



**City of Wayzata
Neighborhood Meeting Notice, Blake Highcroft Campus,
located at 301 Peavey Lane
Meeting Location — Wayzata City Hall (Community Room),
600 Rice Street E**

March 17, 2022

NOTICE IS HEREBY GIVEN that a neighborhood meeting is planned to discuss a proposed change in land use from the current Institutional Zoning to a Comprehensive Plan Amendment to Low Density Residential, Subdivision, Zoning Amendment to R-2 Zoning District, Variance Request. The 8-acre parcel will include removing the existing buildings and developing 15 Luxury Single Family Homes with significant Custom Architectural & Landscape Design for each home. The owner/developer will hold a meeting at the above address, from 5:00-6:30 p.m. The purpose of the meeting is share the proposed plan with the neighborhood and obtain feedback. Members of the council, planning commission, other boards and commissions, and city staff may be present.

For questions regarding this meeting, please contact Emily Goellner, at 952-404-5312.

Date: March 3, 2022

Kathy Leervig
City Clerk
kleervig@wayzata.org
(952) 404-5303



Neighborhood Meeting
Blake Highcroft Property

March 3, 2022

Dear Neighbor,

We would like to welcome you to a neighborhood meeting.

As you may know, The Blake Highcroft campus was on the real estate market for sale and has sold. BohLand Development, the buyer, has a real estate development and homebuilding business in Wayzata and has submitted an application for redevelopment to the City of Wayzata. You may have already attended a preliminary meeting last June with representatives from Blake, and we would like to invite you to hear about the BohLand redevelopment plans.

As always, our goal is to communicate to our neighbors and the community of the forthcoming changes to Highcroft. We would like to schedule a neighborhood meeting to preview the information that will be presented at an upcoming Planning Commission and City Council Meeting.

The property is located at 301 Peavey Lane, Wayzata – Blake Highcroft property.

The plans propose a change in land use from the current Institutional Zoning to a Comprehensive Plan Amendment to Low Density Residential, Subdivision, Zoning Amendment to R-2 Zoning District, Variance Request.

The 8-acre parcel will include removing the existing buildings and developing 15 Luxury Single Family Homes with significant Custom Architectural & Landscape Design for each home.

Public hearings for both the Planning Commission and City Council will be in April - May 2022.

Planning Commission – April 4, 2022
City Council - Proposed May 3 or 17, 2022

Redevelopment of the property will not occur until late summer 2023, following the 2022-2023 school year.

Neighborhood Meeting Time & Location:

Date: March 17, 2022
Time: 5:00 – 6:30
Location: Wayzata City Hall Chambers
600 Rice Street East
Wayzata

We would encourage an email response if you can attend so that we can prepare materials accordingly. If you have any questions or would like an individual presentation, please contact:

Steve Bohl
steve@bohlanddevelopment.com
952-473-2089
BohLand Development
849 Mill Street E
Wayzata, MN 55391

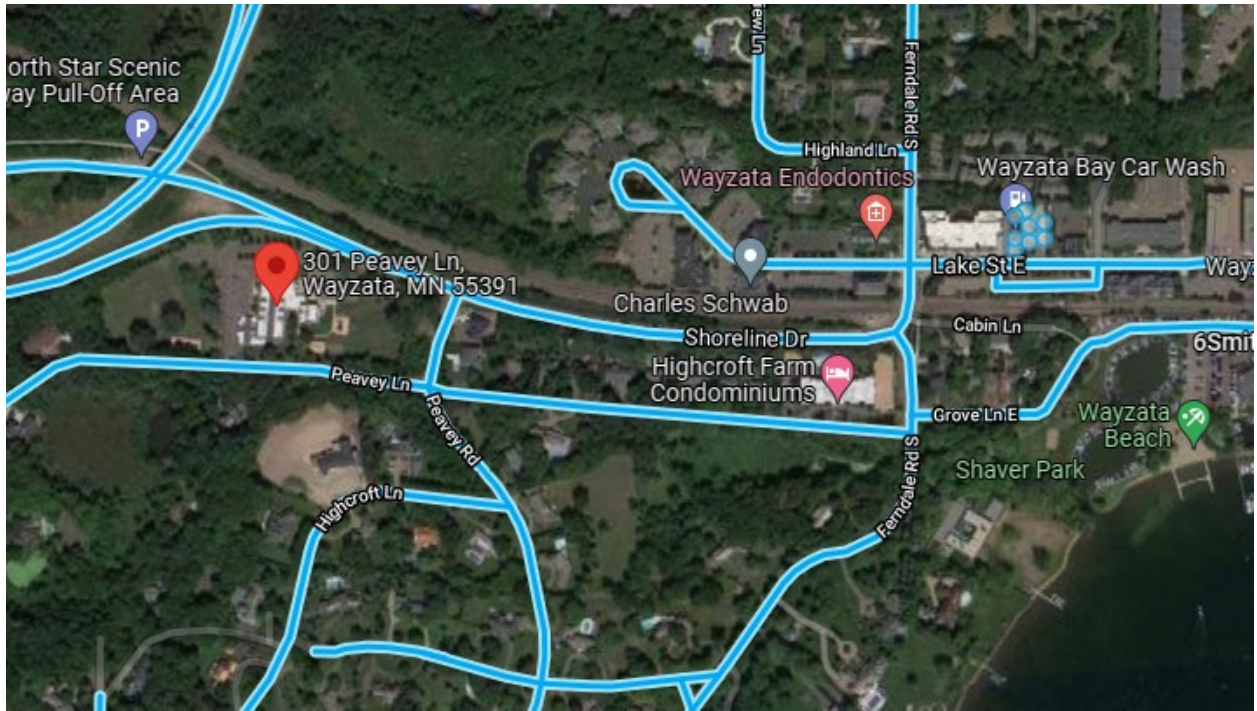
If you have any questions or comments of Wayzata City Staff, please contact:

Valerie Quarles, Assistant Planner
vquarles@wayzata.org
City of Wayzata
600 Rice Street E
Wayzata, MN 55391

Sincerely,

Steve Bohl
BohLand Development

Blake Highcroft – 301 Peavey Ln., Wayzata



Highcroft Enclave Neighborhood Site Plan

