

Keith Larson  
General Manager  
Twin City Concrete Pumping, Inc.  
11501 Excelsior Blvd  
Hopkins, MN 55343  
April 8, 2019

Mr. Kyle Sobota  
Senior Planner  
City of Shakopee  
485 Gorman Street  
Shakopee, MN 55379

RE: Conditional Use Permit Application

To Whom It May Concern:

This proposal letter is to request and substantiate a Conditional Use Permit (CUP) request for our Twin City Concrete Pumping, Inc. business on the B-1 zoned commercial property located at 1480 3<sup>rd</sup> Ave. West, Shakopee, MN. We intend to provide additional information that might be helpful to the City of Shakopee Board of Adjustment and Appeals or the Planning Commission when reviewing the accompanying conditional use permit request.

This is an informal letter, written in good faith, and expressing our intentions for improvement and use of the property at the above address.

Part of the property is irregularly shaped and is currently undeveloped. It abuts a residential development to the South/Southwest. There is a solid buffer of trees between our property and the residential development, so the privacy of all parties is maintained. That privacy will not change. The hardship related to the property is the underlying bedrock formation which makes construction, other than slab-on-grade, prohibitively expensive. We did not create the hardship, but are willing to do everything we can to utilize the property to the betterment of the entire Shakopee community. We have been a tenant on the property for approximately 5 years and feel we have done our part to build value in the Shakopee community.

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Our request for a CUP will allow us to maximize our company growth without having a negative impact on our residential neighbors.

We believe that granting the CUP would not be detrimental to property values in the vicinity. We have been a tenant on the property for five years and have been diligent in upholding our commitment to be a good neighbor. To our knowledge, granting of the CUP would not conflict with any other aspect of the City of Shakopee 2030 Comprehensive Plan, Zoning ordinances, or City policy.

#### **About Twin City Concrete Pumping, Inc.**

- Family owned and operated since 1978.
- One of the first concrete pumping companies in Minnesota.
- Original one owner.

#### **Hours of Operation and Services Performed**

- Commercial concrete pumping company.
  - Concrete pumping for Commercial and Residential applications.
- Hours of operation typically from 8AM – 5PM Monday-Friday with occasional Saturdays.

#### **Outside Yard and Grounds**

- Potential addition of a new building in 4-5 years.
- Parking of small utility and equipment trailers
- Fuel tank
- Small roll-off dumpster
- Employee parking

#### **Buildings and Inside Usage**

- Future potential relocation of our Hopkins retail carpet store.
  - Family owned and operated since 1955.
- Office space used for concrete pumping operations/scheduling, etc.
- Warehouse space will be used to house concrete pumping equipment.
  - We have been renting this warehouse space for the past 5 years. Usage will remain the same.

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In summary, we believe that granting the CUP request will be in harmony with the general purpose and intent of the property. We will continue to operate in a manner that achieves harmony with the neighborhood, fosters peaceful relations with neighbors, and blends in visually in a low-key, unobtrusive manner with the surroundings.

We appreciate your thoughtful consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Larson', with a long horizontal flourish extending to the right.

Keith Larson

General Manager

Twin City Concrete Pumping, Inc.