



July 1, 2019

Shakopee City Hall
Attn: Mark Noble, Senior Planner
485 Gorman Street
Shakopee, MN 55379

Re: Emulsion Estates/Biffs

Dear Mr. Noble:

Shaw Construction, Inc. is pleased to submit our Multi-Purpose Planning Application electronically with all supporting plans and documents for a proposed Conditional Use Permit (CUP) to allow Emulsion Estates/Biffs "seasonal" outside storage on the proposed property located at 6430 County Road 101 East, Shakopee, MN. Seasonal, meaning May through October, most inventory of units are shipped out for use to customers and events. November through April most inventory is on-site. Attached with this letter and application are the following plans and documents:

- Architectural Plan Sheets: A1.0, A2.0, A2.1, A3.0, dated July 1, 2019, Architectural Renderings
- Civil Engineer and Plan Sheets: C1.0, C2.0, C2.1, C2.2, C2.3, C3.0, C4.0, C4.1, C4.2, dated July 1, 2019
- Landscape and Tree Preservation Plan Sheets: L1.0, L2.0, L3.0, dated July 1, 2019
- Site Lighting Plan Sheet: 1 of 1, dated June 17, 2019
- Biffs Business Narrative detailing Use of Site and Facility with description of MSDS Sheets, vehicle repairs in shop repair area, and trip generation data, dated June 2019.

We will be submitting the attached plans to Met Council this week for SAC determination. We are not planning to do any on-site dumping of Sanitary Sewer discharge.

The building design is established to meet or exceed established ordinances and is designed to provide Office, Shop and Storage space for Biffs, with the intent to provide Biffs and its associates with a safe, organized and efficient workplace.

Architectural plans illustrate proposed Architectural Precast Concrete wall panels for the exterior shell building designed with steps in height and reliefs. The proposed Architectural Precast Panels are designed with an Exposed Aggregate "Dresser Grey Trap Rock" integrally colored. A smooth troweled exposed aggregate band is illustrated on the North, East and West elevations. Entry panels will be exposed aggregate "Dresser Grey Trap Rock" with a smooth troweled, sand blast finish, integrally colored. We will have product samples available on request. These Architectural Precast Concrete Panels are very similar to the Northland Concrete Building, recently completed in Shakopee. Architectural sheet metal coping at the top of all concrete precast panels, including Architectural sheet metal canopy at the building entrance for accents, along with glass windows.

Screen, Fence and Gates will be 6'-0" high constructed with structural fence and gate materials and clad with Cedar or Trex opaque paneling. Note the building pad site is elevated and is approximately 7.5 feet higher than Checkered Flag Blvd. Landscaping plant material is proposed to the North and along East and West sides to provide screening in addition to preserving the existing mature Oak trees North of the building and parking lot.

*General Contractors &
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We are excited about this new development and project for Emulsion Estates/Biffs and the City of Shakopee. We are confident in the application and submittal of information and feel this application meets the requirements for the granting of a C.U.P. for the proposed development. With a favorable granting of the C.U.P. for this development on August 8, 2019, we are prepared to commence construction in mid-September and expect completion of the project in the Spring of 2020. Please feel free to contact me with any questions. We are looking forward to working in Shakopee again.

Respectfully,



John N. (Jack) Shaw

drh

Attachments

Cc: Heather Pauling, Emulsion Estates LLC
Derek Pauling, Emulsion Estates LLC