



**OCTOBER 2025**

# **PRE-PLAN PIPELINE**

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# OCTOBER 2025

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Albertville  
Andover  
Annandale  
Apple Valley  
Benton County  
Big Lake  
Blaine  
Bloomington  
Brainerd  
Brooklyn Park  
Buffalo

Burnsville  
Carver  
Cass County  
Chanhassen  
Chaska  
Columbus  
Coon Rapids  
Cottage Grove  
Dakota County  
Detroit Lakes  
Eagan

East Bethel  
Eau Claire  
Eden Prairie  
Edina  
Fargo  
Faribault  
Freeborn County  
Hennepin County  
Hudson  
Inver Grove  
Heights

Isanti  
La Crosse  
Lake Elmo  
Lakeville  
Le Sueur  
Maple Plain  
Minneapolis  
Montgomery  
Monticello  
Mora  
New Ulm

Newport  
North St. Paul  
Oakdale  
Otsego  
Park Rapids  
Richfield  
Rogers  
Rosemount  
Roseville  
Sauk Rapids  
Shakopee

Shoreview  
South St. Paul  
St. Cloud  
St. Michael  
St. Paul  
Stillwater  
Victoria  
Waseca  
West St. Paul  
Woodbury

# ANNANDALE

➡ **Project Type:** *Industrial | Landscaping | Lighting | Parking Structure | Storage*

➡ **Project Information:** *Page 7 - Planning Case No. 2025-09 - Consideration of a Request for Site Plan Review for a New Construction Building*

Northland Refrigeration (Tyrrell Graham) has applied for site plan review for a 6,900-square-foot building and conditional use permit for 6,400-square-feet of exterior storage for property in the Annandale Business Park 4th Addition. Northland Refrigeration is operated in four states and provides HVAC services including maintenance, repair, and installation primarily for commercial / industrial buildings.

## **SITE PLAN REVIEW**

The applicant proposes to develop the 3.34-acre property with 6,900-square-foot building and an associated driveway and parking lot. There is also a fenced exterior storage area identified on the plan behind the building.

The applicant is proposing a metal building on a corner lot. The street facing façade along Business Boulevard includes a stone veneer, board and batten, glass (windows). The building elevation includes 1,824-square-feet, with 460-square-feet of non-metal materials (25%).

The street facing façade on Annandale Boulevard includes 1,292-square-feet of total wall space, with glass (windows), and board and batten accounting for 367-square-feet (29%). A metal wainscot of a different color is proposed instead of a brick veneer.

Although the applicant is proposing non-metal exterior finishes, their proposal falls short of the 30% requirement. The Ordinance requires modifying the façade to a brick veneer to match the southern elevation.

The roof is proposed to be metal with a 1-foot soffit, which generally appears to meet code requirements.

# BURNSVILLE

➡ **Project Type:** *Athletic Facility | K-12 School | Parking Structure | Religious*

➡ **Project Information:** *Page 40 - Agenda Item #5 - PLN 25-023 - Application of Good Shepherd Lutheran Church and School*

## **BACKGROUND / REVIEW**

The purpose of this item is to consider a Conditional Use Permit Amendment (CUP) for Good Shepherd Lutheran Church and School to memorialize a maximum building height of 33-feet and proof of parking plan to support the gymnasium addition at 151 County Road 42 East.

In July 2025, the applicant submitted a building permit to construct a 9,574-square-foot gymnasium addition in order to support school athletic teams and provide indoor recreation space for students. The gymnasium addition would be located south of the existing building and consist of a gymnasium, a lobby, and bathrooms.

As part of the standard building permit review, staff noted the parking provided onsite does not meet the minimum stalls required with the proposed gym addition. As a result, the applicant has submitted this Conditional Use Permit Amendment to memorialize the proposed proof of parking.

## **PARKING**

In 2005, the CUP for the building addition required a minimum of 130 stalls, with 151 stalls proposed. A total of 149 stalls were ultimately constructed. The gymnasium addition requires one stall per four patrons at maximum occupancy load. With a maximum occupancy of 461, this equates to 115 stalls. In 2005, the applicant provided 19 stalls above the minimum requirement (149 constructed versus 130 required). Applying this surplus, the additional parking demand of 115 stalls results in a net requirement of 96 new stalls.

The applicant does not believe constructing 96 new stalls is necessary, citing that existing parking is adequate and that site constraints limit feasibility.

After evaluating these options, the applicant elected to proceed with a proof of parking plan. This plan identifies areas on the site that could be converted to parking in the future if demand requires, without building all stalls upfront. This approach minimizes unnecessary paving, preserves open space, and allows the City flexibility to require additional stalls if parking demand exceeds expectations.

- PROJECT CONTACT: Dan Walters - Pastor - Good Shepard Lutheran Church | (952) 432-5527
- PROJECT LOCATION: 151 East County Road 42
- PROJECT INVOLVEMENT: Good Shepard Lutheran Church & School | James R. Hill Engineering

# EAST BETHEL

➡ **Project Type:** *Community & Assisted Living | Healthcare | Security*

➡ **Project Information:** *Page 5 - Agenda Item No. 5 - Atlas Villas Memory Care*

On August 21, 2025, staff received an application from Stone Construction for a Site Plan Review, CUP, and Easement Vacation to allow the construction and operation of Atlas Villas Memory Care (Centerville) at PIN #32-33-23-240015 and #32-33-23-24-0016. The vacation is reviewed only by the City Council.

The applicant is proposing a 17,236-square-foot residential care facility offering routine and specialized care to individuals with memory challenges such as dementia or Alzheimer's disease beyond what would typically be provided by an assisted living facility. This facility would contain 26-rooms (two of which are reserved for hospice and / or respite care), dining and kitchen space, and activity and enrichment spaces, and a secure yard for outdoor recreation. A concrete-encased multi-purpose room will serve as a storm shelter, movie theater, and virtual sensory room.

The facility would also feature 43 surveillance cameras throughout, strategically placed to provide continuous coverage of common areas, hallways, and exterior entries.

The applicant proposes to combine two lots to form one 4.35-acre lot, pending the vacation of a drainage and utility easement currently adjoining the lots to be reviewed at the October 13<sup>th</sup> City Council meeting. Combining the two lots is a condition of the site plan approval. The operators of this facility have an existing location in Centerville which has been operational since 2023.

The applicant's submitted plans show a possible addition to this facility to be completed at a later date. This is not up for consideration at this time, and the applicant would be required to seek the necessary land use approvals, including a Conditional Use Permit Amendment and Site Plan Review, prior to expanding the facility.

- PROJECT CONTACT: Amber & Rick Gonion - Atlas Villas Memory Care | (651) 219-4953
- PROJECT LOCATION: East of Ulysses Street North & North of 185<sup>th</sup> Avenue Northeast
- PROJECT PARTNERS: Atlas Villas Memory Care | Lampert Architects | Stone Construction Inc

# HENNEPIN COUNTY

➡ **Project Type:** *Electrical | EV Infrastructure | Fire Protection | Landscaping | Library | Masonry | Mechanical | Municipal | Parking Structure | Plumbing*

➡ **Project Information:** *Page 2 - Item 4.B (25-0343) | Penn Lake Library Refurbishment - Schematic Design Executive Summary*

Schematic Design approval for Penn Lake Library Renovation project (CP 1005181); Contract PR00007779 with Roehr Schmitt Architecture for architectural and engineering services. Contract period 09/29/2025 - 09/15/2028. NTE \$460,425.

## PROJECT OVERVIEW

The Penn Lake Library has served the community for over 50 years and the library last had major renovation work done in 2003. Penn Lake is a one-story library and was the first free-standing library in Bloomington when it opened in 1970.

To improve the patron experience and to better align to HCLIB's 2023 Strategic Plan and 2025 Facility Master Plan; work includes interior refurbishments and upgrades, including changes to the service desk, new shelving, book bins, furniture, finishes, study rooms, space reconfiguration to improve sight lines, improvements to the teen and children's areas, updated restrooms, and a complete refurbishment of the staff break room. The work room / office spaces were recently refurbished; some minor adjustments are needed in those spaces. New finishes and furniture are needed in the multi-purpose room.

With the age of the facility, some critical infrastructure items are reaching their life-cycle point. Infrastructure items that need to be addressed include: roof needs to be replaced with energy code compliant R-Value; window replacement; building envelope improvements; some glulam beams need to be reinforced; site paving and parking lot replacement; adding EV chargers for patron vehicles; storm water drainage modifications including a reduction of hardscape; HVAC replacements or modifications.

The asset preservation scope will also include improvements necessary to address building code compliance requirements, security upgrades, to follow the American Disabilities Act, and to meet current county building standards.

Climate action priorities will be part of the scope of work as well. There are many opportunities to incorporate sustainable practices on this site, including the incorporation of a bioswale or tree trench in the parking area to intercept runoff, reduction in overall pavement and / or inclusion of pervious pavement to reduce run-off directly to street, and incorporating alternatives to conventional turf.

## SUMMARY OF SCHEDULE

|                                                     |                    |
|-----------------------------------------------------|--------------------|
| • Schematic Design Phase                            | Q2 2025 to Q3 2025 |
| • Hennepin County Board Approval Process            | Q3 2025            |
| • Design Development / Construction Documents Phase | Q4 2025 to Q2 2026 |
| • Construction Procurement                          | Q3 2026            |
| • Move-Out / Construction Phase                     | Q4 2026 to Q3 2027 |

# MONTICELLO (Project 2)

➡ **Project Type:** *Demolition | Electrical | Roofing*

➡ **Project Information:** *Page 32 - Vanguard Construction - Proposal*

## **PROJECT DESCRIPTION - FULL SCOPE OF WORK**

This project consists of a full renovation of the building exterior including stucco replacement, framing modifications, roofing replacement, soffit installation, electrical as required, and debris removal.

The following sections provide itemized scopes of work with pricing included.

### **STUCCO REPLACEMENT**

North, South, Front, and Back elevations as described with full stucco removal, prep, lath, mesh, and acrylic finish (color TBD). PRICE: \$108,987.68

### **DEMO & FRAMING** (per Drawings & Carpentry)

Demolition per engineered drawings, new framing of gables, integration with existing overhang roof, signage detach / reset, bracing and fasteners per code and manufacturer requirements. PRICE: \$26,729.00

### **ROOFING REPLACEMENT**

Remove cedar shakes, install premium roofing (EDCO steel, asphalt shake, or cedar). Includes flashing, underlayment, ventilation, per code and manufacturer requirements. PRICE: \$12,567.82

### **ENGINEER'S DRAWINGS**

Structural engineer drawings, coordination with client and contractor, permitting compliance. PRICE: \$2,000.00

### **ELECTRICAL WORK** (as needed)

Electrical modifications for code compliance under separate permit. Removed if not required. PRICE: \$3,500.00

### **JAMES HARDIE SOFFIT**

Install Hardie soffit per manufacturer installation guidelines and local codes. Includes fasteners, backing, bracing, and inspections. PRICE: \$9,803.65

### **DEBRIS REMOVAL**

Provide dumpsters, remove all debris (stucco, roofing, framing, misc). Disposal per regulations, maintain site cleanliness. PRICE: \$5,500.00

# ROGERS

➡ **Project Type:** *Landscaping | Office | Parking Structure | Storm Water | Warehouse*

➡ **Project Information:** *Page 4 - New Business - Item 5.1 - Consideration of a Site Plan & Final Plat Application by Restoration Network*

Eric Burtness summarized the application. Restoration Network seeks Site Plan and Final Plat approval for a new 12,000-square-foot office / warehouse building at 11785 Justen Circle in the SB – Suburban Business district, guided industrial in the Comp Plan.

The site design meets zoning standards, includes 30 parking stalls (2 ADA), and proposes storm water discharge to the regional Justen Circle Pond, confirmed to have capacity. A detailed landscaping plan and encroachment agreement for parking within a D&U easement are required, and Fire Department access has been addressed with a private hydrant.

Staff recommends approval subject to final engineering review, landscaping compliance, and execution of the encroachment agreement.

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# VICTORIA (Project 2)

➡ **Project Type:** *Commercial & Retail | Multi-Family*

➡ **Project Information:** *N / A*

A development group headed by Monarch Development Partners submitted sketch plans for Victoria Downtown West Phase II, a proposed master-planned community sited on a long-vacant, city-owned 13-acre parcel located west of downtown.

The current sketch plan for Phase II encompasses 44-units of town-home condominiums; a 25,000-square-foot mixed-use building; four stand-alone retail buildings totaling 21,500-square-feet; and a 12,000-square-foot public plaza.

Planned future elements for Phase II include a pair of multi-family buildings and three "big homes" condominium buildings.

Phase I of the redevelopment included a 145-unit market-rate apartment building, along with public amenities, developed by Marco McLane in 2022.

- PROJECT CONTACT: Carl Runck - Monarch Development Partners | (612) 209-6688
- PROJECT LOCATION: North of Highway 5 & East of County Road 11 (Victoria Drive)
- PROJECT PARTNERS: DJR Architecture | Excelsior Bay Partners | Monarch Development Partners | Saunter Architects | SW Group



## minnesota builders exchange

This page marks the end of the October 2025 issue preview of the Minnesota Builders Exchange (MBEX) *Pre-Plan Pipeline* shared inside issue No. 42 of MBEX's *Weekly Bulletin* published on October 22, 2025.

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"A Man Installing Solar Panels"