

DEVELOPING STORIES

SEPTEMBER 2026



The ultimate guide to commercial and
residential development projects about to
launch across the Upper Midwest

DEVELOPING STORIES

SEPT. 2026

The only monthly compilation of Minnesota development-stage real estate project news

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DEVELOPING STORIES

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- White Bear Lake
- Woodbury

CONSTANCE FREE CHURCH ADDITION/RENOVATION

ANDOVER

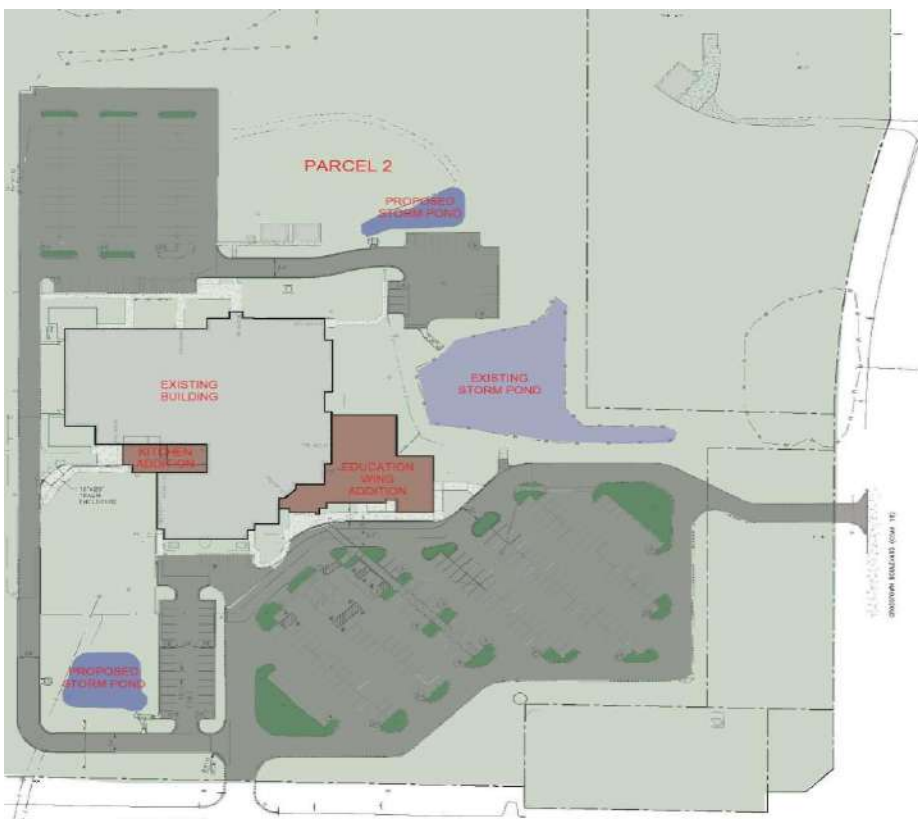
Constance Free Church/Pope Design Group

16150 Crosstown Blvd. N.W., Andover

The Constance Free Church sought approvals to build additions onto its existing facility in Andover. The project consists of two additions and interior renovations along with associated site work to the existing building, which is approximately 81,800 square feet and three stories in size. The smaller addition is one-story, approximately 3,200 square feet in size; it will contain a new commercial kitchen and meeting room. The larger addition is one story and approximately 12,800 square feet; it will contain a new main entrance and relocated preschool through elementary school-age education rooms. The interior renovations include expanded administration offices and gathering spaces.

Project contact: Raphael Lister, Pope Design Group, 651-642-9200

Timeline: Unspecified



LOS CAMPEONES

APPLE VALLEY

Los Campeones/Mohagen Hansen Architects

5550 Upper 147th St. W. Apple Valley

The quickly expanding Los Campeones gym chain sought approvals to convert an existing building in Apple Valley into its 11th corporate-owned location. Los Campeones proposes to occupy the entire 49,187-square-foot Apple Valley Business Center East building as a 24-hour fitness facility, which will include strength and cardiovascular equipment, functional training areas, personal training services, and recovery amenities. The building was constructed in 2002 for Questar Educational Systems, Inc. as an office and warehouse facility for its educational test scoring operations. Questar vacated the building in 2022.

Project contact: Benjamin Loehrer, CEO, Los Campeones Gym, 612-333-8181

Timeline: Unspecified



MINWAADIZI CENTER

BEMIDJI

Sacred Bundle Inc./DSGW Architects

815 Beltrami Ave. N.W., Bemidji

The nonprofit Sacred Bundle Inc. sought approvals to convert the former Central Elementary School in Bemidji into the Minwaadizi Center, an Indigenous-led initiative and community space designed to function as an "un-boarding school" to counter the historic harms of Indian boarding schools by bringing families together to learn Ojibwe language, culture, and land-based traditions. In the first phase, the main level will be repositioned as a public computer lab, meeting spaces, community space and offices. In Phase II, the basement level may have a commercial kitchen and workshops. On the second floor, the developer has provided five preliminary residential designs for the former classrooms. During this phase it will explore creating the Mishko Wisitooon Wilderness Academy, a project to create an Indigenous environmental education program.

Project contact: Erika Bailey-Johnson, Sacred Bundle Inc., 218-766-8487

Timeline: The timing and duration of each phase will be entirely dependent on market forces and funding



NATIONAL BANK OF COMMERCE REMODEL/ADDITION

BEMIDJI

National Bank of Commerce/HTG Architects

1260 Paul Bunyan Dr. N.W., Bemidji

Superior, Wis.-based National Bank of Commerce submitted plans to expand and remodel its existing branch in Bemidji. The bank plans to add onto the existing building -- formerly Deerwood Bank -- and redesign the drive-thru along with removing all the existing high-quality significant trees on site. Under the plans, the existing 3-lane drive-up canopy will be removed & replaced with a new 3-lane drive-up canopy (with wider drive isles) on the south side of the building. The existing main level is approximately 2,740 square feet, while the existing partial lower level is approximately 1,618 square feet. The proposed building addition is approximately 2,575 square feet; after the work, the remodeled main level will be a total of 5,315 square feet.

Project contact: Russ Schramm, HTG Architects, 952-204-3251

Timeline: The preliminary schedule is for construction to begin in Fall 2026 with an anticipated completion in Spring 2027



PRESERVE OF BIG LAKE CONCEPT PLAN

BIG LAKE

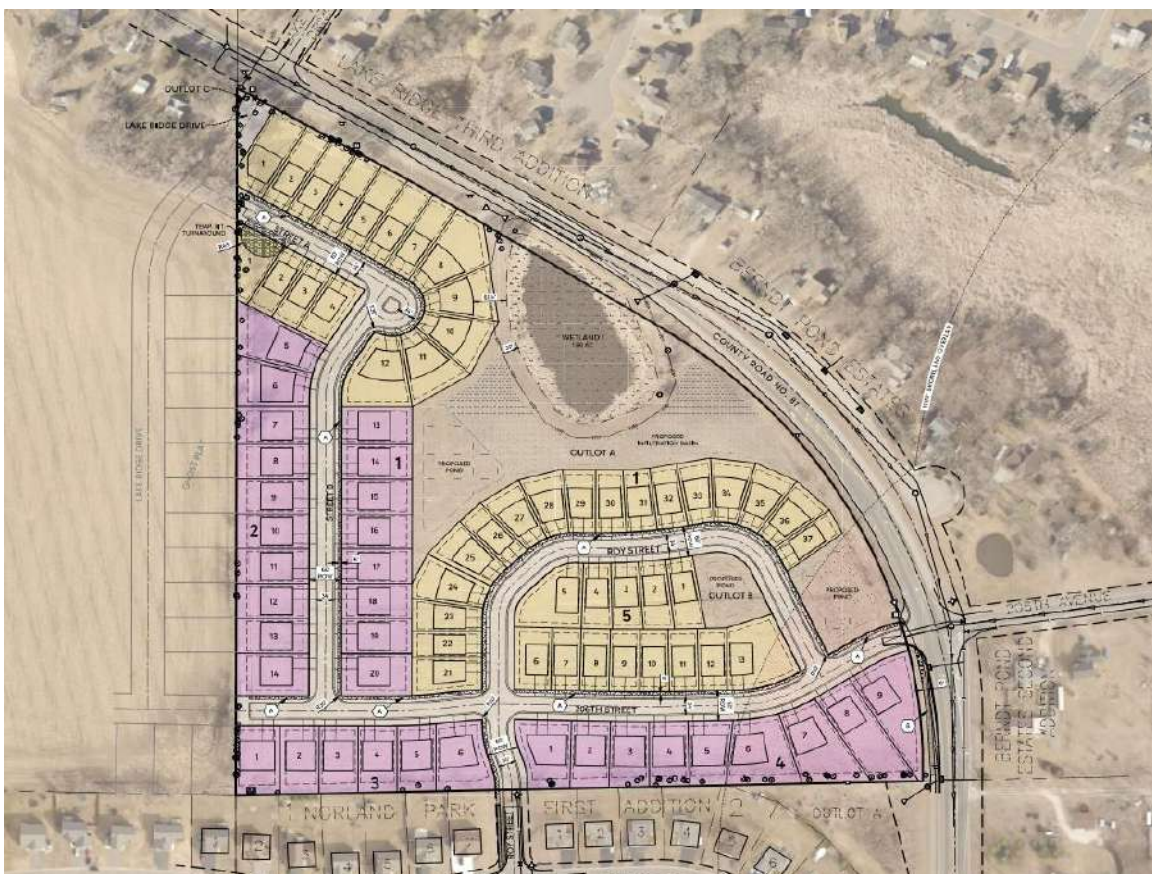
West Bend Construction/SML Holdings

N. of Norland Park 1st Addition, S. of County Rd. 81, Big Lake

Homebuilder Scott Loomis submitted concept plans for The Preserve of Big Lake, a residential development on a 28.4-acre agricultural parcel located north of Norland Park 1st Addition. The 79-lot concept shows two different single-family home types including forty-six 40-foot-wide lots and thirty-three 50-foot-wide lots. The proposed gross density of the development area is 2.78 units per acre.

Project contact: Scott Loomis, West Bend Construction, 612-800-6077

Timeline: Undetermined



‘PROJECT WOODS’

BIG LAKE

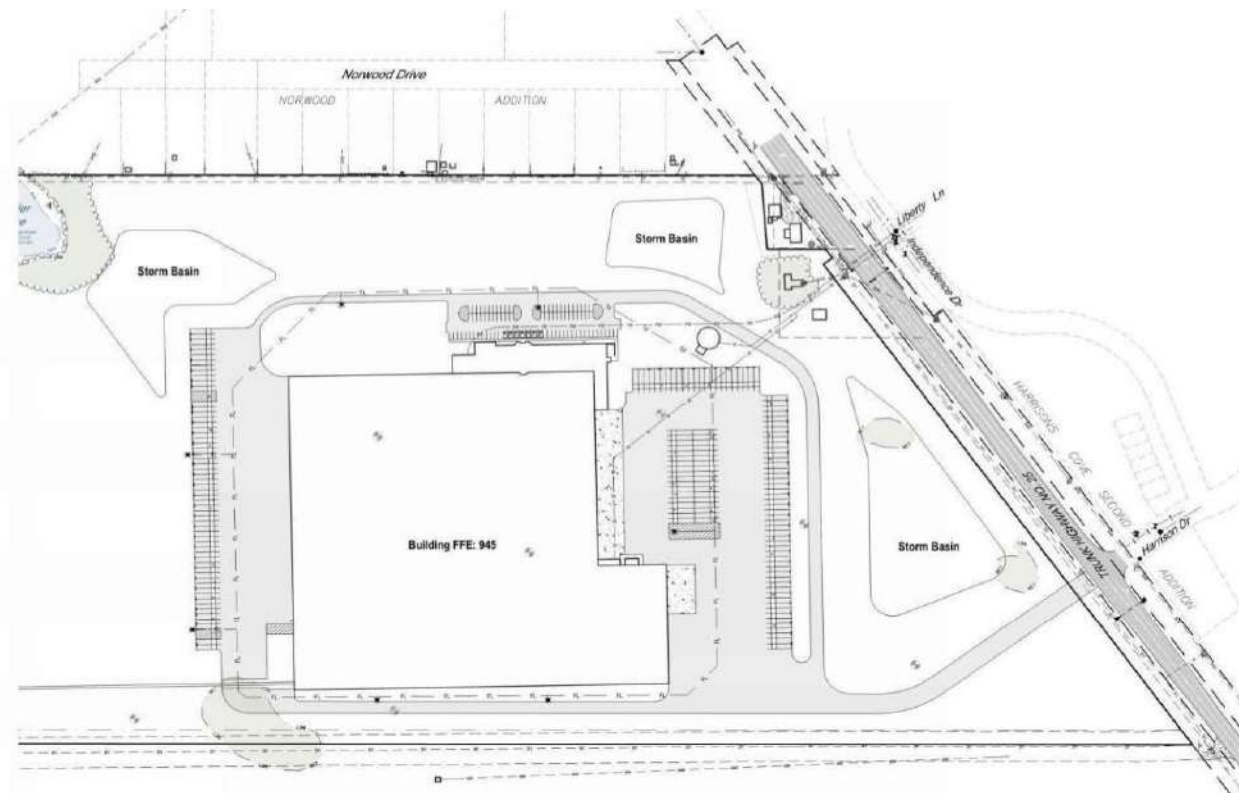
Fisher Construction Group

N. of Hwy. 25, W. Norwood Dr., Big Lake

Fisher Construction Group of Spokane, Wash., has proposed a 550,000-square-foot, single-story factory and warehouse building for an unnamed user in Big Lake. Dubbed “Project Woods,” the building will be built on the south end of the 115.3-acre property on agricultural land. The majority of the property is in the shoreland overlay district for Keller Lake. The building will have an office area on the east side, which will be the employee and visitor parking area which has 170 spaces. On the south side of the building is a loading dock along with a semitrailer movement and trailer parking area with 160 total trailer storage spaces. On the north side of the building are 60 trailer storage areas.

Project contact: Rebecca Cassidy, Fisher Construction Group, 720-593-8212

Timeline: Grading will begin in Fall 2026 with construction completed in Spring 2027.



HERITAGE COTTAGES GARAGES

BISMARCK

Heritage Development Inc./K&L Homes Inc./Swenson Hagen & Co. Engineering

W. of North Washington St., S. of 64th Ave. N.W., Bismarck

Heritage Development Inc., builder of the Heritage Ridge multifamily development in Bismarck, sought approvals for a cluster of “personal flex structures” to be built adjacent to it. The Heritage Cottages Garages are personal flex buildings, defined as a non-habitable, noncommercial building used by an individual or household for personal storage, hobbies, craftwork, or private recreation, and not open to the public. The plans show three PFS within the northeast portion of the multifamily property. Two of the structures will contain five units, and one structure will contain six units, for a total of 16 units.

Project contact: Landon Niemiller, AICP, Swenson Hagen & Co., 701-223-2600

Timeline: Unspecified



JAMES AVENUE CITYHOMES

BLOOMINGTON

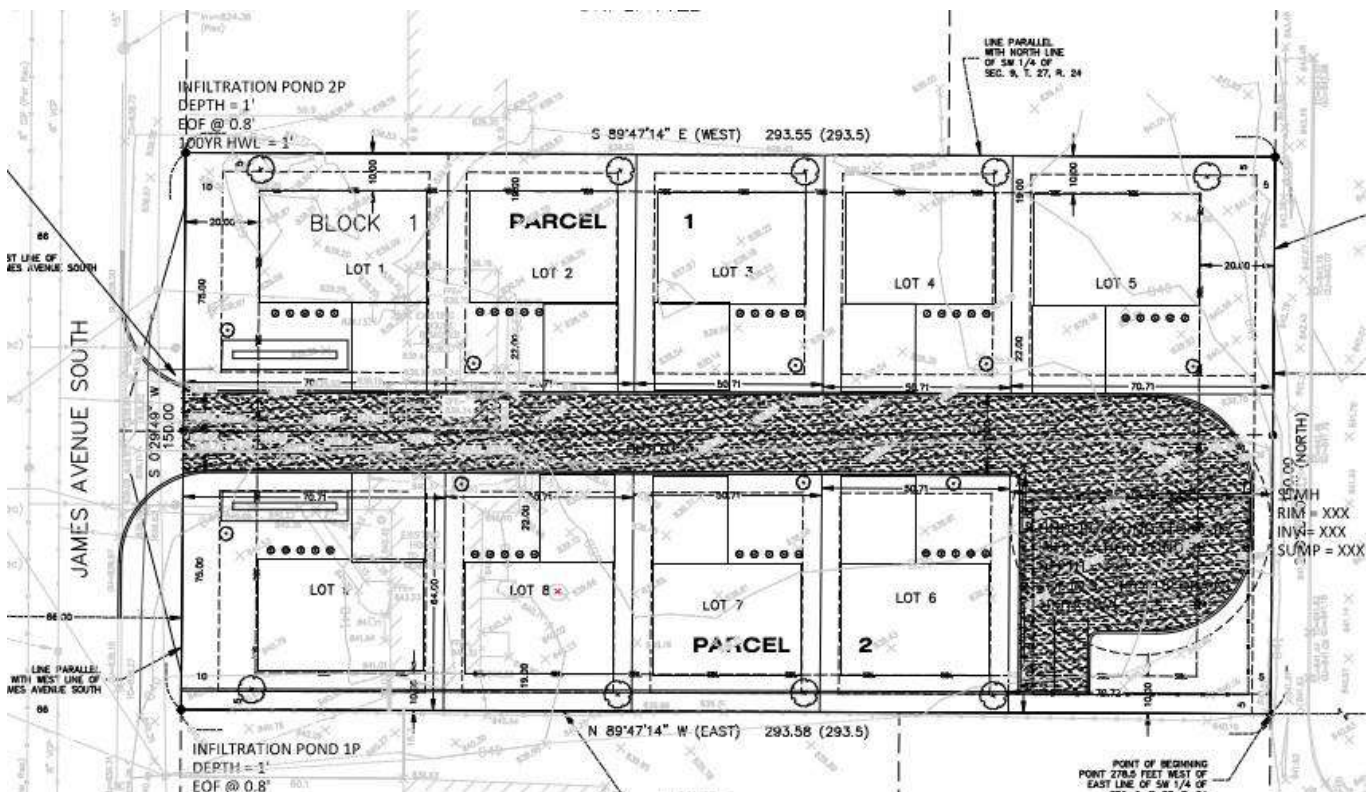
Smart Fit Development

9025-9033 James Ave. S., Bloomington,

Smart Fit Development filed plans to combine a pair of residential parcels in Bloomington, then subdivide them into nine single-family lots to accommodate the James Avenue Cityhomes. The nine lots are suitable land area for the construction single-family villa homes. The newly created interior lots will have front widths ranging from 50'-70', depth of 64'. Smart Fit says this development is in the spirit of Bloomington's Missing Middle Housing ordinance and seeks to create opportunities for new and existing residents of our community to build modest homes for themselves. The builder proposes to plat and create the nine lots for resale and will not be undertaking any vertical construction activity.

Project contact: Steve Furlong, Smart Fit Development, 651-235-6429

Timeline: Unspecified



LAKELAND AVENUE MIXED-USE REDEVELOPMENT

BROOKLYN PARK

Si Tang

6408 Lakeland Ave. N., Brooklyn Park

Brooklyn Park homeowner Si Tang submitted plans to convert his single-family residential property along Bottineau Boulevard (County Rd. 81) into a mixed-use concept that incorporates the existing structure as a residential element within new construction. A new, 3,120-square-foot, 3-story commercial space would be built around it. The plan calls for using the ground level for small international food stands, fresh produce vendors, unique retail shops, and even a small indoor tank for fresh shrimp catch-and-cook services. The upper levels are envisioned for hotel accommodations and a year-round greenhouse, allowing the owners to grow popular vegetables onsite and offer them fresh at the ground-level market.

Project contact: Si Tang, 6408 Lakeland Ave. N., Brooklyn Park, MN 55428

Timeline: Unspecified



DUTTON AVENUE TOWNHOMES

BROOKLYN PARK

NorBrook Construction

7008-7016 Dutton Ave. N., Brooklyn Park

Maple Plain-based NorBrook Construction sought approvals for a new, 12-unit rental townhome project near Bottineau Boulevard (County Rd. 81) in Brooklyn Park. The proposed development consists of 12 attached townhome units, each containing approximately 1,623 square feet of living area, three bedrooms, three bathrooms, and an attached two-car garage. Six of the units will be accessed directly from Dutton Avenue North, while the remaining six units will have access from 66th Avenue North. Each unit will have its own private driveway and garage, creating an ownership-style appearance and minimizing on-street parking impacts.

Project contact: Seth Norling, NorBrook Construction, 763-237-5114

Timeline: Unspecified



BUFFALO LAKE TOWNHOMES

BUFFALO

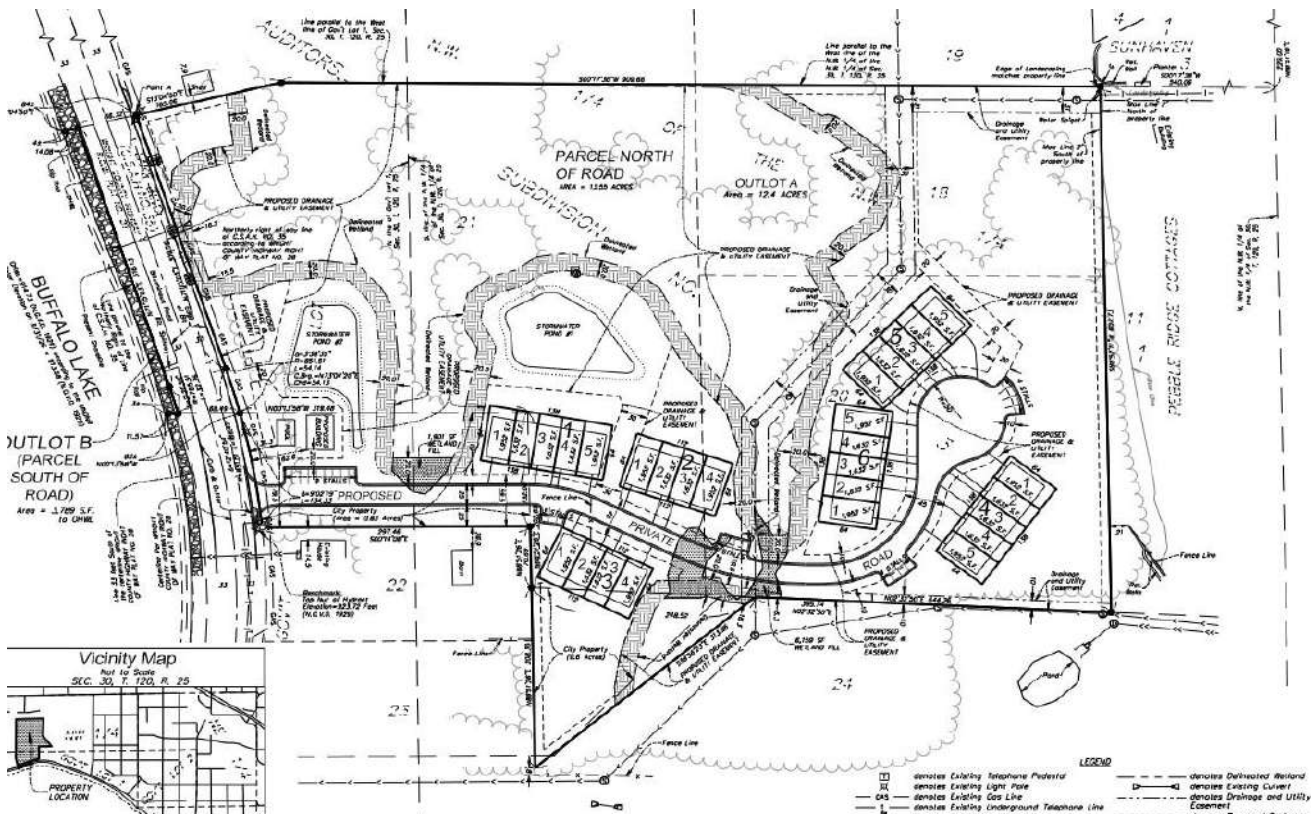
Joseph M. Cheney/Otto Associates

N. of County Rd. 35 (Lake Blvd.), W. of Buffalo Municipal Utilities Campus, Buffalo

Developer Joe Cheney filed plans for the Buffalo Lake Townhomes, slated for a 14-acre parcel on the north shore of Buffalo Lake just west of the city's municipal utilities campus. The site consists of a privately owned 12-acre parcel and two acres of city-owned land. Earlier concept plans showed 30 townhome units along a new private street; the current proposed unit count has been reduced by two to 28 units arrayed across six buildings. The revised plan also shows a community building and swimming pool near the entrance to the project from County Highway 35 (Lake Boulevard).

Project contact: Paul Otto, Otto Associates, 763-682-4727

Timeline: Unspecified



BOESER AUTOMOTIVE

BURNSVILLE

Boeser Automotive/APPRO Development

14801 County Rd. 5, Burnsville

Boeser Automotive, founded in 1994 and currently located in Savage, submitted plans to construct a new auto service building in Burnsville. The existing 1-acre site currently operates as a Shell gas station, bait-shop and provides U-Haul rentals. Boeser is proposing to redevelop the site by constructing an 8,700-square-foot building, consisting of customer service space, office areas and a nine-bay service shop. The business intends to offer minor vehicle repair services such as engine diagnostics/repair, electrical/computer repairs, fuel injection systems/service, brake and suspension work and fluid changes.

Project contact: Tom Boeser, Boeser Automotive, 952-882-0202

Timeline: Unspecified



THE ENCLAVE AT CARVER CREEK PHASE I

CARVER

D.R. Horton/Tamarack Land Development

S. of U.S. Hwy. 212, W. of the Carver Preserve development, Carver

Homebuilder D.R. Horton in August filed a final plat for Phase I of its massive Enclave at Carver Creek single-family residential development in Carver. Phase I of the project consists of 91 lots on the easternmost side of the 255-acre site. Lots in Phase I range from 45 feet wide to 65 feet wide, while access will primarily be from Monroe Drive, with additional access from Old Oak Road (The Preserve) and Timber Lane (Timber Creek). The overall Enclave at Carver Creek project consists of 403 single family homes and 105 townhomes along with a public park.

Project contact: Mike Suel, D.R. Horton, 952-985-7823

Timeline: Site work starting in Spring/Summer 2026; home construction beginning Late Fall/Winter 2026



EMERY LOFTS

CHAMPLIN

Real Assets II LLC/Schultz Engineering/Mahler & Associates Architects

NW quadrant, Business Park Blvd. & 117th Ave. N., Champlin

A development team headed by Jamison Kohout of St. Cloud-based Premier Real Estate Services filed plans to construct the Emery Lofts, a proposed 86-unit apartment development in Champlin. The partnership acquired the 6.8-acre site east of Hwy. 169 from Hennepin County in May 2015 and has since found no interest in restaurant or traditional office use as required by current zoning. The current proposal would rezone the property for a market-rate multifamily apartment development. The Emery Lofts would include many amenities and high-quality finishes as well as heated, underground parking, dog run area, playground (tot lot), outdoor patio area, pet wash area, fitness studio, community room, workspace area, and storage for bikes.

Project contact: Jamison Kohout, Real Assets II LLC/Premier Real Estate Services, 612-282-7053

Timeline: Unspecified



COON RAPIDS

Xxxx Holly St. N.W., Coon Rapids

Project contact: Sergey Paskar, Vermak European Windows and Doors, 612-205-5636

SHAMROCK GOLF COURSE DRIVING BAYS

CORCORAN

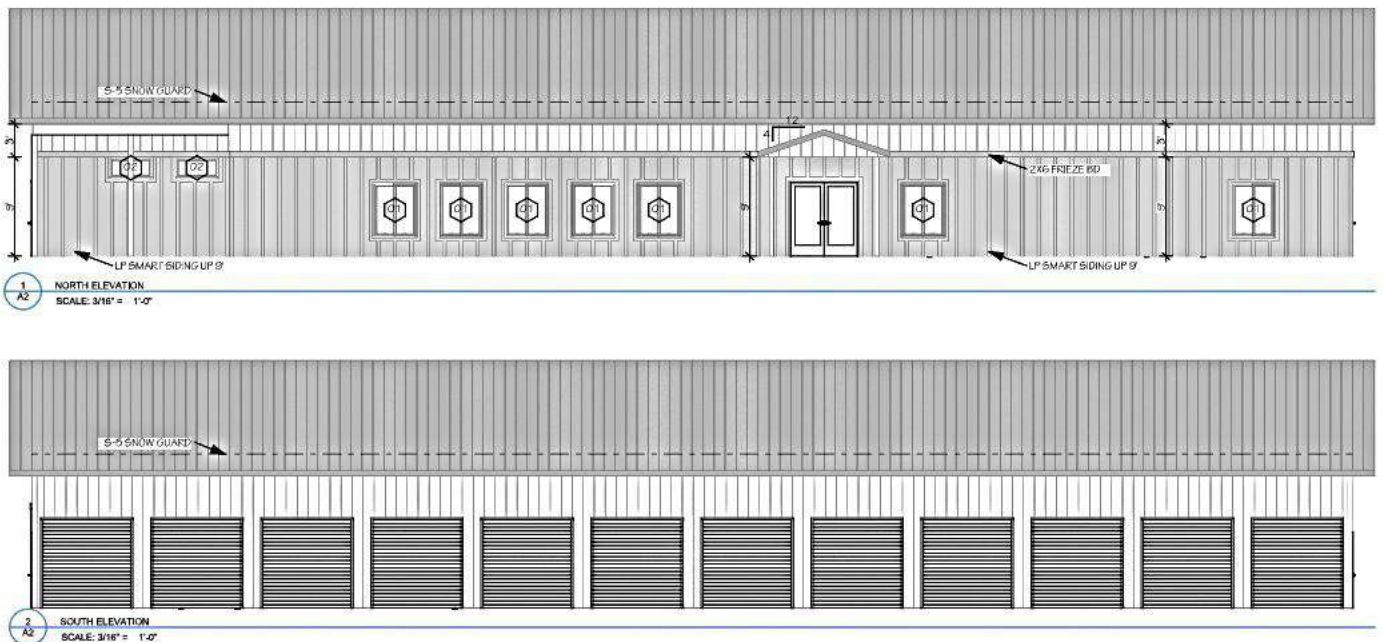
Shamrock Golf Course/RAM General Contracting

19625 Larkin Rd., Corcoran

Corcoran's Shamrock Golf Course sought approvals to allow the construction of a 6,700-square-foot accessory building accommodating 12 covered driving bays and a lounge area. The overall height of the proposed addition is 17.25 feet. The building plans show the structure to be constructed with LP Smart Siding around its entirety of the building, while the roof to be constructed with 29-gauge colored steel roof panel.

Project contact: Tim Boser, General Manager, Shamrock Golf Course, 763-478-9977

Timeline: Unspecified



THE ARBOR RIDGE NEIGHBORHOOD

DAYTON

Rush Creek Development/Kass Wilson Architects

SE quadrant, I-94 & Dayton Pkwy., Dayton

The Arbor Ridge Neighborhood is a multi-phased multifamily project consisting of 650 units located in the south-southeast corner of Interstate 94 and Dayton Parkway. Formerly known as The Parkway Neighborhood, it received approvals in 2024 and 2025 but never proceeded due to Rush Creek Development's inability to gain access through the Schany property to Dayton Parkway. The city is now negotiating an agreement with Schany to purchase land for the necessary right-of-way and thus the approval process has been re-started. The project is the same as what was approved in 2025, with the exception of a planned Event Center. Phase I includes The Flats, 176 multifamily units on 6.53 acres. The unit count includes nine studios, 81 one-bedrooms and 86 two-bedrooms.

Project contact: Michael Elzufon, Rush Creek Development, 763-286-7620

Timeline: Unspecified



BLAZE CREDIT UNION

DULUTH

Blaze Credit Union/HTG Architects/Titanium Partners

4088 Haines Rd., Duluth

Blaze Credit Union has proposed a 1-story, 5,050-square-foot bank branch with a 4-lane attached drive-through near Duluth's Miller Hill Mall. The existing parcels contained single-family dwellings, one of which was relocated and the other to be removed prior to redevelopment. The project will provide 25 parking spaces on site as well as a 4-lane drive-through lane that can stack 11 vehicles.

Project contact: Brian Forcier, Titanium Partners, 218-461-4344

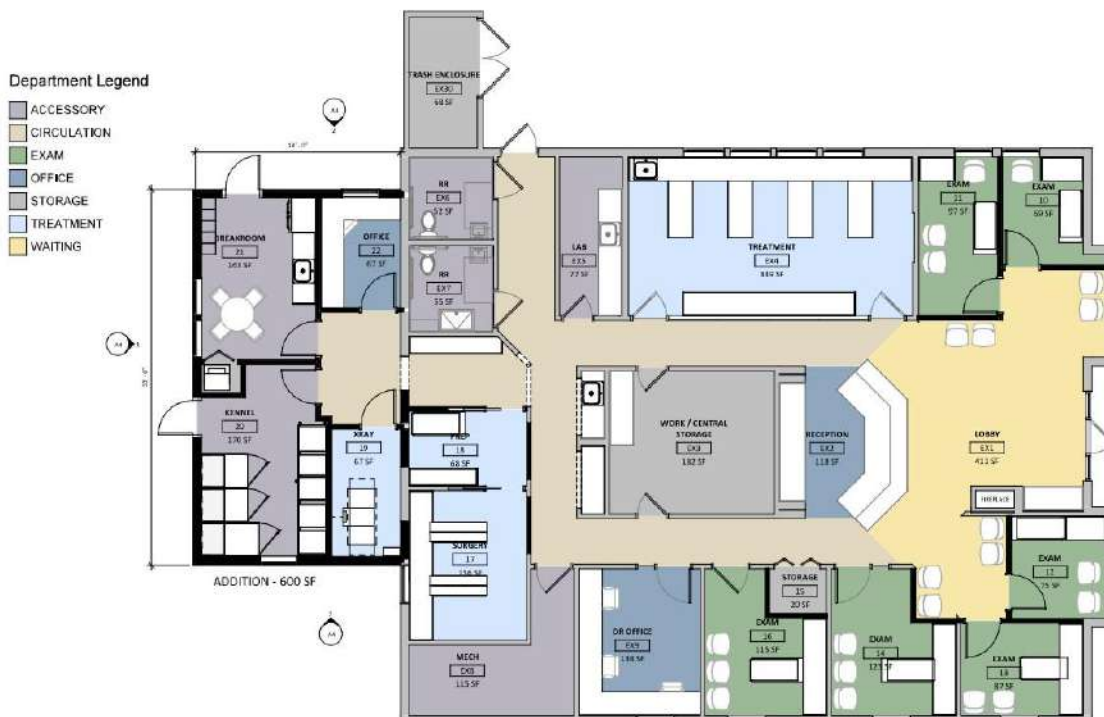
Timeline: Unspecified



2781 Pilot Knob Rd., Eagan

Project contact: Bob A. Shaffer, Baker Foundation Studio, 612-340-5430

Timeline: Unspecified



SOTA STORAGE EXPANSION

EAST BETHEL

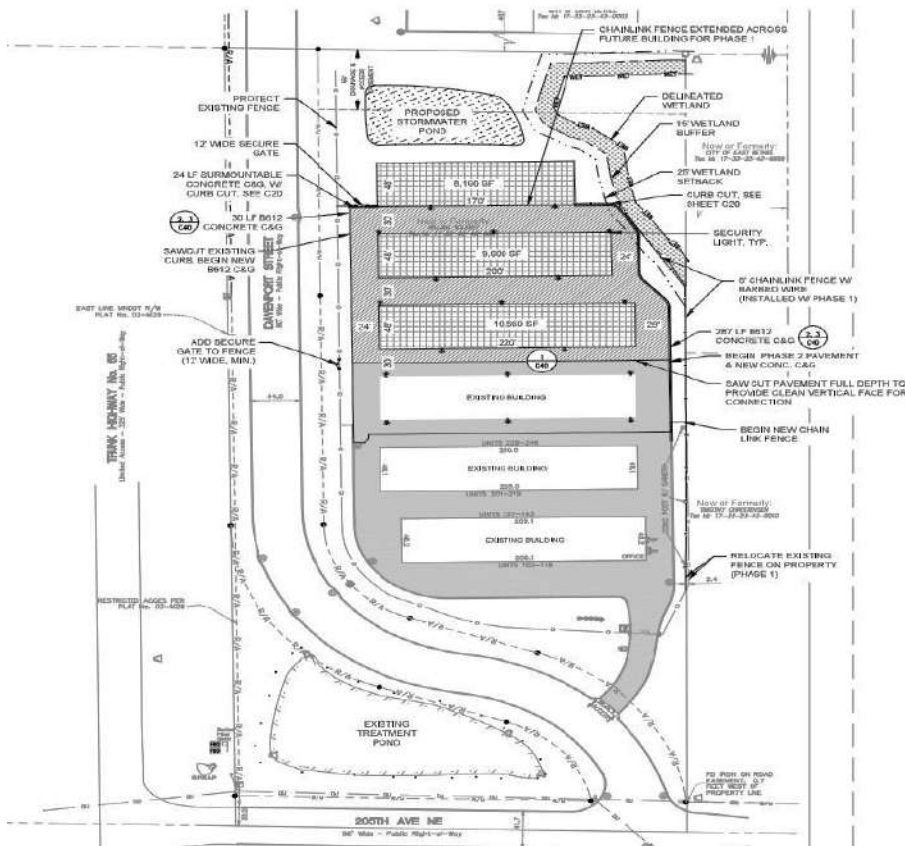
Sota Storage

20563 Aberdeen St. N.E., East Bethel

Sota Storage sought approvals to construct three additional self-storage buildings together with associated grading, drainage, stormwater management, landscaping, lighting and related site improvements at its existing self-storage site in East Bethel. The proposed buildings represent the next phase of the property's long-term development plan and will utilize the same architectural design, exterior materials, colors, and overall appearance as the existing facility. The new buildings measure 8,160 square feet, 9,600 square feet and 10,560 square feet in size.

Project contact: Dave Knowles, Sota Storage, 763-434-6269

Timeline: Unspecified



FINAL APPROACH EAST BETHEL ADDITION

EAST BETHEL

Final Approach Development/Baas Properties/Lampert Architects

W. of Hwy. 65, S. of East Bethel Village Apartments, East Bethel

Final Approach Development and B.J. Baas Builders filed plans to construct a 21,60-square-foot, multi-tenant, commercial building project in East Bethel. The intent is to offer lease spaces that target small-bay users, primarily in the 3,000-10,000 square foot size range. The site is a half-mile off Hwy. 65 and thus is not suitable for other uses such as retail, restaurants and quick in/out access that is often desired/needed by typical Highway Commercial-zoned occupants.

Project contact: Brian Baas, Baas Properties, 763-691-0444



OHLY AMERICAS INDUSTRIAL BUILDING

EAU CLAIRE

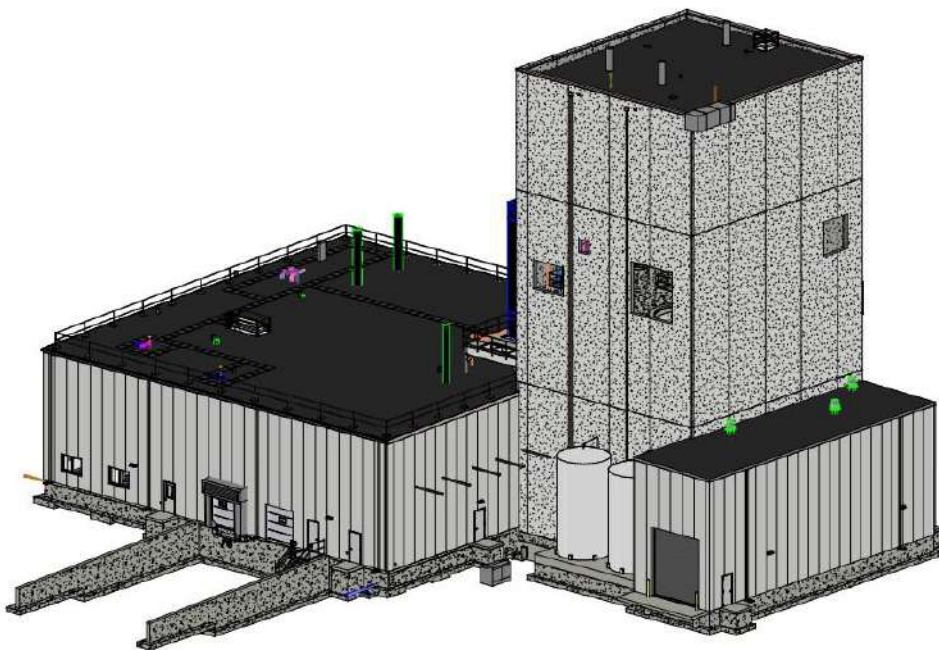
Ohly Americas/ISG Engineering

6120 Venture Dr., Eau Claire

Ohly, a leading supplier of specialty yeast extracts, yeast-based flavors and culinary powders, submitted plans to construct a new, multi-phase industrial development in Eau Claire. The proposed site plan shows a new, 13,000-square-foot industrial building with a 4-story dryer. The building plans show a lower level, first and second floors and the structure will include the capacity for future vertical expansion to five stories above grade. As a lookahead of future development of the property and to allow for planned growth of the site, potential additions to the site have been outlined including future parking lot expansion should it be needed.

Project contact: Claire Habel, ISG, 515-243-9143

Timeline: Unspecified



URBAN PLAINS 2ND ADDITION

FARGO

Brandt Holdings/Gleason Construction

4535-4574 Urban Plains Drive S., Fargo

Developer Brandt Holdings in August sought approvals to ready the next phase of its Urban Plains mixed-use project for build-out. The company requested to re-plat seven lots first laid out in 2007 into three new lots intended for commercial development, dubbed Urban Plains Second Addition. The proposed zoning for the new lots is “LC,” or Limited Commercial. Contractor Gleason Construction says infrastructure work for the Second Addition is already underway at Urban Plains site, located at the corner of Veterans Boulevard and 32nd Avenue South. It is being prepared for unspecified “commercial and horizontally mixed-use developments.”

Project contact: Michael Vannett, Brandt Holdings, 701-237-6000

Timeline: Unspecified



BAGLEY AVENUE INDUSTRIAL

FARIBAULT

Scannell Properties

17575 Bagley Ave., Faribault

Scannell Properties and property owners Greg and Julie Fisher sought zoning changes and filed a final plat for a future warehouse project along Bagley Avenue (County Rd. 46) in Faribault. The 18-acre site is in close proximity to the Interstate 35/County Rd. 21 interchange. The proposed rezoning, plats, and variance seek to facilitate an “I-1” Light Industrial zoning for the site. The new plat divides the property into two lots -- a new warehouse is slated for the larger resulting lot, while the smaller lot will be for future development or warehouse expansion.

Project contact: Rutger Heffelfinger, Scannell Properties, 317-843-5959

Timeline: Unspecified



SUNRISE NORTH CONCEPT PLAN

FARMINGTON

POR-MKR Real Estate LLC

N. of 211th St. W., Farmington

Hastings-based developer Patrick O. Regan, who is also CEO of Minnesota Coaches, filed concept plans for Sunrise North, a proposed community of 32 townhomes in Farmington. The 3.5-acre site is located just north of the existing Sunrise Ponds development in the city. The concept shows four pods of eight units each, making for a gross density of 9.19 dwelling units per acre. 210th Street W is shown extended through the site and connecting into Cambodia Avenue. The property is guided as Low Medium Density Residential and is shown as having a development timeframe of 2030-2040 in Farmington's 2040 Comprehensive Plan.

Project contact: Patrick O. Regan, POR-MKR Real Estate LLC/Minnesota Coaches, 651-437-9648

Timeline: Undetermined



MAUDE APARTMENTS

GRAND FORKS

Enclave Companies/helseM Architects/Sandman Structural Engineers

38th St. S. @ Rummel Rd., Grand Forks

Fargo-based Enclave Companies announced plans for Maude Apartments, a new 77-unit multifamily project in Grand Forks. The location is within walking distance of Sanford Health, Discovery Elementary and Kiwanis Park. Maude will offer a variety of studio, one-, two-, and three-bedroom apartments and amenities including fitness room with sauna, rooftop patio with attached sky lounge, controlled access entry and dedicated mailroom, pet spa and outdoor dog run, top floor patio and grilling area and select tuck-under garages with ample surface-level parking. Units will feature 9-foot ceilings, upgraded painted cabinetry, wood-inspired flooring, in-home washer and dryer, and balconies.

Project contact: Joe Schneider, Enclave Companies, 701-478-4300

Timeline: Groundbreaking in 3Q 2026; one-year construction schedule with planned completion by Q3 2027



PLEASANT VALLEY FARMS CONCEPT PLAN

HASTINGS

Tradition Development Corp.

W. of Nininger Rd., S. of 132nd St. E., Nininger Township (Hastings)

Tradition Development submitted concept plans for a major new single-family development in Nininger Township, just west of Hastings, dubbed Pleasant Valley Farms. The neighborhood will be built on approximately 158 agricultural acres (known as the Conzemius Property) and will be developed with up to 407 residential homes consisting of 341 single-family detached units and 66 townhomes. The project will also include a homeowners' association area, curvilinear roads, stormwater management areas and open spaces. The City of Hastings and Nininger Township have agreed upon an annexation of the site into the city. The "Hilltop Area" will have 48 50-foot-wide lots; 48 55-foot-wide lots; 46 65-foot-wide lots; and 31 75-foot-wide lots. The "Valley Area" will have 41 50-foot-wide lots; 127 65-foot-wide lots; and 66 townhome units.

Project contact: Todd Stutz, Tradition Development Corp., 952-322-8790

Timeline: The project is proposed to be developed in phases starting with clearing and mass grading of the full project Site anticipated to begin in Spring 2027, followed by home construction starting in Fall 2027

FIGURE 3. CONCEPT PLAN



KINSLEY RIDGE

HUDSON

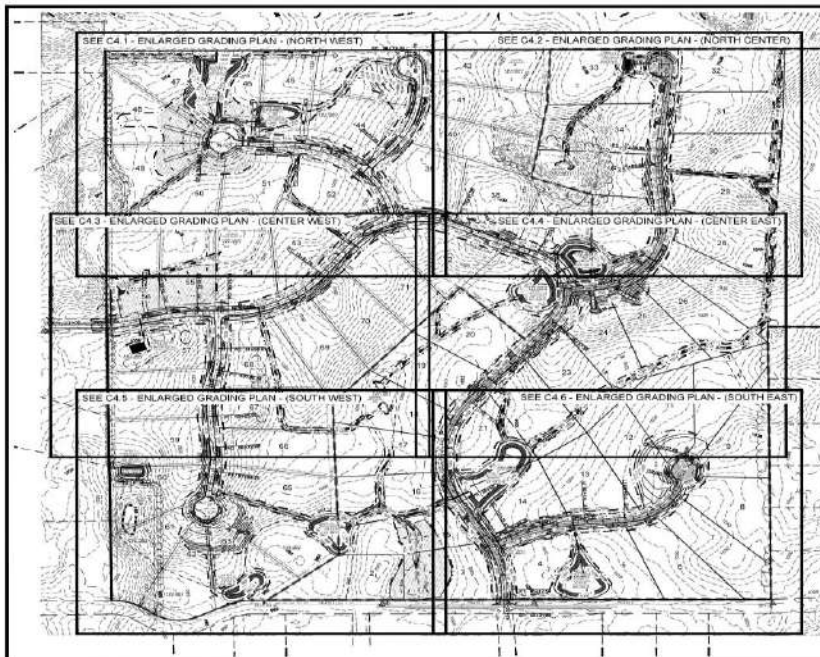
Twin Cities Land Development

N. of Bluejay Lane, E. of Oriole Lane, Town of Hudson

Twin Cities Land Development submitted a final plat to subdivide 200 acres near Hudson into a new single-family residential development dubbed Kinsley Ridge. The land, located in the Town of Hudson, is in the city's Extraterritorial Zone and therefore subject to city review. The plat requests to split six contiguous parcels into 35 single-family residential lots, one ~39-acre lot, and remaining land area for an additional 37 residential lots. All proposed residential lots will be served by individual private wells and on-site septic systems.

Project contact: Christine Cook, Twin Cities Land Development, 612-710-0685

Timeline: Phase I is anticipated to be constructed in two sub-phases. Phase 1A is anticipated to begin in late summer/early fall 2026 and will include 13 smaller single-family lots; Phase 1B is anticipated to begin in late spring/early summer 2027 and will include the remaining 22 smaller single-family residential lots



BLACKSTONE VISTA 4TH ADDITION

INVER GROVE HEIGHTS

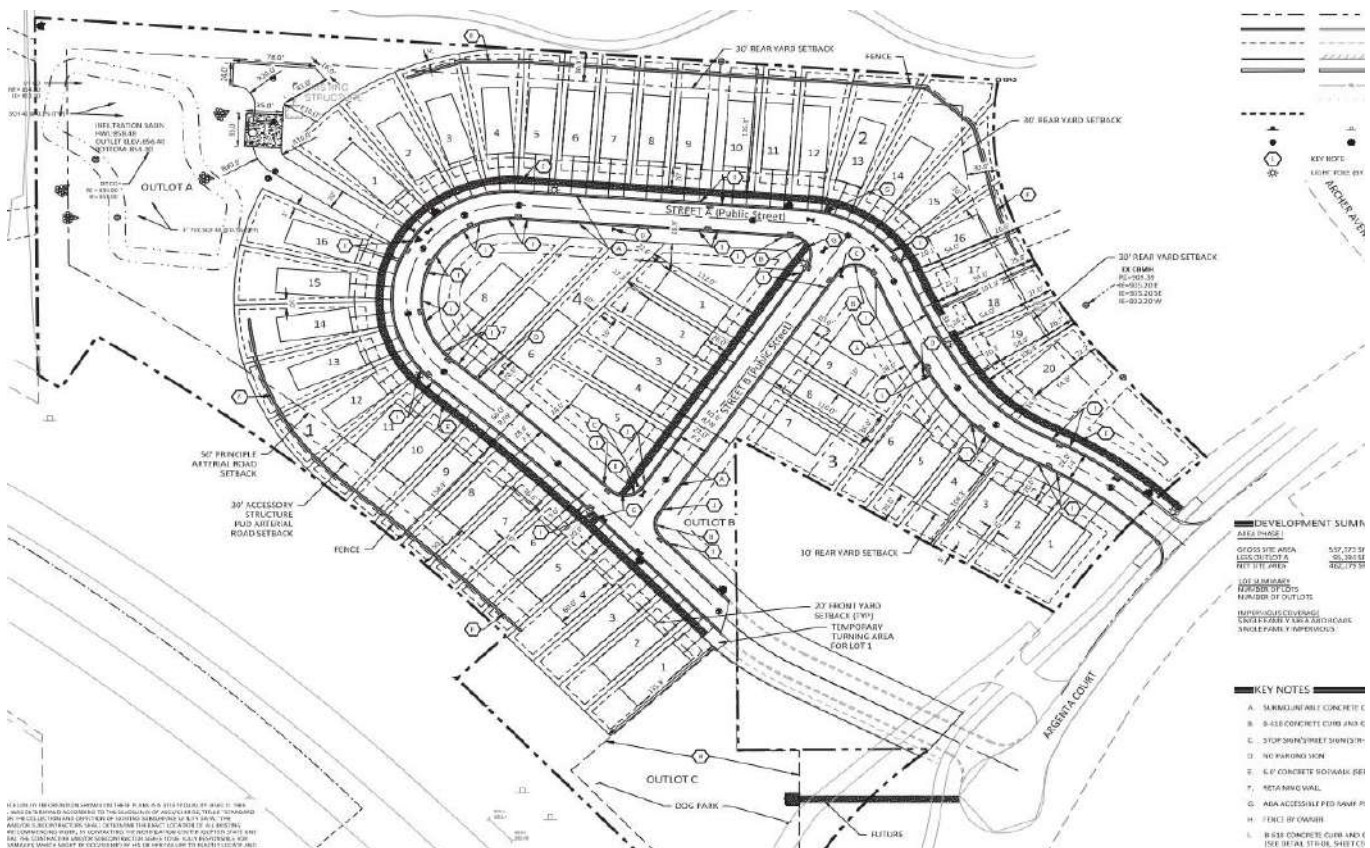
Builders Lot Group/Sambatek

7475 Argenta Court, Inver Grove Heights

Builders Lot Group has entered into a purchase agreement with property owner Steven Schmidt to develop Blackstone Vista 4th Addition on a 12.8-acre site at the south end of Argenta Court in Inver Grove Heights. A preliminary plat shows a unit count of 53 residential single-family homes in Phase 1 and 69 units in Phase 1 and 2 combined. The median lot size and lot width for the Development is 4,928 square feet and 36.2 feet respectively. The development will include a new lift station that that will allow future developments to the west of Blackstone Vista.

Project contact: Melvin Moore, Builders Lot Group, 612-290-5704

Timeline: The entire Phase 1 site area will be graded as a single phase, with all utilities and stormwater facilities installed for the single-family homes



GLENLIN RESERVE

INVER GROVE HEIGHTS

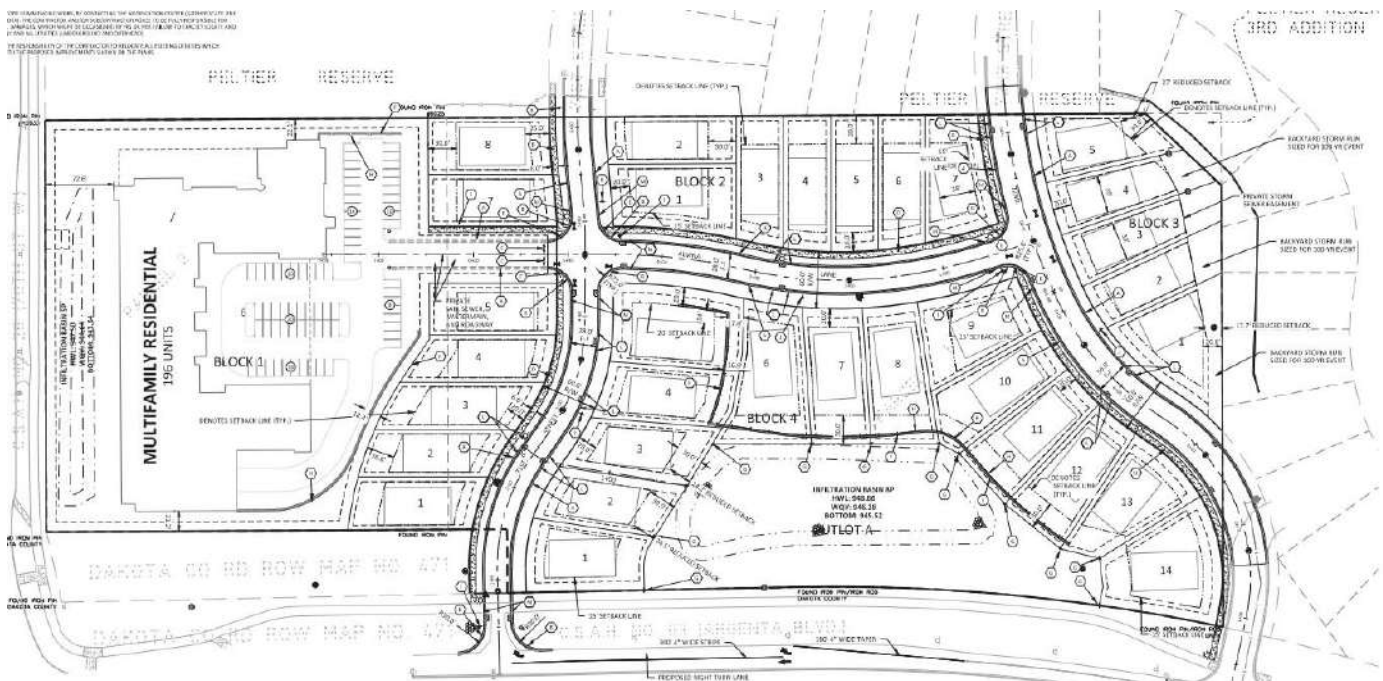
Builders Lot Group/Sambatek

7101 Argenta Blvd. & 1400 70th St. W., Inver Grove Heights

Builders Lot Group has entered into a purchase agreement with Glenlin Properties and Glen Sachs for the development of approximately 13.7 acres at the southeast quadrant of Argenta Trail and 70th Street in Inver Grove Heights. “Glenlin Reserve” will include 33 single-family lots on the southern end of the property, and a 196-unit, four-story apartment building on the north end of the property. The proposed development would integrate with the adjacent Peltier Reserve neighborhood to the east, which also includes a mix of single-family homes and an apartment building.

Project contact: Melvin Moore, Builders Lot Group, 612-290-5704

Timeline: Phase I includes a full build-out of the single-family lots and rough grading of the apartment lot; Phase 2 would include final grading of the apartment lot and construction of the apartment building



PALMER CROSSING

LAKEVILLE

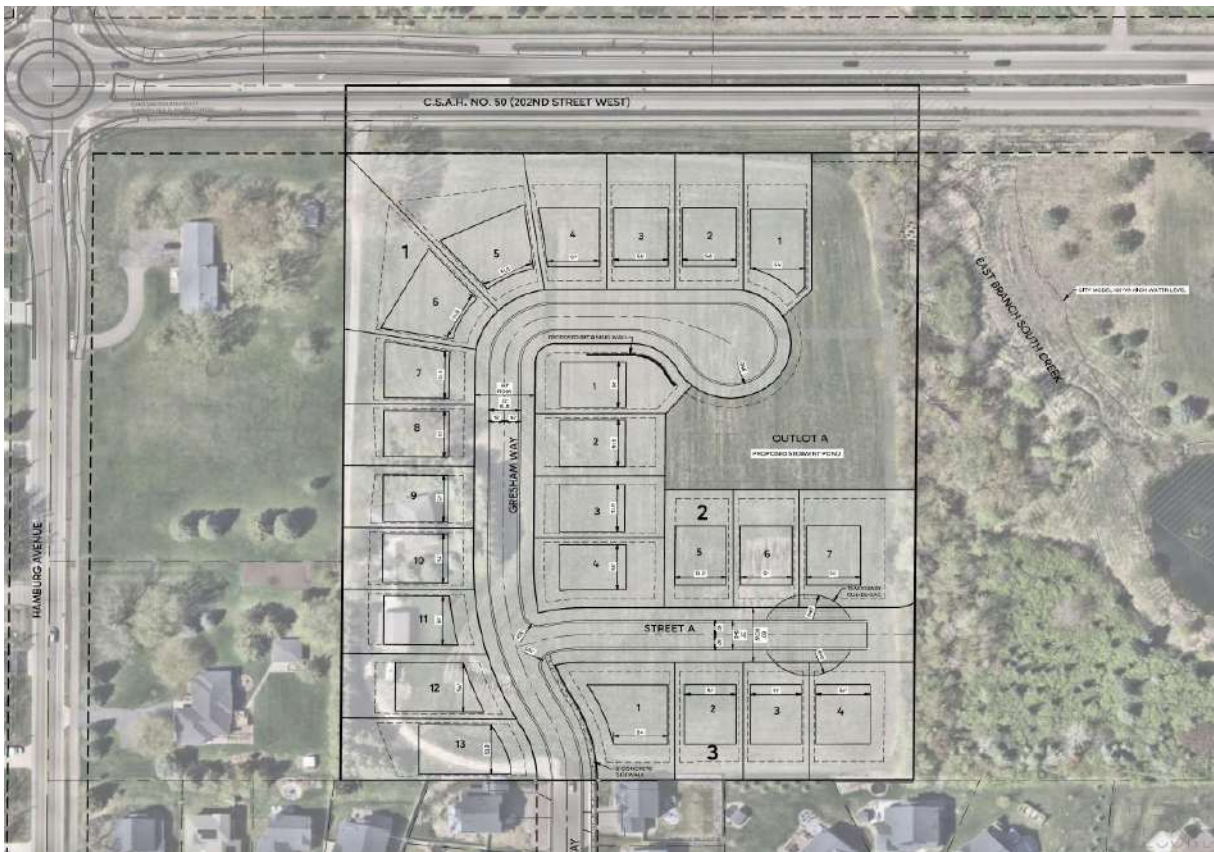
Poehling Family Companies LLC/Hill Inc.

7880 202nd St., Lakeville

Poehling Family Companies have applied for a preliminary plat to allow the development of a 24-lot, one-outlot, single-family subdivision to be known as Palmer Crossing on a 10-acre site in Lakeville. The property currently has a single-family home on it that was built in 1991 along with accessory buildings that will be removed prior to development. The proposed lots shown on the preliminary plat range from 8,450 square feet to 18,791 square feet. Lot widths range from 65 feet to 109 feet, and the buffer yards have a minimum depth of 150 feet, complying with the city's minimum lot size requirements.

Project contacts: Jack & Nick Poehling, Poehling Family Companies, 612-810-6225

Timeline: Unspecified



HIGHVIEW

LAKEVILLE

Lennar

E. of Holyoke Ave., W. of Highview Ave., Lakeville

Lennar has submitted a preliminary plat for a 34-lot, four-outlot single-family residential subdivision in Lakeview to be known as Highview. The proposed plat encompasses three parcels totaling approximately 20.14 acres. The property is currently vacant and has been preliminary graded; it was formerly referred to as the Berean Baptist Church site, as the property was owned by the church for several years and was, at one time, proposed for development of a new church. The proposed lots shown on the preliminary plat range from 7,501 square feet to 13,174 square feet in area. Lot widths range from 55 feet to 123 feet.

Project contact: Josh Metzger, Lennar, 952-373-0485

Timeline: Unspecified



KWIK TRIP

LAKEVILLE

Kwik Trip Inc./Vantage Architects

SE corner, 215th St. (County Rd. 70) & Jacquard Ave., Lakeville

Kwik Trip has submitted applications to construct a new motor vehicle fuel sales/convenience grocery facility in Lakeville. The 4.4-acre site is part of the Interstate South Logistics Park Fourth Addition. The proposed building has four-sided design, with two colors of earth tone brick and glass making up at least 90% of each building elevation, with EIFS for the remaining area. Up to 10% of the building façade may contain a contrasting color; the proposed Kwik Trip building has a narrow red stripe at the roofline.

Project contact: Leah Berlin, Kwik Trip, 608-793-6461

Timeline: Unspecified



WILKINSON WATERS

LINO LAKES

North Oaks Company/Charles Cudd Custom Homes/ISG Engineering

W. of Wilkinson Way, S. of Ash St., Lino Lakes

North Oaks Company sought changes in the previously approved plans for its Wilkinson Waters residential development in Lino Lakes. Earlier plans called for five 4-plex rental townhome buildings; those, however, are now being replaced by a series of 13 luxury single-family villas from builder Charles Cudd. The design features prominent massing over the garage, expressive front entries, handsome exterior detail of stone, varied siding textures, sturdy trim details, and generously sized windows. They are meant to create a “more complimentary transition” to nearby premium single-family housing than the “garage dominant” rental townhomes originally planned for the site. All Charles Cudd luxury villas at Wilkinson Waters will be two-car garage facades with any possible third stall accomplished via tandem recessed garage stall.

Project contact: Jeremy Foss, ISG, 952-426-0699

Timeline: Unspecified

Architectural New Home Concept Designs Wilkinson Waters



ROBINSON SOUTH CONCEPT PLAN

LINO LAKES

TCLD Land Holdings LLC

SE quadrant, Main St. & Sunset Ave., Lino Lakes

Twin Cities Land Development in August presented concept plans for Robinson South, a proposed large-single residential project consisting of single-family homes and townhomes. The site is currently in use as part of the Robinson Landscaping sod farm agricultural use. The total number of housing units in the concept is 389, featuring a breakdown that includes 130 single-family 55-foot-wide lots; 178 single-family 65-foot-wide lots; and eight single-family 80-foot-wide lots; and 73 row townhomes. Also in the concept is a school in the northwest quadrant of the development; TCLD is currently working with Avail Academy, a K-12 private Christian school.

Project contact: Angela Meyer, TCLD, 714-501-7482

Timeline: Mass grading is anticipated to begin Winter 2026/27 with the first phase of utilities and streets completed by Summer/Fall 2027; home construction to immediately follow phase 1 infrastructure completion in 2027 with a full build out of the community taking place over four to five years



NATURES REFUGE NORTH 2ND ADDITION

LINO LAKES

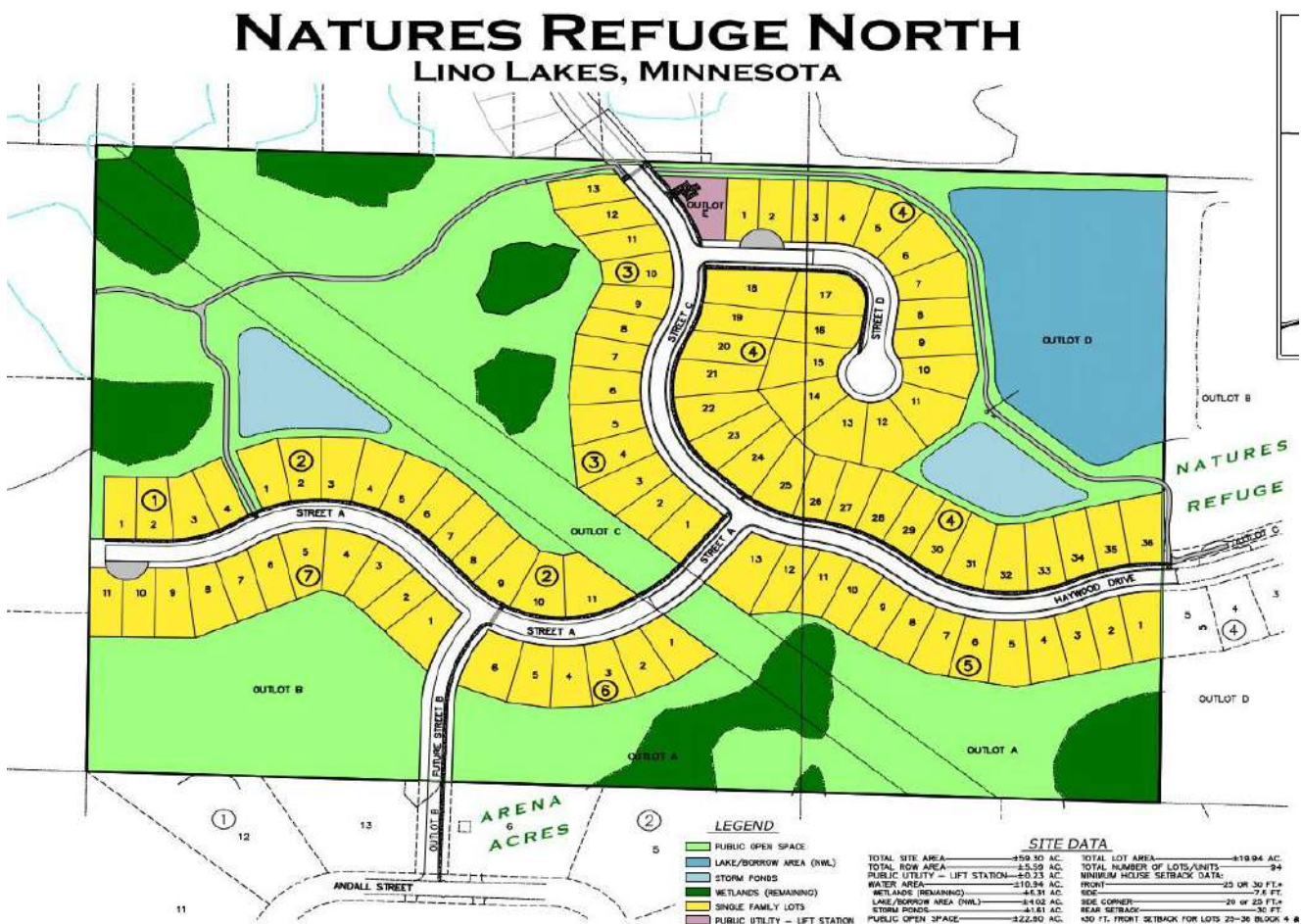
M/I Homes of Minneapolis/St Paul LLC

Haywood Dr., Lino Lakes

M/I Homes of Minneapolis/St Paul submitted a final plat for Natures Refuge North Second Addition. The plat is for 48 single-family villa lots and represents the final phase/plat of the 94-lot Natures Refuge development in Lino Lakes. All 48 of the villas in the 2nd Addition are on 60-foot-wide lots.

Project contacts: Emily Becker, M/I Homes of Minneapolis/St. Paul, 320-333-6459

Timeline: The development is proposed to be constructed in two phases; this final plat is for Phase 2



LINO LAKES

W. of 20th Ave. (County Rd. 54), bet. Red Oak Lane & West Cedar St., Lino Lakes

Project contact: Christine Cook, TCLD, 612-710-0685

HARVEST GRANGE

SECTION 26,

TOWNSHIP 31,

RANGE 22

SECTION 27,

SECTION 28,

OUTLET A
(Grange and
land of Outlet A)

OUTLET B
(Grange and
land of Outlet B)

OUTLET C
(Grange and
land of Outlet C)

NADEAU ACRES

NADEAU ACRES

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LITTLE CANADA SENIOR AFFORDABLE HOUSING

LITTLE CANADA

Lupe Development Parters/Pope Design Group/Solution Blue

99 County Road B East, Little Canada

Lupe Development Partners is proposing to construct a 5-story, 106-unit affordable senior housing apartment building with associated underground and surface parking, sidewalks and utilities on a vacant wooded property in Little Canada. The 2.7-acre site is located on County Road B East south of Highway 36. The building will have first floor common areas and amenities including lobby, fitness center, community/clubroom with kitchen, outdoor gardening, business center, package and mail room, trash and recycling facilities, and leasing/management offices. The project will include approximately 97 parking spaces through a combination of below ground and outside surface at-grade stalls.

Project contact: Cameron Flakne, Lupe Development Partners, 612-436-3200

Timeline: Unspecified



MAPLE PLAIN TOWNHOMES

MAPLE PLAIN

Equinox Development Partners LLC/Momentum Design Group/Civil Site Group

5330 U.S. Hwy. 12, Maple Plain

Equinox Development Partners LLC submitted a proposal for an 85-unit townhome community on approximately 6.5 acres at the currently vacant, former auto sales center and vacant land located at 5330 Highway 12 in Maple Plain. The market-rate rental community consists of 1-bedroom, 2-bedroom, and 3-bedroom townhomes among 10 residential buildings. A community building will include an office for management staff as well as indoor/ outdoor amenities for residents such as a fitness center, outdoor gathering spaces with grills, firepits and lounges. Architectural features include 10-foot ceilings, eight-foot doors, and generous hallway, stair and bedroom spaces. Premium interior finishes include wood-look flooring, semi-custom cabinetry, and tasteful electric and plumbing fixtures in a neutral palette.

Project contact: Katelyn Murray, Equinox Development, kmurray@equinoxdevelopment.com

Timeline: Unspecified



TAXICAB WAITING LOT RESTROOMS

METRO AIRPORTS COMMISSION

Metropolitan Airports Commission

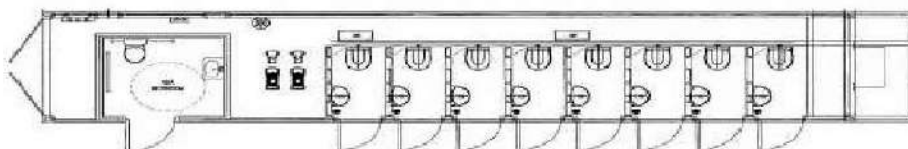
4211 Post Rd., St. Paul

MAC staff sought authorization to amend the 2026-2032 Capital Improvement Program by \$900,000 to support the installation of utility services and the purchase of a containerized restroom unit for the combined TNC, taxicab, and limousine waiting lot at MSP on Post Road. In January 2026, the previously separate waiting areas for TNC, taxicab, and limousine drivers were consolidated into a single, combined waiting lot. Restroom facilities at the site currently include a climate-controlled, four-stall restroom trailer supplemented by four portable restrooms. The current project includes installing permanent utility services and procuring a climate-controlled, containerized restroom unit featuring eight standard stalls and one ADA-compliant stall.

Project contact: Jeff Nawrocki, Assistant Director, MSP Operations/Landside, 612-726-5519

Timeline: MAC staff anticipates the construction contract award and completion of the work will occur in 2027

Future Restroom Facility



MINOT SOCCER COMPLEX CONCEPT PLAN

MINOT

Minot Soccer Association/Ackerman-Estvold Engineering

N. of 20th Ave. S.W., W. of 28th St., Minot

The Minot Soccer Association submitted concept plans for a new soccer complex in the city. The MSA owns land on the north side of 20th Ave SW west of 28th Street and has been raising money to develop it in multiple phases. Phase 1 will include constructing an indoor turf facility with a parking lot, water and sewer services, grading, and landscaping as necessary. In the future, MSA plans to develop the remaining land for outdoor soccer fields, storage and concessions buildings, additional parking, and possibly a walking path.

Project contact: Justin Ahmann, Minot Soccer, Board President, 701-373-5886

Timeline: Undetermined



FEATHERSTONE 7TH & 8TH ADDITIONS

MONTICELLO

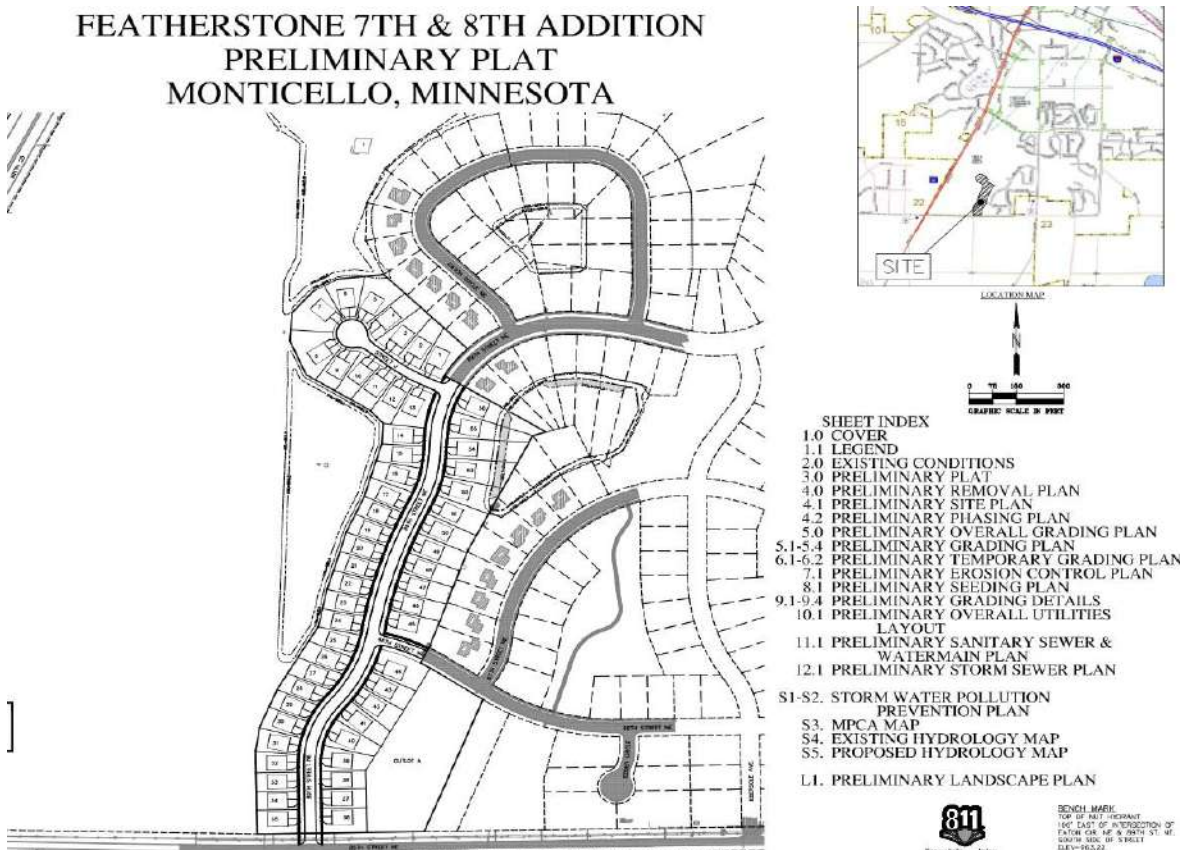
West Bend Homes

NW quadrant, Hwy. 25 & 85th St., Monticello

Chanhassen-based West Bend Construction filed a final plat for Featherstone 7th and 8th Addition, consisting of 56 single-family homes on 21 acres in Monticello. The proposed subdivision will consist of lots measuring approximately 65 feet in width, with a minimum lot size of 8,450 square feet. The development will feature single-family detached homes; each designed with either two- or three-car garages. Home sizes will range from approximately 1,300 to 1,900 square feet, offering a variety of options to accommodate different household needs.

Project contact: Scott Loomis, West Bend Construction, 612-800-6077

Timeline: Unspecified



CATTAIL VILLAS II

NEW RICHMOND

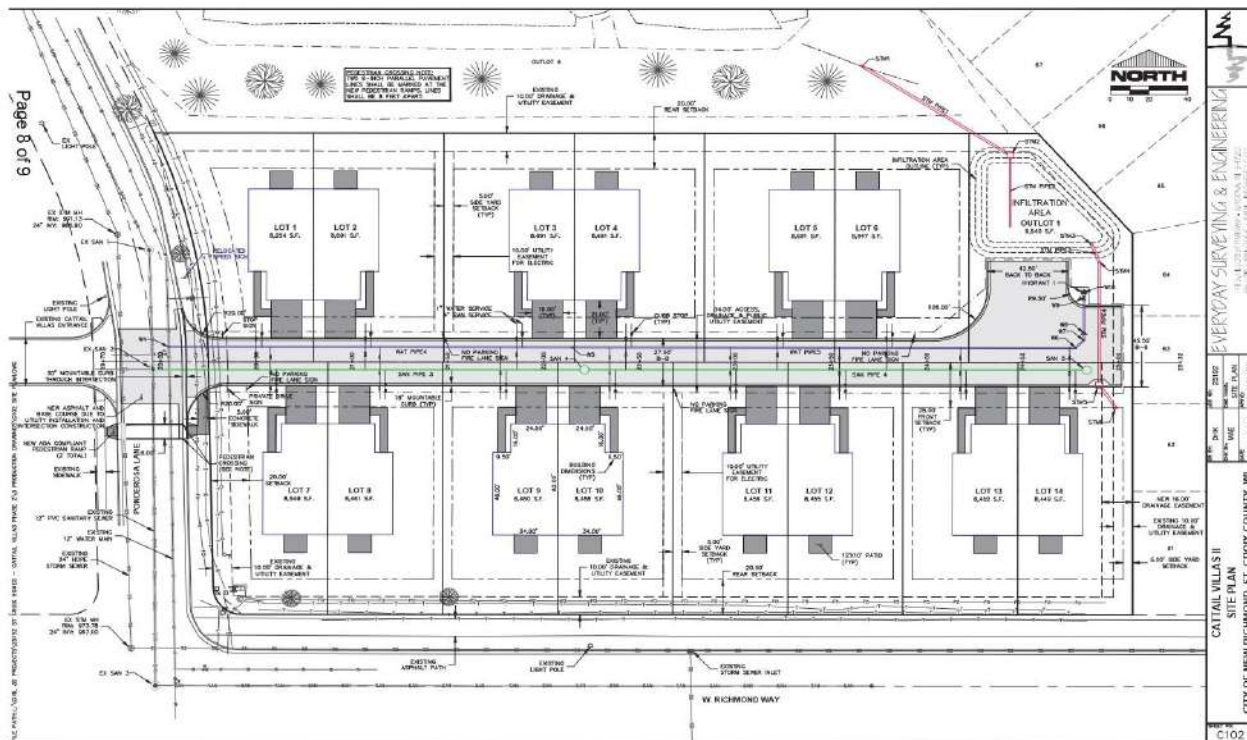
St. Croix Homes LLC/Everyday Surveying & Engineering

NE corner, Ponderosa Lane & West Richmond Way, New Richmond

St. Croix Homes LLC submitted preliminary and final plat applications for a proposed development to be known as Cattail Villas II in New Richmond. The plat shows 14 twin home lots, which will be accessible via a new private drive off Ponderosa Lane. The property is adjacent to the original Cattail Villas development, which was platted in 2025.

Project contact: Travis & Marcus Helland, St. Croix Homes LLC, 715-523-1812

Timeline: Unspecified



LES SCHWAB TIRE CENTER

OAKDALE

The Avalon Real Estate Group/Les Schwab Tire Centers/Farnsworth Group

S. of 34th St. N., E. of PINZ Bowling Center, Oakdale

The Avalon Real Estate Group, owner of the Oakdale Marketplace mixed-use commercial area, sought approvals for a new, 8,200-square-foot Les Schwab Tire Center for a vacant parcel currently described as Outlot A of the Oakdale Marketplace Third Addition. The proposed use is an automotive retail for primarily the sale and installation of new tires. Additionally, vehicle fluid replacement, brakes and shocks are also serviced. All work on vehicles is completed inside the building. All work on vehicles is completed the same day as received so there will be no overnight parking of vehicles.

Project contact: Kevin Brazner, The Avalon Group, 763-591-4422

Timeline: Unspecified



MISTER CAR WASH

OAKDALE

Mister Car Wash/Excel Engineering

7099 11th St., Oakdale

Tucson, Ariz.-based Mister Car Wash sought approvals to establish a facility at the site of a vacant former Hardee's restaurant located within Oakdale's Tartan Crossing PUD. The wash would have a single, fully enclosed 130-foot tunnel and 14 external vacuum stalls. Car washes are expressly prohibited within the Tartan Crossing PUD area, thus prompting Mister's request for a PUD Amendment. The property is approximately 1.2 acres in size; the existing former restaurant building, parking lot, and drive-through would be removed to accommodate the new car wash.

Project contact: Edward Caples, Mister Car Wash, 520-615-4000

Timeline: Unspecified



SW quadrant, Hwy. 101 & 90th St. (County Rd. 39), Otsego

Project contact: Paul Hughes, Trade Level Construction, 612-865-8129

Timeline: Unspecified



CASSIDY HEIGHTS

ROCHESTER

RJR Land Development LLC/Short Elliott Hendrickson Engineering

S. of 48th St. N.E. & 22nd Ave. N.E., Rochester

RJR Land Development LLC, an entity linked to Alcon Construction, filed a preliminary plat for Cassidy Heights, a proposed 18-lot residential subdivision in northeast Rochester. The subdivision will be served by public sanitary sewer, watermain, and storm sewer to be constructed with the project. There is a previously approved stormwater pond that will provide stormwater treatment for the development.

Project contact: Dan Horsch, SEH Inc., 507-316-6617

Timeline: Unspecified



TREVALE HOLLOW

SAINT MICHAEL

Twin Cities Land Development

SE of 15th St. N.E. & Kadler Ave. N.E., St. Michael

Twin Cities Land Development submitted plans for a major new single-family residential project in St. Michael. Trevale Hollow would include 364 detached single-family lots on approximately 150 acres, yielding an overall density of 2.43 units/acre. The typical lot width is 65 feet, while the average lot size is 10,152 square feet. TCLD says individual homebuilders have not been selected and that multiple builders may ultimately participate. Architectural standards will “ensure quality housing opportunities and cohesive neighborhood character.”

Project contact: Carla Dunham, Twin Cities Land Development, 612-408-1297

Timeline: Site grading and public improvements are anticipated to begin in late 2026 or early 2027; residential lots are expected to become available in 2027



ST. MICHAEL BUSINESS CONDOS CONCEPT PLAN

SAINT MICHAEL

Pro Tech Restoration

N.W. quadrant, County Rd. 19 (LaBeaux Ave. N.E.) & 30th St. N.E., St. Michael

Pro Tech Restoration filed a concept plan for a new business condominium project in St. Michael. The effort would encompass 18 business condo buildings totaling 218,000 square feet on 26 acres along County Rd. 19 (LaBeaux Ave. N.E.). The site is adjacent to Eull's Manufacturing and north of 30th Street N.E. Under the concept, businesses would lease or purchase part or all of a building. Outdoor storage is proposed for the buildings backing up to Eull's Manufacturing's concrete product storage. Landscape screening will be required around much of the perimeter where adjacent to residential uses.

Project contact: Brian Jovan, Pro Tech Restoration, 612-730-3860

Timeline: Undetermined



HIGHLAND BRIDGE ROWHOMES 9TH ADDITION

SAINT PAUL

M/I Homes of Minneapolis/St. Paul

966 Mississippi River Blvd. S., St. Paul

M/I Homes in August filed site plans to construct the 9th Addition to the rowhome district at Ryan Companies' Highland Bridge redevelopment project in St. Paul. The 9th Addition calls for 42 rental townhomes located in the Phase II area of the Highland Bridge rowhome district. The total project cost is \$1 million. There is a total of 24,500 square feet of new construction involved in the 9th Addition.

Project contact: Emily Becker, M/I Homes of Minneapolis/St. Paul, 763-586-7275

Timeline: Estimated project start date of 09/16/2026; estimated project end date of 04/01/2027



HAMM'S BREWERY EAST END APARTMENTS

SAINT PAUL

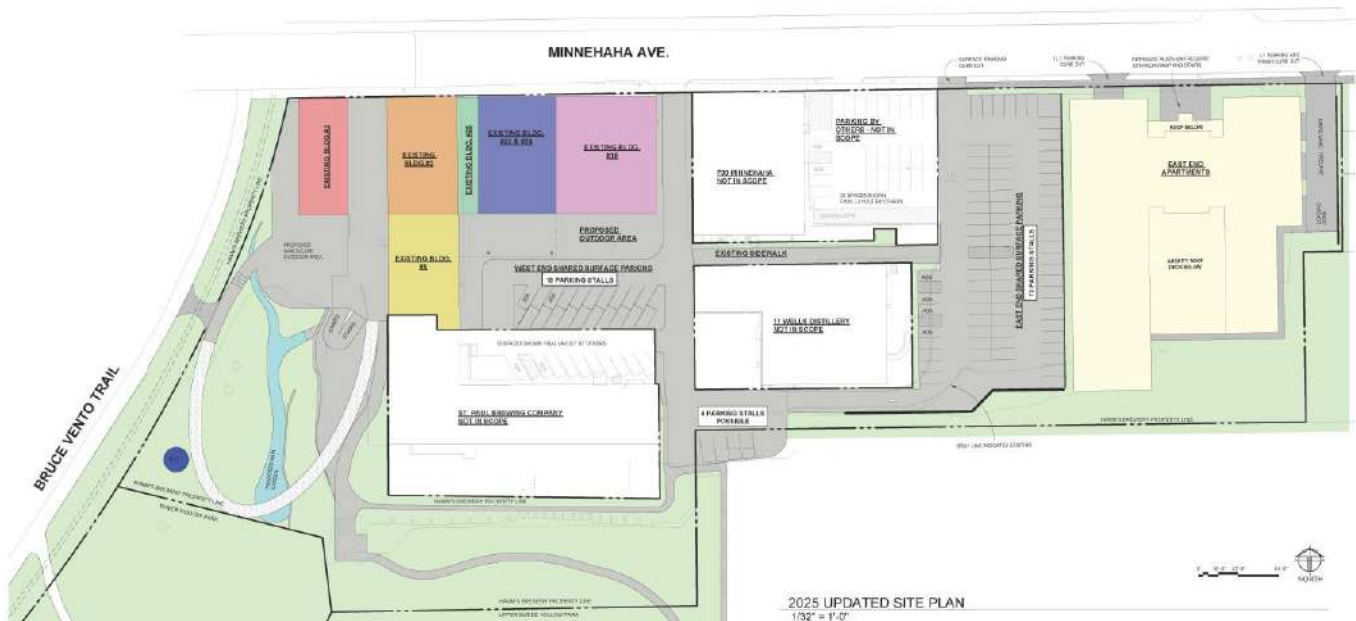
JB Vang Partners/Pope Design Group/Larson Engineering

710 Minnehaha Ave. E., St. Paul

Developer JB Vang filed site plans for the upcoming Hamm's Brewery East End Apartments, a new-construction project proposed for a city-owned parking lot adjacent to the Hamm's Brewery Redevelopment site in Saint Paul's Dayton Bluff neighborhood. JB Vang proposes a 110-unit affordable multifamily building; of those 110 units, 32 will be restricted at 60% AMI, 72 will be rent-restricted at 50% AMI, and the remaining six units will be restricted at 30% AMI. The unit mix includes one, two, and three-bedroom units.

Project contact: Ashley Bisner, JB Vang Partners, 763-645-5500

Timeline: June 1, 2027, construction start; Aug. 1, 2028, completion



LULULAND ADVENTURE PARK

SAINT PAUL

Dragon Midway St. Paul LLC/Wyn Group

1400 University Ave. W., St. Paul

The owner of the long-vacant, 124,000-square-foot former Herberger's Department Store in St. Paul's Midway District filed plans to reposition the building for a new tenant -- LuluLand Adventure Park, a 76,292-square-foot indoor children's play area with trampolines, slides, ball pits, ziplines and more. The Wyn Group says the proposed use "is compatible with the established commercial character of Midway Marketplace, will return a long-vacant anchor building to productive use, and will not impede the development or improvement of surrounding property." LuluLand, based in Richmond, Va., has three locations nationwide with plans to increase that number by six.

Project contact: Marshall Nguyen, Dragon Midway St. Paul LLC/Wyn Group, 763-888-8111

Timeline: Unspecified



DOMINOS ST. PAUL

SAINT PAUL

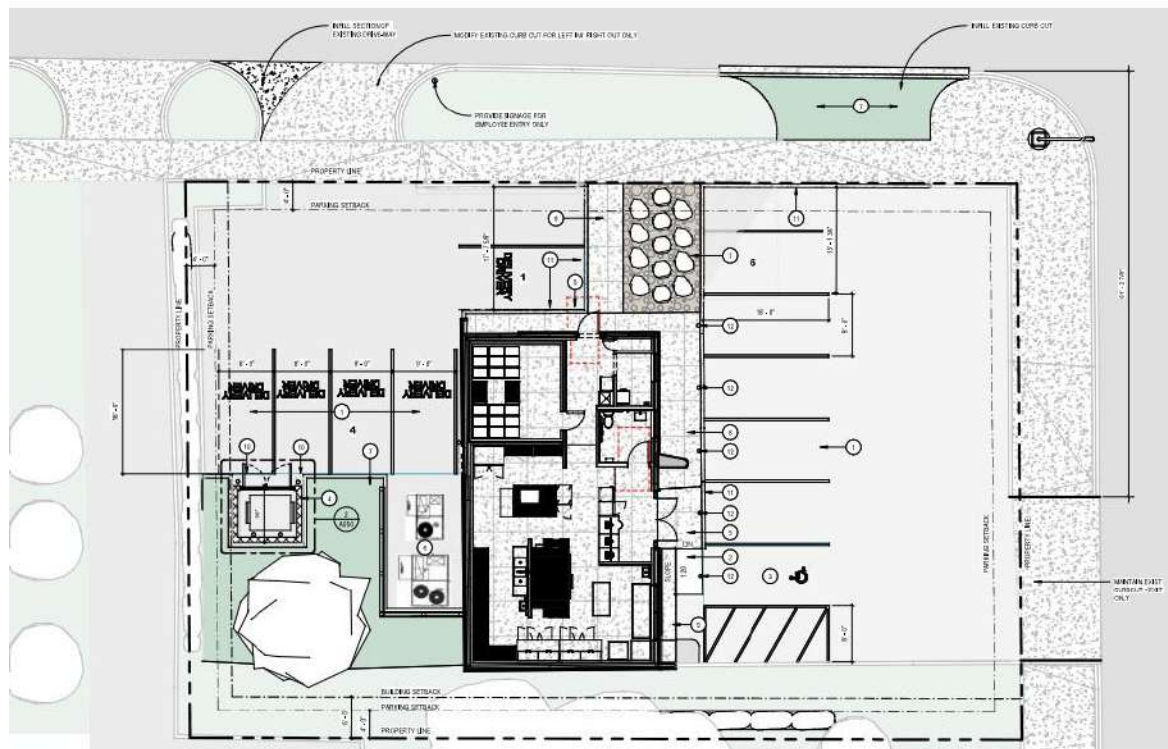
Team Honey Badger/Thielen & Green Architecture

649 Snelling Ave. N., St. Paul

Willmar-based Domino's Pizza franchiser Team Honey Badger filed plans to convert the former Hamline Cleaners building at 649 Snelling Avenue North in St. Paul into a new pizza location. Domino's intends to renovate and occupy the existing building as a take-and-go restaurant. The 1,230-square-foot, stand-alone building was constructed in 1959. It includes 10 off-street parking spaces and an entry onto Blair Avenue.

Project contact: Kris Thielen, Thielen & Green, 763-553-7927

Timeline: Unspecified



① ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

WILDER LOFTS

SAINT PAUL

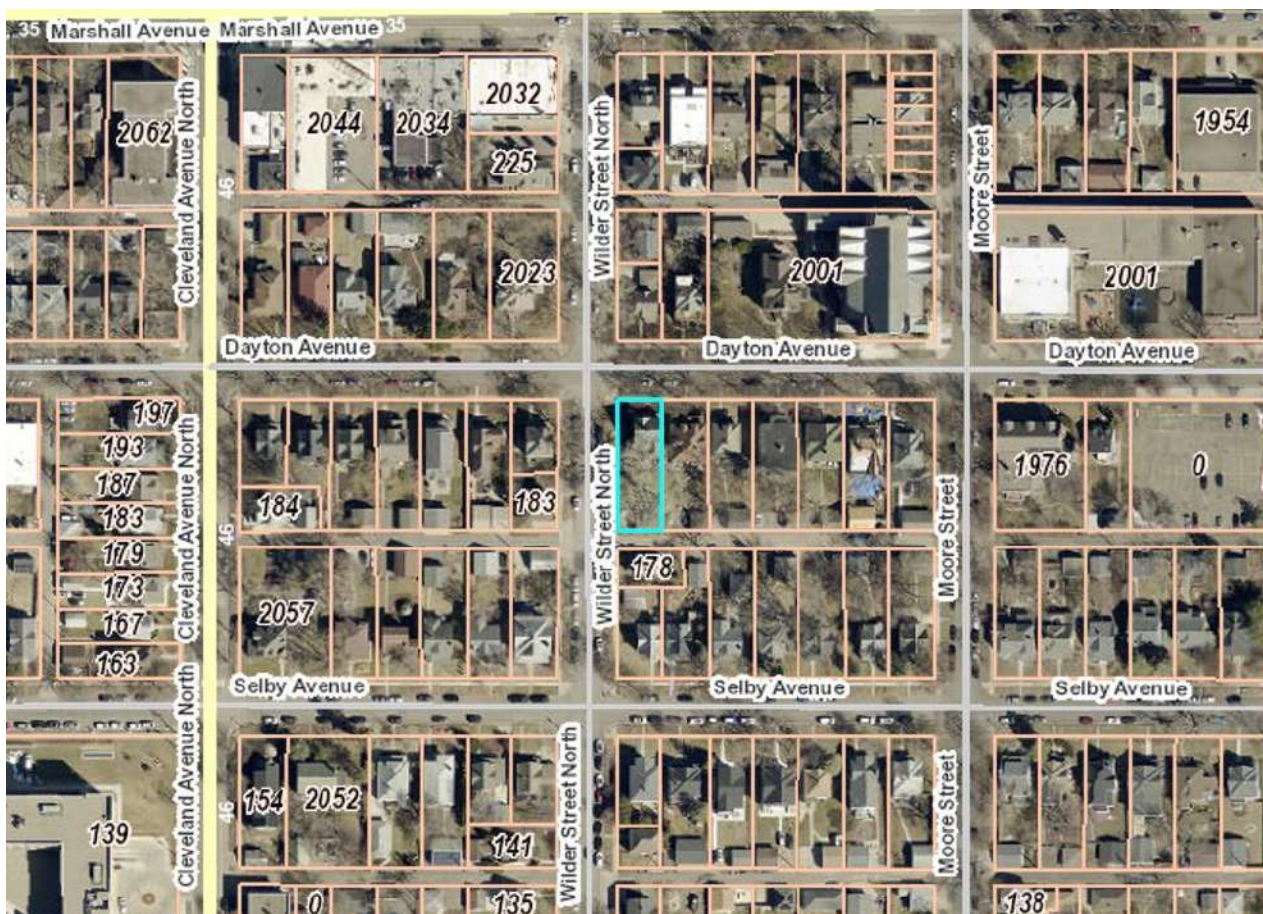
Stephen Moriarty/Vanguard Builders

2016 Dayton Ave., St. Paul

Developer Stephen Moriarty filed site plans for the Wilder Lofts, a proposed six-unit rental townhome project, slated for what is now a single-family home site in the University of St. Thomas area of St. Paul. The site is a 6,100-square-foot parcel. The total building gross floor area for the \$2 million project is reported at 12,960 square feet.

Project contact: Brent Thompson, Vanguard Builders, 651-775-1989

Timeline: Estimated start date, 10/15/2026; estimated end date, 06/30/2027



EMRA AT SIOUX FALLS

SIOUX FALLS

Great States Development/Assam Development Inc./BKV Architects

SE quadrant, Six Mile Rd. & Arrowhead Pkwy., Sioux Falls

Fargo-based Great States Development in August announced plans for Emra at Sioux Falls, a new active adult 55+ residential community of 95 units. The project will offer maintenance-free living with modern finishes, underground parking, a yoga studio, fitness center, community gathering space, and a large outdoor courtyard. One- and two-bedroom floor plans will be available. The building includes condo-quality finishes including quartz countertops, LVP flooring and private balconies.

Project contact: Jonathan Casper, Great States Development, 701-205-4717

Timeline: August 2026 groundbreaking; completion expected in 2028



ESTORIA LAKETOWN

VICTORIA

Ebenezer Development/Kaas Wilson Architects

2285 Arboretum Blvd., Victoria

Three months after submitting revised sketch plans for the project, senior housing provider Ebenezer in August sought final approvals for its proposed Estoria Laketown Senior Cooperative project in Victoria. The plans call for 82 total units, including 76 cooperative units in the main four-story cooperative building, and three duplex cooperative home buildings comprising six duplex units. The main cooperative building offers a variety of floor plan configurations ranging from one-bedroom/one-bath units at approximately 1,089 square feet (net) to three-bedroom-plus-den units at approximately 1,925 square feet (net). All dwelling units include in-unit washer and dryer and an exterior terrace or balcony. The duplex cooperative homes are targeted at approximately 1,700 square feet per unit with attached garage.

Project contact: Todd Willett, Ebenezer Development, 612-874-3493

Timeline: Undetermined



VICTORIA DQ SITE REDEVELOPMENT

VICTORIA

VDW DQ LLC/Monarch Development/Civil Site Group

2120 Arboretum Blvd., Victoria

A team led by Monarch Development sought final approvals for plans to replace a vacant former DQ Restaurant in downtown Victoria with a pair of new food retail buildings. VDW DQ LLC submitted a preliminary plat in August, three months after providing sketch plans for the project. The proposal includes two new commercial buildings with a right-in / right-out connection to County Road 11, while an existing access to Highway 5 is to be eliminated. The new buildings -- one of 1,900 square feet and another of 2,300 square feet -- will feature composite wood plank as the primary exterior building material.

Project contact: Carl Runck, Monarch Development, 612-209-6688

Timeline: Undetermined

