



# NOTICE OF PUBLIC HEARING

## By the City Council

The Bloomington City Council will hold a public hearing on June 7, 2021, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law, to consider Case PL2021-42, an application by Walser Real Estate LLC and KKMP Properties LLP for a Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial; Rezone a portion of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot located at 4401 and 4217 American Boulevard West.

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 05/27/21)



# NOTICE OF PUBLIC HEARING

## By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on May 13, 2021, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law, to consider Case PL2021-42, an application by Walser Real Estate LLC and KKMP Properties LLP for a Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial; Rezone a portion of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot located at 4401 and 4217 American Boulevard West.

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(Publish 04/29/21)



# NOTICE OF PUBLIC HEARING

## 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:

PL2021-42

### APPLICANTS:

Walser Real Estate LLC(owner)  
KKMP Properties LLP (owner)

### PROPERTY ADDRESSES:

4401 and 4217 American Boulevard West

### PROPOSAL:

Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial; Rezone a portion of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot located at 4401 and 4217 American Boulevard West.

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

05/13/2021, 6:00 PM  
City Council Chambers - Bloomington City Hall (Via Web-ex)  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Chair Jon Solberg has determined it is not practical or prudent to conduct an in-person meeting at City Hall due to the global COVID-19 health pandemic as permitted by MS 13D.021. Some or all members of the Planning Commission and staff may participate remotely and electronically as permitted by law. Members of the public may watch or listen to the meeting via computer or phone. **Please check [www.blm.mn/notices](http://www.blm.mn/notices) for updates prior to the Planning Commission 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 "PL202100042" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Testify remotely, contact the staff person below before noon the day of the meeting to receive instructions; 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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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:

PL2021-42

### APPLICANTS:

Walser Real Estate LLC(owner)  
KKMP Properties LLP (owner)

### PROPERTY ADDRESSES:

4401 and 4217 American Boulevard West

### PROPOSAL:

Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial; Rezone a portion of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot located at 4401 and 4217 American Boulevard West.

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

06/07/2021, 6:00 PM  
City Council Chambers - Bloomington City Hall (Via Web-ex)  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Mayor Tim Busse has determined it is not practical or prudent to conduct an in-person meeting at City Hall due to the global COVID-19 health pandemic as permitted by MS 13D.021. Some or all members of the City Council and staff may participate remotely and electronically as permitted by law. Members of the public may watch or listen to the meeting via computer or phone. **Please check [www.blm.mn/notices](http://www.blm.mn/notices) for updates prior to the City Council 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 "PL202100042" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Testify remotely, contact the staff person below before noon the day of the meeting to receive instructions; 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.

# 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 05/27/2021 and the last insertion being on 05/27/2021.

**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 05/27/2021 by Diane Erickson.

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 1140873

## CITY OF BLOOMINGTON MINNESOTA NOTICE OF PUBLIC HEARING

The Bloomington City Council will hold a public hearing on June 7, 2021, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law, to consider Case PL2021-42, an application by Walser Real Estate LLC and KKMP Properties LLP for a Comprehensive Plan Map Amendment to reguide from Community Commercial to Regional Commercial; Rezone a portion of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot located at 4401 and 4217 American Boulevard West.

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:njohnson@BloomingtonMN.gov)

Published in the  
Sun Current  
May 27, 2021  
1140873

# 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:

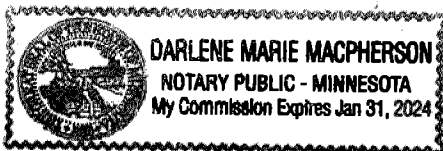
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
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Darlene Marie MacPherson  
Notary Public



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Ad ID 1133017

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

The Bloomington Planning Commission will hold a public hearing on May 13, 2021, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law, to consider Case PL2021-42, an application by Walser Real Estate LLC and KKMP Properties LLP for a Comprehensive Plan Map Amendment to rezone from Community Commercial to Regional Commercial; Rezone a portion of 4217 American Boulevard West from CS-0.5(PD) to C-1(PD); Preliminary and Final Development Plan for an approximately 122,000 square foot, three story auto dealership facility and a 996 stall, three story parking ramp with roof parking; and a Preliminary and Final Plat to combine two lots into one lot located at 4401 and 4217 American Boulevard West.

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Published in the  
Sun Current  
April 29, 2021  
1133017

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:

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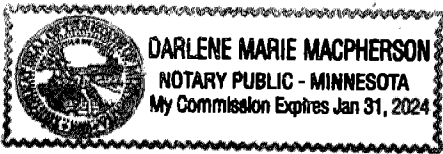
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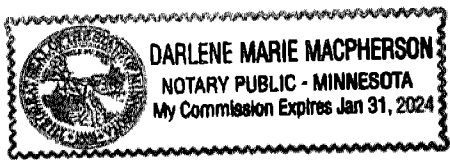
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