

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 13, 2023
5:30 PM

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

"An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming Economic Development Authority for October 10, 2023

OLD BUSINESS:

2. Wyoming Downtown Master Plan - MSA

NEW BUSINESS:

COMMUNICATIONS:

3. Wyoming EDA Updates

ADJOURN

**UNAPPROVED MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
OCTOBER 10, 2023
5:30 PM**

CALL TO ORDER:

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming EDA were present:

EDA Members: Mayor Iverson, Council Member Schilling, Andrew Buccanero, and Eric Nault

Also Present: Robb Linwood - City Administrator, and Nancy Hoffman – Chisago County HRA/EDA and Emily Herold, MSA.

ABSENT: Alex Bulmer

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

“An opportunity for members of the public to address the EDA on items not on the current Agenda. Items requiring EDA action maybe deferred to staff for research and future EDA Agendas if appropriate.”

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City EDA for September 11, 2023

A MOTION WAS MADE BY EDA MEMBER SCHILLING SECONDED BY EDA MEMBER NAULT TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR SEPTEMBER 11, 2023

Voting Aye: Iverson, Schilling, Nault, and Buccanero

Voting Nay:

Abstain:

SCHEDULED BID LETTINGS: NONE.

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the “Consent Agenda” will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

COMMUNICATIONS:

NONE

OLD BUSINESS:

2. Wyoming Downtown Master Plan – MSA

Emily Herold from MSA was present to discuss the current timeline and progress to date of the project. Ms. Herold went through the actives leading up to the October meeting and the goals at this meeting were to Review of Redevelopment Concept and Action Plan and complete Draft Document and Action Plan for Implementation.

Summary of Latest Engagement Feedback

- Reviewed community engagement results, existing conditions analysis, and preliminary thoughts/concepts
- Introduced the “Ideas and Opportunities” framework at August meeting, voted on highest-priority items
- Most popular items were Connect the Dots (6), Follow Felton (6), Frame the Main (5), and Park at the Heart (5)
- Presented the three Stagecoach Day concepts at the September meeting

Stagecoach Day

- Voting on 3 preliminary concepts: Connect & Gather, Walk & Play, and Live & Work
- Connect & Gather(focused on community gathering spaces/destinations) was the most popular, especially the farmers market idea
- 2nd place: Walk & Play
- 3rdPlace: Live & Work
- Interest in additional gathering spaces/engaging destinations aligned with results from previous engagement methods

Summary of Latest Engagement Feedback –Stakeholder Interviews

Community Strengths

- Small-town feel, strong connection between residents and local businesses
- Mobility assets and proximity to Twin Cities
- Diversity of businesses throughout community

Community Weaknesses

- Run-down building facades, no incentive to improve appearance
- Community lacks identity and public gathering spaces
- Fast-moving roadways create safety concerns and physically divide community

Notable Potential Redevelopment Areas

- Lakes Gas tank farm north of Railroad Park
- Area near Lakes Gas/car wash is underutilized
- Light industrial area across Hwy 61
- Sidewalk system is discombobulated

Business-Specific Items

- Wyoming Drug’s parking lot feels exposed and unsafe, causing customers to park in other parking lots
- Grace Church has previously discussed moving its Thursday farmer’s market elsewhere in downtown Wyoming, has reservations about lack of amenities, permanent infrastructure, and volunteer support
- Hallberg Center for the Arts is interested in contributing to the arts-centered ideas proposed in the redevelopment concepts, but wants to balance outsourcing art/events with attracting people to Arts Center

Project Next Steps

- Develop preferred downtown concept and specific recommendations based on EDA feedback
- Draft Master Plan document, including but not limited to:
 - Existing conditions analysis
 - Summary of community engagement feedback
 - Concept development process
 - Final recommendations and implementation strategies
- Review the drafted document at the November 13th EDA meeting
- Edit document as needed based on EDA feedback

NEW BUSINESS:

3. To consider a Proclamation declaring October 1st - October 31st 2023 as "Manufacturer's Month" in the City of Wyoming

The proclamation is concurrent with the Wyoming city council. Staff discuss the importance of manufacturing businesses in the Wyoming economy, Chisago County and the state overall. Nancy Hoffman discussed the manufacturing event that was to be held on October 11th at Split Rocks. They will be offering tours of businesses to students from surrounding school districts, a job fair where local companies will be present to discuss what they do and Luke Greiner from DEED to present to the students about the manufacturing economy in the state of Minnesota.

A MOTION WAS MADE BY EDA MEMBER BUCCANERO SECONDED BY EDA MEMBER NAULT TO APPROVE A PROCLAMATION DECLARING OCTOBER 1ST - OCTOBER 31ST 2023 AS "MANUFACTURER'S MONTH" IN THE CITY OF WYOMING

Voting Aye: Iverson, Schilling, Nault, and Buccanero

Voting Nay:

Abstain:

UPDATES

4. Wyoming EDA Updates

City Administrator Linwood gave updates on the business of the month and business expansion activities.

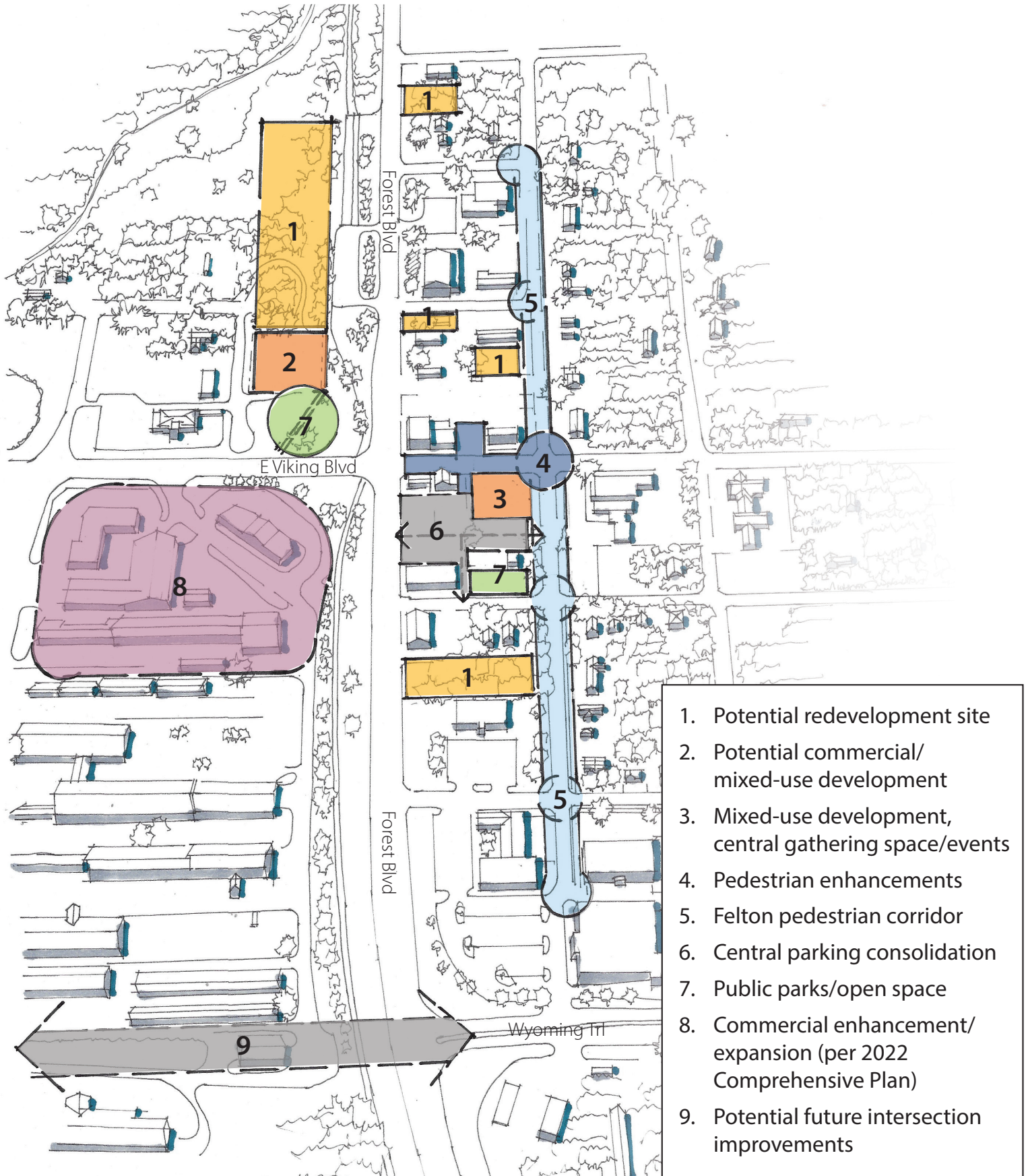
ADJOURN

A MOTION WAS MADE BY MEMBER SCHILLING SECONDED BY MEMBERS NAULT TO ADJOURN THE OCTOBER 10, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 6:16P.M.

Voting Aye: Iverson, Buccanero, Nault, and Schilling

Voting Nay:

Abstain:







City of Wyoming, Minnesota **DOWNTOWN MASTER PLAN**



Adopted XX, XXXX



Adoption Ordinance

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

City Council

Lisa Iverson, *Mayor*
Linda Nanko Yeager, *Council Member*
Claire Luger, *Council Member*
Brett Ohnstad, *Council Member*
Dennis Schilling, *Council Member*

Economic Development Authority

Lisa Iverson, *President & City Council Liaison*
Andrew Buccanero, *President Pro Term*
Dennis Schilling, *Vice President*
Alex Bulmer, *Treasurer*
Eric Nault, *Assistant Treasurer*
Eddie Prigge
Robb Linwood, *Executive Director & Secretary*

Prepared by:

This document was prepared by MSA Professional Services, Inc. with assistance from City Staff, the Economic Development Authority, and the citizens of Wyoming, Minnesota.

Project No.: 16906002



1: INTRODUCTION

PLAN PURPOSE

The purpose of this Downtown Master Plan is to strengthen and reaffirm downtown Wyoming as the heart of the community through a variety of actionable steps. The improvements outlined in this Plan will encourage gathering, exploration, and engagement within downtown Wyoming, welcoming visitors and long-term residents alike. These improvements aim to enhance Wyoming's existing unique features, including its historical grid structure, small-town character, and diverse business presence.

Ultimately, this document is a "living guide" to continually assist the City of Wyoming and other partner entities as they move forward with development and improvements within downtown Wyoming. The Plan represents the City's best efforts to address current issues and anticipate future needs as they relate to the downtown area. However, it can and should be amended from time to time as new conditions and challenges arise.

Within this document you will find:

- Collaboration with the community and stakeholders;
- A unified vision and goals for revitalizing downtown Wyoming;
- Economic trends and growth potential;
- Actionable strategies for enhancing Wyoming's human-scale built environment;
- Recommended policies to support retail growth, attract more amenities, reinvest in properties, create walkable livable spaces, and implementation of collaborative ideas and public/private partnerships;
- A strategy that identifies projects, champions, and potential funding sources.



ABOUT WYOMING

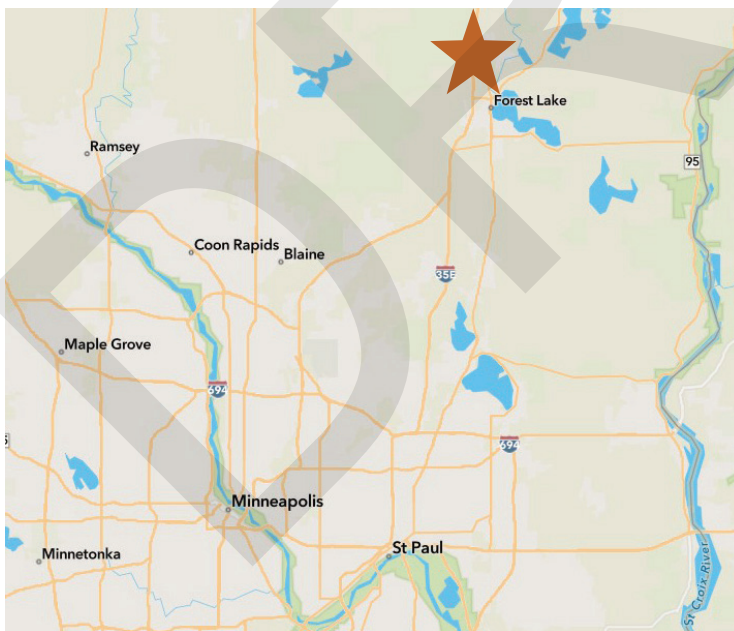
Located on the edge of the Minneapolis-St. Paul (Twin Cities) metropolitan area, the City of Wyoming, Minnesota is a growing community with small town appeal and adjacency to numerous conveniences. In 2020, the population was approximately 8,032 (U.S. Census); the community has almost tripled in size since 2000, where its population was 3,048. Wyoming is located in Chisago County and is within easy driving distance of the Twin Cities and Duluth. It is located along the South Branch of the Sunrise River.

Originally organized in 1858 as Wyoming Township and platted in 1869, Wyoming's growth has been closely linked to transportation. It was the first stop on the stagecoach route from Rice Street (in St. Paul) to Duluth, then later a stop along the St. Paul and Duluth Railroad. In the 1960s, the I-35 freeway was built next to the community, causing Wyoming's population to explode from roughly 1,000 in 1960 to over 8,000 in 2020. Today, it hosts many large industrial, manufacturing, and healthcare businesses such as Polaris Industries, Rosenbauer Motors, Hallberg Marine, and M Health Fairview Lakes Medical Center. Its quaint downtown has a few historic buildings, which are primarily occupied by service businesses, and immediate access to both I-35 and the Sunrise Prairie Regional Trail (a 24-mile paved trail through Chisago and Washington Counties).

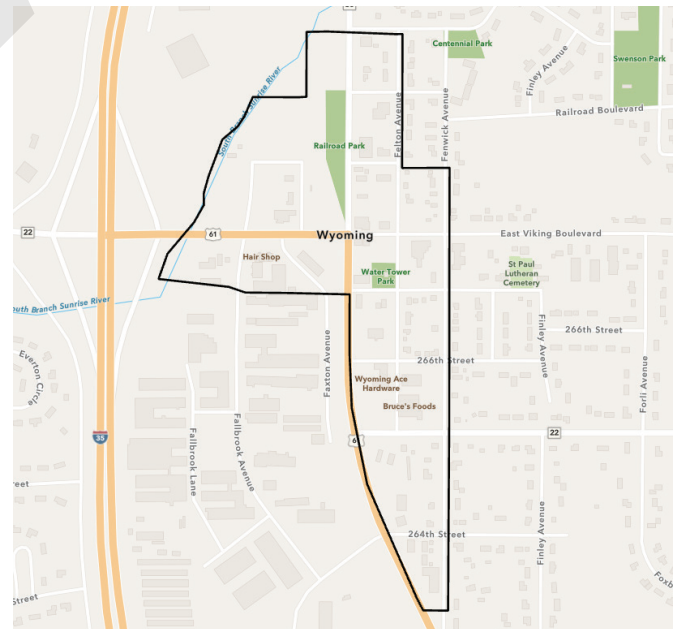
Project Area

Wyoming's downtown central business area is located in the heart of the community and has historically been the economic hub of the City. Today, the downtown is at a turning point as Wyoming continues to face growth pressure from the neighboring Twin Cities metro; it must delicately balance adequately serving residents' day-to-day needs, supporting major industrial activities, and appealing to outsiders as a welcoming destination. The City has undergone previous efforts for continuous investment in the downtown, including major renovations of Railroad Park.

As defined by this Plan, "Downtown Wyoming" is framed by I-35 to the west, 270th St to the north, Fenwick Ave to the east, and Forest Blvd to the south. This district is primarily a commercial core surrounded by residential properties and industrial buildings. The main corridors are E Viking Blvd and Forest Blvd.



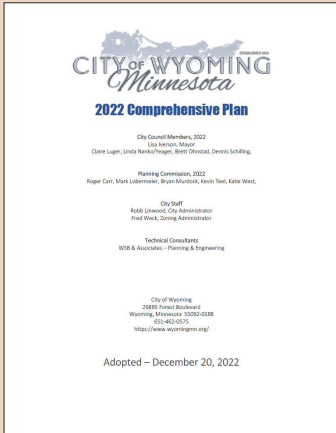
Wyoming's location within the Twin Cities metropolitan area



Downtown study area

EXISTING PLANNING DOCUMENTS

There have been many planning efforts over the last decade that address the downtown area in some way. This section analyzes the critical information in each plan and its relevance to the Wyoming Downtown Master Plan drafting process.



Comprehensive Plan (2022)

- Land Use chapter: Identifies downtown Wyoming as the “Downtown Core”, a “more densely developed area with retail and service businesses, City Hall, County library and high-density residential neighborhoods.” It emphasizes the importance of high-quality site landscaping, building façade materials, and signage in future developments.
- Housing chapter: Encourages the addition of attached and multi-family housing in “transitional space between commercial single-family areas, and at high-amenity locations near streams, parks, and greenways.” As a centralized location with the majority of the City’s amenities and resources, downtown Wyoming could be a prime area for higher-density housing that caters to a variety of homeowners.
- Economic Development chapter: Identifies “Enhanc[ing] a Sense of Destination, Identity, and Community” as a top priority through strategic economic development and urban design/mobility improvements throughout the community.

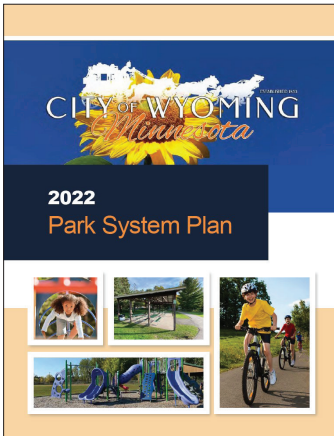


City of Wyoming Economic Development Strategic Plan 2017

- Vision statement for Wyoming: Regionally Located Business Friendly and Family Orientated Community.” This vision statement includes an objective to foster “family oriented amenities, a vibrant identity & centralized gathering places,” which can all be positioned, promoted, and maintained in downtown Wyoming.

One of the Plan’s strategic goals, “Enhance Sense of Destination, Identity, and Community,” contains the following suggestions that will inform this Downtown Master Plan:

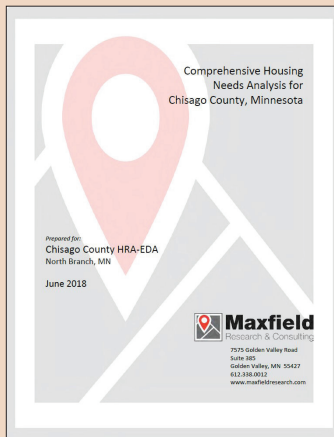
- One or more centralized gathering places can create a sense of community identity and create a sense of destination to draw together the community. Goodview Park and downtown retail should be seen as centralized destinations.
- Wyoming’s identity reflects the residents and should support a brand, which can then be used as a powerful tool for recruiting development and residents. This effort could include expanding the community’s recreational and community event schedule with concerts, art festivals, block parties, etc.
- The intersection of E Viking Blvd and Forest Blvd should be explored for centralized retail development.



City of Wyoming Parks, Open Space and Trail System Plan 2022

Recommendations for mobility improvements that can be incorporated throughout downtown:

- Add more bike parking for cyclists utilizing the Sunrise Prairie Regional Trail.
- Install comprehensive wayfinding signage that call out parks, trails, and other points of interest.
- Improve pedestrian crossings at major and/or high-pedestrian traffic intersections, including Forest Blvd & 273rd St and E Viking Blvd & Fenwick Ave.
- Establish pedestrian routes to connect downtown to adjacent neighborhoods and commercial areas.



Chisago County Housing Study, Maxfield 2018

The City of Wyoming is forecast to make the largest proportional growth in population, increasing approximately 27% by 2030; it also has the highest median income of all the submarkets studied (\$77,414). The Housing Study identified the following recommendations for the Wyoming submarket (comprising of Wyoming and Stacy):

- 800 for-sale units are needed to meet anticipated demand, including 641 single-family homes and 160 multi-family homes.
- There is a shortage of rental housing options, as nearly half in the Wyoming submarket are located in single-family homes, and there is roughly a 2.3% vacancy rate for rental housing. 160 rental units are needed to meet demand, including 90 market rate units and 70 affordable/subsidized units.
- The majority of senior housing demand falls within the “active adult product” category: senior cooperative, adult rental, affordable rental, independent living, and memory care.

These recommendations are important to keep in mind when planning for the future of downtown Wyoming, as new development can and should incorporate higher-density housing that accommodates residents with a variety of incomes, physical needs, and spatial requirements. For example, downtown Wyoming could incorporate vertical and horizontal mixed-use development to spur residential and economic growth simultaneously.

2: COMMUNITY ENGAGEMENT

PROJECT TIMELINE

1 Investigate (May – July)

- Existing plan document review.
- Existing conditions analysis through mapping.
- Community input survey and pop-up event at Touch-a-Truck.



2 Envision (July – September)

- Ideas and opportunities identification.
- Recommendation framework development.
- Pop-up event at Stagecoach Day.



3 Revise (September – November)

- Draft Downtown Master Plan document.
- Recommendation development and revision.
- Document revisions based on EDA feedback.



4 Adopt (November – December)

- Finalize Downtown Master Plan document.
- Final EDA review/recommendation.
- City Council action.

INTRODUCTION

The ideas, policies and actions of this Downtown Master Plan support the community's vision for the future of downtown Wyoming and address any barriers to realizing this vision. This Plan was developed between May and December 2023, which encapsulated six meetings with the Economic Development Authority (EDA), two community input workshops, ten stakeholder interviews, and numerous conversations with City staff and planning experts.

This input informed the underlying themes and framework of the Plan by identifying specific priorities and concerns that are most important to Wyoming's citizens, business owners, and leaders. This foundation ensures that the Plan is not just a hollow document, but a guide for future decisions in Wyoming that align with the community's ideals.

COMMUNITY INPUT SURVEY

A short survey was created to gauge residents' perceptions, habits, and ideas regarding downtown Wyoming. The following is a summary of key findings from the 61 responses collected. For all survey results, see Appendix X.

- Highest-priority design elements:
 - Public gathering areas (e.g. bandshell, pavilion, outdoor seating areas).
 - Cohesive and attractive architecture.
 - Elements that define downtown Wyoming's boundaries and/or character.
- Redevelopment should emphasize retail/commercial and eating/drinking establishments.
- Rankings from Strongly Agree to Strongly Disagree:
 - Residents generally feel safe walking or cycling downtown.
 - Residents feel neutral about spending time downtown; many feel that they do not have a go-to place to meet with family and friends.
 - Residents feel neutral about downtown Wyoming having a "strong sense of place."

SWOT ANALYSIS

Various SWOT (Strengths, Weaknesses, Opportunities, and Threats) activities were conducted at the beginning of the planning process, inviting members of the EDA, City staff, and public to identify downtown Wyoming's issues and opportunities. The results from the exercise are found below.

Strengths

Characteristics that give downtown Wyoming an advantage over others.

- Strong sense of belonging – people move to Wyoming and stay
- Close to Twin Cities but maintains independent/ small-town feel
- Many notable large companies in/around community
- Recently upsized 61 corridor sewer line & water tower
- Sunrise Prairie Regional Trail and the thru traffic that it generates
- Railroad Park improvements

Weaknesses

Characteristics that place downtown Wyoming at a disadvantage relative to others.

- Cement-based old buildings
- Lack of identifiable streetscape
- Lack of eateries, shops, lodging, and housing
- Lack of gathering spaces and reasons to visit/ stay downtown
- Pedestrian/cyclist safety on major roadways
- Traffic movement within downtown, especially during rush hour
- Parking/walkability from outside downtown
- Not enough sidewalks

Opportunities

Elements that Wyoming could build upon to advance the downtown area.

- Collaboration with Planning Commission to development architectural standards
- Add EV chargers to trail parking lot/ downtown area
- Multi-family housing development within downtown (along Forest Blvd)
- Lots of land for sale & willing sellers
- Collaboration with local landowners, businesses, and non-profit organizations
- Capitalize on industrial character & promote new assets
- Forest/Viking intersection could use further safety improvements
- Implementation of creative traffic calming measures
- Bringing pedestrian infrastructure into ADA compliance

Threats

Elements in the environment or community that have/ could hinder revitalization.

- City development review and permitting process
- Competition with surrounding communities
- Can current infrastructure handle growth?

COMMUNITY INPUT EVENTS



Touch-a-Truck Pop-Up Event

On June 3rd 2023, towards the beginning of the planning process, members of the project team hosted a booth at Wyoming's annual Touch-a-Truck event, speaking with community residents and visitors about their priorities and concerns about downtown Wyoming. Visioning activities were set up to allow participants to vote on their favorite example images in a variety of categories, as well as jot answers to broad question prompts. The following themes emerged through these discussions and activities:

- *Many consider the "Cornerstone area" (directly adjacent to the E Viking Blvd & Forest Blvd intersection) to be the "heart" of downtown Wyoming.*
- *Wyoming's small-town character should be preserved.*
- *Downtown Wyoming should gain a new park, more restaurants and seating patios, and a splash pad.*
- *Funding should be allocated towards a park gathering space and a playground complex like the one in Hugo, MN.*
- *Minimize large open parking lots within downtown.*



Stagecoach Day Pop-Up Event

On September 16th 2023, the project team attended Stagecoach Day to display three concept boards for public comment. The concepts were divided into broad categories/programmatic elements: Connect and Gather focused on community gathering spaces/destinations, Walk and Play focused on activity-centered gathering spaces and pedestrian improvements, and Live and Work focused on multi-family residential and commercial opportunity expansion. Each booth patron was given the chance to fill out a comment card that indicated their preferred option.

Public comments on these concepts were overwhelmingly positive, with many residents expressing excitement towards new gathering spaces and community amenities. Of the three options, Connect & Gather was the most popular (with many respondents directly acknowledging the Farmer's Market), then Walk & Play second, then Live & Work third. This aligns with input received from other engagement methods throughout the project (survey, stakeholder interviews, other in-person events); the most prevalent community priority for downtown Wyoming is additional gathering spaces and/or engaging destinations for residents and visitors.

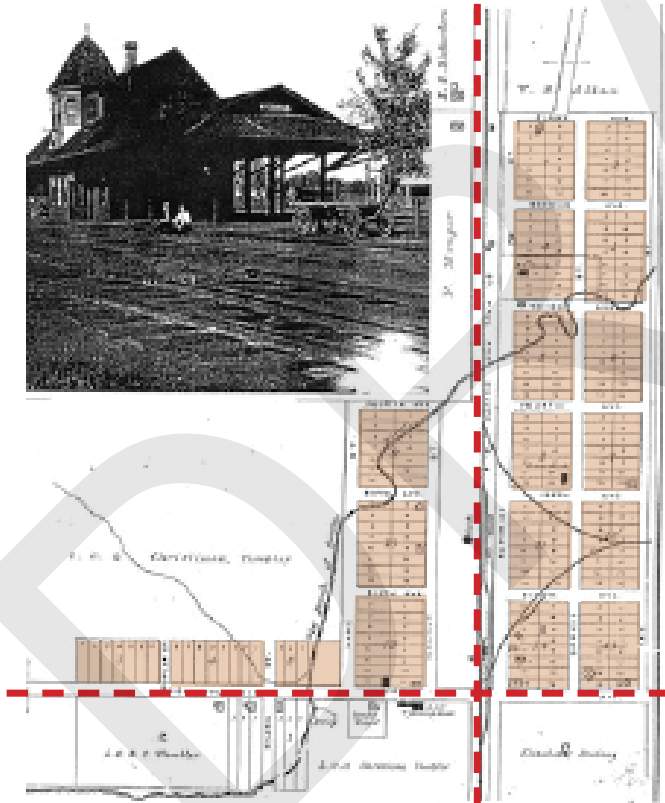
3: REVIEW & ANALYSIS

INTRODUCTION

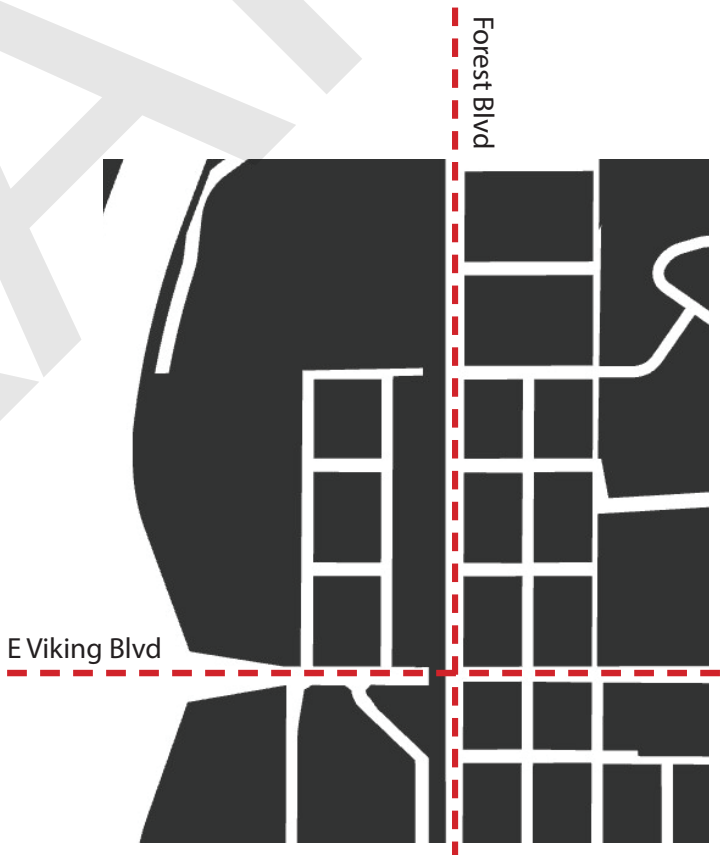
In addition to community engagement, the project team also conducted an extensive analysis of downtown Wyoming's existing conditions, GIS data, and relationships between various systems and elements within the City. This analysis revealed many ideas and opportunities that ultimately developed into the final recommendations. This chapter summarizes the key takeaways that emerged.

DEVELOPMENT PATTERN

Platted in 1869 to coincide with the extension of the St. Paul and Duluth Railroad, Wyoming initially developed within a traditional grid pattern that straddled the railroad tracks (depicted by the vertical dotted line on the 1888 Town Plat map). While the City of Wyoming has grown considerably over the last 150 years, primarily through more organically-shaped developments, its downtown grid pattern is still evident in current street placement and building density.



1888 Town Plat



Current Block Pattern

FIGURE GROUND

Figure ground diagrams depict the relationship between built and unbuilt spaces, marked by black solid masses (figures) and white voids (ground) respectively. This map reveals the following information about downtown Wyoming:

- Strong separation of industrial/storage uses (bottom left corner) and residential uses, divided by north-south Forest Blvd.
- Downtown commercial area is not immediately identifiable through building shape or density; no clear sense of commercial corridor.
- Grid pattern is lost due to undeveloped space.
- Industrial/storage buildings take up a considerable amount of space near downtown, but may not have a proportionally high number of employees.



BUILDING USES

Downtown Wyoming primarily contains retail/restaurants, service offices, and public/government buildings. There is also a large strip of recreational space – Sunrise Prairie Regional Trail – running north-south through the middle of the commercial area. While Wyoming contains multi-family buildings, many of them are located outside of the central commercial area.



STREETS & MOVEMENT

Downtown Wyoming is primarily comprised of minor arterial roads (Forest Blvd, E Viking Blvd, and Wyoming Trl) and local roads. Minor arterial roads interconnect rural centers and provide access to major highways, bringing higher traveling speeds, higher usage, and more traffic. As a result, these roadways can be threatening to navigate as a pedestrian or cyclist.

- In Wyoming, Forest and E Viking Boulevards bring in plenty of transient traffic and visibility for downtown businesses, especially during rush hour, but also create a hostile environment for pedestrians to cross or walk along. In particular, the Forest/Viking intersection feels exposed, loud, and unpredictable.
- While still auto-oriented, Wyoming Trl and the eastern portion of E Viking Blvd are a bit more hospitable for pedestrians due to less traffic and more sidewalk coverage.
- The local roads are generally pedestrian-friendly due to slow-moving cars and little to no traffic build-up. While some of these roads do not have sidewalks, there is plenty of room for cars to pass pedestrians walking on the shoulder.



Forest/Viking intersection, looking north



Fenwick Ave, looking south



Wyoming Trl/Fenwick intersection, looking southeast

SURFACE PARKING

A considerable amount of downtown Wyoming's land is dedicated to large surface parking for specific businesses or uses. This presents numerous opportunities for infill development throughout the commercial core, as well as consolidating the lots into shared parking as downtown land usage continues to change or intensify.



Cornerstone Pub and Prime parking lot



Bruce's Foods parking lot

PEDESTRIAN INFRASTRUCTURE

The map below indicates that there is generally good sidewalk coverage along major roadways such as E Viking Blvd and Wyoming Trl. However, despite Sunrise Prairie Regional Trail running alongside Forest Blvd, there is a lack of sidewalk coverage on the opposite side of the road to connect the downtown commercial core to other commercial areas to the south.

There are also disconnected fragments of sidewalk that lead to one business, such as the sidewalk from the Forest/Wyoming Trl intersection to Bruce's Foods. To increase pedestrian safety and accessibility hroughout the community, sidewalk coverage should be expanded and more marked crossings should be added at prominent intersections.



VACANT & UNDERUTILIZED LOTS

In total, there are approximately 4.7 acres of vacant or underutilized lots in downtown Wyoming. These lots present excellent opportunities for infill development, from the addition of new multi-family housing and single-family homes to community gathering spaces.



Gas tank storage, adjacent to Railroad Park

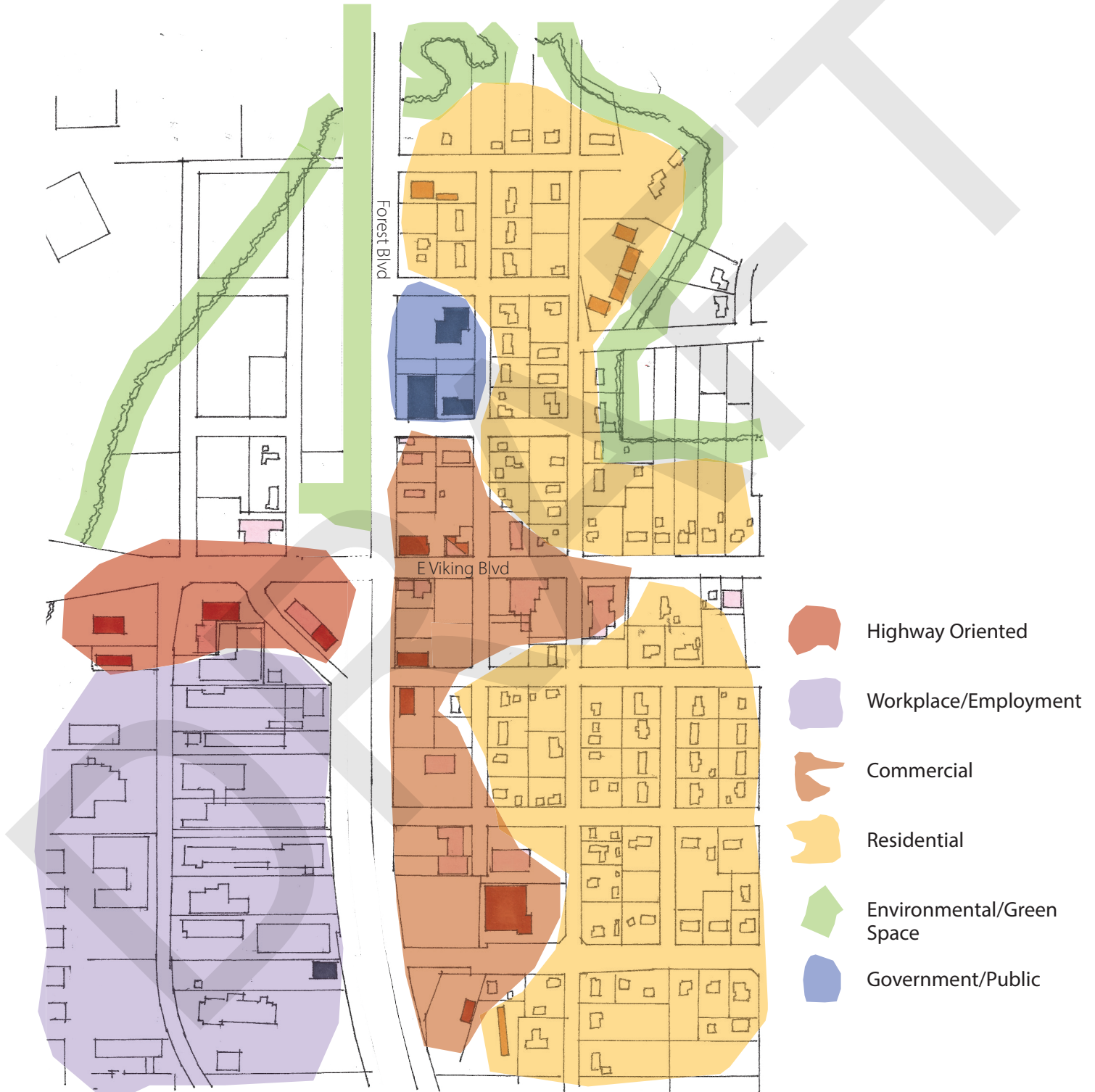


Empty lot at Felton/E Viking intersection, currently used for Stagecoach Days



CHARACTER AREAS

The downtown study area contains several character areas with distinct uses, streetscape design, and building appearance. This identification of character areas helps organize and personalize recommendations for specific areas within downtown Wyoming, which can be found in Chapter 4. A description of each character area is provided in the following pages.



Highway Oriented Commercial

These businesses are directly visible and accessible from the I-35 exit into Wyoming. They primarily cater to interstate traffic with drive-thru restaurants, gas stations, and car maintenance stores.



Workplace/Employment

These larger buildings primarily host industrial, manufacturing, and storage uses. Because of the intensity of car and large truck traffic, this area is considerably more auto-oriented than the rest of downtown Wyoming.



Downtown Core Commercial

This area encapsulates the central commercial area – located around the Forest/E Viking intersection – and the stretch of auto-oriented commercial uses along Forest Blvd.



Residential

Nestled just outside of the central commercial area, these areas contain single-family detached homes on small lots. Some portions are connected by sidewalks.



Environmental/Green Space

This area contains the Sunrise River, Railroad Park, and the access point to the Sunrise Prairie Regional Trail. It is the greenest part of downtown Wyoming.



Government/Public

This collection of buildings directly north of the central commercial area contains Wyoming's City Hall, Giese Memorial Library, and post office.

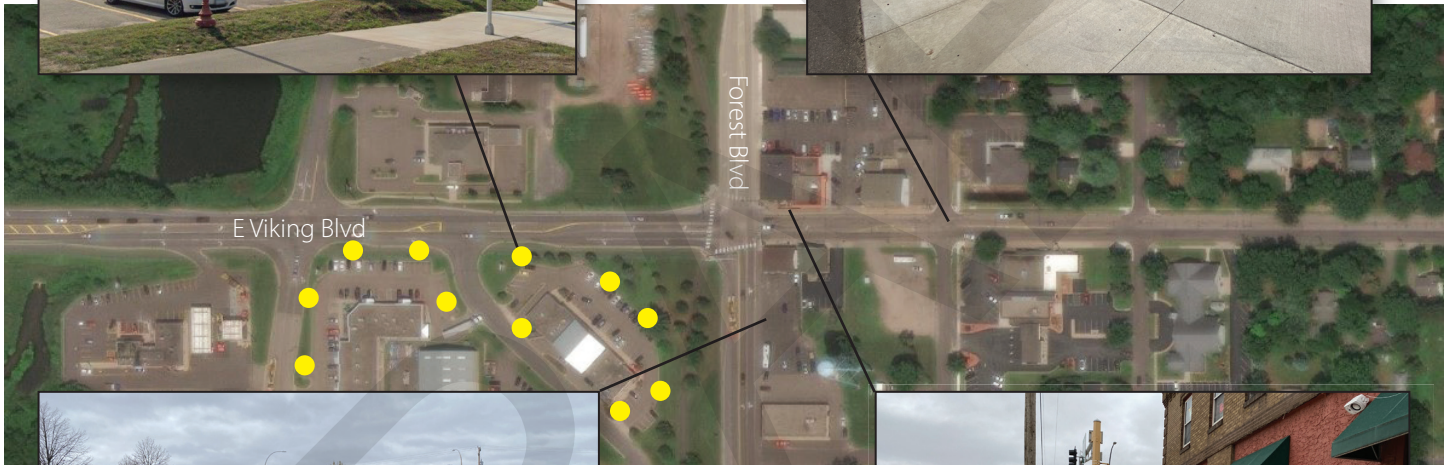


STREETSCAPE

Ornate pedestrian-scale lighting placed throughout the highway-oriented commercial area. These light poles are not used in the downtown commercial core, but would help generate design continuity between the two areas.



Unmarked pedestrian crossing at the E Viking/Felton intersection. The lack of crosswalks decreases pedestrian visibility for oncoming traffic and may encourage jaywalking; this also creates a visual disconnect between the downtown core and surrounding residential areas.



Lack of curb/separation between Wyoming Drug parking lot and Forest Blvd. Pedestrians are required to walk on the road shoulder to reach the downtown core, leaving them vulnerable to fast-moving traffic turning into the parking lot. The addition of an elevated sidewalk and curb cuts would help control cars accessing the lot and increase pedestrian visibility/safety.



Underutilized sidewalk at E Viking/Forest intersection. While this sidewalk is wide enough to accommodate foot traffic in multiple directions, it feels empty and exposed to loud roadway noise. Landscaping/street trees, benches, wayfinding signage, public art, and other urban design elements could help activate the space and establish the prominence of this intersection in downtown Wyoming.

MARKET ANALYSIS

Commercial Market

The commercial context is important to consider as a part of the downtown redevelopment process because economic activity supports the vitality of the community and helps attract customers and employees to downtown. Wyoming contains multiple different types of commercial character areas within its downtown, as identified on page X, each serving a different purpose. The strip mall and stand-alone chain restaurants just west of downtown primarily serve transient customers from I-35, whereas the businesses east of the Forest/E Viking intersection and south along Forest provide locally-based amenities and daily necessities.

Figure X shows the largest employers in Wyoming. Most of these businesses are located just outside of the downtown study area, in the light industrial area southeast of the Forest/E Viking intersection or further south on Forest. These employers make up a significant percentage of employment opportunities in Wyoming, attracting employees that specialize in healthcare, manufacturing, and public service.

Business Name	Category	Number of Employees
Fairview Lakes Medical Center	Health Services	407
Rosenbauer America	Manufacturing	323
Polaris Industries Inc	Manufacturing	275
Rosenbauer Minnesota LLC	Manufacturing	255
Wyoming City Office	Government	99
Wyoming Elementary School	Education	80
Independent School District	Education	65

Figure X: Wyoming's largest employers. Source: ESRI Business Analyst.

The map at right shows the inflow/outflow of labor in downtown Wyoming. The dark green arrow represents workers that live outside of Wyoming and come into the community for work, the mid green arrow represents those that live and work in Wyoming, and the light green arrow represents those that live in Wyoming and work elsewhere.

A large portion of Wyoming's daily workforce comes from other communities, indicating that many employees have not moved to Wyoming for their work and that many Wyoming residents have looked elsewhere for their employment. Because of this stratification, it is important to consider opportunities for downtown Wyoming to engage both daytime non-residents and residents that come home in the evenings.

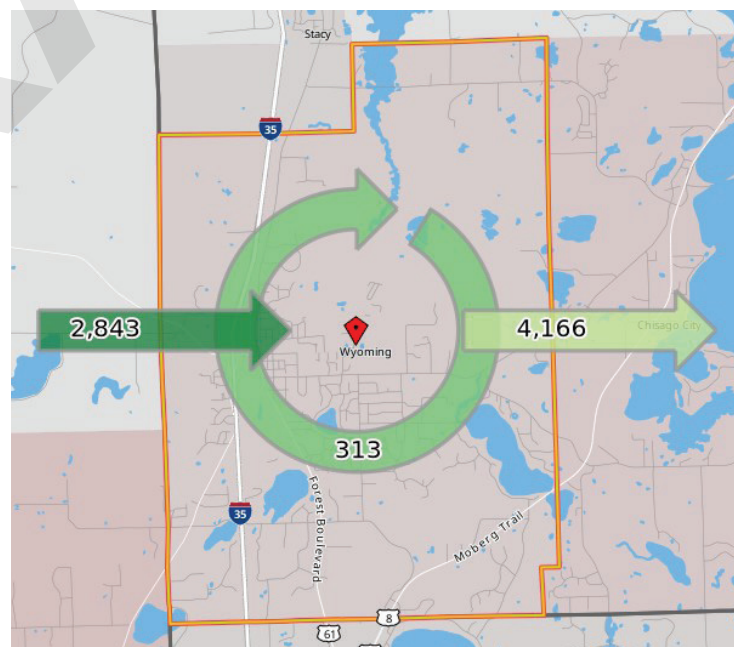


Figure X: Inflow/outflow analysis. Source: U.S. Census OnTheMap.

Business Type	Businesses			Employees		
	# Within Downtown	Total #	Total %	# Within Downtown	Total #	Total %
Agriculture & Mining	0	5	2.0%	1	20	0.6%
Construction	2	31	12.5%	8	242	6.7%
Manufacturing	0	22	8.9%	0	1097	30.4%
Transportation	1	8	3.2%	12	93	2.6%
Communication	0	0	0.0%	0	0	0.0%
Utility	0	0	0.0%	0	0	0.0%
Wholesale Trade	1	7	2.8%	10	57	1.6%
Retail Trade	5	39	15.7%	78	513	14.2%
Home Improvement	1	4	1.6%	4	16	0.4%
General Merchandise Stores	0	0	0.0%	0	0	0.0%
Food Stores	1	5	2.0%	38	105	2.9%
Auto Dealers & Gas Stations	0	7	2.8%	0	89	2.5%
Apparel & Accessory Stores	1	2	0.8%	3	4	0.1%
Furniture & Home Furnishings	0	4	1.6%	0	14	0.4%
Eating & Drinking Places	1	9	3.6%	25	214	5.9%
Miscellaneous Retail	1	8	3.2%	9	71	2.0%
Finance, Insurance, Real Estate	5	19	7.7%	45	112	3.1%
Banks, Savings & Lending Institutions	1	1	0.4%	22	31	0.9%
Securities Brokers	1	5	2.0%	1	17	0.5%
Insurance Carriers & Agents	1	5	2.0%	3	19	0.5%
Real Estate, Holding, Other Investment	2	8	3.2%	19	45	1.2%
Services	15	104	41.9%	90	1305	36.2%
Hotels & Lodging	0	0	0.0%	0	0	0.0%
Automotive Services	0	16	6.5%	1	76	2.1%
Movies & Amusements	1	7	2.8%	1	68	1.9%
Health Services	4	24	9.7%	19	680	18.9%
Legal Services	1	1	0.4%	4	5	0.1%
Education Institutions & Libraries	1	4	1.6%	20	151	4.2%
Other Services	9	52	21.0%	45	325	9.0%
Government	3	6	2.4%	83	163	4.5%
Unclassified	2	7	2.8%	0	5	0.1%
Total	33	248	100.0%	327	3607	100.0%

Figure X: Wyoming's business summary. Source: ESRI Business Analyst

Overall, Wyoming's workforce is primarily comprised of employees for the major companies listed on the previous page. However, Wyoming also contains a diverse array of smaller, locally-owned and operated businesses that cater to the daily needs of community residents. Based on the above table, potential gaps in community businesses include communications and/or utility businesses, general merchandise stores, apparel stores, banks, and lodging options.

According to ESRI data, the two main tapestries that these residents align with are "Rustic Outposts" (country living, with older families in older homes) and "Family Landscapes" (successful young families in their first homes). In order to make downtown Wyoming more accommodating of each of these demographics, the City should seek businesses that offer a variety of goods that cater to all stages of life.



Sunrise Prairie Regional Trail: Recreational and Commercial Asset

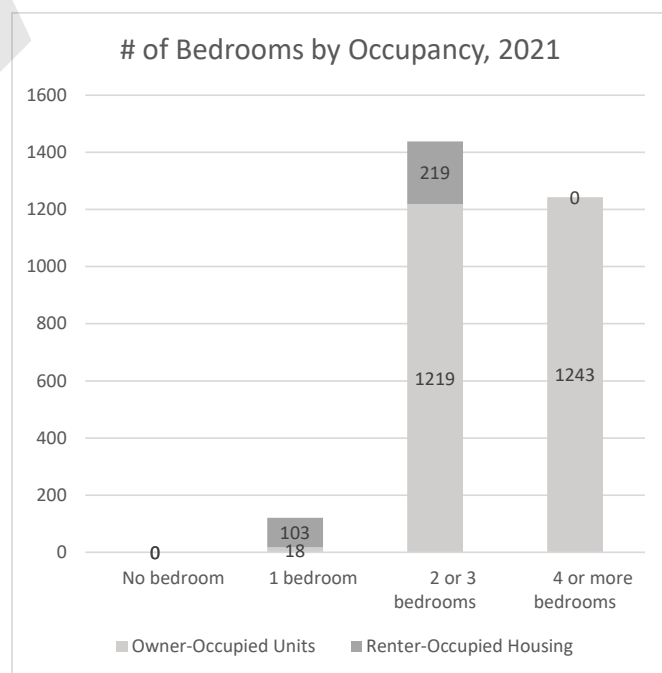
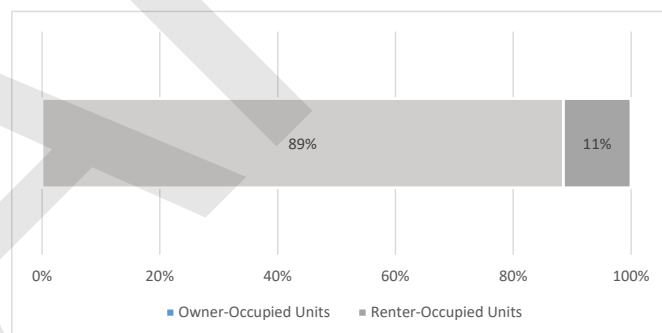
This paved, multi-use regional trail runs north-south through Chisago County, connecting Wyoming to Forest Lake, Stacy, North Branch, and numerous other communities. Attracting trail users to the community will have a significant impact on Wyoming's economic growth, as the trail runs directly through downtown and is easily visible from downtown businesses.

According to the University of Minnesota, non-motorized trail users spend \$2.7 billion annually and support nearly 37,000 jobs. Additionally, bike tourism generated \$97 billion nationally on retail spending (pre-COVID pandemic). Strategic economic development, mobility safety improvements, and urban design additions will attract residents and trail users alike, building a stronger economic base to support further development years into the future.

Residential Market

As a small town located just 30 minutes from the Twin Cities, Wyoming faces the unique challenge to accommodate a wide array of demographics and housing needs, from young working families looking for their first homes to long-time residents looking to age in place. At both the County and State level, the 65+ age group is the fastest-growing segment (comprising about 17% of the total population); by 2030, this population is expected grow to over 22% of the total population. Since this trend will extend to the community level, Wyoming will likely see increased demand for smaller, accessible homes such as twin homes, townhouses, and condos.

In June 2023, developer Reuter Walton worked with the City of Wyoming to develop a three-story apartment building to be placed adjacent to Railroad Park and the Sunrise Prairie Regional Trail, within downtown Wyoming. If implemented, it would supply 72 rental units to the community, 37.5% of which would be three- or four- bedroom units. This proportion of larger units indicates an increased market demand for family-sized rental housing in communities just outside of the Twin Cities metro area.



4: RECOMMENDATIONS

INTRODUCTION

As a quaint community just outside of the Twin Cities with a cherished small-town character, beloved recreational and cultural amenities, and significant commercial/industrial base, Wyoming possesses unique opportunities to cultivate a desirable future for residents and visitors alike. This chapter contains illustrated concepts, policy recommendations, and urban design best practices to communicate this future of downtown Wyoming, as well as outline actionable implementation steps to achieve this vision.

The recommendations and implementation steps outlined in this chapter were developed through multiple stages. First, the project team collected priorities and ideas from community members and the EDA through a variety of engagement methods; these priorities were then grouped into overarching goals (see below). From there, the goals were mapped as a sort of framework, indicating where pedestrian improvements, park and commercial development, and streetscape enhancements would be most relevant (shown on page X). On pages X-X, this framework is extruded into diagrams and sketches to show these suggested ideas in the physical context.

As development and beautification efforts commence, downtown Wyoming may not resemble the exact sketches included in this chapter. Rather, these recommendations aim to reflect the overarching vibrant vision and programmatic elements of downtown – high-quality gathering spaces, increased commercial and residential opportunities, and pleasant pedestrian facilities. Community members are encouraged to stay involved in the downtown revitalization process long into the future, to ensure that the resulting built environment continues to meet their needs and desires for Wyoming.

Overarching Goals



Connect the Dots

Promote downtown Wyoming's cultural assets to reinforce a downtown destination.



Follow Felton

Enhance Felton Ave as a walkable connector through downtown.



Frame the Main

Complete the commercial center to cultivate a sense of entry into downtown Wyoming.

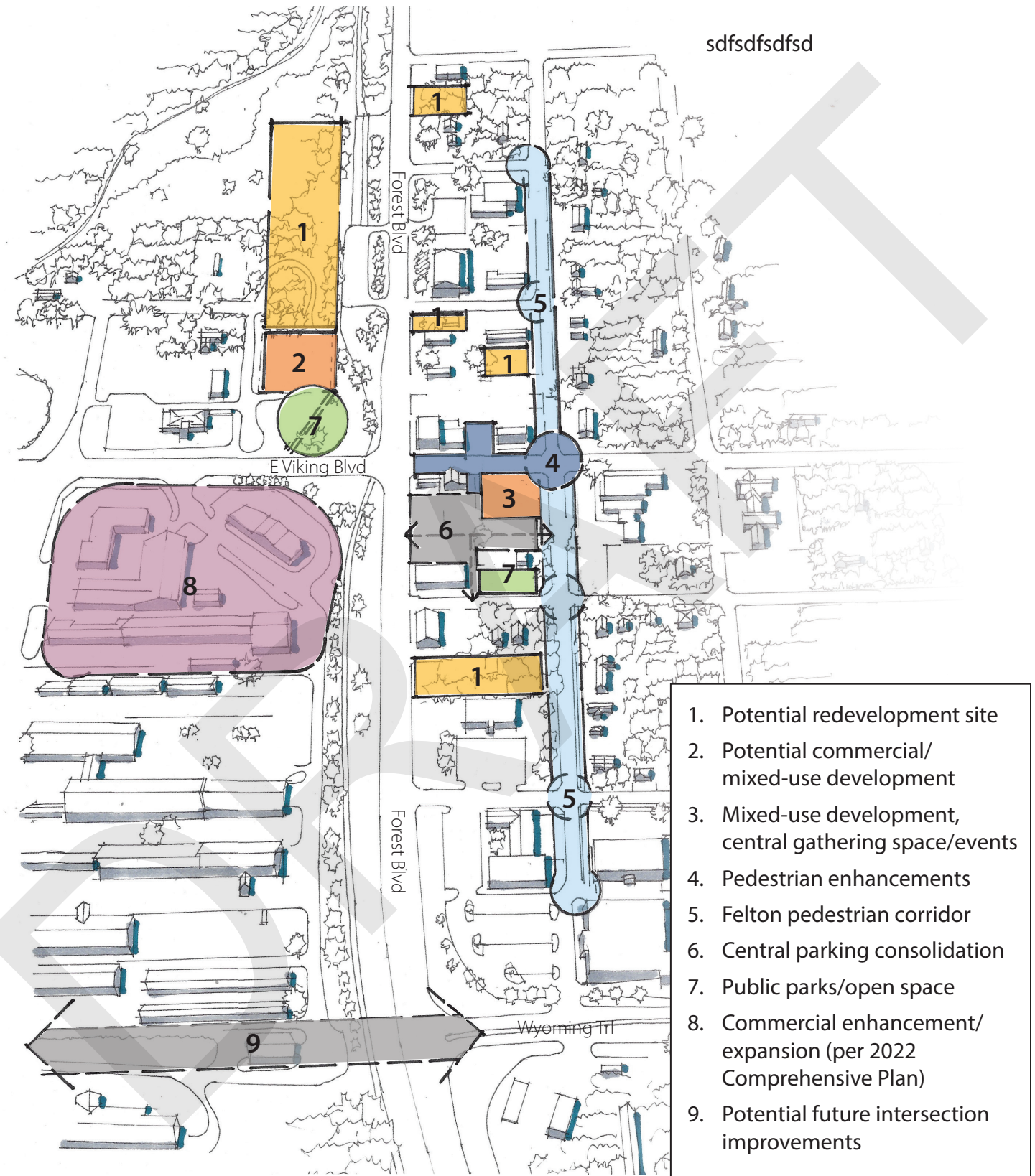


Park at the Heart

Convert underutilized lots into a cherished central gathering space with community amenities.

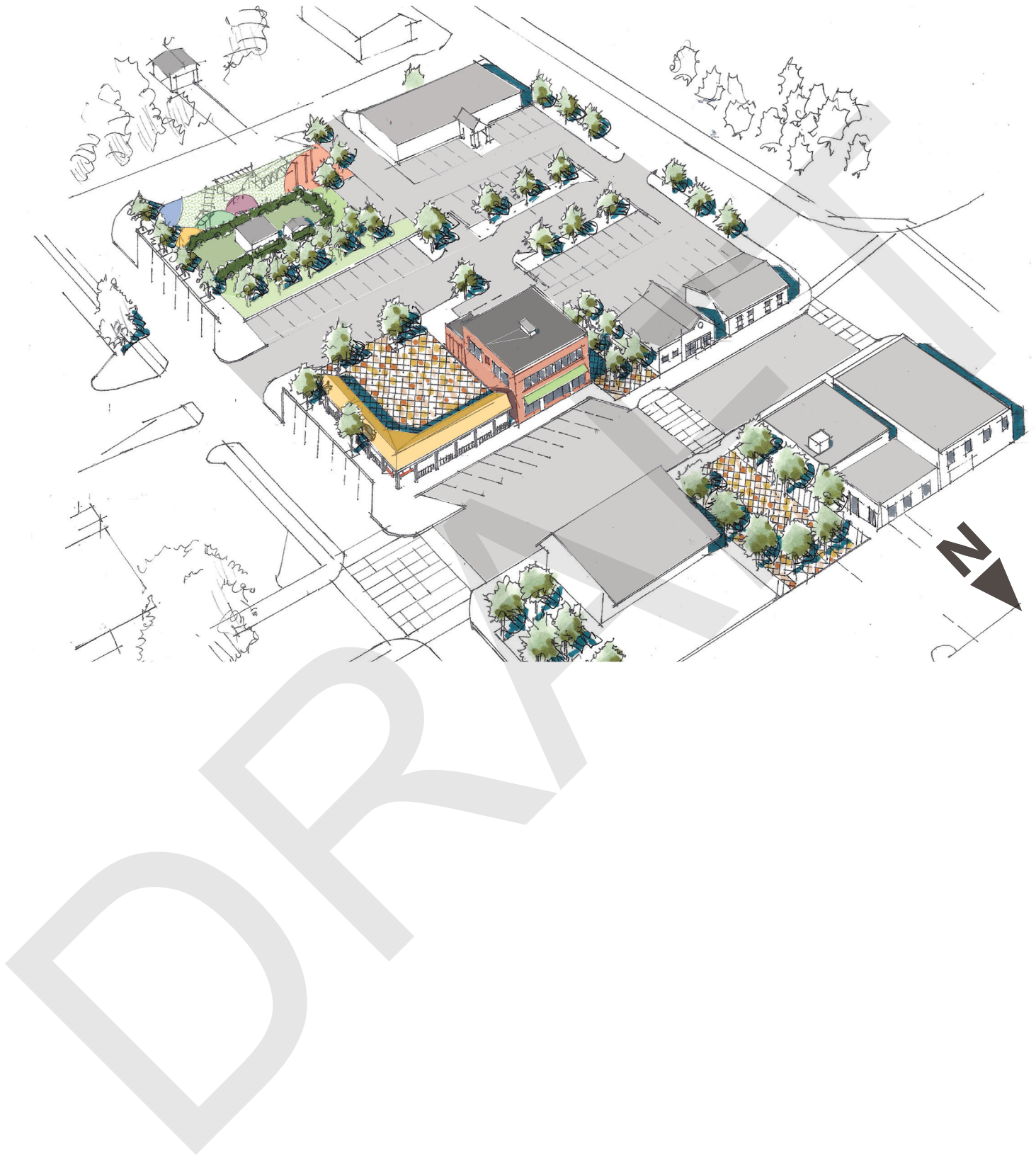
CONCEPT FRAMEWORK

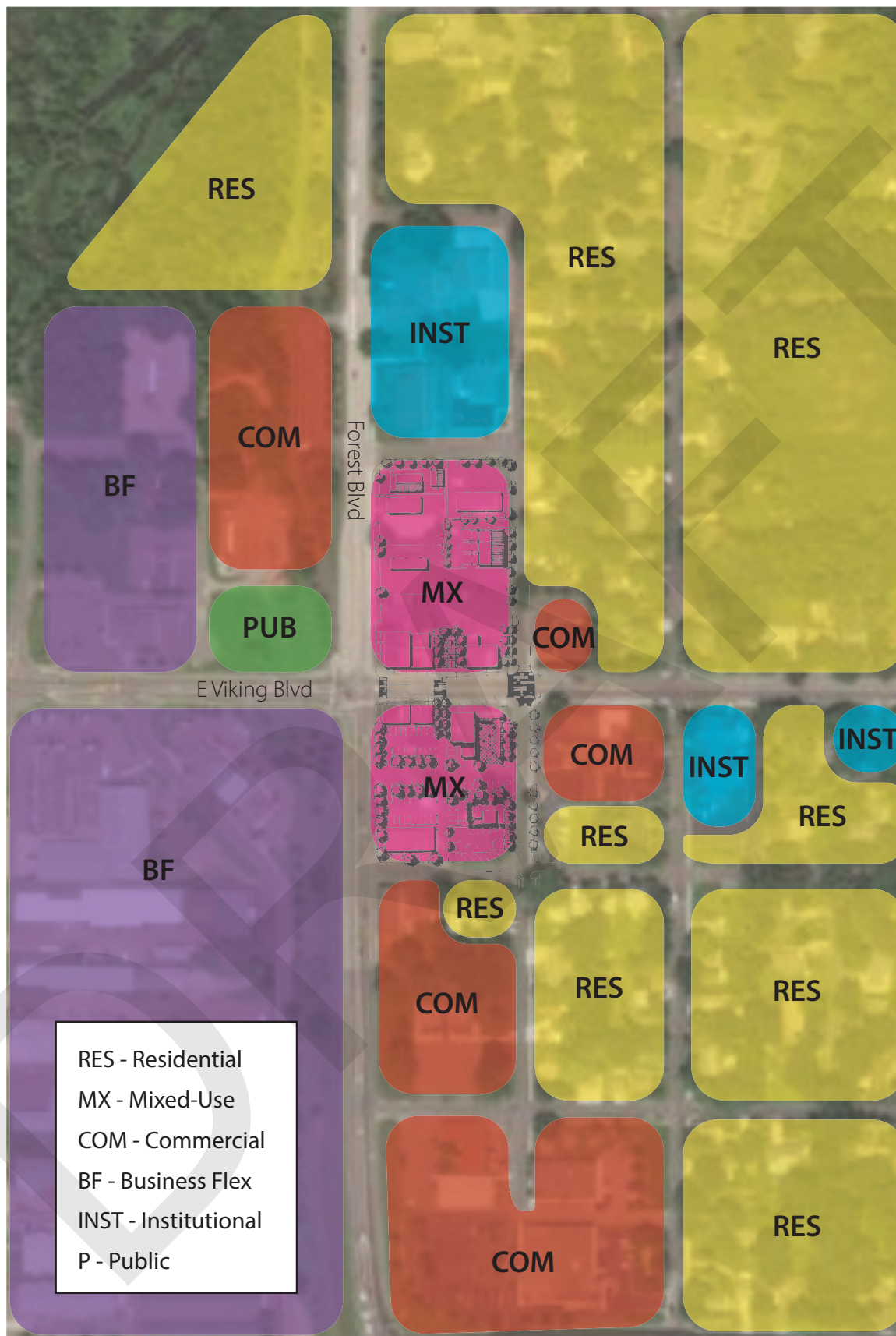
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DRAFT



EDA Communications

Date: November 9, 2023

Presented to: EDA Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Updates

Method: Communications

Wyoming EDA Business of the Month for November

[Village Inn Wyoming MN](#) – Serving all-day breakfast and award-winning pies

[Village Inn Wyoming MN](#) has a reputation for serving quality all-day breakfast endures and carries over to our lunch, dinner and our award-winning pies. Village Inn serves some of the best pies in America – like French Silk, Lemon Supreme, Country Apple and Caramel Pecan Silk Supreme. We are proud of our tradition—and happy to be part of our guests' daily lives.

Our guests visit Village Inn because they know they will enjoy great-tasting food and extra-friendly service in a clean and comfortable family environment. Many of our guests who visited our restaurants in their youth now take their children and grandchildren to Village Inn— when they're hungry for life's simple pleasures.

For more information - <https://www.facebook.com/villageinnwyomingmn/>





Office of Governor Tim Walz & Lt. Governor Peggy Flanagan

.ST. PAUL, MN] – Governor Tim Walz today announced that the Minnesota Department of Employment and Economic Development (DEED) will provide over \$13 million to help 15 businesses across Minnesota expand. The funding, from DEED's Job Creation Fund and Minnesota Investment Fund, will leverage nearly \$766 million in outside investment and create 652 jobs over five years.

"Minnesota is proud to be a top state for business and to live and work," said Governor Walz. **"I am grateful to the workers, entrepreneurs, and businesses that call Minnesota home and contribute to our economy. We are committed to supporting our businesses and investing in the future of Minnesota's workforce , whether through business expansion, grants for entrepreneurs, or child care."**

"The Job Creation Fund and Minnesota Investment Fund are important programs that not only help create jobs but stimulate economic investment around our state," said DEED Commissioner Matt Varilek. **"These programs are just two examples of DEED's continued dedication to business expansion statewide."**

This comes as Governor Walz recently announced that Minnesota is [a top-five state to live and work](#) . Minnesota was also named [a top-five state for business](#) earlier this month.

The [Job Creation Fund](#) provides financial incentives to new and expanding businesses that meet certain job creation and capital investment targets. Eligible companies may receive up to \$2 million for creating or retaining high-paying jobs and for constructing or renovating facilities or making other property improvements.

The [Minnesota Investment Fund](#) provides financing to help add new workers and retain high-quality jobs with a focus on industrial, manufacturing, and technology-related industries to increase the local and state tax base and improve Minnesota's economic vitality. Funds are awarded to local units of government who provide loans to assist expanding businesses.

Sunrise Fiberglass LLC, Wyoming – JCF \$175,000

Sunrise Fiberglass LLC, a National Composites company, builds parts for cranes, skid-steers, paving equipment, mining equipment, trains, underground infrastructure and more. With multiple molding capabilities and an advanced paint, bonding and assembly department, Sunrise specializes in producing complex parts and large sub-assemblies for multiple industries. The proposed project will add an additional 20,000 square feet of production space to the existing Wyoming facility, with an expected total project cost of \$3.6 million. The project is expected to create 23 jobs within the first two years with an average wage of \$21.96 per hour.

Manufacturers Month Event:

Chisago County HRA/EDA organized a manufacturing even at Split rocks on October 11. This brought together many businesses in the county for a job fair along with speaking engagements from both our Mayor, Lisa Iverson and Luke Greiner from DEED. There were also tours provided by different manufacturing businesses to high school students from the surrounding communities.



MNCAR:

City staff attended the 16th annual MNCAR expo With 87+ exhibitors and 750+ registrations, it was a fantastic afternoon of networking and discussing the City of Wyoming.

