

City Council Item

August 10, 2026



Item	Resolution 2026-XX: Pleasant View Road Rehabilitation Project Improvement Hearing	
File No.	ENG 26-03	Item No: G.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

<u>SUGGESTED ACTION</u>	
"The Chanhassen City Council approves a resolution accepting the feasibility study and ordering the Improvements for the 2027 Pleasant View Road Rehabilitation project."	
Motion Type	4/5 Vote
Strategic Priority	Asset Management

SUMMARY

Council consideration for acceptance of the feasibility study and hosting a public hearing, known as the 'improvement hearing'. This is a step in the M.S. 429 special assessment process in order to review the findings of the feasibility study and discuss specific aspects of the project.

Following the public hearing portion of this agenda item, the City Council will be asked to make a decision regarding ordering the production of plans and specifications for the project. This project is planned for construction in 2027.

BACKGROUND

Project planning and design steps performed to date:

- On May 5, 2025, the city contracted with Kimley Horn for design services for the project
- On November 18, 2025, the city held a public open house to review planning level layouts

- On January 26, 2026, staff presented layouts, costs, and public feedback information to the City Council at a work session. The City Council directed staff to move ahead with a minor rehabilitation scope rather than a reconstruction scope
- On July 13, 2026, the City Council called for the improvement hearing to be held on August 10, 2026
- On July 22, 2026, the city held a public open house to review the preliminary design layout

The city has a project page on our website, located here:

<https://www.chanhassenmn.gov/government/projects/street-projects/pleasant-view-road-reconstruction-project-2>

DISCUSSION

The proposed project scope consists of:

- Full depth reclamation of the existing street and trail pavements, except for a few small areas needing reconstruction
- Spot repairs of storm sewer, sanitary sewer, and watermain
- Safety improvements at strategic locations

Rumors persist that the project is widening the street, adding a trail the entire length of the corridor and/or condemning private property; however, none of these items are part of the currently proposed design scope. A copy of the overall layout is attached.

On the west end of the project, from Powers Boulevard to Fox Path, there is an 8-foot wide multi-use trail contemplated to be installed. There is mixed public opinion on whether this is a worthwhile improvement, and staff is looking for direction from the City Council on this topic.

A reminder that the project is at the feasibility stage, meaning final design tasks have not begun yet. Tonight's action is whether or not to move forward with a project, not to approved specific final design elements. Additional public outreach opportunities will occur as we continue with the design.

This project is for rehabilitation of a residential street that would be subject to the Flat Rate methodology per the city's assessment policy. The planned pavement rehabilitation technique is full depth reclamation (FDR), which has a 2026 Flat Rate Assessment of \$5,150 per unit. The 2027 rate will be considered for annual adjustment as part of adopting the Fee Schedule at the beginning of the year. Properties that have a driveway directly onto Pleasant View Road are planned to be assessed (a map showing the properties is attached). The final assessment amounts will be determined at the future Assessment Hearing, which is scheduled for next spring after project bids have been received.

Public Comments

A public open house was held at City Hall on July 22, 2026. Twenty-two (22) people signed in but there were more in attendance, meaning some did not sign in. Comment cards were made available and contact info for city and consultant staff was provided as a way for additional comment submittal. A copy of the written comments received concerning the project are attached.

The following is a general summary of the questions/comments received. It is important to note that there was no perceivable objection to the project. Comments heard:

- What is the scope of the project
- Are there assessments
- How can we control speeding

- Parking and sightline issues, however an equal number of comments about these challenges actually being a good thing for the corridor to limit cut through traffic volume
- Is curb being added
- Impacts to trees
- Are trails being added
- Horseshoe curve intersection
- Can you build it in one year

The vast majority of concern that staff heard was surrounding the addition of the trail from Powers Boulevard to Fox Path. Some people for it, and some people against it.

BUDGET

The project budget per the 2026 CIP budget is \$8,000,000. Note that this budget was developed prior to switching to the less intensive reclamation scope.

The current cost estimate for the project is:

Streets (PMP)	Stormwater	Sanitary Sewer	Watermain	Total
\$ 2,819,347	\$ 192,309	\$ 107,555	\$ 54,945	\$ 3,174,156

The revenue sources for the project include:

- Pavement Management Program (PMP) funds
- Municipal State Aid (MSA) funds*
- Private property assessments
- Stormwater, Sanitary Sewer, and Watermain Utility Enterprise funds

Note: Staff and the consultant are in discussions with the MnDOT State Aid office concerning the project meeting various standards for MSA streets. Multiple standards cannot be achieved by the current design and therefore variances will be needed. The current amount of MSA revenue planned for the project is \$2.3M. Additional information concerning this cost risk will be presented to the Council at the meeting.

RECOMMENDATION

Staff recommends ordering the improvements for the project.

ATTACHMENTS

[Resolution 2026-XX Accept Feasibility Study-Improvement Hearing](#)

[Pleasant View Rd Layout](#)

[Pleasant View Rd Assessment Map](#)

[Written Comments Received](#)

[CIP Project Sheet](#)

[2026-08-06 PLEASANT VIEW - FEASIBILITY REPORT_Reduced](#)