



NOVEMBER 2025

PRE-PLAN PIPELINE

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Cities & Counties

Albertville
Alexandria
Annandale
Austin
Baldwin
Baxter
Big Lake
Bloomington
Brainerd
Byron
Cannon Falls
Chaska
Chilsholm
Columbia Heights
Columbus
Cottage Grove
Crookston
Delano
Eagan
Eau Claire
Faribault
Farmington
Forest Lake
Ham Lake
Hennepin County
Hermantown
Hopkins
Hudson
Hutchinson
Inver Grove Heights
Isanti
La Crescent

Lakeville
Lindstrom
Lino Lakes
Mankato
Maple Grove
Maplewood
Mendota Heights
Minneapolis
Monticello
New Richmond
New Ulm
North Mankato
Orono
Otsego
Park Rapids
Plymouth
Ramsey
Renville County
River Falls
Rogers
Roeville
Sauk Rapids
Shoreview
Sioux Falls
St. Louis Park
St. Paul
University of Minnesota
Waite Park
Washington County
West St. Paul
Woodbury
Zumbrota

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BLOOMINGTON

➡ **Project Type:** *Daycare Center | Multi-Family | Private School*

➡ **Project Information:** *Page 61 - Item 3.5 - Adopt Resolution Approving Assessment Roll 2025-2 for West 78th Street Median Modification Project - City Project 2025-301*

At its regular meeting on February 12, 2024, the City Council approved a preliminary and final development plan for a 208-unit apartment building and detached 11,000-square-foot daycare and conditional use permit for the daycare at 6701 West 78th Street and 6801 West 78th Street.

A condition of approval required the property owner to submit a petition & waiver to have the City construct median modifications along West 78th Street and be assessed 100% of the cost of construction not to exceed \$71,133.58. The petition & waiver was accepted and project ordered by the City Council on December 16, 2024.

The total cost of the project was \$79,010.⁷⁵, with \$71,133.⁵⁸ of it being paid via special assessment to 6701 West 78th Street and 6801 West 78th Street per the accepted petition & waiver agreements. The remaining \$7,877.¹⁷ will be paid via city fund 4130.

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CHISHOLM

➡ **Project Type:** *Municipal | Public Works Facility | Storage | Vehicle Storage*

➡ **Project Information:** *N / A*

St. Louis County is proposing a new public works facility to be called the Central Range Transportation Building on a 10-acre parcel south of U.S. Highway 169 and east of Chisholm in Balkan Township.

The Central Range Transportation Building will provide a facility to house vehicles and staff offices for the county highway department. The facility includes a large central building of 92,200-square-feet, which will house offices, a vehicle garage, repair bays and truck wash for the county's fleet of snowplows and other maintenance vehicles.

Additional buildings on the site will house salt storage, brine-making machinery and brine storage tanks, and cold storage buildings.

Also in the plans are an above-ground fuel storage consisting of a 10,000-15,000-gallon diesel tank and a 2,000-gallon unleaded gasoline tank, as well as below-ground water storage within the building comprising a 40,000-gallon fire suppression tank and a 1,500-2,000-gallon domestic water tank.

The timeline for construction is estimated to be March 2026 - October 2027.

- PROJECT CONTACT: Jim Foldesi - *Public Works Directory / Highway Engineer - St. Louis County* | (218) 625-3830
- PROJECT LOCATION: South of U.S. Highway 169 & West of County Road 5
- PROJECT INVOLVEMENT: Bolton & Menk Engineering | DSGW Architecture | St. Louis County

FARIBAULT

➡ **Project Type:** *Demolition | Restaurant*

➡ **Project Information:** *Page 7 - Resolution 2025-239 - Approve a Conditional Use Permit for Drive-Thru in C-2 Highway Commercial*

City Planning Manager explained that Tareen Development Partners on behalf of Big & Little requested a conditional use permit (CUP) at 1675 Lyndale Avenue Northwest.

The property is zoned C-2, Highway Commercial, and contains approximately 87,165-square-feet (2-acres) of land.

The proposed development includes demolishing the existing building at 1675 Lyndale Avenue Northwest and construction of a new 4,000-square-foot Culver's restaurant with a drive-thru. The Culver's restaurant drive-thru is proposed to have two menu boards which converge into a single lane to access the pick-up window on the easterly face of the building. The drive-thru exits directly onto 17th Street Northwest.

The proposed CUP amendment is consistent with the criteria for a drive-thru for restaurant use in C-2 Highway Commercial District. The Tareen Development Partners is working with adjacent property owners to come to a reasonable solution regarding traffic and screening. The City Engineer does not have concerns about the proposed business and drive-thru at this location.

At their September 15, 2025, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project and CUP.

INVER GROVE HEIGHTS

➡ **Project Type:** *Community & Assisted Living | Landscaping | Multi-Family | Parking Structure*

➡ **Project Information:** *Page 4 - Regular Business - Item B - 9170 Cahill Avenue - Resolution 2025-210, 2025-211, 2025-212 & Ordinance 1512*

Senior Planner Schneider outlined the request from Dakota County CDA regarding the Hillcrest Pointe Senior Housing site at 9170 Cahill Avenue. Dakota County CDA owns the property, which currently contains a 66-unit senior housing facility approved in 2013. They are proposing to construct an additional senior housing building with 57-units. The requests include a Comprehensive Plan Amendment, PUD Amendment, Major Site Plan Review, and Vacation of a Drainage and Utility Easement.

The Comprehensive Plan Amendment involves changing the land use designation from Medium-Density Residential to High-Density Residential. The existing density is 11.6-units per acre, while the proposed density is 21.6-units per acre. Policies in the 2040 Comprehensive Plan for Established Development Areas allow infill development that preserves neighborhood character, provides a broad range of housing opportunities, and ensures compatibility in size and scale with existing adjacent neighborhoods. Staff evaluated the proposal and found that senior housing is a documented need in the 2040 Comprehensive Plan and Dakota County Needs Assessment, that the new building mirrors the existing facility to preserve character, that trees will be preserved and additional trees planted to buffer the neighborhood, and that the development maximizes use of the site while minimizing impacts to the surrounding area.

The property is governed by the Arbor Pointe PUD, which uses development districts like zoning districts. The site is currently in the R-III Medium-Density Residential development district allowing multi-family housing between 6–12 units per acre. The proposal seeks to amend the PUD to change the development district to R-IV High-Density Residential, which allows multi-family housing that is more than 12 units per acre.

For the Major Site Plan Review, the proposal is a three-story, 57-unit building with 58 underground parking stalls and 29 surface spaces, totaling 87, which exceeds the 86 required. Setback requirements are exceeded, landscaping and tree preservation requirements are met, and no flexibility from performance standards is requested. The easement vacation relates to storm water needs.

Landscaping will include 75 trees equaling 242.5 caliper inches, with 16 additional trees added in response to neighborhood feedback. At the Planning Commission Public Hearing on August 6, 2025, two neighboring residents expressed concerns about tree preservation, buffering, and lighting of existing properties. The Planning Commission voted 6-0 to recommend approval of the CDA's requests.

MONTICELLO (Project 1)

➔ **Project Type:** *Commercial & Retail | Expansion | Industrial | Hotel | Lighting | Mixed-Use | Parking Structure | Recreation & Entertainment | Restaurant | Signage*

➔ **Project Information:** *Page 176 - Monticello Development Projects (Commercial, Industrial & Institutional)*

CONCEPT PROJECTS

General Equipment - *13-acre parcel along CSAH 39 and West Chelsea Road*

- Concept Stage review for Planned Unit Development for Machinery / Truck Repair and Sales

Lakeshore Management - *9127 and 9187 State Highway 25 Northeast*

- Concept review for planned unit development for mixed-use housing and commercial

PREVIOUSLY APPROVED PROJECTS

Broadway Plaza PUD

- *6321 East Broadway Street bound by Interstate 94 to the North and East Broadway Street to the South*
- Development Stage PUD and Preliminary Plat for a 76-room hotel; 15,000-square-foot event center; 6,800-square-foot restaurant; and a 6,000-square-foot post-frame building

Big River

- *Vacant property north of Chelsea Road, south of Interstate 94, and west of Fenning Avenue*
- PUD for new construction of two commercial lots for a quick-service restaurant and a coffee shop, with 6 lots platted for subsequent commercial development

Rockstone Auto - *219 Sandberg Road*

- Conditional Use Permit request for minor automotive use as a Principal Use in the B-3, Highway Business District

Fairfield Inn & Restaurant

- *Along south side of Chelsea Road directly north of Deephaven Apartments*
- Development Stage Permit (CUP) for construction of a 98-room hotel and restaurant in the northern "Populous" biome of the Pointes at Cedar District

Wendy's CUP - *Near Highland Way, Union Crossings*

- Conditional Use Permit for Amendment to PUD and accessory drive-thru

Valvoline - *Big River 445 PUD*

- Amendment to Big River 445 PUD and Development and Final State PUD - Auto Repair - Minor

Les Schwab - *Big River 445 PUD*

- Amendment to Big River 445 PUD and Development and Final State PUD - Auto Repair - Minor

(Continued on next page)

MONTICELLO (Project 1 - continued)

Discount Tire - 1300 7th Street East

- Conditional Use Permit for Auto-Repair Minor and Cross Access

Mastercraft Outdoors PUD

- 1.46-acre vacant lot along the West side of Fallon Avenue Northeast between Washburn Computer Group and Norland Truck Sales
- Development Stage review for a Planned Unit Development of a vacant site for an Industrial Service use

Active Adventures - 207 Dundas Road

- Indoor entertainment / recreation commercial

Kahlsburger Food - 3236 Chelsea

- CUP for cross-access parking

Big Bore - 1390 7th Street

- Conditional User Permit for restaurant and drive-thru

West Metro - 103 Sandberg

- Amendment to PUD for parking and lighting improvements

Jovan Properties - 100 Chelsea

- Amendment to PUD for building expansion

Xcel Energy - First Lake Substation

- Conditional Use Permit for Monopole

Trinity Lutheran Signage Variance - 449 Est Broadway

- Variance to signage setback

SAUK RAPIDS

➡ **Project Type:** *Education - Early Childhood | Private School | Street & Sidewalk Improvements | Trails*

➡ **Project Information:** *Page 98 - Agenda No. 9-J - Fire Access Road for School Project*

The School has begun planning and design work for the Early Childhood Education Center and has identified a concern regarding emergency vehicle access to the northern portion of the project site.

To address this, the School has requested permission to construct a fire access road on City-owned property immediately adjacent to the Center. There is ample space on the City's property to accommodate the proposed road.

This project represents another example of the strong collaboration between the City and the School. In addition to serving as a fire lane, the fire access road can also function as a trail, supporting the City's efforts to reconfigure the trail system within Mayhew Creek Park.

The School will construct and maintain the fire access road consistent with standard practices for fire lanes, while the dual-purpose use will provide secondary benefit as a public trail.

WOODBURY (Project 2)

➡ **Project Type:** *Commercial & Retail | Demolition | Parking Structure*

➡ **Project Information:** *N / A*

Huntington National Bank unveiled plans to construct a new branch facility.

Plans indicate the new bank would have a drive-thru and would be approximately 5,000-square-feet in size.

Huntington is also proposing to construct 26 parking stalls.

Exterior building materials would feature brick with a soldier course on all elevations, large windows adjacent to the major roads, a contrasting brick corner element, and corporate identity metal awning adjacent to the front entry.

The site is within the Season's Commons PUD and has an existing one-story commercial building that formerly housed Farmers Insurance Group, which would be razed for the project.

- PROJECT CONTACT: Austin Hahn - *Allegro Civil Engineers* | (872) 270-3682
- PROJECT LOCATION: 525 Commerce Drive
- PROJECT PARTNERS: *Allegro Civil Engineers* | Huntington National Bank | Vocon Architecture



minnesota builders exchange

This page marks the end of the November 2025 issue preview of the Minnesota Builders Exchange (MBEX) *Pre-Plan Pipeline* shared inside issue No. 47 of MBEX's *Weekly Bulletin* published on November 26, 2025.

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"Worker at the Building Construction Site"

3800 American Blvd W, STE 780, Bloomington, Minn., 55431
www.mbex.org | (612) 381-2620 | info@mbex.org