RJRyan
Construction, Inc.

1100 Mendota Heights Road • Mendota Heights, MN 55120 • (651) 681-0200 • Fax (651) 681-0235

April 20, 2016

City of Bloomington
Planning and Economic Development Dept.
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

Attn: Mr. Mike Centinario
Planner

Re: **New Facility for Walser Bloomington Toyota**
4401 American Blvd
Bloomington, MN

Dear Mr. Centinario:

On behalf of Walser Automotive and R.J. Ryan Construction we are submitting the plans for a proposed new facility and redevelopment of the existing building and site located at the above-referenced address.

Walser Automotive has outgrown their existing facility and is proposing to construct a new facility on the existing site with demolition of the current facility to occur once the new facility is up and operating.

The proposed new facility will be a 229,634 s.f. new state-of-the-art facility consisting of a 2-story showroom and administrative office area, a single story service department with four enclosed parking vehicle storage levels above the service department. The new facility will be constructed of post-tensioned concrete framing, exterior shelf framing covered with architectural glass, ACM panels (aluminum composite metal), precast, and pre-colored masonry.

Along with the new facility, the site will be accessed with an additional new entry to the east of the existing which will now have two entries and exits onto American Blvd. It is Walser's intent to redevelop and reconfigure the entire parking lot as well as site drainage and site lighting.

At this time we are not asking for any variances to the site or the construction for the new facility. We ask that you review the site plan and elevation per the enclosed drawings and we look forward to working with the entire staff at the City of Bloomington on this wonderful new development. If you have any questions or comments, please don't hesitate to call.

Sincerely,

R.J. RYAN CONSTRUCTION, INC.

Jack Grotkin
Co-President

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Walser Bloomington Toyota-letter to city 4-20-16.doc.docx