

Unleashed Animal Care, LLC

Town of Shakopee
Planning Department
485 Gorman St.
Shakopee, MN

RE: Conditional Use Permit – 4000 Valley Industrial Blvd S, Shakopee, MN

Planning officials –

Unleashed Animal Care, LLC is planning a full-service, animal-care facility that includes animal daycare, animal boarding, training, and grooming. Here is our proposal for the conditional use permit for 4000 Valley Industrial Blvd South, Shakopee, MN. We are requesting to use the 9800 sq. ft existing building for this new animal care business. The offices will be configured for a satellite vet office, grooming, and training. The warehouse will be used for 40 boarding suites, and three daycare pens for different sized animals. On the exterior we are requesting to use a 1414 sq. ft off the south side of the building for a fenced area to exercise animals for this new animal care business. This is an essential component to our business, and we are requesting your approval.

Details: Exterior

- Install a 6' Vinyl composite fence as laid out in the attached drawing. This fence will be professionally installed by local contractors. There will one 48" gate for entry into the area.
- The area will be maintained with grass, and no additional site work will be needed.
- This area will be used multiple times a day to exercise animals and to allow for other activities. The area will be supervised by staff when in use.
- The 6' solid vinyl fence provides a maintenance free exterior, and in our experience has been the best product for durability and noise mitigation.
- While the facility has capacity for more than 50 animals in daycare or boarding, this area is a controlled environment, where our staff will take smaller groups of animals out when needed.
- Our facility will operate from 6:30am – 7:00pm Monday – Friday, and 8am-5pm Saturday and Sunday.
- Animal Boarding will finalize use of this area by 10:00p each night, and it will remain vacant until 6:30 am each morning. We typically do one evening walk prior to putting animals in their suites for the evening.

Details: Interior

- The building will operate as a full-service, animal-care business with its primary business being daycare, boarding, grooming, and training for animals. We are planning on leaving some space open for an on-site veterinarian in the future.

- The business will have 6-12 employees at opening, and hopefully grow to 15+ in the years to come.
- The business will operate Monday – Friday 6:30am – 7pm, and Saturday and Sunday 8am-5pm.
- The business will be seeing peak drop off between 6:30am and 8:30am each day as our customers go to work. The pickup fluctuates from 4:00pm – 7:00pm each day in most cases.
- The facility will have 24 hr. boarding in a controlled environment. Animals will sleep in kennels and be monitored via camera systems from 10:00pm each night until staff arrives at 6:00am each morning.
- Based on projections we believe we will be seeing between 30-40 animals on average per day throughout the first year.
- Our plan is to open this Fall 2019.

Best,

Patrick Baker

President | Unleashed Animal Care, LLC

Unleashed Pet Hotel & Spa (Assumed)

413-686-1088