

T.R. MCKENZIE, INC.
CONSTRUCTION * DEVELOPMENT * MANAGEMENT

January 19, 2016

TRMcKenzie Inc.
1910 Hawks Ridge Dr. Suite 322
Verona, WI 53593

RE: Letter of Intent, The Willows Phase 2 Preliminary Plat

Our plan for The Willows Phase 2 Preliminary Plat is to divide the parcel containing 17.34 acres (net of street and out lot dedications) into 45 single family lots and 1 outlot used for storm water detention. We are proposing two ponds, one near Lot 27 and one near Lots 19 and 20. A diversion swale along Schewe Road would carry offsite water from the north and west storm water contributions. The ponds will be a combination of detention and bio-retention and will be dry most of the time. The plat is mostly an east-west piece with the western portion of the plat extending to the north.

We would like to split Phase II into two sub-phases. Phase IIa would be lots 1-14 and 40-45 for a total of 20 lots and Phase IIb would be the remaining lots. The purpose of this would be to allow the city to focus efforts on Phase IIa and have lots available to build in the summer of 2016 and Phase IIb would be secondary and ready to build in early fall.

The land currently vacant and has no improvements on it. The western edge of the plat is planted with corn.

The people involved include:

Engineer: Ron Guthrie, Mead & Hunt

Landscaper: Unknown

General Contractor for all public improvements will be chosen by a bid process with the assistance of our engineering firm. The contractor has not been selected as of this date.

TRMcKenzie Inc.

By: Jessie Crooks
Jessie Crooks, Member