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December 22, 2025

North Pointe at Halsted Bay

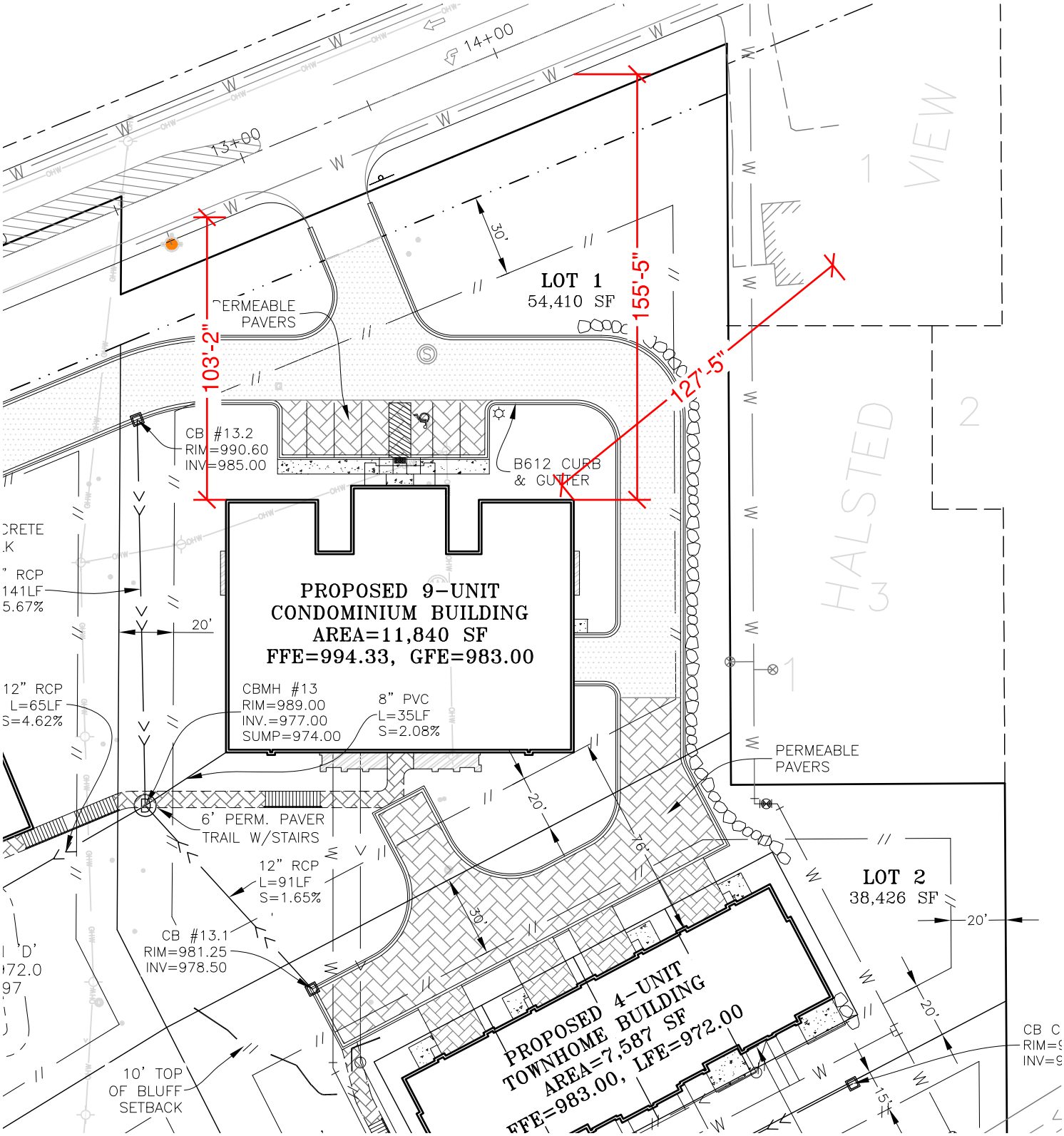
Height Deviation Narrative for 3 Story Condominium Building

Having heard commentary from the planning commission regarding the height of the 3 story condominium building, we have endeavored to modify the height and give some examples of what the building will look like from Highway 110 as well as describe the context for the building.

The building is sited well back from the road and from the neighboring house to the east. To the west is another 3-story condominium in Minnetrista from the same development. The building sits roughly three feet lower than Highway 110 and between 100-150 feet back from the highway due to the angle of the road to the highway. In addition the on site trees that will be saved, new trees will be planted along the road way for scenic beauty and screening of the proposed building. If there were a place in Mound for a higher building, one where it has the room and setbacks to allow its impact to be minimized, this is it – along a county highway and set back in the trees.

The three-story height is necessary to achieve the density of the development and one that is in keeping with Met Council guidance without overly expanding the footprint of the buildings on the property. The building is sited closer to the road and away from the lake as tiering guidelines require. In addition, it's height is tucked into the hillside, hiding the garage below the building from the road and neighboring properties. The building is just over 40 feet high from the road, but that height is significantly diminished by the setback from the road at 103-155 feet.

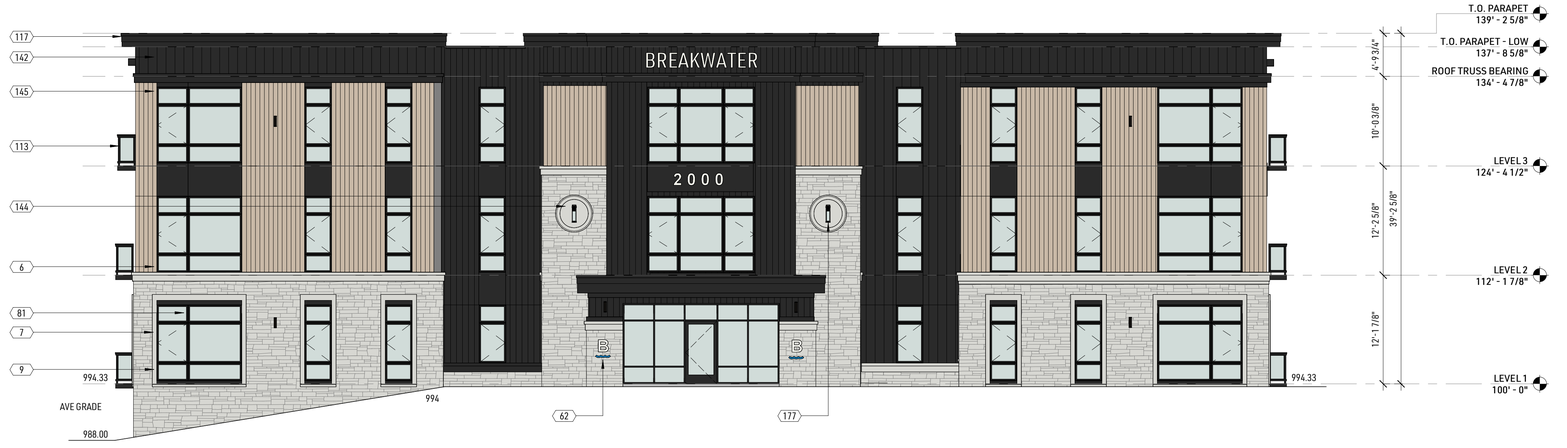
The overall mass of the building is softened by the separated wings on either side of the entry that has a lowered single story entry facing the street and guest parking in front of the building. The building is also constructed of quality materials and finished in stone, siding and metal panel.


LOT 1
54,410 SF
LOT 2
38,426 SF
PROPOSED 9-UNIT
CONDOMINIUM BUILDING
AREA=11,840 SF
FFE=994.33, GFE=983.00
PROPOSED 4-UNIT
TOWNHOME BUILDING
AREA=7,587 SF
FFE=983.00, LFE=972.00
103'-2"
155'-5"
127'-5"
PERMEABLE
PAVERS
CB #13.2
RIM=990.60
INV=985.00
B612 CURB
& GUTTER
CBMH #13
RIM=989.00
INV.=977.00
SUMP=974.00
8" PVC
L=35LF
S=2.08%
6' PERM. PAVER
TRAIL W/STAIRS
12" RCP
L=91LF
S=1.65%
CB #13.1
RIM=981.25
INV=978.50
10' TOP
OF BLUFF
SETBACK
12" RCP
L=65LF
S=4.62%
141LF
5.67%
14+00
13+00
30'
20'
HALSTED
VIEW

KEYNOTES - EXTERIOR	
Note #	Note
6	STONE WALL CAP
7	STONE BAND
9	NATURAL STONE
62	SIGNAGE
81	COMPOSIT WINDOW
111	PREFINISHED ALUMINUM GUARDRAIL WITH GLASS PANELS
113	PREFINISHED ALUMINUM BALCONY
114	PREFINISHED ALUMINUM RAIL
117	PREFINISHED ALUMINUM FASCIA
129	ALUMINUM TRELLIS
142	PREFINISHED METAL PANEL - BLACK
143	METAL TRIM - BLACK
144	PREFINISHED METAL PANEL - GREY
145	PREFINISHED METAL PANEL - WHITE ASH
177	WALL SCONCE

MATERIAL SCHEDULE	
	TYPE: 142 - PREFINISHED METAL PANEL COLOR: TRADITIONAL BLACK TEXTURE: BOX RIB 1 MANUFACTOR: PAC-CLAD OR SIMILAR
	TYPE: 145 - PREFINISHED METAL PANEL COLOR: WHITE ASH TEXTURE: 6" CLADDING MANUFACTOR: KNOTWOOD OR SIMILAR
	TYPE: 143 - METAL TRIM COLOR: TRADITIONAL BLACK TEXTURE: METALLIC MANUFACTOR: PAC-CLAD OR SIMILAR
	TYPE: 144 - PREFINISHED METAL PANEL COLOR: GRANITE TEXTURE: METALLIC MANUFACTOR: PAC-CLAD OR SIMILAR
	TYPE: 9 - NATURAL STONE COLOR: SOFT GREY TEXTURE: PLUM CHOPPED FLAT VENEER MANUFACTOR: METRO BRICK OR SIMILAR
	TYPE: 129 - ALUMINUM TRELLIS COLOR: BLACK TEXTURE: METALLIC MANUFACTOR: TBD
	TYPE: 81 - COMPOSITE WINDOW COLOR: BLACK ALUMINUM MANUFACTOR: TBD
	TYPE: 177 - WALL SCONCE COLOR: MATTE BLACK MANUFACTOR: TBD

2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

** PLANS AND ELEVATIONS TO BE MIRRORED

DJR

NORTH POINTE AT HALSTED BAY

EXTERIOR ELEVATIONS

MOUND, MN

25-009

KEYNOTES - EXTERIOR	
Note #	Note
6	STONE WALL CAP
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177	WALL SCONCE

2 **WEST EXTERIOR ELEVATION**
1/8" = 1'-0"

1 **SOUTH EXTERIOR ELEVATION**
1/8" = 1'-0"

** PLANS AND ELEVATIONS TO BE MIRRORED

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NORTH POINTE AT HALSTED BAY

EXTERIOR ELEVATIONS

MOUND, MN

25-009

BUILDING HEIGHT CALCULATION
HOW-TO FORM

Job Address 9 UNIT CONDO BUILDING

Per Mound City Code, Section 129-2, building height and building line are defined as follows:

Building Height The vertical distance to be measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched roof.

Building Line A line parallel to the street right-of-way or the ordinary high water level at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right-of-way line or ordinary high water level.

COMPLETE THE FOLLOWING

1. Describe the type of roof style proposed (i.e., pitched, flat, shed roof, etc.)
   FLAT
2. Provide the average grade elevation of the building line facing the street:
   993.0 based on proposed grades referenced on submitted survey.
3. Provide the average grade elevation of the building line facing the rear of the lot or lake:
   988.0 based on proposed grades referenced on submitted survey.
4. Provide the average grade elevation of the building line(s): 993.0
5. Provide the height of the proposed structure as measured from the lowest grade elevation to highest point of structure: 49'-6".
6. Provide the proposed height of the structure based on the definition of building height referenced above: 42'-11 5/8"
7. **Attach diagram** - Graphic documentation, usually an elevation drawing, must be provided to confirm that the proposed height of the new structure, based on the Zoning Ordinance definition, meets the height regulations of the applicable zoning district. Graphics document must be scaled to allow for checking by staff.

1 NORTH EXTERIOR ELEVATION
3/32" = 1'-0"

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NORTH POINTE AT HALSTED BAY

MOUND, MN

HEIGHT EXHIBIT - 9 UNIT CONDO BUILDING

Project #:	25-009
Date:	12/19/25
Drawn by:	TH
Checked by:	SB

EX-1

1 **EAST EXTERIOR ELEVATION**
3/32" = 1'-0"

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MOUND, MN

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EX-2

1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"

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MOUND, MN

HEIGHT EXHIBIT - 9 UNIT CONDO BUILDING

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EX-3

1 **WEST EXTERIOR ELEVATION**
3/32" = 1'-0"

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MOUND, MN

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EX-4