

INTRODUCTION

The attached Application for Vacation of Easements is to go along with the separately requested approval of Preliminary Plat for the proposed Hentges Industrial Park. These actions represent a key milestone in the redevelopment of a major industrial site located in the City of Shakopee. The development of Hentges Industrial Park will provide for up to ten separate, buildable, highly desirable lots that will maintain the current I-2 (Heavy Industrial) zoning. The lots will range in size from about three acres up to sixteen acres and each will create an outstanding opportunity for new and growing businesses to be established and/or expand within the City of Shakopee. These businesses in turn will provide significant job growth and property tax base for the City, Shakopee Public Schools, and Scott County.

The development is being led by Steve and Jeanette Hentges and their real estate development company, JMH Land Development. Steve was born and raised in Shakopee and, along with his wife Jeanette, started the SM Hentges and Sons business from the family home near Canterbury Park forty years ago. The company started with a truck and a backhoe and now employs over 300 people providing heavy-highway construction including roads, bridges, trucking, sewer, and water. What we call the “Hentges Way” has been the foundation of our growth and success and means that we work hard and safely, think creatively, and conduct business with integrity.

The challenges to development of this property have been many and significant including:

- Large quantities of leftover concrete pipe and manholes from previous operations
- Buried gas main running diagonally through the site
- Overhead transmission power lines in multiple locations
- Existing buildings that are (were) functionally obsolete and/or difficult to demolish
- Large dedicated easements carrying public sewer and water utilities across the site
- Lack of adequate stormwater infrastructure
- Significant tree inventory including a grove of large majestic oak trees

To meet and overcome these challenges, the Hentges family has assembled a team of experts that are experienced in providing development services for similar projects.

- Wenck Associates – stormwater management design, wetland delineation, and traffic
- James R Hill – plat, survey, civil engineering, roadway design, and tree survey
- Cushman and Wakefield – real estate market study, marketing, and brokerage
- SM Hentges and Sons – Demolition, construction of building pads, utilities, and roads