



DEVELOPMENT APPLICATION

Property Information

Property Address (if multiple addresses, list all on this form or include separate attachments)

7900 Xerxes Ave S Bloomington, MN 55431 (Lot 1 to remain; Lot 2 to be readdressed 3400 American Blvd.)

Business Occupant Address (if different from property address)

Wells Fargo Plaza " "

Project Name

Gallery Bloomington (Apartments)

**Please note that a copy of the property legal description may be required to be uploaded into the permit portal.*

Type of Application (select all that apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input checked="" type="checkbox"/> Final Development Plan | <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Final Site and Building Plan | <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> Other <u>Lot Line Adjustment</u> |

Property Owner

Owner Name (Lots 1 & 2, Block 2 Northwestern Financial Center)

PF6 6 WF PLAZA, LLC c/o Prime Finance Partners

Primary Contact (only select one primary)

Mailing Address

7900 Xerxes Ave, Suite 210 c/o Eric Anderson
City Center Realty Partners

City

Bloomington

State

MN

Zip

55431

Business Address (if different from mailing address)

155 N. Wacker Drive, Suite 3600

City

Chicago

State

IL

Zip

60606

Email Address

eric@ccrpllc; MBregenzer@primefinance.com

Phone

612-339-6400

 Matthew Bregenzer, Prime Finance

4/1/2026

Property Owner Signature

Date

Applicant

Business Occupant/Tenant (if different from property owner)

Occupant Name (Purchase Agreement to buy Lot 2 for Development)

Chase Real Estate

Primary Contact (only select one primary)

Mailing Address

2100 County Road 42 West | Attn: Andy Chase, Joe McElwain

City

Burnsville

State

MN

Zip

55337

Business Address (if different from mailing address)

" "

City

State

Zip

Email Address

andy@chasere.com; joe@chasere.com

Phone

952-898-5600

 Joe McElwain, Chase Real Estate

4/1/2026

Occupant/Tenant Signature
Applicant - Development Proposal

Date

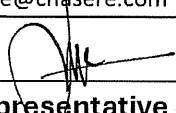
Planning Division

1800 W Old Shakopee Rd
Bloomington, MN 55431

PHONE: 952-563-8920

EMAIL: planning@BloomingtonMN.gov

Additional Representative (if applicable)

Representative Name Joe McElwain, Chase Real Estate		<input checked="" type="checkbox"/> Primary Contact <small>(only select one primary)</small>	
Mailing Address 2100 County Road 42 West	City Burnsville	State MN	Zip 55337
Business Address (if different from mailing address)	City	State	Zip
Email Address joe@chasere.com	Phone 952-898-5600		
 _____ Joe McElwain, Chase Real Estate		_____ 4/1/2026	
Representative Signature		Date	

**Use additional copies of this form or attach additional approval letters as needed.*

APPLICATION PROCESS

1. Verify application material requirements with Planning Division staff and prepare all materials for submittal. The required application materials are outlined in City Code [Chapter 21, Article V, Division A: Approvals and Permits](#). Generally, application materials will include this **signed development application**, a **project narrative**, **building elevation drawings** and scaled **site and civil plans**.
2. Go to [BLM.MN/PORTAL](#) and register a user account for the City's permit portal system.
3. Contact the Planning Division (planning@bloomingtonmn.gov or 952-563-8920) to have staff create a project case file for your application. The applicant cannot create a case file through the portal on their own.
4. Log into your portal user account and upload your application materials to the case file created by staff or email them directly to the Planning Division.
5. After your application materials are uploaded, log into your portal user account and pay the required application fees (see the [Planning Division Fee Schedule](#) handout).
6. Once your application fee is paid and application accepted by the Planning Division, it will then be scheduled for staff review and any required Planning Commission or City Council meetings (see the [Development Application Review Process](#) handout).

Planning Division

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