



April 20, 2020

Mr. Roger Ihrke
Zoning Administrator, TCPA
4111 11th Avenue SW
Rochester, MN 55902

HAND DELIVERED

Re: Mayowood Estates by Clark Development, LLC. in Sections 17 and 20 of Rochester Township

Dear Mr. Ihrke:

On behalf of our client, Clark Development, LLC., we are submitting an application for a Zone Change from A-3 to R-1 and a General Development Plan for the former Moehnke Property being developed as Mayowood Estates.

The General Development Plan includes the entire parcel of the former Moehnke property. It provides more detail for Phase I, which is anticipated to be constructed in 2020. The schedule for the balance of the site has not been determined at this time and will be dependent upon the economy and market demand.

A Traffic Study was completed by SEH Consultants on behalf of Clark Development, LLC. WSB provided SEH with information provided by the Rochester Townboard on March 12, 2020, as well as a copy of the General Development Plan of Mayowood Estates and a revised layout for the residue of Mayo Woodlands.

The following information is being provided for your review and to schedule these items for the May 12, 2020, Township Planning Commission meeting:

1. Signed application and fee (Previously submitted by Mr. Clark on April 1st).
2. Seven (7) full size General Development Plans.
3. One reduced size 11"x17" copy of the General Development Plan.
4. Zone Change Exhibit and legal description with acreage.
5. One copy of the Narrative for the General Development Plan and response to zone change criteria.
6. One copy of the Traffic Study by SEH, Inc.
7. Electronic share file of the submittal information.
 - a. <https://wsbeng.sharefile.com/d-sdbeb3f2ead84ad89>

If you need additional information or have questions, please contact us.

Sincerely,

WSB

Chris Barber, PE.
Project Manager

William E. Tointon
Senior Planner

cc: Mr. Ed Clark, Owner/Applicant