



**ROERS COMPANIES - THE BLAKELEY  
SHAKOPEE MARKET RATE APARTMENT COMMUNITY  
FINAL PLAT APPLICATION**



**Project Narrative  
March 17, 2023**

**Developer:** Roers Companies: Two Carlson Parkway, Suite 400 Plymouth, MN 55447

**Architect:** RSP: 1220 Marshall Street NE, Minneapolis, MN 55413

**Engineering:** Loucks: 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369



## 1. FINAL PLAT APPLICATION

Pursuant to Resolution R2022-149, Roers Companies is applying for the Final Plat as part of the approved PUD amendment to amend the Windermere PUD to allow for a 205 unit multifamily new construction project on Parcel 27-463067-0. The site located at the NW quadrant of Windermere Way and Marystown Road and is presently described as Outlot B of the Windermere PUD. A Final Plat are required to develop this intended use, as the City of Shakopee does not allow Outlots to be build-able lots. This project will bring new life and vitality to the current vacant land, and provide an attractive project in the community for years to come.

## 2. DEVELOPER BACKGROUND

Roers Companies (“Roers”) is a fully integrated real estate development and property management company with assets, operating and under construction totaling over \$1 Billion in value. Based in Plymouth, Minnesota, the company builds and operates communities across the Country with over 57 properties developed across 14 states. Roers manages over 3,000 apartment units, takes pride in the communities they build, and seeks to build long term relationships with the Cities and neighborhood they invest in.

## 3. PROJECT VISION

Roers is proposing a new construction, high quality, 205-unit multifamily living community that will bring added housing stock to the community. This community will be in close proximity to the Shakopee High School, Hy-Vee Grocery Store, local parks and trail systems. The project would also have easy access to Highway 169 which provides quick access to neighboring cities.

## 4. AMENITIES

Community lounge and gathering area for resident events and parties.

Fitness center

Work from home lounge

Outdoor pool

Large outdoor amenity courtyard

Dog Run

Bike storage and repair station

Underground heated parking (230 stalls)

## 5. UNIT MIX:

|                   | Count | %   |
|-------------------|-------|-----|
| Studio            | 40    | 20% |
| One-Bedroom       | 44    | 21% |
| One Bedroom + Den | 20    | 10% |
| Two-Bedroom       | 72    | 35% |
| Two-Bedroom + Den | 12    | 6%  |
| Three Bedroom     | 17    | 8%  |





We appreciate the city of Shakopee's consideration of our approved project and Final Application and look forward to working with staff to see this project come to life.

Please see below for Final Plat and Area Map, along with to-be-recorded easement which depicts location of new and to be re-routed Xcel Energy Gas Pipeline.

Closing and construction commencement is to occur in Q2 2023 which amounts to a Q1 2025 construction completion.

See below for more about Roers and other projects completed around the Twin Cities metro.

Thank you,

**Travis Fauchald**

Development Associate

952-334-7294

[travis.fauchald@roerscompanies.com](mailto:travis.fauchald@roerscompanies.com)

Two Carlson Parkway #400 Plymouth, MN 55447

