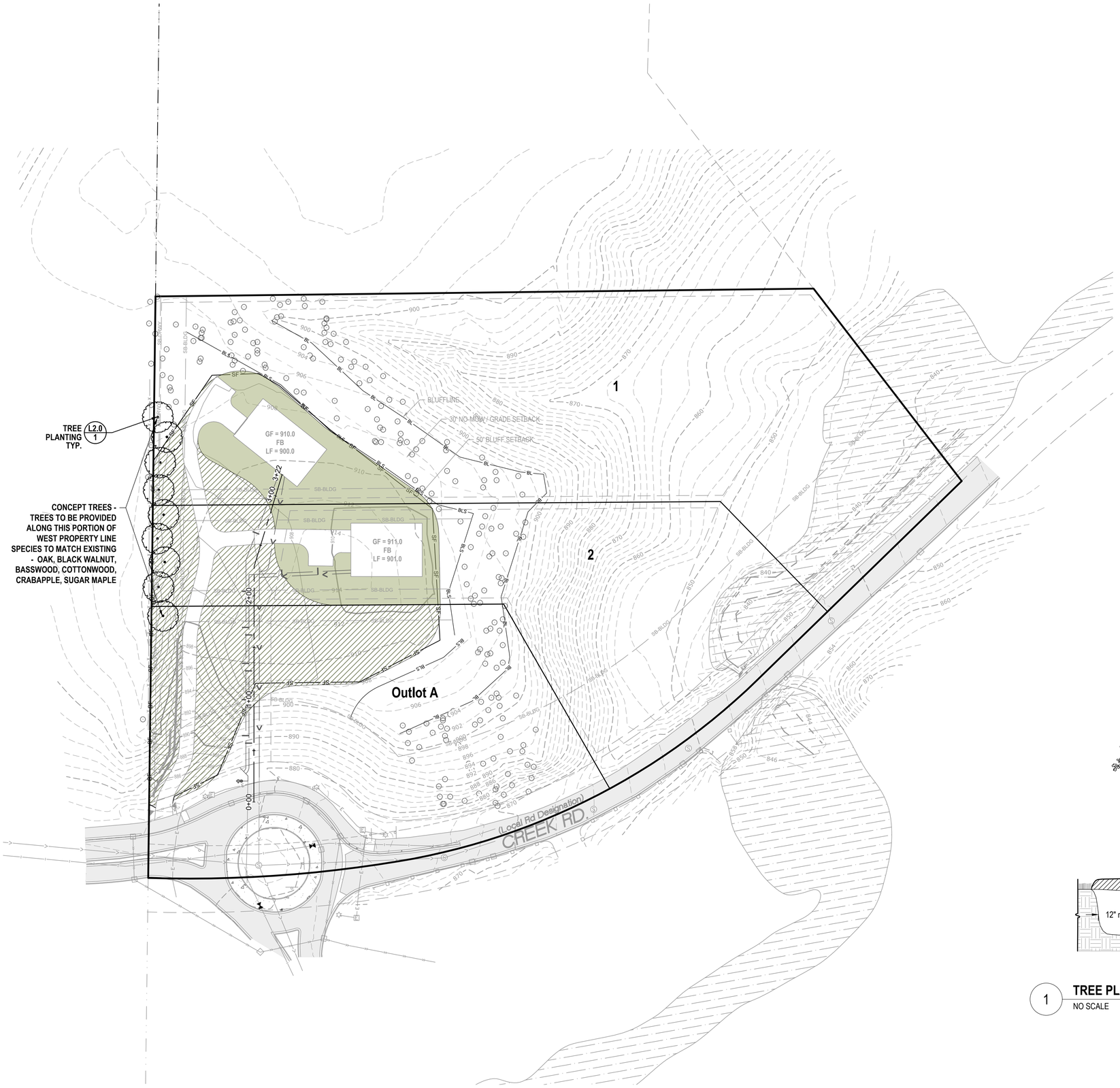
SHEET TITLE

Tree Inventory List

SHEET NUMBER

L1.1

Copyright Land & Resource Consulting

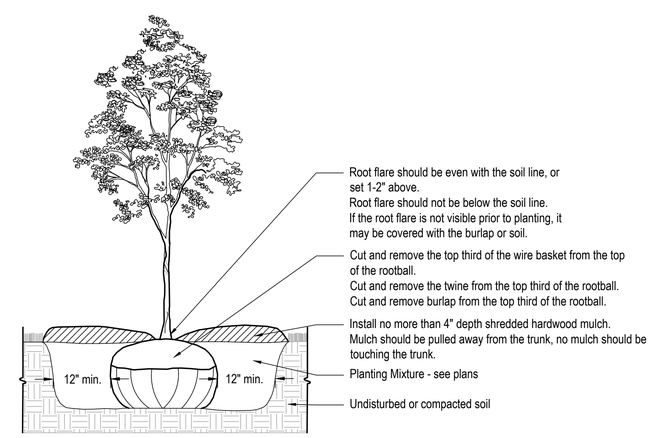


Landscape Site Notes

1. Landscape contractor shall visit the site prior to submitting bid to become completely familiar with site conditions.
2. It is the responsibility of the owner & contractor to identify all underground cables and utilities on the property.
3. Coordinate installation with Contractors performing related work.
4. No planting will be installed until all grading and construction has been completed in immediate area.
5. Place plants according to layout with the proper spacing. If the contractor feels an error has been made regarding spacing or hardiness of a species of plant material indicated on the plan, notify the landscape architect prior to the installation of the plant material.
6. All newly installed plant material shall be planted in well-drained areas, contractor shall avoid installing any plant material in drainage swales or wet or poorly drained areas.
7. All planting areas with groundcover, perennials, or annuals shall receive a minimum of 8" settled depth of planting soil Planting soil shall consist of 45% topsoil, 45% peat or manure, and 10% clean sand, thoroughly mixed.
8. Areas being seeded - follow MnDOT Seeding Manual for seeding instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
9. Install 4' diameter shredded hardwood mulch, at a depth of 3", under all trees that aren't within planting beds. Mulch should not be piled against the trunk.
10. All plant material shall conform to the American Association of Nurserymen Standards. Plants will be rejected if not in sound and healthy condition.
11. Any native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association.
12. Inspect all trees for encircling roots, reject any trees that are severely affected.
13. Maintain trees in plumb position throughout the guarantee period.
14. New plant material shall be guaranteed through one calendar year for deciduous trees up to 3.5 caliper inches and conifers up to 11' Ht. Larger sizes shall be guaranteed for two calendar years from the time of provisional acceptance.
15. Irrigation system to be designed and installed by owner / contractor. After installation, the landscape contractor shall direct or control the irrigation system during the plant guarantee period to insure new plantings are being property watered.

Legend

- Seed Mix: MnDOT Northern Boulevard 150 lbs / ac
- Seed Mix: MnDOT Southern Shortgrass Roadside 26 lbs / ac
- SF — Silt Fence



1 **TREE PLANTING**
NO SCALE

N
50 scale
0 50 100

Know what's below. Call before you dig.

DRAWINGS BY

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

DRAWINGS FOR

Schlauderaff

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Final Plat	04.07.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 04-07-2026
Submittal Phase: Final Plat

SHEET TITLE

Landscape Plan

SHEET NUMBER

L2.0

Copyright Land & Resource Consulting

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **February 2, 2026**
Subject: **Firefly Acres – Engineering Review**

Public utilities including gravity sewer and water utility connections are available off of Creek Road to serve the proposed residential homes. Connections to City utilities will need to be coordinated with Chaska Public Works Utility Director. Grading and drainage for the properties will need to be coordinated through the City building permit review process. While access to the site is currently west of the Savanna Way roundabout intersection, considerations have been made with the planning process to allow flexibility with future area road connections.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/13/2026

Subject: **Zoning Ordinance Amendment (ZOA) – Chaska Tech Center (PMD-21)**

Applicant: Amcon Construction

Case No.: 2026-09

Synopsis: The applicant is requesting to amend the PMD-21 zoning district relative to signs

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Zoning Ordinance Amendment

---

BACKGROUND

The Planned Multi-Use District (PMD-21) was established in 2018 when Formacoat was developed. In February of 2022, the Concept Plan was approved for the Chaska Tech Center. In May 2022, the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) was approved. And in October 2022, the Final Site & Building Plan was approved.

The 2022 ZOA included amendments to the PMD-21 zoning district to include the Chaska Tech Center and establish sign criteria for the building. The existing sign criteria states following:

One wall sign permitted for each tenant not to exceed 12 square feet in area in a designated location as shown in the elevation drawings.

CURRENT REQUEST

The applicant is proposing to amend the PMD-21 zoning ordinance relative to Chaska Tech Center's sign criteria. The amendment will change the sign criteria to allow larger, lighted signage on the south elevation facing Chaska Boulevard. The proposed change is to address the retail business types that may occupy the 6 tenant spaces that front Chaska Boulevard. The sign change would reflect sign sizes/types that are more comparable to the city's commercial sign code. Additionally, the amendment will include language for tenants that occupy more than one tenant space.

The sign criteria in terms of sign size and type will be maintained for the elevations not fronting Chaska Boulevard.

The amendments (red) proposed are listed below and reflected in the draft ordinance.

- Amendment to include certain sign criteria for the **<u>south elevation facing Chaska Boulevard</u>**:
    1. One wall sign permitted for each non-corner tenant not to exceed 32 square feet in area

2. One wall sign permitted for each corner tenant not to exceed 48 square feet
3. Location of wall signs are permitted in the designated area as shown in the elevation drawing submitted by Amcon Construction dated April 7, 2026
4. Sign designs shall be panel or cabinet signs
5. Internal illumination is permitted
6. Tenants occupying more than one tenant space may have up to 2 wall signs. The total sign area shall not exceed the combination of square footage designated for each tenant space

- Amendment to maintain certain sign criteria for **all other elevations**:
  1. One wall sign permitted for each tenant not to exceed 12 square feet in area in a designated location as shown in the elevation drawings submitted by Amcon Construction and dated April 27, 2022
  2. Sign design shall be panel signs
  3. Tenants occupying more than one tenant space may have up to 2 wall signs. The total sign area shall not exceed the combination of square footage designated for each tenant space.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of the Zoning Ordinance Amendment that would repeal and replace Ordinance No. 1017 (PMD-21) to read as the attached draft Ordinance.

04.07.2026

Elizabeth Hanson AICP
City Planner
Chaska City Hall
One City Hall Plaza
Chaska, MN 55218

Re: Chaska Tech Center- Signage
Existing Building- Narrative for ZOA to amend PMD-21.
Chaska, Minnesota

Dear Elizabeth

As requested, below is a brief narrative of the existing building design, image, and material section for the proposed Chaska Tech Center located at 2930 Chaska Blvd. The attached ZOA application is to change the current PMD-21 document to allow larger, lighted signage on the South Elevation facing Chaska Blvd. The information included: Partial Floor Plan, South Exterior Elevation and Enlarged Signage Elevations with a detailed description.

SIGNAGE

The current signage above each entry door of each tenant space is a 2'-0" x 6'-0", this will remain as the identification of each tenant on the West, East & North elevations of the Chaska Tech Center building. There is also a monument sign that was built when the building was completed, that will remain the same as well.

The proposed signage change is requested to address the need for the retail business type of tenants in the 6 suites that face Chaska Blvd. for much needed visibility, similar to other retail business signage allowed in Chaska. The 6 existing suites are 108, 109, 110, 111, 112 & 113. Currently Suites 108, 109, 110 & 111 are leased by one business and they initially requested a larger, lighted sign for the needed exposure and advertising typical retail stores require.

The attached revised South Elevation proposes how 3 similar, lighted signs, that have been carefully positioned between the existing doors, windows and canopies at each of the six suites. All 3 proposed sign sizes are below the 10% calculation of area per tenant exterior wall area. Calculations are provided for all six of the suites, aligned with the partial floor plan above the South Elevation.

Exterior Illuminated Metal Box Sign, Compliant Description per City of Chaska, Minnesota

The proposed sign(s) are an **exterior, wall-mounted metal cabinet sign** constructed of **durable, weather-resistant aluminum or steel** and intended for permanent installation on a commercial building. The sign(s) includes **internal, energy-efficient LED illumination** fully enclosed within the metal cabinet.

The lighting is **internally illuminated (back-lit)** and designed to produce **even, steady illumination** across the sign face with no exposed bulbs or lighting elements. Illumination levels will be maintained in compliance with **City of Chaska sign regulations**, including requirements related to light intensity, glare reduction, and compatibility with surrounding land uses. The signs are not designed to flash, blink, or create motion.

The sign faces consist of **translucent acrylic or polycarbonate material**, securely mounted to the cabinet, allowing illumination while maintaining clear legibility during daytime and nighttime conditions.

The signs will be **permanently affixed to the building façade** and **hard-wired** to the building's electrical system. All electrical components will be **UL. listed and exterior-rated**, and installation will comply with **City of Chaska building and electrical codes**.

EXISTING BUILDING MATERIALS

Building Façade	-	Manufactured stone base, E.F.I.S. siding, glass, hollow metal doors, Rock faced block, Fabric awnings.
Roof	-	Asphalt shingles
Roof Structure	-	Wood trusses
Floor Structure	-	Slab on Grade
Windows	-	Vinyl double hung
Man Doors	-	Hollow Metal
Overhead Doors	-	Aluminum prefinished

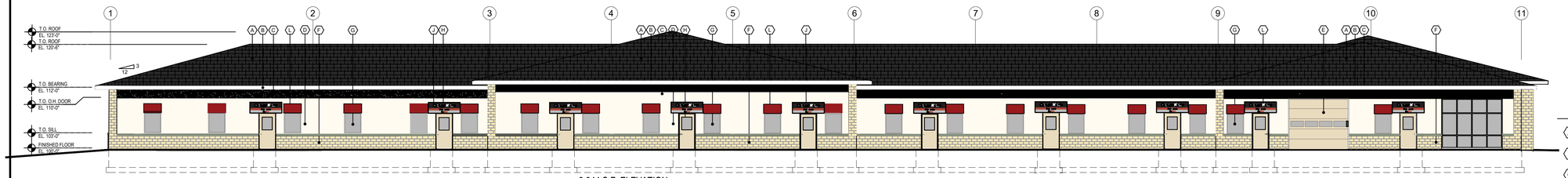
General Information

Building Height	-	23'-0" to the peak of lower roof and approx. 23' to the higher peaks.
Bldg. Sq. Ft.	-	40,903 Total square feet.
Building Type	-	5B
Occupancy Group	-	B, F-1, M or S-1
Occupancy Load	-	136 Occupants 1 per 300 sf. (example as all S-1)

Please contact me directly at 651-379-9021 if you should have any questions, clarifications or additional information.

Sincerely,

Greg Kinney, AIA, NCARB
Amcon Construction



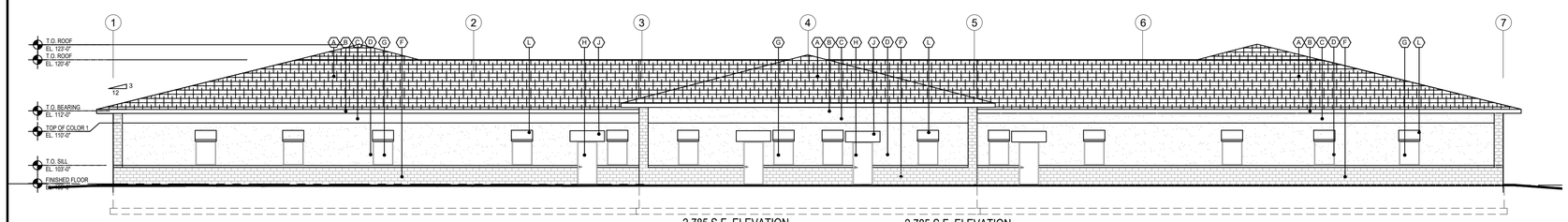
1 A301 WEST ELEVATION
3/32" = 1'-0"

3,344 S.F. ELEVATION
30% OF 3,344=1003.2 S.F.
745 S.F. OF MASONRY VENEER
1948 S.F. OF EIFS
202 S.F. PREFINISHED METAL FASCIA
2 OVERHEAD DOORS @ 117S.F. EH = 234 S.F.
20 WINDOWS @ 13.3 S.F. EH = 266 S.F.
10 MAN DOORS @ 24S.F. EH = 240 S.F.

3,344 S.F. ELEVATION
30% OF 3,344=1003.2 S.F.
CLASS 1 STONE 745S.F. + 266S.F. GLASS=1,011 S.F.
GREATER THAN 1,003.2 S.F.
CLASS 2 EIFS 1,948 S.F. GREATER THAN 1,003.2 S.F.

KEY NOTES

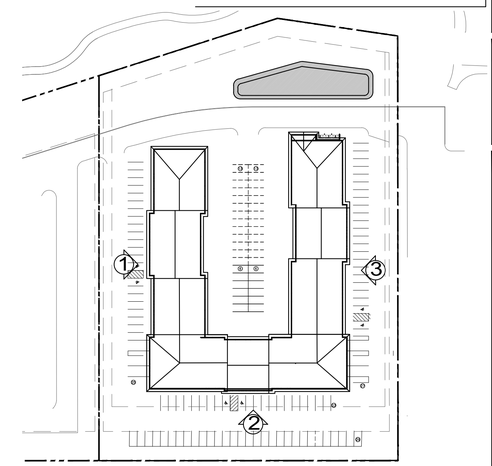
- A TIMBERLINE ASPHALT SHINGLES, COLOR-BLACK
- B PREFINISHED 8" GUTTERS AND DOWNSPOUTS, COLOR-WHITE
- C EIFS SYSTEM FINISH, COLOR-BLACK
- D EIFS SYSTEM FINISH, COLOR-BEIGE
- E PREFINISHED METAL OVERHEAD DOOR, COLOR-ALMOND
- F MANUFACTURED STONE VENEER, COLOR-CREAM
- G PREFINISHED DOUBLE HUNG VINYL WDO, COLOR-BLACK
- H HOLLOW METAL DOOR, COLOR-ALMOND WITH HOLLOW METAL FRAME-COLOR BLACK
- J BUSINESS SIGNAGE 2'x6' OVER EACH DOOR
- K ROCK FACED BLOCK, COLOR CREAM
- L AWNING, FABRIC WITH ALUMINUM FRAME



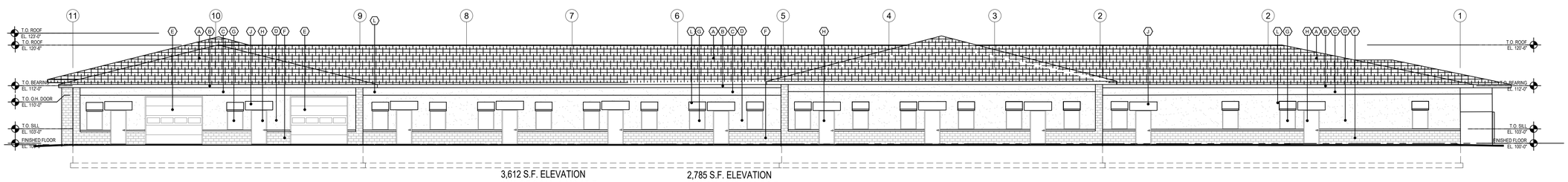
2 A301 SOUTH ELEVATION
3/32" = 1'-0"

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
740 S.F. OF MASONRY VENEER
1948 S.F. OF EIFS
161 S.F. PREFINISHED METAL FASCIA
14 WINDOWS @ 13.3 S.F. EH = 186.2 S.F.
4 MAN DOORS @ 24S.F. EH = 96 S.F.

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
CLASS 1 STONE 740S.F. + 186.2S.F. GLASS=926.2
S.F. GREATER THAN 835.5 S.F.
CLASS 2 EFIS 1,948 S.F. GREATER THAN 835 S.F.



ELEVATION KEY



3 A301 EAST ELEVATION
3/32" = 1'-0"

3,612 S.F. ELEVATION
30% OF 3,612=1,083.6S.F.
800 S.F. OF MASONRY VENEER
2,282 S.F. OF EIFS
206 S.F. PREFINISHED METAL FASCIA
2 OVERHEAD DOORS@ 117S.F. EH =234S.F.
20 WINDOWS @ 13.3 S.F. EH = 266 S.F.
11 MAN DOORS @ 24S.F. EH = 264 S.F.

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
CLASS 1 STONE 740S.F. + 186.2S.F. GLASS=926.2
S.F. GREATER THAN 835.5 S.F.
CLASS 2 EFIS 1,948 S.F. GREATER THAN 835 S.F.

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9090 FAX: 651-379-9091

LARIAT
COMPANIES INC.

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DRAWN BY: BGH

CHASKA TECH CENTER
2930 CHASKA BLVD. CHASKA, MINNESOTA

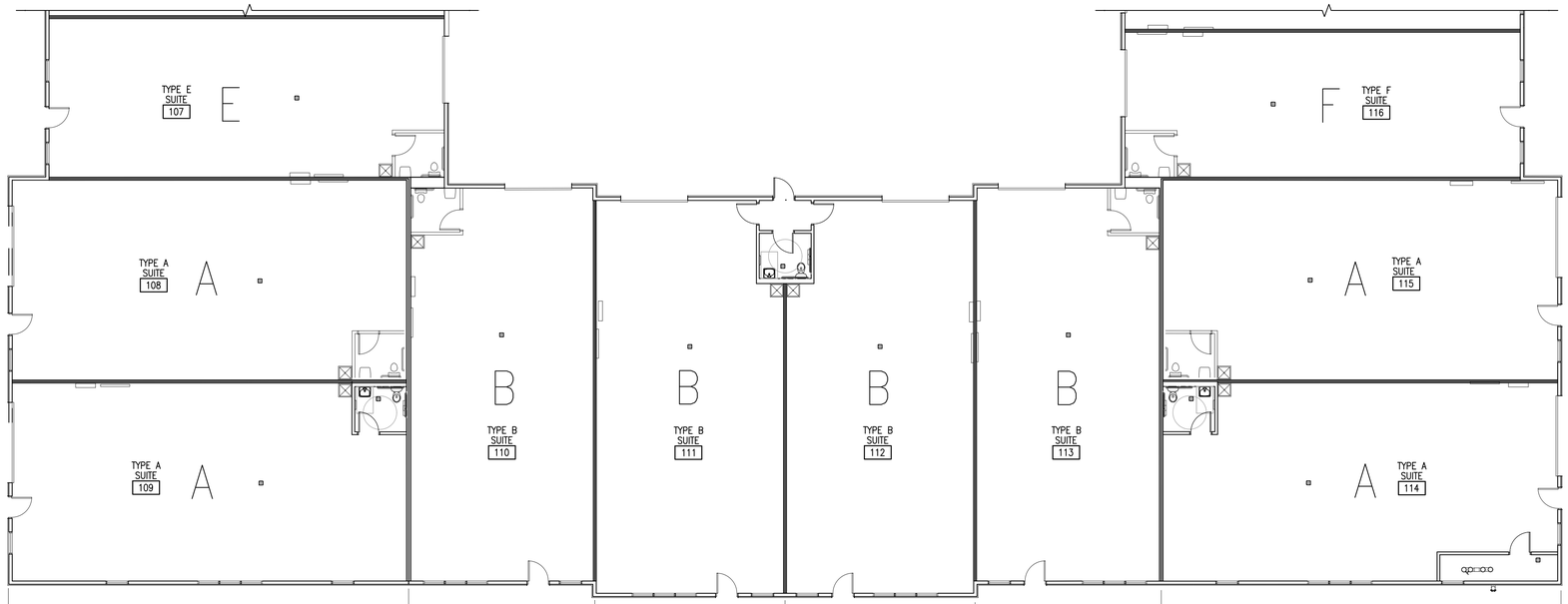
ISSUES / REVISIONS:

PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

ELEVATIONS

A 301

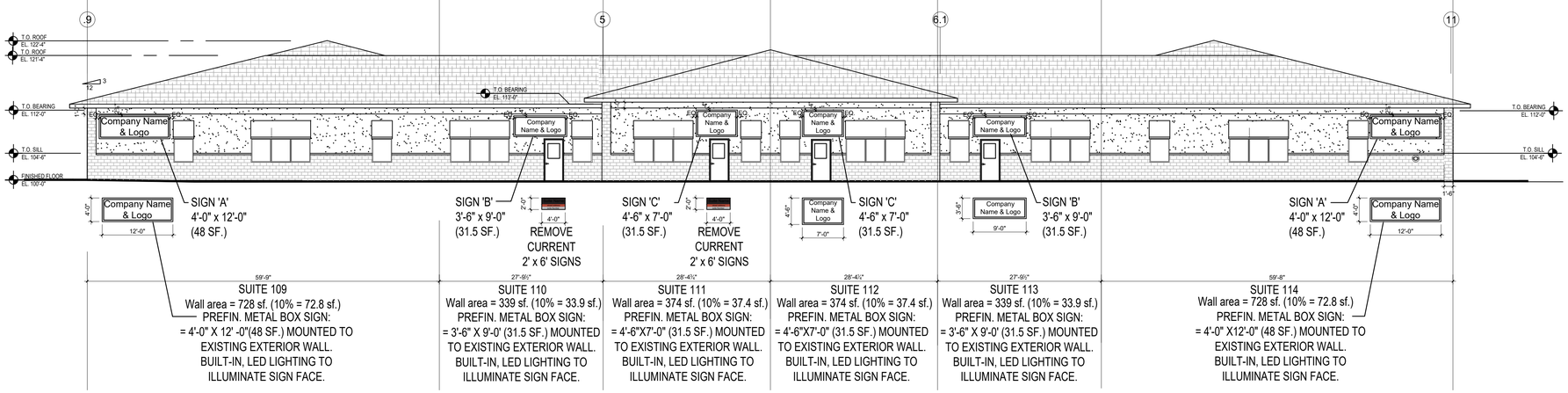
PROJECT NUMBER
21016



NORTH

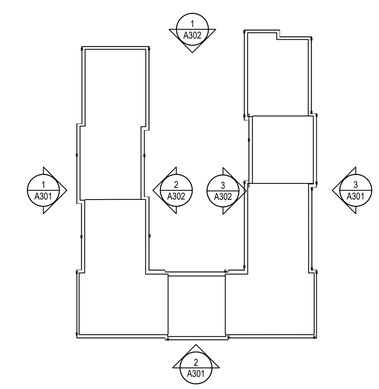
1 A301 PARTIAL EXISTING FLOOR PLAN TO SHOW 6 SOUTH FACING SUITES- ALIGNED WITH SOUTH ELEVATION

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

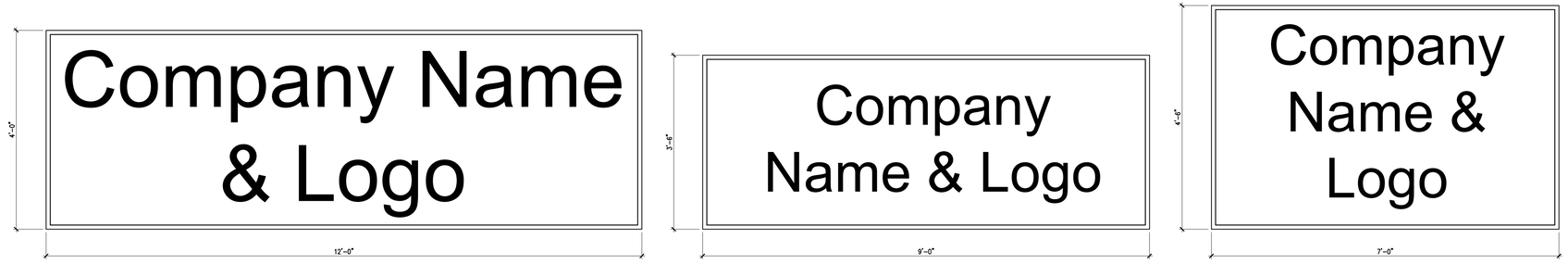


2 A301 EXISTING SOUTH ELEVATION- ZOA. SIGNAGE CHANGES

SCALE: 3/32" = 1'-0"



ELEVATION KEY



A BOX SIGN, SIZE A

B BOX SIGN, SIZE B

C BOX SIGN, SIZE C

4 A301 PROPOSED SIGNAGE ON SOUTH ELEVATION

21016 ZOA_A801 Signage.dwg

SCALE: 3/4" = 1'-0"

Exterior Illuminated Metal Box Sign
Location: City of Chaska, MN

The proposed three signs are an exterior, wall mounted metal cabinet signs constructed of durable, weather resistant aluminum or steel and intended for permanent installation on a commercial building. The signs includes internal, energy efficient LED illumination fully enclosed within the metal cabinet.

The lighting is internally illuminated (back-lit) and designed to produce even, steady illumination across the sign(s) face with no exposed bulbs or lighting elements. Illumination levels will be maintained in compliance with City of Chaska sign regulations, including requirements related to light intensity, glare reduction, and compatibility with surrounding land uses. The signs are not designed to flash, blink, or create motion. The sign faces consists of translucent acrylic or polycarbonate material, securely mounted to the cabinet, allowing illumination while maintaining clear legibility during daytime and nighttime conditions.
The signs will be permanently affixed to the building façade and hard wired to the building's electrical system. All electrical components will be UL listed and exterior rated, and installation will comply with City of Chaska building and electrical codes.

City Review and Sign Permit Statement

The proposed sign(s) are subject to review and approval by the City of Chaska in accordance with the City's Zoning Ordinance and Sign Regulations. A separate sign permit is required and must be obtained through the City of Chaska prior to fabrication and installation. No sign installation shall occur until all required city reviews have been completed and sign permit approval has been granted.

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9090 FAX: 651-379-9091

CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Gregory S. Kinney REG. NO.# 42048
00.00.00 DATE

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DRAWN BY: BGH

PROPOSED: ZONING ORDINANCE AMENDMENT
CHASKA TECH CENTER- SOUTH ELEV.
2950 CHASKA BLVD. CHASKA, MN 55318

ISSUES / REVISIONS:

PRICING SET	01.05.23
PERMIT SET	02.13.2023
CONSTRUCTION SET 1	03.22.2023
ZONING ORD. AMANEDMENT	04.07.2025

ELEVATIONS

A 301

PROJECT NUMBER
21016

ORDINANCE NO.

MOTION BY COUNCILMEMBER_____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 1017 FOR THE PLANNED MULTI-USE DISTRICT (PMD-21)

WHEREAS, the request includes a zoning ordinance amendment to the PMD-21 district for the following:

1. Amend the development standards related to signage

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Repeal and Amendment. Ordinance No. 1017 is hereby repealed and replaced and the permitted uses and regulations for PMD-21 as shown on the Zoning Map of Chaska, Minnesota are hereby amended to read as follows:

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

1) Lot 1, Block 1 Formacoat Addition (Formacoat):

a. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
b. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
c. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
d. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
e. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
f. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
g. Photometric Exhibit
h. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated May 23, 2018
i. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated May 23, 2018
j. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
k. Preliminary Plat, submitted by Rehder & Associates, Inc.
l. Sanitary Sewer Connection Exhibit
m. Building Renderings (pgs 1-3)

2) Lot 2, Block 1, Formacoat Addition (Chaska Tech Center):

a. Existing Conditions Plan (pg A103), submitted by Amcon Construction, dated April 27, 2022
b. Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated April 27, 2022

c. Existing Condition Survey, submitted by HTPO, dated April 5, 2022
d. Grading & Erosion Control Plan (pg C1), submitted by Elliot, dated April 27, 2022
e. Site Utilities & Stormwater (pg C2), submitted by Elliot, dated April 27, 2022
f. Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated April 27, 2022
g. Landscape Plan (pg L1), submitted by Elliot, dated April 27, 2022
h. Site Plan (pg A100), submitted by Amcon Construction, dated April 27, 2022
i. Site Photometrics, submitted by Aid Electric, dated April 8, 2022
j. Elevations (pg A301-A302), submitted by Amcon Construction, dated April 27, 2022
k. Perspective (pg A303), submitted by Amcon Construction, dated April 27, 2022
l. Floor Plan (pg A101), submitted by Amcon Construction, dated April 27, 2022
m. Chaska Tech Center – South Elev., prepared by Amcon Construction, dated April 7, 2026

Section II. **PMD-21 District regulations.** Permitted uses and regulations applicable to the PMD-21 District are hereby amended to read as follows:

A. Intent

The intent of PMD-21 is to create an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the natural beauty found along East Chaska Creek.

It is intended that development within PMD-21 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities with the City and near downtown for the purpose of strengthening the City's non-residential tax base.

Uses which involve "heavy" manufacturing or processing activities, which require the outdoor storage of goods and materials are specifically prohibited from locating in the PMD-21 District.

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Formacoat Addition (Formacoat):

a) Office and administrative facilities
b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
c) Scientific research, investigation, testing or experimentation
d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PMD- 21 District

2. **<u>Lot 2, Block 1 Formacoat Addition (Chaska Tech Center)</u>**
    a) Office and administrative facilities
    b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
    c) Scientific research, investigation, testing or experimentation
    d) Restoration of classic autos, but not including repair, granted that the vehicles associated with the business are kept indoors
    e) Indoor health and recreation clubs
    f) Retail sales, but not including car sales
    g) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PMD- 21 District

C. <u>Accessory Uses</u>

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

1. Off street parking and loading facilities as regulated by Section 15.28.030 of the zoning ordinance.
2. Signs as regulated by Section 15.32 of the Zoning Ordinance, except that:
    a. Lot 2, Block 1 Formacoat:
        i. For the south elevation facing Chaska Boulevard:
            1. One wall sign permitted for each non-corner tenant not to exceed 32 square feet in area
            2. One wall sign permitted for each corner tenant not to exceed 48 square feet
            3. Location of wall signs are permitted in the designated area as shown in the elevation drawing submitted by Amcon Construction dated April 7, 2026
            4. Sign designs shall be panel or cabinet signs
            5. Internal illumination is permitted
            6. Tenants occupying more than one tenant space may have up to 2 wall signs. The total sign area shall not exceed the combination of square footage designated for each tenant space
        ii. For all other elevations:
            1. One wall sign permitted for each tenant not to exceed 12 square feet in area in a designated location as shown in the elevation drawings submitted by Amcon Construction and dated April 27, 2022
            2. Sign design shall be panel signs
            3. Tenants occupying more than one tenant space may have up to 2 wall signs. The total sign area shall not exceed the square footage designated for each tenant space.

D. <u>Building Setbacks</u>

Minimum building setbacks shall be as follows:

1. From centerline of County Road 61: 100 feet
2. From East Chaska Creek: 50 feet from edge
3. From North Property Line: 20 feet
4. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW): 10 feet
2. From East Chaska Creek: 50 feet from edge
3. Interior Property Lines: 5 feet

E. <u>Development Standards:</u>

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PMD-21 District. Additional requirements shall be as follows:

1. Open storage of raw materials, supplies, finished and semi-finished products and equipment shall not be permitted.
2. Uses that emanate objectionable odors shall be prohibited.

<u>Section III</u>. <u>Effective Date</u>

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 18th day of May, 2026.

_____

Taylor Hubbard, Mayor

Attest:_____

Deputy Clerk

ORDINANCE NO.

MOTION BY COUNCILMEMBER_____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 1017 FOR THE PLANNED MULTI-USE DISTRICT (PMD-21)

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e. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
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f. Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated April 27, 2022
g. Landscape Plan (pg L1), submitted by Elliot, dated April 27, 2022
h. Site Plan (pg A100), submitted by Amcon Construction, dated April 27, 2022
i. Site Photometrics, submitted by Aid Electric, dated April 8, 2022
j. Elevations (pg A301-A302), submitted by Amcon Construction, dated April 27, 2022
k. Perspective (pg A303), submitted by Amcon Construction, dated April 27, 2022
l. Floor Plan (pg A101), submitted by Amcon Construction, dated April 27, 2022
m. Chaska Tech Center – South Elev., prepared by Amcon Construction, dated April 7, 2026

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A. Intent

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It is intended that development within PMD-21 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities with the City and near downtown for the purpose of strengthening the City's non-residential tax base.

Uses which involve "heavy" manufacturing or processing activities, which require the outdoor storage of goods and materials are specifically prohibited from locating in the PMD-21 District.

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Formacoat Addition (Formacoat):

a) Office and administrative facilities
b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
c) Scientific research, investigation, testing or experimentation
d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PMD- 21 District

2. **Lot 2, Block 1 Formacoat Addition (Chaska Tech Center)**
    a) Office and administrative facilities
    b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
    c) Scientific research, investigation, testing or experimentation
    d) Restoration of classic autos, but not including repair, granted that the vehicles associated with the business are kept indoors
    e) Indoor health and recreation clubs
    f) Retail sales, but not including car sales
    g) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PMD- 21 District

C. Accessory Uses

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

1. Off street parking and loading facilities as regulated by Section 15.28.030 of the zoning ordinance.
2. Signs as regulated by Section 15.32 of the Zoning Ordinance, except that:
    a. Lot 2, Block 1 Formacoat (Chaska Tech Center):
        i. For the south elevation facing Chaska Boulevard:
            1. One wall sign permitted for each non-corner tenant not to exceed 32 square feet in area
            2. One wall sign permitted for each corner tenant not to exceed 48 square feet
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        ii. For all other elevations:
            1. One wall sign permitted for each tenant not to exceed 12 square feet in area in a designated location as shown in the elevation drawings submitted by Amcon Construction and dated April 27, 2022
            2. Sign design shall be panel signs
            3. Tenants occupying more than one tenant space may have up to 2 wall signs. The total sign area shall not exceed the combination of square footage designated for each tenant space.

D. <u>Building Setbacks</u>

Minimum building setbacks shall be as follows:

1. From centerline of County Road 61: 100 feet
2. From East Chaska Creek: 50 feet from edge
3. From North Property Line: 20 feet
4. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW): 10 feet
2. From East Chaska Creek: 50 feet from edge
3. Interior Property Lines: 5 feet

E. <u>Development Standards:</u>

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PMD-21 District. Additional requirements shall be as follows:

1. Open storage of raw materials, supplies, finished and semi-finished products and equipment shall not be permitted.
2. Uses that emanate objectionable odors shall be prohibited.

<u>Section III</u>. <u>Effective Date</u>

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 18th day of May, 2026.

_____

Taylor Hubbard, Mayor

Attest:_____

Deputy Clerk

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/13/2026

Subject: **Zoning Ordinance Amendment (ZOA) – Curling & Event Center (PCD-18)**

Applicant: City of Chaska

Case No.: 2026-11

Synopsis: The applicant is requesting to amend the PCD-18 zoning district relative to signs

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Zoning Ordinance Amendment

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BACKGROUND

The Planned Commercial District (PCD-18) was adopted in 2014 when Firemen's Park and the Curling & Event Center were developed. The PCD-18 zoning district establishes sign criteria for the building.

A new tenant, Copperfield, will be occupying the former Crooked Pint restaurant space. Through the sign design process, it was determined that the sign criteria is more rigid than the Historic Downtown Core Area and Commercial Sign Regulations. Wall signage for the restaurant is also limited due to site and architectural challenges; signage facing the park is discouraged, and the large, gabled, cantilever roof blocks most wall signage. The proposed amendments to the sign criteria would better align with the Historic and Commercial regulations while still maintaining the quality image of the park and building.

The following are the existing sign criteria:

1. Wall-mounted signage:
    a. Two wall mounted identifications signs are permitted; one facing TH 41 (Chestnut Street), and one facing CR 61 (Chaska Boulevard).
    b. All tenant signs will be composed of individual letters mounted to the building.
    c. Individual letters shall not exceed 12 inches in height.
    d. Maximum sign area for each sign shall be 16 square feet.
    e. All signs will be externally illuminated by a goose-neck light type fixture.
    f. All tenant signs shall be located on the landlord provided sign band fascia as shown on the approved building elevation.

2. Ground-mounted signage:
    a. Two ground mounted (dual-sided) identification signs are permitted; one facing TH 41 (Chestnut Street), and one facing CR 61 (Chaska Boulevard).
    b. Maximum sign area for each sign shall be 32 square feet.
    c. Maximum sign height shall not exceed six (6) feet in height as measured from the base or abutting street grade, whichever is higher.
    d. Signage may be internally illuminated.
    e. All tenant signs shall be located on the site as shown on the approved site plan.
3. General Regulations:
    a. Applicable portions of Sections 15.32.110-15.32.170 of the Zoning Ordinance shall guide the general regulation of signage in this district.

CURRENT REQUEST

The applicant is proposing to amend the PCD-18 zoning ordinance relative to the Curling and Event Center's sign criteria. The amendment will change the sign criteria for signs affixed to the building to align with the Historic Downtown Core Area Sign Regulations (Section 15.32.070), and increase the size of the ground mounted signs to align more with the Commercial Sign Regulations (Section 15.32.060). The goal of these changes is to provide signage that better complements the building's design, scale, and surrounding context.

The amendments (red) proposed are listed below and reflected in the draft ordinance.

1. Wall-mounted signage:
    a. Signs shall be regulated by Section 15.32.070, except for the following:
        i. Two wall mounted identifications signs are permitted for each distinct activity located in the building; one facing TH 41 (Chestnut Street), and one facing CR 61 (Chaska Boulevard).
        ii. All tenant signs will be composed of individual letters mounted to the building.
        ~~iii. Individual letters shall not exceed 12 inches in height.~~
        ~~iv. Maximum sign area for each sign shall be 16 square feet.~~
        ~~v. All signs will be externally illuminated by a goose-neck light type fixture.~~
        vi. All tenant signs shall be located ~~on~~ in a location approved by the landlord, and shall face away from the park ~~provided sign band fascia as shown on the approved building elevation~~.
2. Ground-mounted signage:
    a. Two ground mounted (dual-sided) identification signs are permitted; one facing TH 41 (Chestnut Street), and one

facing CR 61 (Chaska Boulevard).

b. Maximum sign area for each sign shall be ~~32~~ 64 square feet.
c. Maximum sign height shall not exceed ~~six (6)~~ ten (10) feet in height as measured from the base or abutting street grade, whichever is higher.
d. Signage may be internally illuminated.
e. All tenant signs shall be located on the site as approved by the property owner ~~shown on the approved site plan~~.

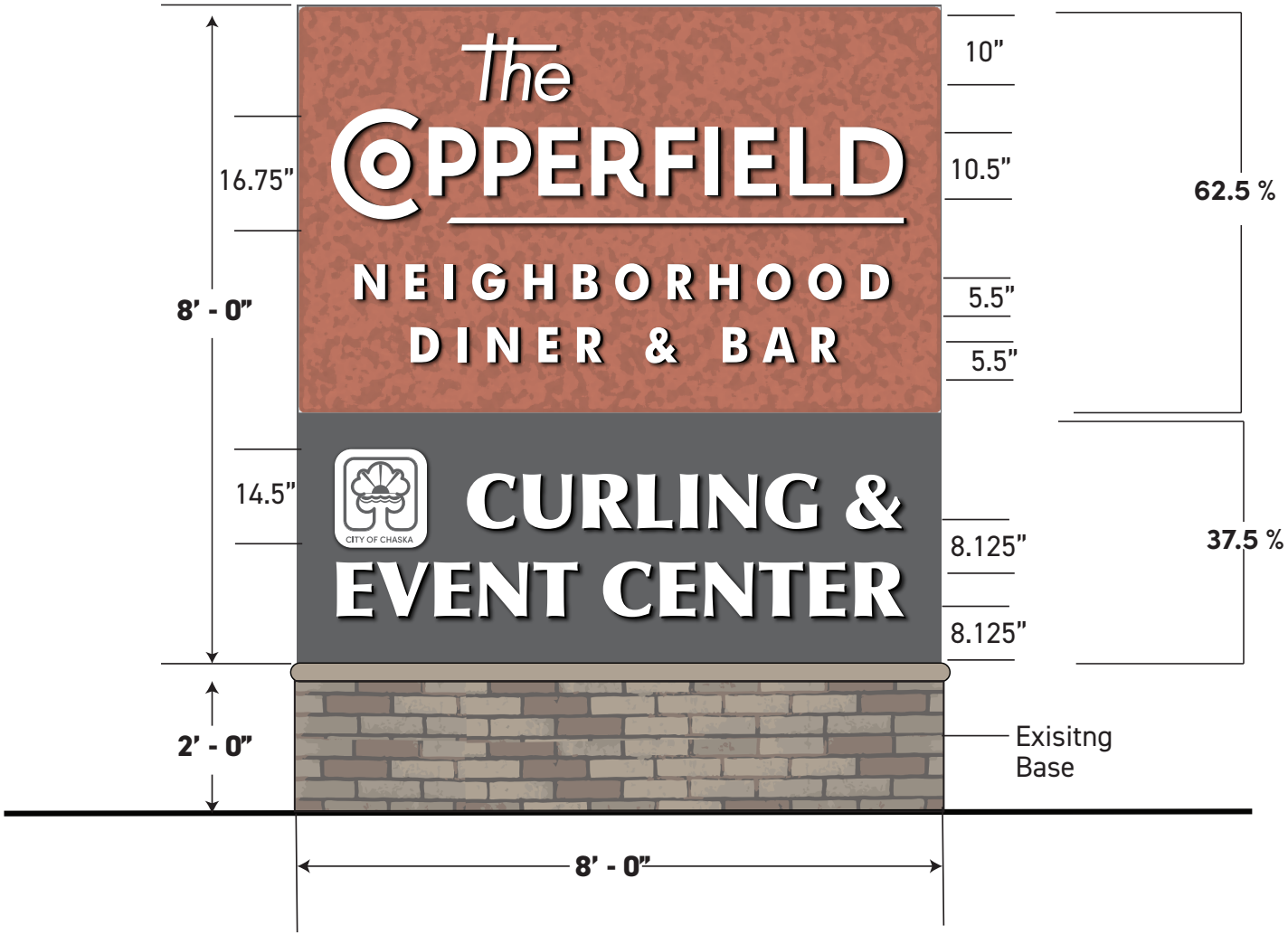
3. General Regulations:
   a. Applicable portions of Sections 15.32.110-15.32.170 of the Zoning Ordinance shall guide the general regulation of signage in this district.

PLANNING COMMISSION ACTION REQUESTED

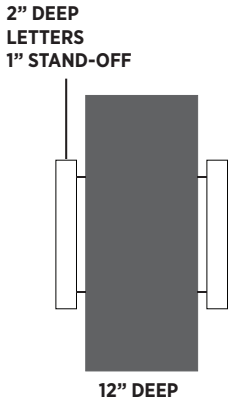
Motion to recommend approval of the Zoning Ordinance Amendment that would repeal and replace Ordinance No. 894 (PCD-18) to read as the attached draft Ordinance.

THE COPPERFIELD NEIGHBORHOOD DINER & BAR

3210 Chaska Blvd, Chaska, MN 55318



REVERSE CHANNEL/ HALO LIT LETTERS
LED ILLUMINATION TO FLOOD OPEN AREAS
AT NIGHT



COPPER PENNY

DARK GREY
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2715 33rd St.
MINNEAPOLIS, MINN 55406
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EMAIL - KAUFSIGN@AOL.COM

JOB NAME:	COPPERFIELD	DATE: 4/30/26	REVISIONS
ADDRESS:			5/5/26
DESIGNER:	MARNI		

ORDINANCE NO. 894

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA FROM C-2 (GENERAL COMMERCIAL) and P1 (PUBLIC OPEN SPACE) TO PLANNED COMMERCIAL DISTRICT (PCD-18) AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PCD-18 (NW CORNER OF HWY. 41 & CHASKA BOULEVARD)

Motion by Councilmember Rohe, Second by Councilmember Schulz

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 C-2 (General Commercial) & P1 (Public Open Space) and be rezoned to Planned Commercial Development District No. 13 (PCD-18):

All of Lot 1, Block 1 Firemen's Park Addition

Section II. PCD-18 District Regulations. Permitted uses and regulations applicable to the PCD-18 District shall be as follows:

A. Intent. The intent of the PCD-18 District is to develop the property so as to incorporate complementary commercial aspects to the park; such as, restaurants and/or entertainment that will also complement the historic downtown business district. The complementary commercial aspects are expected to provide for a destination for both Chaska residents and those from a larger regional perspective; as well as to attract participants to stay for extended or overnight stays in Chaska.

B. Permitted Uses. Are as follows:
1. Commercial Recreation;
2. Restaurants without drive-thru;
3. Public Facilities.

C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:
1. Off-street parking and loading facilities as regulated by Section 9;
2. Signs as regulated by Section 10 of the Zoning Ordinance, the Sign Criteria section of this document shall also regulate Commercial Recreation and Restaurant development;
3. Roof mounted radio and television antennas as regulated by Section 9 of the Zoning Ordinance.

D. Development Standards

1. Minimum building setbacks:
   a) From Highway 41 centerline: 70 feet;
   b) From County Road 61 centerline: 60 feet;
   c) From interior property line: 30 feet;
   d) From Clayhole Lake: 75 feet.
2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
   a) From centerline of CR 61: 50 feet;
   b) From Clayhole Lake: 50 feet.
3. Maximum Building Height is one story
4. Minimum amount of open/landscaped area not covered by impervious surfaces (buildings, parking/loading areas, driveways, sidewalks, etc.) is 30%.
5. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance. Off-site glare onto adjacent properties or right-of-way is not permitted. Over-lighting areas and high contrast between properties should be avoided. Concealment of the light source shall be required. Parking lot lights shall not exceed 25 feet in height.
6. Exterior building materials shall consist of a minimum of 75 percent face brick on each building elevations.

E. Sign Criteria

Tenant sign criteria has been established to maintain the project's quality image as follows:

1. Wall-mounted Signage:
   a) Two wall mounted identifications signs are permitted; one facing TH 41 (Chestnut Street), and one facing CR 61 (Chaska Boulevard).
   b) All tenant signs will be composed of individual letters mounted to the building.
   c) Individual letters shall not exceed 12 inches in height.
   d) Maximum sign area for each sign shall be 16 square feet.
   e) All signs will be externally illuminated by a goose-neck light type fixture.
   f) All tenant signs shall be located on the landlord provided sign band fascia as shown on the approved building elevation.

2. Ground-mounted Signage:
   a) Two wall ground mounted (dual-sided) identifications signs are permitted; one facing TH 41 (Chestnut Street), and one facing CR 61 (Chaska Boulevard).
   b) Maximum sign area for each sign shall be 32 square feet.
   c) Maximum sign height shall not exceed six (6) feet in height as measured from the base or abutting street grade, whichever is higher.

d) Signage may be internally illuminated.
e) All tenant signs shall be located on the site as shown on the approved site plan.

3. General Regulations:
Applicable portions of Sections 10.11-10.16 of the Zoning Ordinance shall guide the general regulation of signage in this district.

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 20th day of October, 2014.

Mark Windschitl, Mayor

Attest: Margo G. Stippel
Deputy Clerk

ORDINANCE NO.

MOTION BY COUNCILMEMBER_____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 894 FOR THE PLANNED COMMERCIAL DISTRICT (PCD-18)

WHEREAS, the request includes a zoning ordinance amendment to the PCD-18 district for the following:

1. Amend the sign criteria

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Repeal and Amendment. Ordinance No. 894 is hereby repealed and replaced and the permitted uses and regulations for PCD-18 as shown on the Zoning Map of Chaska, Minnesota are hereby amended to read as follows:

Section II. PCD-18 District Regulations. Permitted uses and regulations applicable to the PCD-18 District shall be as follows:

A. Intent. The intent of the PCD-18 District is to develop the property so as to incorporate complementary commercial aspects to the park; such as, restaurants and/or entertainment that will also complement the historic downtown business district. The complementary commercial aspects are expected to provide for a destination for both Chaska residents and those from a larger regional perspective; as well as to attract participants to stay for extended or overnight stays in Chaska.

B. Permitted Uses. Are as follows:
1. Commercial Recreation;
2. Restaurants without drive-thru;
3. Public Facilities.

C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:
1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the Zoning Ordinance;
2. Signs as regulated by Section 15.32 of the Zoning Ordinance, the Sign Criteria section of this document shall also regulate Commercial Recreation and Restaurant development;
3. Roof mounted radio and television antennas as regulated by Section 15.28.160 and 15.28.170 of the Zoning Ordinance.

D. Development Standards
1. Minimum building setbacks:
   a. From Highway 41 centerline: 70 feet;
   b. From County Road 61 centerline: 60 feet;
   c. From interior property line: 30 feet;
   d. From Clayhole Lake: 75 feet.
2. Minimum setback for impervious surfaces for on-site parking, loading and driving:

a. From centerline of CR61: 50 feet;
b. From Clayhole Lake: 50 feet.

3. Maximum building height is one-story.
4. Minimum amount of open/landscaped area not covered by impervious surfaces (buildings, parking/loading areas, driveways, sidewalks, etc.) is 30%
5. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance. Off-site glare onto adjacent properties or right-of-way is not permitted. Over-lighting areas and high contrast between properties should be avoided. Concealment of the light source shall be required. Parking lot lights shall not exceed 25 feet in height.
6. Exterior building materials shall consist of a minimum of 75 percent face brick on each building elevations.

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Tenant sign criteria has been established to maintain the project's quality image as follows:

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    e. All tenant signs shall be located on the site as approved by the property owner ~~shown on the approved site plan~~.
3. General Regulations:
    a. Applicable portions of Sections 15.32.110-15.32.170 of the Zoning Ordinance shall guide the general regulation of signage in this district.

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 18th day of May, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk