



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0600 FAX 952-472-0620

ZONING AMENDMENT APPLICATION

Application Fee and Escrow Deposit required at time of application.

Case No. _____

City Council Date: _____

Planning Commission Date: _____

Please type or print clearly

Applicant Info	Name Robert Bauman Email _____
	Address _5310 West 16th Street #409 Saint Louis Park, MN 55416
	Phone Home _____ Work _____ Fax _____

FOR AMENDMENT TO THE ZONING ORDINANCE COMPLETE THE FOLLOWING

It is requested that Section 129: _____ of the Mound Zoning Ordinance be amended as follows:

Reason for amendment **___ Redevelopment of properties into 9 condo unit condo building, 4 unit townhome building, single family lot and an amenity building for larger development**

FOR AMENDMENT TO THE ZONING MAP / ZONING DISTRICT COMPLETE THE FOLLOWING

It is requested that the property described below and shown on the attached site plan be rezoned

from zone _____ to zone _____.

Address & Legal of Subject Property	Address ____ 6625, 6627 & 6639 Bartlett Blvd _____ Lot _____ Block _____ Addition _____ PID No: 22-117-24-43-0028. -0046, -0009, -0007 _____ Current Zoning: ____ R-1 _____ Proposed Zoning: R-3 _____
Owner of Subject Site	Name _ Steven & Cammie Lillehaug _____ Email [REDACTED] _____ Address 6625 Bartlett Blvd _____ Phone Home [REDACTED] _____ Work _____ Fax _____
Present Use of Property	____ Single Family lots _____ _____ _____
Reason for Amendment	____ Redevelopment of properties into 9 condo unit condo building, 4 unit townhome building, single family lot and an amenity building for larger development _____ _____ _____

I certify that all of the statements above and statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the information provided and that **I am responsible for all costs incurred by the City related to the processing of this application.** I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Applicant's Signature

Robert F. Bauman

Date 8/1/2025

Owner's Signature

Robert F. Bauman

Date 8/4/25

Owner's Signature

Steven L. Lillehaug

Date 8/4/2025

Steven L. Lillehaug



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MAJOR SUBDIVISION APPLICATION

Planning Commission Date _____ Case No. _____

City Council Date _____

FEES MUST BE SUBMITTED WITH APPLICATION.

CHECK BOX	TYPE OF APPLICATION	FEE
	SKETCH PLAN REVIEW	\$200*
X	PRELIMINARY PLAT	\$350+\$15 per lot *
	FINAL PLAT	\$350+\$15 per lot *
	CONDITIONAL USE PERMIT/ PDA	\$350 *
	ESCROW DEPOSIT	\$5,000 *
	VARIANCE	\$200 *
	TOTAL	\$

* CALL THE MOUND PLANNING DEPARTMENT TO CONFIRM CURRENT FEES.

PLEASE PRINT OR TYPE.

PROPERTY INFO	Subject Address <u>6625, 6627 & 6639 Bartlett Blvd</u>
EXISTING LEGAL DESCRIPTION	Name of Proposed Plat <u>North Pointe @ Halsted Bay</u> Lot _____ Block _____ Subdivision _____ PID# <u>22-117-24-43-0028, -0046, -0009, - 0007</u> Zoning <u>R1</u> R1A R2 <u>R3</u> B1 B2 B3 (Circle one)
APPLICANT	The applicant is: owner other Email _____ Name <u>Robert Bauman</u> <u>(Angel M Consulting)</u> Address <u>5310 West 16th Street #101 Saint Louis Park, MN 55416</u> Phone _____ Home _____ Work _____ Fax _____
OWNER (if other than applicant)	Name _____ Email _____ Address _____ Phone Home _____ Work _____ Fax _____
SURVEYOR/ ENGINEER	Name <u>Chris Gray</u> Email _____ Address <u>13076 1st Street Becker MN 55308</u> Phone _____ Work _____ Fax _____

Case No. _____

Description of Proposed Use: _____

Redevelopment of properties into 9 unit condo building, 4 unit town home building, single family lot and an amenity building for larger development

EFFECTS OF THE PROPOSED USE: List impacts the proposed use will have on property in the vicinity, including, but not limited to traffic, noise, light, smoke/odor, parking, and describe the steps taken to mitigate or eliminate the impacts.

A minor increase in traffic for net + 13 units in development

Traffic / Safety should be improved on Bartlett Blvd by eliminating a curb cut on road

If applicable, a development schedule shall be attached to this application providing reasonable guarantees for the completion of the proposed development. Estimated Development Cost of the Project: \$ _____

RESIDENTIAL DEVELOPMENTS:

Number of Structures: 4

Number of Dwelling Units/Structure: 9 - condo bldg
4 - town home bldg
1 - single family
total D.U.=14

Lot Area Per Dwelling Unit: 8,333 sq. ft.

Total Lot Area: 146,826 sq. ft.

Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? (x) yes, () no. If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

Western parcel - 6639 Bartlett Blvd was rezoned by previous applicant by unrelated developer

Application must be signed by all owners of the subject property, or explanation given why this is not the case.

I certify that all of the statements above and statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the information provided (including Section 121 of the Mound City Ordinance) and **that I am responsible for all costs incurred by the City related to the processing of this application.** I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Robert Bauman

Print Applicant's Name

Robert Bauman

Print Owner's Name

Steven Lillehaug

Print Owner's Name

Robert F. Bauman

Applicant's Signature

Robert F. Bauman

Owner's Signature

Steven L. Lillehaug

Owner's Signature

8/1/2025

Date

8/1/25

Date

8/4/2025

Date



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0603 FAX 952-472-0620

CONDITIONAL USE PERMIT APPLICATION

Application Fee and Escrow Deposit required at time of application.

Planning Commission Case No. _____

Please type or print the following information:

PROPERTY INFORMATION	Subject Address <u>6625, 6627 & 6639 Bartlett Blvd</u>
LEGAL DESCRIPTION	Name of Business _____ Lot(s) <u>2, 3 & 4</u> Block <u>block 4</u> Subdivision _____ PID# <u>22-117-24-43-0028, -0046, -0009, -0007</u>
APPLICANT	The applicant is: Owner ☒ Other ☐ Email <u>[REDACTED]</u> Name <u>Robert Bauman</u> Address <u>5310 West 16th Street #101 Saint Louis Park MN 55416</u> Phone Home _____ Work <u>[REDACTED]</u> Cell <u>[REDACTED]</u> E-Mail Address <u>[REDACTED]</u> Fax _____
OWNER (if other than applicant)	Name _____ Email _____ Address _____ Phone Home _____ Work _____ Cell _____
ARCHITECT, SURVEYOR, OR ENGINEER	Name <u>DJR Architecture - Sheldon Berg</u> Email <u>[REDACTED]</u> Address <u>333 Washington Ave N, Suite 210 Minneapolis, MN 55401</u> Phone Office <u>[REDACTED]</u> Cell <u>[REDACTED]</u> Fax _____
ZONING DISTRICT	Circle: <u>R-1</u> R-1A R-2 <u>R-3</u> MU-D MU-C C-1

Description of Proposed Use: redevelopment of properties into 9 unit condo building, 4 unit town home building,
single family lot and an amenity building for larger development

Planning Commission Case No. _____

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Robert Bauman

Print Applicant's Name

Robert Bauman

Print Owner's Name

Robert F. Bauman

Applicant's Signature

Robert F. Bauman

Owner's Signature

8/1/2025

Date

8/4/25

Date

Steven Lillehaug

Print Owner's Name

Steven L. Lillehaug

Owner's Signature

8/4/2025

Date

City Code Section 129-38 relating to Conditional Use Permits must be reviewed by the applicant.



333 Washington Avenue North
Suite 210 | Minneapolis MN 55401
612.676.2700 | www.djrarch.com

October 3, 2025

City of Mound

Re: Written Request for Comprehensive Plan
Amendment

Attn: Sarah Smith, Jesse Dickson
2415 Wilshire Blvd
Mound, MN, 55364

Dear Ms. Smith and Mr. Dickson,

Please accept this memo as our request on behalf of Robert Bauman – Angel M. Consulting LLC for a comprehensive plan amendment at 6625, 6627 & 6639 Bartlett Boulevard. This amendment is for the redevelopment of these properties into one (9) unit luxury condo building, one (4) unit townhome building, a single-family lot and an amenity building for larger development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheldon Berg', with a long, sweeping horizontal line extending to the right.

Sheldon Berg