



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

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the June 10th Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for outdoor storage at 3700 Chaska Blvd/Precision Yard Services/PC #2026-14
 - 7.B. Recommend Approval of the Concept Plan for Vista Ridge/Johnson Reiland Homes/PC #2026-12
8. Other Business
9. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 10, 2026**

1. Call to Order

Chairperson Urbanski called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioner Purdy, Campbell, and Rostad.

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

3. Adopt the Agenda

Motion by Commissioner Rydberg, second by Commissioner Sailer, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the May 13, 2026, Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Rydberg, to approve the minutes of the May 13, 2026, Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat, Rezoning and Comprehensive Plan Amendment for Big Woods Business Park (BWBP North)-Phase 1/Scannell Properties/PC #2026-08

City Planner Hanson presented the item to the Commission.

Commissioner Baswa asked if the road improvements at the intersection of Big Woods Boulevard and Jonathan Carver would be completed before the building.

City Planner Hanson explained that it was planned for 2027, so it may be at the same time as the user would be under construction.

Commissioner Baswa stated that if the construction was not completed by the time the building was operational, he believed that the intersection would be a mess.

Community Development Director Kabat stated that it would actually happen in 2028 and acknowledged that it would be a bit of a mess. He noted that the developer was in direct communication with Carver County to coordinate with them on this project, and explained that the roundabout being programmed at this intersection was a County-led project.

Chair Urbanski asked about the utilities coming through the ravine and asked if they would stub it on the other side of Big Woods Boulevard to service the southside.

City Planner Hanson stated that it would extend all the way to Big Woods Boulevard.

Chair Urbanski opened the Public Hearing at 7:32 p.m.

Jake Kurth, Scannell Properties, stated that they had been working very closely with City staff on their plans.

Chair Urbanski asked how many employees they were planning to have for the first building and if it would be a 7-day/week operation.

Mr. Kurth stated that it would roughly be about 300 employees and the operation would operate 24/7.

Commissioner Baswa asked if they had considered adding any renewable energy features, such as solar panels.

Mr. Kurth stated that at this time they were not considering solar panels.

Chair Urbanski referenced the historic downtown area and noted that, from what he can tell, because there was already a facility in Shakopee, there would not be a ton of truck traffic traveling through the historic downtown portion of town.

Mr. Kurth stated that this facility would service the southwest area and noted that the proximity to Highway 212 was very attractive to them.

Jason Vangalis representative of the owner, explained that the number of vehicles and the number of jobs they were creating do not totally align. He stated that part of the reason was that the vans are directly employed by small businesses that they contract with, who create those jobs, but the business would be operated out of this facility. He noted that it was both a direct and indirect job creation, which would create another 300+ jobs. He stated that the building would not be fitted with solar, but several sustainability initiatives would be run out of this facility and shared examples, including low-carbon concrete and rebar.

Travis Olson, 1439 Sofia Drive, stated that the greenbelt was near and dear to his heart and read aloud the key parts of why the greenbelt was created. He explained that the statement says that

the greenbelt was intended to help preserve and strengthen the City's sense of community and identity for a free-standing community and to preserve and protect the value of open space and natural resources. He stated that this was a great project and was not saying that they shouldn't do it, but they were pushing the limits to the point where he believed the Planning Commission could say that it was too much. He stated that they can tell the applicant that they need to push things back and that it didn't need to be that close. He referenced the 7th bullet point, which talks about what is allowed per the policy. He stated that it states that the development activity was limited to approximately 1/3 of the site, and the remainder of the site should be undeveloped, with permanent protection measures. He noted that the berm and retention ponds are development, so he doesn't understand how the applicant can get away with saying that they would be undeveloped. He explained that he understood the applicant was trying to make the most out of what is available, but reiterated that the Planning Commission could push back on their proposal. He stated that he also didn't understand why they needed to have an access road on County Road 11 or why they needed a right-in/right-out, because he didn't feel it was needed and would only cause confusion. He stated that if the City allowed them to keep that drive, then the City needed to have them fix the paths.

Commissioner Sailer stated that he was also curious about the plans for right-in/right-out and asked about its purpose.

Mr. Vangalis explained that the goal was to maintain safety on the site and that was the primary driver behind the right in/right out. He stated that the way the vans operate is that typically between the hours of 9:00 a.m. and 12:00 p.m., there is a two-hour block where the vans will dispatch and shared examples of what would typically happen in that time period. He noted that the way the vans would exit the site would depend on what area their route was servicing.

Chair Urbanski asked if there would be an acceleration lane going north with a major turn lane coming from the south for the right-in/right-out area.

Mr. Kurth stated that they were in direct coordination with Carver County about the overall design. He stated that the County had been on site and taken a look at sight distances, the proximity of the roundabout, the right-in/right-out access, and lining up with the City of Carver on the west side of the road.

A man from the audience asked where the roundabout lined up with his property.

There being no additional comments, Chair Urbanski closed the public hearing at 7:45 p.m.

Commissioner Baswa asked about the comments made during the public hearing about the berm and the retention ponds, and whether they had been included or excluded.

City Planner Hanson explained that the impact area includes all of the impervious surfaces, such as the parking and building areas.

Community Development Director Kabat stated that the precedent the City has for development in the greenbelt, under the Greenbelt Policy, would be the Chevalle neighborhood. He shared examples of how things had been calculated at the time and what was included, such as the

berms and vegetation. He explained that the City was attempting to take the precedent that was set with the Chevalle neighborhood and apply those principles to this site to find an outcome that preserves the edge.

Commissioner Rydberg asked about lighting ordinances in relation to the plans for a 24/7 operation.

City Planner Hanson stated that the City's lighting ordinance doesn't limit when they can have lights on, but it does limit the amount of foot-candles or glare that can spread out to other properties.

Chair Urbanski stated that he would like it to be noted that the Commission would like the greenbelt preserved as much as possible and would like to see what would be done to strengthen this. He stated that he was going to ask a question where he was sure that the answer would be 'no', but asked if there would be any way of eliminating the exit on County Road 11 and just have the vans run along the north side of the building and work off of the new road.

Commissioner Sailer referenced the crosswalks and asked if there was any additional clarity on whether there was a crosswalk coming up a berm and then down the berm and across the road. He stated that he would like to know what it would look like.

City Planner Hanson stated that on Jonathan Carver Parkway, it would likely be outside of the berm and wouldn't necessarily go over the berm. She noted that there was a regional trail on the west side that would basically stay where it was at and would have modifications made if the access proceeds in this location, and also a crosswalk that would be up to County standards.

Commissioner Sailer asked if Carver County had oversight over how the crosswalk would operate through the new right-in/right-out to the new development.

City Planner Hanson confirmed that the County would have that oversight.

Commissioner Rydberg asked if the City would get a map of what the road will look like at the entrance/exit before the third stage.

City Planner Hanson stated that they can ask the County for a map, but it was usually an ongoing iterative process with the County until it was constructed.

Community Development Director Kabat stated that ultimately, this was a County road, so the access would happen through a permit with the County, which means it was their responsibility to ensure that they were meeting the specifications for safety and circulation. He stated that it was a process that happened in parallel with the City's review process. He stated that the City can share its feedback with the County on the plans, but they would follow their own policies.

Motion by Commissioner Rydberg, second by Commissioner Aasen, to recommend to the City Council approval of the Preliminary Site & Building Plan, Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for Big Woods Business Park (BWBP North)-Phase 1/Scannell Properties/PC #2026-08, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Preliminary Plat Narrative (pgs. 1-7) submitted by Kimley Horn, dated March 3, 2026
 - b. Traffic Memo (pgs.1-12), submitted by Kimley Horn, dated April 21, 2026
 - c. ALTA Survey (pgs. 1-7), submitted by Egan Field & Nowak, undated
 - d. Preliminary Plat, submitted by Kimley Horn, dated May 27, 2026
 - e. ROW Disposition, submitted by Kimley Horn, dated May 27, 2026
 - f. Outlot Disposition, submitted by Kimley Horn, dated May 27, 2026
 - g. Civil Plan Set (pgs. 1-74), submitted by Kimley Horn, dated May 27, 2026
 - h. Tree Preservation Plan (pgs. 1-13), submitted by Kimley Horn, dated April 29, 2026
 - i. Aerial Site Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - j. Phase Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - k. Site Plan Photometric, submitted by PDMS, dated February 9, 2026
 - l. Snow Storage Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - m. Greenbelt Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - n. Pedestrian Trail-Sidewalk Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - o. Pedestrian Trail-Sidewalk Exhibit – Enlargement, submitted by Kimley Horn, dated May 27, 2026
 - p. Stormwater Access Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - q. Utility Build Out Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - r. Fire Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - s. WB-67 Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - t. Site Access 1 Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - u. Site Access 2 Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - v. Site Traffic Flow Plan Exhibit, submitted by Kimley Horn, dated May 27, 2026
 - w. Landscape Plan (pgs. 1-13) submitted by Kimley Horn, dated May 27, 2026
 - x. Landscape Section Plan – North (pgs. 1-4), submitted by Kimley Horn, dated May 29, 2026
 - y. Illustrative Exhibits (pgs. 1-3), submitted by Kimley Horn, dated May 27, 2026
 - z. Exterior Elevations-Main Building, submitted by PDMS, dated March 23, 2026
 - aa. Overall Floor Plan, submitted by PDMS, dated March 23, 2026
 - bb. Main Building – Digital Sample Board, submitted by PDMS, undated
 - cc. Exterior Elevation – Accessory Building, submitted by PDMS, undated
2. Adherence to:
 - a. Southwest Chaska Plan adopted January 2013, and specifically:
 - i. Chapter 5 Preferred Growth and Development Plan
 - ii. Chapter 6 Design Guidelines
 - b. City Engineer memo dated May 21, 2026
 - c. Carver County Public Works comments dated December 18, 2025
 - d. Orderly Annexation Agreement dated September 8, 2025
 - e. City’s Boulevard Tree Policy and local street section design
 - f. Greenbelt Policy #3, Chapter 4, pg. 29 of the 2040 Comprehensive Plan, and
 - g. Big Woods Business Park Concept Plan RFA Comments (pgs. 1-7), dated February 20, 2026
3. In addition to the items required by City Code Sec. 15.36.050, the following must occur and/or be submitted for a final plat application to be complete:

- a. Met Council approval of the Comprehensive Plan amendment
 - b. Tree inventory and preservation plan, including preservation of all trees within the wooded steep slope and 30-foot no grade/no mow setback
 - c. Grading plans
 - d. Landscaping plans in conformance with City Code Sec. 15.28.070
 - e. Stormwater Management Plan
 - f. Petition for the City to authorize a feasibility study of public improvements to serve area Development. Improvements include, but are not limited to, transportation and the extension of trunk utilities
 - g. Site Assessment Agreement
 - h. Development Agreement
 - i. Petition for the City to authorize a traffic impact analysis for local and regional transportation system improvements to serve area development
 - j. Carver County Approved Traffic Impact Analysis
 - k. Dedication area for regional ponding for storm water treatment, satisfying transportation improvements, and combined area development, both proposed and future
 - l. Wetland Impact Assessment for Development and Public Infrastructure
 - m. Agency Approved Wetland Mitigation Plan for Development and Public Infrastructure
 - n. Carver County Permitting Approval for Public and Private Transportation Improvements on the County roads
 - o. Final plat showing right of way dedication for transportation and utility extensions, including, but not limited to, gravity sewer, trunk water main
 - p. Future Outlot(s) for electric distribution and City water tower facilities
 - q. Easement Dedication for Public Infrastructure
 - r. Access layout meeting 600' spacing on collector road (Public Road A) for **all** access points, and
 - s. Photometric plan, including:
 - i. Fixture cut sheets
 - ii. Wall pack heights revised to 18 feet from grade
4. Final Plans to include/show:
- a. Stormwater pond details for all ponds proposed in the greenbelt areas demonstrating adherence to the greenbelt's intent to provide a natural edge to the city
 - b. Comprehensive Overall Area Development Grading and Drainage Plan and Surface Water Management Report for proposed and future area development
 - c. Project Phasing Plan for Private and Public Improvements
 - d. Agency-approved construction plan incorporating public and private development infrastructure coordinated with the Engineering Department
 - e. A construction management plan addressing work hours, construction access and parking, and overall site maintenance compliance. An approved plan will be required prior to the release of a permit for any construction [site or building]
 - f. Provision of sidewalks or trails as applicable per long-range plans and city policies on both sides of all local streets, and specifically:
 - i. 10-foot trail on the east side of the collector road and north side of Big Woods Boulevard

- g. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets. The boulevard is the area in the ROS between the street curb and sidewalk/trail
 - h. Provision of adequate maintenance accesses for the stormwater ponds, be placed in outlots and not private properties
 - i. Provision of adequate landscaping, berming, and buffering along the development edges abutting Big Woods Boulevard, Jonathan Carver Parkway, and Public Road A, including:
 - i. Additional landscaping/berming on the NW corner and at the vehicular entrance on CR11 to screen the proposed building and parking areas
 - ii. Additional landscaping/berming on the east edge of the site between Public Road A and van lot/loading dock
 - j. Provision of additional landscaping and site enhancements within the outdoor gathering area for Building 1 to create a desirable place to rest
 - k. Greenbelt implementation strategy to include defined outlots, long-term outlot disposition and timeline to achieve any ownership transfers, defined long-term maintenance plan, definition of any necessary preservation easements, and any other required actions to achieve the outcome defined in the Comprehensive Plan
 - l. Right-of-way defined and acquisition agreements secured to achieve necessary sewer extension from its current terminus at approximately Creek Road and Chaska Creek Blvd
 - m. Provision of a 10-foot trail generally following the sewer extension route beginning at the intersection of Creek Road and Chaska Creek Rd. located north of the ravine and continuing across the ravine to connect with the collector road serving the proposed development
 - n. Access layout meeting 600' spacing on the collector road (Public Road A) for **all** access points
 - o. Carver County approved access design at Intersection B
 - p. Horizontal and vertical curve information for the collector road design, and meeting Subdivision standards
 - q. Turning movement diagrams for collector road, cul-de-sac, and all street intersections
 - r. Detailed engineer drawings, including utility overlay, with curve information and contours for the proposed trail along collector road
 - s. Detailed engineering drawings for a trail crossing over a creek
5. Coordination with:
- a. City Engineer regarding ROW, utilities, easements, grading, access, and drainage
 - b. Water and Sewer Director to define and secure an approved location for a water tower
 - c. MVEC and Chaska Electrical department on service locations and future substation
 - d. Carver County on access, access spacing, and road improvements on county roads
 - e. City of Carver on access alignment on County Road 11
 - f. City of Chaska and Traditions on commercial area layout on the southeast corner of BWBP North

- g. Traditions on vehicular access and utility stubs to their property
- h. City of Chaska and MnDOT on design and construction plans for collector road (Public Road A)
- i. City of Chaska, WMO, and State on trail crossing over creek
- j. Met Council on Comprehensive Plan Amendment review and approval
- 6. Compliance with City Ordinances, including:
 - a. Sec. 15.28, Special Regulations
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalks
- 7. Building setbacks are as follows:
 - a. Interior Property Lines: 15 feet
 - b. Trunk Highway 212: 50 feet from the ROW line or 225 from the centerline, whichever is greater
 - c. County Road 61 (Chaska Blvd): 150 feet from the centerline
 - d. County Road 44 (Big Woods Blvd): 125 feet from the centerline
 - e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
 - f. Public Road A: 100 feet from the centerline
 - g. Wetlands: Varies based on wetland type
 - h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge
- 8. Parking setbacks are as follows:
 - a. Interior Property Lines: 5 feet
 - b. Property Lines abutting ROW: 10 feet
 - c. Wooded Steep Slopes: 50 feet from edge
- 9. Prior to final plat release:
 - a. Developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including, but not limited to, park dedication fees
 - b. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities
 - c. City and MnDOT approvals of the collector road (Public Road A) design, construction plans, and stormwater design
 - d. Carver County approvals of ROW needs and intersection designs on county roads
- 10. Prior to grading permit approval:
 - a. Provision of an approved wetland mitigation plan by all agencies
 - b. Provision of a storm water management plan meeting City and Carver County WMO standards
 - c. Provision of a construction grading plan meeting City and Carver County WMO standards
 - d. Carver County approval of the corridor layout and stormwater management plan for the County highway improvements
 - e. NPDES construction stormwater permit

Motion carried.

Motion by Commissioner Baswa, second by Commissioner Rydberg, to recommend to the City Council approval of the rezoning from Rural Residential (RR-2) to Planned Multi-Use District (PMD-24) based on the draft ordinance

Motion carried.

Motion by Commissioner Aasen, second by Commissioner Rydberg, to recommend to the City Council approval of the Comprehensive Plan amendment to allow cluster development, guide the former Dahlgren Township parcels to be Open Space and Business Park, and expand the Metropolitan Urban Service Area (MUSA).

Motion carried.

8. Other Business

Community Development Director Kabat stated that they are continuing to move forward with an update for the Downtown Master Plan, and the first task force meeting was scheduled for June 22, 2026.

Commissioner Aasen noted that the City had put together some good information about the facts on the proposed data center being proposed and suggested that they refer people to the City's website to see that information.

10. Adjourn

Motion by Commissioner Rydberg, second by Commissioner Sailer, to adjourn the meeting at 7:59 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 07/08/26

Subject: 3700 Chaska Blvd – Conditional Use Permit (CUP)

Applicant: Precision Yard Services (PYS)

Location: 3700 Chaska Boulevard

Case No.: 2026-14

Synopsis: Applicant seeks to obtain approval of a Conditional Use Permit (CUP) for open storage area that exceeds a 2:1 land to building ratio for a landscape contracting company

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

The following exhibit below is intended to show the general site area and adjoining uses:

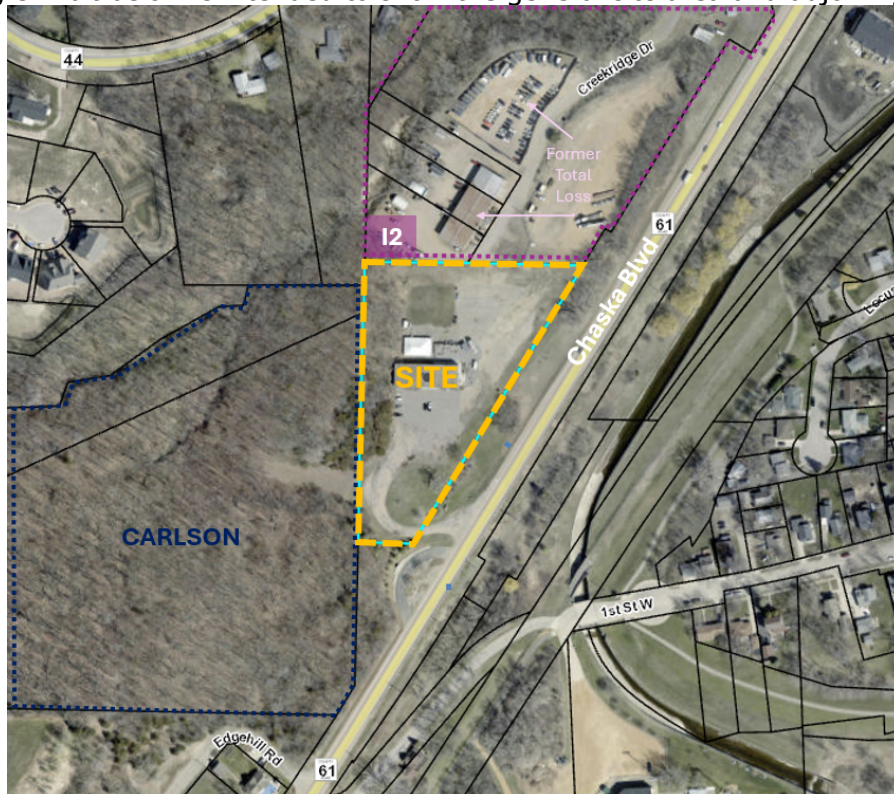


Figure 1: Existing Site & Adjoining Uses

Previous Approvals

The existing building (fka 850 Chaska Boulevard) was constructed in 1972 and was occupied by Carver County Public Works. Carver County Public Works used the building for outdoor material and truck and trailer storage related to road maintenance. See Aerials 2005, 2008, & 2011 in *Figure 2* for historic aerials of the site when Carver County occupied the building.

In 2017, the site was approved for a Conditional Use Permit to operate a brewery/taproom. The brewery, Schramhaus ("Schram"), occupied the building until December 2025. Under the brewery operations, the site was used for parking, storage of items, and events. City utilities were also extended to the site. See Aerial 2024 in *Figure 2* when Schram occupied the building.

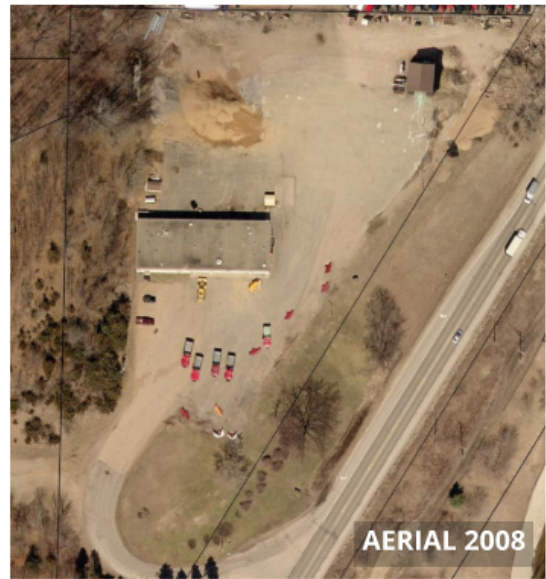


Figure 2: Historic Aerials of 3700 Chaska Boulevard

CURRENT PROPOSAL

The applicant is requesting a conditional use permit (CUP) for open storage/display area that exceeds a 2:1 land to building ratio for a landscape contracting company, Precision Yard Services (PYS). The following is intended to summarize the applicant’s request and staff’s analysis:

- **Precision Yard Services (“PYS”)**

PYS, is a family-owned lawn & landscaping company currently located in Jordan, Minnesota – see *Figure 3* below. The company provides lawn care and landscaping services for both residential and commercial properties around southwest Minnesota. As their business has grown and as their customer geographic area has solidified, PYS was looking for a location in Chaska. A seven-year lease for the property has been signed and begins July 1, 2026. PYS typical hours of operation are M-F 7am-7pm and 8am-2pm on Saturdays. They do not have customers or retail sales.



Figure 3: Existing PYS in Jordan

- **Existing Conditions**

The existing lot is approximately 4.3 acres in size with an existing vacant building totaling approximately 7,200 square feet. Access to the site is gained off one driveway coming from Chaska Boulevard. There is no vehicular connection to the industrial properties to the north. The site is currently connected to sewer or water.

- **Comprehensive Plan.**

The comprehensive plan guides the site as High Density Residential, which conflicts with the current zoning (I-2). The property owner has stated they are committed to the goal of abiding to the future use for the property. Redevelopment of the site into High Density Residential would likely need the collaboration of the other northern properties in order to create efficient and improved access to the overall site. The proposed use will allow continued use of the building and site without large capital improvements, which would prolong redevelopment.

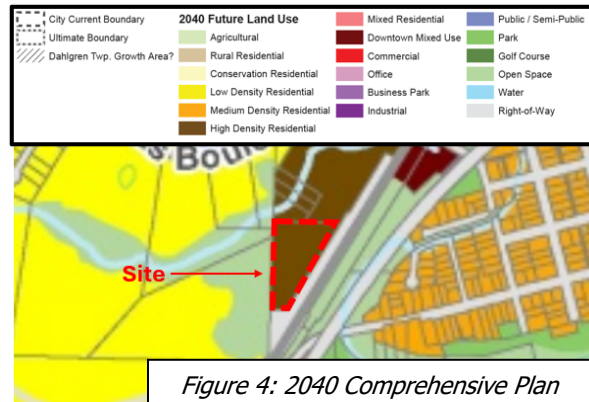


Figure 4: 2040 Comprehensive Plan

- **Land Use**

The property is currently zoned restricted industrial (I-2). The proposed use meets the permitted uses in the zoning district, however, the amount of open storage exceeds a 2:1 land to building ratio which requires a CUP. Based on the size of the building footprint (7,200 square feet) the property is permitted up to 14,400 square feet of open storage. Open storage exceeding 14,400 square footage requires a CUP.

- **Parking/Circulation**

Parking will be provided and re-striped on site to accommodate 40 cars. The user proposes to have 20 employees and no customer traffic. In terms of the parking count, it appears that 40 stalls are an adequate amount of stalls to accommodate the use based on employees and these parking requirements:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Landscape yard (Industrial)	7,200 sf	1ps/350sf	21 parking spaces
		REQUIRED	21 parking spaces
		PROVIDED	40 parking spaces



Figure 5: Proposed Parking Plan

- **Open Storage**

The user, PYS, proposes approximately 75,000 square feet of open (outdoor) storage on the north side of the site. The open storage area consists of ~15 trucks and trailers, small equipment and attachments, ~10 shipping and roll-off containers, inventory

storage, equipment loaders and skids, 4 hoop structures, and salt brine tanks and mixer. The tallest items would be approximately 12 feet tall. The salt storage will be contained and on impervious surface. The rest of the area is a mix of asphalt, concrete and sandy gravel. The applicant states the grassy and dirt areas will not be used for storage. This area will not be fenced in, but the equipment will be locked and security cameras will be put in place. See *Figure 6* below.

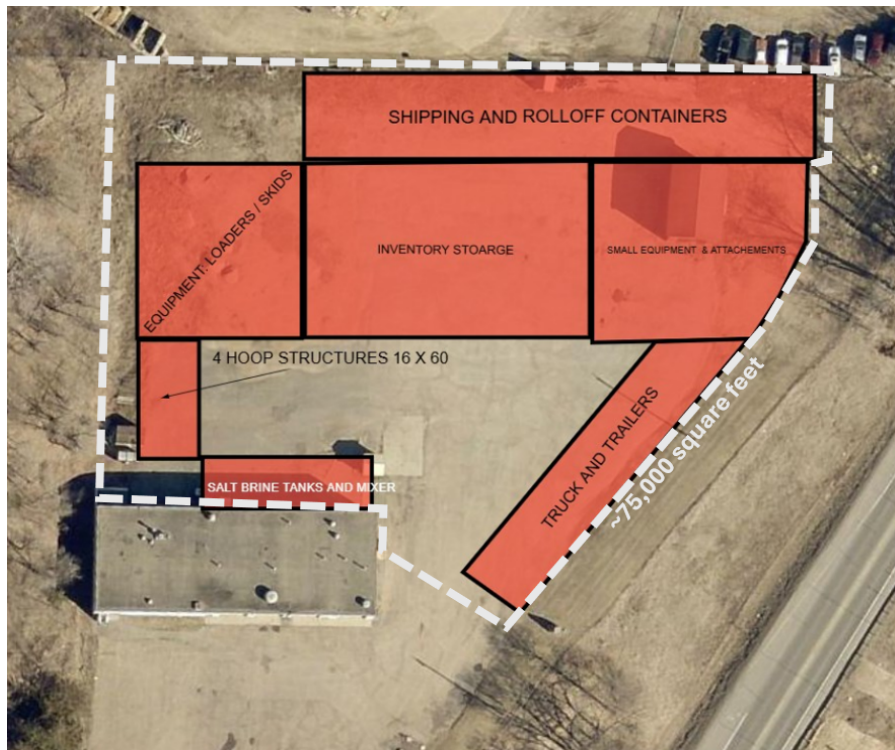


Figure 6: Proposed Open Storage

- **Screening**

The property sits roughly 30 feet higher than Chaska Boulevard. Because of this height comparison, viewsheds into the site are minimal from Chaska Blvd. The applicant has provided a few viewshed analyses – see *Figures 7-9*. The applicant has noted one area of enhancement – see yellow circles in *Figure 8*. They propose to plant 7 black hill spruce in that area – see *Figure 10*. Staff would also advise the addition of 8-10 black hill spruce in the area denoted in red in *Figure 10*. This area will have storage closer than where the former accessory building was on site so additional screening will be needed – see *Figure 9*.



Figure 7: Viewshed Exhibit

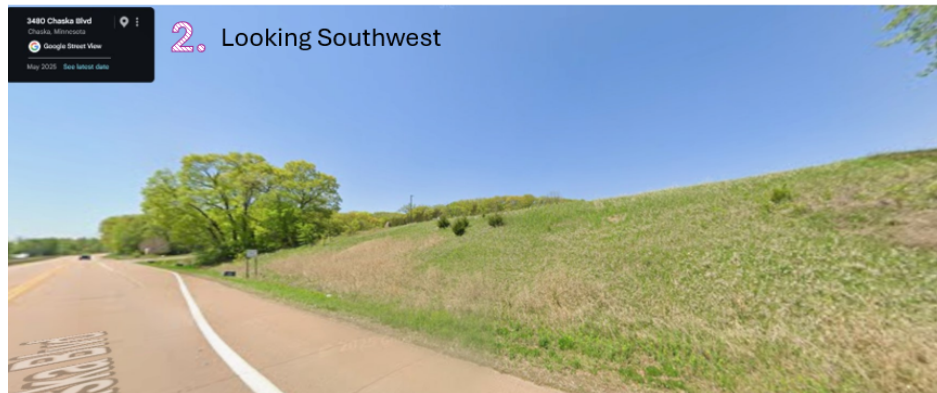
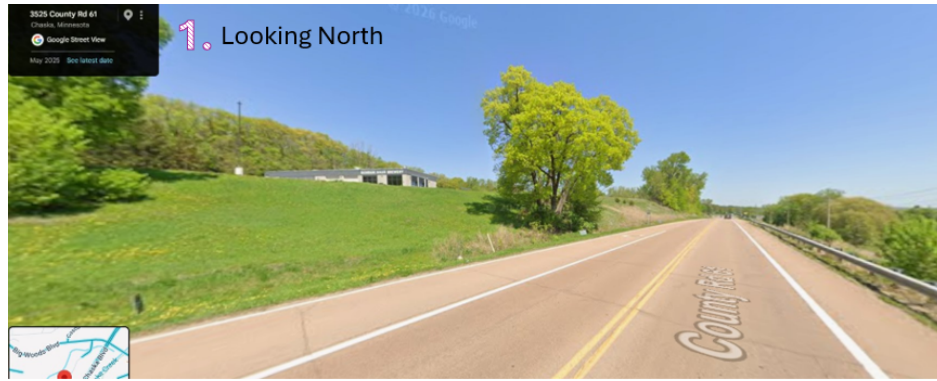


Figure 8: Viewshed Analyses – Part II



Figure 9: Viewshed Analyses – Part III



Figure 10: Proposed Screening & Additional Screening Needed

- Utilities**
 The site is currently connected to city utilities.
- Grading/Drainage**
 No grading or improvements are proposed. The natural drainage patterns will continue.

CONDITIONAL USE PERMIT

The applicant will be required to apply for a Conditional Use Permit (CUP) in order to have open storage that exceeds a 2:1 building to land ratio.

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

- a) *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
 - The proposed special use will not be detrimental to or endanger the public health, safety, comfort or general welfare. The additional outdoor storage area, maintenance and operation of PYC will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the public or the neighbors. The neighbors are in the same zoning district and are businesses operating in a similar manner, including outdoor storage.

- b) *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.*
 - The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values. The additional outdoor storage area will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish or impair property values within the area. As noted above, the outdoor storage is no different than the outdoor storage on the properties immediately north. Sight lines of the use will be at a minimum due to the topography between other properties. The applicant is proposing additional landscaping to screen the use from public view in areas that do not naturally provide screening by way of topography. There is also no abnormally high noise generated by PYS's use.

- c) *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
 - The proposed special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The nearest adjacent properties are industrial uses with outdoor storage and the proposed use should fit in well. The use will have its own entrance off of Chaska Boulevard and will not impede normal traffic movements for the other uses surrounding it.

- d) *Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.*
 - Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided. The site is currently connected to City sewer and water. The proposal is not planning to create any new access, drainage patterns or impervious surfaces; they will use what is existing.

e) *Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.*

- The access road into the site will be maintained, which provides for two-way traffic movements. The site is a stand-alone site in terms of ingress/egress and thus should not impact other uses/sites from traffic generated. The amount, frequency, and type of traffic generated at this site will be reduced relative to previous uses of the location. This will no longer be a taproom use, which was more retail in nature. PYS typical hours of operation are M-F 7am-7pm and 8am-2pm on Saturdays. They do not have customers or retail sales which add to frequency of traffic in and out of the site. PYS uses smaller to mid-sized trucks and trailers, a reduction in size to the County use of large dump truck and semi-truck use.

f) *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

- The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The Restricted Industrial (I-2) district is intended to provide for industrial uses with open storage. The use will be consistent with the intention of this zoning district.

It appears that the applicant is meeting the intention of the zoning district that they are in, as well as the standards set forth for a Conditional Use Permit.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
June 24, 2026	August 23, 2026	October 22, 2026
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Conditional Use Permit for open storage exceeding a 2:1 building to land ratio and totaling 75,000 square feet at 3700 Chaska Boulevard, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-4), prepared by MSP Commercial, dated June 24, 2026**
 - b. Site Location (pgs 1-2), prepared by MSP Commercial, dated June 2, 2026**
 - c. Parcel Dimensions, prepared by MSP Commercial, dated June 2, 2026**
 - d. Historic Aerials, prepared by MSP Commercial, dated June 2, 2026**
 - e. Viewshed Analysis (pgs 1-2), prepared by MSP Commercial, dated June 2, 2026**
 - f. Landscape Plan, prepared by MSP Commercial, dated June 2, 2026**
 - g. Elevations, prepared by MSP Commercial, dated June 2, 2026**

- h. Aerial with Topography, prepared by MSP Commercial, dated June 2, 2026**
 - i. Proposed Site Usage Square Feet, prepared by MSP Commercial, dated June 2, 2026**
 - j. Proposed Site Usage, prepared by MSP Commercial, dated June 2, 2026**
 - k. Existing Parking Plan, prepared by MSP Commercial, dated June 2, 2026**
- 2. Provision of any new exterior lighting to be reviewed and approved by the Planning Department prior to installation.**
- 3. Parking lot to be striped in accordance with parking plan and to be completed prior to certificate of occupancy.**
- 4. Provision of 8-10 black hill spruce be installed on the northeast edge of the site adjacent to the proposed 'truck and trailer' open storage.**
- 5. Compliance with 14.7.4 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.**
- 6. Provision of proposed signage to meet Section 15.32.080 of the zoning code.**
- 7. Compliance with Section 15.28 (Special Regulations) of the Zoning Ordinance.**
- 8. The applicant shall obtain a building permit prior to commencement of any building alterations.**



June 24, 2026

Ms. Elizabeth Hanson
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Delivered via email to EHanson@chaskamn.gov

RE: UPDATED BASED ON STAFF REVIEW FROM JUNE 16, 2026

3700 Chaska Blvd, Special Use Permit (SUP), Precision Yard Services, Additional Outdoor Storage

Dear Elizabeth,

Introduction: With the recent closure of Schram Brewery (“Schram”) and termination of their lease, we listed the property at 3700 Chaska Blvd for lease in search of a company that could utilize the property in generally as-is condition, and that would fit within the underlying I-2 zoning. Precision Yard Services (“PYS”), is a family-owned lawn & landscaping company currently located in Jordan Minnesota. As their business has grown and as their customer geographic area has solidified, PYS was looking for a location in Chaska. A seven-year lease for the property has been signed and begins July 1, 2026. Under the existing zoning, outdoor storage is permitted, but when the ratios are applied, only about 20,000 sf of outdoor area is granted under zoning. We are applying for a Special Use Permit (SUP) to increase the outdoor storage area to approximately 75,000 sf, an increase of approximately 55,000 sf over what is currently permitted. All other components and requirements of I-2 zoning accommodate the uses of PYS. This request aligns with how the property was constructed and historically used for many years prior to Schram Brewery’s Conditional Use Permit (CUP), but time has lapsed, and renewed approval is required. Schram used this area for a combination of outdoor storage, event space and overflow parking.

Background: Many of the Chaska community know the building as home to Schram Brewery. We purchased the building in 2017 with the brewery as the proposed use and went through a CUP process to include a brewery / taproom on a site that was otherwise zoned I-2. During this period, the site hosted many events in addition to brewing and general taproom experiences.

The entire site was used for parking, storage of items related to the Schram business, and events. We worked with the City of Chaska to bring new electric service, water and sewer into the site for the enhanced use. For various reasons related to the micro-brewery industry as a whole, demand for the product and taproom experience has declined, and many breweries have had to close their doors.

Prior to Schram, Carver County Public Works used the building for outdoor material and truck storage related to road maintenance. The County used the entire outdoor area for trucks, trailers, and equipment storage year-round. We have submitted some historical aerials which depict this prior use. The Carver County use fit within the underlying I-2 zoning, but we do not believe that a SUP was ever required due to the start date and grandfathering of the use which dates back many years. County records show that the building was built in 1972. Structurally and aesthetically, the building is in good condition. The taproom space lends itself well as use as a modern office environment with excellent natural lighting. The use of the brewery side of the building will continue to align with traditional I-2 uses.

Special Use Permit: Although existing zoning of the property does permit for operation of the PYS business, it does not permit for the amount of outdoor storage that is needed by the new tenant, which is consistent with what the site has traditionally housed in the past. A Special Use Permit will be required for the proposed 75,000 sf of outdoor storage required to make the location successful for PYS.

The height of outdoor storage items would be reduced relative to prior County height uses. The County uses included material piles and salt storage shed heights that exceeded 25' in height. The PYS outdoor use would be reduced to about half of that total height, or approximately 12'.

The County and Schram did a very good job of adding landscaping to soften the edge of the site as well as screen outdoor use from the public. When we conducted our viewshed analysis for additional opportunities to add landscaping as a permanent screening tool, we found one area that should be enhanced. This area is identified in the previously submitted exhibits. As you move further east on Chaska Blvd., the topography steepens and increases, providing for virtually no physical view of the building or outdoor storage.

The amount, frequency, and type of traffic generated at this site will be reduced relative to previous uses of the location. This will no longer be a taproom use, which was more retail in nature. PYS typical hours of operation are M-F 7am-7pm and 8am-2pm on Saturdays. They do not have customers or retail sales which add to frequency of traffic in and out of the site. PYS uses smaller to mid-sized trucks and trailers, a reduction in size to the County use of large dump truck and semi-truck use. Pictures of typical truck, trailer and storage configurations from their current Jordan location have been included with this updated documentation. PYS currently employs approximately 20 full-time and part-time employees. Parking for these employees will

be on the south side of the building as shown on the previously submitted exhibit. Parking lot paint will be restriped with approval.

There are no major capital improvement projects associated with PYS's use of the site, so no construction period will be required. The goal, again, is to make minimal improvements to the property, and to keep maintaining and repairing the building and grounds in a professional manner.

Standards For Granting Conditional Use Permits: There are six standards for granting CUPs. Our proposed increase to outdoor storage meets these standards, as detailed below.

1. The additional outdoor storage area, maintenance and operation of PYC will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the public or our neighbors. Our neighbors are like-kind businesses operating in a similar manner, including outdoor storage.
2. As detailed in this narrative, the additional outdoor storage area will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish or impair property values within the area. There is also no abnormally high noise generated by PYS's use. In addition, we are proposing additional landscaping to screen the use from public view in areas that do not naturally provide screening by way of topography.
3. The establishment of the additional outdoor storage area will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district, which are I-2 to our north and low density residential to our west. In addition, the 2040 Comprehensive Plan is addressed in our narrative.
4. Adequate utilities, access roads, drainage and necessary facilities are in place for our proposed additional outdoor storage. The proposed area already exists from prior approved uses of the property. Utility upgrades were installed with the Schram CUP.
5. Adequate ingress and egress is currently in use and has been used by prior I-2 users in the past, as well as the more recent brewery / taproom use.
6. The additional storage area, shall in all other respects, conform to the applicable regulations of the district in which it is located.

Comprehensive Plan: The 2040 Comprehensive Plan guides this area to be High Density Residential, which conflicts with the current zoning I-2. We fully agree that the future of our property and the neighboring properties to our north should be designated as High Density Residential. We are committed to continued ownership of the property with the goal of abiding to that plan for future use. The surrounding properties will need to collaboratively redevelop and the timing of this redevelopment hinges on many aspects including future enhanced access, a willingness of the three neighboring owners, and favorable market conditions for a robust

increase in demand for multi-family housing of this size. The best way for us to be in a position for future redevelopment is to continue use of the building and site without large capital improvements, which would prolong redevelopment.

Using this property as it has been historically used and similarly consistent with original construction and subsequent remodels, is our best path forward.

Sincerely,

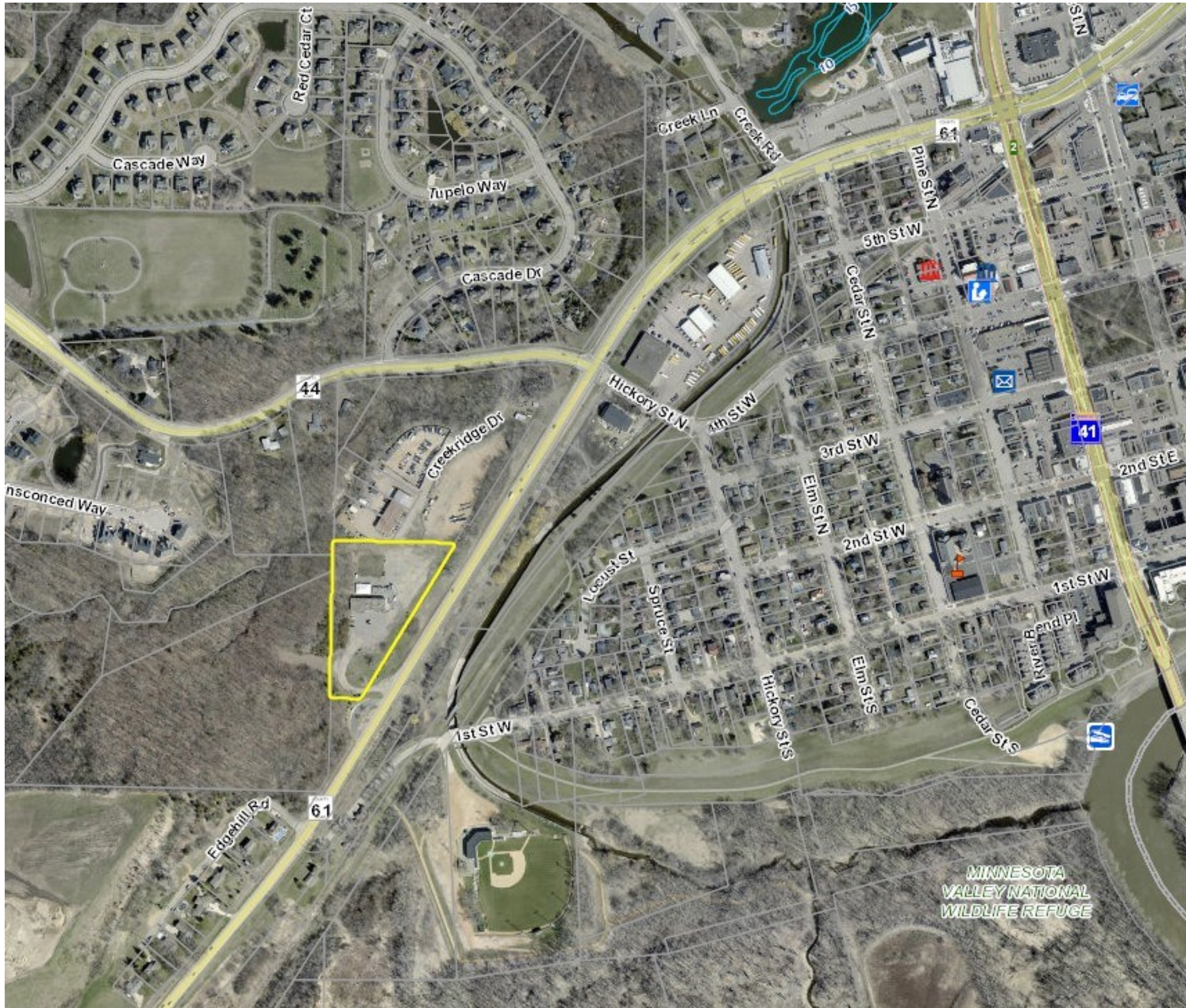


Alex Young

President

MSP Commercial

On behalf of ownership, MSP 850, LLC



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

SITE LOCATION



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

SITE LOCATION



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

PARCEL DIMENSIONS

187,245.05 SF
4.3 ACRES



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



AERIAL 2005



AERIAL 2008



AERIAL 2011



AERIAL 2024

PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

HISTORICAL AERIALS



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

VIEWSHED ANALYSIS
FROM CHASKA BLVD



COMMERCIAL REAL ESTATE **EXPERTISE**

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

VIEWSHED ANALYSIS

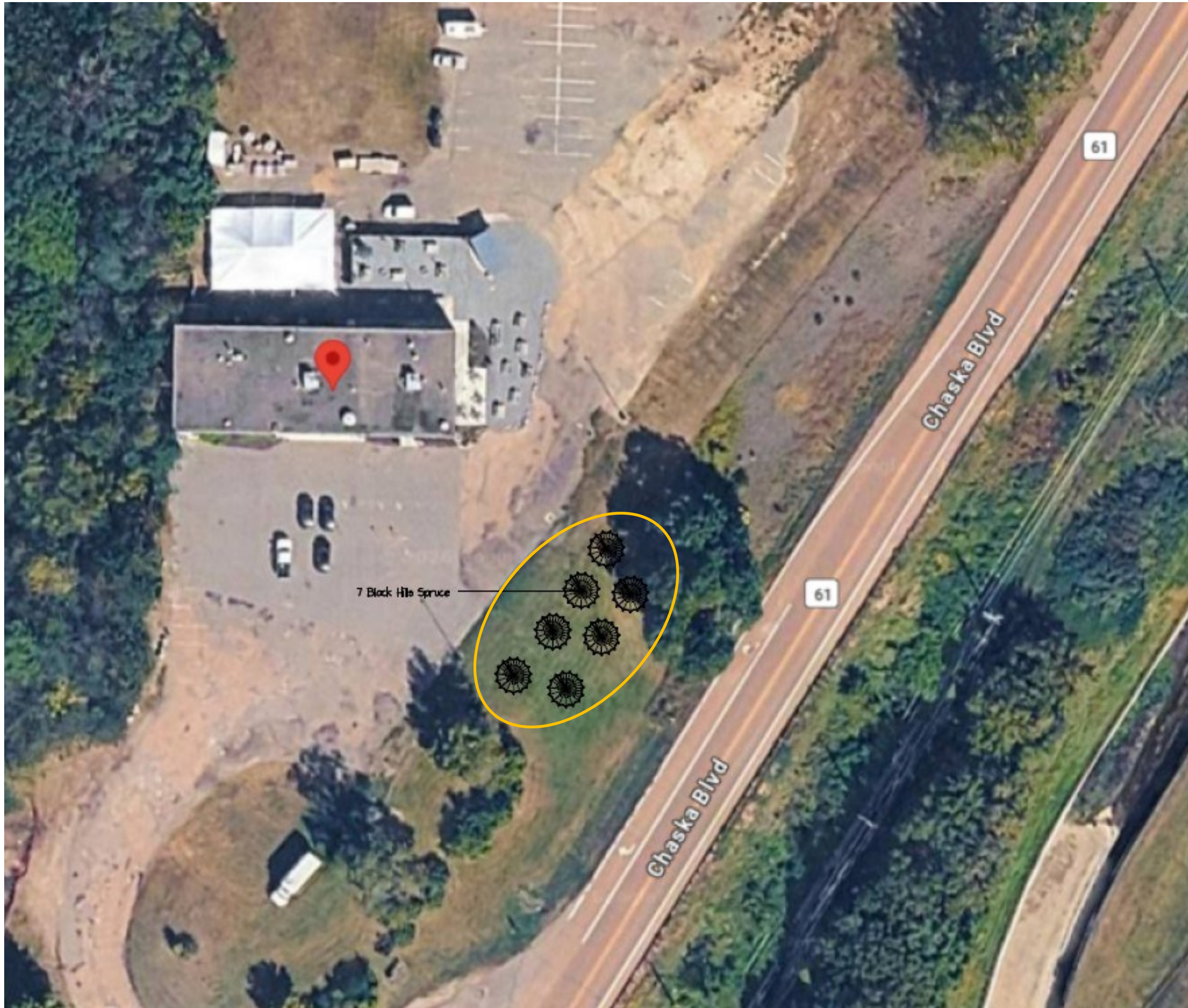
CIRCLED AREA HIGHLIGHTS WHERE LANDSCAPING WILL BE PLACED TO CREATE VISUAL BARRIER/FENCING

REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAILS



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

LANDSCAPE PLAN

VISUAL BARRIER/FENCING:
SEVEN (7) BLACK HILLS SPRUCE
TREES



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

ELEVATIONS



COMMERCIAL REAL ESTATE **EXPERTISE**

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

AERIAL WITH
TOPOGRAPHY



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

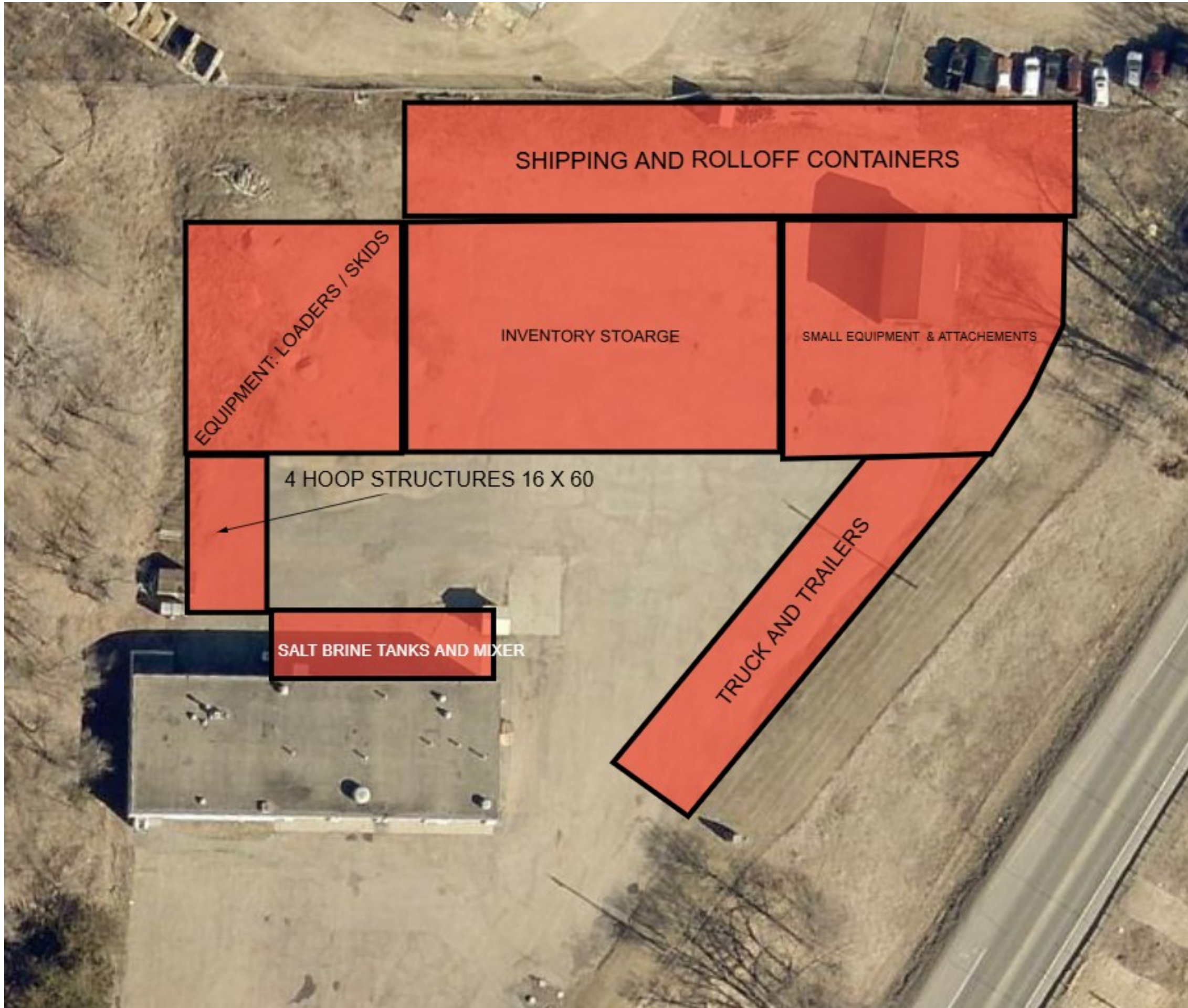
3700 CHASKA BLVD
CHASKA, MN 55318

PROPOSED SITE USAGE
SQUARE FEET



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

PROPOSED SITE USAGE



COMMERCIAL REAL ESTATE **EXPERTISE**

6436 Penn Ave S
Richfield | MN 55423
mspcommercial.com



PRECISION YARD SERVICES

3700 CHASKA BLVD
CHASKA, MN 55318

EXISTING PARKING PLAN

APPROX 40 STALLS



COMMERCIAL REAL ESTATE EXPERTISE

6436 Penn Ave S
Richfield | MN 55423
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Vista Ridge

Chaska, MN

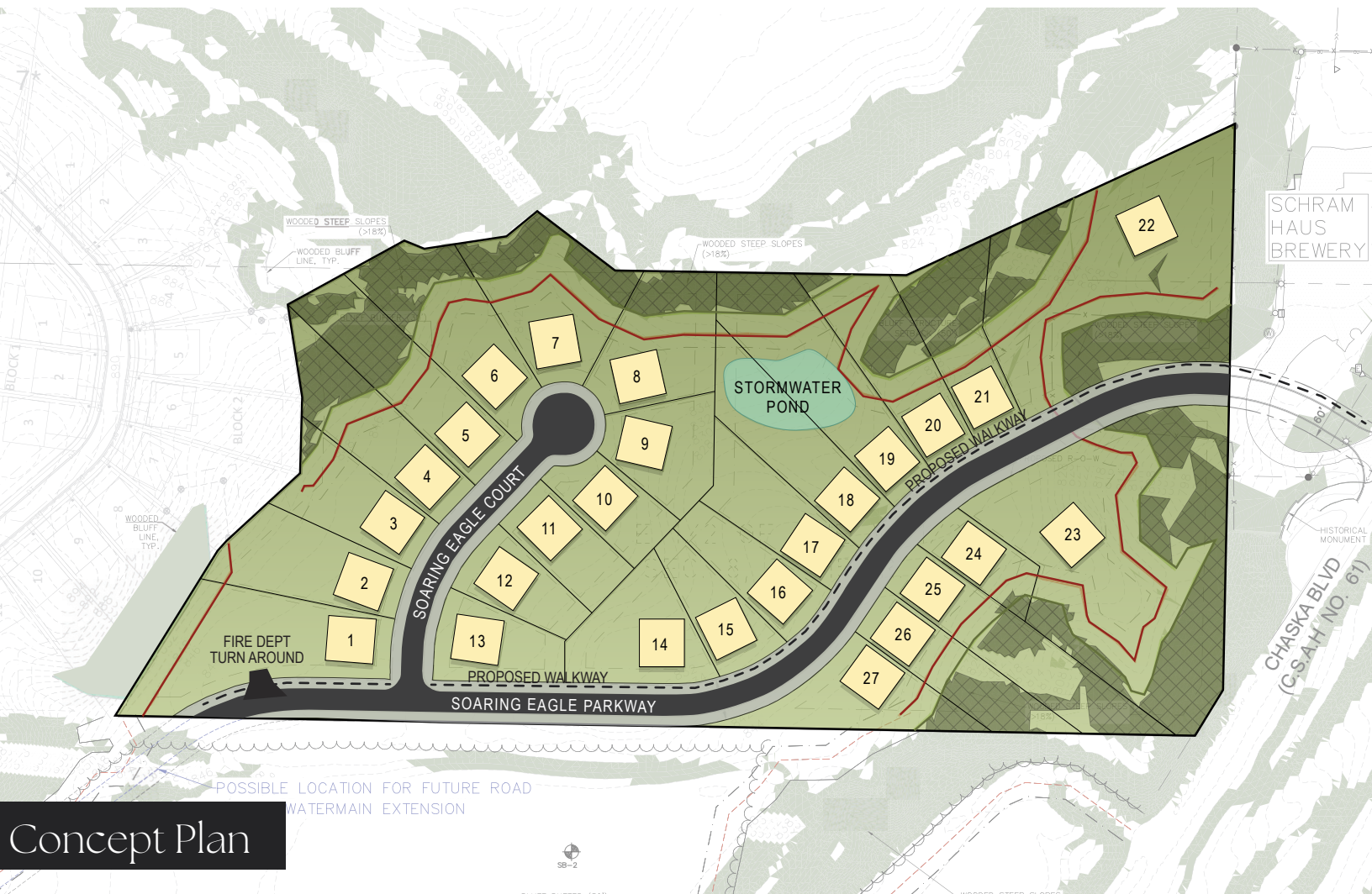


project summary

The following narrative provides a summary and overview of the proposed Concept Plan for Vista Ridge. Located adjacent and southeast of the Ensconced Woods first addition, Rivertown Heights second addition, and Carlson Bluffs, Vista Ridge will provide opportunities for larger lots overlooking the creek, with custom homes planned throughout the neighborhood. Per the City's Concept Plan submission requirements, this narrative provides a summary of the proposed project, land use and zoning, environmental considerations, infrastructure and access.

project description

Vista Ridge LLC, the Developer and Applicant, is proposing to develop the Property for a new residential neighborhood with single-family lots, open spaces and curvilinear roadways. The proposed project includes 27 single-family lots nestled into the surrounding wooded areas. Boarded by protected wooded steep slopes and the creek along the north perimeter, this site is tucked into a unique developable area that offers natural vista views over the bluff. Access to the new homes is proposed from Chaska Boulevard (CSAH 61) with a new single access road to be constructed with a 60-foot right-of-way along the south property line extending to allow future access to adjacent properties to the southwest. The proposed access will utilize the existing driveway location that currently serves the Schram Haus Brewery located north of the site. Realignment of the access road will provide an improved access for both properties, creating a safer access onto CSAH 61. Connecting to the new roadway is a quiet cul-de-sac for 13 new homes. Homes within the neighborhood will be oriented towards the new roadways, allowing for generous backyards, reducing impervious surface areas, and protecting wooded areas.



Concept Plan

concept plan & development summary

Owner	Carlson Family	Developer	Johnson Reiland Builders & Remodelers
Location (PID)	300085610	Parcel Size, Gross	24.14 Acres
Adopted Land Use Guiding	LDR (2-5 DU/Ac.)	Net Developable Acres	~13.5 Acres
Adopted Zoning	R-1 Residential Development O - Open Development	Total Dwelling Units (lots)	27
Proposed Zoning	R1 PUD	Proposed Density	2 DU/Net Acre
Lot Type	Single-Family Detached		

existing conditions

The existing parcel is approximately 15.5 acres and is located southeast of the Ensconced Woods first addition, Rivertown Heights second addition, and Carlson Bluffs. The parcel is irregular in shape and is adjacent to the CSAH 61 right-of-way. Access to the parcel is off the site from a shared access with the adjacent parcel lying north of the property (Scram Haus Brewery). This access will be realigned to allow for an improved, and safer, access into both sites from CSAH 61. The site slopes up from the CSAH right-of-way towards the center of the parcel before the site slopes down towards the creek which traverses the area east-west along the north property line.

New residential uses are adjacent to the parcel to the north and west, with light industrial uses to the north and south along the CSAH 61 right-of-way. The wooded slopes towards the creek to the north will be protected from development and a conservation easement that will protect these areas into perpetuity. Due to the slopes and creek in this area, the new roadway is not proposed to connect through to Ensconced Woods first addition. Wooded areas within the developable area will be disturbed to construct the roadways and the new homes; however, the larger lot sizes and custom homes will allow buyers to incorporate trees as part of the home and lot design process.

Per available GIS records, there are no wetlands on the subject property and the parcel is not within a designated floodplain.

concept plan summary

The proposed Vista Ridge project will develop the site with 27 custom single-family homes, curvilinear roadways, stormwater management and protected woodlands. Each lot will be carefully developed allowing buyers to tailor their homes to meet their needs while ensuring that wooded areas, steep slopes and viewsheds are protected. The proposed project will look and feel similar to neighboring residential developments, with similar lot sizes, density and yard setbacks. The proposed Project will be developed at 2.0 dwelling units per acre and will comply with the City's Low Density Residential land use designation once the steep slopes and protected areas are netted out. While our concept exceeds the City's minimum width and area requirements, we are requesting flexibility from the yard setback requirements. We believe that flexibility from the setback standards will allow for improved positioning of the homes on each lot and will have the benefit of reducing impervious surface areas (which is good for the surrounding environment.)

flexibility from base zoning

Our requests include:

- *Front Yard Setback:* The R-1 district requires a 30-foot setback, and we are proposing flexibility to allow for a 23-foot setback. This will allow for shorter driveways and more efficient services to individual homes while still supporting the character of the neighborhood.
- *Rear Yard Setback:* The R-1 district requires a 30-foot setback, and we are requesting flexibility to allow for a 25-foot setback. Where yards abut interior features such as wood open space, steep slopes, or wetland the reduced rear yard setback is unnoticed given the natural features. This allows for a better lot layout throughout the project.
- *Side Yard Setback:* As demonstrated in the Ensconced Woods first addition, we are proposing a 5-foot side yard setback which will allow for flexibility in home siting while maintaining a strong neighborhood character from the street frontage.

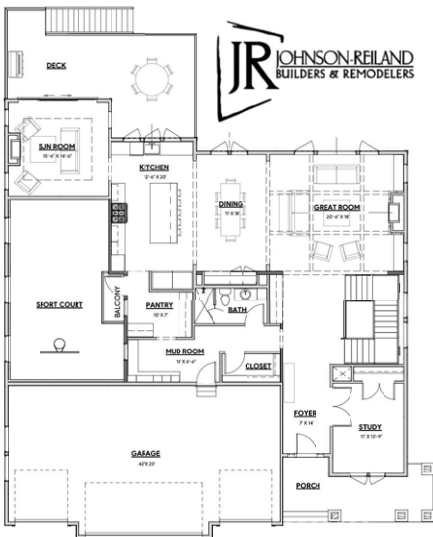


grading and tree preservation

We anticipate that the site will be mass graded where roadways and home pads are planned, which will include tree removal to prepare for home construction. Every reasonable effort will be made to save trees within the grading area, and those areas not within roadways, front yards and building pads will not be removed as part of the initial site grading activities. We understand the value of woodlands to the City, and to our prospective buyers, and we will make every reasonable effort to save trees that are healthy and viable post-construction. The steep slopes will be protected, which will save a large portion of the existing woodland areas on the site. Developing larger lots and reducing the front yard setbacks and interior rear yard setbacks will result in more land within the dedicated outlots protecting more environmental resources for the future. This area includes the Southern Mesic Maple-Basswood Forest cover type, which is made up of young to mature deciduous trees that are typical of this native plant community. This plant community is commonly found associated with ravines having moderate to steep slopes in this part of Carver County along the Minnesota River Valley and through careful planning this site we will protect more of it for generations to come.

infrastructure

We are proposing a public road connection from Chaska Boulevard as shown in the attached Concept Plan. This connection will provide pedestrian, bicycle, or vehicle access into downtown Chaska, and allow easy access to County Road 41 and the new community park. While it is not proposed as part of the project at this time, Soaring Eagle Drive may be extended to provide connection to Percheron Blvd in the future. The project is proposed to be served by municipal services including extension of the municipal water supply and sanitary sewer.



mission + core strategies

Chaska's Mission...to be the "Best Small Town in Minnesota"

The proposed Vista Ridge is a new neighborhood with custom single-family home opportunities that blend seamlessly with adjacent development. Contiguous to existing development, roadways and utilities will be extended supporting the City's mission to provide opportunities for efficient and orderly growth.

Consistency with key Core Strategies

- Sense of community and small town values

The development's location provides residents with convenient access to local parks, trails, recreational facilities, and community events, supporting an active and high quality of life. By adding new housing inventory within the City, the project helps ensure that residents can continue to live, work, and participate in the community while supporting the local economy and workforce. The project will provide a thoughtfully designed neighborhood that respects the character of the surrounding area and is consistent with surrounding residential development. The development will introduce new housing opportunities and styles that support Chaska's small-town character and quality of life.

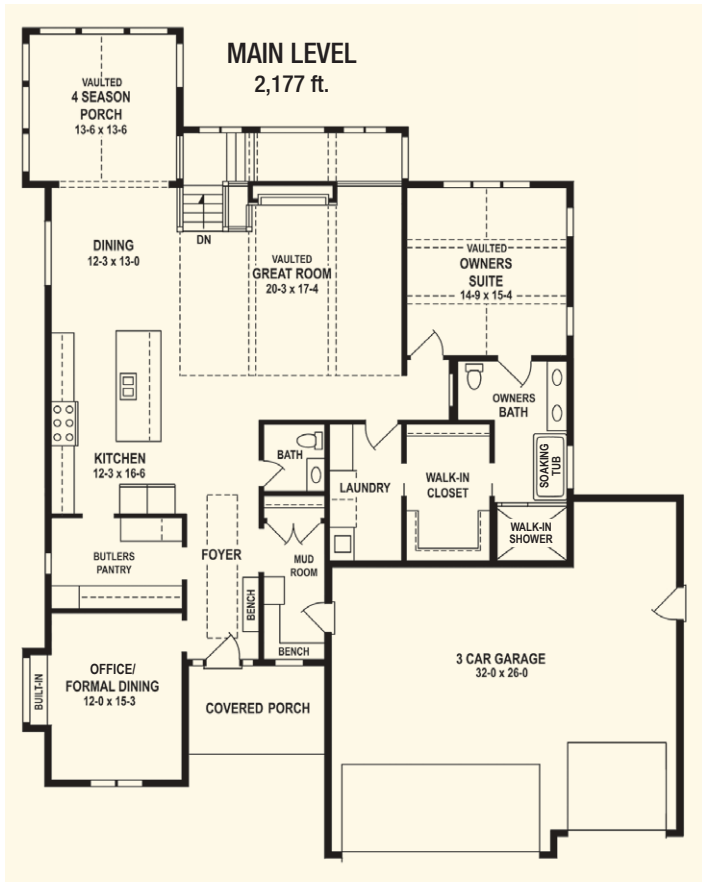
- Well-planned and orderly development

The Vista Ridge neighborhood is contiguous to adjacent residential development and is a natural continuation of orderly development in the area. The subdivision layout, lot configuration, streetscape design, landscaping, and architectural integrity will create an attractive neighborhood environment that enhances the appearance of the community and promotes long-term property maintenance and investment. The project has been planned in coordination with available municipal infrastructure and will be served by utilities designed in accordance with City standards.

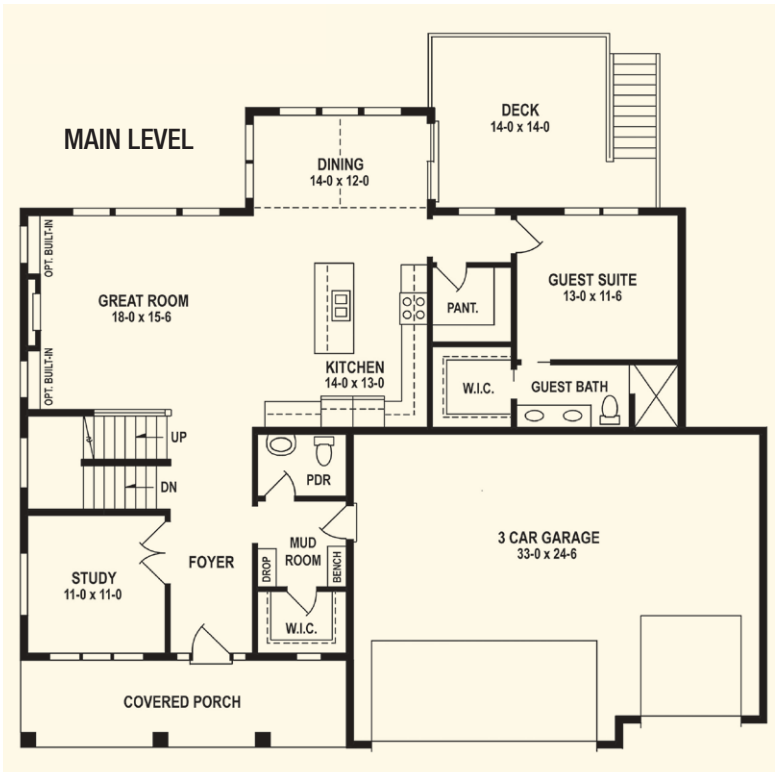
- Commitment to excellence

Johnson Reiland Builders & Remodelers is an experienced developer who has brought high-quality residential development projects to the City of Chaska - including the existing neighborhoods to the north and west of the project site. Home designs will embrace and compliment the unique site features, slopes, and woodland areas. Streetscapes will be vegetated and maintained, and homes will be designed thoughtfully with consistent architectural detailing. The neighborhood will feature a complimentary mix of varied housing styles, quality materials, and professionally installed landscaping. This will be a direct extension of what has been built in the neighboring developments of the Enscenced Woods first addition, Rivertown Heights second addition, and Carlson Bluffs.

Sweetgum



Coneflower



Neighborhood Meeting Report

Chaska Neighborhood Meeting

Date: Thursday, June 18, 2026

Time: 4:00 PM

Location: Rinkside Room, Chaska Community Center

Dear City of Chaska,

Johnson-Reiland Builders & Remodelers held a neighborhood meeting on Thursday, June 18, 2026, at 4:00 PM in the Rinkside Room at the Chaska Community Center to present the proposed development of Vista Ridge and answer questions from neighboring residents. We also got a few calls from residents of Enscoced woods who could not attend.

Prior to the meeting, we met with the Carlson family and spoke with Lano, Alex Young (Brewery site) and other neighboring residents regarding the proposed project. A project presentation was prepared and delivered, followed by an open discussion. A Macdonald construction representative was also in attendance.

Notable attendees included:

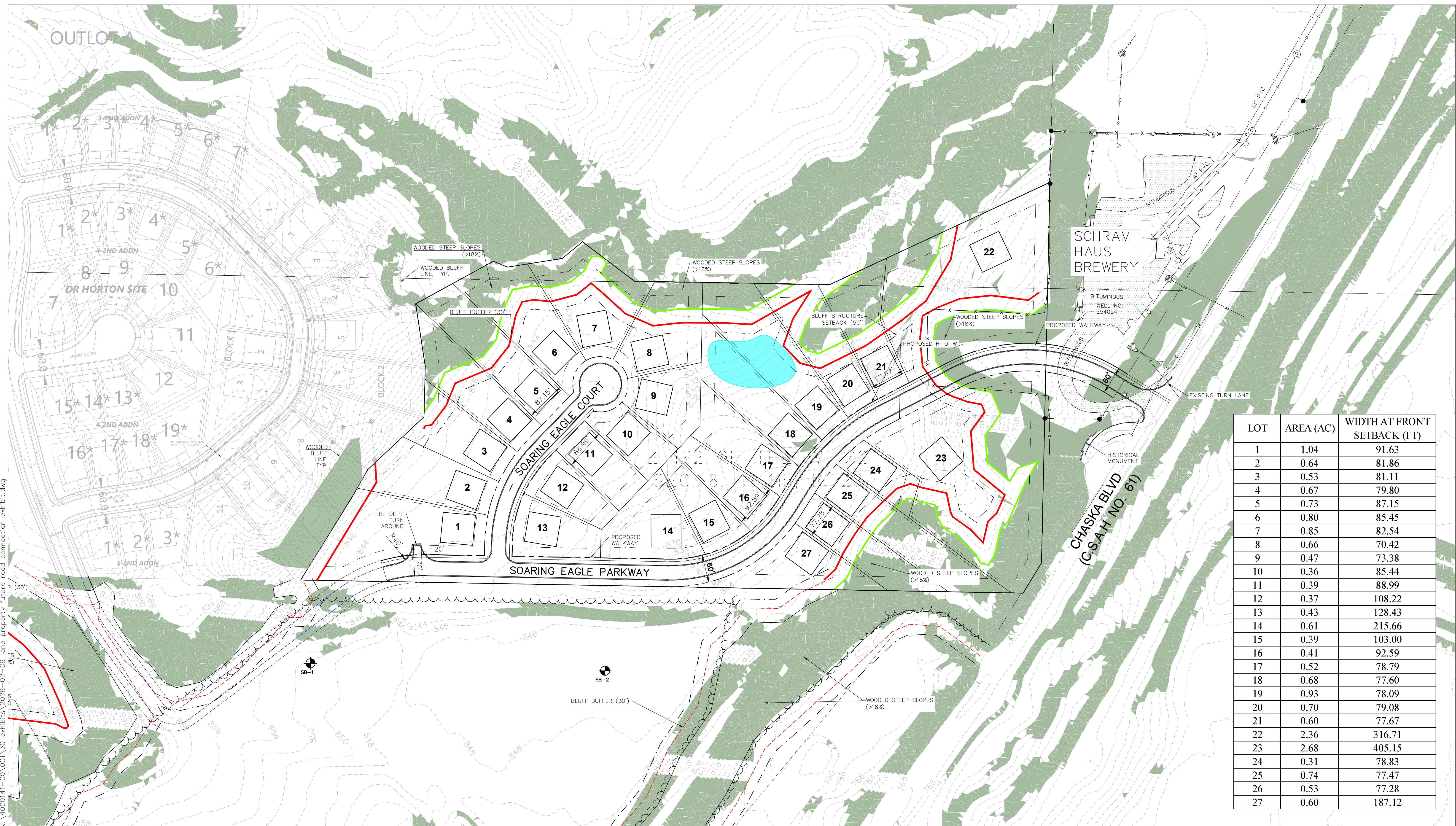
- Ken Hiller (Enscoced Woods neighbor and Edgehill resident)
- Macdonald Representative
- Members of the Carlson family
- Nearby resident of Edgehill

The meeting was well received. All discussions and comments before, during, and after the meeting were positive. No concerns or objections were expressed by those who attended this meeting.

Refreshments: Water and cookies provided.

Link to PPT:

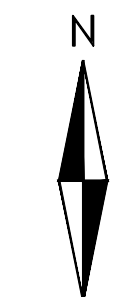
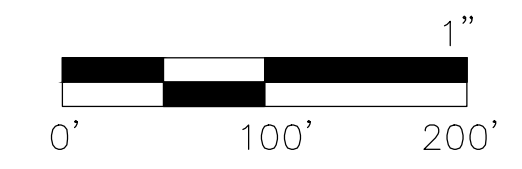
https://docs.google.com/presentation/d/1WFRH0sQ3d3X9hDGGCFGonKjq_1aWl1J5/edit?usp=sharing&ouid=112786591342057543632&rtpof=true&sd=true



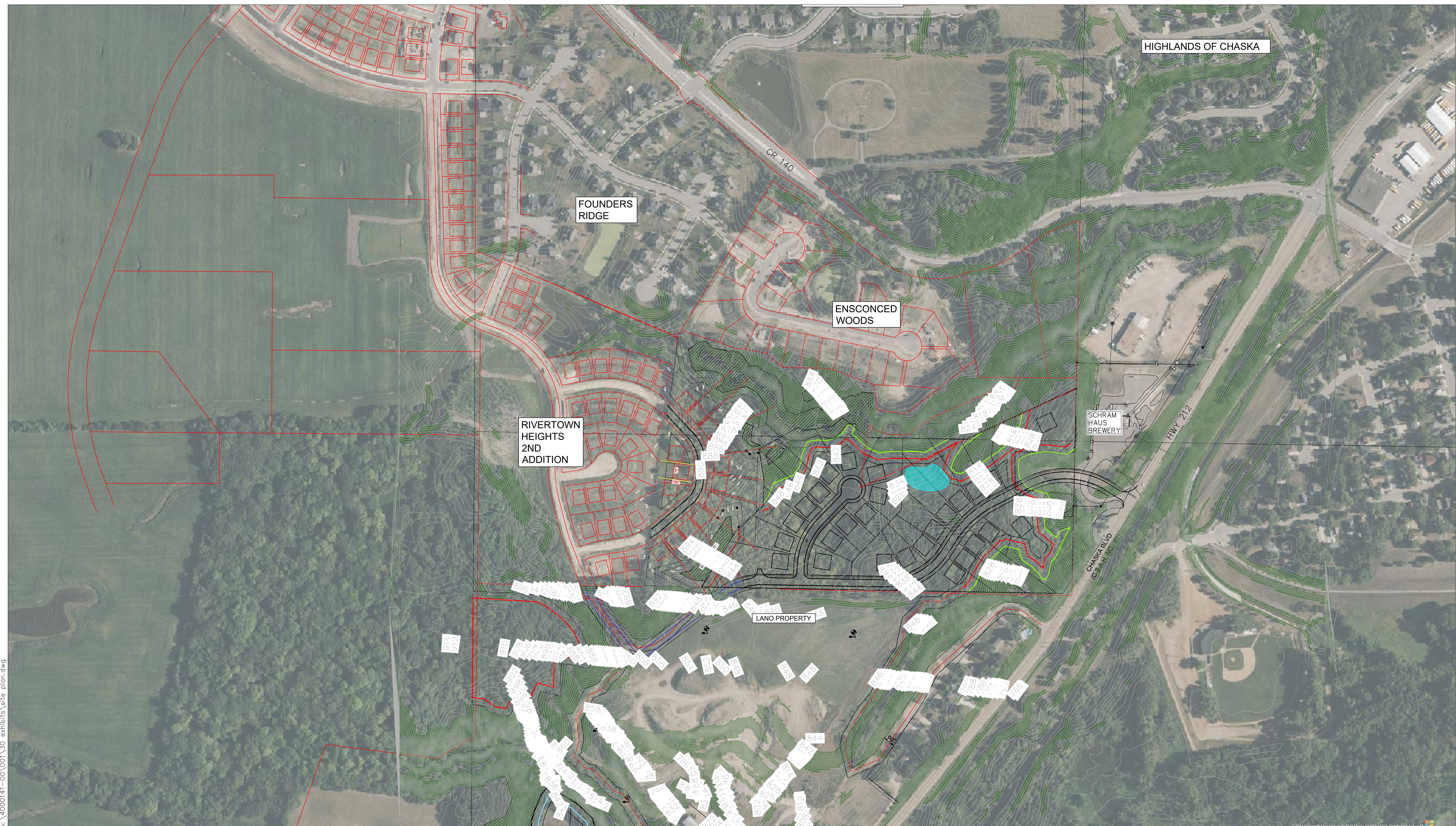
LOT	AREA (AC)	WIDTH AT FRONT SETBACK (FT)
1	1.04	91.63
2	0.64	81.86
3	0.53	81.11
4	0.67	79.80
5	0.73	87.15
6	0.80	85.45
7	0.85	82.54
8	0.66	70.42
9	0.47	73.38
10	0.36	85.44
11	0.39	88.99
12	0.37	108.22
13	0.43	128.43
14	0.61	215.66
15	0.39	103.00
16	0.41	92.59
17	0.52	78.79
18	0.68	77.60
19	0.93	78.09
20	0.70	79.08
21	0.60	77.67
22	2.36	316.71
23	2.68	405.15
24	0.31	78.83
25	0.74	77.47
26	0.53	77.28
27	0.60	187.12

VISTA RIDGE EXHIBIT A - CONCEPT PLAN
CHASKA, MN

 WOODED STEEP SLOPES
 30' BLUFF SETBACK



 DATE: 6/23/26
 DRAWN BY: TMA
 SCALE: 1"=200'

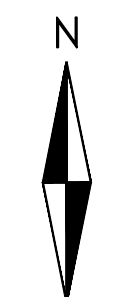




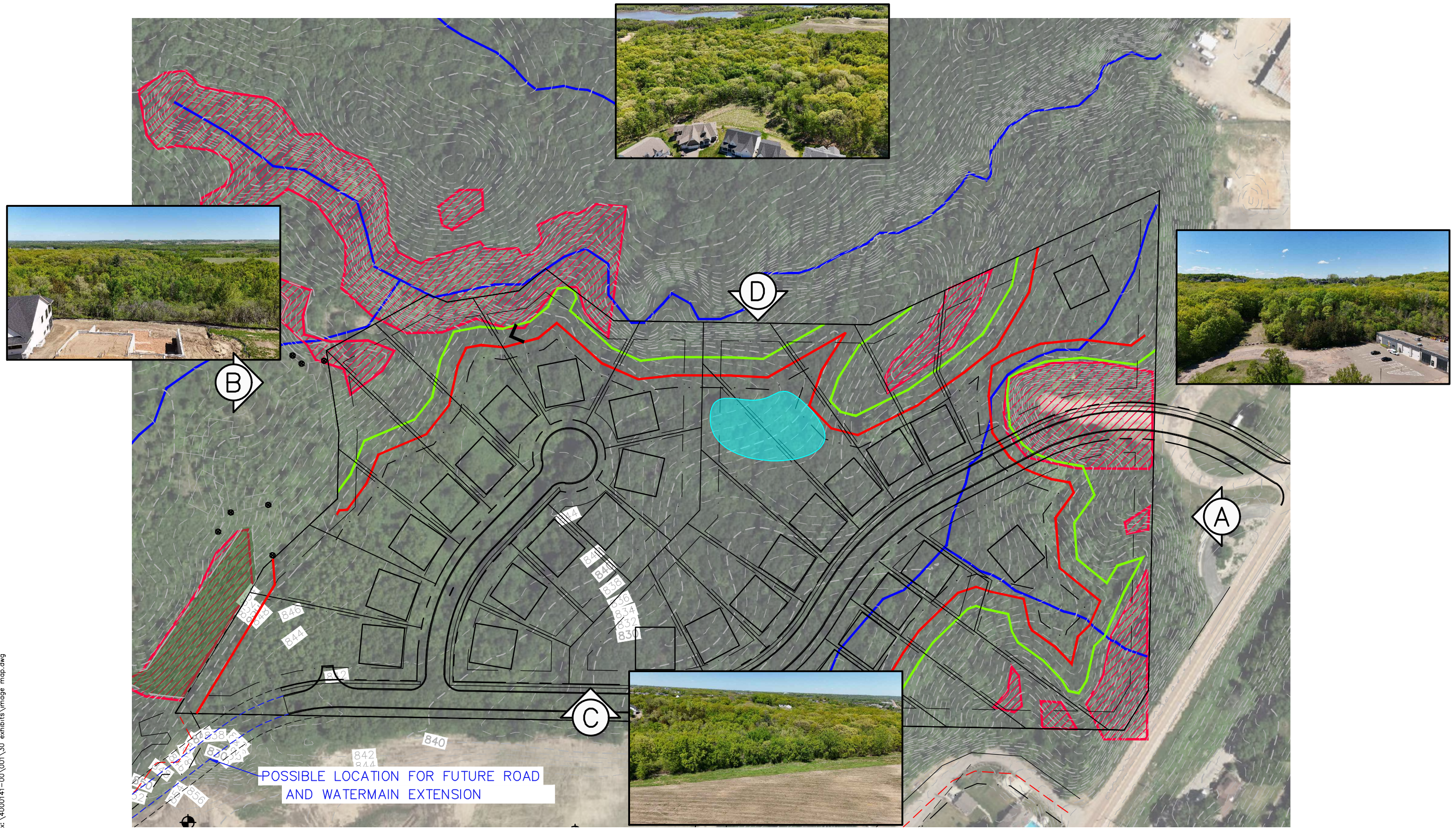
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VISTA RIDGE EXHIBIT B - LOCATION MAP


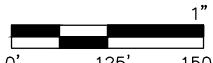
CHASKA, MN



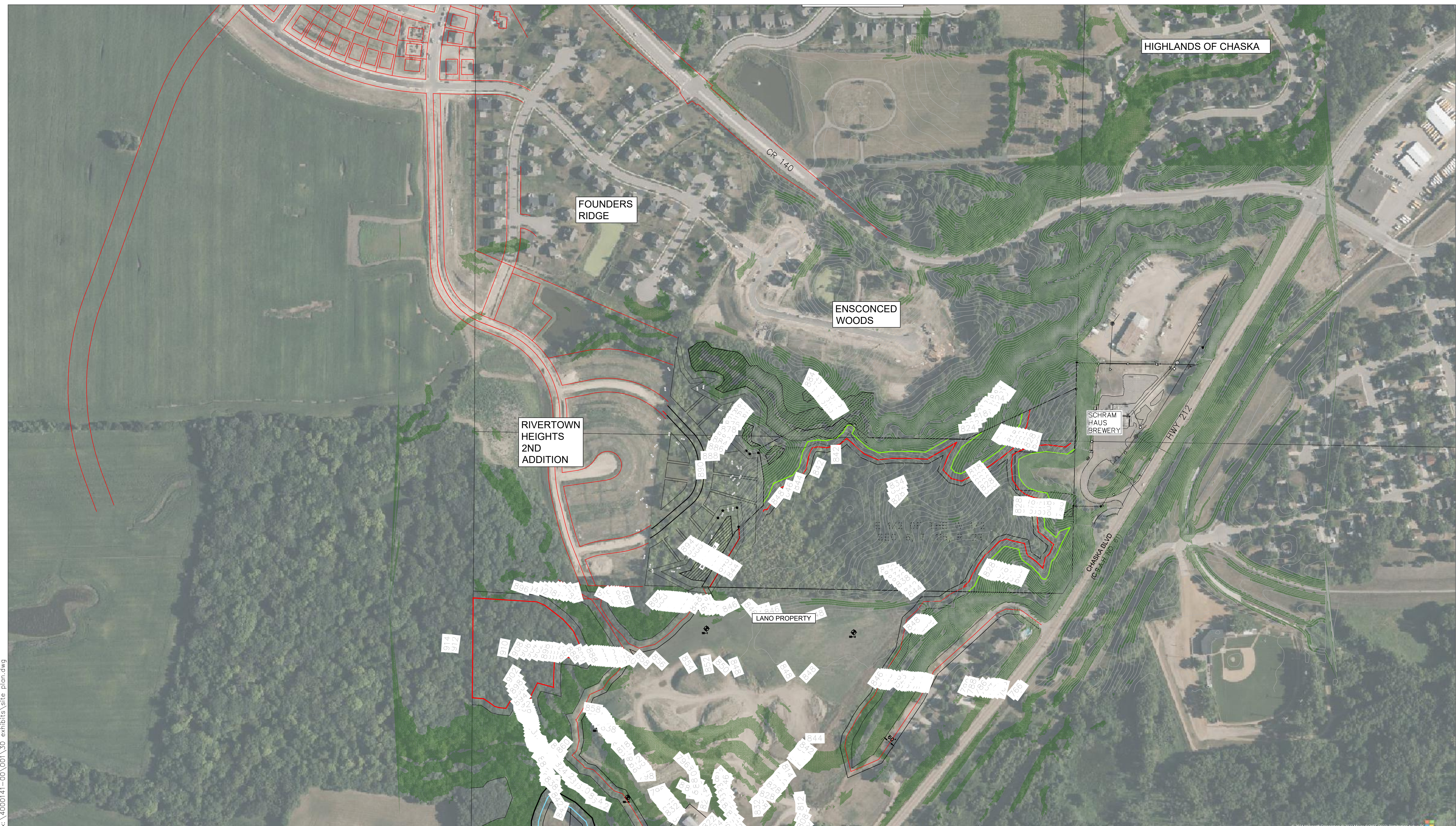
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VISTA RIDGE EXHIBIT D - EXISTING VIEW SHED
CHASKA, MINNESOTA



 DATE: 05-19-2026
 DRAWN BY: TMA
 SCALE: 1" = 150'

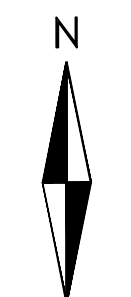




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VISTA RIDGE EXHIBIT E - EXISTING CONDITIONS

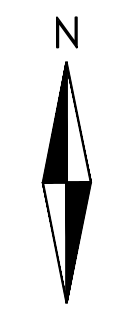
CHASKA, MN

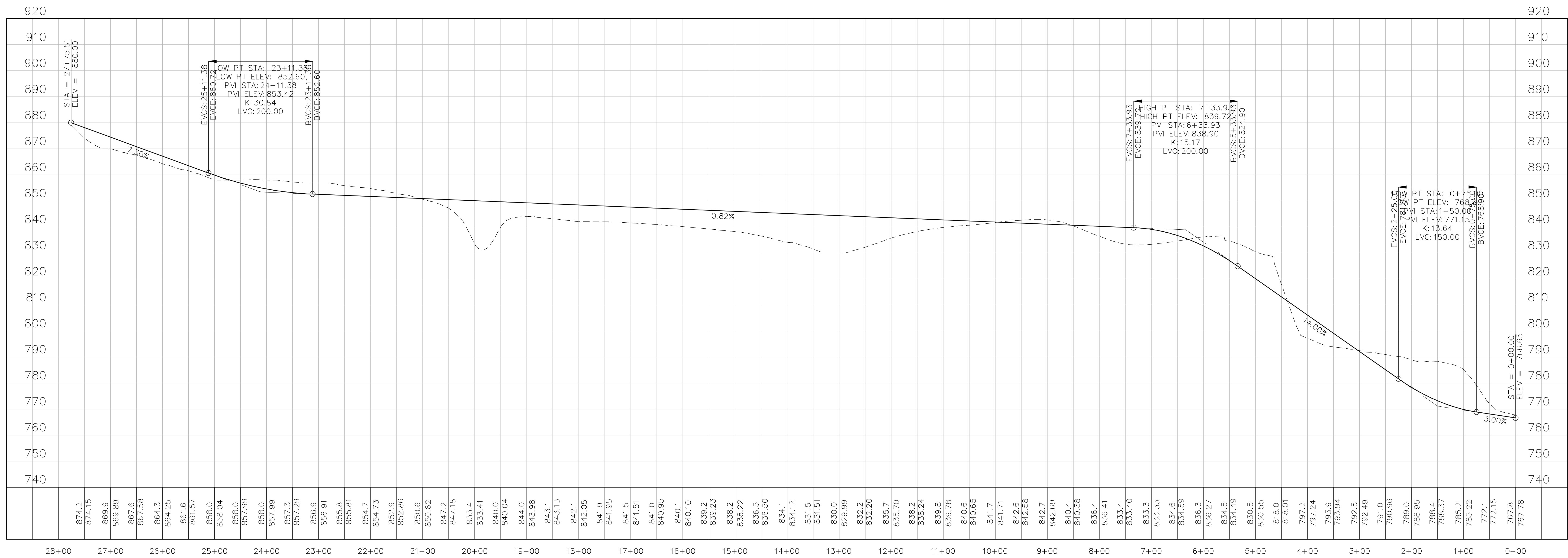
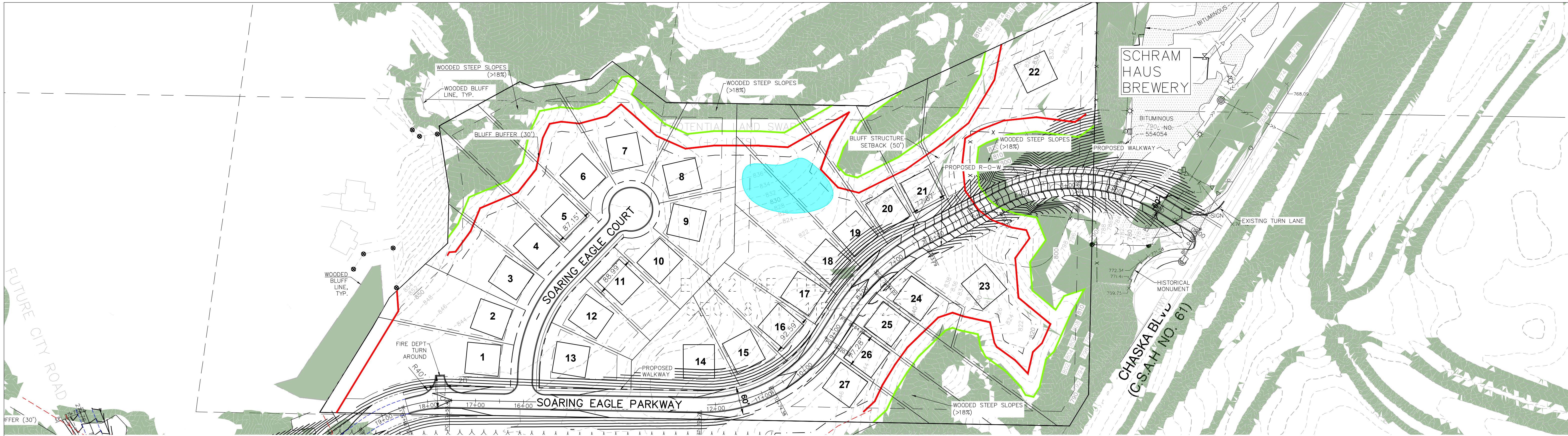




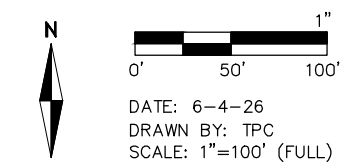
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VISTA RIDGE EXHIBIT F - ADJACENT PROPERTY
CHASKA, MN

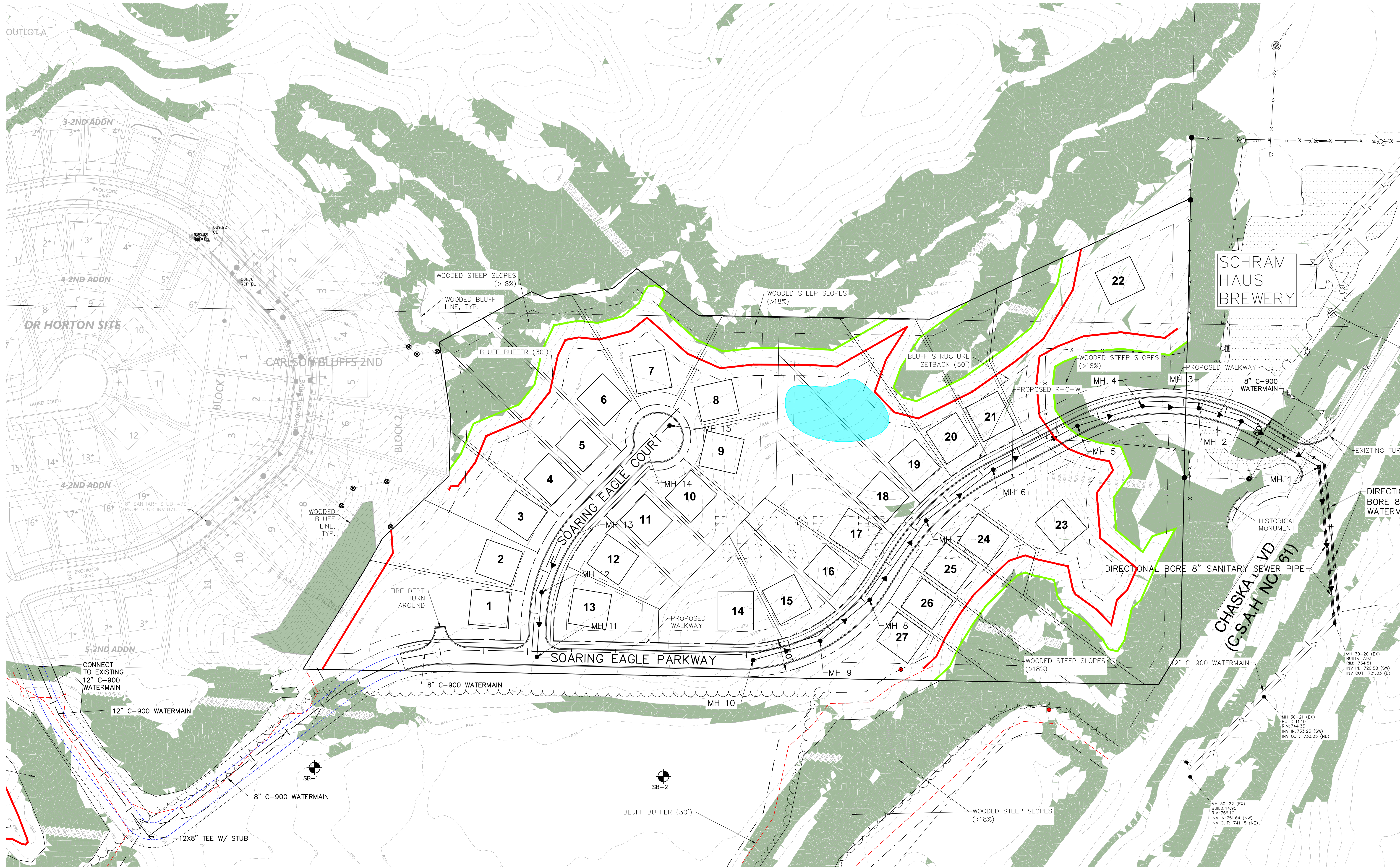




VISTA RIDGE - EXHIBIT G
STREET PROFILE



DATE: 6-14-26
 DRAWN BY: JPC
 SCALE: 1"=100' (FULL)



VISTA RIDGE EXHIBIT H - UTILITY CONCEPT PLAN
CHASKA, MN

File Location: X:\M00141-0001\020 Concept\0206-05-19\LAND PROP UTIL CONCEPT.dwg Plotted By: CES Date: 2026-06-23 3:15:13 PM