



December 8, 2017

Steve Lillehaug
Michael Kerski
City of Shakopee
485 Gorman St
Shakopee, MN 55379

RE: Windermere Building Permit

Dear Mr. Lillehaug and Mr. Kerski,

D.R. Horton requests that the City of Shakopee allow the issuance of building permits within the Windermere neighborhood. As required by our agreement with the City, building permits will not be issued until all improvements have been completed including sidewalks and trails. At this time with winter weather upon us, we will not be able to complete the sidewalks and trails within the development. The concern about not completing sidewalks and pathways in this construction season was discussed at the start of the project with City staff. At that time, staff wanted to wait to see how the construction progressed before reviewing the requirement for sidewalks and trails.

D.R. Horton is requesting that we be allowed to build on any lot within Windermere that does not have sidewalk or trail in front of it and also be allowed to build on the Lots 2 – 8, Block 1 (Willow Lane). Since Horton is both the builder and the developer of the site, we will be able to coordinate the sidewalk and trail installation without issues.

We request that the City grant this due to the size and complexity of the development. The development of Windermere included a large undertaking of improvements that will allow for the future development of the West Shakopee Study Area. These include the following:

- 24" trunk sanitary sewer that was between 20' to 30' deep that will provide service to the land to the South and West of Windermere

D.R. Horton, Inc.-Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN 55044
www.drhorton.com

- 72" trunk storm sewer line that provides an outlet for the land to the South and West of Windermere
- Relocation and lowering of 1000' of 8" gas main
- Construction of the first portion of CSAH 16/ 17th Avenue
- Reconstruction of CSAH 15

Besides the out of the ordinary improvements for a development, we had to deal with numerous large rain storm events and a colder than normal start to November.

Even with all of the extra work and difficult weather that we had to contend with, an immense amount of work was completed this summer. This was accomplished by having a contractor that committed multiple crews to the site that worked 12 hour days, 6 days a week. The contractor efforts were aided by the hard work of our engineers, surveyors and the staff from the City of Shakopee, Shakopee Public Utility Commission and Scott County. We believe through the cooperation and effort of everyone involved in the project, everything that could be finished this year was completed. It is based on this information that we request the City's approval to allow additional building permits in Windermere.

Thank you for your consideration and if you have any questions, please contact me at 952-985-7823 or via e-mail at msuel@drhorton.com

Sincerely,



Mike Suel
Land Development Manager