



# Development Application

Case no. **PL20200022** **PL2020-22**

### Type of application

Standard   
  Staff approval   
  Hearing Examiner   
  Plan Revision   
  Amended   
  Reapplication  
 Rezoning   
  Conditional Use Permit   
 Variance   
  Ordinance Amendment  
 Preliminary Development Plan   
 Interim Use Permit   
 Comprehensive Plan Amendment   
 Subdivision  
 Final Development Plan   
 Final Site and Building Plan   
 Other

### Site location ■ Additional addresses on back ■ Legal description attached

Property address: 1. 3701 American Blvd., 8101 36th Ave S. 2. 3601 American Blvd. E. 3. 6 Appletree Sq   
 Common name: 1. CP Surface/Outlot 2. Parking ramp 3. Parking Lot  
 Business address:

PIN: 0602723240014/5 0602723240008 0602723240009   
 Lot:   
 Block:   
 Plat name:

### Proposal Full documentation

**217 underground & 18 surface parking stalls**   
**120 Workforce**  
 217 Market Rate Residential Units w/200 underground parking stalls and 20 surface parking stalls,  
 Residential Units, 128 Affordable Senior Residential Units, **26,000sf Grocer** Parking Ramp with 1,238 stalls.

### Complete all applicable sections — Select only ONE person as primary contact

#### Fee property owner

**Primary contact**  
 **Additional owners on Back**  
 Owner name per property title: Bloomington Hotel Ventures, LLC   
 E-mail: carl.kaeding@kaedingmanagement.com  
 Mailing address: 7900 International Drive, Suite 910   
 City: Bloomington   
 State: MN   
 Zip: 55425  
 Business address: 7900 International Drive, Suite 910   
 City: Bloomington   
 State: MN   
 Zip: 55425  
 Daytime phone: 952-229-4433   
 Cell phone:   
 FAX: 952-229-4434  
 Carl Kaeding   
 Signature   
 Title

#### User/occupant

**Primary contact**  
 Business name/name: Bloomington Hotel Ventures, LLC   
 E-mail: arl.kaeding@kaedingmanagement.com  
 Mailing address: 7900 International Drive, Suite 910   
 City: Bloomington   
 State: MN   
 Zip: 55425  
 Business address: 7900 International Drive, Suite 910   
 City: Bloomington   
 State: MN   
 Zip: 55425  
 Daytime phone: 952-229-4433   
 Cell phone:   
 FAX: 952-229-4434  
 Carl Kaeding   
 Signature   
 Title

**NOTE: Applications only accepted with ALL required support documents. See Instructions.**

#### Deadline for agency action

60 Days: \_\_\_\_\_   
 120 Days: \_\_\_\_\_  
 Planner: \_\_\_\_\_   
 DRC: \_\_\_\_\_

#### Shaded areas are for office use only

Received: Date \_\_\_\_\_ By \_\_\_\_\_  
 Reviewed: Date \_\_\_\_\_ By  PC  CC  HE  
 Fee paid: Date \_\_\_\_\_ \$ \_\_\_\_\_  
 Admin. approval: Date \_\_\_\_\_ By \_\_\_\_\_  
 Comm. Dev't Dir.   
 Planning Div. Manager  
 Other

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### Additional parties

<input type="checkbox"/> <b>Primary contact</b>	Business name/name Ron Clark Construction		E-mail mike@ronclark.com	
	Mailing address 7500 West 78th Street	City Edina	State MN	Zip 55439
	Business address 7500 West 78th Street	City Edina	State MN	Zip 55439
	Daytime phone (952) 947-3000	Cell phone	Digitally signed by <b>Michael R. Roebuck</b> Date: 2020.01.29 13:07:28 -06'00'	
	Michael Roebuck <i>Typed/printed name</i>	<b>Michael R. Roebuck</b> <i>Signature</i>	President <i>Title</i>	

### Additional fee property owners and addresses

Business name/name PWA RIVERVIEW OFFICE TOWER, LP - PWA Riverview, LLC, General Partner		E-mail ljm@mblm-law.net	
Mailing address 417 THORN ST, Suite #300	City Pittsburgh	State PA	Zip 15143
Business address 417 THORN ST, Suite #300	City Pittsburgh	State PA	Zip 15143
Daytime phone 412-931-2700	Cell phone 412.242.4400	FAX	
John Schneider <i>Typed/printed name</i>	<i>Signature</i>	President <i>Title</i>	
Business name/name Two Appletree, LLC		E-mail waynerice@ricerealestatecompany	
Mailing address 5100 EDINA INDUSTRIAL BLVD, Suite 215	City Edina	State MN	Zip 55439
Business address 5100 EDINA INDUSTRIAL BLVD, Suite 215	City Edina	State MN	Zip 55439
Daytime phone 952-831-2411	Cell phone	FAX 952-831-0163	
Wayne Rice <i>Typed/printed name</i>	<i>Signature</i>	President <i>Title</i>	
Business name/name		E-mail	
Mailing address	City	State	Zip
Business address	City	State	Zip
Daytime phone	Cell phone	FAX	
<i>Typed/printed name</i>	<i>Signature</i>	<i>Title</i>	

**Use additional sheets or copy form for additional properties**