

To Whom It May Concern:

We are under contract to purchase approximately .67 acres of vacant land on Steele St. Our goal is to build a duplex on parcel 09480057000 and a townhome style six-plex on parcel 09480048000 (lot 09480052000 would be consolidated). This fits within the current zoning (RM-18) and would benefit our city to have more affordable housing in that particular area.

Currently the site is relatively flat with some treed areas. There are no wetlands within 300' of the property or any known geological concerns.

We will create an easement for parcel 09480057000 to access Steele St (see preliminary site plan). We would like each six-plex unit to have either a one or two car garage with a 15x20 or 20x20 driveway off Steele St.

Sewer will need to be brought up Steele Street to service this new project. I have already been in conversation with Jeff Fant and Skillings and Connolly on how to best accomplish this. There is water distribution system and a written/recorded shared water agreement that gives us access to water. PSE has given me will serve letters for both electricity and natural gas.

Sincerely,

Brad Rohr
253-398-4579