



AGENDA  
CHASKA PLANNING COMMISSION  
CHASKA EVENT CENTER - 3210 CHASKA BLVD & ZOOM  
Wednesday, February 09, 2022  
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 January 12, 2022 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
  - 7.A. Recommend Approval of the Concept Plan for a Building Addition at Southwest Christian High School/Southwest Christian High School/PC #2022-10
  - 7.B. Recommend Approval of the Concept Plan for Frenz & Worm Properties/Forestar Group - Midwest/PC #2022-09
  - 7.C. Recommend Approval of the Concept Plan for the Chaska Tech Center/Amcon Construction/PC #2022-11
8. Other Business
  - 8.A. Receive Other Meeting Minutes
    - 8.A.i. Receive the December 20, 2021 City Council Meeting Minutes
9. Adjourn



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**CHASKA PLANNING COMMISSION  
MINUTES  
JANUARY 12, 2022**

1. Call to Order

Chairperson Dahlke called the meeting to order at 7 pm. He explained that tonight's meeting was being held at the Chaska Event Center at 3210 Chaska Boulevard and available on Zoom.

2. Roll Call

Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Rylee, Urbanski and Chairperson Dahlke.

Members absent: Commissioner Sailer

Also present: Luke Melchert, City Attorney; Nate Kabat, Community Development Director; Kevin Wright, Communications Manager; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Lacey, second by Commissioner Olson, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

A. Minutes of the December 8, 2021 Planning Commission Meeting

Motion by Commissioner Urbanski, second by Commissioner Brass, to approve the minutes of the December 8, 2021 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Brass, second by Commissioner Rylee, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Plat for Del Webb at Chaska 2<sup>nd</sup> Addition/Pulte Homes/PC #2022-08
- b. Recommendation for Disposition of Excess Property Near Highwood Drive

Motion carried.

7. Action Items

- A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat, Preliminary Site and Building Plan, and Rezoning for West Creek Apartments/Community Asset Development Group/PC #2022-02

City Planner Hanson presented the item to the Commission and noted that the expectation is that this item will go before the City Council on January 24, 2022.

Commissioner Brass asked if the Planning Commission needed to make a recommendation of approval to sell the land.

City Planner Hanson stated that will eventually need to take place once there is a final layout of what is needed.

Chairperson Dahlke opened the public hearing at 7:13 p.m.

Communications Manager Wright confirmed that there was nobody on-line who would like to speak to this item.

There being no public comment, Chairperson Dahlke closed the public hearing at 7:14 p.m.

Motion by Commissioner Rylee, second by Commission Brass, to recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for West Creek Apartments, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
  - a. Existing Conditions Hickory Addition, prepared by Sathre Bergquist, Inc., dated January 12, 2021
  - b. Tree Survey, prepared by Sathre Bergquist, Inc., dated April 23, 2021
  - c. Preliminary Plat, prepared by Sathre Bergquist, Inc., dated November 29, 2021
  - d. Site Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
  - e. Utility Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
  - f. Grading Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
  - g. Basin Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
  - h. Erosion Control and Topsoil, prepared by Sathre Bergquist, Inc., dated November 17, 2021
  - i. City Detail Plates (pgs 1-3), prepared by Sathre Bergquist, Inc., dated May 19, 2021
  - j. Tree Inventory Plan, prepared by 292 Design, dated November 2, 2021
  - k. Landscape Plan, prepared by 292 Design, dated November 2, 2021
  - l. Elevation at Patio, prepared by 292 Design, dated January 5, 2022
  - m. Patio Enlargement, prepared by 292 Design, dated November 2, 2021
  - n. Landscape Details, prepared by 292 Design, dated November 2, 2021
  - o. Photometric Site Plan, prepared by 292 Design, dated November 12, 2021
2. Compliance with section 9.11 Building Design/Materials in Multi-Family Residential.
3. Provision that modular face brick is used.
4. Provision to provide usable open space that meets zoning section 9.11.4.1.1A and to be submitted at preliminary.
5. Provision of a sidewalk on the west side of Hickory Street and safe pedestrian connection between the east and west sides of Hickory Street at the Chaska Blvd and Hickory St intersection, and to be shown at preliminary.

6. Parking on Hickory Street between Chaska Blvd and 4<sup>th</sup> Street will be prohibited.
7. Coordination with the City Engineer for the provision of public utilities to the site.
8. Provision of two fire hydrants on site to be in locations determined by the fire department, and to be shown on the preliminary plans.
9. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of a lot split to occur on the City-owned parcel prior to Final Plat approval.
12. Provision for developer to pay City for the City's land being added to the lot for a value determined by City Council, and a Purchase Agreement to be executed prior to Final Plat recording.

Motion carried.

Motion by Commissioner Olson, second by Commission Brass, to recommend approval of the rezoning from Medium Density Residential (R2) to Planned Residential Development (PRD-80).

Motion carried.

**B. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plat and Preliminary Plat for River Valley Industrial Center/Joel Battenhoff/PC #2022-03**

City Planner Hanson presented the item to the Commission and noted the expectation that this will come before the City Council on January 24, 2022.

Chairperson Dahlke asked if Gedney's would be torn down in this process.

City Planner Hanson explained that there is currently a user in there, so they are planning to keep it.

Chairperson Dahlke opened the public hearing at 7:26 p.m.

Dustin Brockmeyer, 300 Ehlers Avenue, stated that he thinks it is a good idea to have more businesses in the area with more employment opportunities. He stated that when Gedney closed there were a lot of people in the community who lost jobs. He stated that if Mr. Battenhoff can get this project to work, he thinks it is a fantastic plan.

Communications Manager Wright confirmed that there was no one online that would like to speak to this item.

Chairperson Dahlke closed the public hearing at 7:27 p.m.

Commissioner Urbanski asked if there had been clarification on the questions that were raised by the developer.

City Planner Hanson explained that the City just received that information today, so there has not been time to review it.

Motion by Commissioner Brass, second by Commissioner Lacey to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for River Valley Industrial Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
  - a. Narrative (pgs 1-6), submitted by Joel Battenhoff, Bill Karges and Phillip D. Johnson Architect, dated August 3, 2021 and December 22, 2021.
  - b. Cover Sheet (pg C001), submitted by Westwood, dated November 29, 2021
  - c. Boundary Survey (pg C100), submitted by Westwood, dated November 29, 2021
  - d. Existing Conditions & Removals Plan (pg C101), submitted by Westwood, dated November 29, 2021
  - e. Preliminary Plat (pg C102), submitted by Westwood, dated November 29, 2021
  - f. Civil Site Plan (pg C200), submitted by Westwood, dated November 29, 2021
  - g. Site Plan Aerial Overlay (pg C201), submitted by Westwood, dated November 29, 2021
  - h. Grading & Drainage Plan (pg C300), submitted by Westwood, dated November 29, 2021
  - i. Erosion Control Plan (pg C400), submitted by Westwood, dated November 29, 2021
  - j. Utility Plan (pg C500), submitted by Westwood, dated November 29, 2021
  - k. Site Plan (pg A2), submitted by Phillip D. Johnson, dated December 7, 2021
  - l. Planting Plan (pg A2), submitted by Phillip D. Johnson, dated December 22, 2021
  - m. Lighting Plan, submitted by Luma Sales Associates, dated December 6, 2021
  - n. Floor Plan (pg A3), submitted by Phillip D. Johnson, dated August 3, 2021
  - o. Floor Plan (pg A4), submitted by Phillip D. Johnson, dated August 3, 2021
2. Adherence with the City Engineer's Memo dated January 6, 2022.
3. Adherence with the Carver County Public Works Memo dated August 26, 2021.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision of the berm to continue to the extent of the proposed access point on Stoughton Avenue, and to be addressed in the landscape plan at final submittal.
6. Provision that additional trees are filled in the southern greenspace adjacent to the loading dock, and to be addressed at final submittal.
7. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
8. Adherence to the City's Boulevard Tree Policy and local street section design.
9. Provision to meet the City's sign regulations for any signage proposed within property in the City of Chaska, and for a sign permit to be obtained prior to installation.
10. Provision of cross access easements for the various lots, to be recorded with the Final Plat.
11. Provision that requirements set forth by the City of Chaska, Carver County and City of Chanhassen are adhered to prior to Final Plat submittal.
12. Provision of an updated traffic analysis, including the analysis of the full access at Crystal Lane and right-out access onto Audubon Road, to be submitted at final.

13. Provision of right-of-way requirements incorporated into the final plan that address all City and County requirements.
14. Provision that all trail and sidewalk facilities are within right-of-way and modified on the final plan.

Motion carried.

- C. Recommend Approval of the MBE Excavating Concept Plan/Sambatek on Behalf of MBE Excavating/PC #2022-05

City Planner Hanson presented the item to the Commission and noted that the expectation is that this will come before the City Council on January 24, 2022.

Commissioner Urbanski asked about discussions that have happened with the County regarding the road.

City Planner Hanson stated that they have sent the City some correspondence that basically indicated that it still needed to be reviewed further with a traffic analysis and an access plan that aligns more with their future intentions.

Commissioner Olson asked if the County had elaborated on what their plans were with relation to access points.

City Planner Hanson stated that they have indicated the expected access points in terms of the corridor study that they have completed.

Chairperson Dahlke stated that he would like to understand how this project will help take care of the erosion issue that is going on currently because it looks pretty serious and like it could get worse. He asked if that was something that the Commission could address tonight.

Community Development Director Kabat stated that may be something for the applicant to weigh in on how they envision that.

Chairperson Dahlke stated that he thinks that may help the project be more palatable if it was fixing a problem.

Eric Miller, Sambatek, stated that they are aware that this is a bit of an unusual request. He stated that because it is unusual it does not have a clearly defined process. So any feedback and questions they can get from the Planning Commission as well as the neighbors will be very helpful. He stated that they recognize the work that needs to be done with respect to slopes, surveys, tree inventory, storm water, traffic, access, operational details, and restoration of the site. He stated that if all parties decide to move forward with this project, they realize that those will need to be done in much greater detail. He stated that with regard to erosion, they recognize the scouring of the property is not a result of the current agricultural conditions or of the current operations on the gravel mine. He stated that they believe it is a result of storm water volume increase from activity related to development upstream. He stated that he believes that Mr. Mark Lano can further elaborate on a storm event that happened a few years ago where the storm

water overflowed from one of the sedimentation ponds located on the south side of Highway 61. He stated that once a scouring process like this begins, it continues to be a real problem. He stated that he thinks this is an opportunity for them to leverage the engineering potential, the expertise of MBE trucking, and to engage the City/County/MnDot/watershed on finding out what the issue is, and what opportunities may be available to resolve the it. He stated that if they can come to a consensus on cause and resolution, then he thinks the technical solutions are probably not going to be very difficult. He stated that with a mass grading operation, going in and stabilizing the area that has been scoured and eroded and putting some sort of stormwater BMP in place to manage the flow that is coming through the property or may be a result of the operations on the site. He stated that if there are improvements that need to be done upstream there may need to be discussions with Carver County, MnDot, and the watershed on what those improvements may be to mitigate this concern. He stated that they recognize the concern and feel that all parties are willing to cooperate on the resolution in some capacity but will take additional time and study in order to resolve it.

Commissioner Brass asked if Mr. Miller, at this point in time, had any idea on how this problem could be addressed or if he had a vision for the solution.

Mr. Miller stated that he would be speculating, at best, but believes there is an increase in water coming through this corridor that was not intended to cross Highway 61 and come across this property in the manner that it is. He stated that the area is not stabilized to be able to accommodate additional run-off that is coming to the area.

Commissioner Brass asked how Mr. Miller would envision stabilizing the site.

Mr. Miller stated that the first step is to find out why the additional run-off is coming through the property and determine whether there is something that is failing upstream. He stated that it may be able to be mitigated upstream by different outlet control structures or finding where there may be a failure in the system. He stated that then once that is done, they can come onto the property and control, stabilize, and create stormwater BMPs to control additional stormwater run-off for the property itself and also, through conversations with those other agencies, explore opportunities to accept off-site run-off.

Commissioner Brass asked if the site would still need to be stabilized if the flow was controlled upstream.

Mr. Miller stated that the material that they will be importing back to the site will not be clean sand. He stated that the operation wants to export the clean sands that are more highly erodible out of the site and will likely import more compactable materials that can remain in place, in a stabilized fashion that will not erode.

Commissioner Urbanski stated that he has a few things that he will be looking for at the next step in the process. He stated that safety is a huge issue on that road so with a large volume of trucks coming and going, he would like to make sure it is safe and that they are not leaving residue on the roadway. He stated that he would like to see a good ingress/egress preferably with something that will knock off the loose junk from the trucks. He stated that having a deadline of when they think this would be done and reclaimed would be helpful to see. He stated that he believes the

entire Commission is concerned about the scouring on the ravine and agreed that if it is starting upstream somewhere that needs to be addressed before there is an attempt to fix it because that will only mean having to come back and fix it again.

Chair Dahlke stated that he assumes that the scouring issue will need to be investigated and repaired in order for the site to operate properly.

Mr. Miller stated that he assumes that for them to take on the site and operate that would be one of their first orders of business. He stated that there still needs to be a consensus on how to appropriately resolve that issue.

Chair Dahlke stated that he is a little concerned that there should be discussion with the neighbors about hours of operation. He stated that 7:00 a.m. to 7:00 p.m. 6 days/week seems like a pretty significant time for trucks to be going in and out and suggested that they consider doing that in the construction season/summer for Monday through Friday, but have a shorter day on Saturdays. He stated that during the winter months, the lighting and hours for the site will also need to be addressed and clarified by the time this gets to the Preliminary phase.

Mr. Miller explained that Dan Zimmerman with MBE Trucking is in attendance at the meeting and is taking note of the comments and concerns from the Commission and realizes that a more detailed operational plan will be a critical part of the next steps.

Commissioner Brass asked if there was any idea if the plan was for this operation to take months or years to complete the operation.

Mr. Miller stated that he believes in their application they stated anywhere between 5-15 years, but explained that it is somewhat dependent on the marketplace and the demand.

Commissioner Olson stated that with reference to the erosion, he asked at what point the fixes will address the problem or they would be delayed a bit in order to capitalize on being able to excavate what is sitting in the field. He asked what limitations or expectations the City will have on the project to ensure that what they have done is a permanent fix. He stated that he sees the need for a permanent fix of the problem but would also like to maintain as much of the vegetation as possible, for when it does turn into residential. He referenced the aerial view of the existing operations and the proposed location topography. He stated that he has large concerns about the viability of making it an operation that is worthwhile while keeping the balance of fixing the problem and retaining the current resources that are there.

Mr. Miller stated that fixing the problem will come at a significant cost in and of itself that he does not think the landowner is willing to bear. He stated that it is not a problem that was created by the land owner. He stated that MBE Trucking is willing to partner in the process to evaluate the issue and try to come to a consensus on how to resolve the issue but it will require effort from the City, County, watershed, and MnDot on understanding why it has been occurring. He stated that they also assume that the resolution will take fairly significant operations on that end of the property to mitigate the issue.

Commissioner Rylee stated that this is the first step in a three step process because it is a concept plan. He stated that what he thinks is important is education and getting information out there. He stated that he understands the goal for the application is to get a CUP and get to the Final Plat. He explained that the goal for the residents is that they can live with this and it sounds like they will have to live with it for a multitude of years and he feels it should not have detriment to their lifestyle or finances. He stated that he has a list of questions and explained that he lives with the idea that if there is an elephant in the room, it should be thrown out there and discussed at the beginning of the process. He stated that Mr. Miller has mentioned building consensus a number of times, so that should also be a goal for him with the residents. He stated that there is reference to 560,000 cubic yards of sand and asked about the 'street value' of sand per yard.

Dan Zimmerman, MBE Trucking, stated that the general value of sand is probably \$6.00/ton FOB.

Commissioner Rylee asked if that would equate to about \$10.00/cubic yard.

Mr. Zimmerman stated that the total amount for this site would be about \$5 million.

Commissioner Rylee stated that this will roughly be a \$5 million project and there will also be a fee for material to come back into the site.

Mr. Zimmerman stated that there is a problem with the ravine and explained that they had begun this process not realizing how bad the problem was but agree that it needs to be addressed. He stated that they want to work with both property owners, but they are a business and are trying to eventually make money with this venture. He stated that the truck volume will be exactly the same as they have had for the last 25 years for the most part, because they have already been on Lano.

Commissioner Rylee stated that there is talk about two additional properties to the west that are for sale and asked if those are under consideration as part of these plans because he assumes the sand extends along the bluff.

Mr. Zimmerman stated that the sand probably does extend, but they do not know for sure. He stated that he thought that property was just sold to a developer.

Commissioner Rylee asked if there was a possibility to extend this pit into those properties to the west.

Mr. Zimmerman stated that it is a big hole in the ground and the first goal is to fix the ravine and stop the washout. The next would be to start the operations in there and then take a look at other possibilities in the area. He stated that he thinks eventually the whole site will be raised up so it is not a big hole and is usable.

Mr. Miller clarified that they are not expanding their operations onto the Worm property.

Commissioner Rylee asked if those two properties were within the City's jurisdiction.



Community Development Director Kabat stated that the application is only for the Lano property and they are not talking about a mining operation on the other two properties.

Commissioner Rylee stated that he understands that but there could be a progression to the west which, in his opinion, is the elephant in the room that he wants to have out there in the open. He stated that there is potentially a resource under those properties and what the City does as part of this CUP will most likely have implications for future CUPs on those other properties.

Mr. Zimmerman noted that they have not had any discussions about that nor do they know if there is anything there. He explained that there is no intent for that work.

Commissioner Rylee stated that with reference to the erosion, they have talked about consensus with all the parties. He stated that at the end of the day, he as a Planning Commissioner wants assurance that the scour will not continue to be an issue. He stated that when this comes back for Preliminary, the Commission will want to see an engineered design to reflect how it will be fixed. He asked how dust mitigation is handled and if there had been any complaints from their existing site to the east.

Mr. Zimmerman explained that it is a constant battle and they do what they can to keep the roads clean with sweepers. He stated that they are in mud and sometimes they cannot operate on the site because it is too muddy. He stated that if there is dust flying through the air, they need to use water trucks or water wagons on the road. He stated that it is similar to a construction site, but theirs is just more long term with more permanent structures that they can maintain every day. He stated that they do it every day but will admit that they are not perfect. He stated that if there is a complaint, they try to get out there as soon as possible to address it.

Commissioner Rylee stated that there is not City water available on-site and asked if there was a well on-site for access to water.

Mr. Zimmerman stated that if they need water, they go retrieve metered water from somewhere else and bring it in with the water trucks.

Commissioner Rylee asked for details on their history with noise and what the expectation will be in this case.

Mr. Zimmerman stated that they will be running, on average, 2 pieces of equipment with the addition of a sweeper sometimes. He stated that it will be less than what was heard when the Chaska Event Center was built. He stated that they need one machine to push off dirt and one machine to load. He explained that they are down in a hole, so especially people on the Carver side, they will not hear a lot. He stated that the most noise will come from the trucks and not the equipment.

Commissioner Rylee confirmed that there will be pushing and loading of the dirt and not a crushing/conveyor system for the material.

Mr. Zimmerman confirmed that they would not be doing anything like what can be found at the pits with Mueller. He explained that it will be nothing like that and they have a big track hoe and

they sit and load sand. He stated that from what they can tell, there is no rock there. He stated that the sand will go directly into a truck and when material comes back in the same trucks, it will basically go in the same hole.

Commissioner Rylee stated that there is a property just on the other side of the scour problem and asked about vibrations for them.

Mr. Zimmerman stated that to fix that washout, they will have to have heavy equipment which means they will be close to the shed, but was unsure if the house would be able to feel the vibrations.

Commissioner Rylee noted that he felt the applicant should do some due diligence on this issue.

Mr. Miller noted that vibration monitoring is a fairly minor expense to an operation like this and can be part of a testing protocol when they are working in close proximity to a residential home.

Commissioner Rylee asked if they would be doing environmental screening for the material coming into the site.

Mr. Zimmerman stated that anything on a residential/commercial site has to be proven clean before it gets onto the truck.

Chair Dahlke stated that regulation restrictions would be part of the permit.

Commissioner Rylee stated that there are concerns about flooding at 3880 Chaska Boulevard from a box culvert that goes under Highway 61. He stated that if they are taking vegetation off the property they will be reducing the amount of time on these storm events for the water to get to that box. He asked if their drainage design would account for that situation.

Mr. Miller stated what is happening to this property is happening to properties downstream of them so there will be a lot of scrutiny and requirements regarding stormwater which will be part of the regulations that they have to comply with.

Commissioner Rylee stated that there has not been any discussion of screening for 3950 Chaska Boulevard. He stated that he would not want to look at his back window and see the operations for 5-15 years and would like to see some screening incorporated into the plans. He stated that he feels it is important that the CUP had a duration because the discussion about property values is real and important for the residents. He stated that if it is open ended then that will be a permanent impact for them.

Mr. Miller stated that they can spend some time on that plan and bring back more details to the City on what they believe that will look like.

Chair Dahlke asked if a CUP can have a definite start and finish date that can be reviewed.

Community Development Director Kabat explained that the CUP can have a timeframe associated with it. He stated that he thinks it is important to think about the feasibility of executing the enforcement because sometimes that can be challenging.

Commissioner Rylee stated that it appears as though the access off of Chaska Boulevard may be problematic with Carver County. He asked about the envisioned route to come off the property to the east and asked how they would cross the ravine.

Mr. Zimmerman stated that the preferable way would be to go across the ravine from the old property. He stated that they would like to create a temporary road for them across the ravine, but understand that it would have to be engineered for the water.

Commissioner Rylee stated that it sounds like the traffic volumes will be comparable with what has historically happened on the east pit and asked how the function has been for that entrance off of Chaska Boulevard.

Mr. Zimmerman stated that it has worked okay. He stated that it is not a perfect situation and they have had a few close calls with the 'Y', but there have not been any accidents. He stated that he knows the neighbors have complained because some of the trucks have stopped in the driveway which is why they want to keep an open dialogue with the neighbors because they do not want to cause problems. He stated that, in general, over the years, the access has worked fine for them.

Commissioner Rylee reiterated that his goal is that if this makes it to the Final stage, that it is something that the residents can live with it and feel like the City has adequately addressed their concerns. He noted that he would also like to see the applicant make a profit through this endeavor.

Commissioner Urbanski asked if the DNR had anything to say about this project because its proximity to the Minnesota River.

City Planner Hanson stated that they will probably have input, but explained that she does not know the answer to that question, at this point, but staff can look into that further.

Commissioner Urbanski noted that he would assume that they would want some guarantee that there would not be a lot of wash going through directly into the river.

Commissioner Olson asked what would happen if nature were just left to take its course.

Mr. Miller stated that there has been some review on the Lano property. He explained that due to the topography, it is challenging because of the relief from 61 down to the site and from the site over to the properties to the west. He stated that if you look at Carver County's access plan, their preferred option is to move the access north to the Worm property. He stated that without filling the site in some form, it would make development a challenge and may not even be feasible. He stated that one of the benefits of this operation is that they are not only pulling material out, but are proposing to backfill and bring the site up in grade in an engineered fashion to allow the

potential for future development in accordance with the City's Comprehensive Plan. He stated that if nothing were to occur, it would probably take longer to develop the site.

Chair Dahlke noted that this was not a public hearing, but would welcome public input.

Joe Atkinson, 3880 Chaska Boulevard, stated that he feels this has been a great discussion and is happy to hear the Commission show some skepticism and are looking at conditions. He asked if there could be a condition to have a project identified, such as a signed contract, that would limit the timeframe, so there is not just an open ended 5-15 years that could be extended to 25 years. He stated that the nearby residents do have concerns regarding their property value and is glad that the Commission had mentioned those issues. He stated that the box culvert that currently runs under Chaska Boulevard is on his property and there have been erosion problems there. He stated that their plans show a potential water treatment area but that will wash over onto their side and he would like to see flood insurance provided or something that would protect their property from that kind of unforeseen damage. He stated that he would also like to see the existing creek and waterflow addressed. He stated that he would also like to see one project stop before the next begins and would like there to be dates attached to them.

Kevin Norby, 131 Highland Drive, noted that there are many other residents in attendance from his neighborhood. He stated that they attended the last open house meeting and when they heard gravel mining operations, their concern was that it would be something they would hear and see and that it would jeopardize their property values. He stated that after hearing MBE talk about the idea of removing the gravel and bringing the property back up to grade and making it more developable as well as addressing the erosion issue, it seems like a pretty logical solution to a pretty big problem of the scouring and erosion of the creek corridor. He stated that he still has some strong concerns about noise, but not with the equipment working on the property. He stated that his concern is with the trucks that are gearing down and jake braking as they come down Chaska Boulevard because that is already an issue for them. He stated that the gravel trucks start at 6:00 a.m. jake braking down the hill. He stated that the idea of putting in an entrance with 150 trucks/day on that curve seems to be a big safety issue because there would need to be acceleration and bypass lanes. He stated that from his standpoint, it is a noise and safety issue. He stated that the proposal by MBE to have the temporary box culvert to cross the ravine and utilize their existing entrance makes a lot of sense, but, long term, a solution that would address the erosion in that creek corridor.

Peter Carlson, stated that his family has owned 3675 County Road 140, and noted that their property abuts this land to the northeast. He stated that there are national builders who want to put in 40-60 houses just northeast of the current pit. He stated that he thinks this is relevant as part of the discussion because of the continued operation. He stated that right now there is about a 30 foot gap from all the fill that has come in and now they have all this water running onto their property. He stated that means there are majestic oaks that will be compromised. He stated that he has reached out to Mr. Miller, however, he has not responded. He stated that he assumes City staff will pick this up in the process and suggested that perhaps as the old pit is filled in, the requirements from the City regarding water run-off could apply. He stated that this project is in the long term vision and will be here in a few years and it would be a shame if all of this was not taken into consideration and would like to City to have broad, holistic planning. He

stated that he thinks what is happening in the City is exciting and he is not here to stand in the way of progress, but wants to make sure that everyone is looking at the full picture.

Commissioner Rylee asked if there was a restoration plan for the existing site.

Mr. Zimmerman stated that would be the decision of the owner, Rick.

Mr. Carlson stated that he just wanted to make sure the Commission had that conversation.

Commissioner Urbanski confirmed that this is the Concept Plan and next will be Preliminary. He stated that there are a lot of unanswered questions and he would hate for the Commission to just 'rubber stamp' it to get it to the next step. He asked if there was merit to table this while they get some more answers to the concerns that have been raised.

Community Development Director Kabat noted that if this moves forward tonight, he would not consider that to be 'rubber stamping' it because there are a lot of conditions that have been attached to the approval so the expectation would be when they come back for Preliminary that there will be answers to the questions being raised.

Chair Dahlke asked if there were any concerns raised tonight that were not reflected in the conditions.

Commissioner Rylee stated that he thinks additional conditions could be added but feels as through the applicant heard the concerns that were raised.

Commissioner Brass stated that he is comfortable moving forward with this because this is the concept phase and feels between the conditions and the concerns raised with the applicant tonight those can be addressed by the Preliminary phase.

Commissioner Rylee asked if it was fair to say that if they did not come back with the answers, or if they were not acceptable to the residents they will be adding additional conditions at the Preliminary stage.

Commissioner Brass stated that he feels that is where things are really nailed down.

Commissioner Olson stated that with relation to the 2040 Comprehensive Plan, he asked how this area falls into play for what the overall long term expectations are for the growth being planned with the neighboring areas, specifically the things that are just off the County road.

Community Development Director Kabat stated that the progression of growth in the southwest area follows the ability to provide sewer and water service. He stated that the way this is being planned and how it is being staged is starting at County Road 40 and progressing southward towards 61. He noted that this particular piece of property is not in line to be served by that sewer. He stated that the sewer that would serve this currently ends at 1<sup>st</sup> Street and terminates around the athletic park area, so sewer will need to be extended to this property in order for it to be developed which means it will be a number of years before that happens. He stated that it could happen earlier if there was an aggressive builder that was willing to take on those costs.

He stated that he thinks the Commission can anticipate that the Worm and Frenz site that are served by the sewer could develop in the next 5-10 years, with the assumption that development will continue at its current pace.

Commissioner Olson asked if the City would open the door for a sand pit next to residential development that is actually happening.

Community Development Director Kabat stated that he thinks that has to be a consideration within the CUP and how they can co-exist.

Motion by Commissioner Brass, second by Commissioner Rylee, to recommend to City Council approval of the Concept Plan for MBE Excavating, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
  - a. Project Narrative (pgs 1-19), prepared by Sambatek, dated December 7, 2021
  - b. Context Map, prepared by Sambatek, dated December 6, 2021
  - c. Existing Conditions, prepared by Sambatek, dated December 6, 2021
  - d. Slope Analysis, prepared by Sambatek, dated December 6, 2021
  - e. Site Forces Plan, prepared by Sambatek, dated December 6, 2021
  - f. Photo View Reference, prepared by Sambatek, dated December 6, 2021
  - g. Site Photo View 1, prepared by Sambatek, dated December 6, 2021
  - h. Site Photo View 2, prepared by Sambatek, dated December 6, 2021
  - i. Site Photo View 3, prepared by Sambatek, dated December 6, 2021
  - j. Site Photo View 4, prepared by Sambatek, dated December 6, 2021
  - k. Pit Excavation Plan, prepared by Sambatek, dated December 6, 2021
2. Adherence with the City Engineer's Memo, dated January 6, 2022.
3. Provision that a Conditional Use Permit (CUP) is applied for and approved at final submittal.
4. Provision of Carver County analysis and approval of any access proposed on the County road.
5. Provision to further evaluate tree preservation efforts on the site, and to be submitted with a Tree Survey and Preservation Plan at preliminary submittal.
6. Adherence to the following setbacks:
  - a. From Adjacent Property Lines or ROW: 100 feet from edge
  - b. From Existing Structures: 300 feet from edge
  - c. Wooded Steep Slope: 50 feet from edge for buildings; 30 feet from edge for grading/mowing
7. Provision of a field walk of the wooded steep slope edge and its edge to be determined by City staff and to be completed prior to preliminary submittal.
8. Preservation of wooded steep slopes and their required setbacks.
9. Provision of a storm water management plan meeting City, State, and Carver County WMO standards.
10. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
11. Provision of a truck route plan to be submitted at preliminary submittal.
12. Provision of a traffic analysis to be submitted at preliminary submittal.
13. Provision to further explore other access points from an internal point off of the Lano property and be addressed at preliminary submittal.
14. Provision to meet zoning ordinance section 15.28.050 Land Excavation and Reclamation.

15. Provision of a Restoration/Reclamation plan that includes grading plans, phasing plan, topsoil replacement, soil testing provisions, seeding/vegetation, mulching, erosion control and sedimentation control specifications for each phase, and an end use plan for final site restoration.
16. Provisions for effectively controlling fire, rodents, and dispersal of material by wind or by hauling to and from the site, and for general maintenance of the site shall be made, and shall be addressed at preliminary submittal.
17. Provision of a dust control analysis to be completed and submitted at preliminary.
18. Provision of a noise study to be completed and submitted at preliminary.
19. Provision of a feasibility analysis of future sewer and water utilities that are planned to serve the site is needed to ensure the mining operations do not preclude how utilities would service development.
20. Provision of a fully designed grading, drainage, and stormwater management plan for the mining operations that would support future development to be submitted at preliminary.
21. Provision of engineering maps of the mining operations that include existing and proposed conditions, new structures, clearing limits, fencing, mining limits, stockpile locations, parking, access roads, haul routes, mining staging and phasing plan, and to be submitted at preliminary.
22. Provision of a defined restoration plan of the severely eroded ravine area south of the mining operation, and to be submitted at preliminary.
23. Provision of soil boring information showing material depth profiles as well as water table elevation, and to be submitted at preliminary.
24. Provision of an analysis that if extraction is anticipated below the water table, details should be provided on how that will be achieved (i.e. dewatering or below water excavation), and to be submitted at preliminary.

Motion carried.

- D. Recommend Approval of the Preliminary Site and Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-07

City Planner Hanson presented the item to the Commission and noted that this item was tentatively scheduled to come before the City Council on January 24, 2022.

Commissioner Brass stated that he is excited to see this item on the agenda and thinks it is a great asset to the community.

Chair Dahlke asked if the site was going to be specialties.

City Planner Hanson suggested that the applicant answer those types of questions.

Paul Hamm, explained that he was representing Ridgeview located at 500 Maple Street in Waconia. He stated that Ridgeview is thrilled to be in Chaska and the addition will expand their existing clinical and surgical operations that already happen in the building. He stated that Ridgeview is one of many tenants in the space, so the project would involve expanding the existing space and moving around some of the existing tenants in the building.

Commissioner Urbanski stated that the plans are for a 5<sup>th</sup> floor now and a 6<sup>th</sup> floor at some time in the future. He asked why they would not just go ahead and put in both additional floors at the same time.

Mr. Hamm stated that it is a complicated answer and explained that they have spent a lot of time evaluating that situation. He stated they do not currently have the need for that additional square footage and having it just sit vacant would be costly and would not generate revenue.

Chair Dahlke stated that there is ample parking but asked if this would add any stress to traffic in the area.

Mr. Hamm asked Ed Farr, their architect to answer that question.

Mr. Farr, stated that they completed a parking study, but not a traffic study and had counted cars during a 4 day period back in September. He stated that concurrently with that, they did individual tenant questionnaires on how they are using their space or if they had concerns about operating and full capacity with COVID. He stated that they feel very confident about their increase in parking counts. He stated that one of the benefits of a medical center is that they don't operate on typical office rush hour peak like a typical office building or school with strict start and end times. He noted that there is a 3 hour duration in the morning between 6:00 a.m. and 9:00 a.m. to ramp up the site and again in the afternoon to empty the site which will be a real benefit to the traffic system in the area. He stated that they also have their own signal which is timed. He stated that there is information available on the City's website regarding street capacity and where there is excess capacity such as Hundertmark and Highway 41 have excess capacity at this time. He noted that they are aware of a small micro problem with the school buses coming down Hundertmark in the middle of the afternoon that has caused congestion.

Commissioner Olson asked when they foresee the need to have the deliberate conversation about the parking ramp on site. He asked if it would happen for the next floor.

Mr. Farr stated that there is a lot of math involved and 1 car per 250 sq. ft. of medical clinic space is a general application of a parking density concept, but the nuances of what actually happens in the building varies wildly from a more intensive use such as the clinic space. He stated that there are other less intense uses going on in the building that they monitor with leasing and square footage balances which is why they know that there is a lower demand on site.

Community Development Director Kabat explained that from a City process perspective, the Commission can expect that as they come forward with applications to add more floors, that the City would want to see a similar parking analysis done and that proof of parking is provided.

Chair Dahlke noted that this was not a public hearing but was open to hearing comments from the public if anyone would like to give feedback.

There were no comments.



Motion by Commissioner Urbanski, seconded by Commissioner Brass, to recommend approval to City Council of the Preliminary Site & Building Plan for the fifth floor building addition at 212 Medical Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    - a. Project Narrative (pgs 1-6), prepared by Edward Farr Architects, dated December 7, 2021
    - b. Two Twelve Medical Center Parking Study Update (pgs 1-12), prepared by Alliant Engineering, Inc., dated December 6, 2021
    - c. Cover Sheet (sheet A0), prepared by Edward Farr Architects, dated December 7, 2021
    - d. Existing Conditions Per Site Plan (sheet C1), prepared by Edward Farr Architects, dated November 23, 2021
    - e. Existing Tree Inventory Plan (sheet L1), prepared by Edward Farr Architects, dated December 7, 2021
    - f. Site Plan – Parking (sheet A1), prepared by Edward Farr Architects, dated December 7, 2021
    - g. Site Plan – Proof of Parking (sheet A2), prepared by Edward Farr Architects, dated December 7, 2021
    - h. Exterior Elevations (sheet A3), prepared by Edward Farr Architects, dated December 7, 2021
    - i. Renderings (sheet A4), prepared by Edward Farr Architects, dated December 7, 2021
    - j. Floor Plan (sheet A5), prepared by Edward Farr Architects, dated December 7, 2021
    - k. Master Plan Full Build-Out (sheet A6), prepared by Edward Farr Architects, dated December 7, 2021
    - l. Proof-of-Parking Parking Deck (sheet A7), prepared by Edward Farr Architects, dated December 7, 2021
  2. Adherence to the requirement of the City Engineer's memo dated January 12, 2022.
  3. Adherence to the PCD-13 Ordinance #829.
  4. All signage shall comply with the City of Chaska Zoning Ordinance, the PCD-13 (Planned Commercial Development District No. 13) Ordinance and the 212 Medical Center Sign Criteria.
  5. Submittal of a sign permit application for all signage, to be approved by staff prior to installation.
  6. Provision that no new wall signs are installed.
  7. All roof mechanicals shall be screened per Section 15.28.120H of the Zoning Ordinance.
  8. Provision of a roof mechanical screening detail, to be approved by the Planning Department.
  9. Any request for expansion of the project beyond what is already in place (3 floors north addition; 4 floors south building; total of approximately 262,000 square feet) and what is being approved with this application (5<sup>th</sup> floor south building; 38,867 square feet) shall be subject to formal site review consistent with City Ordinances, including review and approval by Planning Commission and City Council.
  10. Provision that the multi-level parking ramp be subject to formal site review and Conditional Use Permit review consistent with City ordinances, including review and approval by Planning Commission and City Council.
- E. Recommend Approval of the Ess Lot and Ernst Home (Chaska Yards) Concept Plan/Carver County CDA/PC #2022-06

City Planner Hanson presented the item to the Commission and noted that this is tentatively scheduled to come before the City Council on January 24, 2022.

Elaine Ess, explained that she was the great-great granddaughter of Joseph Ess. She stated that she would like to see the name remain as Ess Ernst instead of Chaska Yards. She stated that Joseph Ess was a founding father of Chaska before Minnesota even became a State and would like to keep that name going.

Commissioner Rylee asked about the parking plans and noted that he suspects people will park on the street and also use the nearby public parking. He asked if the public parking area could accommodate overnight parking when residents overflow. He gave the example of residents wanting to move in and out of their space without their spouse having to move their car.

City Planner Hanson stated that she is unsure if there are specific rules attached to the parking lot.

Community Development Director Kabat stated that there is a public parking lot to the south as part of the Paseo improvements and noted that the City is also pursuing obtaining additional public parking on that block. He stated that, in general, the way public parking works downtown is that it is not intended to be permanent or semi-permanent where a vehicle can just be left there for multiple days. He explained that there would be nothing preventing someone from parking overnight in that lot or any public lot downtown. He stated that as staff is evaluating this project, they found it important that the site at least accommodate 2 spots/unit which is the City's requirement.

Commissioner Rylee stated that he liked the comment relative to the architectural consistency with the Ess structure and noted that he also thinks that is important and would expect to see something more compatible with the historical significance of the Ernst and Ess families.

Commissioner Brass stated that he likes the idea of the development because it is almost like a little micro-community. He stated that it sounds like staff understands the desire to see compatibility and asked if the existing Ernst house would also be 80% median income because the difference in size is pretty noticeable and appears to be more market rate. He reiterated that he likes the idea but feels the compatibility needs some work. He stated that he was unaware that the alley was there and could be used. He noted that he likes the idea of having affordable housing right downtown and feels this is a good use of the land.

Commissioner Rylee stated that the walkway through this development may end up gathering some pedestrian traffic and asked if there was additional lighting planned near the alley and the path to assist with pedestrian safety.

Community Development Director Kabat stated that as it pertains to the alleyway going north/south, those improvements will occur this summer. He stated that the alleyway will be rebuilt, public parking will be improved, street scaping and other things that will change how this looks on the block. He stated that a component of that is lighting and the intent is that it be used to access parking and navigate deliveries for the commercial users in that block but also make it very pedestrian friendly so people have an alternate route beyond walking on 41 to navigate through downtown. He reiterated that lighting will be a component of this work. He stated that pertaining to the east/west pathway that the developer is proposing, he does not know how they intend to light that area, but suggested it is something to take a closer look at. He noted that the intent is not for the east/west passage to be a public passage.

Commissioner Rylee stated that he thinks that it is inevitable that it will become a public passage because people walk as a bird flies.

Todd Grover, McDonald & Mack Architects, stated that he believes the intent regarding public access is to provide an access but attempt to make it so it does not feel 'public'. He stated that there will be families here and they want them to have access to the other units and feel comfortable. He stated that they recognize that the immediate pass through may need to be tweaked and detailed a bit with things like a gate at the alleyway. He stated that they understand that people will still use this pass through but they are leaning towards making it feel more private.

Commissioner Urbanski asked if the fire department had reviewed the plans.

City Planner Hanson confirmed that the fire department has reviewed the plans and noted that as far as staff is aware, they are comfortable with the plans.

Motion by Commissioner Lacey, seconded by Commissioner Olson, to recommend City Council approval of the Concept Plan for 4 housing units on the Ess Lot and Ernst Home, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
  - a. Project Narrative (pgs 1-5), prepared by MacDonald & Mack Architects, dated December 29, 2021
  - b. Chaska Yards Context Plan, prepared by MacDonald & Mack Architects, dated December 28, 2021
  - c. Chaska Yards Existing Conditions Plan, prepared by MacDonald & Mack Architects, dated December 28, 2021
  - d. Chaska Yards Site Forces Plan, prepared by MacDonald & Mack Architects, dated December 28, 2021
  - e. Chaska Yards Site Plan, prepared by MacDonald & Mack Architects, dated December 28, 2021
  - f. Chaska Yards Birdseye View (pgs 1-9), prepared by MacDonald & Mack Architects, dated December 28, 2021
  - g. Floor Plans, prepared by MacDonald & Mack Architects, dated December 28, 2021
  - h. Ernst House Elevations, prepared by MacDonald & Mack Architects, dated December 28, 2021
  - i. New Housing Unit Elevations, prepared by MacDonald & Mack Architects, dated December 28, 2021
2. Adherence with the City Engineers Memo dated January 5, 2022.
3. Provision of an analysis on the qualities of the edge and spatial relationship between the surface parking lot and alleyway/paseo on the western edge of the site to be provided during preliminary submittal.
4. Provision of an access analysis for all parking stalls oriented off the alleyway and to be provided during preliminary submittal.
5. Provision of 360-degree architecture be provided on the west and south facades of the detached garage.
6. Provision that traditional historic Chaska details are explored further in the new housing units and detached garage building to be submitted at preliminary submittal.
7. Provision that mechanical equipment will be fully screened from view.
8. Provision of decorative garage doors on the parking garage building are used.
9. Provision of an approved Site Alteration Permit by the HPC for the Ernst Home and Ess Lot (Chaska Yards) prior to final submittal.
10. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
11. Provision that building code is adhered to for all buildings.

Motion carried.

F. Recommend Approval of the Concept Plan for 5 Single Family Lots on 6<sup>th</sup> Street and Maple Street/Landmark Builders/PC #2022-04

City Planner Hanson presented the item to the Commission and noted that this is scheduled to come before the City Council on January 24, 2022.

Commissioner Rylee stated that philosophically he does not like the idea of removing a park and feels that it would be a strange thing to do within the downtown area. He stated that the goal is for the downtown area to redevelop and be rejuvenated so young families come back. He stated that not every family can afford the \$500,000 suburban home. He stated that the urban downtown can be an area for more moderate income levels to have a place to raise a family. He stated that this proposes to remove a park in an area where the City should be encouraging the life cycle of the community.

Community Development Director Kabat stated that the property was previously owned by the school district. He stated that although it appeared to be, and was used as one, it has never been a City park. He stated that it was the school districts choice to sell it to the person who is now looking to develop it. He stated that the City has identified, in the Comprehensive Plan, the need to locate park property downtown on the east side of 41, but that has not yet been resolved. He stated that there have been long-standing discussions with St. John's Church about the playground they have that serves their school and the property that surrounds them.

Commissioner Lacey asked if the Commission could hear from the developer.

Commissioner Brass stated that the technicality here was that this was never a public park and was school district property that was just used as a part over the years. He asked what the intent was for the development demographics.

Eugene Vorobey, Landmark Builders, stated that these homes will be starting at \$550,000 for 2,800 square feet.

Chair Dahlke stated that the Commission has not yet seen a concept for the homes.

Commissioner Brass asked if there would be front loading garages.

Mr. Vorobey explained that this will be their next step but noted that they do intend to have front loading, 3-car garages.

Chair Dahlke asked about the curve and asked if it ran along the edge of the creek because if so, he believes they will have an issue with one of the lots.

Community Development Director Kabat stated that he agrees that the southern most lot will require a closer look at for right-of-way and setbacks through that area.

Commissioner Brass asked if there was any future plans to bury the power.

Community Development Director Kabat stated that it is an overhead high-voltage line.

City Planner Hanson stated that she did not think that would be feasible.

Commissioner Brass asked what the school district had asked for the property and whether the City had ever looked at purchasing it and buying it for park usage.

City Planner Hanson stated that she believes it was considered and that the school district had approached the City, but the City did not think that was the area that they wanted the park since they have primarily evaluated the St. John's area.

Commissioner Brass noted that he sees why the City would be looking at the St. John's area because it is more centrally located and asked if they were willing to 'play ball' with the City.

Community Development Director Kabat stated that he thinks in the long-term, there is a solution there. He noted that there have already been a lot of discussion, but thinks there are many more that need to be had.

Commissioner Olson stated that the orientation was all going towards Maple for all 5 lots and asked if there may be potential to have the northern most lot go to 6<sup>th</sup>. He asked if it was set in stone that they all needed to be facing towards the west.

Community Development Director Kabat stated that from his perspective, the solution for this area needs to comprehend what the street needs to do, the setbacks, and the overhead lines. He stated that he thinks that they can look at this and try to be creative. He noted that everyone is interested in trying to maximize what happens on the site but they also need to be reasonable about what will fit.

Chair Dahlke stated that would need to be well defined by the Preliminary phase.

Paul May, 503 Beech Street, stated that there was a referral to a report from the committee to the Planning Commission and asked if that report was available for the public to review. He stated that some of the statements that have been made appear to be inconsistent with the study that was done about the entire block getting new sewer, water and street repair. He stated that the statements City Planner Hanson said were inconsistent with what the street construction is out there. He stated that they cannot put sidewalks in on 2 sides of it because there is insufficient room nor can there be landscaping put in. He stated that he would like to see their report to the Commission and review it for comment.

City Planner Hanson stated that if staff can get Mr. May's e-mail, they can get copies of that information to him.

Commissioner Brass stated that a sidewalk is not required, but is something the City is looking to do to enhance to community.

City Planner Hanson stated that this was correct and with any street reconstruction plan they try to look at all the facilities that could be improved. She stated that as far as staff is concerned, right now, they are trying to plan for it, but staff can share those details with Mr. May.

Chair Dahlke asked when the street is supposed to be done.

Community Development Director Kabat stated that the downtown street reconstruction program for this summer is looking at this area. He stated that in general that includes, Beech Street, 6<sup>th</sup> Street, and Maple Street. He explained that engineering is going through the process right now to figure out what the final program will be, including where sidewalks will or will not go, because some of that is not fully resolved yet. He reiterated that it is intended to be done this summer.

Brad Hedman, 520 E 5<sup>th</sup> Street, stated that it was supposed to happen last summer but they ended up doing 41 and the box culvert by the Head Start school. He stated that the school did not own this the entire time and explained that it used to be Fireman's Park II which the City always maintained, including flooding it for a skating rink. He stated that there was a warming shed there that the City pulled out and then it belonged to the school. He stated that he thinks they will have to bring in a large amount of fill to the site. He stated that he has lived there for 32 years and explained that if they get a 2 inch rain, 3 days later you can go for a walk and the water will still be over your feet. He stated that he does not think this is a good place to build and would hate to be the owner of #4 because they will have a great big power pole in their front yard. He stated that he thinks it would be a big mistake to take this park away, and will mean losing a lot of young families.

Chair Dahlke confirmed that these were proposed slab on grade homes.

Barb Moran, 507 N. Maple Street, commented via Zoom, that her property is up against the creek on the west side of Maple. She asked if there will be road construction and housing construction at the same time and how many trucks that will mean coming in and out. She stated that she is concerned about what this will mean to access to the existing homes and driveways.

City Planner Hanson explained that at the next level, the City will want to get from the developer a construction traffic plan so the City.

Community Development Director Kabat stated that there is the potential construction for this proposal on this site and also the street reconstruction. He stated that he wants the residents to know that as far as this relates to the street reconstruction, there will be meetings and outreach that will be led by the engineering department. He stated that process has not yet begun, but they will be contacted and communicated with regarding how it will impact access including the specific questions raised by Ms. Moran. He stated that the other construction being proposed is another conversation.

Commissioner Brass stated that these are two separate projects and noted that this is a concept plan. He noted that it is admittedly more minimal than some others that have been seen by the Commission tonight. He stated that there will be information coming with regard to traffic studies, lot lines, lighting, at the next meeting to ensure that is all taken care of.

Mrs. Thomas, 531 E. 6<sup>th</sup> Street, stated that the park is her front yard and her kids have loved it and would be sad to see it go away. She noted that she is a bit concerned about the buildings that are the warehouse buildings on E 6<sup>th</sup> Street because if they were to sell it would become zoned residential which means adding more houses to the area along with additional traffic. She stated that will mean a lot of traffic for the street and does not think young families would choose to live to the street for that reason. She stated that they just replaced the bridge which looks great, but now buses come through and the corner around Beech Street is tight.

Commissioner Brass asked if she would rather have the industrial buildings than more houses.

Mrs. Thomas stated that she does not like it but when they bought the house, they never thought the park would sell nor did she realize the amount of traffic that would be coming through for the Carver County school building. She stated that she is concerned about traffic and feels that long-term there will need to be work with traffic patterns. She stated that she wishes the school and the City could have worked out that park remaining as a park.

Commissioner Rylee stated that he has a problem with this proposal and it is not related to the developer. He stated that it goes back to removing a park because that, to him, is a big deal. He stated that based on a Google search, this park equipment is relatively new and isn't the old iron jungle gyms and seesaws. He stated that one of the residents has stated that the City was maintaining it and mowing it. He stated that he thinks there is a missed opportunity here and that this should go back to the Park Board and believes that there should be a public involvement process. He stated that he thinks the City should have purchased this land. He noted that he does not feel building \$500,000 homes on these lots is compatible with the downtown area. He stated that he will vote against this concept plan and encouraged the other Commissioners to join him. He stated that he would like to put this on pause in order to let the public involvement process occur instead of just losing this asset.

Commissioner Brass asked if the City has maintained this lot or is it just the perception of the neighbors and the school district was actually maintaining it. He asked if it was perhaps something like the school district paying the City to maintain it which made it look like the City was doing it.

Community Development Director Kabat explained that he did not know the answer to that question. He stated that he just knows that most recently it was a school district owned property, who determined that it was excess property and they decided to sell it.

Chair Dahlke asked how long the school district had owned the property.

Community Development Director Kabat stated that he would have to look into that in order to get an exact answer.

Chair Dahlke stated that it is not 'a' park, but is used as a park.

Mr. Hedman reiterated that it was called Fireman's Park II and had a sign.

Chair Dahlke asked if he knew who owned the park at that time.

Mr. Hedman stated that the City mowed it, fertilized it, and did everything to maintain it.

Commissioner Brass stated that he understands that, but it could be that the City was paid to maintain it for the school district.

Mr. Hedman reiterated that the City did everything for Fireman's Park II and as soon as the sign disappeared, then the school owned it.

Commissioner Brass stated that it is possible the school district owned it the entire time and reiterated that the school could have hired the City to maintain it.

Mr. Hedman stated that the City also flooded the park for ice skating.

Commissioner Urbanski noted that back before attorneys got involved in everything, it was not uncommon for cities to say, 'hey, we will maintain it for you'.

Mr. Hedman stated that he has been there for 32 years and 2 years ago, the school district started mowing it.

Commissioner Brass stated that it will be on the tax records so it can easily be found out who owned the property.

Commissioner Urbanski asked if the Park Board had ever looked at it.

City Planner Hanson stated that they did not because if the City does not own the park, then they do not get involved.

Commissioner Urbanski asked if it was anything that they have ever targeted that if it ever became available, the City should take a look at it.

Commissioner Brass gave a hypothetical situation where he lived close to Jonathan Elementary and the decision was made to close that school. He stated that the playground/hill area is obviously used by kids that live in the neighborhood but that would be considered outside of the City's jurisdiction.

Community Development Director Kabat stated that the school district can make decisions about their property and the City can make decisions about the City's property. He stated that if the City owns property as a park, there are a lot of legal restrictions on the ability to do things with it that would prevent the City from turning it into something else. He stated that in the case of this property, it is not a City owned property nor has it been City owned. He stated that he understands the use of it and that there may be a different perception, but it is not a City park.

Commissioner Rylee stated that he is skeptical that the school district followed the proper process in making that decision because they are a public entity.



Community Development Director Kabat stated that he understands Commissioner Rylee's concern, but it needs to be understood that the jurisdiction and the decision making authority around that was made, the City had no involvement and did not have an opportunity to be involved in it.

Commissioner Rylee stated that if that is the case, then he feels the City missed an opportunity.

Community Development Director Kabat stated that is not really a decision that is in front of the Commission tonight.

Commissioner Rylee stated that he does feel the Commission could say 'hold on a minute' and ask staff to take a step back and take a look at the missed opportunity and see if it can be rectified.

Commissioner Brass stated that the property has already been sold which means the City would have to buy the land back.

Mr. May stated that he has lived on that corner for 50 years and new Fred Breyer who owned the brewery at the top of the hill. He stated that he knows the whole history of the area. He stated that the area being discussed that is being called a 'park' was part of Mr. Breyer's farm. The Klein brothers bought that section and turned it into a clay mine for their brick operation. He explained that when the clay wore out, they dug the creek to get water to mine the clay. He stated that they then deeded the property to the school district for a playground. He stated that there was a handshake agreement between the school district when it was closed because they did not want to maintain the property. He stated that the handshake agreement was between the City and the school district that said the City could use it and have it for a park as long as they maintained it, but it was to remain as school district land. He stated that the fire department purchased and put in the playground equipment. He stated that equipment was given to the City to be playground equipment at this park. He stated that he does not know who gets the equipment now that the property has been purchased, but he believes it should go back to the fire department for them to reposition it for use elsewhere. He stated that there were a lot of handshake agreements surrounding this parcel.

Commissioner Brass stated that is good information to have for the record that this is school district land.

Mr. May stated that if they put a sidewalk on the north side of the park, there will be about a 30 foot drop so it will need a fence of some sort because it will be a hazard. He stated that on his side, there is not room for a sidewalk and each home on that side is on a different terrace. He noted that his home is 18 inches off of the property line and if the road is straightened out like the City is planning, there will be no room to put in a sidewalk. He stated that there are a lot of problems in this area and noted that the land frequently floods. He explained that he had spoken with the contractor who purchased the land and he was unaware that every time there is .5 inches of rain it takes about 3 weeks until the park is dried out enough that you can walk across it. He stated that whoever sold it to him also did not disclose that it had been a dump and no one knows what is underground. He stated that the picture the developer has of the property shows it going all the way across the street and talking the power pole. He stated that he believes

whoever sold this property lied about what was there and what was available. He explained that, in his opinion, the lot will have to be raised at least 2 feet and noted that the City has never maintained the alleyway because there is a dead tree in there. He reiterated his request to be able to see the report on what was out there because he is sure that he will find a lot of discrepancies and inaccuracies.

Commissioner Brass stated that he is always a pusher for parks and this also frustrates him. He stated that he agrees with Commissioner Rylee, but with his professional background in real estate, this is private property and it has been sold, unless it can somehow be proven differently. He stated that the City may have missed the mark by not purchasing this property, but now would have to come up with even more money now to buy it from the developer.

Commissioner Lacey confirmed that the developer was also the property owner and asked if the information being shared tonight was new to him.

Mr. Vorobey stated that they will address the drainage issue and the property will not be left at the same level it is right now.

Commissioner Lacey stated that he would recommend continued meetings with the neighborhood.

Chair Dahlke stated that he can understand why the City did not purchase this land for a park, because it is not a centralized location.

Commissioner Olson stated that he understands that it is been titled as a park, but legally, it is not. He stated that the City has been in discussion with St. John's for years so he would recommend that they ramp those up because the neighborhood will be losing something that was being used as a park. He asked the City to put some actions in place to make the additional park at St. John's happen rather than just continue to talk about it.

Commissioner Brass stated that he agreed that it would be nice to get more aggressive on that front.

Commissioner Olson explained that he realizes that there needs to be discussions and negotiations, but thinks it should now have a different urgency to it because of what is happening on this parcel. He stated that this is just the first stage of the process and as they get more information, they may find out it is not viable.

Motion by Commissioner Urbanski, seconded by Commissioner Lacey, to recommend City Council approval of the Firemen's Park II – 6<sup>th</sup> St & Maple St Concept Plan for a 5-lot subdivision on 1 acre of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
  - a. Project Narrative (pgs 1-3), prepared by Eugene Vorobey, dated November 1, 2021
  - b. Response to Incomplete Letter (pgs 1-3), prepared by Todd J. Olin of Landform, dated December 15, 2021
  - c. Concept Sketch Plan, prepared by Landmark Builders, undated
  - d. Existing Conditions, prepared by Landform, dated December 6, 2021

- e. Site Forces, prepared by Landform, dated December 6, 2021
2. Adherence with the City Engineer's Memo, dated January 12, 2022.
3. Provision of a preliminary plan showing adherence with ROW acquisition needs for Maple Street and meeting required setbacks.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision to further evaluate tree preservation efforts near the east side of the site, and to be submitted with a Tree Preservation Plan at preliminary submittal.
6. Provision of sidewalks on both sides of all local streets, and to be shown on plans at preliminary submittal.
7. Adherence to the following building setbacks:
  - a. Front (house): 20 feet
  - b. Rear: 25 feet
  - c. Side(house/garage): 5 feet
  - d. Side (corner): 20 feet
  - e. Chaska Creek: 50 feet from edge
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
12. Provision of a construction traffic plan to be submitted at preliminary submittal.
13. Provision of a survey indicating certified flood protection elevations and to be submitted at preliminary submittal.
14. Adherence with Zoning Code Section 15.20 Flood Protection.
15. Provision to show all easements, including transmission line, at preliminary submittal.

Motion carried. 5-1 (Commissioner Rylee opposed)

#### 8. Other Business

- A. Receive Other Meeting Minutes
  - a. Receive the December 6, 2021 City Council Meeting Minutes
  - ii. Receive the October 12, 2021 Park Board Meeting Minutes

#### 9. Other Business

Commissioner Olson

- Noted that he liked the additional information being shared of when these items are expected to go before the City Council.

#### 10. Adjourn

Motion by Commissioner Olson, second by Commissioner Brass to adjourn the meeting at 10:35 pm.

Motion carried.

# REQUEST FOR ACTION

## CHASKA PLANNING COMMISSION

02/09/2022

**Subject:** Southwest Christian High School – Concept Plan

**Applicant:** Southwest Christian High School

**Location:** East side of Bavaria Road, south of Highway 212

**Case No.:** PC No. 2022-10

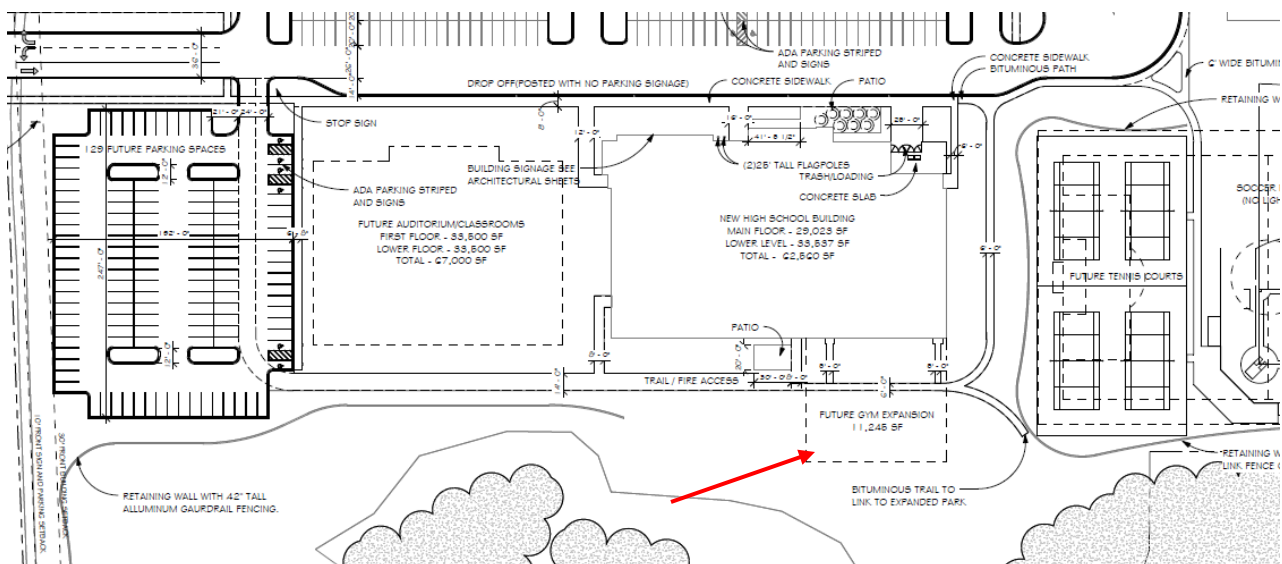
**Synopsis:** The applicant is requesting approval of a concept plan to construct a 48,000 square foot fieldhouse addition at Southwest Christian High School.

**Prepared By:** Elizabeth Hanson

**Staff Recommendation:** Motion to recommend approval

### BACKGROUND

In May of 2011, the Preliminary Plat, Preliminary Site/Building Plans and a Conditional Use Permit were approved for Southwest Christian High School to construct a new school on the east side of Bavaria Road, south of Highway 212. The Final Site/Building Plans and Final Plat were approved in June of 2011. It was noted during those approvals that a gym addition (~11,000 square feet) was anticipated on the southern portion of the school building. See below.



In April of 2017, the Final Site & Building Plan was approved for a building addition totaling approximately 62,000 square feet that included additional classrooms, offices, and a new 643-seat auditorium on the west side of the existing school. The plan also incorporated an 87-stall

parking lot. The addition allowed the school to provide the needed space for 500 students plus expand its programming in the areas of music, theater, engineering, robotics and industrial arts.

### **Project Goals**

The identified goals for this new addition include the following:

- Create Excellence and Community with the expansion project
- Provide improvements to the sports facilities and training offered to students
- Building community amongst the teams, student body, parent community, and the community at large

### **Existing Conditions**

The site currently holds the existing high school (124,450 sq ft) with almost 500 students, and several tennis courts and recreational fields. There are three parking lots totaling 353 stalls. Just east of the existing school is a flat grassy area used for a soccer field, where the anticipated building addition is proposed to go.

### **CURRENT REQUEST**

Southwest Christian High School is requesting approval of a Concept Plan to build an approximately 48,000 square foot fieldhouse addition on the east side of the building. A new parking lot of 185 stalls is also proposed as a part of this project on the east side. The proposed project will not add any additional classroom space and will not increase the 500 student capacity of the school.

### **Adjacent properties**

The site is bounded on the north by Highway 212, to the west by Bavaria Road and single family residential, the south by single family residential, and the east by single family residential.

### **Use**

The subject property is zoned R1-A, which is a low-density single family residential zone district designation. A conditional use in the R1-A zone district is "schools, churches and similar public or semi-public uses on sites greater than 10 acres". A conditional use permit (CUP) was obtained in May of 2011 to allow for the school use. Therefore, a Conditional Use Permit was required for a school use on this 28-acre property, which was approved at the May 11 Planning Commission meeting and May 16 City Council meeting.

One provision of this CUP was the school shall not allow the enrollment to exceed 600 students. The current school capacity holds 500 students, which is in compliance with the CUP provision.

### **Building Materials & Design**

The Athletic Fieldhouse design will be consistent with the approved materials of the first two phases of construction. These materials consist of precast concrete walls with both smooth and raised aggregate finishes, stucco finishes on framed walls, storefront glazing/entry systems, red brick accents and exposed structural steel trim elements. The building expansion occurs to the back of the site, with the first two phases of construction anchoring the massing as seen from the primary sight line from Bavaria Road. The massing is consistent with the previously approved buildings. The new fieldhouse entrance is situated at the intersection adjacent to the existing gymnasium and has an elevated single

slope roof with tall curtainwall and clerestory glazing. This fieldhouse entrance will provide the primary entrance for athletic events only. The existing entrances developed in the first two phases of construction will continue to handle the day-to-day building entrances. The overall building height matches the height of the existing gymnasium building (28'-0" on North side and 43'-0" on the South side due to site grade differential), which is less than the approved height of the Performing Arts building.

#### *Staff Recommendation/Analysis*

The original approvals of the school, including the anticipated building addition, were done before the exterior building materials were adopted. And during those original approvals, the overall design of the building went through extensive review as well. The material composition found on the building today was the result of that review. In that regard, staff is comfortable with the proposed material selection/application as long as the building is providing for an articulated and balanced design, which it appears it is doing.

It should be noted that the architectural elevations show the incorporation of additional rooftop mechanical equipment. This equipment is required to be fully screened from view. The applicant will have to work with staff to ensure the equipment is fully screened.

#### **Setbacks**

Buildings and parking shall meet the following setbacks:

| <b>BUILDING SETBACKS</b>   |                          |
|----------------------------|--------------------------|
| <b>Direction</b>           | <b>Setback</b>           |
| Bavaria Road               | 100 feet from centerline |
| Residential Property Lines | 40 feet                  |
| Interior Property Lines    | 15 feet                  |

| <b>PARKING SETBACKS</b> |                |
|-------------------------|----------------|
| <b>Direction</b>        | <b>Setback</b> |
| Interior Property Lines | 10 feet        |

#### **Parking/Access/Circulation**

185 parking spaces are proposed as a part of this building addition. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the existing and proposed uses.

| <b>Uses</b>  | <b>Approx. Size</b>            | <b>Code Req.</b>                | <b>Est. Parking Req.</b> |
|--------------|--------------------------------|---------------------------------|--------------------------|
| High School  | 32 Classrooms;<br>500 students | 1ps/classroom<br>1ps/6 students | 115 parking spaces       |
| Auditorium   | 643 seats                      | 1ps/3.5 seats                   | 184 parking spaces       |
| Existing Gym | 300 seats                      | 1ps/3.5 seats                   | 86 parking spaces        |
| Fieldhouse   | 300 seats                      | 1ps/3.5 seats                   | 86 parking spaces        |

|  |  |                 |                           |
|--|--|-----------------|---------------------------|
|  |  | <b>REQUIRED</b> | <b>471 parking spaces</b> |
|  |  | <b>PROVIDED</b> | <b>538 parking spaces</b> |

According to this table the applicant is meeting the required amount of parking spaces needed for the uses. The total number of parking spaces provided are totaled from the existing (353) and proposed (185) parking counts on site. Furthermore, the applicant has noted the following in relation to their parking:

*"The athletic expansion project is primarily being built to meet the needs of our existing programs and athletic events, and it includes additional parking spaces to help us manage parking for our highest-attended events. In fact, the expansion provides parking relief. Not only will we continue to be strategic in how we schedule events on campus, including not stacking events beyond our parking capacity, we will create extra parking with this additional expansion. We are quickly nearing our maximum enrollment which was already approved by the City of Chaska, and this expansion will meet the athletic needs of our current community. It will not drive enrollment beyond those agreed-to levels."*

Staff is comfortable with the amount of parking proposed based on the site meeting parking requirements and the applicant's analysis of existing uses. It will be important when the school looks to add their future athletic field on the north side of the site that parking is adequately vetted out. A site and building plan process will be required to formally review this addition.

Access into the site will be gained from the existing access on Bavaria Road. No new accesses are proposed. The applicant will have to work with City staff on the operations of the existing access and timing of necessary improvements along Bavaria Road. The City Engineer has had a chance to review and comment in his memo.

### **Landscaping**

The plan is showing landscaping to be added to the site. A mix of new trees and shrubs will be added around the site.

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

| <b>LANDSCAPING REQUIREMENTS &amp; PROPOSED</b> |                               |                               |
|------------------------------------------------|-------------------------------|-------------------------------|
|                                                | <b>Required</b>               | <b>Proposed</b>               |
| Overstory Trees                                | 146 caliper inches (51 trees) | 146 caliper inches (51 trees) |
| Understory Trees                               | 13                            | 13                            |
| Shrubs                                         | 155                           | 163                           |

According to the table above the applicant is meeting the landscape requirements in terms of quantities. A majority of the plantings will be placed on the eastern and southern edges of the proposed parking lot, which will help with screening from the residential.

The applicant is also incorporating planting islands in the proposed parking lot, which meet City requirements.

### **Lighting**

Lighting will have to meet the City's lighting requirements. Pole lights (if proposed) cannot exceed 25 feet in height and must be full cutoffs. Any other light fixtures will also need to be full cut offs. The applicant will need to provide a lighting plan in their preliminary submittal.

### **Utilities & Stormwater**

Water and sewer are available to serve this site. The applicant will have to meet all City and County stormwater requirements.

### **Neighborhood Meeting**

The developer will be conducting a neighborhood meeting on February 8th to go over the concept plan. The developer can provide an update of this meeting at the Planning Commission meeting.

### **Deadline for Agency Actions**

The City of Chaska received the complete application for this request on Wednesday, January 26, 2022. Pursuant to Minnesota State Statutes the City must act on this request by Sunday, March 27, 2022 (60 days), however the City can provide the petitioner with written reasons for an additional 60-day review period, which would extend to a deadline of **Thursday, May 26, 2022 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Thursday, May 26, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

### **PLANNING COMMISSION ACTION REQUESTED:**

**Motion to recommend approval of the Concept Plan for the fieldhouse building addition at Southwest Christian High School (PC#2022-10), subject to the following conditions:**

- 1. Approvals shall be based on the following graphic exhibits:**
  - a. Project Narrative (pgs 1-4), submitted by BGW Architects, dated January 26, 2022**
  - b. Exterior Overlays, submitted by BGW Architects, dated January 26, 2022**
  - c. Site Forces Diagram, submitted by BGW Architects, dated January 26, 2022**
  - d. Main Floor Plan, submitted by BGW, dated January 4, 2022**
  - e. Lower Floor Plan, submitted by BGW, dated January 4, 2022**
  - f. Exterior Elevations (pgs 1-2), submitted by BGW, dated January 4, 2022**
  - g. Existing Conditions Plan, submitted by Westwood, dated January 4, 2022**
  - h. Civil Site Plan, submitted by Westwood, dated January 4, 2022**
  - i. Overlay Plan, submitted by Westwood, January 4, 2022**
  - j. Grading Plan, submitted by Westwood, dated January 4, 2022**
  - k. Erosion Control Plan, submitted by Westwood, dated January 4, 2022**
  - l. Utility Plan, submitted by Westwood, dated January 4, 2022**
  - m. Stormwater Details, submitted by Westwood, dated January 4, 2022**
  - n. Landscape Plan, submitted by Westwood, dated January 4, 2022**
  - o. Landscape Details, submitted by Westwood, dated January 4, 2022**
- 2. Adherence to City Engineer Memo dated February 9, 2022.**
- 3. Coordination with the Engineering Department on the Bavaria Road improvements required.**



- 4. Provision of proposed signage to meet Section 15.32 of the zoning ordinance.**
- 5. Provision of mechanical equipment to be fully screened from view.**
- 6. Provision of proposed light poles to not exceed 25 feet in height.**
- 7. Provision of lighting to meet Section 15.28.250 of the zoning ordinance.**
- 8. The school shall not allow the enrollment to exceed 600 students.**
- 9. No parking associated with Southwest Christian High School or associated events may occur on White Oak Drive, Groves Drive or any other adjacent public Right-of-Way.**
- 10. Provision of landscaping to meet required quantities per Section 15.28.070 of the zoning ordinance.**
- 11. Provision of irrigation for the landscaped and sodded areas of the site.**
- 12. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).**
- 13. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 14. Provision of a Site and Building Plan review to be completed for the future athletic field on the north side of the site.**



## **City of Chaska Memorandum**

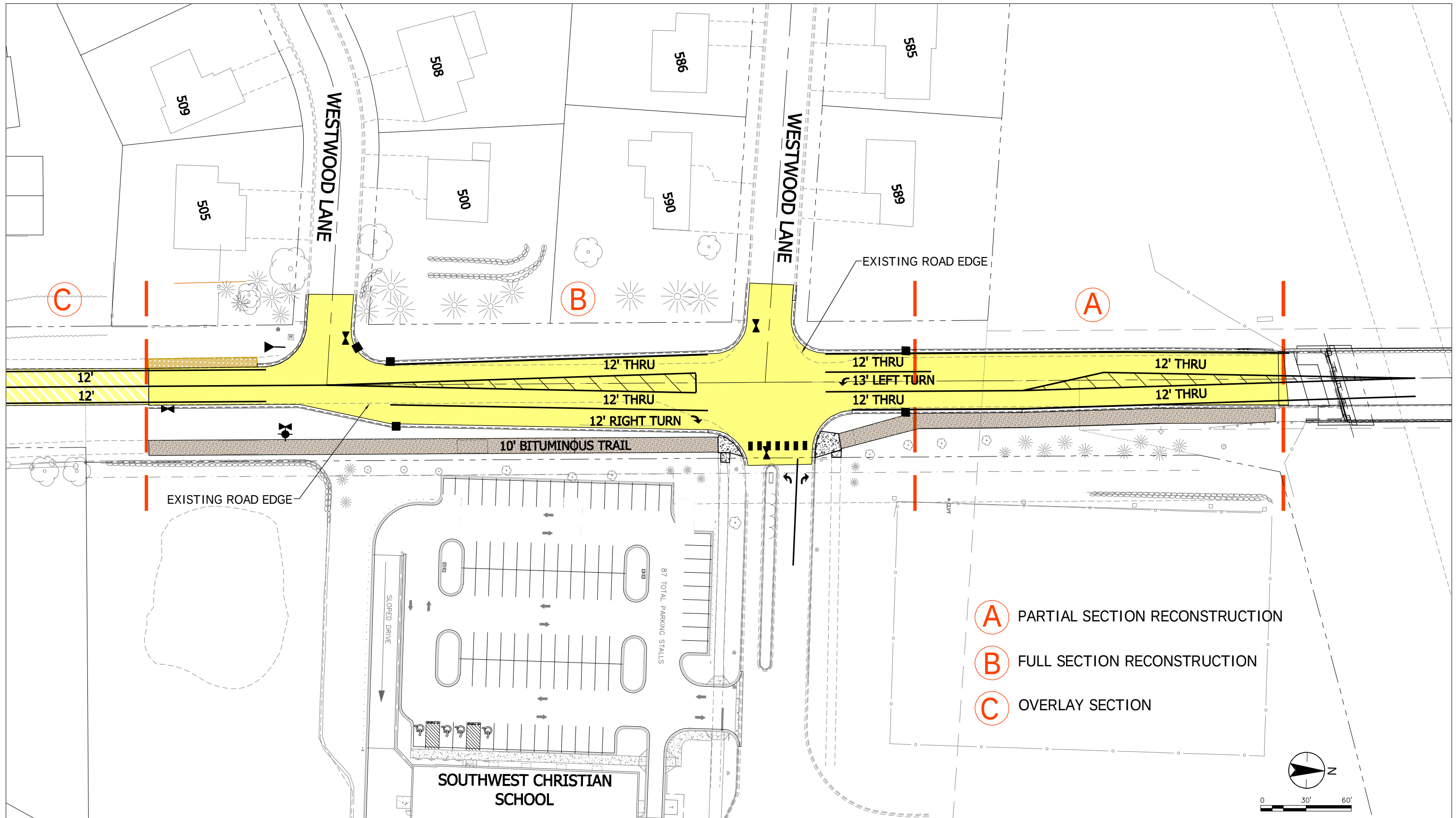
**To:** Planning Commission  
**From:** Matt Clark, City Engineer  
**Date:** February 9<sup>th</sup> 2022  
**Subject:** Southwest Christian High School – Concept Plan

Back in 2011, Site/Building Plans and a Conditional Use Permit were approved for Southwest Christian High School to construct a new school on the east side of Bavaria Road, south of Highway 212. In 2017 the SWCHS building expansion occurred which planned accommodate an anticipated increase in enrollment. It was understood that if enrollment increases, it would cause an increase in traffic entering and exiting the school's single-site access on Bavaria Road.

No improvements were required on Bavaria Road to accommodate turn movements as the SWCHS campus was originally constructed. However, a condition of that initial site plan included a provision that SWCHS would enter into an agreement be partially responsible for installation of turn lanes on Bavaria Road as traffic volumes indicated the need.

The delay of improvements has occurred due to the well-known pandemic which has impacted schools over the last several years. With enrollment nearing capacity, combined with the final buildout being planned, the improvements are now in order. City staff plans to work closely with SouthWest Christian to develop a schedule for timing for construction the necessary turn lane improvements.

Separate from the road improvements, the stormwater management plan that was prepared for the full campus expansion will need to be updated to include the most current campus plan to ensure storm water management for the site are being properly accommodated.



TURN LANE LAYOUT AT SW CHRISTIAN SCHOOL ENTRANCE

CITY OF CHASKA

BAVARIA ROAD TURN LANES AT SW CHRISTIAN SCHOOL

Packet Page 37 of 108

FIGURE 4

## Elizabeth Hanson

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**From:** Nate Kabat  
**Sent:** Thursday, February 3, 2022 9:52 AM  
**To:** Matthew Rydberg  
**Cc:** Elizabeth Hanson  
**Subject:** RE: [EXTERNAL]SW Christian Expansion

Hi Matthew:

Thanks for your input. The current proposal does not look to make any change to the existing cul-se-sac. We will include your comments in the Planning Commission and City Council packet (this will go to Council on Feb. 28), so they are aware of your points.

Thanks,

**Nate Kabat, AICP**

*Community Development Director*

*City of Chaska*

Desk: 952.227.7529 | Main: 952.448.9200 | [www.chaskamn.com](http://www.chaskamn.com)

One City Hall Plaza, Chaska, MN 55318

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**From:** Matthew Rydberg <matthew.rydberg@gmail.com>

**Sent:** Wednesday, February 2, 2022 1:04 PM

**To:** Nate Kabat <nkabat@chaskamn.com>

**Subject:** [EXTERNAL]SW Christian Expansion

Hi Nate -

I see the meeting is planned for Feb. 9 and unfortunately I'm already double booked that evening. I only have questions/concerns about their plans if it involves changing our cul de sac to becoming a 'through' road.

I am directly adjacent to them and one of the large reasons we recently purchased this home was because of the dead end safety it affords my kids. Anything else they do on their property I really don't care about but changing the traffic flow I would have significant concern about both property value diminishing and safety of my street changing.

Thanks in advance for any insight you have about this plan.



--  
Sincerely,

1896 White Oak Drive.  
Chaska, MN 55318

Matthew Rydberg  
(952) 529-5315

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

January 26th, 2022

Elizabeth Hanson  
City Planner  
City of Chaska  
One City Hall Plaza  
Chaska, MN 55318

Re: Southwest Christian High School Gym Addition **PROJECT NARRATIVE**

## Project Overview & Background

Southwest Cristian High School seeks approval for a building addition to accommodate an Athletic Fieldhouse on their 29.9 acre property, located at 1981 Bavaria Rd in Chaska. The original CUP was approved in 2011 which included provisions for a 11,234 sf (footprint) gymnasium addition as a future phase. Programming needs of the athletic program over ten years later have grown and a building footprint of 35,957 sf will be required.

The existing campus was developed over two primary building phases. The first phase was approved by Chaska in June 2011 and fully constructed in 2012. The first phase of construction consisted of 22 classrooms with 335 students, a gymnasium, kitchen/cafeteria, and administrative offices. A total of 242 parking stalls were constructed in the first phase with an additional 110 stalls added to the North parking lot between the first and second building phases. The second phase of construction was approved by Chaska in April of 2017 and fully constructed in 2019. The second phase of construction consisted primarily of a 643 seat performing arts theater and also contained 10 additional classrooms. The overall number of students was also increased to 500. An additional 87 parking stalls were approved and constructed in the second phase of construction. The total gross floor area of buildings on the campus is 124,450 sf.

The proposed project will not add any additional classroom space and will not increase the previously approved 500 student capacity of the school.

## Project Goals

Two of SWCHS' core values are Excellence and Community. This expansion project will allow our school to greatly improve the excellence of our sports facilities and the training we can offer our student athletes. At the same time, the new spaces we have designed will be instrumental in building community amongst our teams, our student body, our parent community, and even the outside community at large.

This fall, we enrolled 460 students and with more students comes more facility needs. In 2019, we completed a large expansion to equip our school with the classrooms and technology labs to accommodate our growing student body. That project also included a performance auditorium and lobby to enhance our fine arts programs and provide space to build community during the school day.



BGW ARCHITECTS II, PC  
2909 Washington Blvd.  
Ogden, UT 84401



Main Office—800.552.7137  
Sales—801.409.1047



BGWServices.com  
@buildinggodsway

Our next need is for more space for our athletic program. Over 75% of our student body participates in one or more sports, and, among other improvements, it is time to add more locker rooms, a much larger weight room, and more practice courts. The approximately 50,000 sq ft expansion of our athletic facilities will benefit our PE classes and our indoor sports teams. It will also meet the needs of our outdoor sports programs who desperately need indoor space to train due to Minnesota weather. In addition, the new gymnasium will allow us to host tournaments on the weekends providing Chaska additional athletic space that is so badly needed in the Southwest metro area.

### **Community Benefit**

SWCHS has been blessed to be in the city of Chaska since the fall of 2000. Our move to our current campus on Bavaria Road in August of 2012 allowed us to grow our enrollment and expand our impact on the surrounding community. We believe the presence of a flourishing private high school in Chaska offers Chaska and the surrounding communities a great option in addition to the strong local school district. Having a variety of great schools in the community helps achieve Chaska's goal of being The Best Small Town in Minnesota. Over the past 10 years, many SWCHS families and staff members have bought homes in Chaska to be closer to school. They are putting down roots and benefiting the community by increasing the tax base and through civic engagement. The staff, students, and families who attend SWCHS but do not live in Chaska are frequent customers at Chaska restaurants and businesses. Importantly, twice a year, our entire student body takes a full day off from classes to serve in the community with a focus on serving in Chaska as much as we can. We are grateful for the ways the city staff have partnered with us to provide opportunities for our students to serve on those days.

The expansion of our athletic facilities will strengthen our school's programming and make our school even more attractive for families both in and outside of the Chaska area. In addition, the new fieldhouse and courts will offer many of Chaska's youth sports associations another great option for their practices and tournaments.

Currently, our tennis courts and soccer fields are frequently used by our neighbors and members of the Chaska community during non-school hours. Year-round, we have neighbors enjoying our trails and sidewalks, and when the weather is nice out after school hours, using our tennis courts, having informal soccer and baseball games on our fields, and letting their dogs play. We love seeing how well-used our facilities are by our neighbors, especially in the summer. Additionally, our current auditorium with its 750 seats and state-of-the-art sound and technology offers the western suburbs a much-needed indoor performance and meeting space. We currently host theater and music productions open to the public, along with hosting funerals, dance and pageant competitions, music groups, and other events. Importantly, every Wednesday night and Sunday morning, a local church gathers in our facility, bringing people to Chaska who also visit local businesses.

Just as we have welcomed groups into our current facilities, we will do the same in our new spaces.

### **Site Forces Integrated Into Design**

*Design Massing and Materials.* The site is bordered to the South and East by residential lots. To the south we have a significantly wooded break between the adjoining properties and the proposed new development. This is also the closest residential separation. To the east, we have a small planned tree break between the project site and the the residential properties. The original concept plan approval was to have the new gym oriented to the South, this has been revised to place the building expansion to the East, where we can let the topography and the large yard offset shield the building from view. We have prepared contextual Image A attached to this email, which shows the scope of the new building from the East cul de sac on White Oak Drive. The design has strived to maintain the materials and massing consistent with the 2011 CUP and 2017 plan amendments approvals. As mentioned above, the tree line to the south really limits a view line from the South, but we have provided a contextual exhibit showing the relative extent of the building from a Southern vantage point. See Image B at the end of this narrative.



The Athletic Fieldhouse design will be consistent with the approved materials of the first two phases of construction. These materials are listed on the Building Elevations, consisting of precast concrete walls with both smooth and raised aggregate finishes, stucco finishes on framed walls, storefront glazing/entry systems, red brick accents and exposed structural steel trim elements. The building expansion occurs to the back of the site, with the first two phases of construction anchoring the massing as seen from the primary sight line from Bavaria Road. The massing is consistent with the previously approved buildings. The new fieldhouse entrance is situated at the intersection adjacent to the existing gymnasium and has an elevated single slope roof with tall curtainwall and clerestory glazing. This fieldhouse entrance will provide the primary entrance for athletic events only. The existing entrances developed in the first two phases of construction will continue to handle the day to day building entrances. The overall building height matches the height of the existing gymnasium building (28'-0" on North side and 43'-0" on the South side due to site grade differential), which is less than the approved height of the Performing Arts building.

Parking. In 2011, we met with our future neighbors during the original site plan/concept approval process and promised that our students and community would not park cars in their neighborhoods. Even with significant enrollment growth over the past 10 years, we have kept this promise. As we look to expand our athletic facilities, we are fully committed to keeping this same promise to our neighbors. The athletic expansion project is primarily being built to meet the needs of our existing programs and athletic events, and it includes additional parking spaces to help us manage parking for our highest-attended events. In fact, the expansion provides parking relief. Not only will we continue to be strategic in how we schedule events on campus, including not stacking events beyond our parking capacity, we will create extra parking with this additional expansion. We are quickly nearing our maximum enrollment which was already approved by the City of Chaska, and this expansion will meet the athletic needs of our current community. It will not drive enrollment beyond those agreed-to levels.

The current site consists of 353 parking stalls, as approved in the first two phases of development. We are proposing the following two elements which will affect parking count. First, we will have 300 bleacher seats in the new Athletic Fieldhouse. Second, we will add 300 bleacher seats to the existing gymnasium. This overall 600 seat addition will require an additional 172 parking stalls based on Chaska parking standard of 1 ps/3.5 seats. The project proposes 185 parking stalls as outlined in the site plan attached to this submittal.

Traffic. This expansion is not anticipated to negatively affect traffic patterns around the school; in fact, we foresee it will alleviate some of our traffic congestion, particularly after school. The new courts, locker rooms, and large weight room will enable almost all of our athletes to practice between 3:00 p.m. and 6:00 p.m., allowing students to leave campus at more staggered times than our current peak time of 2:50 p.m. to 3:30 p.m. We expect an increase in athletic events during off hours, mostly weekends, but that traffic flow will not compete with the peak morning and late afternoon traffic flow on Bavaria Rd. and surrounding roads. Finally, we will not have a notable increase of traffic overall on our campus due to this expansion since the current SWCHS athletic programs using these facilities are already near the maximum number of students. The total number of SWCHS athletes coming and leaving our campus for games and practices will remain almost unchanged with the expansion.

Additionally, please reference the traffic memo prepared by Westwood Engineers which was submitted in the 2017 plan amendment. This traffic memo updated previously prepared traffic study which determined that the school and theater expansion would not overload Bavaria Road, or require additional turning lanes. Southwest Christian will not have athletic events and performing arts events running simultaneously on campus.

Site Drainage and Stormwater Control. Please reference Site Forces exhibit and Westwood Stormwater Management Plan for detailed approach of stormwater management, which has already had some preliminary input from Carver County and is currently under review by the County. The entire proposed footprint of the new building was accounted for in the sizing of the current onsite ponds. Only the proposed 187 stall parking to the East is being handled via a new stormwater detention basin.





*Exhibit A - View from East*



*Exhibit B - View from South*

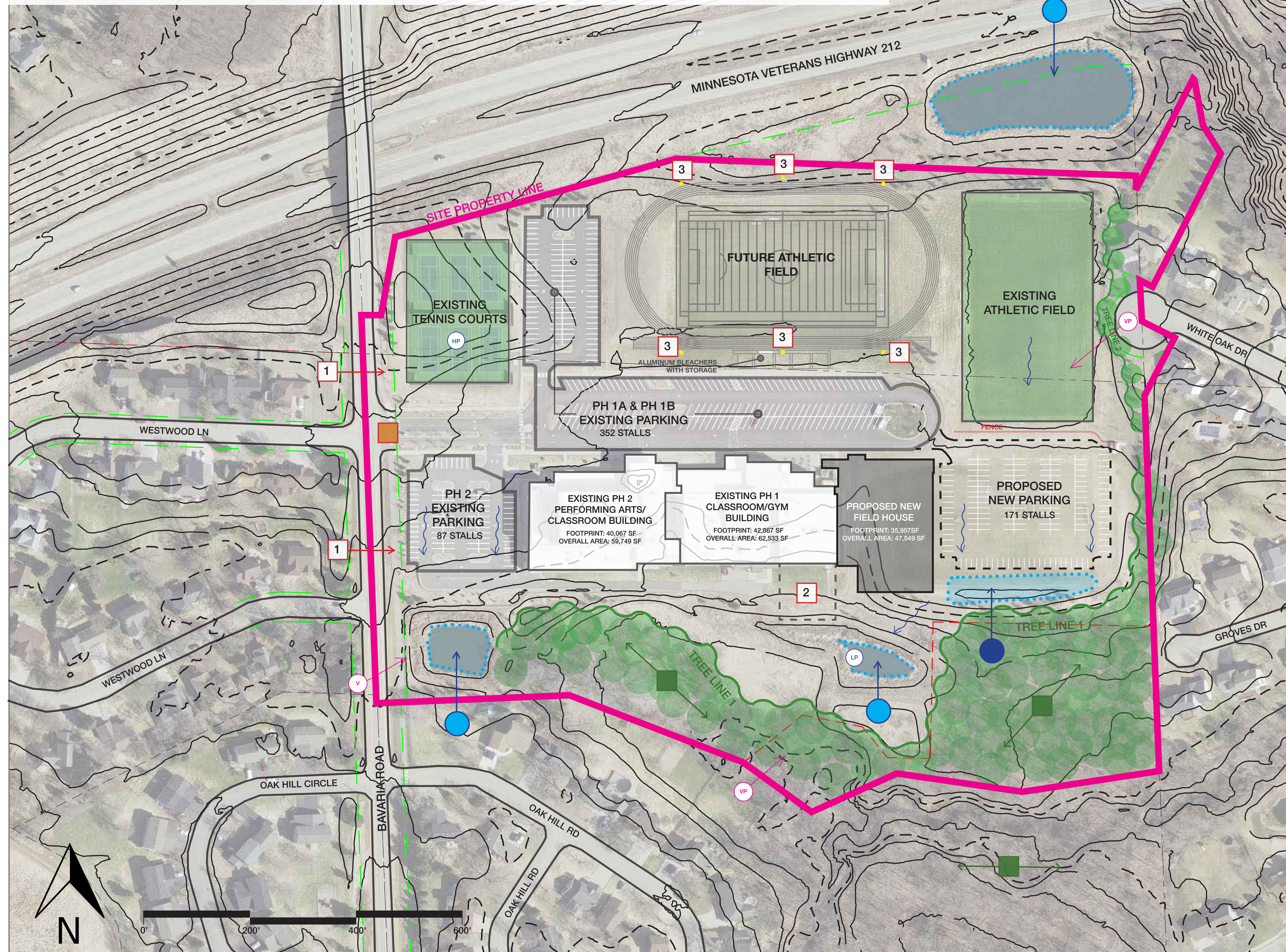






# BGW ARCHITECTS

## SOUTHWEST CHRISTIAN HIGH SCHOOL SITE FORCES DIAGRAM



### LEGEND

- SITE ACCESS POINT
- 1 TRAFFIC PATTERNS ALONG BAVARIA ROAD. REFERENCE REVISED TRAFFIC FINDINGS MEMO DATED 4/6/2017 BY WESTWOOD ENGINEERING.
- DRAINAGE PATTERN
- EXISTING STORMWATER POND
- PROPOSED STORMWATER FILTRATION BASIN
- SITE HIGH/LOW POINT ELEVATIONS
- 2 2011 CHASKA APPROVED GYM EXPANSION (11,234 SF)
- DENSELY WOODED / SLIGHT SLOPES
- VIEW LINE
- PARTIALLY OBSTRUCTED (TREELINE) VIEWLINE
- 3 ATHLETIC FIELD LIGHTING AS APPROVED IN 2011 CHASKA CONDITIONAL USE PERMIT.

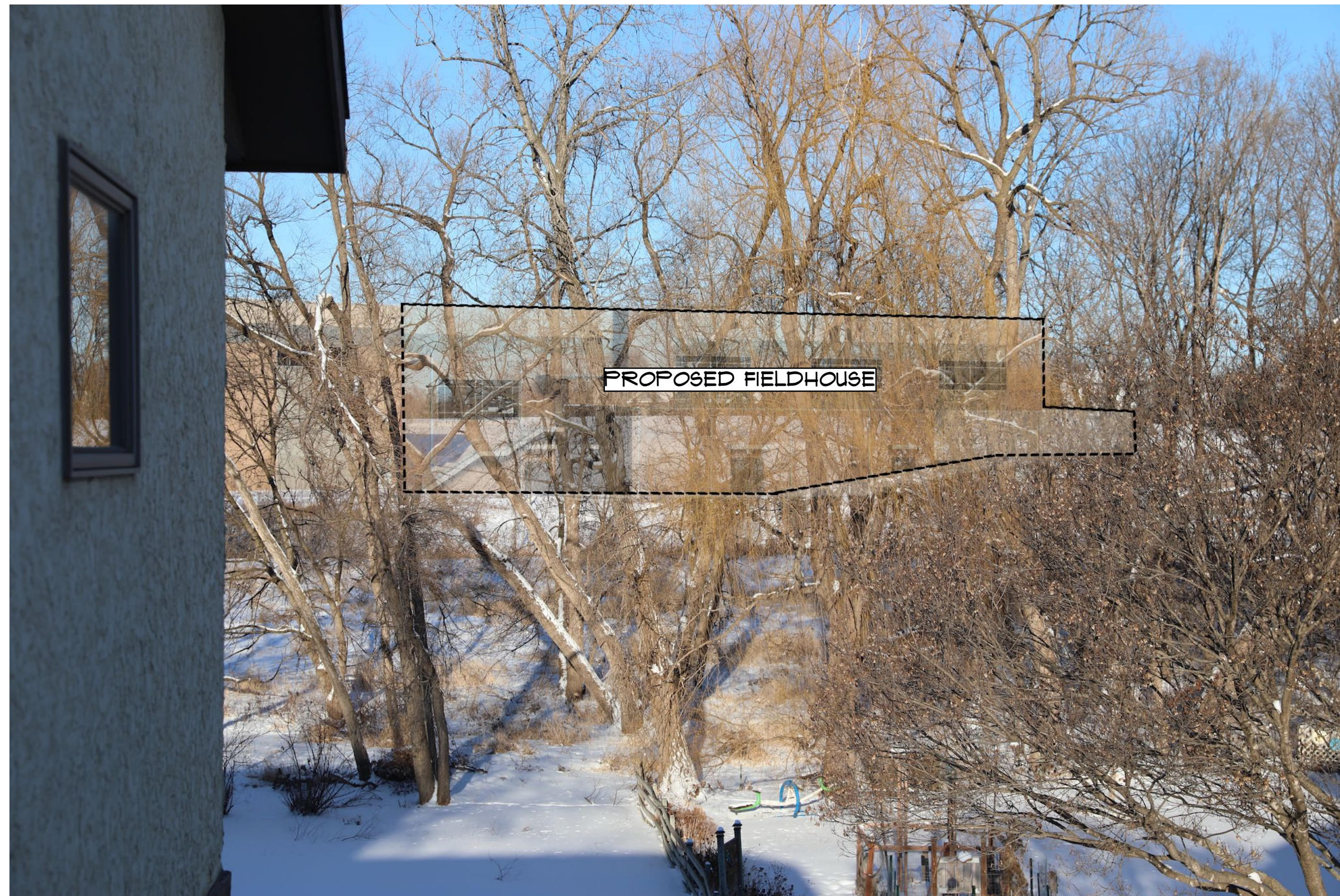




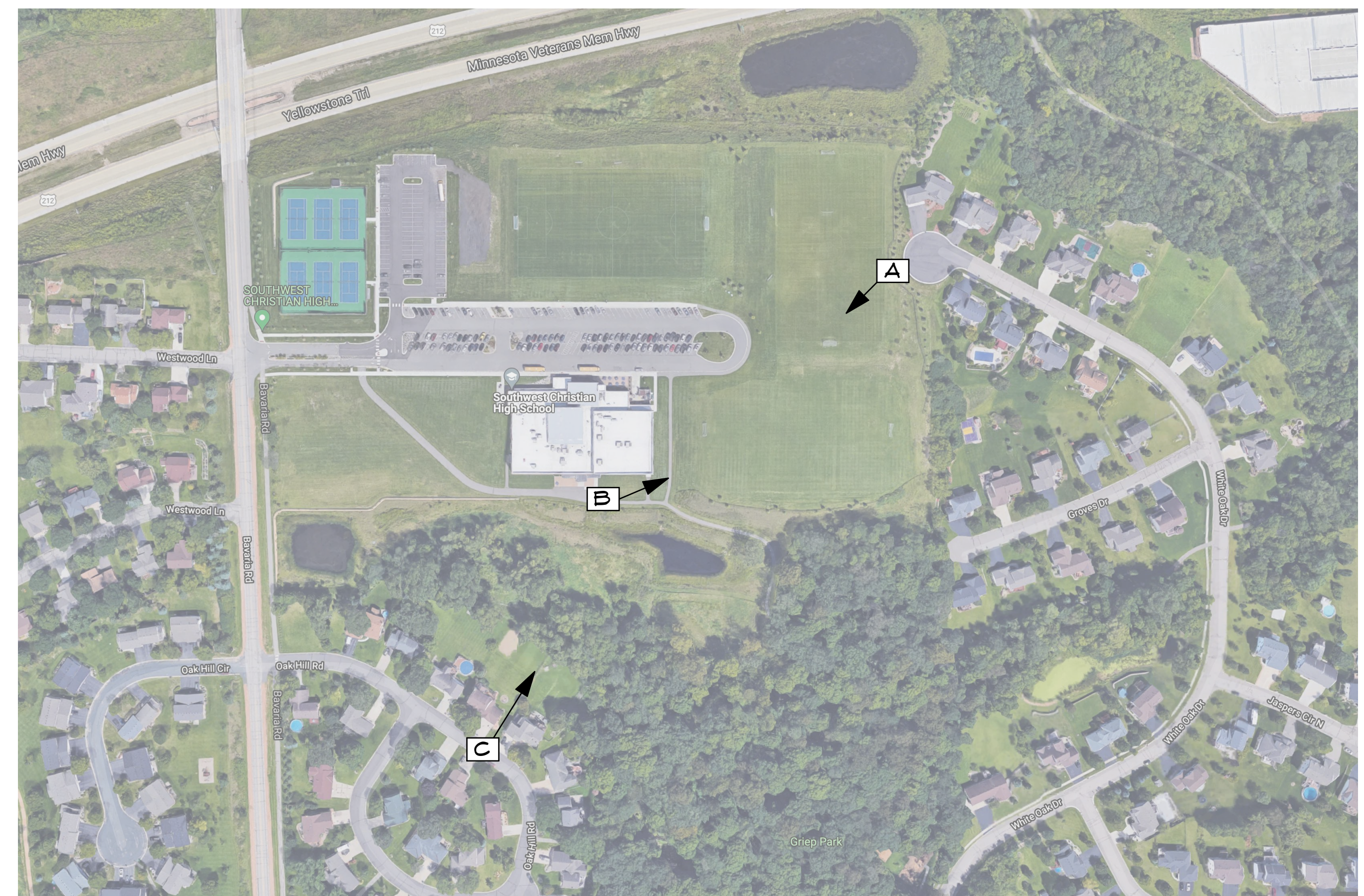
CAMERA A



CAMERA B



CAMERA C



CAMERA A



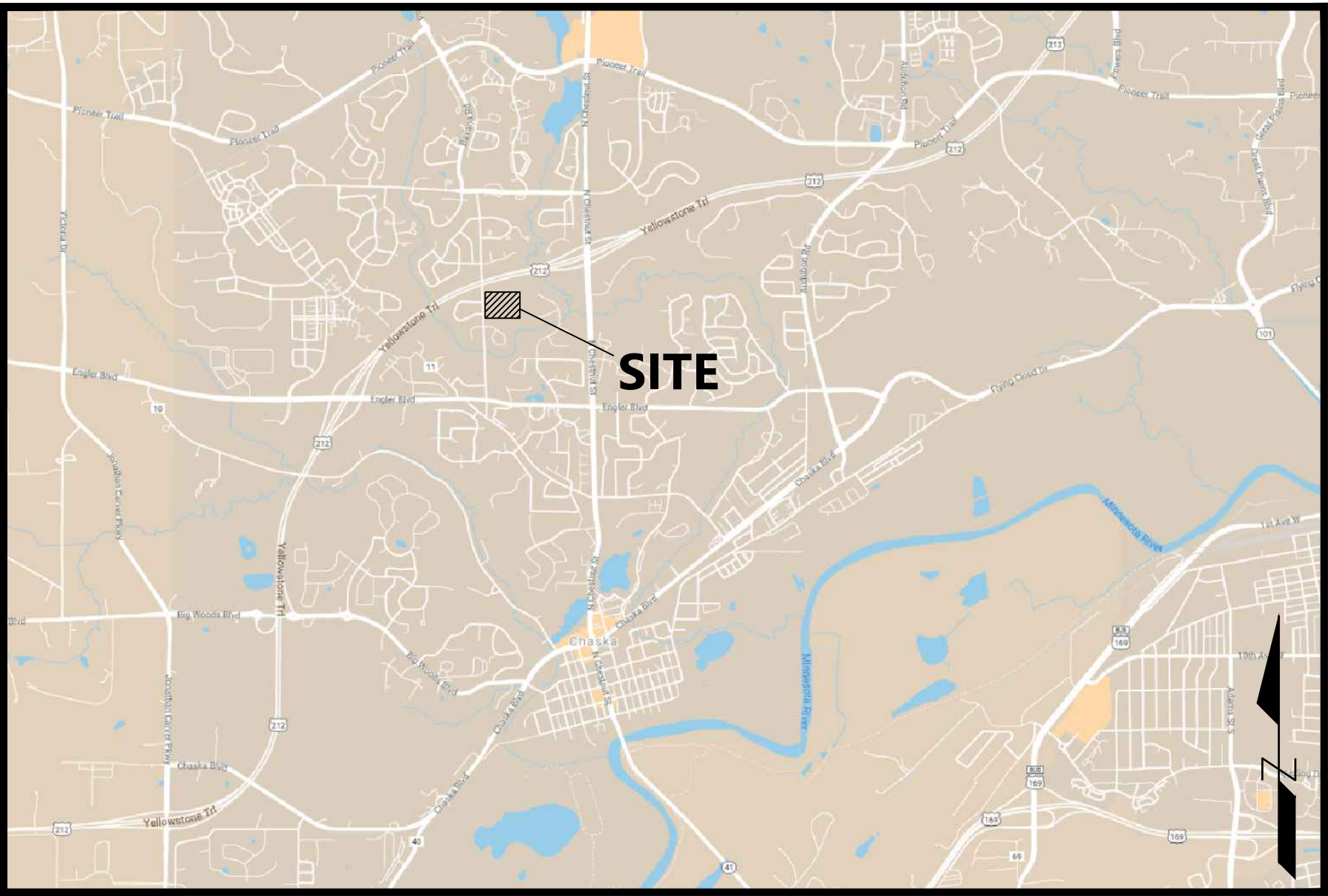
# PRELIMINARY SITE IMPROVEMENT PLANS

## FOR

# SOUTHWEST CHRISTIAN HIGH SCHOOL -

# FIELDHOUSE ADDITION

## CHASKA, MN



Vicinity Map  
(NOT TO SCALE)

PREPARED FOR:  
**SOUTHWEST CHRISTIAN HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318  
CONTACT: MARK ANDERSON  
PHONE: (952) 556-0040  
EMAIL: M\_ANDERSON@SWCHS.ORG

PREPARED BY:

**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (952) 937-5822 Minnetonka, MN 55343  
Toll Free (888) 937-5150 westwoodps.com  
Westwood Professional Services, Inc.

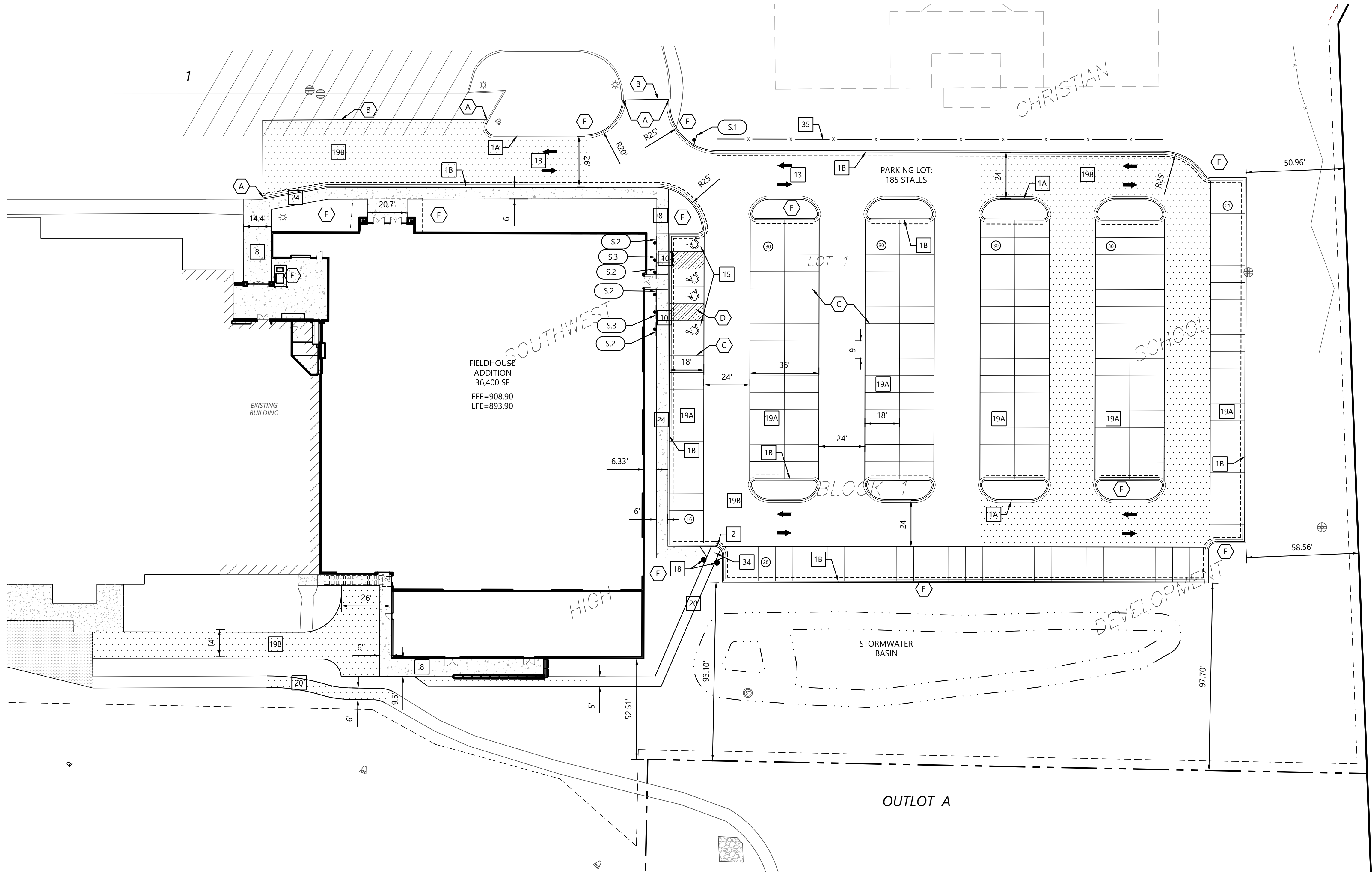
PROJECT NUMBER: 0033661.00  
CONTACT: TYLER D. MAXSON, P.E.

| Sheet List Table |                          |
|------------------|--------------------------|
| Sheet Number     | Sheet Title              |
| C0.0             | COVER                    |
| C1.0             | EXISTING CONDITIONS PLAN |
| C3.0             | CIVIL SITE PLAN          |
| C3.1             | OVERLAY PLAN             |
| C4.0             | GRADING PLAN             |
| C4.1             | EROSION CONTROL PLAN     |
| C5.0             | UTILITY PLAN             |
| C5.1             | STORMWATER DETAILS       |
| L1.0             | LANDSCAPE PLAN           |
| L1.1             | LANDSCAPE DETAILS        |

| NO. | DATE | REVISION | SHEETS |
|-----|------|----------|--------|
|     | -    | -        |        |
|     | -    | -        |        |
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PRELIMINARY SITE IMPROVEMENT PLANS  
FOR  
SOUTHWEST CHRISTIAN HIGH SCHOOL -  
FIELDHOUSE ADDITION  
CHASKA, MN  
INITIAL SUBMITTAL DATE: 01/04/22 SHEET: C0.0 OF 9





### SIGN LEGEND

| REFERENCE | SIZE      | MnDOT DESIGNATION |
|-----------|-----------|-------------------|
| S.1       | 30" X 30" | R1-1              |
| S.2       | 12" X 18" | R7-8M             |
| S.3       | 12" X 12" | R8-38             |

### GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 8/24/21.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **8612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

### SITE DEVELOPMENT SUMMARY

|                              |                                                            |
|------------------------------|------------------------------------------------------------|
| EXISTING ZONING:             | R1A                                                        |
| PROPOSED ZONING:             | R1A                                                        |
| PARCEL DESCRIPTION:          | LOT 1, BLOCK 1 SOUTHWEST CHRISTIAN HIGH SCHOOL DEVELOPMENT |
| DISTURBED AREA:              | 3.45 AC                                                    |
| PERVIOUS SURFACE:            | 32,354 SF (21.6%)                                          |
| IMPERVIOUS SURFACE(RATIO):   | 117,708 SF (78.4%)                                         |
| BUILDING FOOTPRINT:          | 36,400 SF                                                  |
| PARKING SPACE/DRIVE AISLE:   | 9' WIDE X 18' LONG, 24' AISLE                              |
| EXISTING PARKING:            | 440 STALLS                                                 |
| PROPOSED ADDITIONAL PARKING: | 185 STALLS                                                 |

### SITE LEGEND

| EXISTING | PROPOSED |                                   |
|----------|----------|-----------------------------------|
|          |          | PROPERTY LINE                     |
|          |          | LOT LINE                          |
|          |          | SETBACK LINE                      |
|          |          | EASEMENT LINE                     |
|          |          | CURB AND GUTTER                   |
|          |          | TIP-OUT CURB AND GUTTER           |
|          |          | POND NORMAL WATER LEVEL           |
|          |          | RETAINING WALL                    |
|          |          | FENCE                             |
|          |          | CONCRETE PAVEMENT                 |
|          |          | CONCRETE SIDEWALK                 |
|          |          | STANDARD DUTY BITUMINOUS PAVEMENT |
|          |          | HEAVY DUTY BITUMINOUS PAVEMENT    |
|          |          | NUMBER OF PARKING STALLS          |
|          |          | TRANSFORMER                       |
|          |          | SITE LIGHTING                     |
|          |          | TRAFFIC SIGN                      |
|          |          | POWER POLE                        |
|          |          | BOLLARD / POST                    |

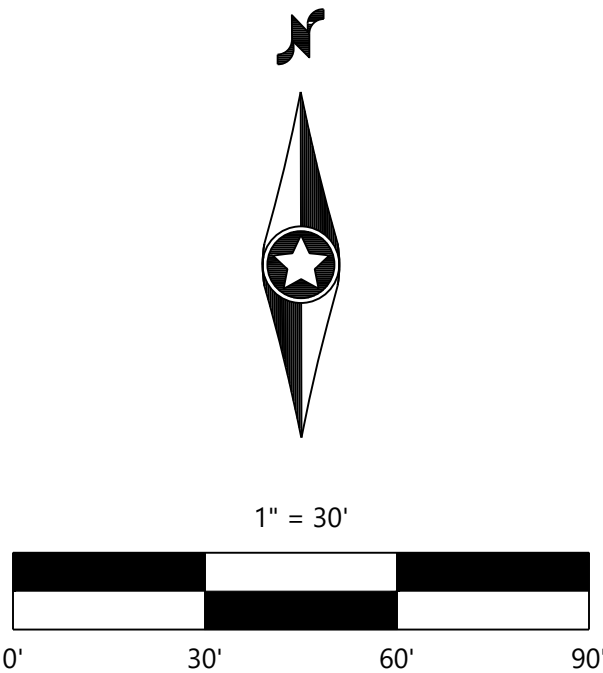
### SITE DETAILS (SI-0XX)

- 1A B612 CURB AND GUTTER
- 1B B612 TIPOUT CURB AND GUTTER
- 2 MOUNTABLE CURB AND GUTTER
- 5 INTEGRAL CURB AND WALK
- 8 PRIVATE CONCRETE SIDEWALK
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 13 TRAFFIC ARROW
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD W/ REMOVABLE CHAIN
- 19A STANDARD DUTY PAVEMENT SECTION
- 19B HEAVY DUTY PAVEMENT SECTION
- 20 BITUMINOUS TRAIL
- 24 CONCRETE CURB AT SIDEWALK
- 34 PEDESTRIAN CURB RAMP FOR BITUMINOUS TRAILS
- 35 ORNAMENTAL FENCE (SEE ARCH.)

### SITE KEYNOTES

- A MATCH EX. CURB AND GUTTER
- B MATCH EX. BITUMINOUS PAVEMENT WITH SAWCUT
- C 4" SOLID WHITE PAVEMENT MARKING (TYP.)
- D 4" WHITE DIAGONAL PARKING STRIPE (TYP.)
- E TRANSFORMER PAD
- F LANDSCAPE AREA
- G LIGHT POLE

Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance



NOT FOR CONSTRUCTION

**Westwood**  
12701 Whitewater Drive, Suite 6000  
Minnetonka, MN 55343  
Phone (862) 937-5150  
Fax (862) 937-5622  
www.westwoodps.com  
Westwood Professional Services, Inc.

CIVIL SITE PLAN

SHEET NUMBER:

C3.0

DATE: 01/04/22

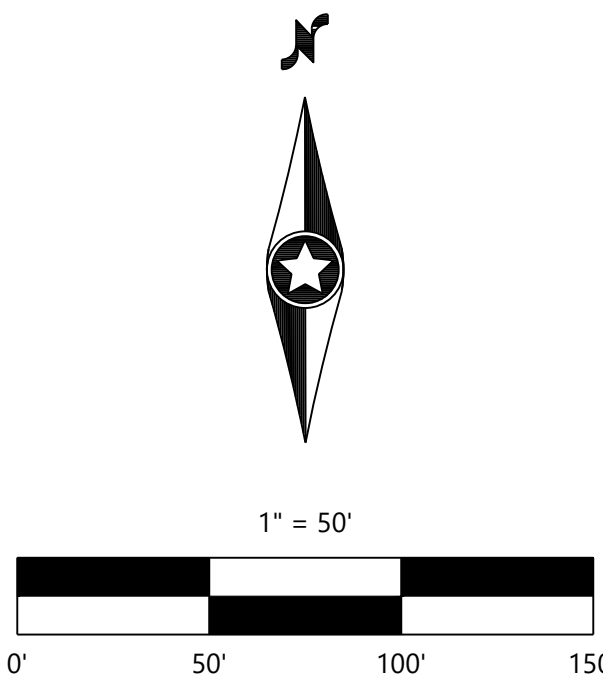
PROJECT NUMBER: 0033661.00

**SOUTHWEST  
CHRISTIAN HIGH  
SCHOOL FIELDHOUSE**  
CHASKA, MN

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: 01/04/22  
LICENSE NO. \_\_\_\_\_  
PREPARED FOR:  
**SOUTHWEST CHRISTIAN  
HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318

DESIGNED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
DATE: 01/04/22  
LICENSE NO. \_\_\_\_\_  
PREPARED FOR:  
**SOUTHWEST CHRISTIAN  
HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318





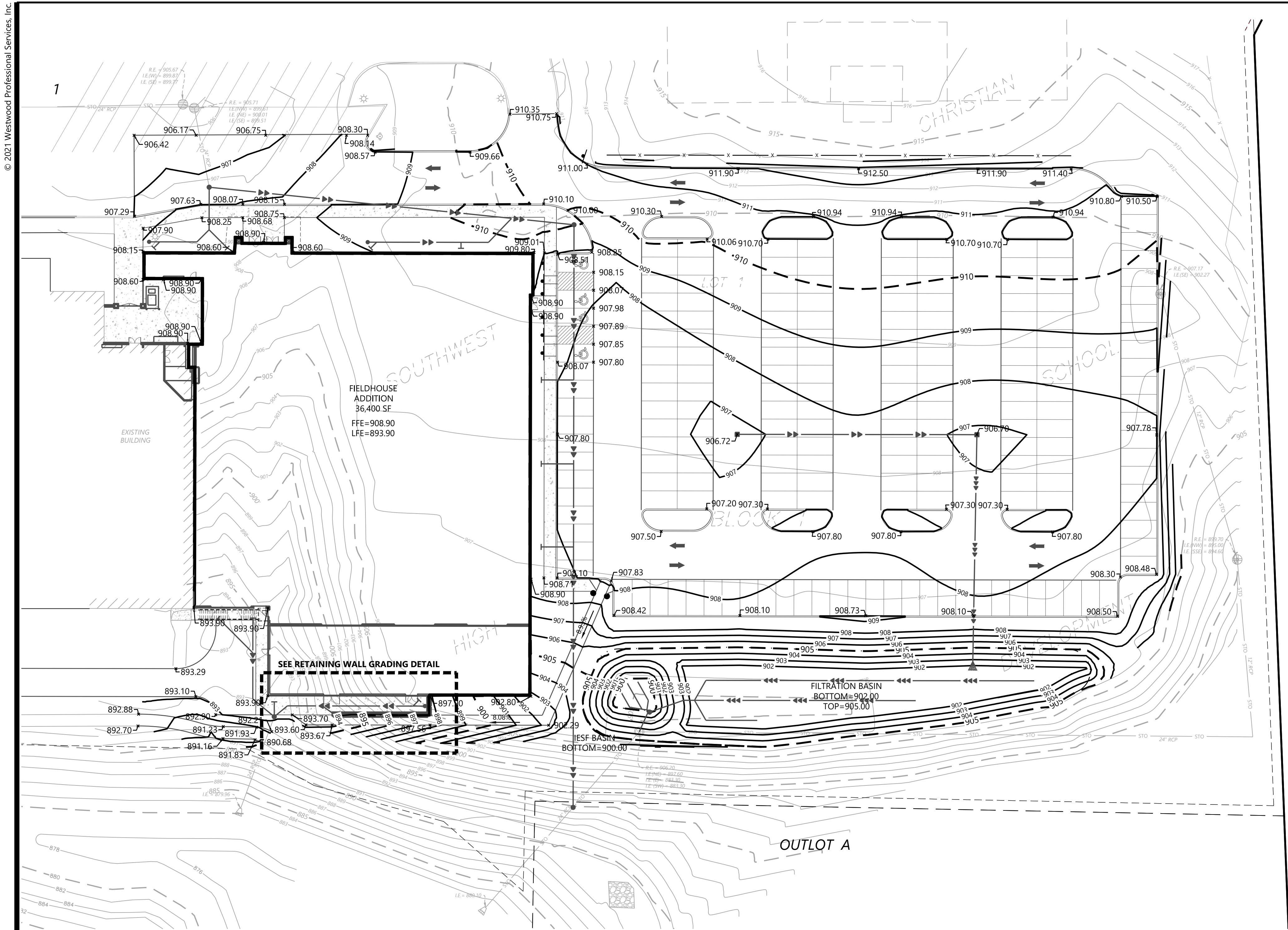
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Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance

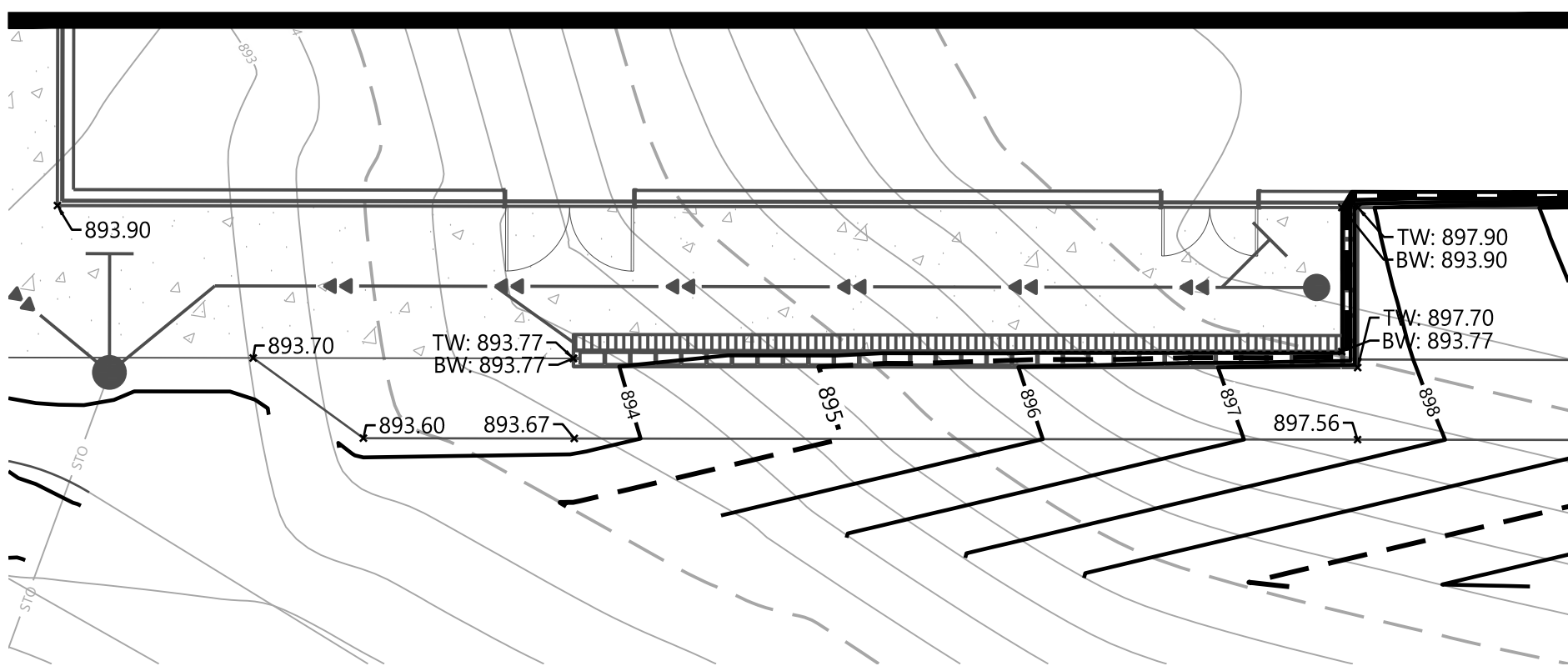
DESIGNED: TDM  
CHECKED: DMP  
DRAWN: TDM  
HORIZONTAL SCALE: 50'  
VERTICAL SCALE: 1"

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RETAINING WALL GRADING DETAIL (1" = 10')



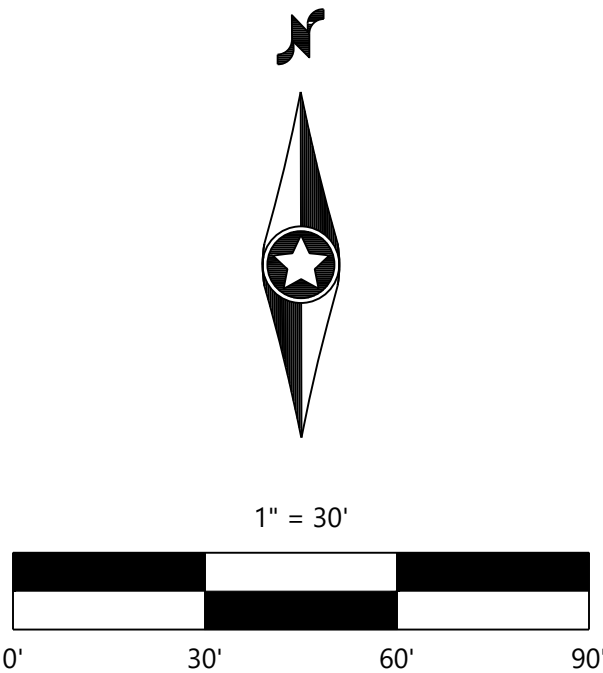
GRADING LEGEND

| EXISTING | PROPOSED |                                  |
|----------|----------|----------------------------------|
|          |          | PROPERTY LINE                    |
|          |          | INDEX CONTOUR                    |
|          |          | INTERVAL CONTOUR                 |
|          |          | CURB AND GUTTER                  |
|          |          | POND NORMAL WATER LEVEL          |
|          |          | STORM SEWER                      |
|          |          | FLARED END SECTION (WITH RIPRAP) |
|          |          | WATER MAIN                       |
|          |          | SANITARY SEWER                   |
|          |          | RETAINING WALL                   |
|          |          | DRAIN TILE                       |
|          |          | RIDGE LINE                       |
|          |          | GRADING LIMITS                   |
|          |          | SPOT ELEVATION                   |
|          |          | FLOW DIRECTION                   |
|          |          | TOP AND BOTTOM OF RETAINING WALL |
|          |          | EMERGENCY OVERTFLOW              |
|          |          | SOIL BORING LOCATION             |

GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN 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 DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

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INITIAL ISSUE: 01/04/22  
REVISIONS:

PREPARED FOR:  
**SOUTHWEST CHRISTIAN  
HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318

SOUTHWEST  
CHRISTIAN HIGH  
SCHOOL  
FIELDHOUSE  
CHASKA, MN

**Westwood**  
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Minnetonka, MN 55343  
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GRADING PLAN

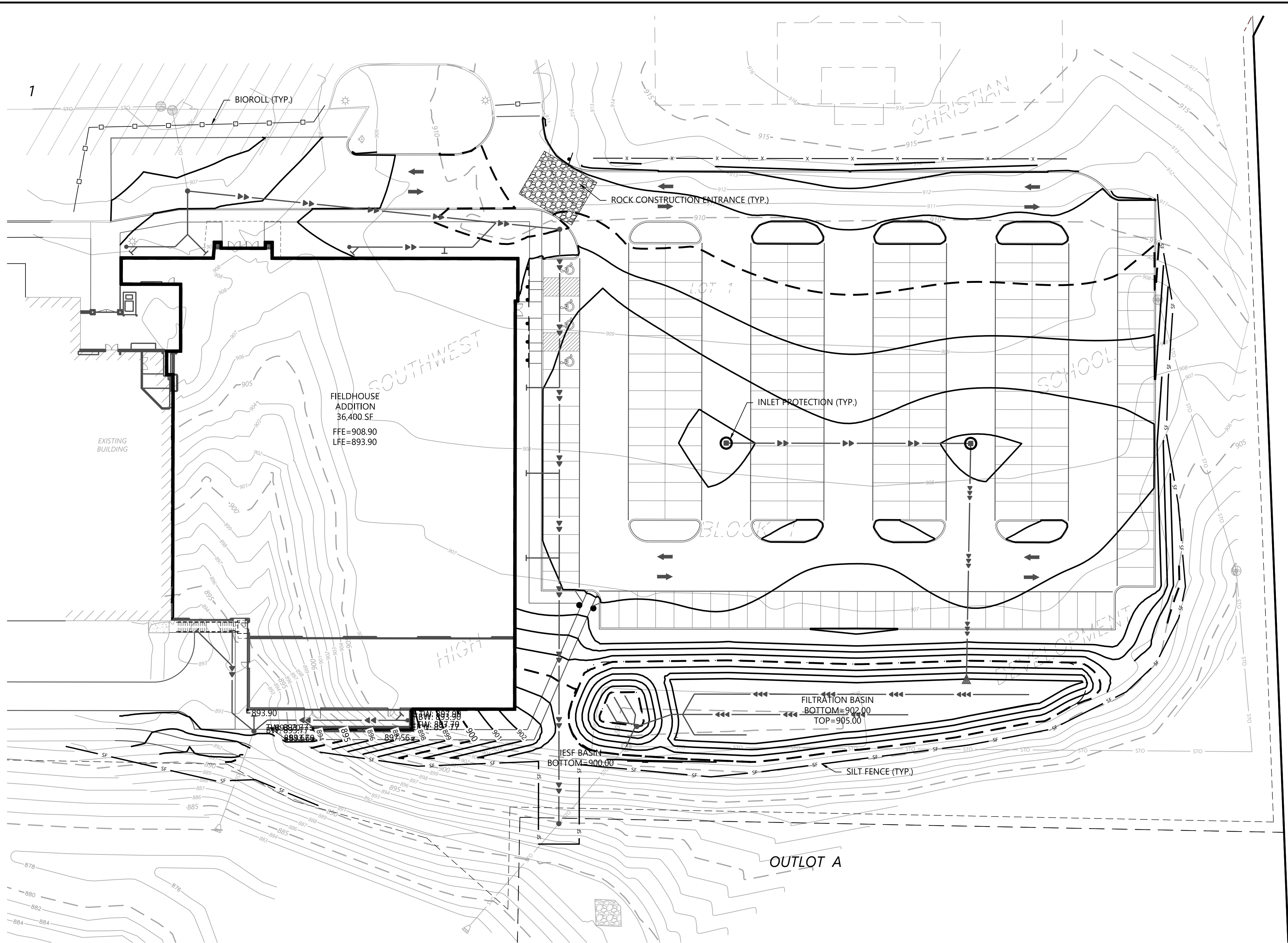
SHEET NUMBER:  
**C4.0**

DATE: 01/04/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE





FILTRATION/INFILTRATION BASIN NOTES

1. BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
2. BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
3. PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.
4. BASINS MUST BE TESTED FOR INFILTRATION RATE AFTER TOTAL SITE STABILIZATION. A DUAL RING INFILTROMETER SHALL BE USED FOR TESTING. MINIMUM INFILTRATION RATE IS 1-INCH PER HOUR. IF BASIN DOES NOT MEET INFILTRATION RATE, CONTRACTOR MUST TAKE CORRECTIVE ACTION UNTIL MINIMUM INFILTRATION RATE IS MET. CORRECTIVE ACTION MAY INCLUDE REMOVING PLUG IN DRAIN TILE. ALL TESTING AND CORRECTIVE ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE INCIDENTAL TO THE CONTRACT, WITH NO DIRECT COMPENSATION MADE.

EROSION CONTROL LEGEND

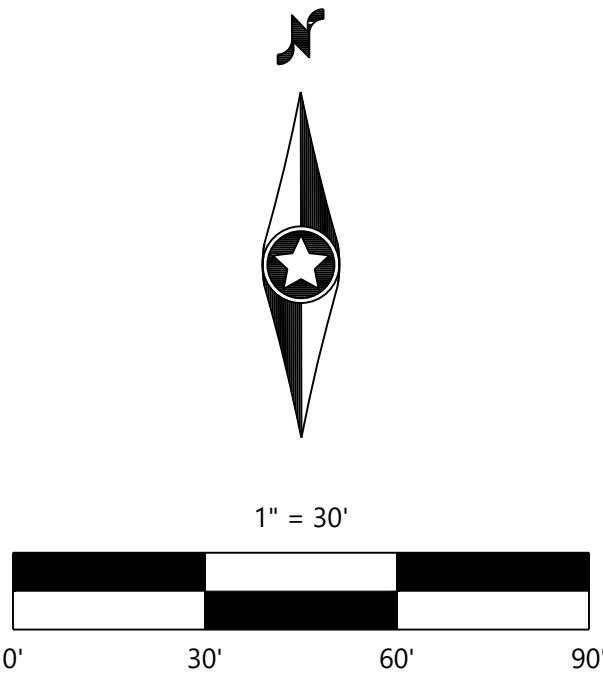
| EXISTING | PROPOSED |                                  |
|----------|----------|----------------------------------|
|          |          | PROPERTY LINE                    |
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|          |          | INTERVAL CONTOUR                 |
|          |          | CURB AND GUTTER                  |
|          |          | POND NORMAL WATER LEVEL          |
|          |          | SILT FENCE                       |
|          |          | BIOROLL                          |
|          |          | REDUNDANT SILT CONTROL           |
|          |          | STORM SEWER                      |
|          |          | FLARED END SECTION (WITH RIPRAP) |
|          |          | WATER MAIN                       |
|          |          | SANITARY SEWER                   |
|          |          | RETAINING WALL                   |
|          |          | DRAIN TILE                       |
|          |          | GRADING LIMITS                   |
|          |          | ROCK CONSTRUCTION ENTRANCE       |
|          |          | EROSION CONTROL BLANKET          |
|          |          | TURF REINFORCEMENT MAT           |
|          |          | EMERGENCY OVERFLOW               |
|          |          | SOIL BORING LOCATION             |
|          |          | INLET PROTECTION                 |

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
  - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
  - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE.
  - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
  - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
  - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
  - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

CCWMO TOPSOIL NOTES

1. ALL DISTURBED AND NON-PAVED AREAS SHALL RECEIVE A MINIMUM OF SIX INCHES OF TOPSOIL. THE APPROXIMATE AREA OF LOCATIONS REQUIRING TOPSOIL IS 20,125 SF. THE TOPSOIL QUANTITY REQUIRED FOR THIS PROJECT IS APPROXIMATELY 373 CY.
2. TOPSOIL LOCATIONS ARE PLANTING AND SODDED AREAS AS SHOWN ON THE LANDSCAPE PLAN.
3. TOPSOIL RE-APPLIED MUST MEET THE MATERIALS SPECIFICATIONS OF THE CARVER COUNTY WATER RESOURCE MANAGEMENT ORDINANCE AND BMP GUIDELINES. SEE SECTION 1. ORDINANCE GUIDANCE, F. TOPSOIL MANAGEMENT PLAN GUIDANCE. THE TOPSOIL SPECIFICATIONS INCLUDE SOIL TYPE, ORGANIC MATTER CONTENT, PH, AND COMPACTION. COUNTY APPROVAL OF SOIL SAMPLES AND TESTING ARE REQUIRED PRIOR TO SPREADING OF TOPSOIL. TOPSOIL MAY NEED TO BE AMENDED OR IMPORTED TO MEET THIS STANDARD.



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PREPARED FOR: SOUTHWEST CHRISTIAN HIGH SCHOOL  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318

DESIGNED BY: TYLER D. MAXSON, P.E.  
DATE: 01/04/22  
LICENSE NO. 55318

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE  
CHASKA, MN

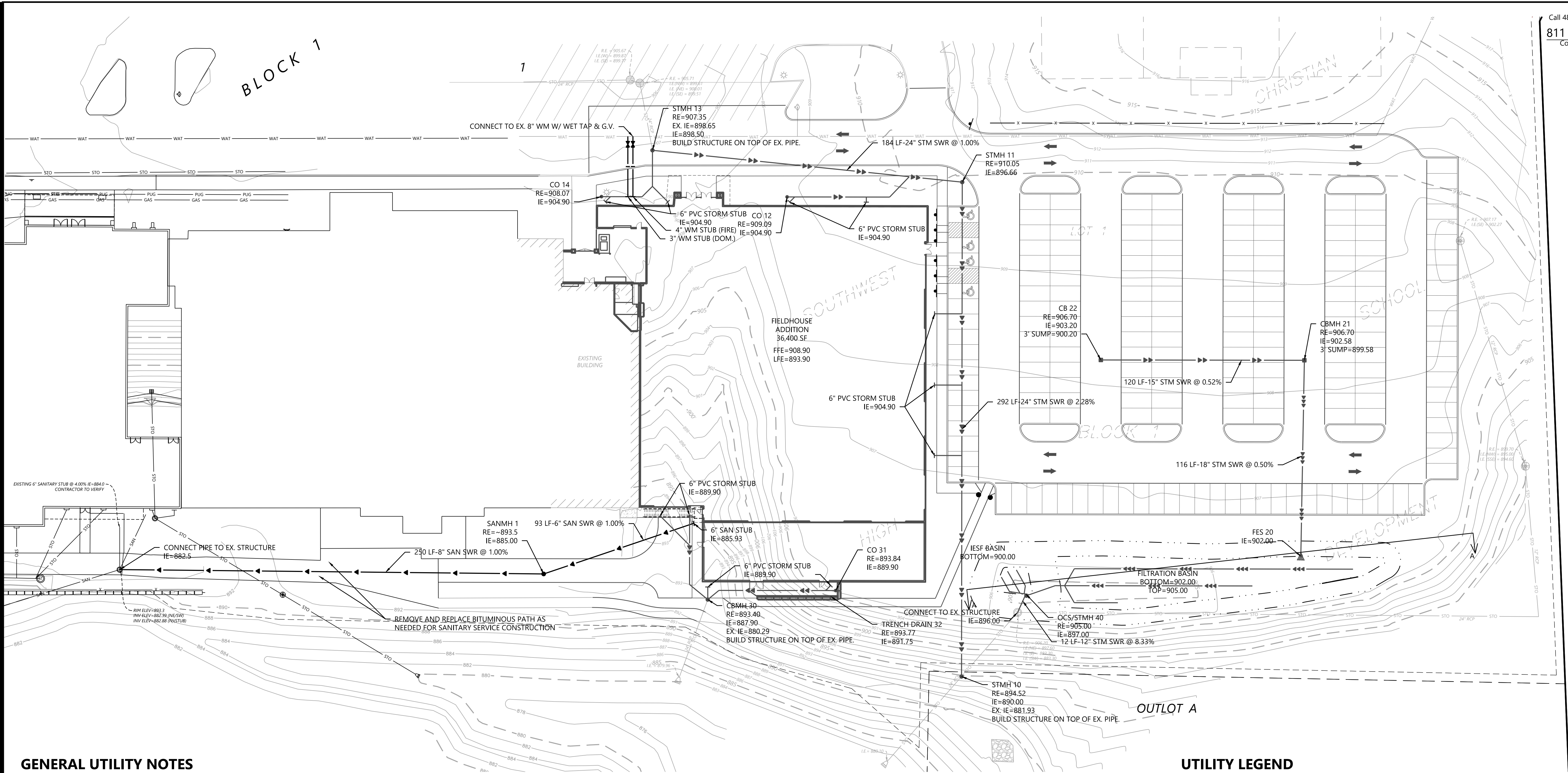
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EROSION CONTROL PLAN  
C4.1  
DATE: 01/04/22  
PROJECT NUMBER: 0033661.00

SHEET NUMBER:  
C4.1

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE





GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE <<7.5' OR 8'>> MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.

13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:

A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.

B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.

C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.

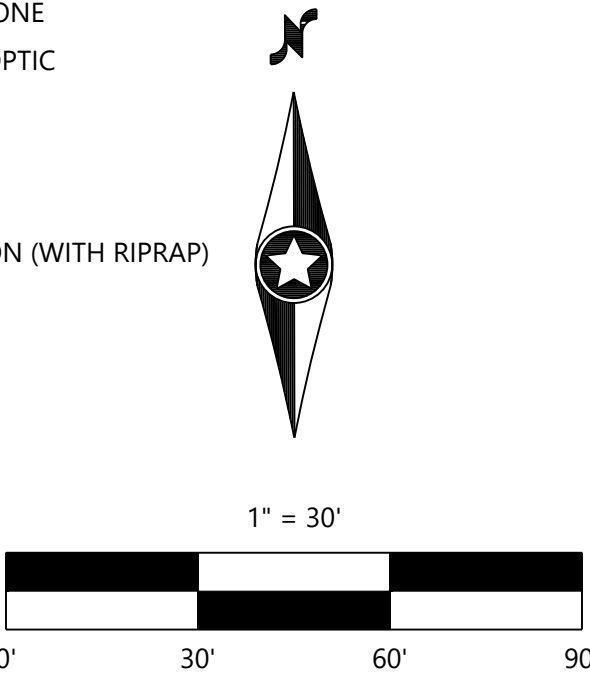
D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.

E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.

F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

UTILITY LEGEND

| EXISTING | PROPOSED |                                  |
|----------|----------|----------------------------------|
|          |          | PROPERTY LINE                    |
|          |          | EASEMENT LINE                    |
|          |          | CURB AND GUTTER                  |
|          |          | SANITARY SEWER                   |
|          |          | SANITARY SEWER FORCE MAIN        |
|          |          | STORM SEWER                      |
|          |          | WATER MAIN                       |
|          |          | HYDRANT                          |
|          |          | GAS                              |
|          |          | UNDERGROUND ELECTRIC             |
|          |          | OVERHEAD ELECTRIC                |
|          |          | UNDERGROUND TELEPHONE            |
|          |          | OVERHEAD TELEPHONE               |
|          |          | TELEPHONE FIBER OPTIC            |
|          |          | CABLE TELEVISION                 |
|          |          | DRAIN TILE                       |
|          |          | GATE VALVE                       |
|          |          | FLARED END SECTION (WITH RIPRAP) |
|          |          | LIGHT POLE                       |



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PREPARED FOR:  
**SOUTHWEST CHRISTIAN  
HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318

WE HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
TYLER D. MAXSON, P.E.  
DATE: 01/04/22 LICENSE NO. \_\_\_\_\_

**SOUTHWEST  
CHRISTIAN HIGH  
SCHOOL  
FIELDHOUSE**  
CHASKA, MN

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UTILITY PLAN

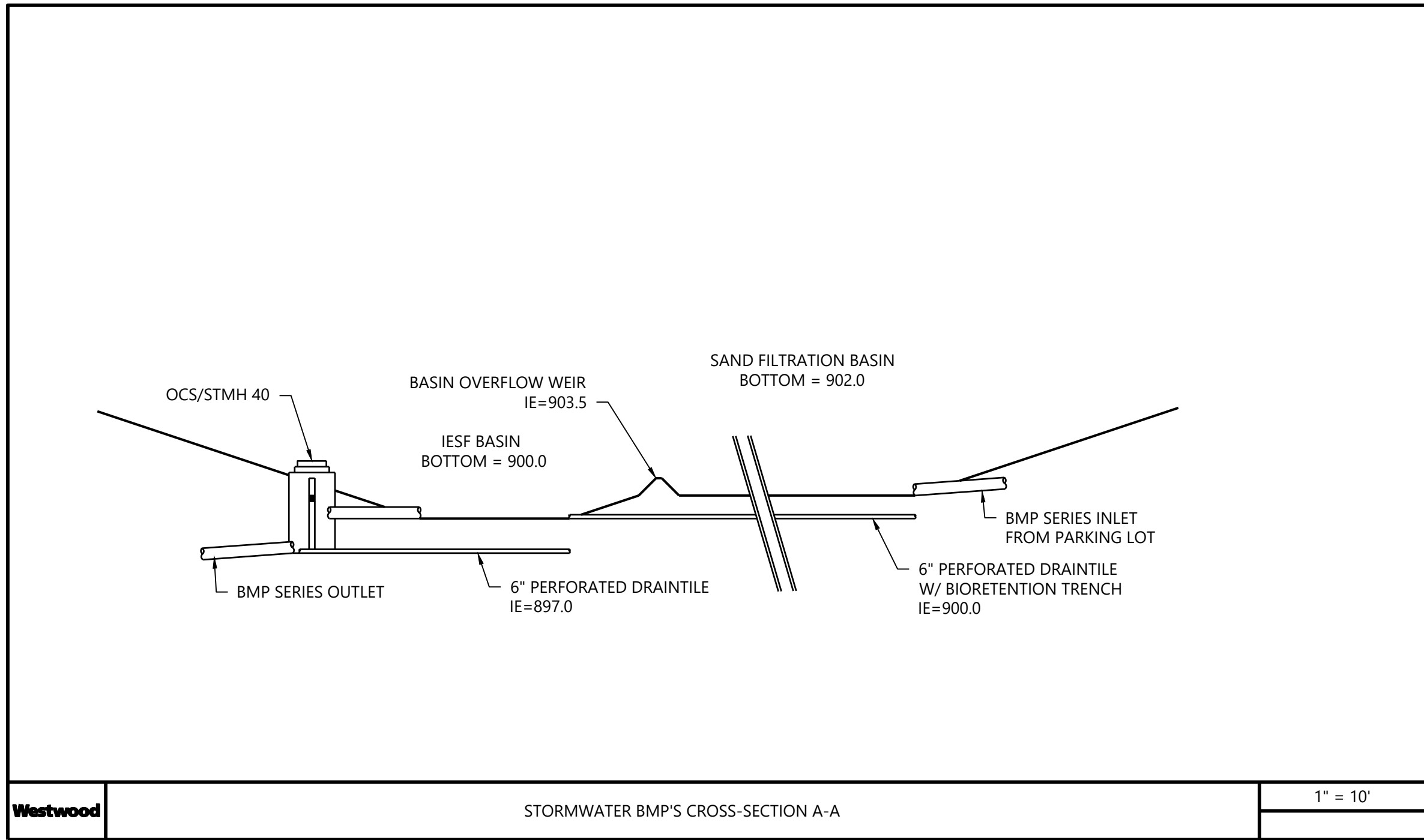
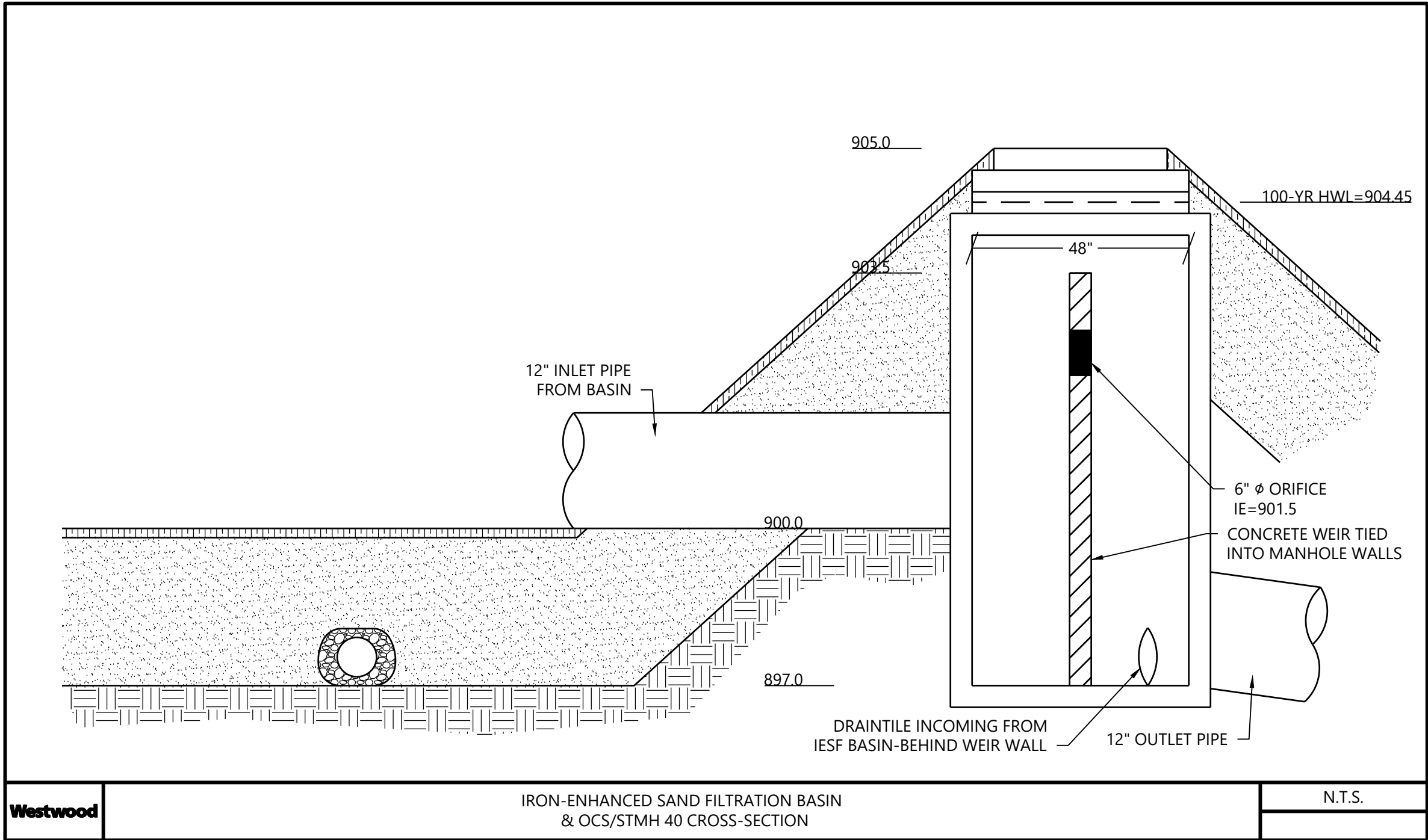
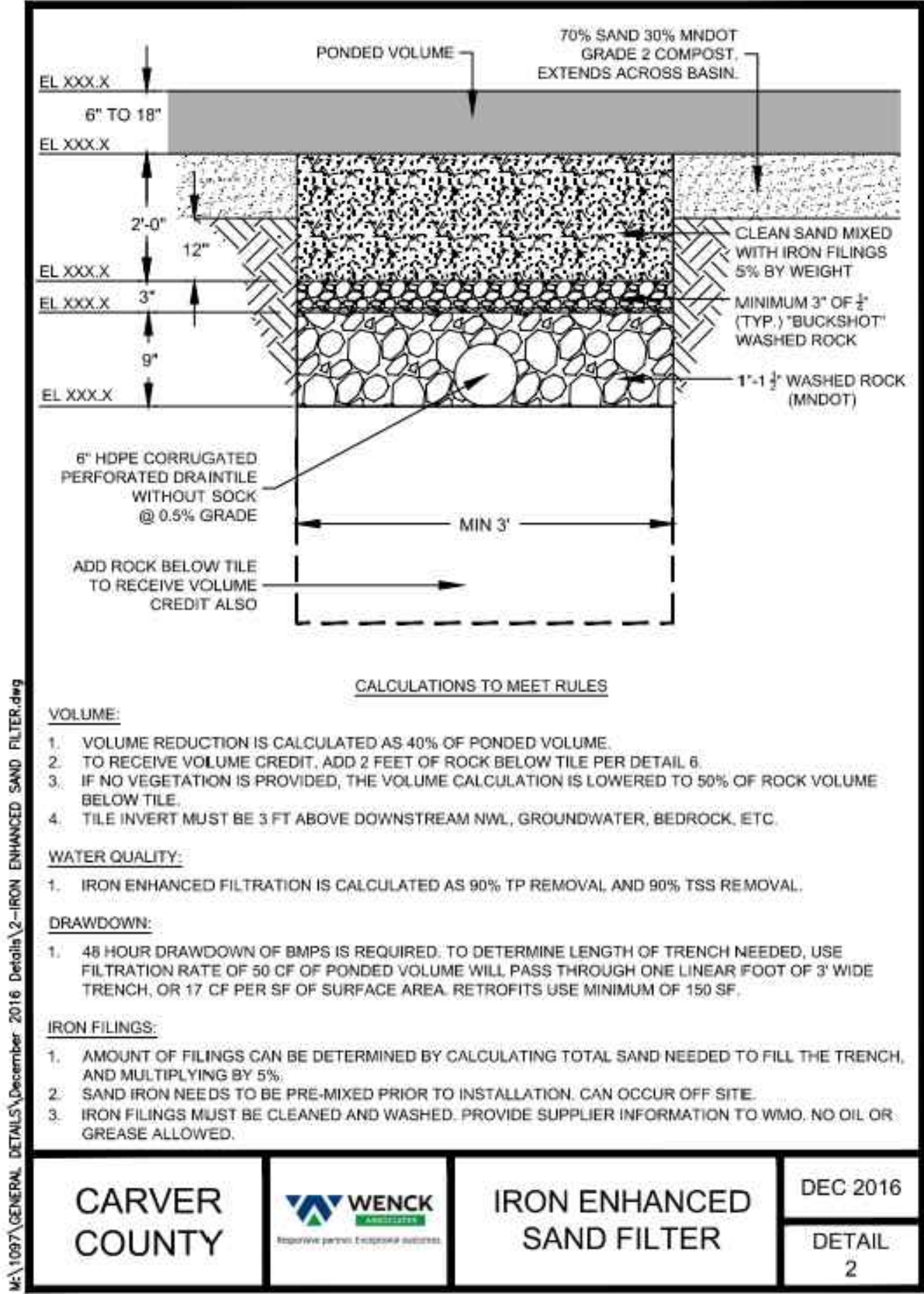
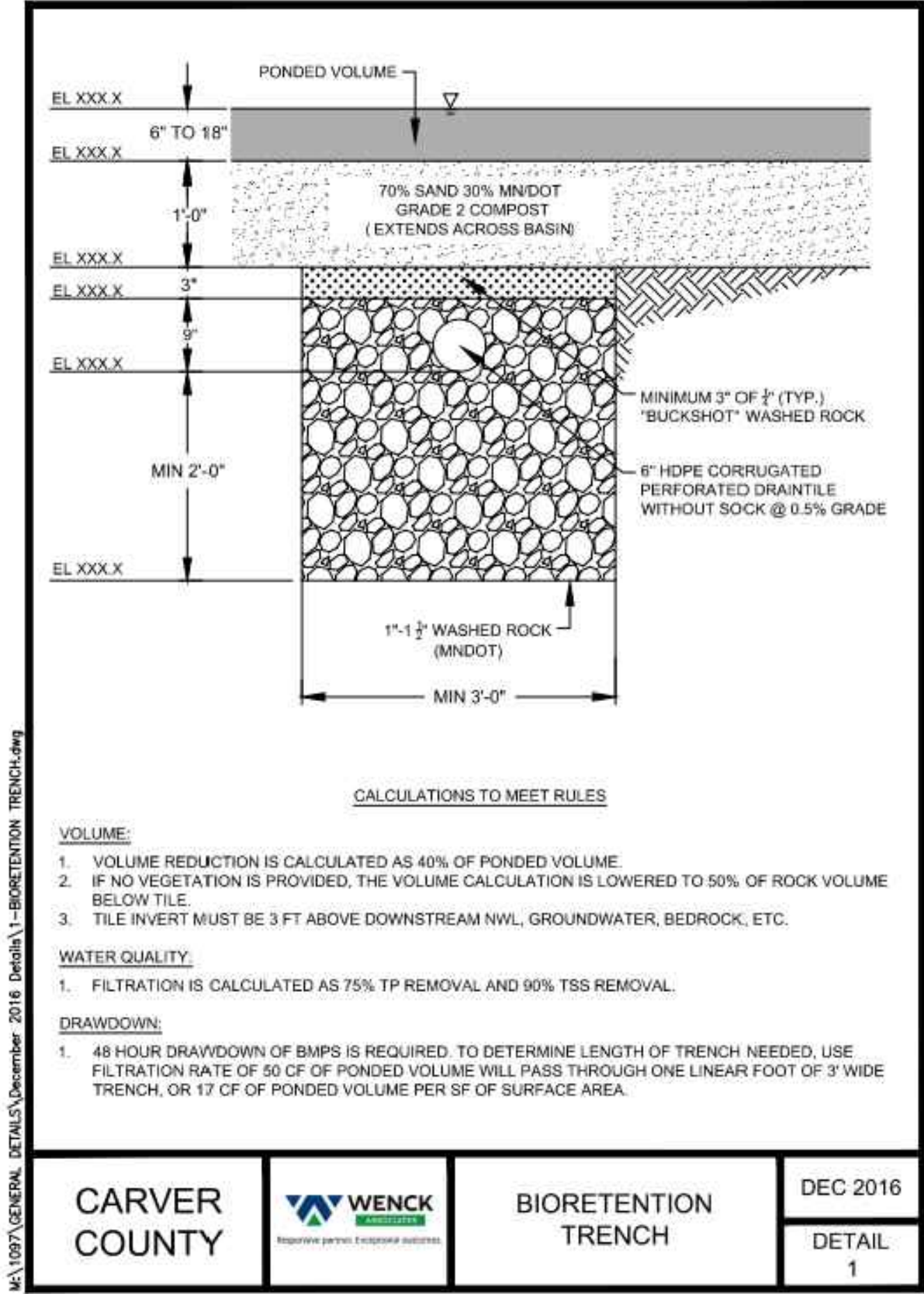
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SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE





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SOUTHWEST CHRISTIAN HIGH SCHOOL  
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CHASKA, MN

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STORMWATER DETAILS  
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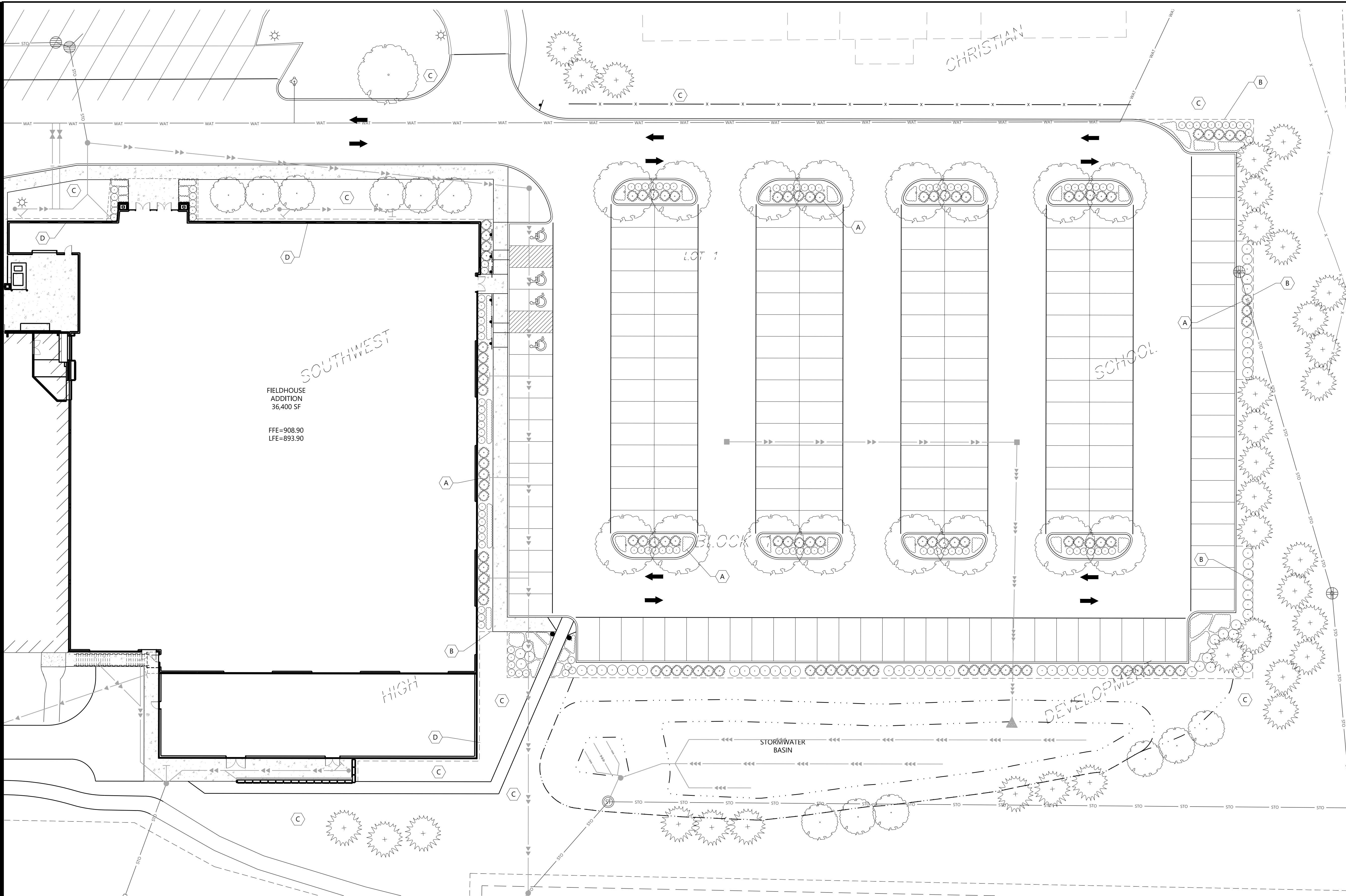
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PLANT SCHEDULE

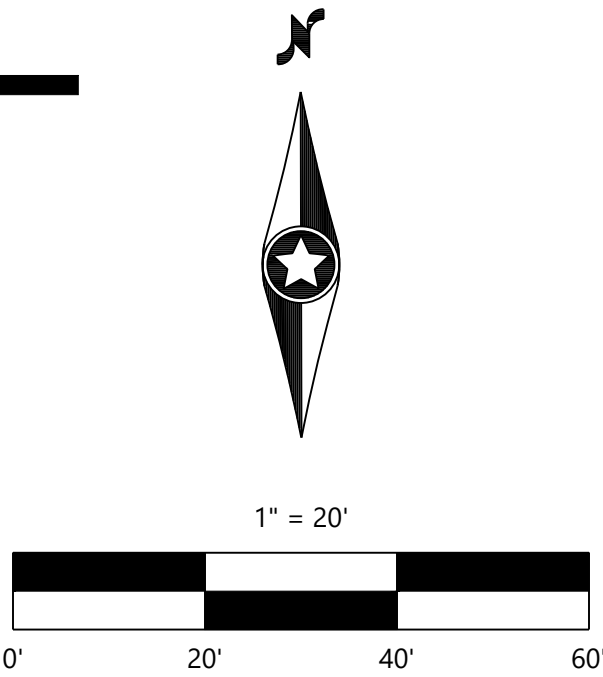
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| OVERSTORY DECIDUOUS - 17 (61.0 CAL. IN.)  |      |          |                                                               |                  |              |
| NWM                                       | 3    | -        | NORTHWOOD MAPLE / ACER RUBRUM 'NORTHWOOD'                     | 4.5 BB           | AS SHOWN     |
| SKH                                       | 4    | -        | SKYLINE HONEYLOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' | 4.0" BB          | AS SHOWN     |
| BUR                                       | 4    | -        | BUR OAK / QUERCUS MACROCARPA                                  | 3.5" BB          | AS SHOWN     |
| SWO                                       | 5    | -        | SWAMP WHITE OAK / QUERCUS BICOLOR                             | 3.0" BB          | AS SHOWN     |
| ACE                                       | 1    | -        | JEFFERSON ELM / ULMUS AMERICANA 'JEFFERSON'                   | 2.5" BB          | AS SHOWN     |
| MID-STORY DECIDUOUS - 13 (26 CAL. IN.)    |      |          |                                                               |                  |              |
| FVB                                       | -    | -        | FOX VALLEY CLUMP BIRCH / BETULA NIGRA 'LITTLE KING'           | 6' HT., BB CLUMP | AS SHOWN     |
| RVB                                       | -    | -        | RIVER BIRCH / BETULA NIGRA                                    | 6' HT., BB CLUMP | AS SHOWN     |
| SSC                                       | -    | -        | SPRING SNOW CRAB / MALUS 'SPRING SNOW'                        | 2.0" BB          | AS SHOWN     |
| PGA                                       | -    | -        | PRAIRIE GOLD ASPEN / POPULUS TREMULOIDES 'NEArb'              | 2.0" BB          | AS SHOWN     |
| OVERSTORY CONIFEROUS - 34 (85.0 CAL. IN.) |      |          |                                                               |                  |              |
| BHS                                       | -    | -        | BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA                     | 6' HT., BB       | AS SHOWN     |
| AUP                                       | -    | -        | AUSTRIAN PINE / PINUS NIGRA                                   | 6' HT., BB       | AS SHOWN     |
| SCP                                       | -    | -        | SCOTCH PINE / PINUS SYLVESTRIS                                | 6' HT., BB       | AS SHOWN     |

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

| CODE                    | QTY. | CAL. IN. | COMMON/BOTANICAL NAME                                           | SIZE           | SPACING O.C. |
|-------------------------|------|----------|-----------------------------------------------------------------|----------------|--------------|
| DECIDUOUS SHRUBS - 16   |      |          |                                                                 |                |              |
| ESH                     | 1    | NA       | ENDLESS SUMMER HYDRANGEA / HYDRANGEA MACROPHYLLA BAILMER'       | 24" HT., POT   | 4'-0" O.C.   |
| JRW                     | 7    | NA       | JAVA RED WEIGELA / WEIGELA FLORIDA 'JAVA RED'                   | 24" HT., POT   | 3'-0" O.C.   |
| FLS                     | 8    | NA       | FIRE LIGHT SPIREA / SPIRAEA 'FIRE LIGHT'                        | 18" HT., POT   | 2'-0" O.C.   |
| CONIFEROUS SHRUBS - 147 |      |          |                                                                 |                |              |
| SCJ                     | 14   | NA       | SCANDIA JUNIPER / JUNIPERUS SABINA 'SCANDIA'                    | 24" SPRD., POT | 4'-0" O.C.   |
| MJJ                     | 49   | NA       | MINT JULIP JUNIPER / JUNIPERUS CHINENSIS 'MONLEP'               | 36" SPRD., POT | 4'-0" O.C.   |
| BCJ                     | 84   | NA       | BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'          | 36" SPRD., POT | 4'-0" O.C.   |
| PERENNIALS - 400        |      |          |                                                                 |                |              |
| ASD                     | -    | NA       | APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT SPARKLES'      | NO. 1 CONT.    | 12" O.C.     |
| SDO                     | -    | NA       | STELLA DE ORO DAYLILY / HEMEROCALLIS 'STELLA DE ORO'            | NO. 1 CONT.    | 12" O.C.     |
| KFG                     | -    | NA       | FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | NO. 1 CONT.    | 16" O.C.     |
| BBS                     | -    | NA       | BIG BLUESTEM / ANDROPOGON GERARDII                              | NO. 1 CONT.    | 16" O.C.     |

CITY PARKING LOT GREEN SPACE REQUIREMENT

- PARKING LOT AREA: 71,355 SF
- REQUIRED GREEN SPACE (10% OF PARKING LOT): 7,136 SF
- PROVIDED GREEN SPACE: 7,312 SF



NOT FOR CONSTRUCTION

Call 48 Hours before digging:

811 or call811.com  
Common Ground Alliance

LANDSCAPE REQUIREMENTS

|                                                                                                                          |                |                 |
|--------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|
| TWO STORY SCHOOL ADDITION CALIPER INCHES REQUIRED:<br>SCHOOL ADDITION = 46,600 S.F.                                      |                |                 |
| OVER STORY TREES REQUIRED = GROSS SF OF ALL FLOORS / 320<br>TOTAL TWO STORY BUILDING S.F. (46,600±SF)/320 = 146 CAL. IN. |                |                 |
| TWO STORY BUILDING CALIPER INCH BREAKDOWN:                                                                               |                | TREES REQUIRED: |
| 60% @ 2.5" =                                                                                                             | 87.6 CAL. IN.  | 35 TREES        |
| 10% @ 3.0" =                                                                                                             | 14.6 CAL. IN.  | 5 TREES         |
| 10% @ 3.5" =                                                                                                             | 14.6 CAL. IN.  | 4 TREES         |
| 10% @ 4.0" =                                                                                                             | 14.6 CAL. IN.  | 4 TREES         |
| 10% @ 4.5" =                                                                                                             | 14.6 CAL. IN.  | 3 TREES         |
| 100%                                                                                                                     | 188.0 CAL. IN. | 51 TREES        |

|                                                                                                        |                |
|--------------------------------------------------------------------------------------------------------|----------------|
| SITE CALIPER INCHES REQUIRED:                                                                          |                |
| OVERSTORY TREE CALIPER INCHES REQUIRED:                                                                | 146.0 CAL. IN. |
| UNDERSTORY TREE CALIPER INCHES REQUIRED = 25% OVERSTORY REQ.<br>146.0 * .25 = 13 UNDERSTORY TREES      |                |
| SHRUBS REQUIRED = BUILDING GROSS AREA OF ALL FLOORS / 300<br>46,600 / 300 = 155 SHRUBS                 |                |
| CONIFEROUS TREES CAN REPLACE DEC. TREE REQ. WITH HEIGHT / 2.4<br>ONE 6' TREE / 2.4 = ONE 2.5" CAL TREE |                |

|                                |                |
|--------------------------------|----------------|
| SITE CALIPER INCHES PROVIDED:  |                |
| OVERSTORY DECIDUOUS TREES:     | 61.0 CAL. IN.  |
| CONIFEROUS TREES:              | 85.0 CAL. IN.  |
| ORNAMENTAL TREES:              | 26.0 CAL. IN.  |
| TOTAL CALIPER INCHES PROVIDED: | 172.0 CAL. IN. |

LANDSCAPE LEGEND

- OVERSTORY DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / VINES
- PERENNIALS
- EDGER

LANDSCAPE KEYNOTES A

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

|                       |          |
|-----------------------|----------|
| DESIGNED              | 01/04/22 |
| CHECKED               |          |
| DRAWN                 |          |
| HORIZONTAL SCALE: 30' |          |
| VERTICAL SCALE:       |          |

PREPARED FOR:  
**SOUTHWEST CHRISTIAN  
HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318

DESIGNED BY:  
TYLER D. MAXSON, P.E.  
DATE: 01/04/22  
LICENSE NO. \_\_\_\_\_

**SOUTHWEST  
CHRISTIAN HIGH  
SCHOOL  
FIELDHOUSE**  
CHASKA, MN

**Westwood**  
12701 Whitewater Drive, Suite 8000  
Minnetonka, MN 55343  
Phone (952) 937-5150  
Fax (952) 937-5622  
www.westwoodps.com  
Westwood Professional Services, Inc.

LANDSCAPE  
PLAN

SHEET NUMBER:

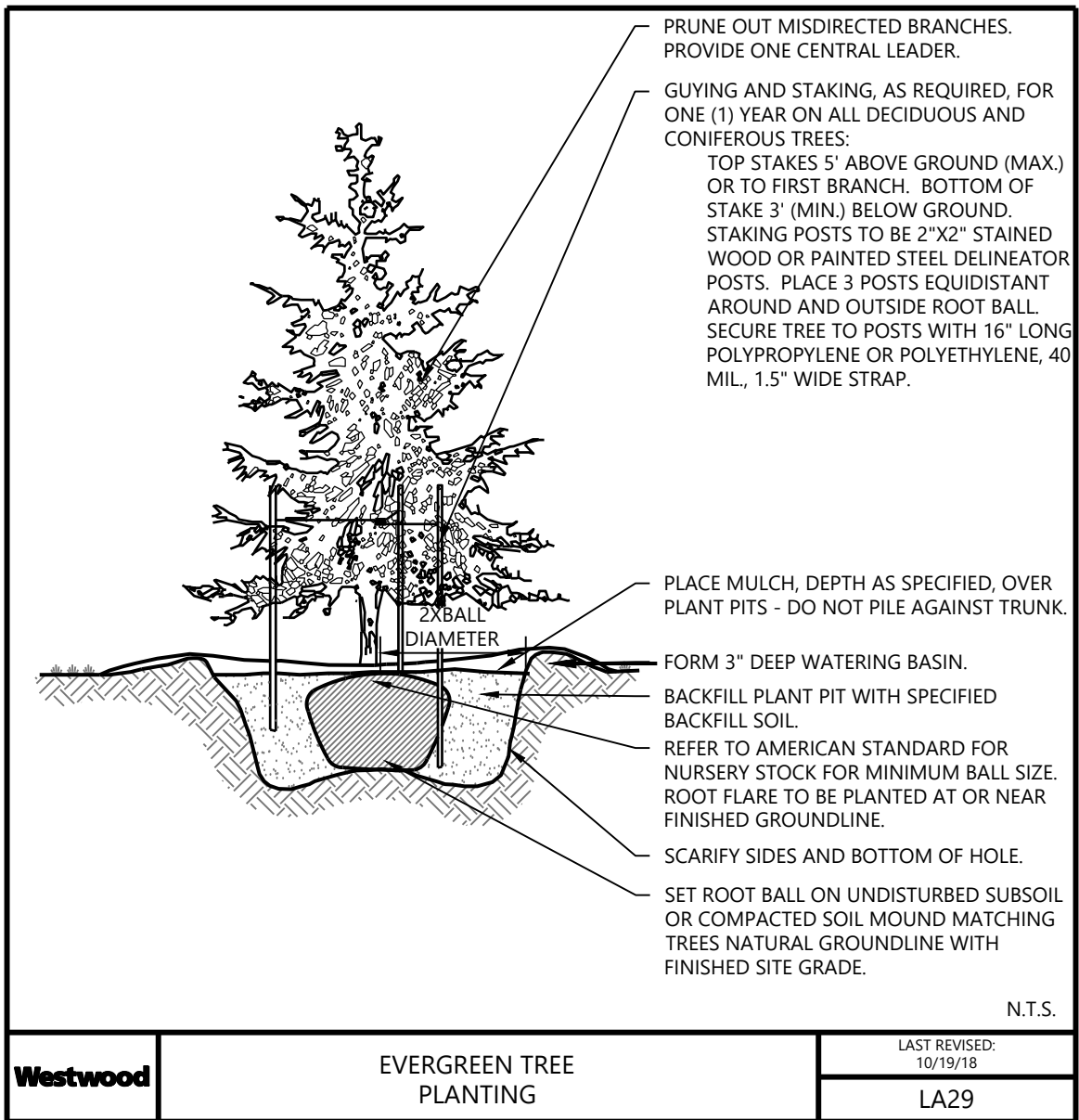
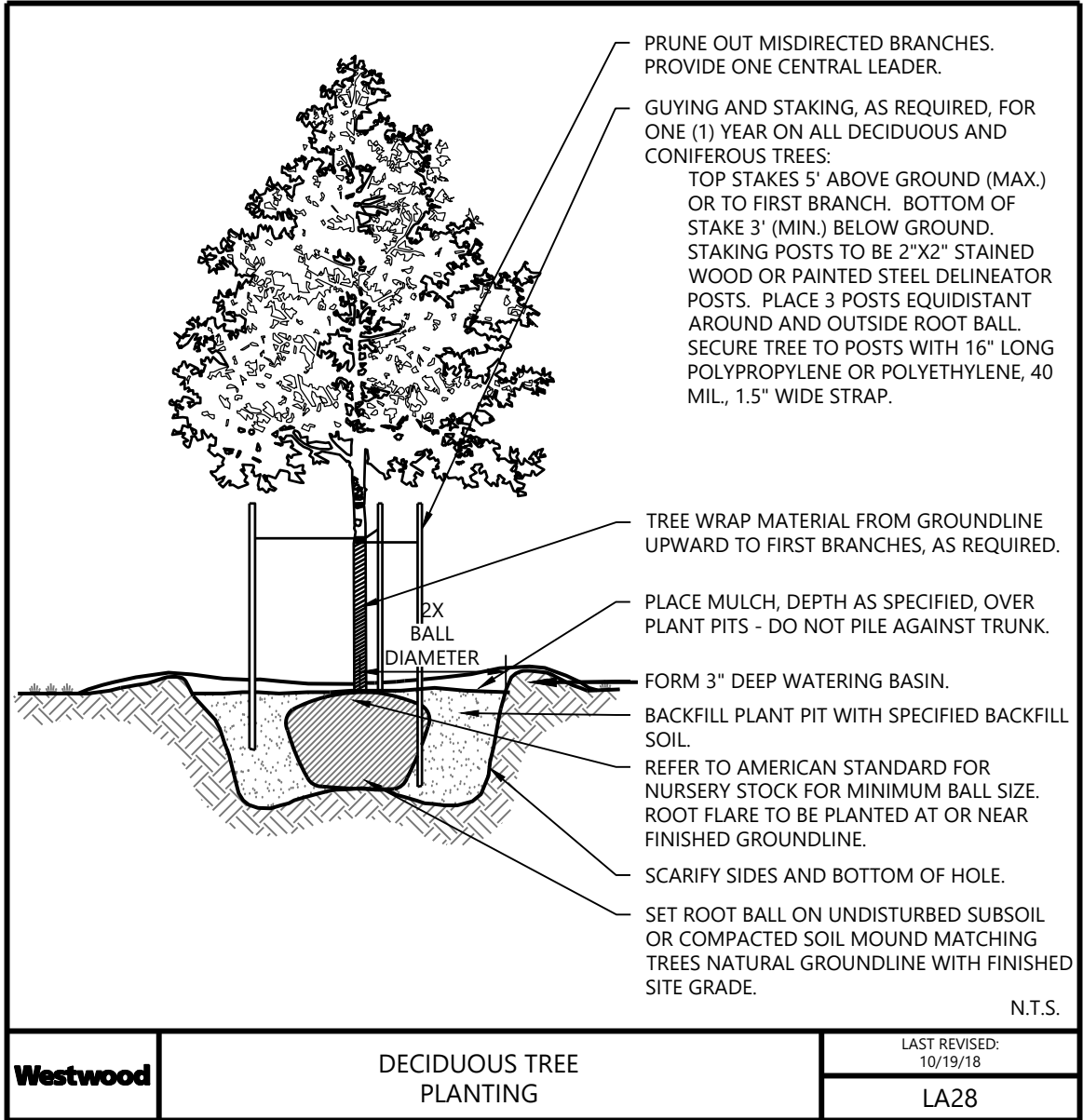
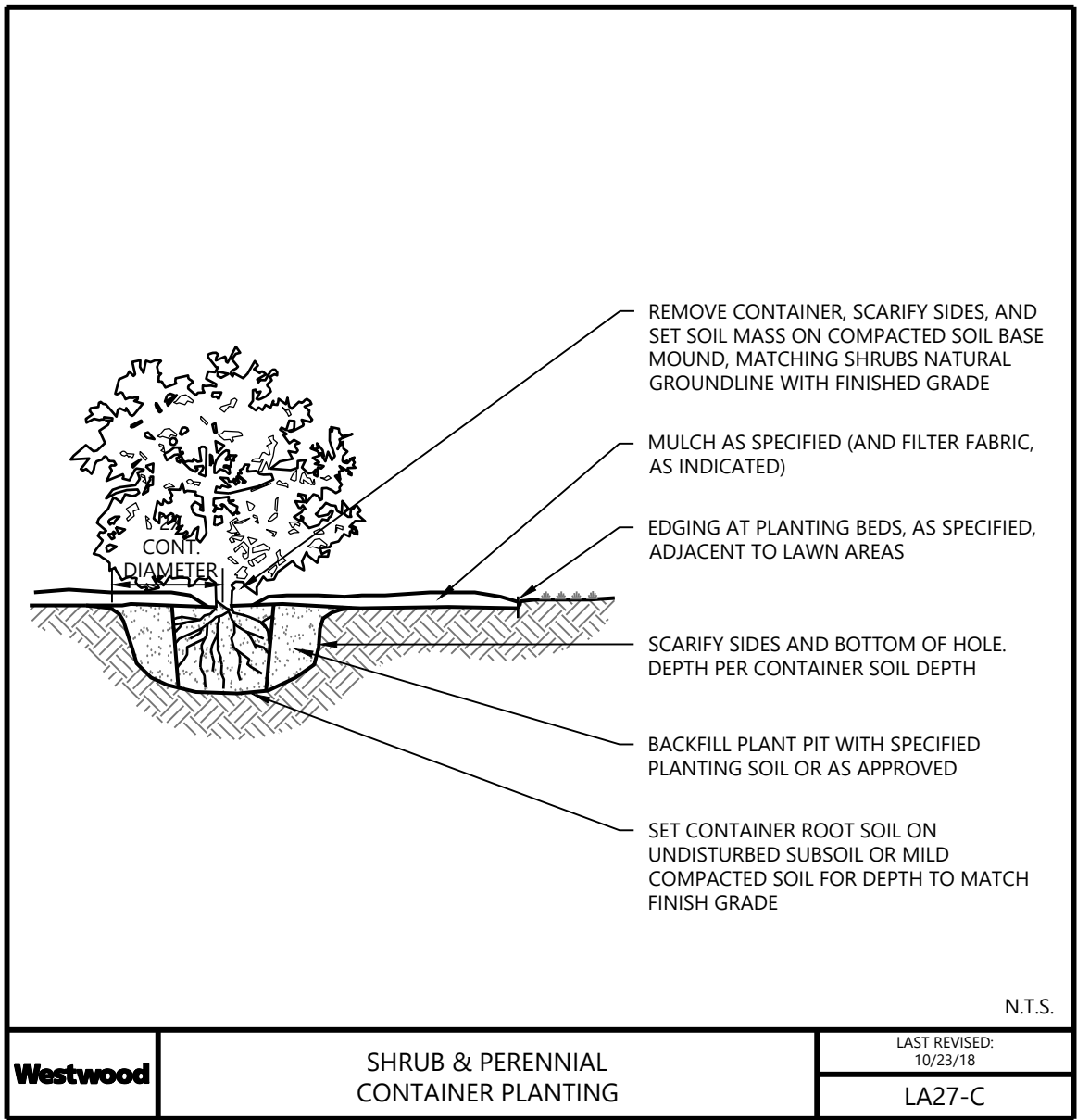
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DATE: 01/04/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE





## PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
  - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
  - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
  - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
  - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
  - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER WILA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO WIS/DOT STANDARD SPECIFICATION (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3" DIAMETER RING, EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EXISTING TREES AND SHRUBS, AROUND THE SITE, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS, AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. SEE PLAN FOR LIMITS OF IRRIGATION. LANDSCAPE WITHIN LANDSCAPE/IRRIGATION DASHED LINE TO BE IRRIGATED FROM BUILDING. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR. VOLUME OF WATER TO BE PER PLANT REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
- ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SODDED, UNLESS NOTED OTHERWISE. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOD ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
- CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN, NOTIFY LANDSCAPE ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBICIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.

Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance

|                  |          |
|------------------|----------|
| DESIGNED         | 01/04/22 |
| CHECKED          |          |
| DRAWN            |          |
| HORIZONTAL SCALE |          |
| VERTICAL SCALE   |          |

PREPARED FOR:  
**SOUTHWEST CHRISTIAN  
HIGH SCHOOL**  
1981 BAVARIA ROAD  
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
TYLER D. MAXSON, P.E.  
DATE: 01/04/22 LICENSE NO.

**SOUTHWEST  
CHRISTIAN HIGH  
SCHOOL  
FIELDHOUSE**  
CHASKA, MN

**Westwood**  
12701 Whiteside Drive, Suite 8000  
Minnetonka, MN 55343  
Phone (862) 937-5150  
Fax (862) 937-5622  
Email info@westwoodps.com  
Westwood Professional Services, Inc.

**LANDSCAPE  
DETAILS**

SHEET NUMBER:

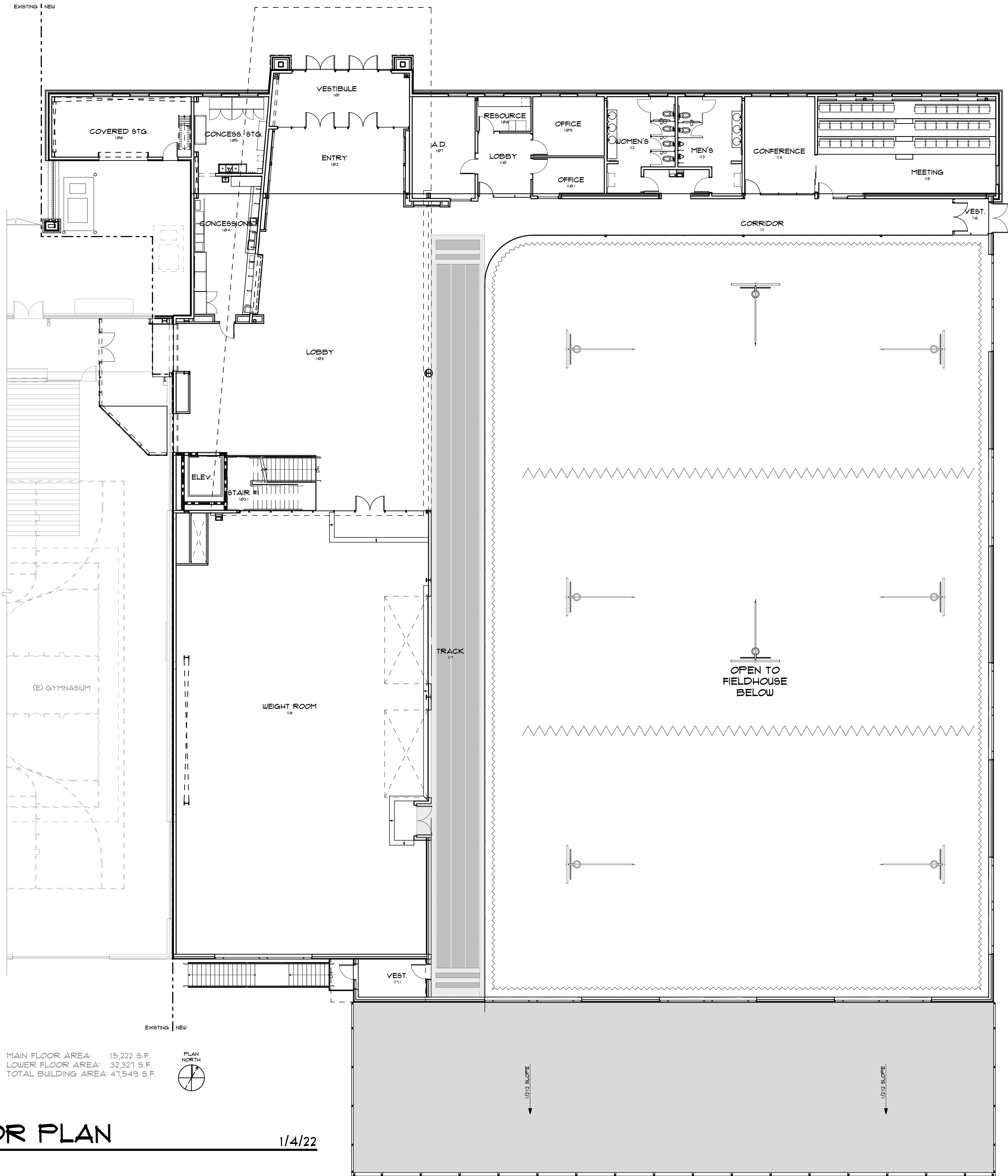
**L1.1**

DATE: 01/04/22

NOT FOR CONSTRUCTION

PROJECT NUMBER: 0033661.00





| BUILDING / PARKING DESIGN INFORMATION                       |                  |
|-------------------------------------------------------------|------------------|
| EXISTING BUILDING AREAS                                     |                  |
| PHASE 1 - CLASSROOM/GYM BUILDING                            | 62,533 SF        |
| PHASE 2 - PERFORMING ARTS THEATER/CLASSROOMS                | 61,917 SF        |
| <b>PROPOSED PHASE 3 - ATHLETIC FIELDHOUSE</b>               | <b>47,549 SF</b> |
| TOTAL CLASSROOMS/STUDENTS/SEATING                           |                  |
| TOTAL EXISTING CLASSROOMS                                   | 32               |
| TOTAL STUDENTS                                              | 500              |
| <b>NO PROPOSED CHANGE TO # OF CLASSROOMS OR STUDENTS</b>    | <b>-</b>         |
| TOTAL NUMBER OF (EXISTING) FIXED SEATS IN THEATER           |                  |
| <b>PROPOSED BLEACHER SEATING IN FIELDHOUSE</b>              | <b>300</b>       |
| <b>PROPOSED ADDITIONAL BLEACHER SEATING IN EXISTING GYM</b> | <b>300</b>       |
| PARKING SPACES                                              |                  |
| TOTAL EXISTING PARKING SPACES                               | 440              |
| <b>PROPOSED PARKING SPACES</b>                              | <b>185</b>       |
|                                                             |                  |

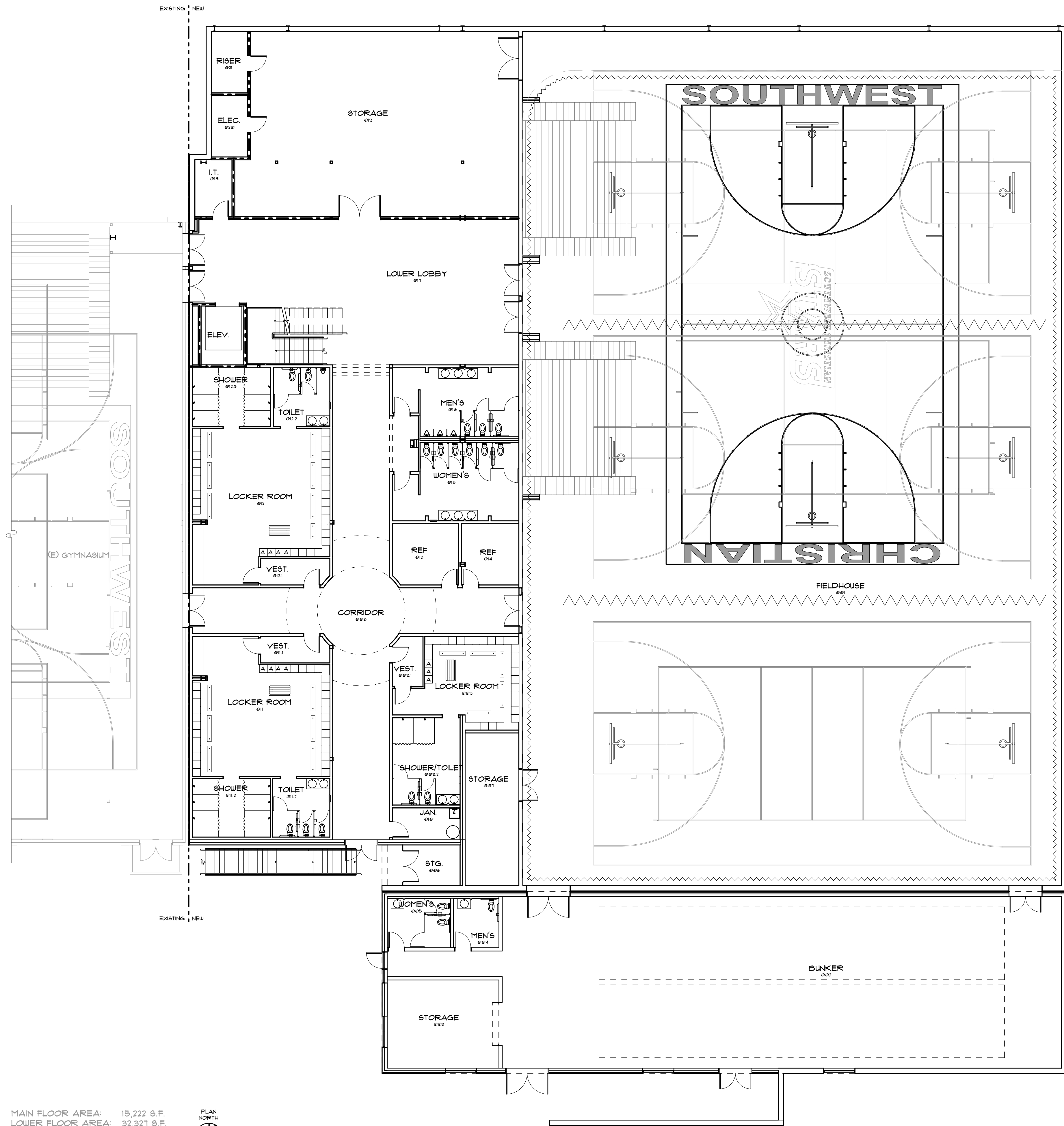
# 1 | MAIN FLOOR PLAN

NEW FIELDHOUSE

1/4/22







MAIN FLOOR AREA: 15,222 S.F.  
 LOWER FLOOR AREA: 32,321 S.F.  
 TOTAL BUILDING AREA: 47,543 S.F.



## 2 | LOWER FLOOR PLAN

NEW FIELDHOUSE

1/4/22

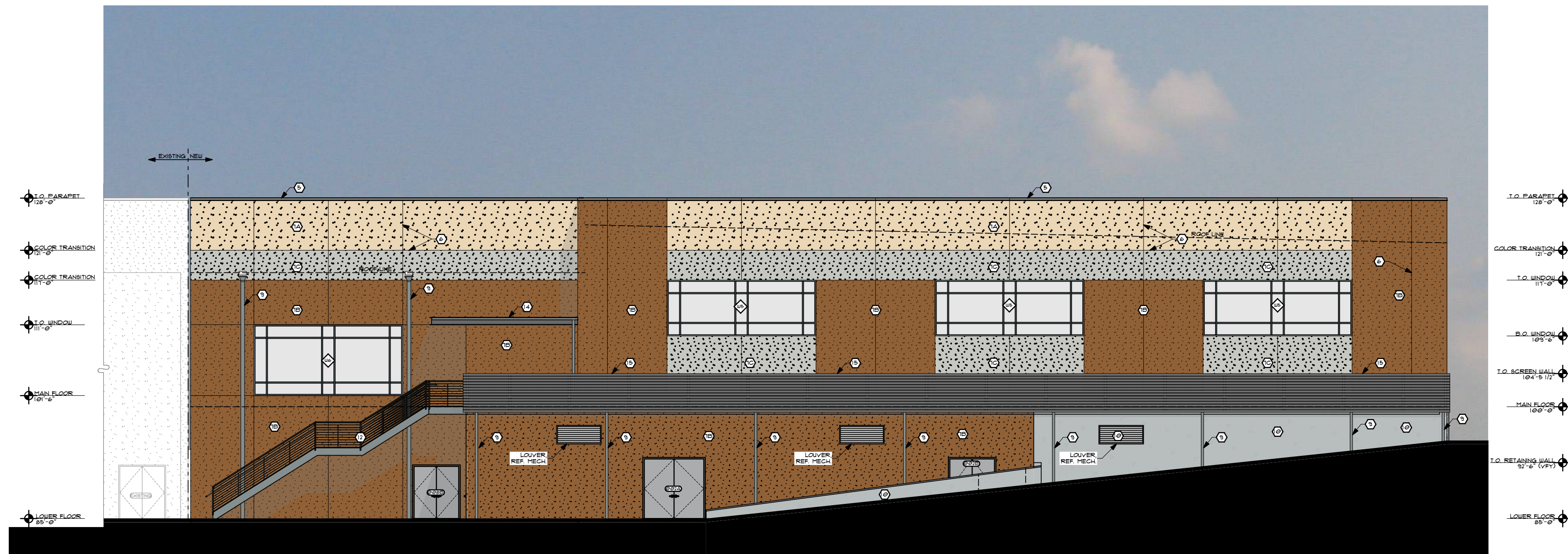
| BUILDING / PARKING DESIGN INFORMATION                       |  |                  |
|-------------------------------------------------------------|--|------------------|
| EXISTING BUILDING AREAS                                     |  |                  |
| PHASE 1 - CLASSROOM/GYM BUILDING                            |  | 62,533 SF        |
| PHASE 2 - PERFORMING ARTS THEATER/CLASSROOMS                |  | 61,917 SF        |
| <b>PROPOSED PHASE 3 - ATHLETIC FIELDHOUSE</b>               |  | <b>47,549 SF</b> |
| TOTAL CLASSROOMS/STUDENTS/SEATING                           |  |                  |
| TOTAL EXISTING CLASSROOMS                                   |  | 32               |
| TOTAL STUDENTS                                              |  | 500              |
| <b>NO PROPOSED CHANGE TO # OF CLASSROOMS OR STUDENTS</b>    |  | <b>-</b>         |
| TOTAL NUMBER OF (EXISTING) FIXED SEATS IN THEATER           |  |                  |
| <b>PROPOSED BLEACHER SEATING IN FIELDHOUSE</b>              |  | <b>300</b>       |
| <b>PROPOSED ADDITIONAL BLEACHER SEATING IN EXISTING GYM</b> |  | <b>300</b>       |
| PARKING SPACES                                              |  |                  |
| TOTAL EXISTING PARKING SPACES                               |  | 440              |
| <b>PROPOSED PARKING SPACES</b>                              |  | <b>185</b>       |





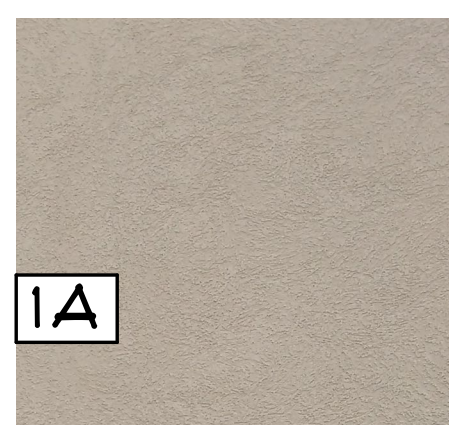


1 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



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

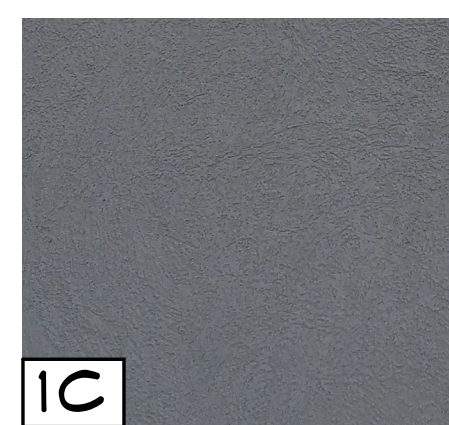
| EXTERIOR FINISH SCHEDULE |                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------|
| (1A)                     | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: "CARDAMON" 3052             |
| (1B)                     | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: SW "BULGUR" 50750 SCS #3081 |
| (1C)                     | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: "KING'S GREY" SCS 2860      |
| (1D)                     | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: "COTTAGE RED"               |
| (2A)                     | BRICK "HIGHLAND OAKS MODULAR" - MORTAR COLOR 203                                           |
| (3)                      | BRICK "HIGHLAND OAKS MODULAR" SOLDIER COURSE -<br>MORTAR COLOR 203                         |
| (4)                      | 6" TRIM, PAINTED TO MATCH EXISTING TRIM                                                    |
| (4)                      | "ALFOLIC" METAL WALL PANEL, COLOR T.B.D.                                                   |
| (5)                      | METAL GAP FLASHING, COLOR TO MATCH EXISTING                                                |
| (6)                      | SCORE JOINT/FABCON PANEL JOINT                                                             |
| (1A)                     | PAINT FINISH OVER PRECAST PANEL<br>COLOR MATCH "CARDAMON" 3052                             |
| (1B)                     | PAINT FINISH OVER PRECAST PANEL<br>COLOR MATCH SW "BULGUR" 50750 SCS #3081                 |
| (1C)                     | PAINT FINISH OVER PRECAST PANEL<br>COLOR MATCH "KING'S GREY" SCS 2860                      |
| (8)                      | ALUMINUM FASCIA/SOFFIT PANEL, COLOR TO MATCH EXISTING                                      |
| (9)                      | ROOF SCUPPER/DOWNSPOUT, COLOR TO MATCH EXISTING                                            |
| (10)                     | CONCRETE RETAINING WALL, NO FINISH                                                         |
| (11)                     | EXTERIOR LIGHT FIXTURE, REF. ELECTRICAL                                                    |
| (12)                     | EXTERIOR METAL STAIR, GALVANIZED FINISH                                                    |
| (13)                     | ROOF ACCESS LADDER, REF. ROOF PLAN                                                         |
| (14)                     | EXPOSED STRUCTURAL STEEL FIELD PAINTED PRIMER & TWO<br>COAT FINISH, COLOR "HALABAK" SW9110 |
| (15)                     | MECHANICAL SCREEN WALL, ROOFSCREEN VISIONGUARD L20<br>SLATTED LOUVER OR SIM.               |
| (16)                     | IRON FENCE TO MATCH EXISTING FENCE IN UTILITY YARD                                         |
| (17)                     | CHAINLINK FENCE W/LOCKABLE GATE                                                            |



1A  
TEXTURED ACRYLIC FINISH  
COLOR: "CARDAMON" 3052  
OR EQUAL TO MATCH EXISTING



1B  
TEXTURED ACRYLIC FINISH  
COLOR: "BULGUR" 3081  
OR EQUAL TO MATCH EXISTING



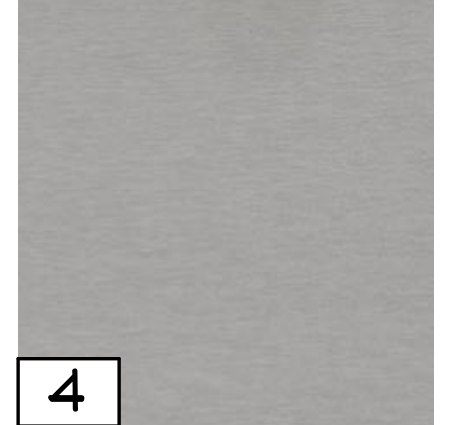
1C  
TEXTURED ACRYLIC FINISH  
COLOR: "KING'S GREY" 2860  
OR EQUAL TO MATCH EXISTING



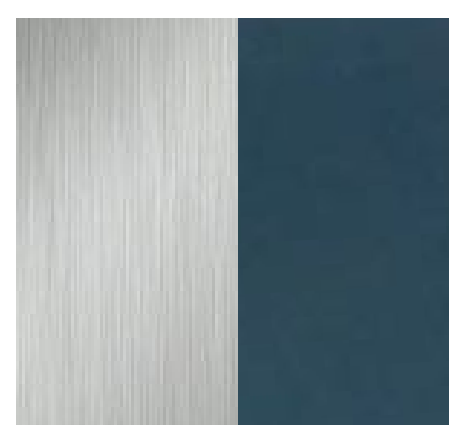
1D  
TEXTURED ACRYLIC FINISH  
COLOR: "COTTAGE RED" OR  
EQUAL TO MATCH EXISTING



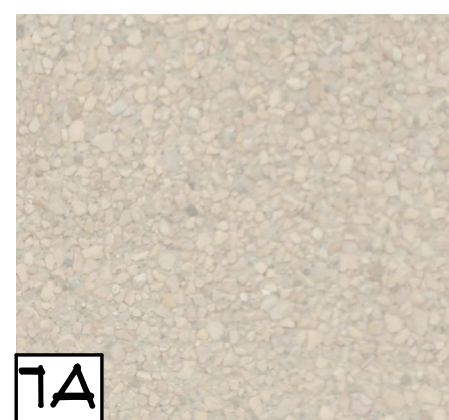
2A  
BRICK  
COLOR: T.B.D. TO MATCH  
EXISTING



4  
METAL PANEL



ANODIZED ALUMINUM  
STOREFRONT WINDOW SYSTEM



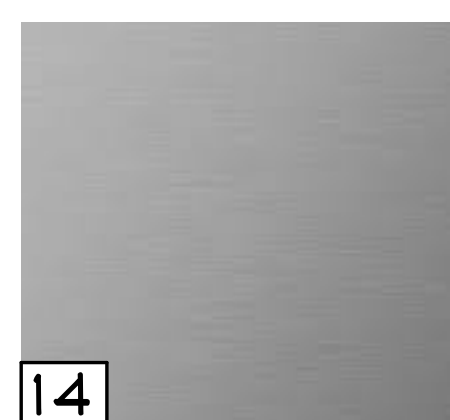
7A  
STAINED COLORED  
RAISED AGGREGATE  
CONCRETE  
COLOR MATCH  
"CARDAMON"



7B  
STAINED RAISED  
AGGREGATE CONCRETE  
COLOR MATCH "BULGUR"



7C  
RAISED AGGREGATE  
CONCRETE  
COLOR MATCH "KING'S  
GREY"



14  
STEEL COLUMN  
PAINT COLOR: T.B.D.



15  
MECHANICAL SCREEN WALL  
PREFINISHED ALUMINUM SLATTED  
LOUVER

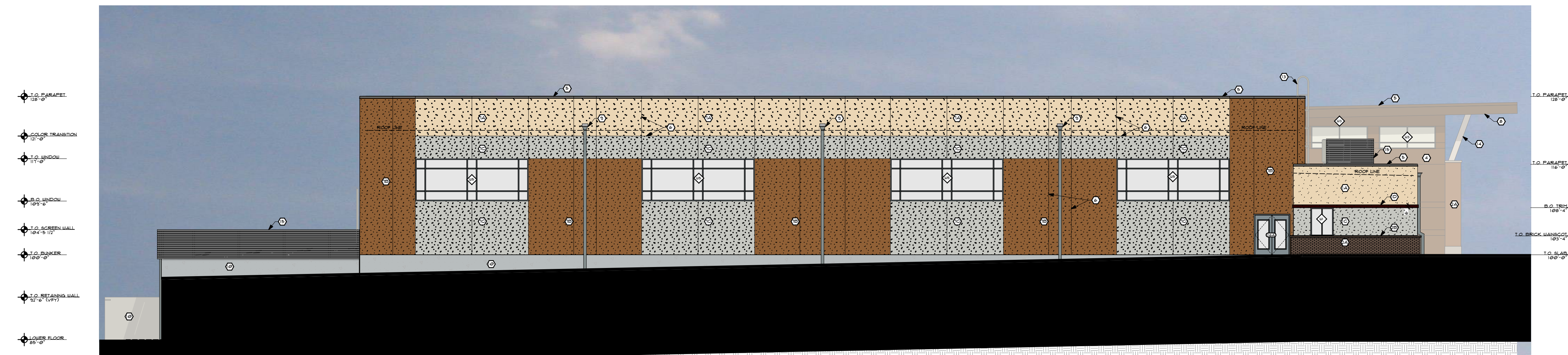
## 3 | EXTERIOR ELEVATIONS

NEW FIELDHOUSE

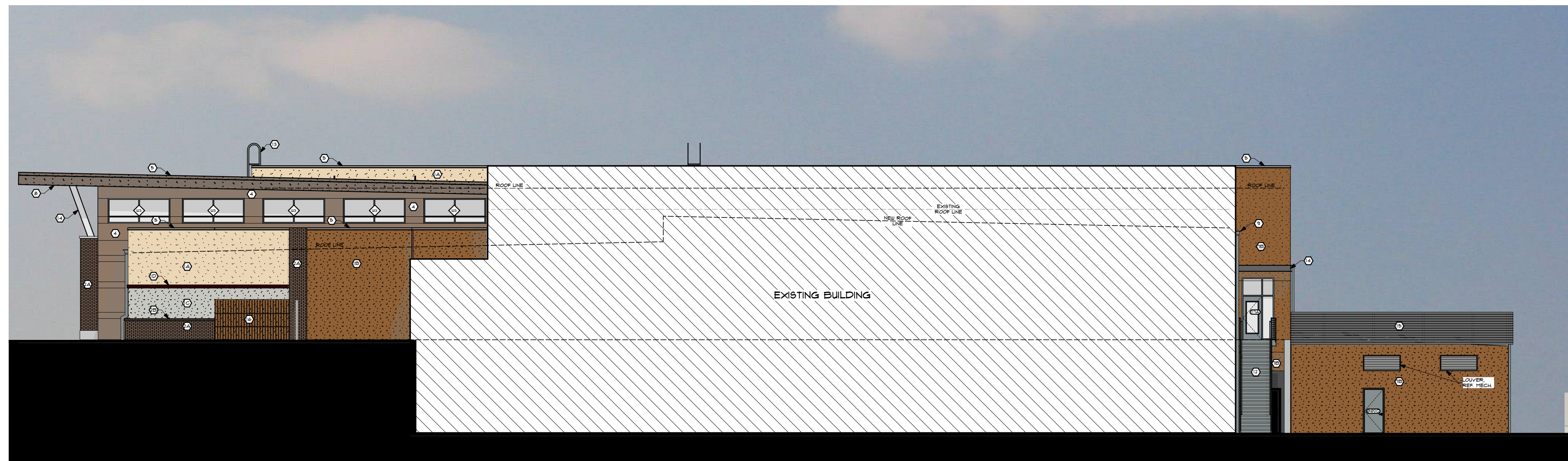
1/4/22







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



2 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

| EXTERIOR FINISH SCHEDULE |                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------|
| (A)                      | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: CARDAMON 3892             |
| (B)                      | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: SW BULGUR 50/50 SCS #3081 |
| (C)                      | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: KING'S GREY SCS 7860      |
| (D)                      | 3 COAT ACRYLIC STUCCO SYSTEM, DRYVIT "TAFS" OR EQUAL<br>COLOR: COTTAGE RED               |
| (DA)                     | BRICK 'HIGHLAND OAKS MODULAR' - MORTAR COLOR 203                                         |
| (DB)                     | BRICK 'HIGHLAND OAKS MODULAR' SOLDIER COURSING -<br>MORTAR COLOR 203                     |
| (E)                      | 6" TRIM, PAINTED TO MATCH EXISTING TRIM                                                  |
| (F)                      | 'ALFOLIC' METAL WALL PANEL, COLOR T.B.D.                                                 |
| (G)                      | METAL GAP FLASHING, COLOR TO MATCH EXISTING                                              |
| (H)                      | SCORE JOINT/FABCON PANEL JOINT                                                           |
| (HA)                     | PAINT FINISH OVER PRECAST PANEL<br>COLOR MATCH CARDAMON 3892                             |
| (HB)                     | PAINT FINISH OVER PRECAST PANEL<br>COLOR MATCH SW BULGUR 50/50 SCS #3081                 |
| (HC)                     | PAINT FINISH OVER PRECAST PANEL<br>COLOR MATCH KING'S GREY SCS 7860                      |
| (I)                      | ALUMINUM FASCIA/SOFFIT PANEL, COLOR TO MATCH EXISTING                                    |
| (J)                      | ROOF SCUPPER/DOWNSPOUT, COLOR TO MATCH EXISTING                                          |
| (K)                      | CONCRETE RETAINING WALL, NO FINISH                                                       |
| (L)                      | EXTERIOR LIGHT FIXTURE, REF. ELECTRICAL                                                  |
| (M)                      | EXTERIOR METAL STAIR, GALVANIZED FINISH                                                  |
| (N)                      | ROOF ACCESS LADDER, REF. ROOF PLAN                                                       |
| (O)                      | EXPOSED STRUCTURAL STEEL FIELD PAINTED PRIMER & TWO<br>COAT FINISH, COLOR HALABAKI 50/50 |
| (P)                      | MECHANICAL SCREEN WALL, ROOFSCREEN VISIONGUARD L20<br>SLATTED LOUVER OR SIM.             |
| (Q)                      | IRON FENCE TO MATCH EXISTING FENCE IN UTILITY YARD                                       |
| (R)                      | CHAINLINK FENCE W/LOCKABLE GATE                                                          |





# REQUEST FOR ACTION

## CHASKA PLANNING COMMISSION

02/09/2022

**Subject:** Frenz & Worm Properties – Concept Plan

**Applicant:** Forestar Group - Midwest

**Location:** East of Highway 212 and north of County Road 61 (Chaska Boulevard)

**Case No.:** 2022-09

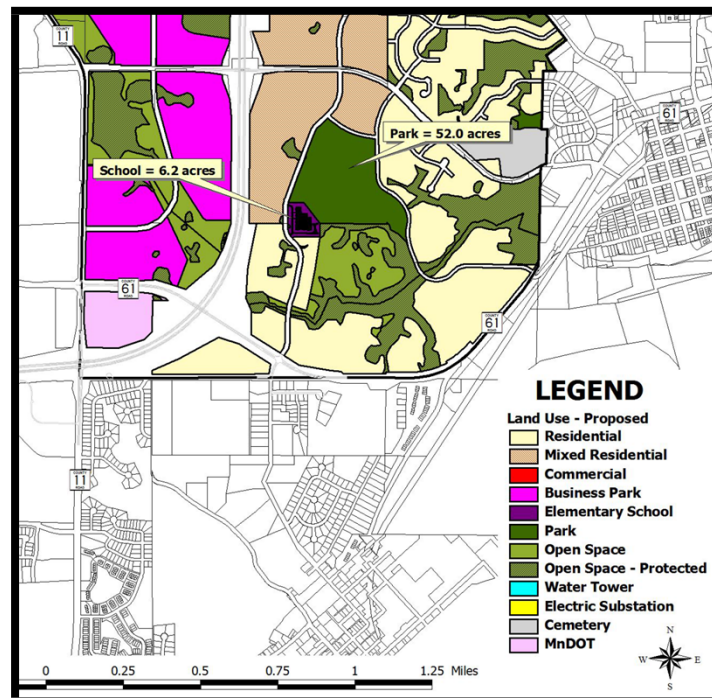
**Synopsis:** Applicant seeks to obtain approval of a 190-lot single family home residential development on 127.7 acres of land on the Frenz property at 4250 Chaska Boulevard and on the Worm property at 4130 Chaska Boulevard.

**Prepared By:** Nate Kabat

**Staff Recommendation:** Motion to recommend approval to the City Council

### **BACKGROUND**

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). The ROW purchased terminates at the school district's property, but will eventually need to continue southward connecting with County Road 61. See below.



(exhibit used in 2017 Purchase Agreement)



Tonight, we will be reviewing a residential proposal that abuts the south side of the park and school property and that would be served by extending the Savanna Way collector from the school property southward to County Road 61. The property proposed for development includes areas on the above exhibit designated as Open Space and Open Space – Protected. The property proposed for development is currently owned by the Frenz family and the Worm family, with the proposal being from Forestar Group.

Forestar Group Inc. is a residential lot development company with operations in 55 markets in 23 states and is a majority-owned subsidiary of D.R. Horton, Inc., the largest homebuilder by volume in the United States since 2002. The developer has explained that although D.R. Horton may be the builder for this development, the group may work with other builders as well and this decision has not yet been made.

## **PROJECT GOALS**

The developer has identified the following goals in creating this new neighborhood:

- *Develop a healthy single-family neighborhood that is connected to the surrounding neighborhoods and seamlessly integrates into the City of Chaska and the surrounding proposed amenities (i.e., proposed park, new school property).*
- *Construct a development that is sensitive to the surrounding natural resources, including wetlands, ravines, and the Big Woods.*
- *Develop the land that allows for future downstream development needs of adjacent properties within the confines of the area's topography.*
- *Facilitate the completion of the City's goals of acquiring the Big Woods.*

The developer has described alignment with the City's mission and core strategies as follows:

*The Project is consistent with Chaska's mission to be the best small town in Minnesota. The Project will provide an increase in tax base and be a natural and orderly extension of the existing development to the north of the City-owned parkland. The Project will preserve the Big Woods and adjacent ravines, allowing them to be incrementally integrated into the City's adjacent parklands as funding becomes available.*

*The Project is aligned with the core strategies of the City, including the enhancement of Chaska's high-quality of life, by preserving open spaces and environmental amenities, including the Big Woods and adjacent ravines through the use of environmentally sensitive site design. The Project will further the goals of providing quality cost-effective services to taxpayers and ensuring orderly and well-planned community development by ensuring that the costs of utilities and ROW Extension will be borne by the future residents that are benefitted by the utility extensions. Forestar is committed to working with the City and adjacent landowners to enter into a joint assessment agreement to address those costs as the land becomes developed. The utilities will also be designed to anticipate the future development of the Frenz remnant parcel south of Chaska Boulevard as well as the contiguous land to that parcel on the west.*

## **Comprehensive Plan**

The Comprehensive Plan guides this area to be Low Density Residential and Open Space. The proposal tonight is consistent with this guidance.

The 2040 Comprehensive Plan defines the guided land uses as follows:

### **Low Density Residential**

*Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.*

### **Open Space**

*Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.*

## **CURRENT PROPOSAL**

The nearly 128-acre site proposal consists of 190 single family lots with a typical lot size of 65 feet wide by 130 feet deep. The Chaska 2040 comprehensive plan guides these properties as Low Density Residential and Open Space use. Current zoning is listed as "O, Open Development".

## **Adjacent properties**

The site is bordered to the west by Highway 212, to the south by Chaska Boulevard, to the east by currently undeveloped property guided for open space and low density residential, to the north by the recently acquired nearly 60-acre future City community park, elementary school site, and currently farmed property guided mixed residential.

## **Existing Conditions**

The nearly 128-acre site is currently used primarily for agricultural purposes with naturally rolling topography and also contains a significant portion that is remanent Big Woods and wooded steep slopes. The approximately 42 acres of remanent Big Woods is oak tree savanna that includes very large hundreds of years old oak trees and other high quality tree species.

105 acres of the property in this proposal is currently owned by the Frenz family and consist of most of the Big Woods area and currently farmed areas. The Frenz property does not contain any built structures. The remaining 22 acres is currently owned by the Worm family and consists of farmed area with wooded steep slopes on the north and easterly boundaries of the property. The Worm property includes an existing farmstead made up of a residential home and three outbuildings.

A wetland delineation was completed on the Frenz Property in fall 2021 and it was determined that there are 16 wetlands and 5 watercourses on the site. The wetlands range in size from 0.01 ac. to 1.57 acres. The current concept plan avoids the wetlands found within the wooded areas, with some unavoidable impact expected within the wetlands in the agricultural areas. A wetland permit will be required as part of the preliminary approvals process.



A wetland delineation was completed on the Worm Property in late fall 2021 and it was determined that there are no wetlands and 1 watercourse on the site. The developer expects approval of this wetland delineation in spring 2022. Approval will be required as part of the preliminary approval process.

### **Land Use**

The proposed 128-acre Frenz-Worm property project consists of 190, 65-foot-wide single-family lots. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the north of County Road 44/Big Woods Boulevard. Minimum setbacks are proposed to be: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The parcels of land that this development encompasses are currently zoned Open (O). The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

### **Layout**

As envisioned in the Chaska comprehensive plan, Savanna Way will be the collector route through the project and provide important connections within the city. The developer plans to connect Savanna way to County Road 61 and extend the collector road northward to meet where the City presently owns right-of-way for the planned eventual connection to the roundabout at Big Woods Boulevard. The developer also proposes a secondary neighborhood street access to County Road 61 east of the collector road connection. Additionally, access to the Lano property adjacent east of the Worm property will need to be explored and defined as part of this proposal.

The majority of the site naturally drains to the central ravines and ultimately off-site to the East and South. It is this feature that greatly influenced the design of the street system and placement of the homesites. The design takes advantage of this feature by providing most of the homes with desirable views of either the preserved ravines, wetland areas, or ponds.

The expansive woodland located in the NE area of the site is a remnant piece of big woods oak savanna and steep slope wooded ravines; a key environmental feature that the City envisions as public open space. The site layout protects the great majority of this wooded area and the numerous pocket wetlands found there, concentrating most of the development within the agricultural areas of the site. Preservation of the NE woodland area is an opportunity for this development to connect to the planned community park adjacent north through a more passive natural area experience.

Water & sewer will be brought to the site via the extension of Savanna Way. The site's layout is influenced by the extension of these utilities. The site is currently divided into two separate sewer districts generally defined by the existing central ravine. The developer will need to continue working with City staff to determine how and when utilities can be brought to service the project. A sanitary sewer lift station will be needed to serve generally the southeasterly portion of the site, and potentially the Lano property adjacent east of the Worm property. The location and size of the lift station will need to be determined through further meetings with

staff and be incorporated into the plans prior to the submission of the Preliminary Plat Application.

### **Transportation/ROW**

The Concept Plan proposes to provide for the extension of the Savanna Way collector road from the planned access point at Mount Hope Road intersection on County Road 61 northward to right-of-way property owned by the City. The remaining collector road portion would occur with development connecting to the roundabout on Big Woods Boulevard as needed to serve development. The collector road will not provide direct access to any of the proposed single-family lots. Access to the 65' wide single-family lots will be provided via a network of internal residential roadways.

Eastward of the proposed the collector road connection to County Road 61, the developer is proposing a secondary connection of a proposed neighborhood street. Both proposed connections to County Road 61 are consistent with the County's plan but will need to be evaluated and approved by Carver County Public Works as part of the preliminary plan process.

Notably, access to the Lano property adjacent east to the Worm property needs to be explored for inclusion in the preliminary plan submittal. While grading challenges exist at the interface of these two properties, the opportunity exists to provide access to the Lano property towards the southerly portion of these properties. The developer will need to work with City staff and the Lano's to explore the appropriate grading and street connection to ensure access to the Lano property at the time it is ready for development.

The current concept plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments, however, this should be shown on the plans during the preliminary submittal. The developer will need to coordinate with the City Engineer to ensure that the collector road extension aligns with City plans and policies.

### **Utilities**

Sewer and water utilities are currently not available to this site. Sewer and water service is planned to serve this site are currently located at the terminus of Founder's Path in the Founder's Ridge neighborhood and planned to be extended to meet the City-owned right of way for the Savanna Way extension south of Big Woods Boulevard through the Rivertown Heights neighborhood development currently proposed by DR Horton. Assuming the DR Horton development proceeds, the developer will need to extend sewer and water service southward through the City owned right of way for the Savanna Way extension to the Frenz property and subsequently to serve the proposed development. City staff have explained to the developer that the cost of this necessary extension to their property would need to be born by the developer. This is because the developer's proposal will require this extension to occur ahead of the naturally anticipated path of development, which would be to proceed north to south from Big Woods Boulevard generally following the planned Savanna Way collector extension.

A sewer lift station will be required to serve the southeasterly portion of the site. Depending on timing and land development occurring the lift station placement and infrastructure may potentially be coordinated to provide sewer availability to the Lano property adjacent east of the Worm property. For this to occur the developer will need to work with the Lano family, who



owns the property to the east of the Worm's property to determine whether sewer and water service could be provided to the Lano property through this development.

The developer will need to coordinate with the City Engineer to extend sewer and water services as described.

### **Stormwater and Wetlands**

Stormwater ponding is proposed throughout the development. Staff have requested the developer explore and evaluate opportunities to consolidate stormwater ponding to the extent possible as part of their preliminary process. It will be required that the developer provides adequate maintenance access into all ponding areas to be shown during their preliminary submittal. Stormwater approvals will have to meet all Carver County WMO and City standards.

There are two wetlands onsite (WB-09 and WB-11) that have been identified in the Chaska Surface Water Plan as a good potential for hydrological restoration, which would help alleviate pressure on the highly erodible ravine system to the NW which they drain to. Impact avoidance and/or hydrological restoration of these wetlands should be investigated. There are also unique and sensitive wetlands that have been proposed to be preserved in the Big Woods remnant space in the NW portion of the project, consistent with Chaska Surface Water Management Policy. Project approvals will be subject to WCA permitting/mitigation for wetland impacts.

### **Phasing**

The developer anticipates the project will be developed in 2 phases beginning from the north with the following tentative dates:

- Phase 1, 2022-2024: Will include development of the Frenz Property located north of the ravine.
- Phase 2, 2023-2025: Will include that portion of the Frenz Property south of the ravine and the Worm Property, along Chaska Boulevard.

### **Setbacks**

The setbacks will be generally consistent with single-family residential developments. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

In addition to these setbacks, there are other setbacks that may apply to this site. See below:

| SETBACKS            |                                                                                 |
|---------------------|---------------------------------------------------------------------------------|
| Direction           | Setback                                                                         |
| Wooded Steep Slopes | 50 feet building setback and 30 feet no grade/no mow setback                    |
| Wetlands            | 30 feet                                                                         |
| Savanna Way         | 100 feet from centerline                                                        |
| County Road 61      | 150 feet from centerline                                                        |
| Trunk Highway 212   | 50 feet from the ROW line or 225 feet from the centerline, whichever is greater |

The applicant will be required to delineate the wooded steep slope edges and their applicable setbacks in the field so that staff can verify for accuracy. This will need to be done prior to preliminary submittal.

### **Architecture**

The developer has stated that once the project is approved, Forestar will select a home builder for project. Forestar is a majority-owned subsidiary of national home builder DR Horton. If DR Horton is selected as the builder, the developer anticipates home exteriors, floor plans and pricing will be similar to homes in the Sagewood development located near the Clover Ridge area. The proposed homes will be 1-2-story single-family designs. Each floor plan will have multiple elevation options, which will create variety throughout. Final Builder selection is anticipated to occur prior to the start of Land Development and is subject to the City of Chaska's approval.

The developer has not yet indicated a price point or size range for the homes to be built.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360-degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces.

With the preliminary submittal, the developer will need to provide examples of floor plans and elevations for the housing products that will be pursued.

### **Trails, Sidewalks & Access into the Bluff Areas**

The property includes a significant area of Big Woods remnant and wooded steep slope bluffs on the easterly side that the developer is working with the City to preserve through a combination of acquisition and dedication. The Big Woods remanent is adjacent to the City owned future community park property to and the school district owned future elementary school property to the north. The wooded steep slope area generally creates a southern boundary to the Big Woods remnant. Trail access for the proposed neighborhood development



to this area will be critical to encourage and facilitate safe and meaningful access to the preserved Big Woods area that is programmed for public open space. While the concept plan does not currently show any trail access points to this area, this will need to be defined as part of the preliminary approval process.

The concept plan does not clearly articulate sidewalks throughout the development or connecting to future developable areas. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy.

A City trail currently exists on the east side of Savanna Way north of Big Woods Boulevard. This trail connection will proceed south along Savanna Way as it connects to Chaska Boulevard. This trail connection on the east side of Savanna Way will need to be shown in the preliminary submittal. Another proposed city trail is also planned on the north side of Chaska Boulevard abutting this property, as well as connections through the passive Big Woods areas of the site. These trail connections will also need to be shown in the preliminary submittal.

### **Screening, Landscaping & Tree Preservation**

This development abuts Trunk Highway 212 and County Road 61 and includes a collector road through the center. The preliminary submittal will need to address how these edges interact. Specifically, the developer will need to articulate how the neighborhood's edge is defined from the streetscape by incorporating adequate landscaping and screening elements. Additionally, the applicant will need to work with MNDOT to conduct a noise study to identify the appropriate treatment to apply along the Trunk Highway 212 boarder necessary to address any findings of that study.

Trees will be required in the boulevard to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Although tree areas are minimal in the areas proposed for development on this site, Tree Preservation will still be an important piece of discussion for this development, specifically along areas where bluffs are present, and areas adjacent and encroaching into the Big Woods remnant. The concept plan is proposing to preserve much of the Big Woods remnant area and wooded steep slopes, however staff will want to see that on a Tree Preservation plan to ensure that is the case. There are also a couple scatterings of oaks and other trees near the central south edge and along County Road 61 and near the middle portion of the Savanna Way extension. The applicant will need to provide a tree survey and tree preservation plan during their preliminary submittal to show how they are preserving trees on the site.

### **Parkland**

The Concept Plan identifies approximately 48.1 acres of Big Woods remnant and wooded steep slopes areas on the site. The City is working with the developer to preserve these areas through a combination of dedication and City acquisition. The City's steep slopes ordinance will apply to this area. While the Concept Plan identifies 5.9 acres of steep slope, the developer will need to work with staff to delineate the steep slope edges on the site to make a final determination of the total area. The Concept Plan identifies one area for public parkland totaling 10 acres to the north of the Big Woods remnant that would contribute to the planned community park to the north and serve to preserve a portion of the Big Woods remnant area. This area needs to be

further refined and studied to determine steep slope areas and wetlands that will be accounted for in determining the final boundary of this area.

The developer has expressed willingness to enter into a letter of intent with the City for the remaining Big Woods remnant area that would enable the City to purchase and preserve the Big Woods over time as funds are secured through grants and other sources. The letter of intent will need to be drafted and included in the preliminary submission. The Parks and Recreation Director and Park Board will be evaluating these pieces at their upcoming meeting on February 8, 2022 and we will be able to provide an update at the Planning Commission meeting.

A neighborhood park is not identified in this area due to its proximity to the planned community park which will serve the neighborhood's recreational needs.

Parkland credit can be given for any public park space that the City accepts. Parkland credit will not be given for the bluff areas, wetlands, stormwater ponds, right of way, or land area deemed undevelopable that are dedicated to the City.

### **Development Costs (Infrastructure Improvements)**

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

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

### **Neighborhood Meeting**

Given the limited number of neighbors in this area, the developer is in the process of conducting one-on-one meetings with each. The developer will be expected to complete this process prior to preliminary submittal in order to address any neighbor concerns. In particular, the developer will need to work with the Lano family to ensure access is provided to their property to serve future development and to evaluate opportunities to extend sewer and water service to their site for future development.

### **Deadline for Agency Action**

The City of Chaska received the complete application for this request on Tuesday, January 4th, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, March 5, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Wednesday, May 4, 2022. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, Wednesday, May 4, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."



## **PLANNING COMMISSION ACTION REQUESTED**

**Motion to recommend to City Council approval of the Frenz & Worm Properties Concept Plan for a 190-lot subdivision on 128 acres of land, subject to the following conditions:**

- 1. Approvals shall be based on the following graphic exhibits:**
  - a. Project Narrative (pgs 1-4), prepared by Stephen W. Gardner, Forestar Group, dated February 2, 2022
  - b. Concept Sketch, prepared by Westwood, dated January 4, 2022
  - c. Existing Conditions, prepared by Westwood, dated January 4, 2022
  - d. Regional Context, prepared by Westwood, dated January 4, 2022
  - e. Site Forces, prepared by Westwood, dated January 4, 2022
  - f. Minnesota Wetland Conservation Act Notice of Decision (pgs 1-8), issued by the MN Board of Water and Soil Resources, dated January 26, 2022
- 2. Adherence with the City Engineer's Memo dated February 9, 2022.**
- 3. Provision of a 60 feet Right of Way width for all local streets.**
- 4. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 5. Provision of sidewalks on both sides of all local streets.**
- 6. Provision of trail access points to the Big Woods preservation area.**
- 7. Adherence to the following building setbacks:**
  - a. Front (house): 26 feet
  - b. Rear: 20 feet
  - c. Side: 5 feet
  - d. Side (corner): 26 feet
  - e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
  - f. Wetlands: 30 feet
  - g. Savanna Way: 100 feet from centerline
  - h. County Road 61: 150 feet from centerline
  - i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).**
- 10. Provision that the wooded steep slopes and their applicable setbacks are delineated in the field and reviewed and approved by the Planning Department prior to preliminary submittal.**
- 11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.**
- 12. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.**
- 13. Provision for preservation of wetlands and a 30-foot buffer.**
- 14. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 15. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.**
- 16. Provision that the City and Developer have entered into a Letter of Intent regarding transfer of property designated as open space and open space-**

- preservation prior to preliminary submittal.
17. Provision for trail access points into the area designated as open space and open space-preservation.
  18. Provision to further evaluate tree preservation efforts in the proposed development area of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
  19. Provision to meet the City's Boulevard Tree Policy.
  20. Provision to complete a noise study as directed by MNDOT and to adequately address the outcomes of that study in the preliminary submittal.
  21. Provision to provide adequate landscaping, berming, and buffering along Highway 212, County Road 61 and the Savanna Way collector extension, and to be addressed at preliminary submittal..
  22. Provision that the leftover parcel on the south side of County Road 61 be served with utilities and platted as an outlot for future development.
  23. Provision that all accesses onto County Road 61 are approved by Carver County prior to preliminary submittal.
  24. Provision that access and sewer and water service to the neighboring Lano property is evaluated and defined prior to preliminary submittal.
  25. Provision to provide examples of floor plans and elevations for the housing products that will be pursued.
  26. Provision to further explore road access and utility connections to the Lano parcels at PIDs 300087200 and 300085300, and to be addressed at preliminary submittal.
  27. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and through the Big Woods areas, and to be shown on the preliminary plans.





## City of Chaska Memorandum

**To:** Planning Commission  
**From:** Matt Clark  
**Date:** February 9<sup>th</sup>, 2022  
**Subject:** Frenz & Worm Properties Concept Plan

The development represents a continuation of City's comprehensive planned residential development in the SW area of Chaska. The site is bordered to the west by Highway 212, to the south by Chaska Boulevard, to the east by currently undeveloped property guided for open space and low density residential, to the north by the recently acquired nearly 60-acre future City community park, elementary school site, and currently farmed property guided mixed residential.

Sewer and water utilities are currently not available to serve the property. The SW area comprehensive plan guides the sewer and water service being planned with the utility extensions that will occur with Founder's Path to be extended to meet the City-owned right of way for the Savanna Way that would continue south. Assuming the DR Horton development proceeds, the developer will need to extend sewer and water service southward through the City owned right of way for the Savanna Way extension to the Frenz property and subsequently to serve the proposed development.

In or to serve the portion of property south of the existing ravine a sewer lift station will be required. Depending on the timing of development occurring, sewer availability needs to be further evaluated for the Lano property adjacent east of the Worm property. The developer will need to work with the Lano family property to the east of the Worm property to determine whether sewer and water service could be provided to the property through this development.

Stormwater ponding is proposed throughout the development. Staff have requested the developer explore and evaluate opportunities to consolidate stormwater ponding to the extent possible as part of their preliminary process. Stormwater management for the development will be need to accommodate both development as well as the extension of the collector road which would be explored further with the preliminary layout process.

A stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, tree preservation will be important with the site. Ponding areas for the development stormwater will need to be evaluated in detail along with routing and discharge so as to limit impacts to the bluff and ravine. The site and grading plan will need to accommodate dedicated outlot areas to allow for City stormwater maintenance activities. The ravine serves a sizeable drainage area and is an important part of routing of stormwater planned in southwest Chaska.

Consistent with layout requirements that have been in place for some time, it is proposed the development plat all right-of-way to a sixty (60) foot width. The street section includes a thirty-two (32) foot wide street that allows parking on both sides, an eight-foot (8) wide planting boulevard on each side and a five-foot (5) concrete sidewalk on each side of the street. The collector road that is planned through the development requires an 80' right of way that will allow for a sidewalk and City trail with boulevards for trees.

The next step for the development to proceed would be a petition from the developer for the City to conduct a feasibility study for the Savanna Way (SouthWest) collector road street and utility improvements which will lay out the overall improvements needed for street and utility extensions, timing, as well as the total project costs.



**Frenz & Worm Properties**  
**Concept Plan Narrative**  
**02/02/22**  
**Chaska, MN**

---

**EXISTING CONDITIONS**

The nearly 128-acre site is bordered to the west by Highway 212, to the south by Chaska Boulevard, and to the north by the recently acquired 50 acre “Big Woods” city park and school site. The site is currently used for agricultural purposes and is located within Chaska city limits. The Chaska 2040 comprehensive plan shows these properties as being guided for Low Density Residential and Open Space use. Current zoning is listed as “O, Open Development”.

The easterly portion of the Frenz Property contains approximately 42 acres of woodland that is not actively farmed. A deep ravine demarcates the south edge of the Frenz property and the north edge of the Worm property. A wooded slope also is present on the easterly portion of the Worm property, with significant topographic change towards the east. A tree survey has not been completed at this time for either property. The extent of trees that are anticipated to be preserved will be identified with the preliminary plat when grading can be further analyzed.

A wetland delineation was completed on the Frenz Property in fall 2021 and it was determined that there are 16 wetlands and 5 watercourses on the site. The wetlands range in size from 0.01 ac. to 1.57 acres. The current concept plan avoids the wetlands found within the wooded areas, with some unavoidable impact expected within the wetlands in the agricultural areas. A wetland permit will be completed as part of the preliminary approvals process once necessary grading is further defined.

A wetland delineation was completed on the Worm Property in late fall 2021 and it was determined that there are no wetlands and 1 watercourse on the site. The approval of this wetland delineation is expected in spring 2022.

**PROJECT GOALS**

The project goals include the following:

- Develop a healthy single-family neighborhood that is connected to the surrounding neighborhoods and seamlessly integrates into the City of Chaska and the surrounding proposed amenities (i.e., proposed park, new school property)

- Construct a development that is sensitive to the surrounding natural resources, including wetlands, ravines, and the Big Woods.
- Develop the land that allows for future downstream development needs of adjacent properties within the confines of the area's topography.
- Facilitate the completion of the city's goals of acquiring the Big Woods.

*The Project is Consistent with Chaska's Mission Statement and Core Strategies*

The Project is consistent with Chaska's mission to be the best small town in Minnesota. The Project will provide an increase in tax base and be a natural and orderly extension of the existing development to the north of the City-owned parkland. The Project will preserve the Big Woods and adjacent ravines, allowing them to be incrementally integrated into the City's adjacent parklands as funding becomes available.

The Project is aligned with the core strategies of the City, including the enhancement of Chaska's high-quality of life, by preserving open spaces and environmental amenities, including the Big Woods and adjacent ravines through the use of environmentally sensitive site design. The Project will further the goals of providing quality cost-effective services to taxpayers and ensuring orderly and well-planned community development by ensuring that the costs of utilities and ROW Extension will be borne by the future residents that are benefitted by the utility extensions. Forestar is committed to working with the City and adjacent landowners to enter into a joint assessment agreement to address those costs as the land becomes developed. The utilities will also be designed to anticipate the future development of the Frenz remnant parcel south of Chaska Boulevard as well as the contiguous land to that parcel on the west.

THE NEIGHBORHOOD

*General Site Information*

The proposed project consists of 190 single family lots with a typical lot size of 65 feet wide by 130 feet deep. Minimum setbacks are proposed to be consistent with those approved for other recent developments in Chaska: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet. Rezoning of the site is presumed to be processed as a Planned Residential Development (PRD) at the time of a preliminary plat application.

Approximately 42 acres of the wooded section of the Frenz property will be purchased by the City to preserve the Big Woods and the wooded ravines, expanding the existing park area just north of the Frenz property. Approximately 6 acres of the Worm property are also earmarked for city park expansion, encompassing the remaining wooded ravines and steep slope areas.

The neighborhood will be accessed from the planned alignment of Savanna Way thru the project, connecting the property to the north from CR 44 down to Chaska Boulevard, intersecting at the existing Mt. Hope Road intersection. Timing and construction of Savanna Way is still in discussions with staff and adjacent landowners. This collector road will also bring utility service to the property. No driveways are proposed along Savanna Way. Other local streets create a



flowing neighborhood layout that service the planned homesites. An additional access connection to Chaska Boulevard is indicated near the current Worm driveway location.

No neighborhood parks are planned for the site, given its proximity to adjacent public parks.

#### Project Phasing

The project will be developed in 2 phases beginning from the north with the following tentative dates:

- 2022-2024: Phase 1 will include development of the Frenz Property located north of the ravine.
- 2023-2025: Phase 2 will include that portion of the Frenz Property south of the ravine and the Worm Property, along Chaska Boulevard

#### Layout

There are several site conditions that were reviewed and considered in the conceptual layout. These include:

- Site Access. As envisioned in the Chaska comprehensive plan, Savanna Way will be the collector route thru the project and provide important connections within the city.
- Existing Terrain and Ravines. The majority of the site naturally drains to the central ravines and ultimately off-site to the East and South. It is this feature that greatly influenced the design of the street system and placement of the homesites. The design takes advantage of this feature by providing most of the homes with desirable views of either the preserved ravines, wetland areas, or ponds.
- Tree Preservation. The expansive woodland located in the NE area of the site is a key environmental feature that the city envisioned as public open space. The site layout protects the great majority of this wooded area and the numerous pocket wetlands found there, concentrating most of the development within the agricultural areas of the site.
- Utilities. Water & sewer will be brought to the site via the extension of Savanna Way. The site's layout is influenced by the extension of these utilities. The site is currently divided into two separate sewer districts – "H-2 and S-1", generally defined by the existing central ravine. We will continue to work with city staff to determine how and when utilities can be brought to service the project. At this stage, per feedback from City of Chaska staff meetings, a sanitary sewer lift station may be needed to serve the periphery of the site. The location and size of the lift station if necessary, will be determined through further meetings with staff and be incorporated into the plans prior to the submission of the Preliminary Plat Application.

#### Architecture/Builder

Once the project is approved, Forestar will select a home builder for project. Forestar is a majority-owned subsidiary of national home builder DR Horton. If DR Horton is selected as the

builder, the home exteriors, floor plans and pricing will be similar to homes in the nearby Sagewood development. The proposed homes will be 1-2-story single-family designs. Each floor plan will have multiple elevation options, which will create variety throughout. Final Builder selection is anticipated to occur prior to the start of Land Development and is subject to the City of Chaska's approval.

On behalf of Forestar, I look forward to hearing comments from the Neighborhood, Planning Commission and City Council as we move toward the next stage in the approval process.

Respectfully Submitted,

Stephen W. Gardiner  
Forestar Real Estate Group, Inc  
612.581.8940

4893-9097-9848, v. 1



# Regional Context



**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive  
Fax (952) 937-5822 Minnetonka, MN 55343  
7.B. Recommend Approval of the Concept...  
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 **FORESTAR**

01/04/2022

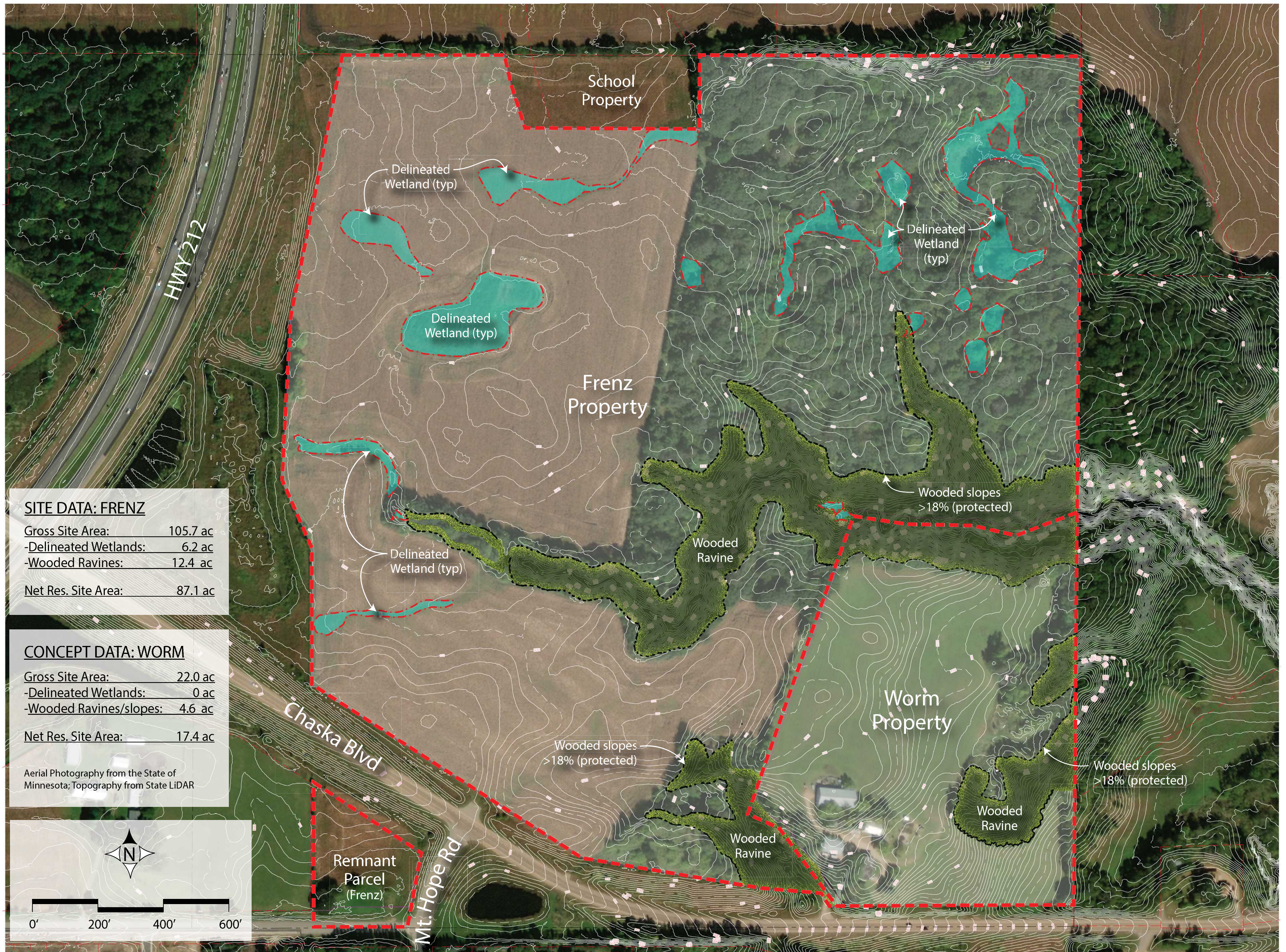
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**Frenz / Worm Properties**  
Chaska, MN



## Existing Conditions





# Site Forces



**Westwood**

**FORESTAR**

**Frenz / Worm Properties**  
**Chaska, MN**



## Concept Sketch





# REQUEST FOR ACTION

## CHASKA PLANNING COMMISSION

02/09/2022

**Subject:** Chaska Tech Center - Chaska Building Center Phase III – Concept Plan

**Applicant:** Amcon Construction

**Location:** 2930 Chaska Boulevard; East of Formacoat site and west of Fire Lane

**Case No.:** P.C. No. 2022-11

**Synopsis:** The applicant is requesting approval of the Concept Plan (Phase III) of the Chaska Building Center redevelopment

**Prepared By:** Elizabeth Hanson

**Staff Recommendation:** Motion to recommend approval

---

### BACKGROUND

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant sites) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area. In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved.

In June of 2018, the Formacoat project, middle lot of the Chaska Building Center site, was approved for Preliminary Site and Building Plan, Preliminary Plat, and Rezoning (PMD-21). In July of 2018, the Final Site and Building Plan and Final Plat were approved. The plats and rezoning included the easterly lot next to Formacoat. Tonight we are looking at approving the remaining easterly lot of the Chaska Building Center site.

### Project Goals

The identified goals for this project include the following:

- To provide affordable spaces for startup businesses that grow into larger firms that create new industries and technologies.
- To provide affordable spaces for home business that are growing into a small business and a main source of income for the owners and families.
- To provide affordable spaces in Chaska that can compete with other cities that provide the same opportunities for startup business.



- To provide an attractive and professional business environment for emerging businesses in the local and surrounding community. This will be a building the tenants are proud to occupy and proud to have customer's visit.

### **ZONING & DOWNTOWN MASTER PLAN**

Currently, the site is zoned PMD-21 (Planned Multi-Use District No. 21). The zoning was put in place during the Formacoat project. The use proposed fits with this zoning district.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

### **EXISTING CONDITIONS**

The site is located on the north side of Chaska Boulevard, between the Formacoat site and Fire Lane. The site is 3.72 acres and is vacant. The parcel is currently owned by the City of Chaska, however, Amcon Construction will be the primary owner once a purchase agreement is solidified.

### **CURRENT REQUEST**

The applicant, Amcon Construction, is requesting Concept Plan approval for the construction of a multi-tenant office/warehouse/quasi-retail building totaling approximately 41,000 square feet in size and roughly 23 feet in height. This facility will be a 25-tenant building ranging in size from 1,320 to 2,460 square feet per tenant space.

The tenants anticipated are typically small, emerging businesses that don't require a lot of space. Most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces. The tenants this building is targeted for will range in uses including plumbing contractors, manufacturer's showroom, auto restoration, environmental companies, flooring distribution and installation, small parts manufacturer, on-line retailers (e-tailer), dry wall contractor, aviation equipment, repair personnel, dance studios, etc. These tenants will not include uses with outside storage or overnight parking needs; e.g. auto repair, towing, and car rental.

### **Adjacent properties**

The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by the Formacoat site.

### **Site Layout**

The site is situated on the east side of the Chaska Building Center site. The building is also situated in the middle of the site with parking circulating around it. It is a U-shaped building so loading and additional parking will be oriented within the internal portion of the building's layout. The front of the building will face south (toward Chaska Boulevard),



with loading area in the rear internal area (north). The front of the building will line up similarly to Formacoat's building to the west. Access to the site will be gained from Fire Lane from two points of access; one aligned with Cuzzy's access, and one on the northeast side to provide truck access.

### **Building Location/Design**

The building is U-shaped and will be one-story tall (approximately 23 feet in height). The building will total approximately 41,000 square feet and provide roughly 25 total tenant spaces. The front of the building will face the south toward Chaska Boulevard.

The front (south, west and east sides) of the building will contain mostly storefronts with front doors and windows. There will be 4 visible overhead doors as well; two oriented on both the east and west facades. The applicant states these four overhead doors will be used for flex, quasi-retail space. The other overhead doors will be oriented towards the rear (interior) of the building so that they will be effectively screened from view.

The proposed building will be constructed with masonry/stone base, EIFs siding, glass, rock faced block, overhead metal doors, and fabric awnings.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

*"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."*

| <b>Chaska Tech Center Building Materials</b> |                                                 |
|----------------------------------------------|-------------------------------------------------|
| Class I                                      | Masonry (Full Face Brick) and Glass (% unknown) |
| Class II                                     | EIFs, Rock Faced Block (% unknown)              |
| Class III                                    | None                                            |
| <b>CLASS I REQUIRED</b>                      | 30%; two different materials                    |
| <b>CLASS II REQUIRED</b>                     | 30%; one material                               |
| <b>PROVIDED</b>                              | Unknown                                         |

The applicant will have to provide in the preliminary how they meet the Building Design and Materials ordinance for industrial buildings.

An item of note is the brick or masonry to be used. The elevations indicate that the masonry used will be a masonry veneer. In order to be classified as a Class I material, the brick needs to be a full modular face brick. Or if stone is used it must be a natural



stone. The applicant will have to indicate that on their elevation plans in the preliminary submittal.

The overall building appears to provide some variety in the planes with the use of bump-outs and roof gables. The location of this building is important as it represents a gateway into Downtown Chaska. Because of this it is important that the building design is qualitative and compatible with its context. Staff would advise the applicant to further explore additional design elements on the building that could help enhance it even further. This shall be addressed during their preliminary submittal.

The colors proposed between the masonry and EIFS are very similar (i.e. cream), and thus providing more contrast between those two materials could provide more depth to the building's design. Staff would require that the applicant explore color variations in the preliminary submittal.

Additionally, because this building will be a multi-tenant building with multiple storefronts, it will be important that the front doors used on the west, south and east facades are decorative, or provide for some interest (i.e. glazing and paneling). Plain, gray, metal doors do not appear to fit in with the rest of the building, nor provide an articulated front façade. The same can be said for the four overhead doors on the west and east facades. These doors, since they will be highly visible, shall also be decorative. The applicant will be required to provide for more decorative front doors and overhead doors that are oriented on the west, south and east facades during their preliminary submittal.

### **Setbacks**

The required setbacks for the site are as follows:

| <b>BUILDING SETBACKS</b> |                          |
|--------------------------|--------------------------|
| <b>Direction</b>         | <b>Setback</b>           |
| Chaska Boulevard         | 100 feet from centerline |
| East Chaska Creek        | 50 feet from edge        |
| North Property Line      | 20 feet                  |
| Interior Property Lines  | 15 feet                  |

| <b>PARKING SETBACKS</b> |                   |
|-------------------------|-------------------|
| <b>Direction</b>        | <b>Setback</b>    |
| ROW                     | 10 feet           |
| East Chaska Creek       | 50 feet from edge |
| Interior Property Lines | 5 feet            |



### **Parking/Access/Circulation**

142 parking spaces (87 initial installation; 55 proof of parking) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

| <b>Uses</b>   | <b>Approx. Size</b> | <b>Code Req.</b> | <b>Est. Parking Req.</b>  |
|---------------|---------------------|------------------|---------------------------|
| Manufacturing | 40,903 sf           | 1ps/350sf        | 117 parking spaces        |
|               |                     | <b>REQUIRED</b>  | <b>117 parking spaces</b> |
|               |                     | <b>PROVIDED</b>  | <b>142 parking spaces</b> |

According to this table the applicant is meeting the required amount of parking spaces needed for the use of the site.

The access into the site will be from two accesses off of Fire Lane; one will be access for a truck lane, and one will be an employee access that aligns with the Cuzzi's site. A truck lane is oriented on the north side to line up with Formacoat's truck lane and provide access out to Fire Lane. This truck lane needs to be at least 24 feet wide. A cross access easement exists over Formacoat's site, and the same will be required for the Chaska Tech Center.

The site is also showing an access that connects to the Formacoat site on the southwest portion of the site. It should be noted that this access point is not necessary since this site will have adequate access on Fire Lane. If Formacoat approves this access point then it can stay, but from staff's standpoint it is not necessary.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Fire Lane truck access. These easements will need to be recorded at time of final plat recording.

### **Landscaping**

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

| <b>LANDSCAPING REQUIREMENTS &amp; PROPOSED</b> |                               |                 |
|------------------------------------------------|-------------------------------|-----------------|
|                                                | <b>Required</b>               | <b>Proposed</b> |
| Overstory Trees                                | 128 caliper inches (47 trees) | unknown         |
| Understory Trees                               | 12                            | unknown         |
| Shrubs                                         | 137                           | unknown         |

The applicant will have to show in their preliminary submittal how they meet these requirements.



Planting islands will be required in the parking lot areas. The planting islands will need to take up at least 10% of the total parking area and be at least 10 feet wide. This will need to be shown on the landscape plan at preliminary submittal.

### **Lighting**

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal how they meet the City's lighting ordinance.

### **Utilities**

Water and sewer are available to serve this site.

### **Stormwater**

The applicant will work with the City to determine the drainage necessities for the site.

### **Deadline for Agency Actions**

The City of Chaska received the complete application for this request on Wednesday, January 26, 2022. Pursuant to Minnesota State Statutes the City must act on this request by Sunday, March 27, 2022 (60 days), however the City can provide the petitioner with written reasons for an additional 60-day review period, which would extend to a deadline of **Thursday, May 26, 2022 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Thursday, May 26, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

### **PLANNING COMMISSION ACTION REQUESTED:**

**Motion to recommend approval to the City Council of the Concept Plan for Phase III of the Chaska Building Center (Chaska Tech Center), subject to the following conditions:**

- 1. Approvals shall be based on the following graphic exhibits:**
  - a. Project Narrative, submitted by Amcon Construction, dated January 25, 2022.**
  - b. Existing Conditions Plan (pg A105), submitted by Amcon Construction, dated January 25, 2022**
  - c. Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated January 25, 2022**
  - d. Site Plan (pg A100), submitted by Amcon Construction, dated January 25, 2022**
  - e. Perspective (pg A302), submitted by Amcon Construction, dated January 25, 2022**
  - f. Elevations (pg A301), submitted by Amcon Construction, dated January 25, 2022**
  - g. Floor Plan (pg A101), submitted by Amcon Construction, dated January 25, 2022**
- 2. Adherence with the Engineers Memo dated February 9, 2022.**
- 3. Compliance with the County Memo dated February 2022.**
- 4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.**



5. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. Provision of a material board to be submitted at preliminary submittal.
9. Utilization of modular face brick or natural stone as a Class I material.
10. No exterior storage will be permitted.
11. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
12. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
13. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
14. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
15. Provision that signage for all tenants to use similar signing methods and design.
16. Provision of a sign plan to be submitted at preliminary.
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
19. Provision that all mechanical equipment will be fully screened from view.
20. Compliance with Section 15.28.120 Building Design/Materials and Site Design.
21. Provision to further explore more building design elements in line with the context of downtown Chaska, and to be addressed at preliminary submittal.
22. Coordination with Electric Department on service locations.
23. Elimination of un-used driveway accesses on Chaska Boulevard or Fire Lane prior to issuance of a Building Permit.
24. Final Plat to list City of Chaska as a part of the plat.
25. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
26. Provision of sidewalks to be added to the right-of-way for Fire Lane, and to be shown at preliminary submittal.
27. Provision of decorative front doors and overhead doors on the west, south, and east facades, and to be shown on the elevations and as specs at preliminary submittal.
28. Elimination of the southwesterly access point into the Formacoat site, and to be shown on the plans at preliminary submittal.
29. Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.



- 30. Provision of a truck lane on the north side of the site to be at least 24 feet wide.**
- 31. Provision of a truck turning exhibit to be submitted at preliminary.**
- 32. Provision of irrigation for the landscaped and sodded areas of the site.**





## City of Chaska Memorandum

**To:** Planning Commission  
**From:** Matt Clark  
**Date:** February 9, 2022  
**Subject:** Chaska Tech Center Concept Plan

Development of the site has been planned for some time and the items that need to be further explored involve coordination with Carver County and City staff with right of way for future improvements that are planned to CSAH 61. Fire Lane will continue to operate as a full access off of County Road 61 however right of way preservation along Fire Lane will need to be considered for providing with boulevard sidewalk connections. Sanitary sewer and water main utilities currently exist along Fire Lane that provide adequate capacity to service the planned use. The City's stormwater management guidelines will be required over the site along with coordination with the Lower Minnesota Watershed District.



01.25.2022

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

Re: Chaska Tech Center  
New Building Narrative Revised  
Chaska, Minnesota

Dear Elizabeth

As requested, below is a revised brief narrative of the proposed building design, image, and material section for the proposed new Chaska Tech Center located at 2930 Chaska Blvd. The attached application and associated materials is for the Concept Plan Review. The information is based on the enclosed site plans, floor plans, renderings, and elevations.

### **BACKGROUND FOR CHASKA PROJECT**

Lariat Companies, Inc. was formed in 1989 by owner and founder, Ed Flaherty. He has a significant business background that includes starting four companies that grew to over \$100M in sales. Applebee's and Rapid Oil Change are companies that Ed started which you would recognize.

As part of his investment strategy, he started Lariat as a family office and real estate company. In 1990 he purchased 40+ acres around the Eden Prairie Center. He built that out over a period of 10 years (all speculative buildings) and owns and manages seven buildings today on that land. Lariat has been a long-term owner of real estate and has mostly done speculative development as an owner and rehab/turnaround of troubled real estate. Currently, lariat owns and manages approximately 1M square feet of retail, industrial, commercial office-warehouse and self-storage. All of this real estate is located in Minnesota! Lariat does not own any residential real estate.

As a small business owner, Ed has seen the need for commercial small tenant space and is now creating a number of projects addressing this need.

Most office/warehouse for lease space starts at 5,000 square feet and increases from there. That size space is too large for emerging business.

Current Lariat projects include buildings in Waconia, Coon Rapids and here in Chaska. There are two buildings in Waconia; one building is 12,000 square feet, one building is 9,000 square feet and a third building will be built in the spring with 8,000 square feet. The Coon Rapids and this Chaska project are in development. There are also two buildings in Bloomington near the Mall of America. The tenant mix in Waconia includes the following uses: plumbing contractor, manufacturer's rep/showroom, auto restoration, environmental company, flooring distribution and installation, small parts manufacturer, on-line retailer (e-trailer), dry wall contractor, aviation equipment, repair and sales and disaster repair contractor.

All of these tenants, but one, came out of operating in their home and/or self-storage spaces!

We also have two buildings in Bloomington which have larger bays (2,200 – 2,800 square feet). The tenant mix in these two buildings include granite showroom and fabricator, internet contractor, kitchen cabinet showroom and distributor, apparel goods wholesaler and retailer, printer, small parts manufacturer, CPA, Hispanic spice distributor, T-Shirt screen printer, overhead garage door company, photographer, industrial tool repair and distributor, HVAC contractor, audio visual contractor and distributor, and orthopedic appliance fabricator and repair.

Most of these business in Bloomington were mature enough they just needed larger space.



Lariat has developed management systems that allow us to manage these small users efficiently and effectively

With the “GIG” economy claiming 25% of Americans have a side business or “GIG” and the younger generation expecting to have up to a dozen jobs in a lifetime, the days of a person working for one larger company is less likely. The younger generation have unfavorable attitudes towards large companies and hence some of the impetus to the “GIG”.

This sea change in our economy is creating demand for this type of space. Since a lot of larger real estate development is driven by well capitalized developers and contractors, they view these smaller tenants as poor credit risks and a hassle.

Ed started his career and first business in an apartment in 1970. Ed has grown these businesses through the years and has many start-ups business. Ed has never lost sight of those early years of struggle, he has also been inducted into the Minnesota Business Hall of Fame at the University of Minnesota and have been noted as an important entrepreneur in Minnesota business.

### **GENERAL**

This project will be a speculative development funded with our own cash. No bank debt will be incurred and there will be no pre-leasing requirements.

This facility will be a 25-tenant building of spaces ranging in size from 1,320 to 2,460 square feet. The “sweet spot” is approximately 1,500 square feet. We expect the majority of tenants to come from the local and nearby communities. We will be very selective of tenancy. We will not accept tenants with outside storage or overnight parking needs, e.g., auto repair, towing and car rental. We would not exclude light auto use, e.g., car stereo, window tinting and auto glass.

In the uses we have identified above, some are what we might consider “quasi-retail” – home goods are a good example. Other examples of uses we might consider are as follows: dance studio, music studio, and sports training facility. There is a wide variety of users possible and if a tenant needs “retail store frontage”, it is very easy to replace the overhead door with glass windows and a door to create a store front! In every case, we will evaluate parking needs, traffic flow and hours to make a determination as to acceptable use. Use needs to be complimentary and parking needs to be managed! We have discovered our facilities create a “small business community”. The owners trade with each other, support each other and in some cases, with our help, swap spaces as needs change.

The new building will be 40,903 square feet.

The “U” shaped building configuration enables all but four overhead doors to be out of sight with access to the space through the center court of the “U” and the garage doors screened from view. We see the four garage openings being flex space for quasi-retail.

### **GOALS**

1. To provide affordable spaces for startup businesses that grow into larger firms that create new industries and technologies.
2. To provide affordable spaces for home business that are growing into a small business and a main source of income for the owners and families.
3. To provide affordable spaces in Chaska that can compete with other cities that provide the same opportunities for startup business.
4. To provide an attractive and professional business environment for emerging businesses in the local and surrounding community. This will be a building the tenants are proud to occupy and proud to have customer’s visit.



## **CHASKA'S CORE VALUES**

### **High Quality of life**

The quality of life in Chaska will be enhanced by this project through the availability of affordable spaces that small business requires, thus bringing more services and employment opportunities to Chaska residents.

### **Tax Payers Cost Effective Service**

This business model has shown its success in other communities and has brought a stable tax base to those communities, hence enhancing the infrastructure through the increased tax base.

### **Orderly Community Development**

The nature of these single story gable roof buildings, helps with the orderly transition from the larger multi-story buildings closer to the city center to the residential areas with lower roof lines and lower visual impacts. The exterior quality of materials is an example to the commitment to quality this project has taken.

### **A Sense of Community**

The nature of personal interaction with small business on this scale helps maintain a sense of community with personal interaction with the business owners and users. This is one of the main reasons other Tech Centers in other communities have been successful.

### **Ownership and the Future**

The ownership of these and many buildings are dependent on the willingness of the community to embrace the business model, we feel this will have a small community market appeal, that has lasted for many years here in Minnesota and will continue to last into the future. The nature of this building type can be flexible, the interior walls can be moved to accommodate many types and sizes of tenants.

## **TRAFFIC**

The amount of trips from automobiles and small trucks will increase on this site. Accessing the site from Chaska Blvd. up the current Fire Lane, please see the Traffic Flow diagram on the Site Forces Exhibit. The proposed site plan has provided 87 new parking stalls with an additional 55 proof of parking (future) stalls for a grand total of 142 stalls. The added internal drive lanes will ensure most of the increased traffic will be able to remain on the site and not rely on external drives. The current site plan also adds new truck lanes to be connected to the existing lanes on the site to the west, improving fire access to both sites.

## **SIGNAGE**

The current elevation sheet shows signage above each entry door of each tenant space. The current size of each sign is 2'x4', this will ensure easy identification of each tenant. The use of a monument sign is yet to be determined.

## **IMAGE**

Since the smaller tenants we are attracting are emerging, they are very rent expense conscious! The challenge is to balance city requirements for building finishes with surrounding neighbors and manage construction costs to provide a reasonable ROI for our investment.

The attached plans show the design. We feel the design signifies a commercial image with a hint of hominess in the design of the roof and use of the materials. This is a design that meets our goals.

We have chosen beige as the theme color to be consistent with the CBD theme and color, as well as blending with the building to the east!



Lariat Companies, Inc. is very excited for the opportunity to partner with the city of Chaska to create a building that will meet the city requirements and provide the opportunity for small businesses to have a place to land and call home. Lariat Companies has the expertise in development and management to create a building that will last for decades to come, with tenants that will only want to vacate, because their business has expanded beyond the confines of their current space.

### **MATERIALS**

|                 |   |                                                                                                   |
|-----------------|---|---------------------------------------------------------------------------------------------------|
| Building Façade | - | Masonry/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                                                                              |

### **SITE**

The current site is unused, the site drains to the north into East Chaska Creek and to the south into the Chaska Blvd. drainage and utility easement area. The new drainage would be into a planned on site ponding system as much as possible. Water, gas, power, and sewer service would be from the east Fire Lane.

The site will need a new curb cut opposite the existing curb cut for auto access from the Fire lane, add a new site access road on the north side of the Fire Lane and the existing planned access from the Formacoat site.

The building is placed on the site in a U shape in order to screen most of the overhead doors from public view, the building is placed in this location with this in mind. The site is connected with the community by drive lanes and sidewalk access around the perimeter of the building. There will be an increase of auto traffic in and out of the existing fire lane, and there is an existing turn lane to service the fire lane.

### **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                                                                    |
| Group Occupancy | - | S-1 Storage                                                           |
| Occupant Load   | - | 136 Occupants 1 per 300s.f.                                           |

Please contact me if you have any questions or need any clarifications or additional information. This project is planned for a spring construction start.

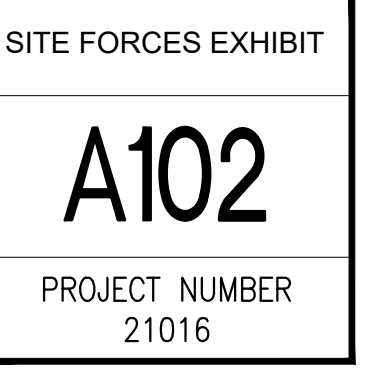
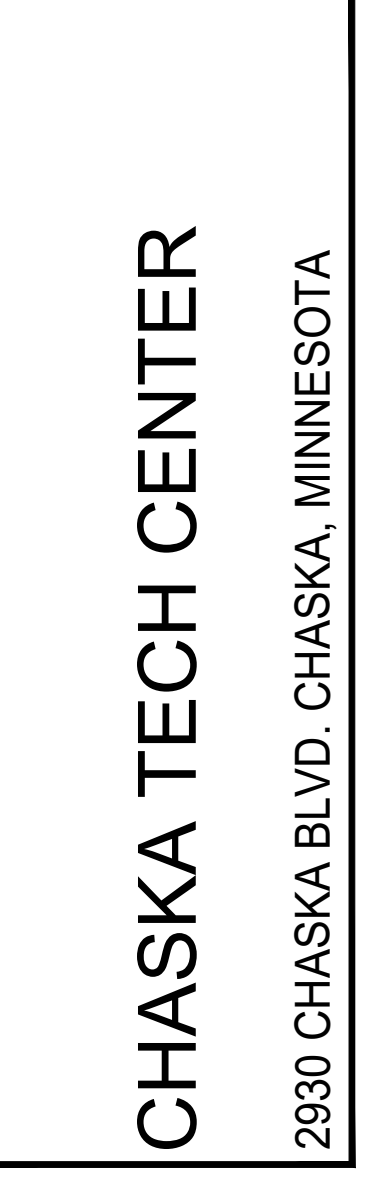
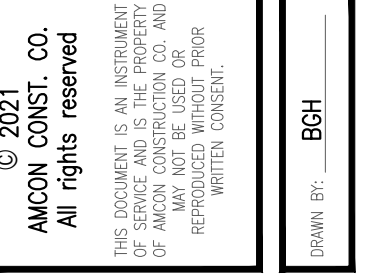
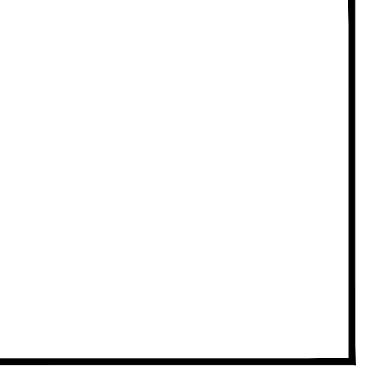
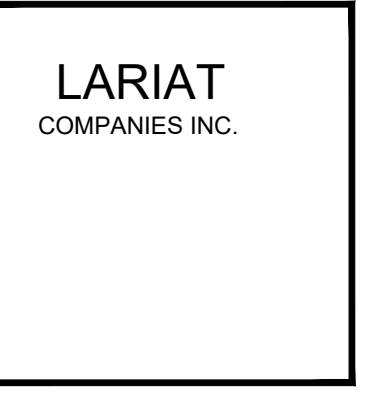
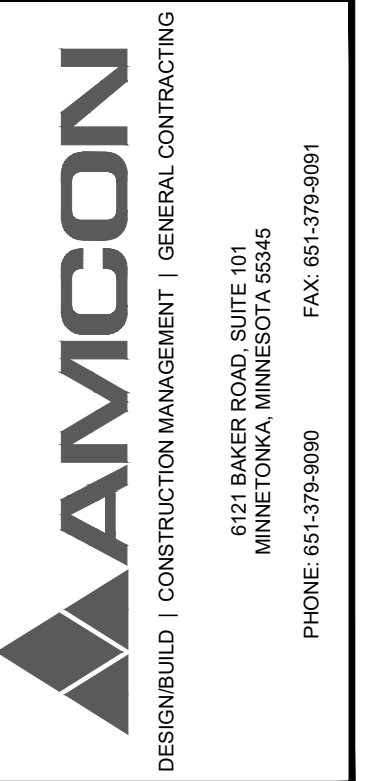
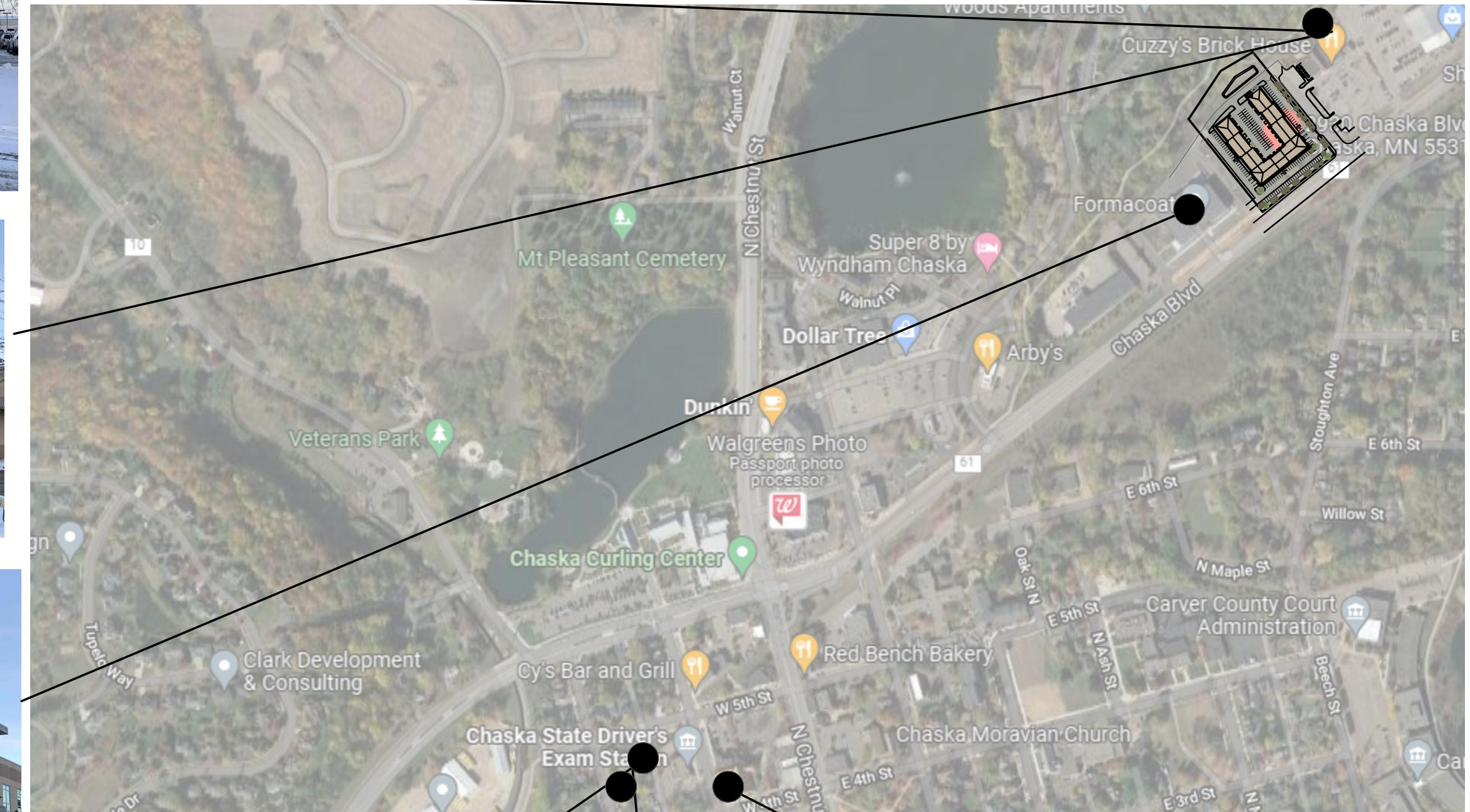
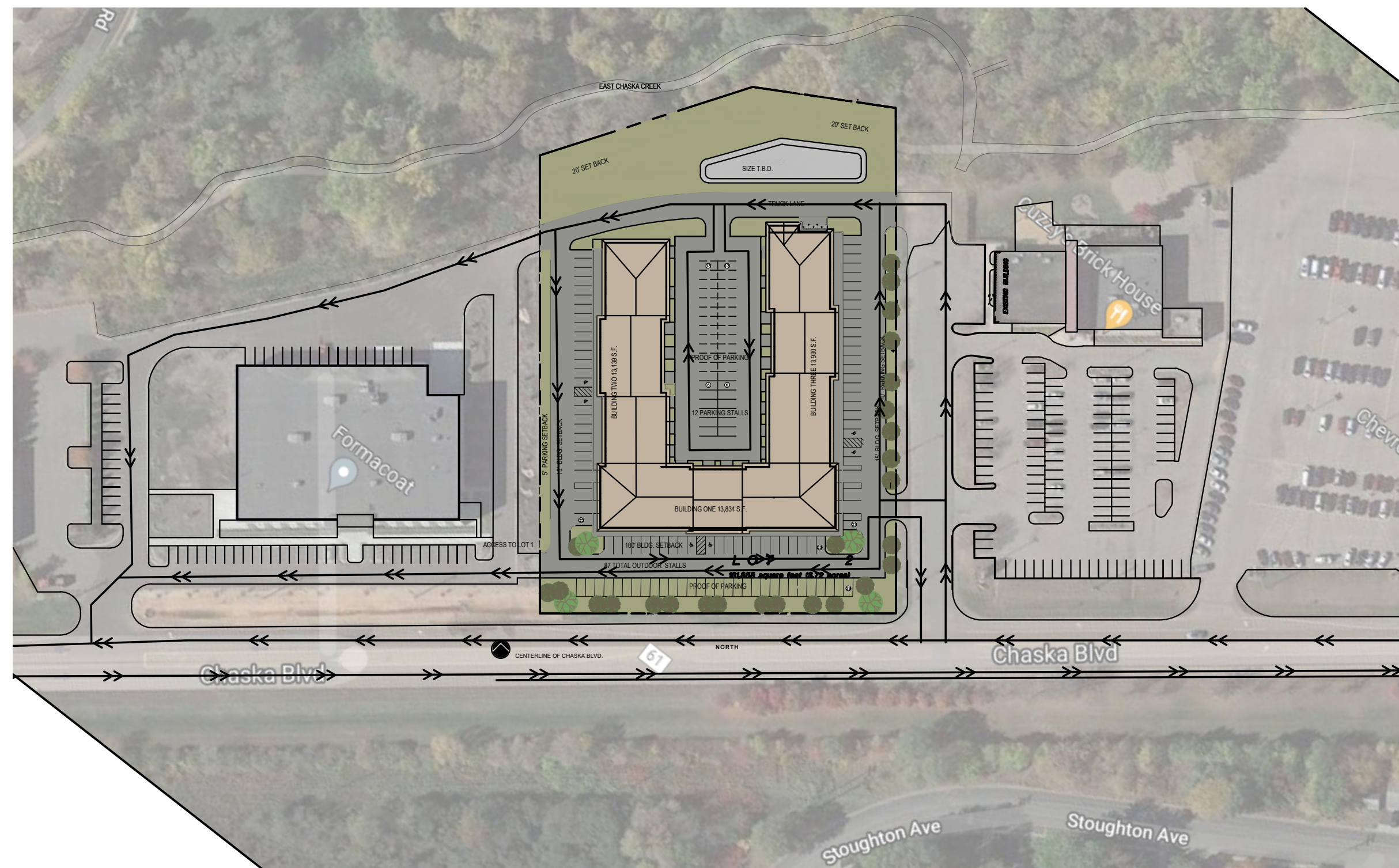
Sincerely

Bruce Hellier  
Amcon Construction











# CHASKA TECH CENTER

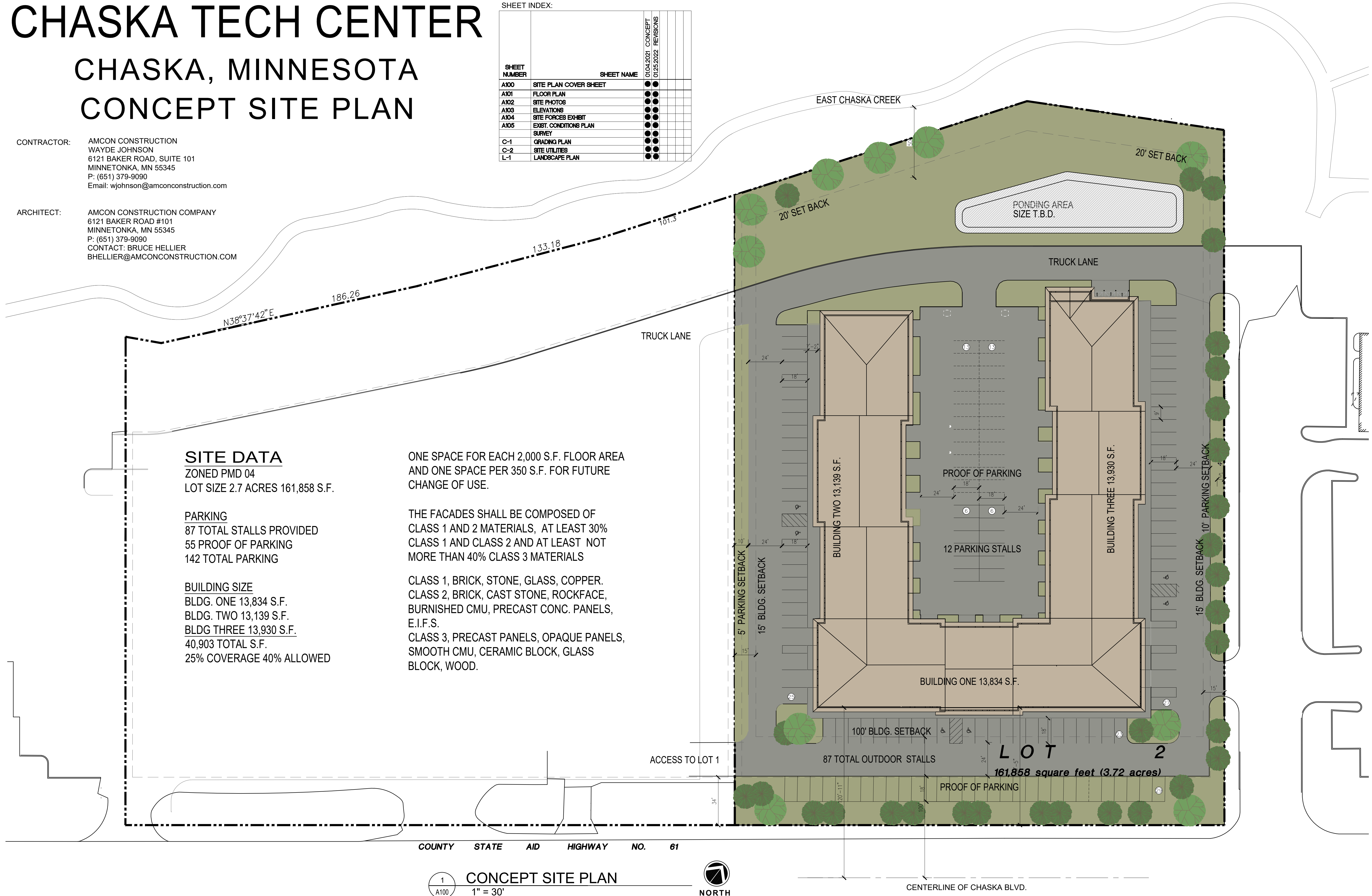
## CHASKA, MINNESOTA

### CONCEPT SITE PLAN

CONTRACTOR: AMCON CONSTRUCTION  
WAYDE JOHNSON  
6121 BAKER ROAD, SUITE 101  
MINNETONKA, MN 55345  
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Email: wjohnson@amconconstruction.com

ARCHITECT: AMCON CONSTRUCTION COMPANY  
6121 BAKER ROAD #101  
MINNETONKA, MN 55345  
P: (651) 379-9090  
CONTACT: BRUCE HELLIER  
BHELLIER@AMCONCONSTRUCTION.COM

| SHEET INDEX: |                        | 01/04/2021 | CONCEPT   |  |  |  |
|--------------|------------------------|------------|-----------|--|--|--|
| SHEET NUMBER | SHEET NAME             | 01/25/2022 | REVISIONS |  |  |  |
| A100         | SITE PLAN COVER SHEET  | ●●         |           |  |  |  |
| A101         | FLOOR PLAN             | ●●         |           |  |  |  |
| A102         | SITE PHOTOS            | ●●         |           |  |  |  |
| A103         | ELEVATIONS             | ●●         |           |  |  |  |
| A104         | SITE FORCES EXHIBIT    | ●●         |           |  |  |  |
| A105         | EXIST. CONDITIONS PLAN | ●●         |           |  |  |  |
|              | SURVEY                 | ●●         |           |  |  |  |
| C-1          | GRADING PLAN           | ●●         |           |  |  |  |
| C-2          | SITE UTILITIES         | ●●         |           |  |  |  |
| L-1          | LANDSCAPE PLAN         | ●●         |           |  |  |  |



**AMCON**  
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

6121 BAKER ROAD, SUITE 101  
MINNETONKA, MINNESOTA 55345

PHONE: 651-379-0000 FAX: 651-379-0091

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COMPANIES INC.

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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 |

## ITE PLAN

# A100

|                |
|----------------|
| PROJECT NUMBER |
| 21016          |





VIEW LOOKING EAST  
NO SCALE

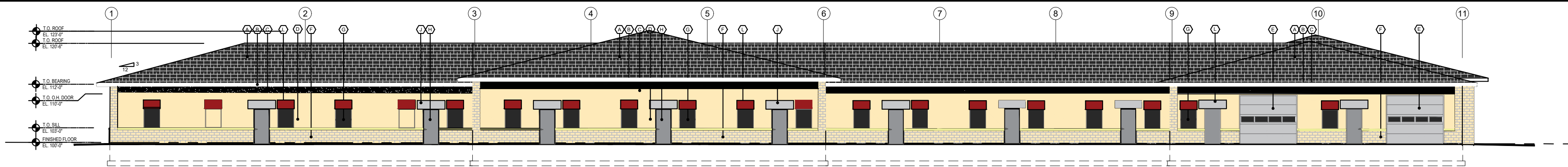


MATERIALS



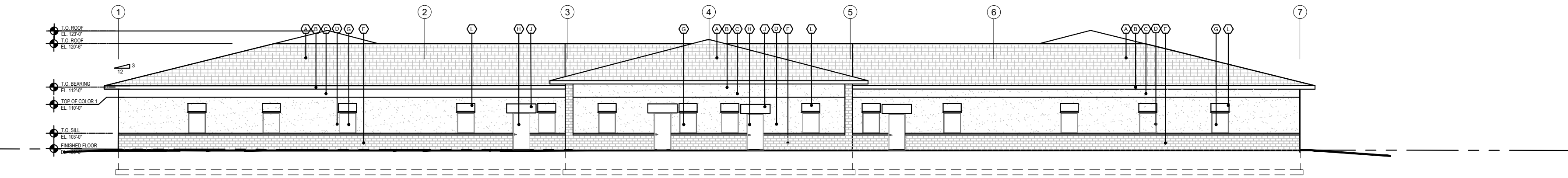
VIEW LOOKING WEST  
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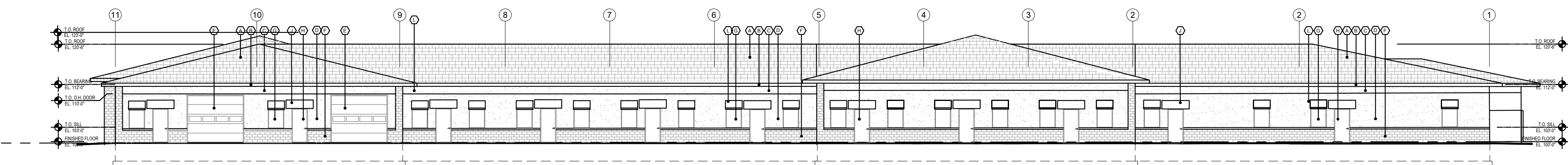
WEST ELEVATION

1/16" = 1'-0"



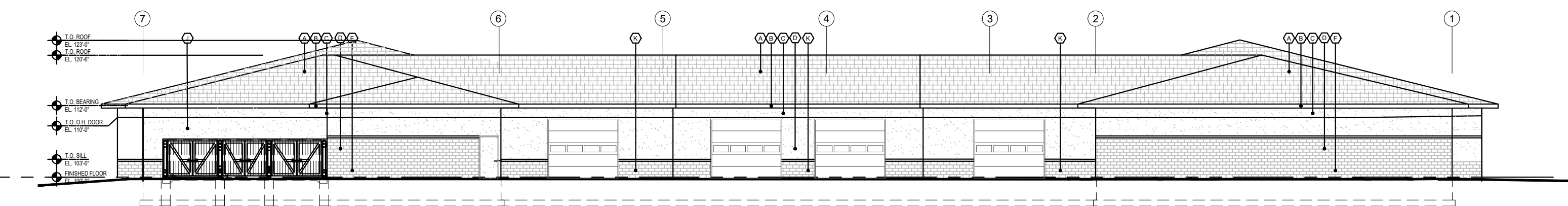
SOUTH ELEVATION

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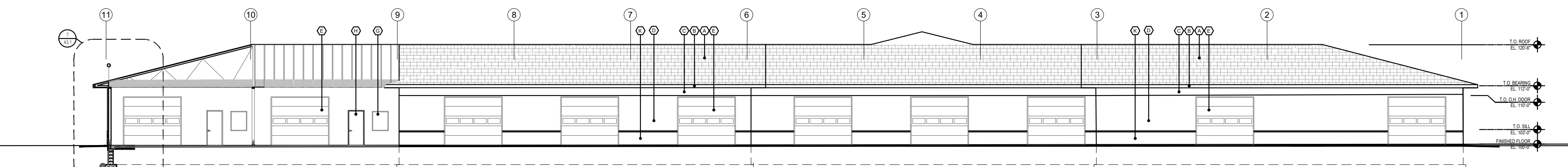
EAST ELEVATION

1/16" = 1'-0"



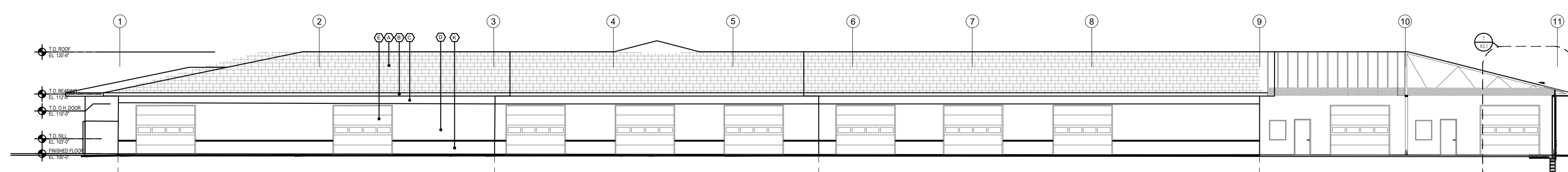
NORTH ELEVATION

1/16" = 1'-0"



INTERIOR WEST ELEVATION

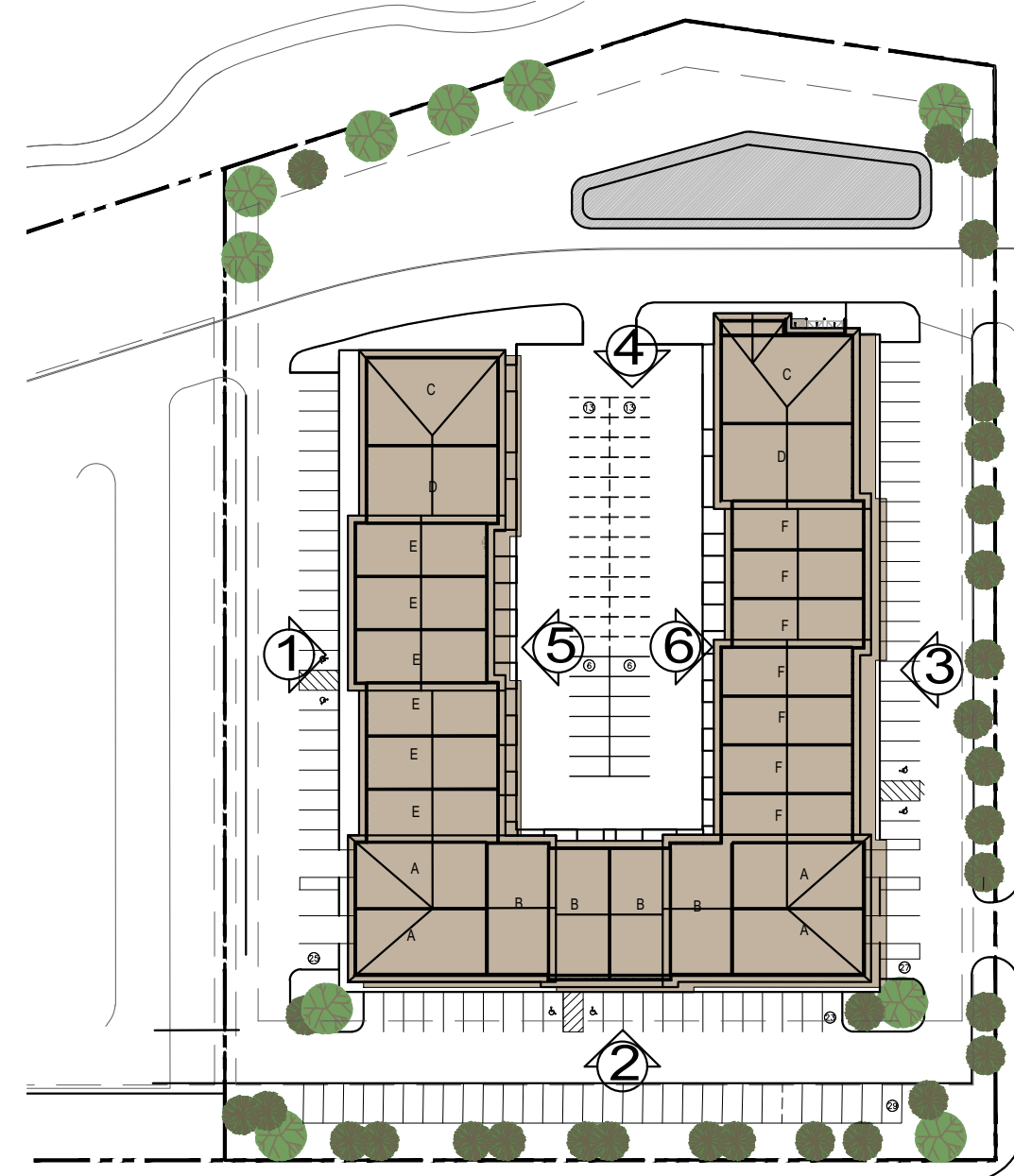
1/16" = 1'-0"



INTERIOR EAST ELEVATION

1/16" = 1'-0"

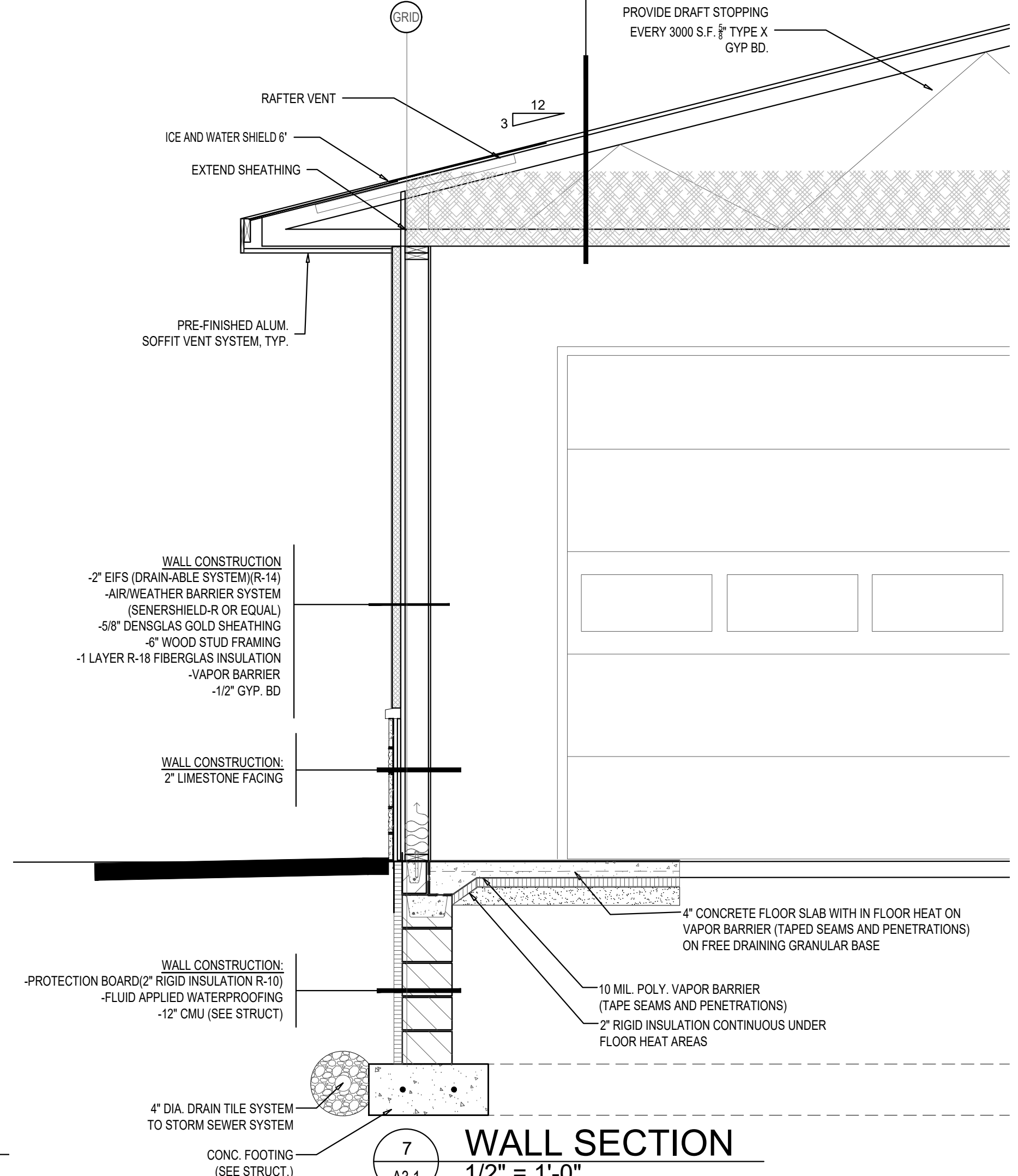
- KEY NOTES
- A TIMBERLINE ASPHALT SHINGLES, COLOR-BLACK
  - B PREFINISHED 8" GUTTERS AND DOWNSPOUTS, COLOR-WHITE
  - C EIFS SYSTEM FINISH, COLOR-BLACK
  - D EIFS SYSTEM FINISH, COLOR-BEIGE
  - E PREFINISHED METAL OVERHEAD DOOR, COLOR-GRAY
  - F MASONRY VENEER, COLOR-CREAM T.B.D. AVAILABILITY
  - G PREFINISHED DOUBLE HUNG VINYL WDO, COLOR-BLACK
  - H HOLLOW METAL DOOR, COLOR-GRAY WITH HOLLOW METAL FRAME-COLOR BLACK
  - I BUSINESS SIGNAGE 2'x4' OVER EACH DOOR
  - K ROCK FACED BLOCK, COLOR CREAM
  - L AWNING, FABRIC WITH ALUMINUM FRAME



ELEVATION KEY

- TYP. ROOF ASSEMBLY (R-60 MIN.): (1 HR. FIRE RATING UL L528)
- COMPOSITE SHINGLES
  - HIGH PERFORMANCE ROOF UNDERLAYMENT
  - WOOD DECKING (SEE STRUCT.)
  - PRE-ENGINEERED WOOD TRUSSES
  - BLOWN INSULATION (R-50 MIN.)
  - VAPOR BARRIER
  - 1 LAYER 5/8" TYPE "X" GYP BD

PROVIDE DRAFT STOPPING EVERY 3000 S.F. 1/2" TYPE X GYP BD.



WALL SECTION

1/2" = 1'-0"

AMCON

DESIGNBUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

6121 BAKER ROAD, SUITE 101  
MINNETONKA, MINNESOTA 55345  
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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

ELEVATIONS

A 301

PROJECT NUMBER 21016

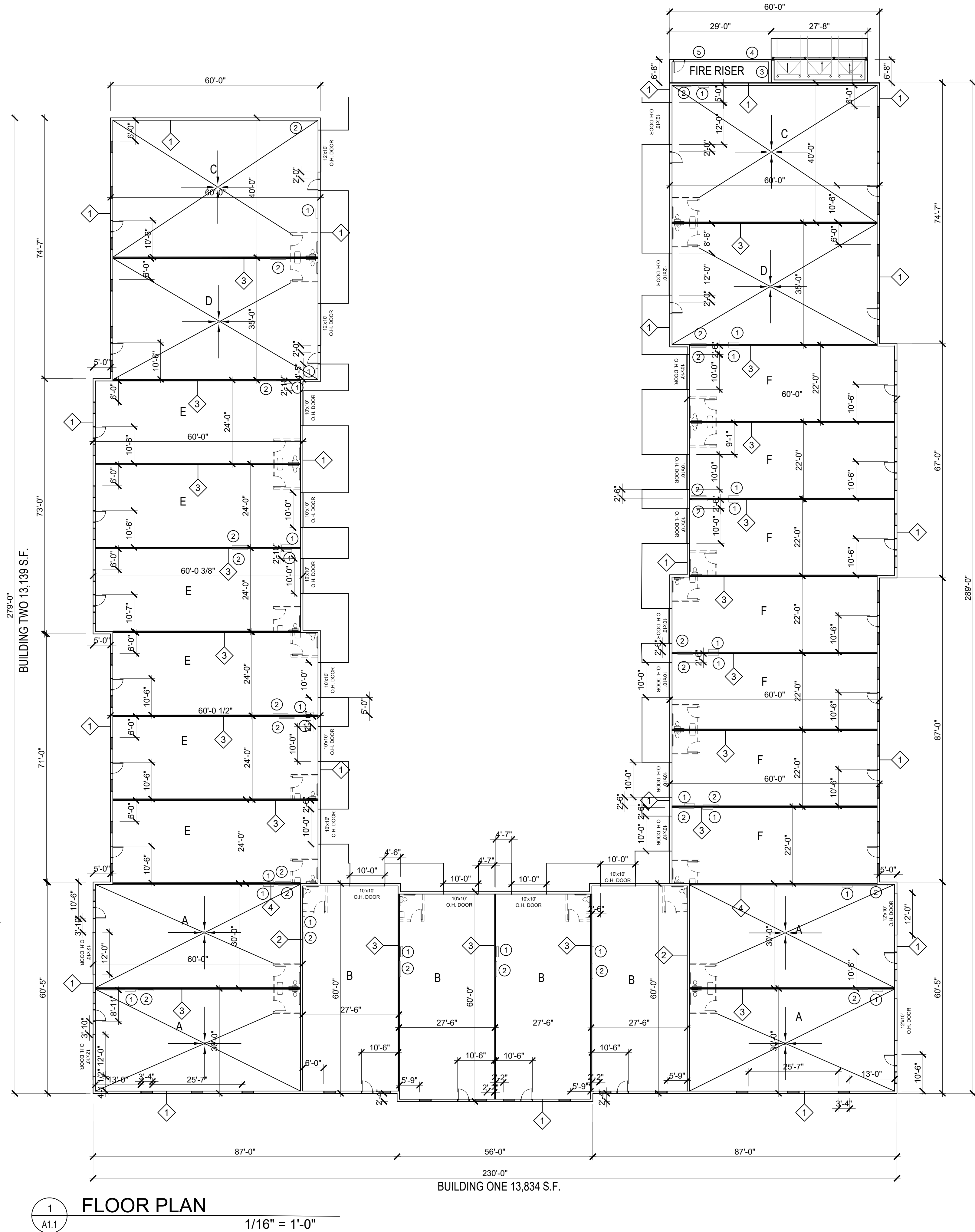


UNIT SIZES  
A-30'X60'=1,800 SF  
B-27'5"X60'=1,650 SF  
C-40'X60'=2,400 SF  
D-35'X60'=2,100 SF  
E-24'X60'=1,440 SF  
F-22'X60'=1,320 SF

- KEY NOTES
- ELECTRICAL PANELS (SEE ELECTRICAL PLANS)
  - 4' x 8' x 3/4" PLYWOOD COMMUNICATIONS BOARD
  - SPRINKLER RISER (SEE FIRE PROTECTION PLANS)
  - FIRE DEPARTMENT CONNECTION COORDINATE WITH FIRE PROTECTION SUBCONTRACTOR AND FIRE MARSHALL
  - FIRE DEPARTMENT KEY BOX COORDINATE WITH FIRE MARSHALL. VERIFY LOCATION WITH CITY. PURCHASE KEY BOX FROM BUILDING INSPECTIONS DEPARTMENT & INSTALL 5' ABOVE GRADE IMMEDIATELY BELOW HORN & STROBE.
  - STRUCTURAL STOOP @ DOORS 5'-0" X 5'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT- HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS) (TYPICAL)
  - STRUCTURAL STOOP @ DOORS 6'-0" X 5'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT- HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS)
  - 2' x 2' FLOOR MOUNTED MOP SINK WITH WALL MOUNT FAUCET & HOSE. SET 8" HIGH FRP ON NORTH & WEST WALL. EXTEND FRP FROM NW CORNER TO WEST EDGE OF DOOR 118A.
  - FROST-FREE HOSE BIB (SEE PLUMBING PLANS).
  - SECURITY ALARM PANEL, COORDINATE WITH TENANTS VENDOR.
  - INSTALL WATER HEATER.
  - INSTALL ROOM SIGNAGE NEXT TO DOOR, SEE 10/A103 FOR ADDITIONAL INFORMATION.
  - PROVIDE A RAISED LETTERS AND BRAILLE "EXIT" SIGN ADJACENT TO EACH DISCHARGE DOOR PER ICC A117.1
  - FIRE EXTINGUISHER - MOUNT ON WALL IN KITCHEN 107, ALL OTHERS MOUNTED IN SEMI-RECESSED ENCLOSED CABINET.

WALL TYPES NOTE: SEE STRUCTURAL PLANS FOR STUD SPACING AT ALL EXTERIOR, BEARING & SHEER WALLS.

- 1 EXTERIOR WALL TYPICAL
- 2 INTERIOR BEARING WALL
- 3 INTERIOR PARTITION TO STRUCTURE ABOVE
- 4 ONE HOUR INTERIOR AREA SEPARATION WALL



FLOOR PLAN

1/16" = 1'-0"



**- MINUTES -  
CHASKA CITY COUNCIL  
DECEMBER 20, 2021**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Nate Kabat, Assistant Administrator; Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Jake Sofly, City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

None.

6. Minutes

6.A. Approve December 6, 2021 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the December 6, 2021 City Council meeting.

Motion carried.

7. Consent Agenda

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

A. Appoint the Chaska Herald as Official Newspaper for the City of Chaska for 2022  
Motion to Appoint the Chaska Herald as Official Newspaper for the City of Chaska for 2022.

B. Appoint the Law Firm of Melchert, Hubert, Sjodin to Represent the City of Chaska in 2022

Motion to Appoint the Law Firm of Melchert, Hubert, Sjodin to Represent the City of Chaska in 2022.

C. Consider Additional 2021 COLA Increase for LELS Union



Motion to Consider Additional 2021 COLA Increase for LELS Union.

D. Consider 2022 Employee Pay Classification, Salary Adjustment Rate Chart  
Motion to Consider 2022 Employee Pay Classification, Salary Adjustment Rate Chart.

E. Accept Dontá Hughes Resignation as a Commissioner on the Human Rights Commission  
Motion to Accept Dontá Hughes Resignation as a Commissioner on the Human Rights Commission.

F. Accept Russell St. John Resignation as Commissioner on the Heritage Preservation Commission

Motion to Accept Russell St. John Resignation as Commissioner on the Heritage Preservation Commission.

G. Adopt Resolution 2021-88, Approve MnDOT Signal Maintenance Agreement for T.H. 212 Ramps as C.S.A.H 11

Motion to Adopt Resolution 2021-88, Approve MnDOT Signal Maintenance Agreement for T.H. 212 Ramps as C.S.A.H 11.

H. Adopt Resolution 2021-89, Authorize Participation in National Opioid Settlements  
Motion to Adopt Resolution 2021-89, Authorize Participation in National Opioid Settlements.

I. Authorize Mayor and City Administrator to sign a Purchase and Redevelopment Agreement with the Carver County Community Development Agency for the Ernst House Redevelopment Project

Motion to Authorize Mayor and City Administrator to sign a Purchase and Redevelopment Agreement with the Carver County Community Development Agency for the Ernst House Redevelopment Project.

J. Adopt Resolution 2021-90, Resolution Supporting the Safe Routes to School Infrastructure Grant Application for the Chaska Safe Routes to School project  
Motion to Adopt Resolution 2021-90, Resolution Supporting the Safe Routes to School Infrastructure Grant Application for the Chaska Safe Routes to School project.

K. Disposition of Excess Property Near Highwood Drive  
Motion for Disposition of Excess Property Near Highwood Drive.

L. Adopt Resolution 2021-91, Establish 2021 Interfund Tax Increment Financing  
Motion to Adopt Resolution 2021-91, Establish 2021 Interfund Tax Increment Financing.

M. Policies and Procedures for Federal Awards Administration  
Motion to Accept Policies and Procedures for Federal Awards Administration.

N. Adopt Resolution 2021-93, TH 41 Downtown MnDOT DCP Agreement for Federal Projects  
Motion to Adopt Resolution 2021-93, TH 41 Downtown MnDOT DCP Agreement for Federal Projects.

O. Adopt Resolution 2021-95, Financing Police and City Vehicles  
Motion to Adopt Resolution 2021-95, Financing Police and City Vehicles.

P. Adopt Ordinance MC 2021-1006, Adopt Ordinance MC 2021-1006, 2022 Development Fees  
Motion to Adopt Ordinance MC 2021-1006, Adopt Ordinance MC 2021-1006, 2022 Development Fees.

Q. Authorize Memorandum of Agreement with Carver County for Highway 41 and 61 Improvement Project



Motion to Authorize Memorandum of Agreement with Carver County for Highway 41 and 61 Improvement Project.  
Motion carried.

8. Action Items

8.A. Adopt Resolution 2021-94 and Ordinance MC 2021-1007, Approving the Preliminary Plat, Preliminary Site & Building Plan, Sale of Excess City Land, and Rezoning for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2021-08

City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation on the preliminary plat, preliminary site and building plan.

Councilmember Hubbard expressed her concerns regarding traffic safety without their being a dedicated left turn lanes.

Councilmember Hatfield stated it seems odd to have the extra parking across the street and is concerned about safety of those people crossing the street.

Steve Cross, Costco Development Manager addressed the Council and explained that the employees will park across the street mainly and the members will park in the parking lot by the store entrance.

Councilmember Huang stated he is concerned about the turn lane causing rear-end collisions. He asked how many cars can be stacked in the turn lane going into the lot.

Clark Wicklund, Alliant Engineering addressed the Council. He stated MnDot has reviewed the plans and based on the traffic studies done; one by Kimely-Horn, prior to Alliant's involvement in the project, and a second by Alliant Engineering, both use the assumption that 50% of the traffic will be using the  $\frac{3}{4}$  turn into the lot, and they support the amount of stacking proposed in the plan.

Nick Grage, Alliant Engineering, addressed the Council and explained the process in which they make their analysis. He stated they use both projected and historical data in their process to figure out how much traffic will use that entry point.

Councilmember Huang stated his concern is that the data they used isn't accurate because it includes an anomaly that occurred in 2007 which skews the data. He noted that anomaly combined with the fact that Carver County is one of the fastest growing in the country, lead him to believe the assumptions in the study are not currently accurate.

City Administrator Podhradsky stated he isn't surprised to see a decrease to traffic on Highway 41 in the studies provided. He noted it is based on the fact that the growth that is going to happen in the County will occur in the West and traffic isn't projected to flow up to the North,



and that is consistent with what MnDot is projecting. He stated no one cares about this highway more than MnDot.

Mr. Grage stated they used a 1% projection of growth which gets them closer to the numbers projected in the 2040 Comp Plan.

Community Development Director Ringwald stated Costco is a member only retailer so they know best where most of their customers will be coming from and what their shopping habits are so the traffic studies show accurate numbers.

Mayor Windschitl opened the meeting for public comment at 7:55pm.

Cody Brach, 3700 N. Chestnut Street – addressed the Council and stated he is curious why they choose to use the Eden Prairie store location as a comparison instead of St. Louis Park because St. Louis Park has a liquor store so the traffic is different between the two locations.

Community Development Director Ringwald stated Eden Prairie, St. Louis Park and Eagan were evaluated at different times of the days to study what the traffic patterns.

Thelma Anderson, 871 Cascade Drive – addressed the Council and stated she is a parent who accesses a business near the site on a regular basis, almost 6 days a week, and she would like to know more about the  $\frac{3}{4}$  access and the plan for the increased traffic in the area.

Robert Braudt, 3700 N. Chestnut Street – addressed the Council and stated his concern is the safety of his family and students. He stated it would have been nice to be made aware of the possibility of this proposed plan earlier, noting he wasn't aware of it until the week of the Planning Commission meeting. He stated they will now have a car passing every 1.7 seconds with this plan. He asked that they include language that clearly says they will take the children and residents into consideration. He stated his wife was in a very bad car accident awhile ago in that area and wouldn't want that to happen again. He stated if he had an option to fix this issue he would like to see the roundabout moved South and it could be an asset to the area instead of a safety concern. He noted he is fine with whatever solution they can come up with at this point that will make it safer for everyone.

City Administrator Podhradsky stated he understands what is being said and he wants everyone to know they are talking with MnDot and will keep the conversations going and noted the Council will address the safety issues while considering how to move forward.

Motion by Councilmember Huang, seconded by Councilmember Hatfield to Adopt Resolution 2021-94 Approving the Preliminary Plat, Preliminary Site & Building Plan, Sale of Excess City Land, and Rezoning for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2021-08.  
Motion carried.

Motion by Councilmember Hubbard, seconded by Councilmember Grau to Adopt Ordinance MC 2021-1007, Approving the Preliminary Plat, Preliminary Site & Building Plan, Sale of Excess City Land, and Rezoning for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2021-08.



Motion carried.

8.B. Adopt Resolution 2021-85, Recommend Approval of the Concept Plan for Oak Creek and Clover Field Apartments/DR Horton & Chaska Investments/PC #2021-20

City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation and background on this item.

Councilmember Grau asked if the u-shape on the drawing will be the final shape.

City Planner Hanson stated as of right now it is, but it could change as the process continues.

Councilmember Hubbard asked if the houses that are proposed to be in the cul-de-sac will automatically be part of the HOA. And asked if the traffic study was done.

City Administrator Podhradsky stated the houses on the proposed cul-de-sac won't necessarily be added to the HOA. He stated the first step is to find out if the concept is something that will work and then they move onto the next step which would include a traffic study.

Mike Suel with D.R. Horton addressed the Council and stated the Kelzer's have been clear that they want to maintain farm access through the parcel they don't own that lies in the middle of their two parcels. He noted they are working with them and the City to ensure they can still get to their fields.

Councilmember Hubbard asked what the greenbelt area could become.

Community Development Director Ringwald stated the greenbelt areas could develop into historic greenbelt properties or develop into 1 unit per/acre plots using only 1/3 of the property.

Mayor Windschitl asked if something will be put into the writing to let potential buyers know that it could potentially be developed at some point.

Mr. Suel stated they do include a disclosure that to the west it could be developed in the future but access wouldn't be through their development.

Mayor Windschitl stated he appreciates the work that has been done on this development and how the developer took all the feedback and made a thoughtful plan.

Councilmember Hubbard stated she likes the new drawing and noted it is much better than the old concept.

Councilmember Huang asked where they plan to put a park in fir the neighborhood.



Mr. Suel stated a park would go somewhere between the north and south half of the site and there will be some trails that go back towards Sophia with a trail heading down towards the south, providing some walkability. He noted the park area would be big enough for a playset.

Mayor Windschitl opened to public comment at 9:50pm.

Ray Lindner 1401 Clover Preserve Drive – addressed the Council and stated he has lived there 15 years, he stated he doesn't like the fact that they capped off Sophia and another in Sagewood 1 was capped off, so now the only place they can put a connection is down their street, he noted he feels it was short sided planning on the City's part. He stated most people will choose to go South down Clover Preserve. He stated he is also concerned about the tree preservation.

Councilmember Grau stated he thinks that traffic studies are always a good idea because everyone has their ideas about what might happen but the studies show facts.

City Administrator Podhradsky stated the Planning Commission meeting happens the week before the Council meetings so there isn't time to get any mailings out regarding the items in the Planning Commission and that is the basis for the process informing the communities about upcoming items in meetings. He stated they are going to have a work session about the possibly updating their processes but the way it is done now is how it has been done to maintain consistency over time but they do recognize things have changed over time and it may be time to change some of the processes.

Cade Kachelmeier 2279 Clover Field Drive – addressed the Council and stated no one has brought up public transit in the area. He stated the traffic issues seem to be an issue because of the lack of public transit and he would like to know if there are any plans to set up a station around there.

City Administrator Podhradsky stated there hasn't been enough demand to continue the transit there.

Councilmember Huang stated Southwest Prime is like a public transit Uber which goes from stations to people's houses, the airport, Bloomington, and MOA so that is an option and he noted there are assistance services available to help offset the cost if anyone needs it.

Travis Olsen, 1439 Sophia Drive – addressed the Council and stated the tree preservation hasn't been talked about but in phase 2 they took out 70% of the trees in that lot and the Council allowed it. He stated this is the time when the Council can change that and stub off the cul-de-sac plans instead and leave as many trees as possible.

City Administrator Podhradsky stated it's important to note that the City doesn't have the authority to change things on private property and in theory the Kelzer's could go out there and cut down every tree down if they wanted to right now but the City likes to work with them as possible to make something work for everyone involved.



Motion by Councilmember Hubbard, second by Councilmember Grau to Adopt Resolution 2021-85, Recommend Approval of the Concept Plan for Oak Creek and Clover Field Apartments/DR Horton & Chaska Investments/PC #2021-20. Voting aye: Councilmembers Grau, Hatfield, Hubbard, and Mayor Windschitl. Voting nay: Councilmember Huang.  
Motion carried.

Councilmember Huang stated he appreciates the work put in and he understands they need to iron out some of the traffic concerns and he voted nay to ensure people they are listening although he expects it to pass. He stated D.R. Horton did say in the past they would preserve as many trees as possible but they didn't and instead they cut everything down right to the property line and he noted he'd like to see them in good faith preserve all the trees possible this time and ensure the traffic concerns are addressed and that this is done right.

Councilmember Hubbard stated this concept plan was vastly different than the one presented in 2020 and she is ok with that because the traffic study would have showed something much different in 2020.

Councilmember Hatfield echoed Councilmember Hubbard's thoughts and she thinks they should move forward with the concept plan tonight and see what the study shows.

Councilmember Grau stated he feels they don't need the South exit on Sophia but if the study shows otherwise then they need to figure out how to limit as much traffic going through Sophia as possible.

Mayor Windschitl called for a recess at 9:48pm.

Mayor Windschitl called the meeting back to order at 9:55pm.

8.C. Adopt Resolution 2021-86, Recommend Approval of the Concept Plan for Clover Ridge Apartments/AV Development LLC/PC #2021-21

City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation and background to the Council on this item.

Vishal Dutt, Developer addressed the Council and stated they would like to start as soon as possible but the plan is to start on May 1, 2022.

Motion by Councilmember Huang, second by Councilmember Hatfield to Adopt Resolution 2021-86, Recommend Approval of the Concept Plan for Clover Ridge Apartments/AV Development LLC/PC #2021-21.  
Motion carried.

8.D. Adopt Resolutions Adopt Resolution 2021-87, Recommend Approval of the Concept Plan for Chaska Creek Industrial Phase 3/Oppidan/PC #2021-19

City Planner Hanson provided a presentation and background on this item.



Councilmember Huang asked if the pond will remain a pond.

City Planner Hanson stated yes and noted that is where the storm water would ideally drain out.

Bob Panning, 11315 Wetzel Lane - addressed the Council and stated when he bought his property in 1995 the law stated and continues to state that his property is inside the green zone that it should be preserved according to the City law. He stated now they want to move the green zone and the residents will be left in the middle of concrete buildings. He stated he'd like to know what the plan is. He stated if this moves forward he would like to ask that limits be set on the timeframes of construction equipment being allowed to run, but ultimately, he is asking to postpone approval of this until there is a plan for this area as a whole and his neighborhood.

City Administrator Podhradsky provided an overview of the comp plan and the process. He stated they do have a statutory timeframe in which they have to make a decision on the applications that come through and that is to process all applications within 60 days or it gets automatically approved.

Community Development Director Ringwald stated they can have a conversation with property owners and get some clarity on what they are hoping to see happen because they have some flexibility on what they do.

It was the consensus of the Council to have a conversation with residents before moving forward.

Jay Moore, Developer, addressed the Council and explained they held a community meeting to get input. He stated they want to give them the most screening possible and are sensitive to their needs. He explained how the grades on the farm field will work and explained that the loading dock will sit below the level of the houses so it will look good, as well as, they are open to adding fences and bigger trees etc. He stated he would appreciate a vote tonight either way to allow everyone to stay on schedule.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution 2021-87, Recommend Approval of the Concept Plan for Chaska Creek Industrial Phase 3/Oppidan/PC #2021-19.

Motion carried.

#### 8.E. Adopt Resolution 2021-92, Budget and Tax Levy Adoption for 2022

City Administrator Podhradsky introduced and provided background on this item.

Motion by Councilmember Hubbard, second by Councilmember Grau to Adopt Resolution 2021-92, Budget and Tax Levy Adoption for 2022.

Motion carried.

#### 9. Bills

9.A. Accounts Payable Council Roster 12-20-2021



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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report December 20, 2021

10.B. Monthly Financial Reports

10.C. Other Meeting Minutes

10.C.i. Human Rights Commission Meeting Minutes October 28, 2021

Councilmember Grau:

- Wished everyone happy holidays

Councilmember Hatfield:

- Noted the Santa Parade is coming up on Sunday
- Wished everyone happy holidays

Councilmember Huang:

- Wished Len at SouthWest Transit a happy retirement and congratulations
- Noted they are seeing a uptick in Transit rides

Councilmember Hubbard:

- Wished everyone a safe and happy holiday season

Mayor Windschitl:

- Thanked the IT and Maintenance Department, as well as, Mr. Wright for their help in the Chambers
- Stated the Santa Parade is on Sunday
- Wished everyone a Merry Christmas and Happy Holidays, and noted to remember to be responsible and have a sober ride if needed

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 12:21 am.

Motion carried.