



Donnay Homes, Inc.

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Countryside 3rd Addition

PID 279131002

About the Project

Background: Formerly belonging to Garth and Catherine Kangas and part of their homestead, this parcel is approximately 5.4 acres of treed pasture. Most of the trees are ‘volunteer’, though some were planted by Garth Kangas. This project is adjacent to the previously approved, built, and under construction, Countryside 1st and 2nd Additions, on the west side of the City of Shakopee. We have endeavored to create a project complementary to the existing neighborhoods while respecting that there will be additional development occurring adjacent to us.

We are already receiving interest from local residents about building their new home in this project.

Proposal:

- The project consists of a total of 17 Single-family lots fronting on a through street, Lusitano Street. A temporary cul-de-sac will terminate Lusitano Street at the border with the adjacent parcel.
- We are proposing to develop the property as R3B zoning.
- This development allows the City to meet its infrastructure goals by extending Trunk Utilities through this parcel, and through the adjacent parcel to reach 126th Street.

Project Specifications:

- Project Density is 3.73u/a, medium density residential.
- We are requesting a rezoning to R3B.
- All setbacks are consistent with R3B zoning.
- Building Elevations are complimentary to the existing residential product in Countryside’s 1 and 2.
- Unit Pricing should be starting in the low \$500’s (subject to revision based on industry material pricing).
- Building information:
 - Homes will be Ramblers, Split-Entries, and/or Two-stories with optional basement finishes.
 - Basement finishes are available.
 - Homes will have up to 6 bedrooms and 5 baths.
 - Homes will have 2- to 4-car garages.
 - Homes would meet the City of Shakopee performance standards.

Conclusion: Donnay Home believes that the Countryside 3rd Addition project the entire Countryside development area, meet the goals adding to the population of the City of Shakopee, turn barriers into opportunities, provide a buffer to the neighboring Jackson Township area, and enhance property values in the neighborhood.

About Us

From Our Family to Yours.

Donnay Homes is a locally-owned, premier single-family home and townhome builder that has delighted new homeowners with our quality and craftsmanship for decades; since 1941.

In fact, many families who had built their first home with us come back for their second and third. It's a great testament to our standards for service. Our business philosophy is one that began with our family many years ago, we give you 'More home for your money'.

Our custom homebuilding division, Traditions by Donnay Homes, has built over 90 in-fill homes in Edina and Minneapolis. The majority of these were replacing older, deteriorated homes that were demolished. Most of these homes have sold for over \$1million.

Craftsmanship

Long-standing partnerships with trusted subcontractors and recognized leaders in the building products industry have helped Donnay Homes maintain a reputation for consistency, timely delivery, and customer satisfaction. The fine craftsmanship and attention to detail experienced with our impressive teams ensures that every one of our homes is built to perfection!

Quality

Whether you choose one of our signature designs or a one-of-a-kind custom style, you can be assured of the finest quality and professionalism. Donnay's experienced staff will work with you every step of the way to maintain our high standards of quality and to make your home-building experience exciting and memorable.

More Home For Your Money!

That's what we promise and deliver to new homeowners each and every day.

