



# NOTICE OF PUBLIC HEARING

(revised) By the Planning Commission

**WHY YOU ARE RECEIVING THIS NOTICE:**

State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.

**CASE FILE NUMBER:**

PL2020-55

**APPLICANT:**

Walser Real Estate LLC

**PROPERTY ADDRESS:**

4401 American Boulevard West

**PROPOSAL:**

Rezone 4401 American Boulevard West from CS-0.5 to C-1; major revision to preliminary development plans and final development plans to construct a three-story parking structure with 415 parking/inventory stalls to serve an existing Class I motor vehicle sales facility located at 4401 American Boulevard West

**DATE, LOCATION, AND TIME OF HEARING:**

04/23/2020, 6:00 PM  
City Council Chambers - Bloomington City Hall  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Due to COVID-19, some or all of the members of the City Council will participate in the hearing by telephone rather than by being personally present at the Commission's regular meeting place. **Please check [www.blm.mn/planning](http://www.blm.mn/planning) for updates prior to the meeting.**

**HOW YOU CAN PARTICIPATE:**  
(Please include Case File number above when corresponding)

1. Review application materials at [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL202000055" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Attend the hearing and give testimony about the proposal; and/or
4. Contact the Planning Division using the information below.

**FURTHER INFORMATION:**

Nick Johnson, Planner  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3027  
Phone: 952-563-8925 Email: [nmjohnson@BloomingtonMN.gov](mailto:nmjohnson@BloomingtonMN.gov)

**PROVIDING NOTICE TO TENANTS:** If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

**PROVIDING NOTICE TO OWNERS:** If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

**TENNESSEN WARNING:** Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.



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### DATE, LOCATION, AND TIME OF HEARING:

05/18/2020, 7:00 PM  
City Council Chambers - Bloomington City Hall  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Due to COVID-19 emergency, Bloomington has transitioned to an electronic format for its public meetings and hearings to minimize the risk for exposure **Please check [www.blm.mn/notices](http://www.blm.mn/notices) for the latest updates and participation instructions prior to the City Council meeting.**

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2. Submit a letter or e-mail to the contact below expressing your views;
3. Participate in the hearing remotely, go to [www.blm.mn/notices](http://www.blm.mn/notices) for instructions; and/or
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# NOTICE OF PUBLIC HEARING

## By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on April 23, 2020, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431 to consider Case PL2020-55, an application by Walser Real Estate LLC to rezone 4401 American Boulevard West from CS-0.5 to C-1; major revision to preliminary development plans and final development plans to construct a three-story parking structure with 415 parking/inventory stalls to serve an existing Class I motor vehicle sales facility located at 4401 American Boulevard West.

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Review information and materials at [www.blm.mn/notices](http://www.blm.mn/notices). For more information or to submit comments, contact Nick Johnson, Planner, at (952) 563-8925 or [nmjohnson@BloomingtonMN.gov](mailto:nmjohnson@BloomingtonMN.gov).

(Publish 04/09/20)



# NOTICE OF PUBLIC HEARING

## By the City Council

The Bloomington City Council will hold a public hearing on May 18, 2020, at 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431 or by electronic means as provided by State Law to consider Case PL2020-55, an application by Walser Real Estate LLC to rezone 4401 American Boulevard West from CS-0.5(PD) to C-1(PD) and a major revision to preliminary development plans and final development plans to construct a three-story parking structure with 415 parking/inventory stalls to serve an existing Class I motor vehicle sales facility located at 4401 American Boulevard West.

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(Publish 05/07/20)

# AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA ) ss  
COUNTY OF HENNEPIN

Diane Erickson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 04/09/2020 and the last insertion being on 04/09/2020.

## MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Diane Erickson  
Designated Agent

Subscribed and sworn to or affirmed before me on 04/09/2020 by Diane Erickson.

## CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on April 23, 2020, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431 to consider Case PL2020-55, an application by Walser Real Estate LLC to rezone 4401 American Boulevard West from CS-0.5 to C-1; major revision to preliminary development plans and final development plans to construct a three-story parking structure with 415 parking/inventory stalls to serve an existing Class I motor vehicle sales facility located at 4401 American Boulevard West.

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Published in the  
Sun Current  
April 9, 2020  
1035489

Darlene M MacPherson  
Notary Public



### Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 1035489

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STATE OF MINNESOTA ) ss  
COUNTY OF HENNEPIN

Diane Erickson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

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and has full knowledge of the facts stated below:

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- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 05/07/2020 and the last insertion being on 05/07/2020.

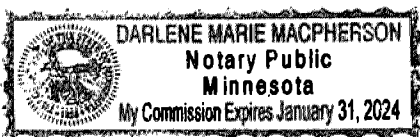
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By: Diane Erickson  
Designated Agent

Subscribed and sworn to or affirmed before me on 05/07/2020 by Diane Erickson.

Darlene M MacPherson  
Notary Public



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Ad ID 1041925

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Published in the  
Sun Current  
May 7, 2020  
1041925