



MAY 2025

PRE-PLAN PIPELINE

MAY 2025

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Anoka
Apple Valley
Bayport
Blaine
Brooklyn Center
Brooklyn Park
Buffalo
Burnsville
Chaska
Cloquet
Cottage Grove

Dakota County
Dodge County
Eagan
East Bethel
Edina
Gaylord
Grand Marais
Grand Rapids
Ham Lake
Hopkins
La Crescent

La Crosse
Lake City
Lexington
Lino Lakes
Mankato
Maplewood
Minneapolis
Minnetonka
New Prague
New Richmond
Newport

North Mankato
Oakdale
Owatonna
Pine Island
Ramsey
Red Wing
Richfield
River Falls
Rogers
Rosemount
Shakopee

South St. Paul
St. Cloud
St. Francis
St. Louis Park
St. Paul
Vadnais Heights
Victoria
Wayzata
Winona County
Wyoming

APPLE VALLEY (Project 1)

➡ **Project Type:** *Athletic Facility | Recreation & Entertainment*

➡ **Project Description:** *Page 362 - Other Side Applications - No. 4*

HJ Development and landowner Rockport proposed to subdivide what is currently Outlot D at their Orchard Place retail center in Apple Valley into separate parcels, one of which would be for the construction of Skyline Social and Games from Duluth-based Grindstone Properties.

The facility would feature 46,200-square-feet of indoor space with an associated 51,000-square-foot outdoor recreation area.

The indoor entertainment venue would contain 14 open bowling lanes, six VIP bowling lanes, 12 duckpin lanes, five axe-throwing bays, and a 60-game arcade. Banquet and meeting spaces will also be available.

Outdoors, the facility would boast nine sand volleyball courts, 12 cornhole courts, and four bocce courts. The outdoor patio will be equipped with a large indoor / outdoor bar, fire pits, and a variety of seating options, both covered and open-air.

•• PROJECT CONTACT: Whitney & Chris Kolquist - Grindstone Properties, (701) 201-0590

•• PROJECT LOCATION: Southwest Corner of 155th Street West & English Avenue

COTTAGE GROVE

➡ **Project Type:** *Multi-Family | Parking Structure*

➡ **Project Description:** *Page 420 - Real Estate Equities - Proposed Multi-Family Project*

Real Estate Equities has been working on a proposal to develop a 164-unit multi-family workforce housing project on Lot 1 Block 1 of the Preserve at Prairie Dunes Plat since 2024.

The applicant has proposed 35 one-bedroom units, 86 two-bedroom units, and 43 three-bedroom units for a total of 164-units.

The proposal meets Zoning Code standards for multi-family structures in the R-6 district including maximum structure height of 55-feet, maximum impervious surface coverage of 65%, and architectural standards using at least three different Class 1 materials and being composed of at least 65% Class 1 or 2 materials and not more than 10% of Class 4 materials.

The Applicant has proposed to use 65% Class 1 materials (masonry adhered stone veneer, windows (glass), and splitface CMU).

The Applicant has proposed 148 underground and 164 surface parking stalls. With 312 total parking stalls, the proposal would exceed the City's minimum parking requirement of 1.6 spaces per unit (262 spaces required).

EDINA (Project 1)

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

➡ **Project Description:** *Page 993 - Sketch Plan Review for 6016 Vernon Avenue (Vernon Memory Care)*

Greco Properties has submitted a sketch plan proposal to tear down the existing Kee's auto repair shop at 6016 Vernon Avenue and build a new three-story, 20-unit memory care facility. The existing site is zoned PCD-4, Planned Commercial District, which allows only automobile service centers, gas stations, and car washes.

The proposed project is a single-phase redevelopment proposed to replace the former Kee's Auto Shop located at 6016 Vernon Avenue in Edina. The proposed redevelopment would transition the former auto repair center into a residential use bringing forward a new 20-unit memory care community aimed to serve the growing senior demographics within the area. Once completed the newly developed community would offer first-class living with complimentary services and care.

The property will be operated by a full-service local operator specializing in senior assisted living and memory care communities. The operator will offer full service medical care, nutritional planning and service, holistic fitness and wellness programs, laundry and housekeeping services, activity planning and coordination, off-site transportation, and personal care programs. The property has a projected average staff load of 7 personnel during normal day time operations, 4 overnight personnel, with peak staffing numbers of 8 personnel during shift changes and resident events.

Key Project Features:

- 20 units
- Full Acuity Memory Care
- 10 Surface Parking Stalls
- 3-Stories
- Outdoor Memory Garden Patio
- Commercial Kitchen
- Interior Amenities - Activities Rooms, Spa / Salon Room
- Arts & Crafts Rooms
- Therapy Center
- Conservatory / Sun Rooms
- High-Quality Interior & Exterior Finishes

GRAND MARAIS

➡ **Project Type:** *Multi-Family | Storm Water | Street & Sidewalk Improvements | Utilities*

➡ **Project Description:** *Page 31 - Development Agreement - The Heights*

The Developer is the fee owner of a parcel of real property located in the City of Grand Marais, Cook County, Minnesota, with Parcel Identification (PID) No. 80-020-3115, which is legally described in Exhibit A, which is attached hereto and incorporated herein by reference, (the "Development Property"); and

WHEREAS, the Developer proposes a project consisting of a 36-unit apartment building and associated public and private improvements on the Development Property, including but not limited to driveway improvements, water and sanitary sewer, storm water management facilities and other improvements (the "Project"); and

WHEREAS, the Developer and the City, desire to enter into this Agreement in satisfaction of applicable City requirements and to set out the undertakings and obligations of each party from this point forward with respect to the Project and with respect to the City Approval Process, all as required by the City's Code of Ordinances (the "Code").

The Project shall be developed in accordance with the following plans where applicable. The plans shall not be attached to this Agreement. If the plans vary from the written terms of this Agreement, the written terms shall control. The plans are:

- a.) Plan A - Final Grading, Drainage and Erosion Control Plan
- b.) Plan B - Final Construction Plans and Specifications for Public Improvements
- c.) Plan C - Traffic Signing and Control Plan (for construction and final development)
- d.) Plan D - Storm Water Pollution Prevention Plan
- e.) Plan E - Landscape Plan
- f.) Plan F - Utility Plan

MANKATO (Project 3)

➔ **Project Type:** *Demolition | Office | Sidewalk Improvements | Utilities*

➔ **Project Description:** *Page 1 - Public Hearings - Item 7A*

Ms. Kramlinger reported that on February 10, 2025, the Economic Development Authority (EDA) reviewed a development proposal from MAH BKS (the "Developer") and adopted a motion directing staff to prepare tax increment documents and to set a date for a public hearing.

She stated that the proposal involved demolishing the existing substandard building and constructing a new, two-story commercial office building comprised of 6,784-square-feet. She noted that the estimated total project cost is \$2,346,220 and construction is expected to occur in 2025 and 2026 and would create up to 25 full-time equivalent jobs.

DEVELOPER - REQUESTED TIF ELIGIBLE EXPENDITURES

Developer Project Costs - Developer Pay-Go Assistance (Principal Amount)

- Public Improvements
 - » Relocation for the property entrance away from Madison Avenue
 - » Sidewalk repairs along Broad Street
 - » Utilities along / in boulevard
 - » Curb cut repairs and road patching on Broad Street
- Site Improvements
 - » Foundation excavation
 - » Utilities within property boundary
 - » Building pad construction and soil stabilization
 - » Final grading of site
- Building Demolition
- Environmental Remediation
- Acquisition

<i>Developer TIF Reimbursable Project Costs</i>	<i>= \$161,072</i>
<i>Interest Expense</i>	<i>= \$83,338</i>
Total Developer TIF Reimbursable Budget	= \$244,410

She mentioned that the Council approved a certificate of design compliance and a variance to reduce the front yard building setback for the redevelopment project on February 24, 2025.

ROSEMOUNT (Project 2)

➡ **Project Type:** *Restaurant*

➡ **Project Description:** *N / A*

Restaurateur David Kensinger and APPRO Development filed plans to construct Lola Coffee Wine & Barista Bar in downtown Rosemount.

The building would be 12,307-square-feet in size; the location is in the northeast corner of the site occupied by The Morrison apartment building.

The Lola Coffee Shop / Wine Bar would have a drive-through facility, and the site plan also shows a patio area with outdoor seating in the southwest corner of the building.

The same site had previously been approved for a restaurant called Tap Society that did not move forward beyond the site plan approval phase.

•• PROJECT CONTACT: Jim Connelly - APPRO Development, (952) 469-2171

•• PROJECT LOCATION: 14557 South Robert Trail

ST. PAUL (Project 1)

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

➡ **Project Description:** *N / A*

In April, the Metro Deaf School (MDS), a public charter school authorized by St. Thomas University, submitted site plans for the construction of a gymnasium / classroom building addition at the property along Energy Park Drive and Lexington Parkway.

City documents indicate the addition will be 25,000-square-feet in size in a single-story.

The school moved into its current 113,000-square-foot, 1947-built former industrial building in 2019, after student enrollment grew. In 2022, MDS averaged 125 students, doubling in size from 2008, and currently has 145 students, but no gym facilities.

The school's physical education classes are currently held in an open lobby area and sports practices are conducted in a nearby garage.

- PROJECT CONTACT: Susan Outlaw - Executive Director - Metro Deaf School, (651) 224-3995
- PROJECT LOCATION: 1125 Energy Park Drive



minnesota builders exchange

This page marks the end of the May 2025 issue preview of the *Pre-Plan Pipeline* shared inside Issue No. 21 of the Minnesota Builders Exchange's (MBEX) *Weekly Bulletin*, published on May 27, 2025.

The *Pre-Plan Pipeline* is shared each month with MBEX members with Premium Access services as part of their membership.

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"Ready-Mix Semi-Dry Concrete Delivered on Construction Site and Discharged From the Mixing Truck"