

June 2, 2020

TCPA/ Rochester Township
4111 11th Ave SW
Rochester, MN 55902

Rezone application and Metes and Bounds application – Section 30 - Rochester Township

In anticipation of development of Millie Meadow Estates Second, we are submitting to Olmsted County an application to process the next requisite Land Use Plan Amendment which will designate the property to be platted from Potential Suburban to Suburban. Enclosed is a copy of the exhibit and the General Development Plan called the Christopherson GDP (#02017-001). Minor revisions have been made to reduce the total length of the public streets that will be constructed and dedicated to the township while maintaining connectivity for future development of adjacent lands.

Concurrent with the Olmsted County PAC and Board approval of the LUPA, we are requesting that Rochester Township review the GDP revisions and process an application for Rezone of the same boundary. The rezone will change the designation from A-2 to R-1 and will allow for residential development on parcels meeting the R-1 standards. Enclosed is that application with an exhibit and legal description.

Upon approval of the rezone, we have a Metes and Bounds Subdivision that we request approval of. The parcel that will be created will contain the personal house of Mark Hanson which is currently under construction. The building permit was approved on the 35.00 acre parcel (currently zoned A-2) with the intent to create a separate parcel as soon as the LUPA's and zoning to R-1 allowed. This M&B split is necessary to allow the stone house at the original building site to remain in the A-2 zoning. Under a separate application, we are requesting a lot line change to maintain the requisite 35.00 acre A-2 zoned parcel. At the time of development of Millie Meadow Estates Second, the R-1 zoned parcel will be platted.

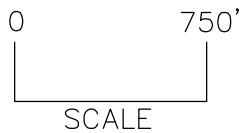
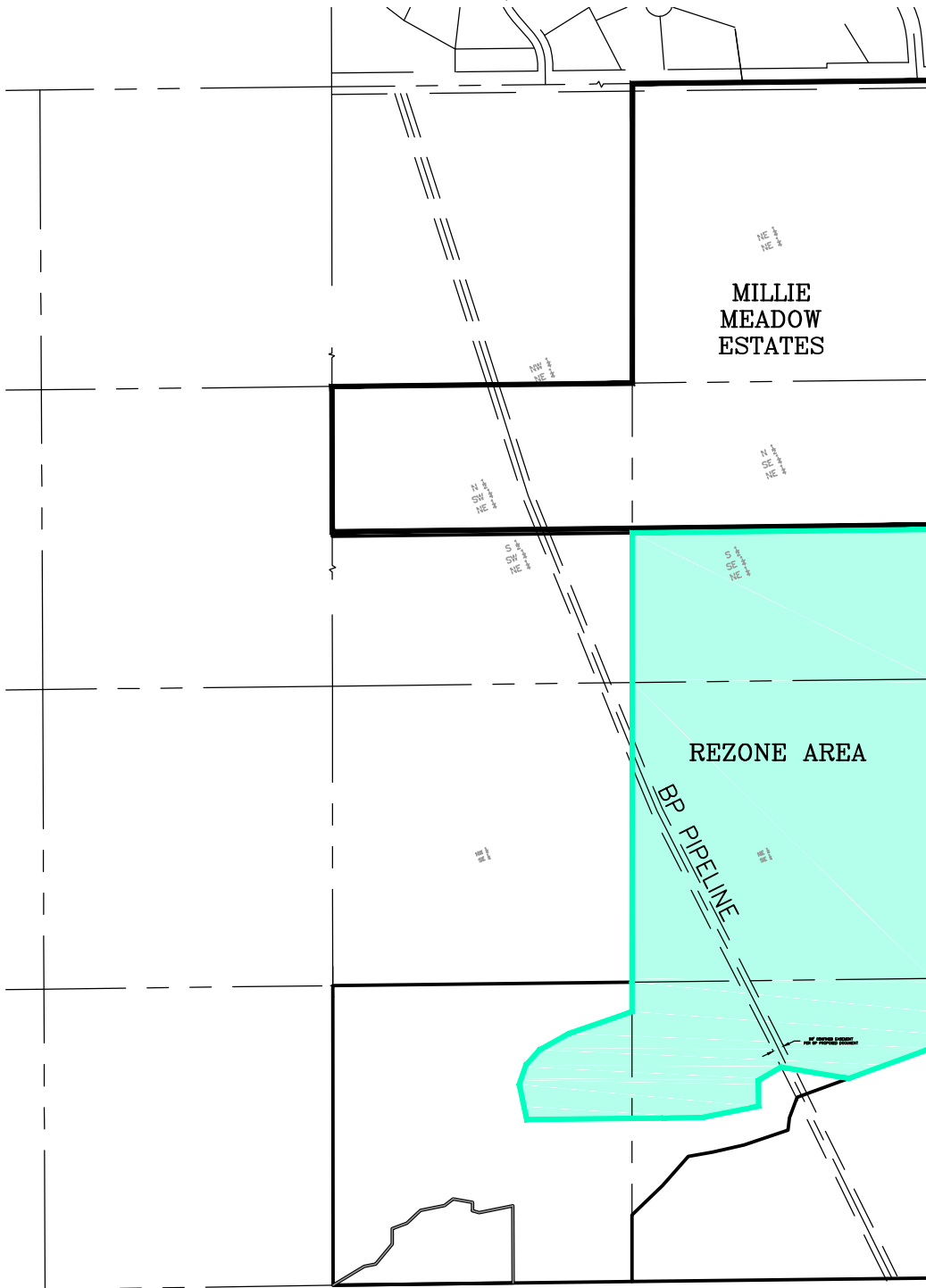
In due time, we will be submitting the Preliminary Plat and supporting documents to allow for construction of Millie Meadow Estates Second. The preferred timeline is to be permitted for grading in the fall of 2020 in order to allow for stabilization of the site prior to snowfall. Wells and bituminous would be installed in the spring/summer of 2021 allowing for building permits soon thereafter.

Please proceed with reviewing and scheduling for the earliest available meetings. If you have any questions, please feel free to call or email.

Sincerely,

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REZONE EXHIBIT SECTION 30, ROCHESTER TOWNSHIP



G-Cubed

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DATE: 6/2/2020

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2314 SCENIC PARK PLACE
ROCHESTER, MN 55902

SHEET 1 OF 1 | FILE NO:17-082GDP2