

# Robert B. Bauer

## Shareholder

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**Dougherty  
Molenda** Attorneys  
Solfest, Hills & Bauer P.A.

Mr. Bauer is a shareholder with the firm, and he represents clients in general municipal, land use and real estate matters including zoning and comprehensive guide plan amendment applications, litigation of condemnation actions and special assessment appeals; general civil litigation; shareholder dispute litigation; wills, trusts and business succession planning.

### Certified Legal Specialties

- Certified Real Property Specialist, Minnesota State Bar Association
- Qualified Neutral Under Minn. Gen. R. Prac. 114, ADR Program

### Education

- Hamline University School of Law, J.D., *cum laude*
  - American Jurisprudence Awards: Evidence; Sales and Secured Transactions
- University of Minnesota, B.A. (Political Science)

### Professional Recognition

- \*AV® Preeminent Peer Review rated by Martindale-Hubbell
- Named “Attorney of the Year” by Minnesota Lawyer
- Appointed by Minnesota Supreme Court to to Lawyers Professional Responsibility Board (2007-2013), current term expires 2013; panel chair, member of opinion committee
- Appointed by Minnesota Supreme Court in 2013 to Client Security Board (MSBA Nominee)
- MSBA Board Certified Real Property Law Specialist
- Qualified Neutral under Rule 114 of the Minnesota General Rules of Practice
- Elected to *Super Lawyers*® list for work in Real Estate and



### AREAS OF PRACTICE

Municipal Law  
Real Estate Law  
Civil & Commercial Litigation  
Dispute Resolution  
Estate Planning & Probate  
Business & Commercial Law

### HONORS AND AWARDS

Named “Attorney of the Year” by  
Minnesota Lawyer

Super Lawyers List 2007-2015

### BAR ADMISSIONS

Minnesota  
Wisconsin  
U.S. District Court District of  
Minnesota  
U.S. District Court Western District of  
Wisconsin

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Civil Litigation 2007, 2008, 2009, 2010, 2011, 2012, 2013 and 2014

- Investigator, First Judicial District Ethics Committee, 2004-2007

## Representative Cases

- *Eagan Econ. Dev. Auth. v. U-Haul Co.*, 787 N.W.2d 523 (Minn. 2010) 787 N.W.2d 523 (Minn. 2010) (involving eminent domain)
- *George O. Ensminger et al. v. Timberland Mortgage Services, Inc., et al.* (affirming summary judgment of dismissal in favor of client, a residential mortgage lender), A09-1213 (Minn. App. 2010)
- *Eagan Econ. Dev. Auth. v. U-Haul Co.*, 765 N.W.2d 403 (Minn. App. 2009)
- *Equity Trust Co. v. Cole*, 766 N.W.2d 334 (Minn. App. 2009)
- *Costa v. Carambola Partners, LLC*, 590 F. Supp. 2d 1141 (D. Minn. 2008 2008)
- *DEW Mechanized Trucking, Inc. v. Rihm Motor Co.*, 2007 AP001697FT (Wis. App. Ct. Mar. 27, 2008)(unpublished opinion) (involving contract claims)
- *D&D Mechanized Trucking, Inc. v. Rihm Motor Co.* (involving contract claims), 2007 AP001697FT (unpublished opinion) (Wis. App. Ct. 2008)
- *Schmitz v. City of Farmington (involving tort claims and inverse condemnation)*, 2007 Minn. App. Unpub. LEXIS 753 (Minn. App. 2007)
- *Jones v. Rees-Max, LLC (involving equity stripping)*, 514 F. Supp.2d 1139 (D. Minn. 2007)
- *Instant Testing Company, et al. v. Community Security Bank, et al.* (involving relocation benefits), 715 N.W.2d 124 (Minn. App. 2006)
- *Bradley Bengston and Brenda Bengston v. Nick J. Dzandzara, et al.* (addressing equity stripping/fraud), LEXIS 226 (Minn. App. Unpub. 2006) (Minn. App. 2006)
- *Concept Properties, LLP v. City of Minnetrista* (involving land use), 694 N.W.2d 804 (Minn. App. 2005)
- *Pomrenke v. Department of Commerce* (involving mortgage origination licensing), 677 N.W.2d 85 (Minn. App. 2004)
- *Watson's Props. LLC v. Menard, Inc.* (involving Rule 12 of the Minnesota Rules of Civil Procedure), 2002 Minn. App. LEXIS 756 (Minn. App. 2002)
- *Whitehouse v. Dachtera* (addressing sales representative/arbitration requirement), 609 N.W.2d 248 (Minn. App. 2000)
- *Majestic Inc. v. Berry* (involving the enforcement of a confession of judgment), 593 N.W.2d 251 (Minn. App. 1999)

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- *Kassan Realty Co. v. Metzen Realty, Inc.* (involving contract interpretation and rescission), 1999 WL 1102299 (Minn. App. 1999)
  - *City of Eagan v. Olson* (involving condemnation), 1998 WL 690860 (Minn. App. 1998)
  - *Zehrer v. Helland* (involving real estate/fraud), 1998 WL 346651 (Minn. App. 1998)
  - *City of Eagan v. Finch* (involving condemnation), 1998 WL 252322 (Minn. App. 1998)

## Classes/Seminars

- Guest Moderator: New Millennium Legal Ethics
- Seminar: Road and Easement Law From A to Z (2014)
- Seminar: Practical Guide to Zoning and Land Use Law (2014)
- Seminar: Eminent Domain From Start to Finish (2013)
- Seminar: Business Law Series: Ethical Pitfalls in Business Law Practice (2013)
- Guest Speaker: 2012 Engineers Conference, Topic: Contracts, Eminent Domain and Special Assessments
- Guest Speaker: 2011 Engineers Conference, Topic: City Attorney Issues
- Guest Speaker: 2010 Engineers Conference, Topic: Eminent Domain and Special Assessments
- Seminar: Ethical Issues in Real Estate Practice, 2009
- Seminar: Troubleshooting Title and Title Insurance Problems, 2009
- Seminar: Title Law in Minnesota, 2008
- Seminar: A Step-by-Step Guide to Understanding Easements, 2008
- Seminar: Road and Access Law: Successfully Handling Disputes, 2007
- Seminar: Road and Access Law: Successfully Handling Disputes, 2006
- Seminar: Managing Ethical Issues in Your Day-to-Day Practice in Minnesota, 2005
- Seminar: Ethical Considerations in Eminent Domain Cases, 2005
- Seminar: Commercial Real Estate Transactions and Title Issues in Minnesota: Building a Solid Foundation for Success, 2004
- Seminar: Specialty Ethics in Minnesota: Professionalism, Substance Abuse and Elimination of Bias, 2004
- Seminar: Getting Successful Results in Minnesota Eminent Domain Actions, 2003
- Seminar: Major Land Use Laws in Minnesota, 2003
- Seminar: Damages in Minnesota Civil Trial Practice, 2002
- Guest Speaker: Minnesota Parks and Recreation Association (Topic: Employee Liability/Data Practices), 1998

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- Guest Speaker: Minnesota Water Workers Convention (Topic: Public Employee Liability), 1997

## Professional Associations and Memberships

- Minnesota State Bar Association , Member, Real Property Law Section
- Dakota County Bar Association, Member
- First Judicial District Bar Association, Member
- Wisconsin State Bar Association, Member
- Appraisal Institute, Member

## Publications/Presentations

- Road and Easement Law From A to Z (2014)
- Practical Guide to Zoning and Land Use Law (2014)
- Eminent Domain From Start to Finish (2013)
- Business Law Series: Ethical Pitfalls in Business Law Practice (2013)
- *Guest Speaker*: 2012 Engineers Conference, Topic: Contracts, Eminent Domain and Special Assessments
- *Guest Speaker*: 2011 Engineers Conference, Topic: City Attorney Issues
- *Guest Speaker*: 2010 Engineers Conference, Topic: Special Assessments/Eminent Domain
- *Seminar*: Ethical Issues in Real Estate Practice (2009)
- *Seminar*: Troubleshooting Title and Title Insurance Problems (2009)
- *Seminar*: Resolving Real Estate Title Defects (2008)
- *Seminar*: Title Law in Minnesota (2008)
- *Seminar*: A Step-by-Step Guide to Understanding Easements (2008)
- *Seminar*: Road and Access Law: Successfully Handling Disputes (2007)
- *Seminar*: Road and Access Law: Successfully Handling Disputes (2006)
- *Seminar*: Managing Ethical Issues in Your Day-to-Day Practice in Minnesota (2005)
- *Seminar*: Ethical Considerations in Eminent Domain Cases (2005) *Seminar*: Commercial Real Estate Transactions and Title Issues in Minnesota: Building a Solid Foundation for Success (2004)
- *Seminar*: Specialty Ethics in Minnesota: Professionalism, Substance Abuse and Elimination of Bias (2004)
- *Seminar*: Getting Successful Results in Minnesota Eminent Domain Actions (2003)
- *Seminar*: Major Land Use Laws in Minnesota (2003)
- *Seminar*: Damages in Minnesota Civil Trial Practice (2002)
- *Guest Speaker*: Minnesota Parks and Recreation Association (1998) (Topic: Employee Liability/Data)

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Practices)

- *Guest Speaker:* Minnesota Water Workers Convention (1997) (Topic: Public Employee Liability)
- *Author, Minnesota Litigation Checklists §§ 1-1 et seq.* (Matthew Bender & Company, Inc.) (2007). (Available in print and through [Lexis.com](https://www.lexis.com))

## Community Involvement

- Apple Valley Chamber of Commerce
- Northern Dakota County Chamber of Commerce