

April 1, 2026

Dylan Palmer
Planner
City of Bloomington
1800 West Old Shakopee Rd.
Bloomington, MN 55431

SUBJECT: 7900 Xerxes
MnDOT Review #**S26-010**
SW Quadrant of Southtown Dr and Xerxes Ave S
Bloomington, Hennepin County

Dear Dylan Palmer,

Thank you for submitting the site plans for the proposed multi-family development at 7900 Xerxes Ave S. The Minnesota Department of Transportation (MnDOT) has reviewed the documents and has the following comments:

Right of Way

Please be aware that the adjacent frontage road (Southtown Dr/ W 79th St) is a future turnback, but it does not have a defined timeline yet due to the ongoing I-494 project.

Please contact Doug Nelson, Metro Right of Way, at douglas.nelson@state.mn.us or 651-234-7583 with any questions.

Water Resources

The site plan doesn't indicate where stormwater from the proposed development will ultimately drain. Because it is likely that parts of the new development and neighboring parking lot will drain to Southtown Drive, which is MnDOT Right of Way, a MnDOT drainage permit will be required before development occurs.

The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: <https://olpa.dot.state.mn.us/OLPA/>. Please upload this letter with the drainage permit application.

The following information must be submitted with the drainage permit application:

1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.
2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.
3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Derek Beauduy, Water Resources Engineering, at derek.beauduy@state.mn.us or 651- 234-7534 with any questions.

Pedestrian and Bicycle

Although not within the development's property limits, we encourage the developer to consider extending the proposed sidewalk along Xerxes Ave S further north, to connect to the existing pedestrian crossing ramp at the SW quadrant of Xerxes & Southtown. A Permit may be required to construct facilities within MnDOT ROW and can be acquired by reaching out to the permits group.

Please contact Tristan Trejo, Metro Multimodal, at tristan.trejo@state.mn.us with any questions.

Transit

This project may have impacts to the transit stop at the corner of American Blvd and Xerxes Ave S. Please coordinate with Metro Transit at the following email address if there are any impacts to these bus stops: Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us.

Please contact Amrish Patel, Transit Advantages Coordinator, at amrish.patel@state.mn.us or 651-234-7949, with any questions.

Noise

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. [Minnesota Rule 7030.0030](#) states that municipalities with the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the [MPCA's Noise Area Classification](#) (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy, please contact Natalie Ries in Metro District's Noise and Air Quality Unit at natalie.ries@state.mn.us or 651-234-7681.

Permits

If this development needs water and sewer connections in MnDOT ROW, the developer will need two Misc Work Permits. Any other work that affects MnDOT right of way will also require an appropriate permit. All permits are available and must be applied at: <https://olpa.dot.state.mn.us/OLPA/>. Upload this letter when applying for permits.

For questions regarding permit submittal requirements, please contact Jeff Dierberger of MnDOT's Metro District Permits Section at jeffrey.dierberger@state.mn.us or 651-775-0404.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 MB (megabytes) per email. Documents can be zipped as well. If multiple emails are necessary, number each email.
2. Files over 20 MB can also be uploaded to MnDOT's Web Transfer Client site: <https://mft.dot.state.mn.us>. Contact metrodevreviews.dot@state.mn.us, and staff will create a shared folder in which files can be uploaded to. Please send an accompanying email with a narrative for the development.

You are welcome to contact me at regina.burstein@state.mn.us with any questions.

Sincerely,

Regina Burstein
Senior Planner

Copy sent via email:

Derek Beauduy, Water Resources
Jeff Dierberger, Permits
Doug Nelson, Right of Way
Zaheer Khan, Traffic
Amrish Patel, Transit
Natalie Ries, Noise
Andrew Lutaya, Area Engineer

Ryan Wilson, Area Manager
Heather Gardner, Design
Michael Kowski, Maintenance
Tristan Trejo, Ped/Bike/ADA Planning
Jordan Olson, Surveying
Joseph Widing, Metropolitan Council