Hello Travis,

My name is John Dussold and I currently live at 1539 Willow CIR Shakopee which is located right near where the proposed project is to be located. Due to my work schedule I am unable to attend the meeting in person, but wished to ensure I informed you of my opposition to this proposal. When I moved here in 2018 I was excited to be a part of a brand new neighborhood in Shakopee, however, ever since the development of apartment complex right off of Windermere Way and 17th, the neighborhood has not been the same. My next door neighbor had one of their child's bikes stolen right out of their garage in the middle of the day, a neighbor 2 doors down had their car stolen in broad daylight. Suspicious persons have been caught on multiple neighbors security camera's attempting to walk into homes that were not theirs. Every incident so far that I know of has been traced back to the existing apartment complex of Windermere and 17th. A home owner directly across the street from the apartments had a privacy fence and multiple security cameras installed as a deterrent for theft. Most of the time these incidents/crimes are performed individuals visiting the tenants who live at the apartment complex and not the tenants themselves. Regardless, I had high hopes of a thriving new development, however, I'm now considering moving before the property value decreases too much. Just today I recorded to individuals veer off of the walking path to cross the deep grass of the drainage ditch and cut through my back yard to get to the street near my home to get back to the apartments. Just prior to writing this letter I was looking at purchasing yet another security camera for my house. I never had security cameras before moving to this neighborhood. I've lived in Shakopee since 2007 and have never thought that my home was insecure or unsafe prior to when the apartment complex was completed. The one apartment complex we have right near us is causing us enough trouble, we do not need another one.

Also just as a side note, the owners whose homes are closest to the proposed development had to pay a premium to get the lots overlooking Shakopee. I'm sure they'll be thrilled to look at a multi-story apartment building instead…

Thanks,
John Dussold

Hi Kyle,

I am unable to attend the meeting Thursday evening regarding the proposed apartment building on Marystown Road and Windermere but I would like more information about the project.
I would also like to express my concern about the project from what I know so far. I am not within 500ft of the project but perhaps 1500ft. I just recently moved here in June and really enjoy the neighborhood so far, however, I can't imagine the amount of more traffic that would occur due to an apartment building in that area especially it is already terrible trying to turn it onto marystown road. There are already two complexes, two assisted living facilities, and a number of townhomes. I strongly feel that this a sufficient amount of multi family housing for this small portion of town.

I appreciate your time.
Kind regards,

Emily Banaszewski
1521 Willow Circle
Shakopee, Mn

Hi Kyle,

I received a couple of letters regarding the building of Apartments at the Norwest corner of Marystown.

I am concerned about this project's impact on my neighborhood and that I was misinformed when I purchased my home on Willow circle.

1. When I purchased my home in 2018, I was told that the space indicated was to be commercial (single level?). A multiple story apartment will have a very different impact on my property than a commercial space.
    a. When was this change approved and why?
    b. Did the builder mislead me on the potential for the development of this space or has something changed after my purchase that I should be aware of?
    c. The Envision Shakopee, land use also indicates that this space was intended for Mixed Use Center (https://cld.bz/6IkEdse/142/ page 142-143-435)
2. I am concerned about the neighborhood traffic that would increase due to a apartment development like this.
    a. Marystown is already not prepared for the increased levels of traffic due to the new homes that have been built and adding apartments would compound that issue.
    b. What is being done to address the additional traffic that would be caused by this change?
        i. If it took several years (and accidents) to get a light on 17th and Marystown, how much disruption would we expect to see from new apartments being added prior to the correction of traffic issues?
3. There are already new apartments in this neighborhood, is there truly a need for more? (If yes, why this close together?)
    a. The Willows Apartments @ 1655 Willow Circle
    b. Arasan apartments @ 1620 Lusitano St (Affordable Housing)
4. The Willows apartment building is quite large and only has 60 units – To have a 229/230 unit apartment would be a very large project that would impact the local
5. An issue with the Arasan apartment complex is that there seems to be a large amount of police activity in the neighbor hood that appears to be related to some residents at this apartment complex.
    a. I have concerns with an increase in crime in my neighborhood and having apartments on both sides of my property is likely to increase how this impact myself and my family.
6. Roers company that is the construction company proposing to build this property only appears to be 5 years old. This is very new for a real estate company, which means there is no long term history on the quality of their buildings, etc. How is this company being vetted to ensure they are not cutting corners to maximize profits?
7. Due to all of the issues above, I believe that my home value will be negatively affected by the addition of another apartment complex.

As a follow-up to this e-mail, I know this will be discussed at the Planning Commission meeting on November 3rd. Is public opinion going to make a difference on this issue or is it pretty much already settled?
Will being there in person impact the decision versus sending written correspondence that I do not like the idea of this development and would prefer alternative uses for the land?

Thank you
Mida Nichelson

Comment from City Website:
Site Visitor Name: Katlyn Peterson

While I highly oppose the apartment complex planned for this space, if we can work out a trader joes on the first floor as retail space, I would reconsider my train of thought, along with a number of others in the Amberglen/Windermere neighborhood!