CITY OF
BLOOMINGTON
MINNESOTA

February 24, 2026

Real Estate Equities, Inc
ATTN: Blaine Barker
579 Selby Ave
St. Paul, MN 55102

RE: Case #PL202500198 – Wixon site redevelopment for 180-unit apartment building
9955, 10001, 10009, 10017, 10027 and 10029 Lyndale Avenue South

Dear Blaine Barker:

At its regular meeting of February 23, 2026, the Council approved an application that includes a Comprehensive Plan Amendment, Rezoning, Preliminary and Final Development Plans, and a Type III Preliminary and Final Plat to redevelop 9955, 10001, 10009, 10017, 10027 and 10029 Lyndale Avenue South into a four-story, 180-unit multi-family residential building (Case # PL202500198).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1.	Prior to Permit	A Site Development Agreement, including all conditions of approval, and an Affordable Housing Plan must be executed by the applicant and the City. The agreement(s) must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2.	Prior to Permit	The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits. See §22.03(a)(2)
3.	Prior to Permit	A building permit for all required changes to accommodate the proposed use be obtained.
4.	Prior to Permit	Sewer Availability Charges (SAC) must be satisfied.
5.	Prior to Permit	Access, circulation and parking plans must be approved by the City Engineer.
6.	Prior to Permit	Plans must be revised to show an increased a minimum drive lane of 20' and parking lot islands three feet shorter than adjacent parking stall.
7.	Prior to Permit	Sidewalk immediately adjacent to parking spaces must be at least 7' wide.
8.	Prior to Permit	Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
9.	Prior to Permit	Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer. See § 6.20, Minnesota State Fire Code Sec. 508).
10.	Prior to Permit	Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management

		Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
11.	Prior to Permit	A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
12.	Prior to Permit	A permit or other form of project approval by the Lower Minnesota Watershed District must be provided.
13.	Prior to Permit	An erosion control surety must be provided. See §16.08(b)
14.	Prior to Permit	Landscape plan must be approved by the Planning Manager and landscape surety must be filed. See §21.301.15. The plan must be revised to add nine additional trees and a three foot screen between the parking lot and Lyndale Ave.
15.	Prior to Permit	Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
16.	Prior to Permit	Exterior building materials must be approved by the Planning Manager, See §21.301.24.
17.	Prior to Permit	A Construction Management Plan must be submitted for review and approval by the City.
18.	Prior to C/O	Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
19.	Prior to C/O	Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal. See MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903
20.	Prior to C/O	Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
21.	Prior to C/O	Fire lanes must be posted as approved by the Fire Marshal. See MN State Fire Code Sec. 503.3
22.	Prior to C/O	Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
23.	Ongoing	All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
24.	Ongoing	All loading and unloading must occur on site and off public streets.
25.	Ongoing	All trash and recyclable materials must be stored inside the principal building. See §21.301.17
26.	Ongoing	Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
27.	Ongoing	Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code.
28.	Ongoing	All rooftop equipment must be fully screened. See §21.301.18
29.	Prior to Plat	A sidewalk and bikeway easement must be provided as approved by the City Engineer
30.	Prior to Plat	Vacation of existing easements is recommended upon the dedication of new

		drainage and utility easements on the new plat.
31.	Prior to Plat	A title opinion or title commitment that accurately reflects the state of title of the properties being platted, dated within 6 months of requesting City signatures, must be provided.
32.	Prior to Plat	A consent to plat form from any mortgage company with property interest must be provided.
33.	Prior to Plat	Park dedication must be satisfied.

Should you have any questions regarding this decision, please contact Emily Hestbech, Planner, at (952) 563-4507 or ehestbech@BloomingtonMN.gov.

Sincerely,

Nick Johnson
Planning Manager