



Chapter 2

Land Use

Lake
Minnewashta
Regional Park

Paisley Park

Chanhassen

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2 | Land Use

2.1 | Introduction

The purpose of the land use plan is to ensure the community's quality of life by identifying appropriate locations for all types of uses and provide for the orderly expansion of municipal services through the Metropolitan Urban Service Area (MUSA) phasing plan. The land use plan creates the framework that guides zoning and subsequent land use decisions. This plan establishes the guidelines that the City Council, Planning Commission, and Parks and Recreation Commission use to make decisions on individual development requests, especially those that involve zoning and land use amendments.

2.2 | Development Influences

Lakes, wetlands, and woods define Chanhassen. Natural resources such as the sensitive water resources contained within Assumption Creek, Seminary Fen, and the wetlands associated with the Minnesota River are especially important. The city's 350 wetlands occupy over 2,370 acres, nearly 15% of the city's total area. Additionally, the city has 12 mapped lakes covering 1,526 acres, and storm water ponds account for another 78 acres of aquatic habitat. The city is also home to the headwaters several major streams including Bluff Creek, Riley Creek, and Purgatory Creek. Cumulatively, surface water features account for 4,269 acres of the city's surface area. Many of the city's parcels either take advantage of or are impacted by these water resources.

The city is bordered by the Minnesota Landscape Arboretum to the west and the Minnesota River to the south. The community's northern boundary is predominately low-density residential housing. Surrounding Chanhassen are the communities of Shorewood, Minnetonka, Victoria, Shakopee, Chaska, and Eden Prairie. To the east, Minnetonka, Eden Prairie, and Shorewood are almost entirely developed, and Chanhassen expects to see continued growth in all land use sectors.

One of the biggest factors influencing growth in the southern section of the city is the anticipated upgrades and re-alignment of Highways 101/61. In 2014, the City of Chanhassen commissioned a study to investigate the feasibility of extending city utilities to the County Road 61 corridor. This area encompasses 1,430 acres and includes numerous protected areas including the Bluff Creek Primary Zone, the Seminary Fen Scientific and Natural Area, and the MN Valley National Wildlife Refuge. Once these areas are removed from consideration only 12% of this region is developable.



Despite these constraints, the study determined that extending utilities to the area was feasible, and the city has guided these properties for the uses and densities necessary to ensure that they achieve the highest and best use possible while being responsive to the area's unique natural setting. The city's goal is to create an attractive southern gateway to the city along this corridor. Development within this area will be contingent upon the extension of city services into this area, which is itself contingent upon the realignment of Highway 101. Upon completion of the study the land use amendments were approved by the Metropolitan Council in February of 2015.

FIGURE 2-1. A | Highway 61 Corridor Original Land Use Guiding

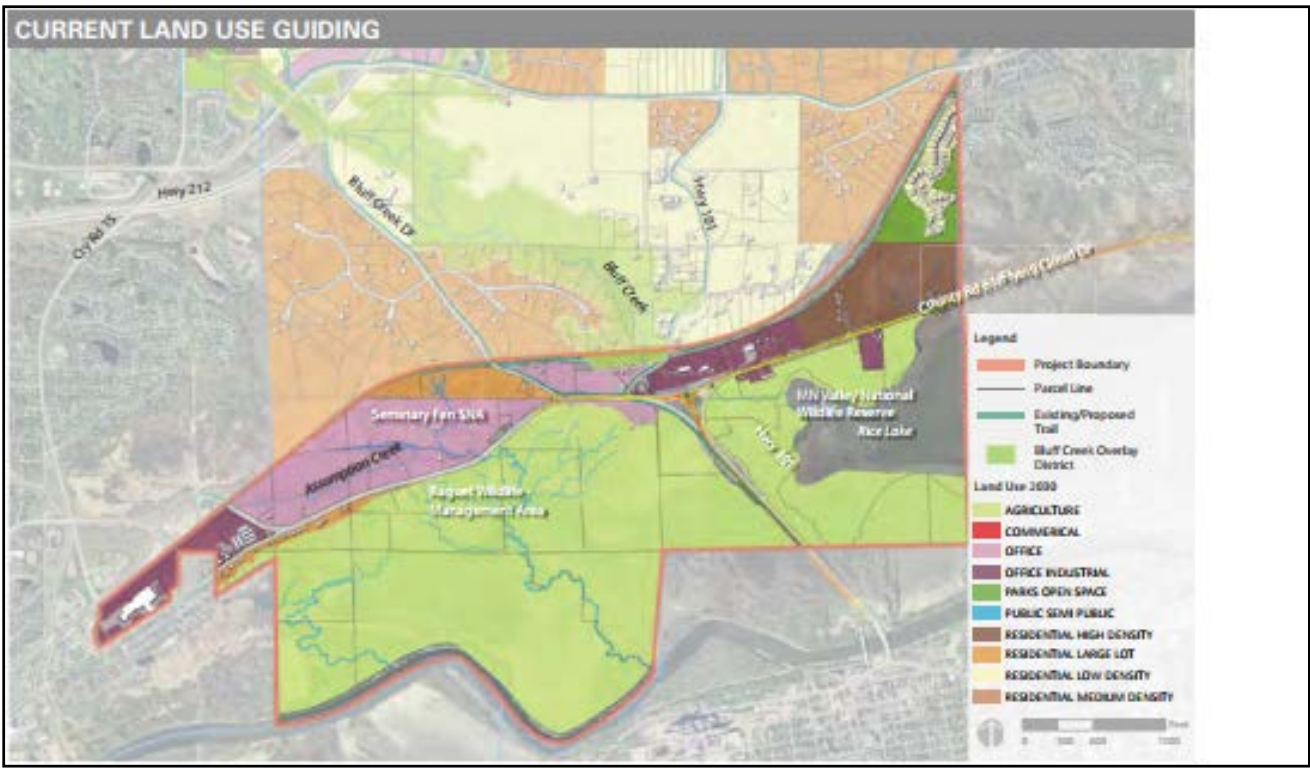
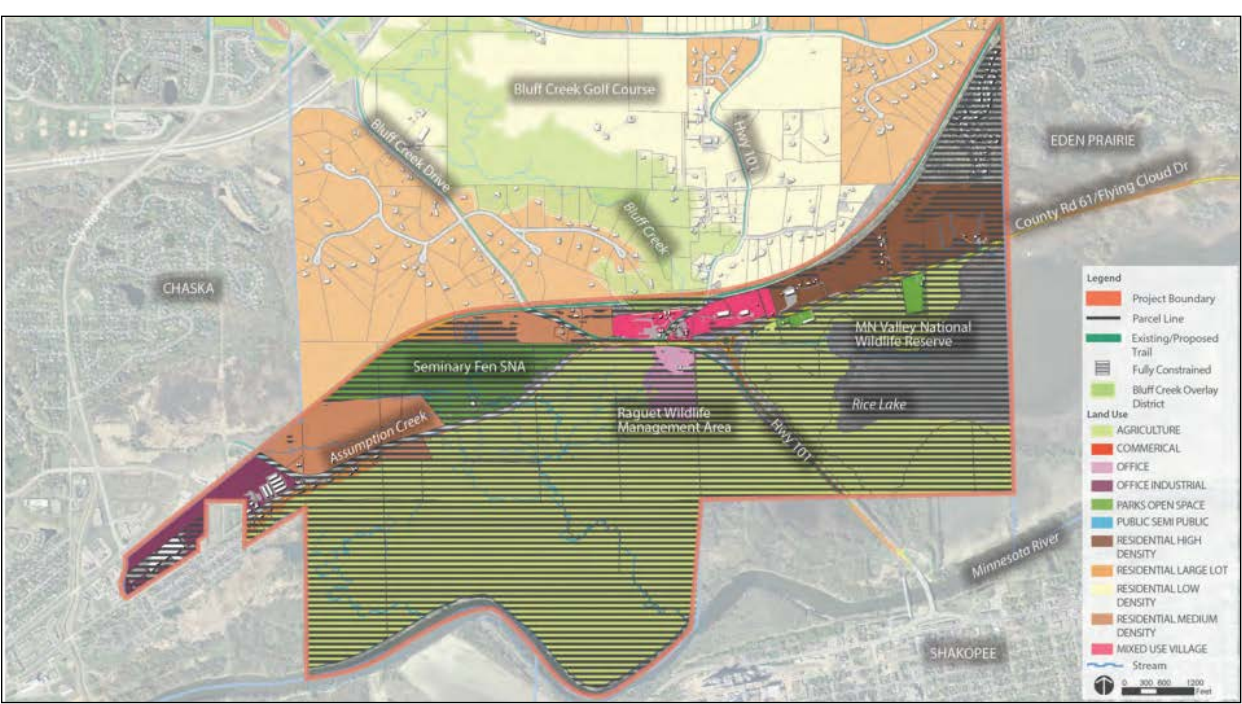


FIGURE 2-1. B | Highway 61 Corridor Revised Land Use Guiding



2.3 | Growth Forecast

The purpose of the land use plan is to ensure the community’s quality of life by identifying appropriate locations for all types of uses and provide for the orderly expansion of municipal services through the Metropolitan Urban Service Area (MUSA) phasing plan. The land use plan creates the framework that guides zoning and subsequent

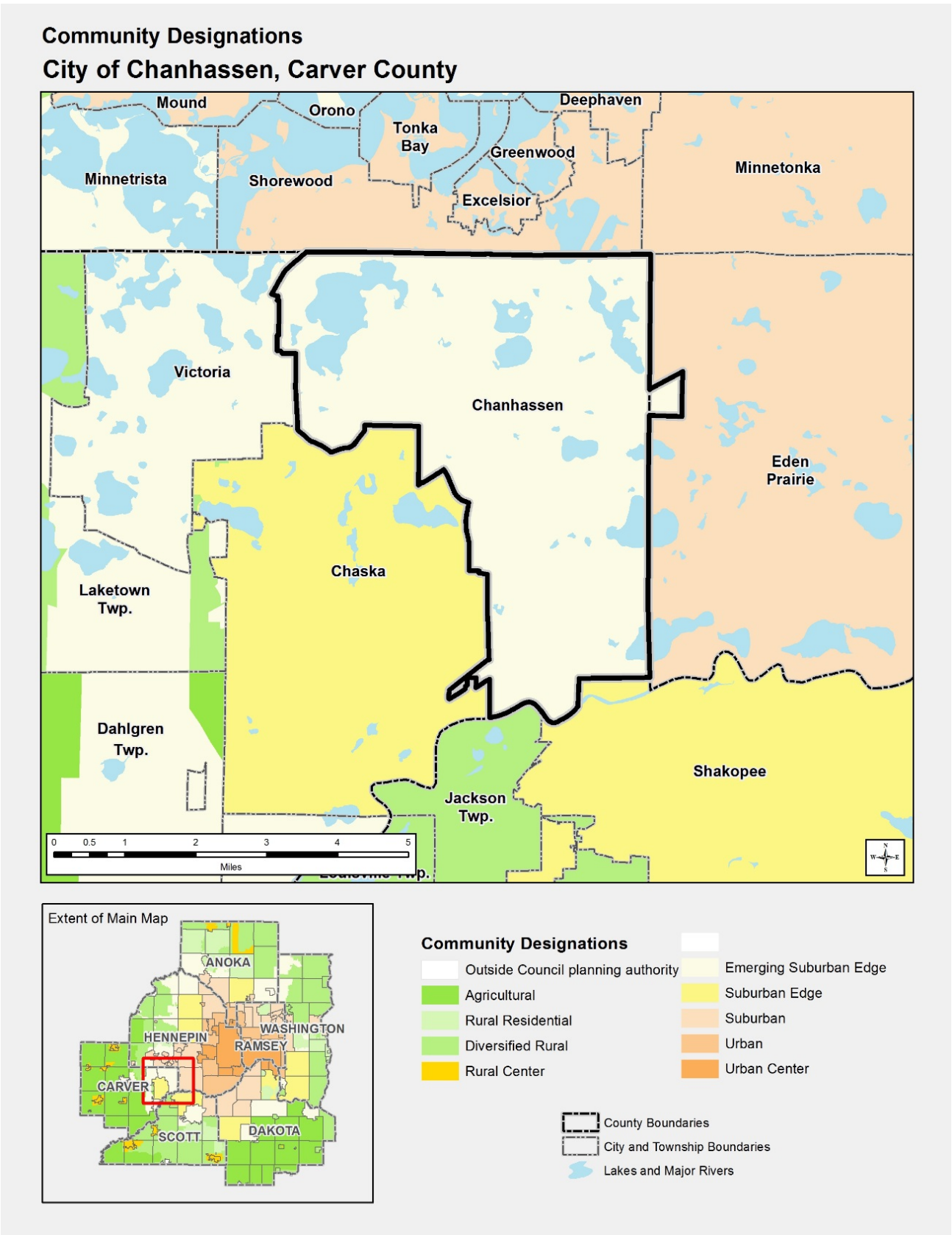
FIGURE 2-2 | Growth Forecast

Chanhassen Regional Development Forecast				
Category	Census	Revised Forecast		
	2010	2020	2030	2040
Population	22,952	26,700	31,700	37,100
Metro Sewered	20,576	24,320	29,330	34,720
Households	8,352	10,000	11,900	14,000
Metro Sewered	7,519	9,170	11,070	13,170
Employment	10,905	15,600	17,000	18,400
Metro Sewered	10,662	15,400	16,800	18,200

Source: Metropolitan Council

The Metropolitan Council forecasts that the city will add 4,000 households and 2,800 jobs between 2020 and 2040. The Metropolitan Council has designated the city as an Emerging Suburban Edge. The density requirements for this designation are overall average net densities of at least 3-5 dwelling units per acre in forecasted growth through 2040.

FIGURE 2-3 | City of Chanhassen Community Designation



Source: Metropolitan Council

Staff anticipates that these new housing units will be fairly evenly split between low, medium, and high-density residential districts, with residential mixed-use developments providing a relatively modest share. The average density of past developments has been used to estimate the expected density for future developments. Using these numbers, staff believes that land guided for residential development will provide approximately 3,900 housing units with an average density of 3.93 units per acre. Some additional housing units will likely be created through infill and redevelopment within existing residential developments; however, the vast majority of new housing units between 2020 and 2040 are expected to be provided through new developments. For example, staff projects that downtown redevelopment will add approximately 200 housing units and the newly approved Avienda Lifestyle Center is proposing 800 new units.

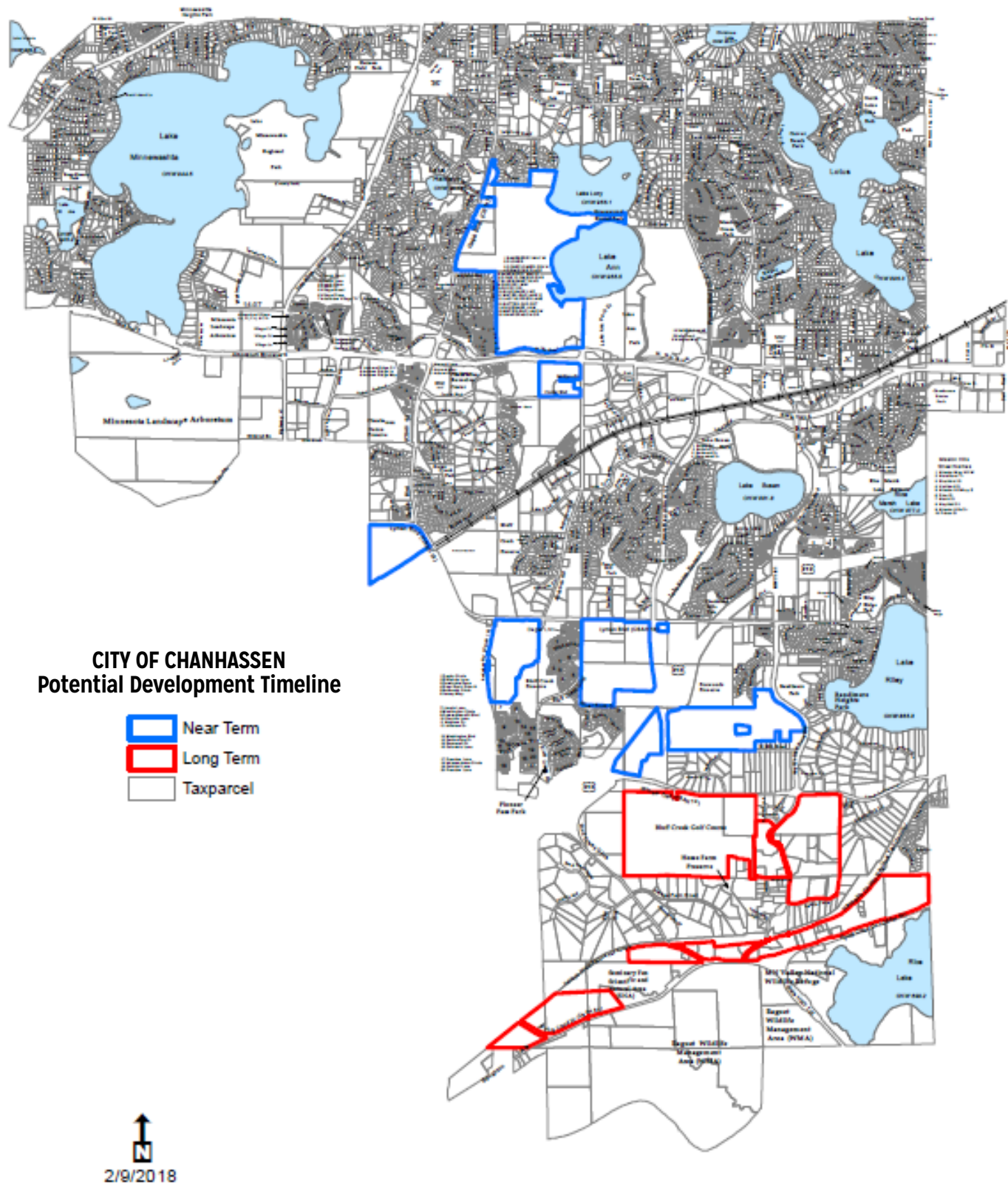
It is expected that the areas to the west of Lakes Lucy and Ann will develop between 2020 and 2030, as will the areas with easy access to Highway 212. Development of the southern portion of the city, especially those along the CSAH 61 corridor and abutting the section of Highway 101 south of CSAH 14 are not expected to develop until after roadway improvements occur and the extension of municipal services become feasible.

FIGURE 2-4 | Net Developable Residential Acreage 2020-2040

Class	Acres	Avg. Density	Units
Low Density Residential	671	2	1342
Medium Density Residential	186	6	1116
High Density Residential	118	10	1180
Mixed Use (Residential)	19	14	266
Totals	994	3.93	3904

The recently approved Avienda lifestyle center will facilitate a significant percentage of the projected job growth as its commercial and office subsectors build out between 2020 and 2030. The remainder of the land guided for commercial, office, or industrial uses will develop as market conditions allow, with areas readily serviced by existing municipal infrastructure expected to develop before those in the southern portion of the city.

FIGURE 2-5 | Potential Development Timeline



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FIGURE 2-6 | Land Use Table in 5-Year Stages, Existing, and Planned Land Use In Actions

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		2015	2020	2025	2030	2035	2040	Change 2015-2040
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential (developed)	1.2	4	3,829	3,900	4,175	4,451	4,605	4,721	892
Low Density Residential (vacant)			881	791	516	256	102	(150)	
Medium Density Residential (developed)	4	8	300	313	349	387	452	517	217
Medium Density Residential (vacant)			199	186	150	112	47	(18)	
High Density Residential (developed)	8	16	68	99	130	161	206	250	182
High Density Residential (vacant)			149	118	87	89	44	(33)	
Mixed Use Primarily Residential* (developed)	8	20	27	39	47	54	56	58	31
Mixed Use Primarily Residential* (vacant)			31	19	11	4	2	-	
C/I Land Uses	Est. Employees/Bldg. Sq. Ft.								
Commercial (developed)	1/400		206	215	252	290	309	328	122
Commercial (vacant)			122	113	76	38	19	-	
Industrial (developed)	1/500-1/750		646	752	762	773	808	905	259
Industrial (vacant)			259	153	143	132	97	-	
Office (developed)	1/300		53	62	100	108	147	187	134
Office (vacant)			153	153	87	79	40	-	
Mixed Use Primarily C/I* (developed)	1/400		30	38	52	67	77	86	56
Mixed Use Primarily C/I* (vacant)			56	48	34	19	10	-	
Extractive									-
Public/Semi Public Land Uses									
Institutional			1,204	1,204	1,204	1,204	1,211	1,211	7
Parks and Recreation			438	457	468	478	481	491	53
Open Space			944	944	1,301	1,301	1,301	1,301	357
Roadway Rights of Way			1,237	1,237	1,237	1,237	1,252	1,411	174
Utility									-
Railroad									-
Airport									-
Subtotal Sewered			10,832	10,841	11,181	11,240	11,265	11,265	2,484
Outside Urban Service Area	Minimum lot size	Maximum lot size	2015	2020	2025	2030	2035	2040	Change 2015-2040
Large Lot Residential	2.5	na	948	948	948	948	948	948	-
Agriculture land use			891	882	577	518	493	493	(398)
Subtotal Unsewered			1,839	1,830	1,525	1,466	1,441	1,441	(398)
Undeveloped									
Wetlands (within land use designations)	--	--	2,089	2,089	2,089	2,089	2,089	2,089	-
Open Water, Rivers and Streams	--	--	2,059	2,059	2,059	2,059	2,059	2,059	-
Total			14,760	14,760	14,795	14,795	14,795	14,795	35

FIGURE 2-7 | 2015 Land Use Table

Land Uses as of 2015		
Category	Acres	Percent
Commercial	328	2.22%
Office/Industrial	843	5.71%
Office	277	1.88%
Mixed Use	144	0.98%
Parks & Open Space	1,382	9.36%
Public/Semi-Public	1,204	8.16%
Residential Large Lot	948	6.42%
Residential Low Density	4,710	31.91%
Residential Medium Density	499	3.38%
Residential High Density	217	1.47%
Agriculture Land Use	882	5.98%
Roadway Rights of Way	1,237	8.38%
Wetlands	2,089	14.15%
Total	14,760	100.00%

2.4 | Land Use Comparisons

FIGURE 2-8 | 2020-2040 Land Use Comparisons

	2020 Land Use Plan		2030 Land Use Plan		2040 Land Use Plan		Change 2020- 2040
	Acres	Percent	Acres	Percent	Acres	Percent	Acres
Commercial	142	1.2%	328	2.2%	328	2.2%	186
Office/Industrial	694	5.7%	883	6.0%	905	6.1%	211
Office	114	0.9%	339	2.3%	187	1.3%	73
Parks & Open Space	1,297	10.6%	1,410	9.6%	1,787	12.1%	490
Public/Semi-Public	1,204	9.9%	1,204	8.2%	1,211	8.2%	7
Residential Large Lot	870	7.1%	971	6.6%	950	6.4%	80
Residential Low Density	3,295	27.0%	4,707	31.9%	4,721	32%	1,426
Residential Medium Density	219	1.8%	400	2.7%	517	3.5%	298
Residential High Density	120	1.0%	218	1.5%	250	1.7%	130
Mixed Use	51	0.4%	115	0.8%	143	1.0%	92
Undevelopable	4,200	34.4%	4,185	28.4%	3,796	25.7%	(404)
TOTAL	12,206		14,760		14,795		2,589
Undevelopable							
Lakes, Floodplain, Rivers, Streams			2,059		2,059		
Road Right-of-Way			1,244		1,244		
Agriculture			882		493		
TOTAL			4,185		3,796		

2.5 | Residential Land Uses

Within the current MUSA, density ranges are those specified for the land use. Outside of the MUSA, the overall density limit is one unit per 10 acres. It is the city's policy not to create additional lots that do not have access to municipal services.

2.5.1 | Residential - Large Lot

Properties in this district are predominately large-lot estates or, more rarely, agriculturally oriented dwellings. These large-lot residential areas are generally clustered south of Pioneer Trail; however, other concentrations exist north of Trunk Highway 5, east of Galpin Boulevard along Lake Lucy Road, and south of Trunk Highway 5, east of Galpin Boulevard along Timberwood Drive.

Large-lot residential developments are intended to have a rural character and are subject to 2.5-acre minimum lot size. The city saw a proliferation of large-lot residential subdivisions in 1987 as developers rushed to subdivide before the current one unit per ten-acre density limit went into effect. Given the one unit per-ten acre density limit, there are very few properties that could subdivide to create new large lot residential properties. It is unlikely that there will be a significant expansion of this land use category. For projecting land demand, an average of 0.4 net units per acre was used. The city anticipates that 0 acres of new development will occur at this density between 2020 and 2040. Large-lot residential is zoned as either A-2 (Agricultural Estate District) or RR (Rural Residential District).

2.5.2 | Residential - Low Density

Most residential districts are comprised of low-density, single-family detached housing. Within this category, net densities range from 1.2 to 4.0 units per acres. For projecting land demand, an average density of two dwelling units per acre was used. The city anticipates that 671 acres of new development will occur at this density between 2020 and 2040. Low-density residential areas can be either zoned RSF (Residential Single Family), R-4 (Mixed Low Density), RLM (Residential Low and Medium Density), or PUD-R (Planned Unit Development Residential).

FIGURE 2-9 | Existing 2030 Land Use Map (as of 8.16.2016)

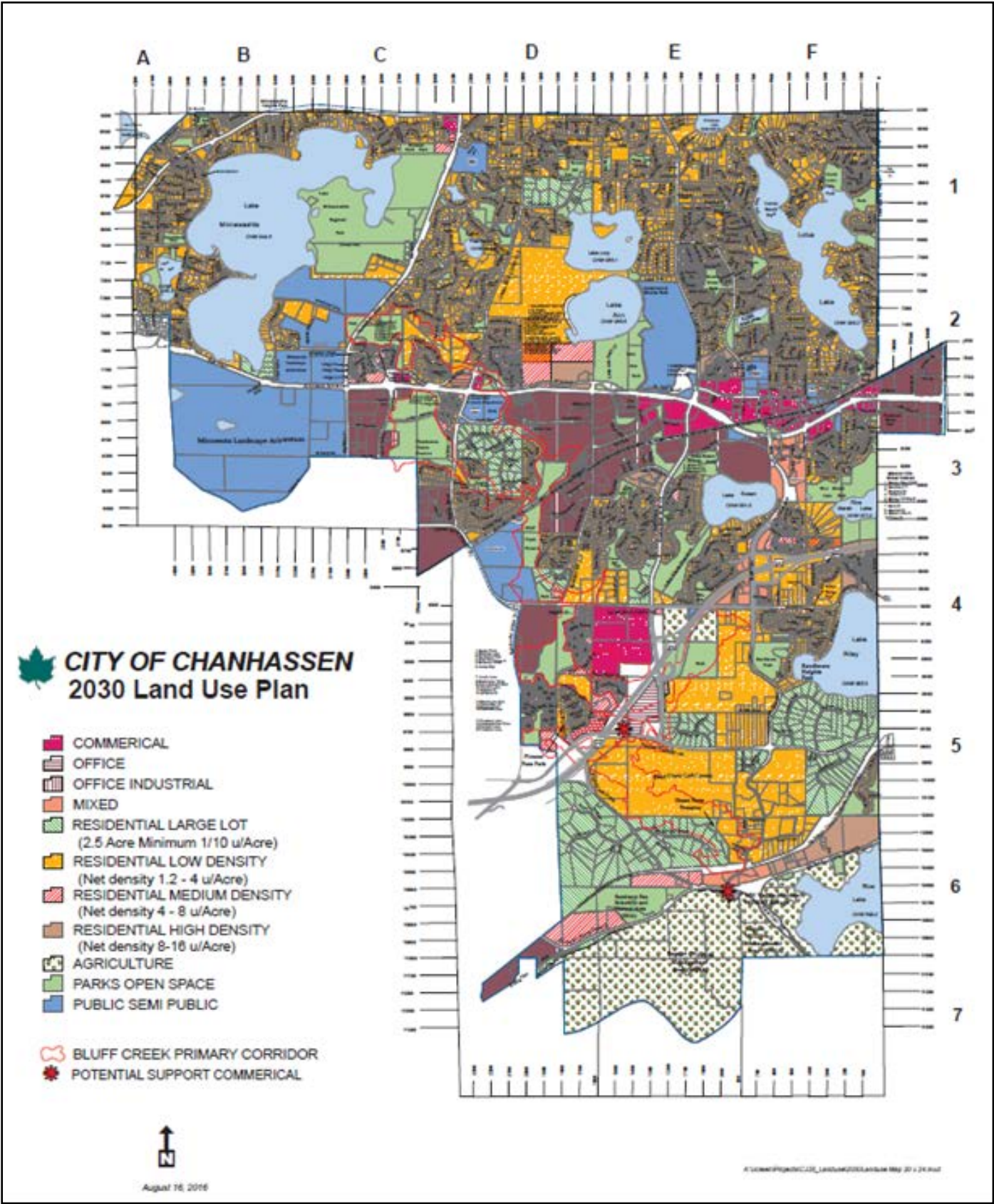
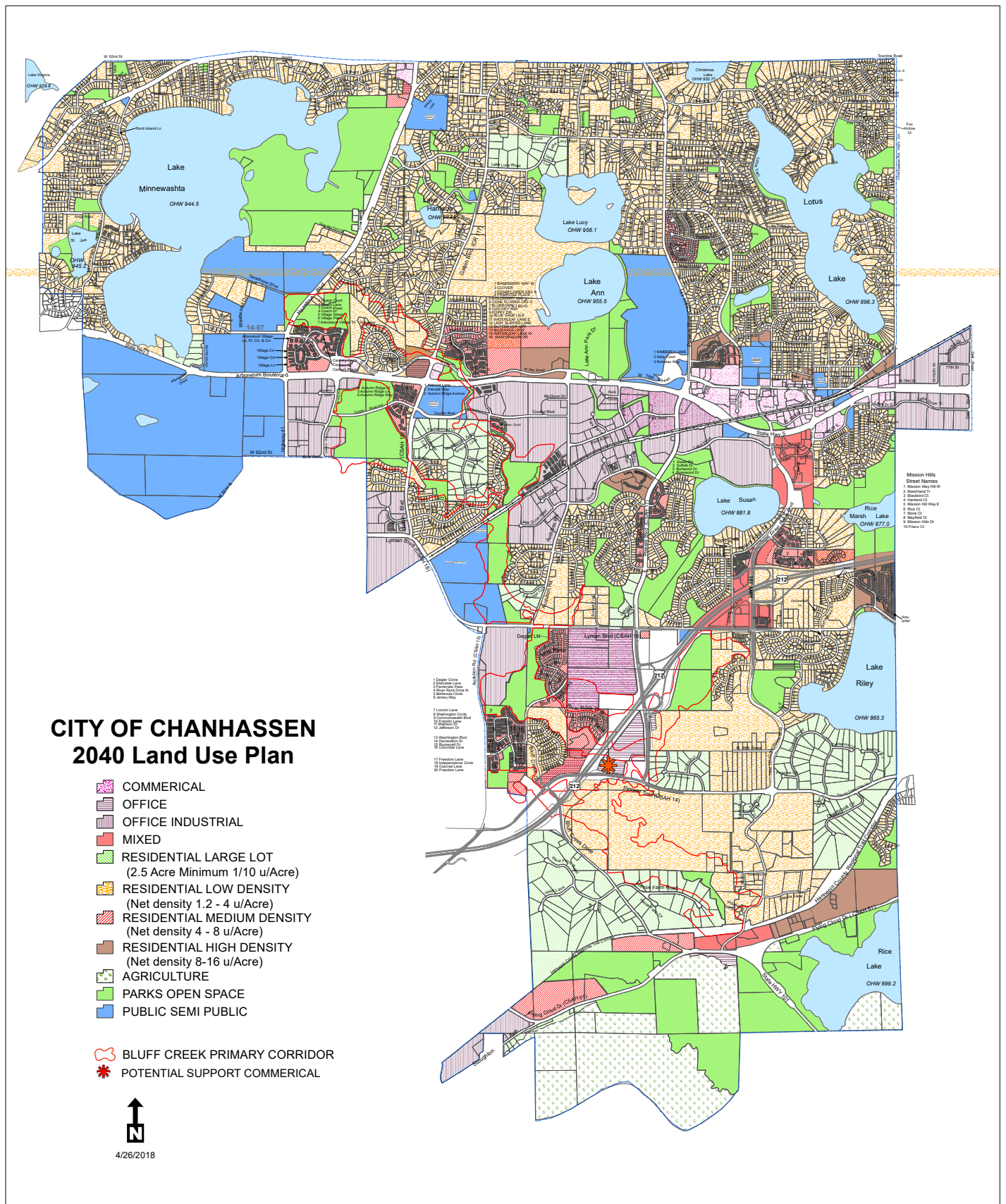


FIGURE 2-10 | 2040 Land Use Map



2.5.3 | Residential – Medium Density

This residential district is designed to facilitate the creation of low-density multi-family housing. These developments can include duplexes, townhouses, and lower density apartments or condominiums. This category allows for a net density of 4.0 to 8.0 units per acre. For projecting land demand, an average density of six units per acre was used. The city anticipates that 186 acres of new development will occur at this density between 2020 and 2040. The following zoning districts can fall within the medium-density residential area: R-4 (Mixed Low Density), RLM (Residential Low and Medium Density), R-8 (Mixed Medium Density), or PUD-R (Planned Unit Development Residential). Medium density areas are used to create transitional zones between low-density residential and commercial, office, or high-density residential areas.

2.5.4 | Residential – High Density

The city's highest density category provides for developments with a net density range of 8 to 16 units per acre, and it is typically used for apartments and condominiums. For projecting land demand, an average density of 10 units per acre was used. The city anticipates that 118 acres of new development will occur at this density between 2020 and 2040. Areas guided high density residential can be zoned R-8 (Mixed Medium Density), R-12 and R-16 (High Density Residential), and PUD-R (Planned Unit Development-Residential). High-density residential areas are located on major transportation corridors, typically near transit, commercial centers, and employment centers.

2.6 | Office Industrial Land Use

Most of the city's existing office/industrial parks are fully built out. The city has guided areas near the intersection of Arboretum Boulevard and Audubon Road, the intersection of Galpin Boulevard and Lyman Boulevard and the intersection of Audubon Road and Lyman Boulevard for future development as office/industrial parks in order to meet anticipated demand. The city also uses PUD zoning and the intersection of Audubon Road and Lyman Boulevard to create dedicated industrial parks. Since 2008, the city has added over 400,000 square feet of industrial uses. Industrial uses are facilitated by the IOP (Industrial Office Park) and PUD (Planned Unit Development-Office/Industrial) zoning districts.

2.7 | Commercial Land Use

Traditionally, the city has focused on directing commercial development into the Central Business District. This policy has helped Chanhassen create and maintain a strong business community. However between the city's growth and the realignment of Highway 212, the city has determined that there is a potential for significant commercial development outside of the downtown core. In order to take advantage of this opportunity, the city guided land for Regional Commercial use and is in the process of moving the Avienda regional lifestyle and mixed-use center through the approval process. This development will significantly increase the amount of commercial real estate in the city, and will create a second, complimentary, hub of commercial activity. Since 2008, the city has added over 300,000 square feet of commercial uses.

2.7.1 | Central Business District

Definition/Vision:

A compact walkable district featuring a wide variety of business, commercial, office, and residential uses providing a comprehensive range of services at higher development densities than are present elsewhere in the city.

The Central Business District is a dense concentration of jobs, services, housing, and civic uses. The city's highest density developments are located in the Central Business District. The scale of these developments is supported by infrastructure such as the Chanhassen Transit Station.

The proximity of numerous commercial and civic uses accessible by attractive walking paths draws shoppers, visitors, and residents to the area and promotes multiple trips between destinations. New developments in this district are encouraged to complement the existing mix of uses and to contribute to maintaining a vibrant and active district over the course of an extended day. Staff anticipates that redevelopment in this district will create approximately 200 new-dwelling units. Attention is also given to creating attractive and comfortable pedestrian links between varied uses within the district as well as promoting a sense of place.

Goods and Services Examples:

- » Residential (High Density)
- » Office
- » Entertainment (Restaurants, Theaters, Music Venues)
- » Retail, Grocery, Household Goods and Services
- » Fitness Activities
- » Hotels
- » Health Services (Clinics)

Zoning districts within this land use is CBD (Central Business District) or BH (Business Highway).

Previously, the BG (General Business District) zoning district was used within the area; however, these areas were rezoned as CBD. The BG zoning classification is still the underlying zoning district for several PUDs within the Central Business District.

2.7.2 | Neighborhood/Convenience Commercial

Definition/Vision:

Neighborhood/Convenience commercial districts are intended to host business that provide the daily goods and services needed by residents or nearby employees. These districts are oriented towards smaller sites with direct access to collector streets and are preferably located close to intersections of collector or arterial roads. These land uses are scaled to be compatible with surrounding districts, which are typically residential. Neighborhood/convenience commercial uses should have a minimal impact on surrounding properties, as measured in terms of hours of operation, signage, and the noise, light, and odors generated.

No single use in this district should exceed 10,000 square feet in gross built area.

Goods and Services Examples:

- » Small to medium sized restaurants (no drive through windows)
- » Dry Cleaning
- » Neighborhood Scale Health/Fitness Services
- » Office
- » Day Care
- » Neighborhood Scale Convenience Store
- » Gas Stations
- » Personal Services

The zoning application for this land use is BN (Neighborhood Business District) or PUD (Planned Unit Development).

2.7.3 | Community and General Commercial

Definition/Vision:

Large-scale commercial and office districts requiring high visibility along arterial roads. This type of development has the capacity to generate enough light, noise, and traffic to have a moderate impact on the surrounding areas.

These developments are located in areas with access to arterial streets, preferably at intersections with collector and arterial streets, have moderate to large-sized sites, are within the MUSA, and have environmental features, such as soils and topography, suitable for compact development. These projects must have adequate buffering by physical features or adjacent compatible uses to protect nearby residential developments.

Goods and Services Examples:

- » Furniture and Home Furnishings
- » Electronic and Appliance Stores
- » Building Material and Garden Supplies
- » Auto Parts and Accessories
- » Sporting Goods

Suitable areas will be zoned CC (Community Commercial) to facilitate this land use.

2.7.4 | Regional/Lifestyle Center Commercial

Definition/Vision:

A regional destination featuring a highly walkable commercial core complimented by residential and office uses.

A region center is a mixed commercial district with retail and entertainment uses of an appropriate scale to serve a regional market. The development should be designed to serve pedestrian and mass transit users along with automobile users. Its design should create an attractive and comfortable walking experience for visitors and residents establishing a sense of place or destination. The center's retail component should be integrated with its office and residential components, with mindful transitions between land uses.

Goods and Services Examples:

- » Entertainment
- » Department Store
- » Comparison Shopping
- » Specialty Retail/Boutique
- » Restaurants
- » Hotels
- » Residential

The city has guided 160 acres at the southeast corner of Powers and Lyman Boulevards as a potential regional/lifestyle center. The city has recently approved PUD (Planned Unit Development) zoning for this area in order to accommodate the Avienda project, which is proposing approximately 800 dwelling units. The zoning for this land use is PUD-Regional Commercial.

2.7.5 | Business Fringe District

This district was created to facilitate limited commercial activity in areas outside the MUSA. Currently the district is located at the intersection of Highway 101 and Flying Cloud Drive; however, the area is ultimately envisioned as a mixed-used development, with the existing uses to be phased out once urban services are available. Zoning in this area is BF-Fringe Business District.

2.8 | Public Semi-Public Land Use

These areas are intended to serve a communal or public purpose. Uses with this designation include the Minnesota Landscape Arboretum, Campfire Girls (Camp Tanadoona), public school buildings including Districts 112 and 276, city owned property, and the Eckankar campus. Zoning is either OI (Office and Institutional District), A2 (Agricultural District), RR (Rural Residential District) or PUD (Planned Unit Development).

2.9 | Agricultural Land Use

Consistent with the Thrive MSP 2040 regional development framework, no zoning district provides for purely agricultural land use. Some of the city's larger properties are used for crop production, but as the city continues to urbanize these types of uses will become increasingly atypical. The city has reduced the development pressures on agricultural land through its MUSA phasing plan. It is the city's policy to protect its rural regions from development until municipal services are available and requested. Some areas in the city are guided agricultural, but they are unlikely to be developed due to being located within flood plains or having extensive wetlands.

2.10 | Office Land Use

The city is experiencing increased interest in office uses, and projects that over 200 acres of land will be developed for office use by 2040. In order to accommodate this demand, the area near the intersection of Highway 212 and Pioneer Trail is guided for office use. Additionally, the recently approved Avienda lifestyle center is expected to include 150,000 square feet of office space. Land intended for office use is zoned OI (Office Institutional District) or PUD (Planned Unit Development-Office/Institutional) zoning districts.

2.11 | Mixed Use Land Use

The mixed-use land use allows for the blending of commercial and high-density residential developments. The city projects that 28 percent of land guided for mixed-use will be developed as high density residential with densities between 8 and 20 units an acre. For projecting land demand, an average density of 14 units per acre was used. The City anticipates that 19 acres of new residential development within the mixed use category will occur at this density between 2020 and 2040. Village on the Ponds, located south of TH 5 and east of TH 101, and the Southwest Villages, located at the intersection of Lyman Boulevard and TH 101, are examples of more urban feeling mixed-use developments. Additional land near the intersection of TH 101 and Flying Cloud Drive is guided for mixed-use. These types of developments are facilitated by PUD (Planned Unit Development) zoning.

2.12 | Parks and Open Space Land Use

The amount of land guided for Parks and Open Spaces includes almost 140 acres of potential new park and open space. The Bluff Creek Overlay District is an important mechanism for preserving open space, and the city continues to use the district to encourage the use of density transfers to preserve woodlands and bluffs adjacent to these areas. City parks and the Lake Minnewashta Regional Park fall into this land use designation. All zoning districts permit the creation of parks.

2.13 | Policy Issues

2.13.1 | Buffer Yard Concept

To the greatest extent possible, natural features should be used to create buffers between residential and non-residential uses. When these features are not present, the City Code requires the creation of additional setback or other forms of buffering, including landscaping.

2.13.2 | MUSA Impact on Existing Lots

The city still has homes serviced by on-site sewage disposal systems. While these systems are an environmentally acceptable method of dealing with waste generated by large-lot subdivisions, they become more problematic when utilized to service smaller parcels. For this reasons, it is the city's policy that these subdivisions remain large lot with a minimum lot size of 2 ½ acres. Requests for changes may be made incrementally (on a case-by-case basis), but it is city policy to review land use and zoning changes on an area wide basis.

2.13.3 | Comprehensive Plan Zoning Map Inconsistency

Properties not served by urban services shall not be rezoned to a category consistent with their land use designation until urban services are available. Current zoning of a parcel at a less-intensive land use designation may remain until that time. Land use may only be intensified once the property has access to urban services.

2.13.4 | Maximum Use of Allowable Density

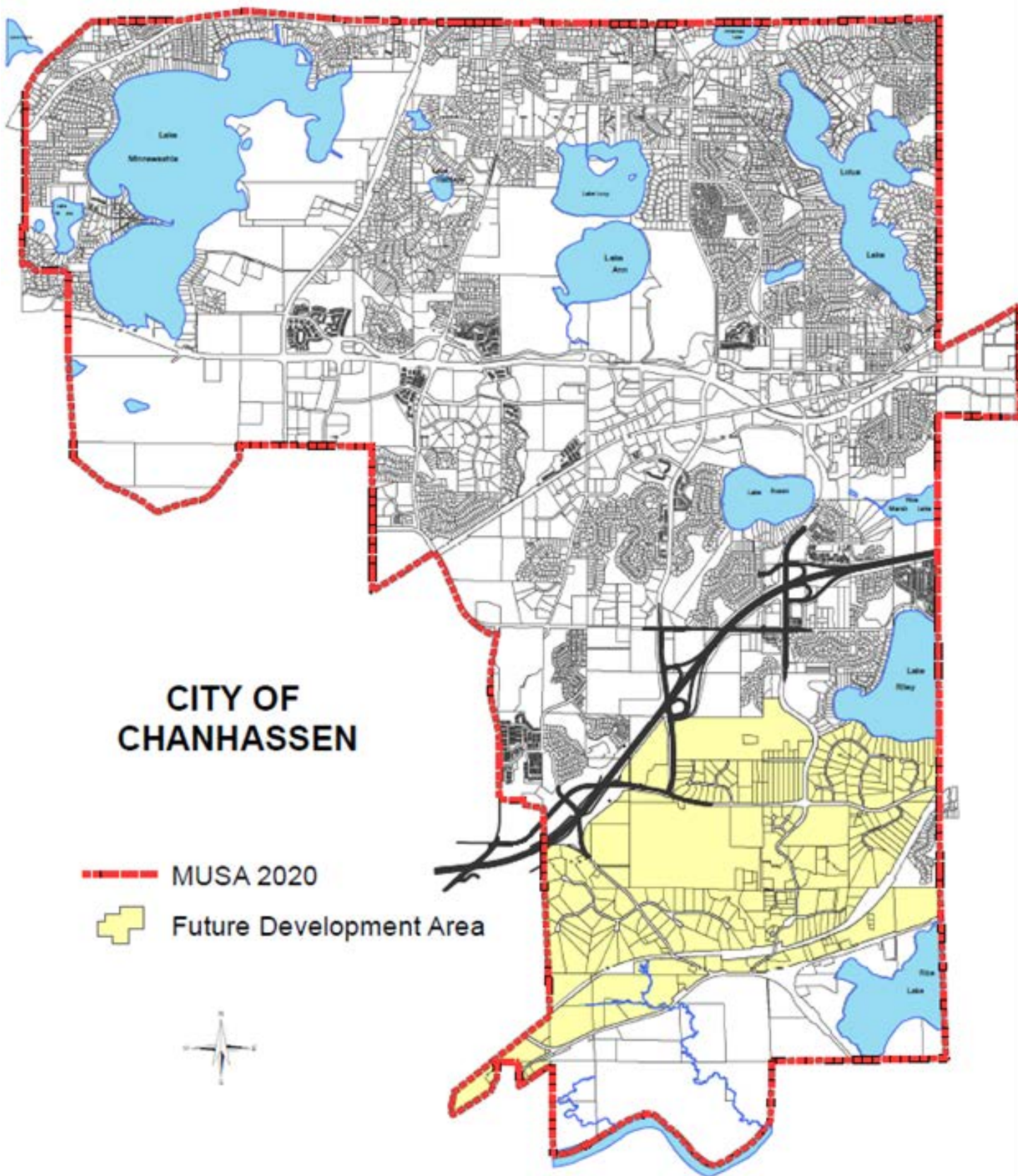
Due to the city's housing goals and participation in the Livable Communities Act, the city has the right to deny any project that does not meet the minimum density required by its land use designation. Valid reasons for denial include deviation from city requirements or offsetting the goals of the city. The city may provide developments with a density bonus to facilitate the provision of affordable housing.

2.13.5 | MUSA Staging

The Metropolitan Urban Services Area (MUSA) is defined as areas within the city that may be served with centralized infrastructure service and which may therefore develop at urban densities and intensities. The purpose of this boundary is to define the areas within the Twin Cities Metropolitan Area that are eligible for "urban services", specifically sewers, municipal water systems and particular types of transportation systems. This boundary line is defined and maintained by the Metropolitan Council to assist in the orderly development of the metropolitan area. The city has identified the key infrastructure, lift stations, wells and streets needed to expand into the 2020 MUSA area. It is the city desire to direct development to those properties that have municipal services.

Assuming that current development patterns continue the majority of the city will be developed by 2040. The pace of expansion of the MUSA will depend on availability of sufficient developable land to support the required infrastructure.

FIGURE 2-11 | MUSA 2020



2.13.6 | Infill Development

The maturation of the city has led to an increase in infill development especially in the downtown core. Buildings that are no longer viable or are obsolete are being redeveloped. The city is in the process of completing a downtown study/vision. The city anticipates that infill development within the downtown core will create approximately 200 new dwelling units between 2020 and 2040. While this plan does not contemplate a land use change, it will examine the existing market conditions and may make recommendation for uses and infrastructure improvements.

2.14 | Historic Preservation

2.14.1 | Introduction

The city introduced a historic preservation section in the 2030 Comprehensive Plan. With the rural portion of the city ripe for development and the desire to preserve the city's history, it is the appropriate time to formalize the city's goals for historic preservation.

2.14.2 | Background

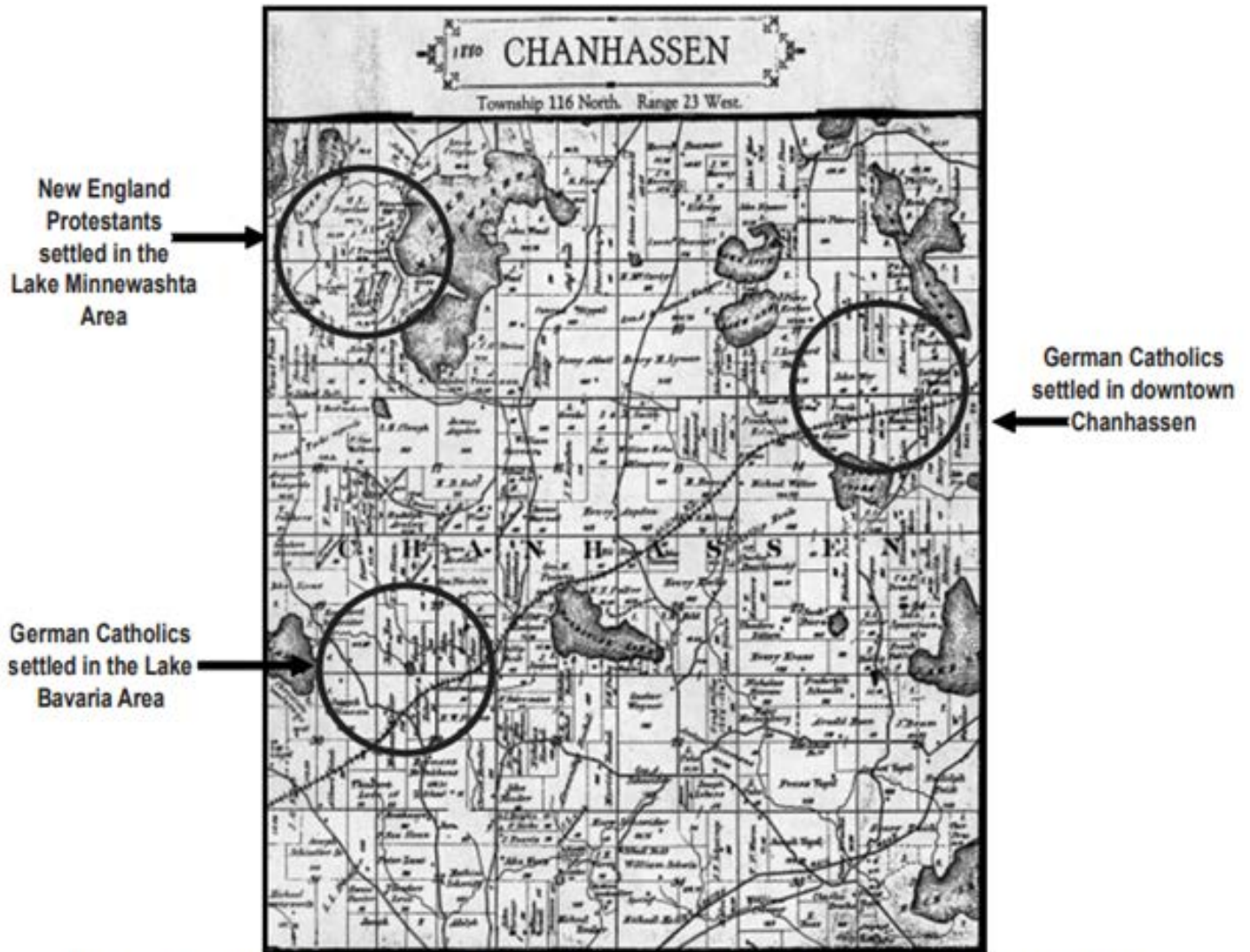
"The history of Chanhassen begins in many places. It begins in Germany where social unrest moved some to travel across an ocean to find a new home. It begins in western Massachusetts in small towns in the Connecticut River Valley. It begins in the halls of Congress as the United States government decided how to distribute land. The area that we know as Chanhassen had its own history as well. Native American populations lived there for thousands of years. Research projects show evidence of habitation around Lake Susan, Minnewashta, and Lotus Lake as early as 6000 BC. For one hundred years, the Dakota were the primary native group, moving into the land and displacing the Iowa people sometime in the 1750's. They had no major villages in Carver County. In 1851 the treaties of Transvers de Sioux and Mendota provided a cash payment to Native Americans in return for the land. Within weeks, settlers began staking claims." *Source: Chanhassen: A Centennial History.*

The Preemption Act of 1841, a statute passed by the U.S. Congress, permitted settlers to stake a claim of 160 acres and, after about 14 months of residency, to purchase it from the government for as little as \$1.25 an acre before it was offered for public sale. Congress repealed the Preemption Act in 1891.

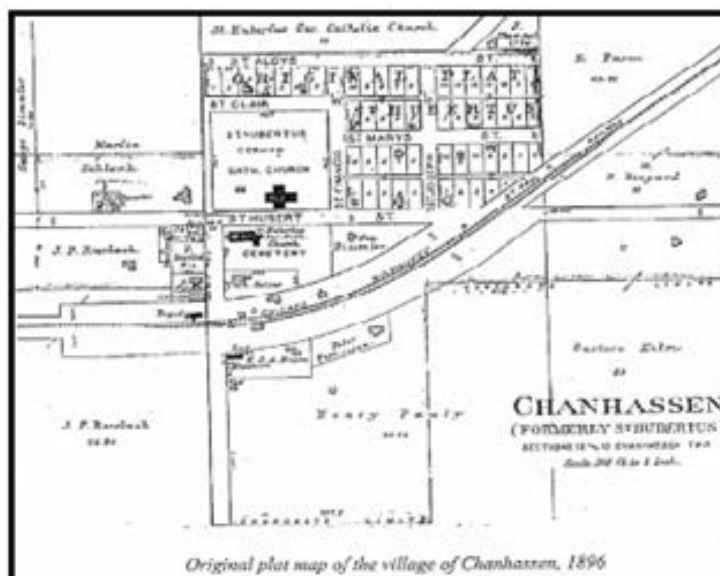
The first wave of German immigration to America came when Minnesota lands opened for sale. A German colony gathered around a lake. Since all the families came from Bavaria, many began to refer to the lake by that name. The Northampton Colony migrated from several towns in the Connecticut River Valley and settled around Lake Minnewashta. In 1887, the Franciscan Brothers relinquished title to the property around St Hubert's Church and the town of Saint Hubertus was platted. When the Village of Chanhassen was organized in 1896, St.Hubertus opted for the traditional name of Chanhassen. On April 21, 1896, Chanhassen was incorporated as a village government.

"When the population of a township exceeds 2,000, the Minnesota Municipal Commission (MMC) is required to hold a hearing to determine its legal future. Chanhassen Township was the largest piece of unincorporated land in Carver County and became a target for the competing interests of local governments. Chaska made the first move, petitioning to annex 3800 acres of Chanhassen Township, including the new Hazeltine Golf Course and the proposed "New Town of Jonathan" annexation. In one legal maneuver, Chanhassen lost its southwest corner. The township board was outraged and fought the ruling all the way to the Minnesota Supreme Court where they lost. Victoria began consideration to annex the northwest corner. The township permanently lost sections to Chaska and Victoria.

The MMC issued an order in December 1966 that the township and village would merge if there were no objections within the community." On May 2, 1967, the merger was approved by a vote of two to one. Chanhassen Township was dissolved." *Source: Chanhassen: A Centennial History.*



Chanhassen created a precinct in 1854, becoming the first township in Carver County. On May 11, 1858, a meeting was held to organize the township government. The first order of business was the official acceptance of "Chanhassen" as a name of the community.



Originally, the town consisted of a few simple buildings. Family farms occupied the land on the periphery.

St. Hubertus, the residential portion, consisted of small lots in a grid pattern.

2.14.3 | Historic Preservation

Historic Preservation is the act of maintaining and repairing existing historic materials and the retention of a property's form as it has evolved over time. When considering the United States Department of Interior's interpretation, "Preservation calls for the existing form, materials, features, and detailing of a property to be retained and preserved. This may include preliminary measures to protect and stabilize it prior to undertaking other work – or protection and stabilization may be an end in itself, for example, in an archaeological project." Historic Preservation is a vital tool in the effort to save historic buildings and locales. It helps maintain a community's historical roots and provides various educational opportunities.

In the City of Chanhassen, the focus will be on buildings and places that are unique, time sensitive, culturally or socially important, or architecturally significant.

Between December 3, 1997 and April 27, 1998, the city undertook a study of "Old Town" and attempted to create a historic overlay district. Property owners opposed restrictions on their properties that would impose limitations on exterior improvements and remodeling. They welcomed guidelines but not ordinances.

The state and county play a role in historic preservation. The state is in charge of making recommendations of properties that are worthy of nominations as historic properties or sites. The recommendation is forwarded to the Keeper of the National Registrar of Historical Places. The Carver County Historical Society's role and mission is to collect and preserve artifacts and objects. Carver County was awarded a grant and hired The 106 Group, Ltd. to identify historically significant sites. This process included sites listed on the National Register of Historic Places, sites eligible for National Register of Historic Places, and a photo of the property.

The 106 Group, Ltd. phased their study into stages:

Stage 1: Baseline Data

Obtain data on the known historic, archaeological and cultural resources

Stage 2: Develop Priorities

Delve further into the identification of additional, previously unidentified historic resources

Stage 3: Survey and Policy Development

Identify and evaluate historic resources that are significant to the heritage and formulate policies with regard to the protection and preservation of those resources.

Based on the available information, the city will establish a Recognition Program of historic properties and buildings, with owner's consent, designed to encourage private property owners to use, maintain, and protect their historic properties. The City of Chanhassen will rely on Carver County to be the Historic Preservation Organization. Properties requesting a historic designation or funding will be directed to Carver County Historic Society.

2.14.4 | Historic Buildings and Structures

The city contains a number of structures that embody its architectural and cultural heritage. The city will continue to encourage the preservation, interpretation and active reuse of privately-owned historic buildings and structures, and will work to protect such buildings and structures to the extent feasible during the development process. The city will also continue to preserve and restore the historic structures it owns. The city will not actively pursue the acquisition of historic sites or structures.

2.14.5 | Land

Whenever possible, landmarks should be preserved on the site where they are located. Failing that, they may be moved, if feasible. A demolished landmark may be commemorated in one or more of the following ways:

1. Naming the new structure in honor of the old.
2. Inclusion of some architectural features of the original structure in the new structure.
3. A display area in the new structure which may include photographs or other memorabilia of the old structure or site.
4. A plaque or marker of appropriate size describing the original structure and its significance.