

## Memorandum

**TO:** Emily Hestbech  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

**FROM:** Bill Brohman  
Civil Site Group

**DATE:** 04/15/2025

**RE:** 11216 Bloomington Ferry Rd - Project Narrative

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Ms. Hestbech,

The proposed development is located at the corner of where Bloomington Ferry Rd turns into Auto Club Road. It is a 2.02 acres site that is currently undeveloped. It is currently zoned R-1 with a Bluff Protection Overlay. We are proposing 6 Twin Homes on the site, that will range in floor square footage. The townhomes will share a private common access road that will allow access to each buildings private driveway.

Please do not hesitate to contact us with any questions.

Best,  
Bill Brohman