



## City of Mound 2025 Amendment to 2040 Comprehensive Plan Adjacent and Affected Jurisdiction Review and Comment Form

October 10, 2025

To: David Able and Nickolas Olson, City of Minnetrista  
Correy Farniok and Tony Wittke, City of Orono Police Department  
Jake Griffiths, City of Shorewood  
Melanie Curtis/Laura Oakden, City of Orono  
Mike Anderson, City of Spring Park  
David J. Hough, Hennepin County Administrator  
Chad Ellos/Douglas Heidemann, Hennepin County Transportation  
Boe Carlson/Danny McCullough, Three Rivers Park District  
Kevin Borg, Westonka School District (ISD No. 277)  
Tod Sherman, MnDOT  
Ryan Toot, North Metro Area Hydrologist, MnDNR  
James Wisker/Becky Christopher/Maggie Menden/Veronica Sannes, Minnehaha Creek  
Watershed District  
Jessica Gallatz, Hennepin County Regional Rail Authority  
David Krueger/Tom Tully, Lake Minnetonka Conservation District  
Shawn James, Metropolitan Council

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, the City of Mound is distributing a proposed amendment to its 2040 Comprehensive Plan for your review and comment.

The applicant is requesting to amend the future land use designations for 6639 and 6627 Bartlett Boulevard to reflect the proposed North Pointe at Halsted Bay project. As shown on the attached map, the southern portion of 6639 Bartlett Boulevard would be reguided from medium density residential to low density residential, while the northern portion of 6627 Bartlett Boulevard would be reguided from low density residential to medium density residential. Please be advised that the proposed project is a residential development that extends across the Cities of Mound and Minnetrista. The Mound portion of the project will have a 9-unit condominium building, 4 townhomes, 1 single family home and an amenity building, while the City of Minnetrista portion will have an additional 15 single family homes and 45 condominiums. In addition to a map of the proposed reguidance, attached is the Street and Storm Sewer Plan, which shows the project.

It is respectfully requested that you review the proposed 2040 Comprehensive Plan and send any comments or an indication of no comment by no later than **4:30 p.m. on Tuesday, December 9, 2025**. Your response can be sent to Sarah Smith, City of Mound Community Development Director, via email to [sarahsmith@cityofmound.com](mailto:sarahsmith@cityofmound.com) or in writing to City of Mound, 2415 Wilshire Boulevard, Mound, MN 55364.

In the event that there are questions regarding the proposed amendment to 2040 Comprehensive Plan, or if additional information is needed, please contact Sarah Smith at the telephone number or email address provided at the bottom of this form.

If another representative in your agency is responsible for or coordinating reviews of amendments to Comprehensive Plans, please forward this information and let Sarah Smith at the City of Mound know who should be contacted in the future.

On behalf of the City of Mound, thank you in advance for your assistance and prompt response.



**City of Mound 2025 Amendment to 2040 Comprehensive Plan  
Adjacent and Affected Jurisdiction Review and Comment Form**

Date:

Jurisdiction:

Reviewer Name (Print):

Reviewer Title:

Reviewer Signature:

Please check the appropriate box:

- ☐ We have reviewed the proposed 2025 Comprehensive Plan Amendment, do not have any comments, and are therefore waiving further review.
- ☐ We have reviewed the proposed 2025 Comprehensive Plan Amendment and offer the following comments (attach additional sheets if necessary)

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Please provide your response by no later than **4:30 p.m. on Tuesday, December 9, 2025.**

Your response can be sent to Sarah Smith, City of Mound Community Development Director, via email to [sarahsmith@cityofmound.com](mailto:sarahsmith@cityofmound.com), by telephone at 952-472-0604 or in writing to the City of Mound, 2415 Wilshire Boulevard, Mound, MN 55364.



333 Washington Avenue North  
Suite 210 | Minneapolis MN 55401  
612.676.2700 | [www.djrarch.com](http://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.

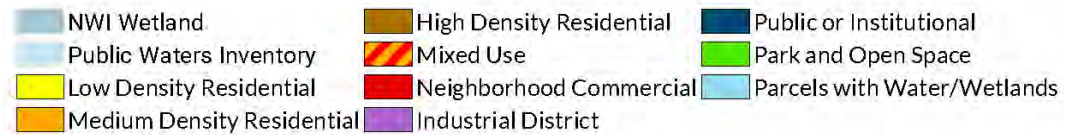
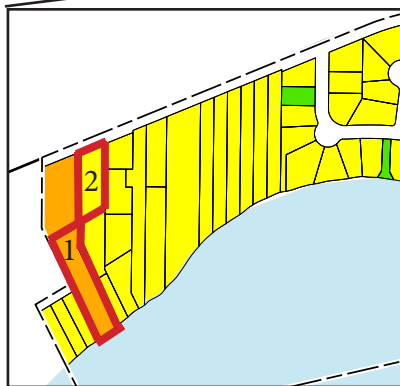
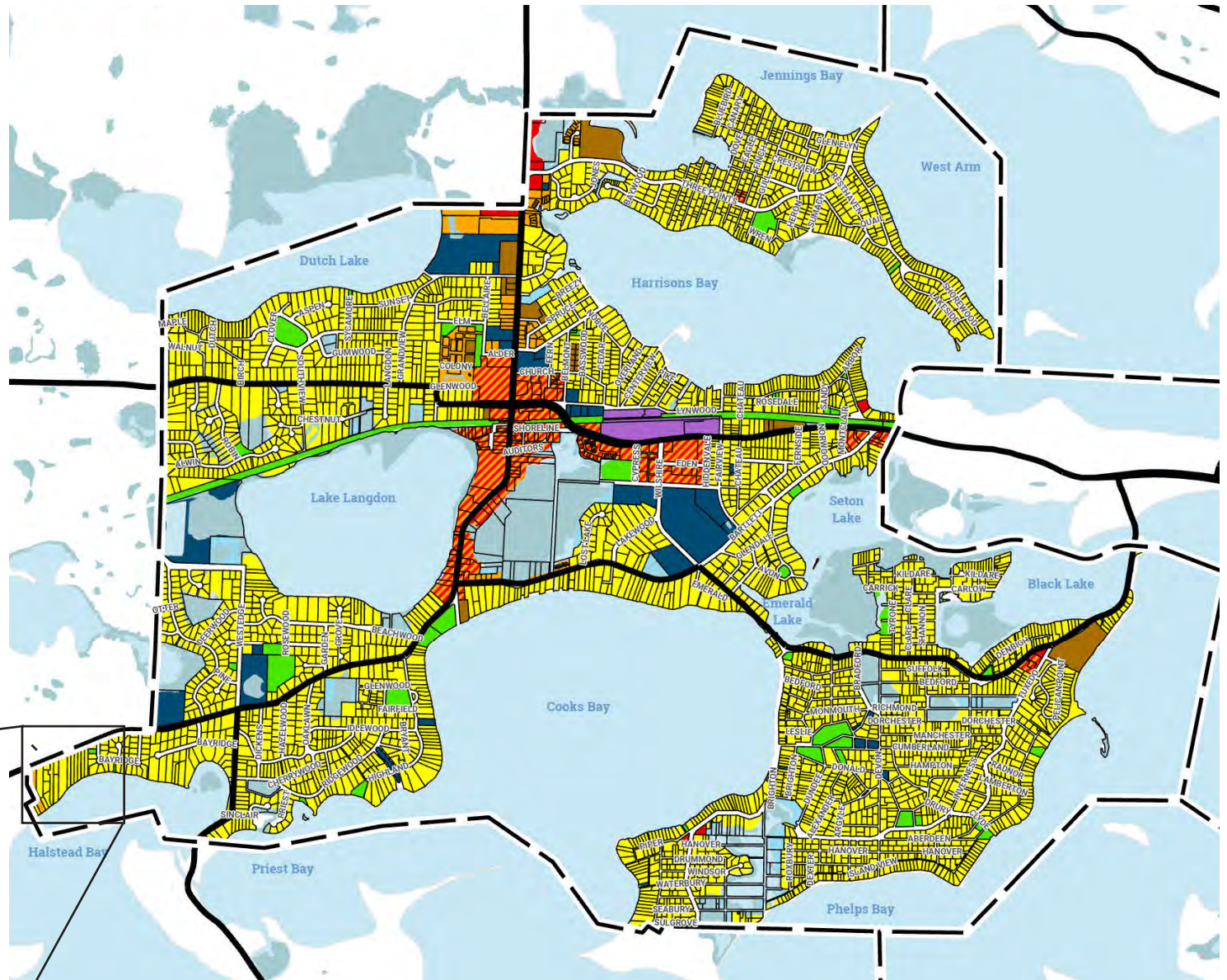
Sincerely,

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

Sheldon Berg

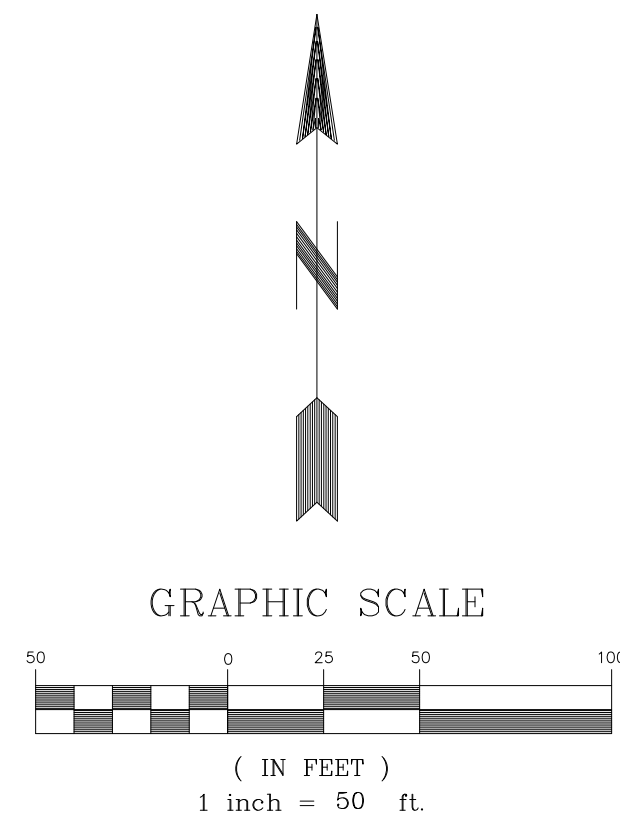
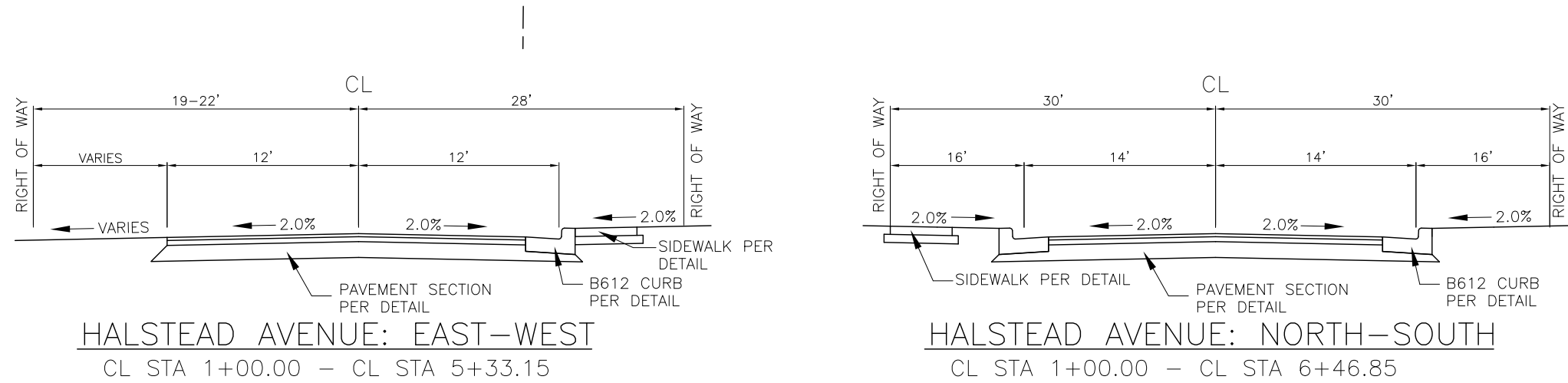
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# City of Mound Future Land Use Map



1. Reguide from medium density to low density
2. Reguide from low density to medium density





NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY BOGART, PEDERSON & ASSOCIATES.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNETRISTA, THE CITY OF MOUND AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. SUBDIVIDER: ROBERT BAUMAN, ANGEL M CONSULTING  
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN  
PHONE: 952-200-8148

Minnetrista Lots					
Blocks 1-3	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Total	368,721	107,441	17,065	20,470	33.8%

\* Area of pavers at 100% impervious

Block 1	Lot Area (SF)	Impervious Area (SF)			Total	Percent
		Building	Conc/Bit	Pavers*		
Lot 1	74,092	20,236	4,500	2,252	24,736	33.4%
Lot 2	10,264	4,401	260	0	4,661	45.4%
Lot 3	7,670	4,000	260	0	4,260	55.5%
Lot 4	7,670	4,000	260	0	4,260	55.5%
Lot 5	7,670	4,000	260	0	4,260	55.5%
Lot 6	7,670	4,000	260	0	4,260	55.5%
Lot 7	9,160	4,000	260	0	4,260	46.5%
Total	124,196	44,637	6,060	2,252	50,697	40.8%

Block 2	Lot Area (SF)	Impervious Area (SF)			Total	Percent
		Building	Conc/Bit	Pavers*		
Lot 1	10,612	4,000	260	0	4,260	40.1%
Lot 2	7,670	4,000	260	0	4,260	55.5%
Lot 3	7,670	4,000	260	0	4,260	55.5%
Lot 4	7,670	4,000	260	0	4,260	55.5%
Lot 5	7,670	4,000	260	0	4,260	55.5%
Lot 6	7,670	4,000	260	0	4,260	55.5%
Outlot A	7,666	0	0	0	0	0.0%
Outlot C	24,126	0	2,890	10,596	2,890	12.0%
Total	80,754	24,000	4,450	10,596	28,450	35.2%

Block 3	Lot Area (SF)	Impervious Area (SF)			Total	Percent
		Building	Conc/Bit	Pavers*		
Lot 1	106,334	26,804	5,655	7,622	32,459	30.5%
Lot 2	16,150	4,000	300	0	4,300	26.6%
Lot 3	16,150	4,000	300	0	4,300	26.6%
Lot 4	16,264	4,000	300	0	4,300	26.4%
Outlot B	8,873	0	0	0	0	0.0%
Total	163,771	38,804	6,555	7,622	45,359	27.7%

Block 4	Lot Area (SF)	Impervious Area (SF)			Total	Percent
		Building	Conc/Bit	Pavers*		
Lot 1	54,410	11,840	10,865	0	22,705	41.7%
Lot 2	36,847	7,587	5,730	0	13,317	36.1%
Lot 3	31,318	3,343	2,394	0	5,737	18.3%
Lot 4	15,451	2,478	1,424	1,600	5,502	35.6%
Total	138,026	25,248	20,413	1,600	47,261	34.2%

\* Area of pavers at 50% impervious

MINNETRISTA LANDOWNERS:

PID #2211724430042 & #2211724430004  
BERG RESIDENTIAL DEVELOPMENT, LLC  
15250 LAWNDALE LANE NORTH, DAYTON, MN  
PHONE: 612-308-5895  
PID #2211724430003  
D. & L.A. REINHART  
6750 HALSTEAD AVENUE, MINNETRISTA, MN  
PID #2211724430002  
PINE FINANCIAL GROUP  
6990 W. 38TH AVENUE #308  
WHEAT RIDGE, CO

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**