

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 11, 2024
7:00 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 Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) 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, Minnesota Planning Commission for May 14, 2024.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Sketch Plan D-24-001; Witzel Estates
Location: Northeast corner of Hamlet Avenue & Lake Boulevard / Highway 8
Applicant: Steve Witzel
Property ID Number: 21.10674.02

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

The Witzel Rezoning application was approved. The Kaphing Home Occupation Interim Use Permit was approved.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 14, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 14, 2024 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for April 23, 2024**

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 23, 2024, AS SUBMITTED.

Voting Aye: Ortwerth, West, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS:

2. **Interim Conditional Use Permit for a Home Occupation: I-24-002**

Location: 26333 Goodvine Avenue

Applicant: Benjamin Kaphing

Property ID Number: 21.11112.34

Zoning Administrator Weck explained that this application was a request for an Interim Conditional Use Permit (ICUP) to allow a home occupation at 26333 Goodvine Avenue. He reviewed the existing conditions and zoning for the property and explained that the applicant would like to use the accessory structure for an automotive repair business for cars and light trucks. He explained that all of the repairs would take place inside the building and would be done during traditional work hours, Monday through Friday from 8:00 a.m. to 6:00 p.m., Saturdays from 10:00 a.m. to

2:00 p.m. and closed on Sundays. He noted that any hazardous waste that will be created would be handled by Bradwell Auto and Truck where they would exchange a full barrel for a new empty barrel. He stated that there may also be one part-time employee, on an as needed basis. Staff recommends approval subject to the 10 conditions outlined in the staff report. He noted that the ICUP would be valid until the property is either vacated or sold.

Commissioner West asked about the reference in the staff report to screening.

Zoning Administrator Weck clarified that if the applicant were to have anything outside then screening would be required, but noted that the plans are for everything to be inside the building.

Chair Lobermeier stated that some of the conditions include things like 'monitoring' and asked how that would be handled.

Zoning Administrator Weck stated that with the hazardous waste license, the applicant will have to provide a copy of that for the City or a copy of the contract with Bradwell Auto and Truck. He explained that beyond that, for example, things like noise complaints that would be generated by the neighbors. He noted that a normal CUP would run with the land, but this is an ICUP so if the property is sold or vacated the permit will expire.

Commissioner Holl asked if the City would make this permit valid for a term of 1 year.

Zoning Administrator Weck stated that they could but would have to hold another public hearing, because that was not the information that was noticed to the public.

Commissioner Holl asked if there would be any kind of inspection associated with the ICUP.

Zoning Administrator Weck stated that the ordinance provides for himself or someone from the Planning Department to go out and do yearly inspections to ensure that it is still in operation. He stated that, for example, if the applicant stopped working for more than a year then the permit would also lapse.

Commissioner Ortwerth asked about the storage of the oil and where they would be done.

Zoning Administrator Weck stated that he will have a 30 gallon barrel, per the MPCA requirements. He noted that the City is not allowing any exterior storage, so this barrel would be inside of the shop.

Ben Kaphing explained that he was just looking to have a small repair business and work from home fixing cars and light trucks. He stated that there would not be any big trucks or diesel vehicles. He noted that he stated that he would run it within the hours indicated by Zoning Administrator Weck and stated that he can keep the shop very clean. He explained the process for use of the 30 gallon drums and confirmed that they would all be stored inside. He stated that he planned to be respectful of his neighbors through the operation of the business.

Commissioner Holl asked if most people would be driving in and dropping off the vehicle.

Mr. Kaphing confirmed that most people would drive in and drop off their vehicle. He stated that his plan is to focus the work on suspension, engines, and transmissions. He explained that he had no plans to become a rapid oil change place.

Commissioner Iverson asked about plans to mitigate noise.

Mr. Kaphing stated that he planned to keep everything inside his shop and noted that it was very well insulated.

Commissioner Iverson asked if he would have the doors open.

Mr. Kaphing noted that he does have a back door and if it gets too noisy he will do what he can to keep the doors closed. He stated that he has air conditioning and heat so he should be able

to keep them closed, if needed. He stated that right now he was just using the garage for his personal stuff, such as hot rods, dirt track racing vehicles, and snowmobiles and explained that he had been working on cars for about 25 years.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:12 P.M.

Voting Aye: Ortwerth, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Zoning Administrator Weck noted that he had received 2 e-mails regarding this application from Marcie Wacker and Rhonda Peterson that he had placed before the Commission.

Tim Lamourea, 26365 Goodvine Avenue, stated that he lives just north of this property and noted that Mr. Kaphing is probably one of the neighbors that keeps things the most well-kept in the neighborhood. He stated that he had no issues with this request and would support City approval.

Rhonda Peterson, 6483 263rd Street, stated that she had sent a long e-mail to the City and noted that it appeared as though the City has tried to address most of her concerns. She noted that Zoning Administrator Weck was helpful in answering her questions and referenced Section 40-540 of MN Statute related to the purpose. She stated that there is language towards the end of this section that says the purpose 'does not alter the character or appearance of the home or neighborhood'. She stated that is something that she would like the City to take a close look at while they are considering this request. She stated that details of her concern were included in the e-mail she had sent and encouraged the Commission to read it.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO CLOSE THE PUBLIC HEARING.

Voting Aye: Ortwerth, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Commissioner West stated that in just looking at the property, visually, it looks like Mr. Kaphing keeps a well maintained property and would assume that would also be how he would treat his business.

Commissioner Holl stated that he went out and took a look at the property and would agree that it is well maintained. He noted that there is already a fence up along the east side of the shop.

Commissioner Iverson stated that he had also driven by and would echo what has already been stated about the property appearing to be well maintained.

Commissioner Ortwerth stated that he thinks everyone's main concern is that this may turn into a junk yard. He stated that in his previous residence before he moved to Wyoming he had a neighbor who did this same kind of thing and there were cars parked all along the backyard. He stated that in that instance the city ended up shutting down this business, but noted that this a concern that the neighbors will have. He noted that as long as Mr. Kaphing keeps everything well maintained and does not have a lot of cars, he did not see a problem with this request.

Chair Lobermeier stated that Wyoming allows for this type of permit for home based businesses.

He stated that staff was recommending 10 conditions of approval and his message to the applicant and the neighbors was to check in every once in a while. He suggested that Mr. Kaphing check in with the neighbors to make sure that there weren't any complaints about how he was operating the business. He stated that if there were problems, the neighbors can call Zoning Administrator Weck and staff will come and check on the situation.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL INTERIM CONDITIONAL USE PERMIT FOR A HOME OCCUPATION: I-24-002 LOCATED AT 26333 GOODVINE AVENUE FOR BENJAMIN KAPHING, PROPERTY ID NUMBER: 21.11112.34, SUBJECT TO THE 10 CONDITIONS LISTED IN THE STAFF REPORT.

Voting Aye: Ortwerth, West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Chair Lobermeier noted that this request would come before the City Council on May 21, 2024.

NEW BUSINESS: NONE

OLD BUSINESS:

3. Rezoning of Undeveloped Parcels to Match the Comprehensive Plan

Zoning Administrator Weck noted that he had added a table that gave a brief look at what the parcels currently are and what they will change to. He stated that he could not include all the information without it becoming cumbersome so the Commission will have to do some of the comparisons themselves. He stated that, for the most part, if the parcel was currently compliant with relation to setbacks, it is likely that they will be rezoned to something with reduced setbacks than their current setbacks. He noted that one other thing that came up was that after the last meeting there were a few members of the neighborhood came over that were farmers who had questions about how the rezoning would affect them. He explained that if they are a farm, they will be able to keep on being a farm. He noted that there is a State statute that makes it clear if, for example, the home on the farm burnt down, it could be rebuilt as long as they applied for a building permit within 180 days. He stated that he had also met with Grace Church because they were looking to expand their property. He noted that they are currently zoned commercial and the City has them included in the Central Business District (CBD). He explained that their issue is that they want to move towards Highway 61, but right now they are at the setback in the commercial district but the CBD district has a 0 frontline setback. He stated that Grace Church could either stay with their existing zoning and have to get a variance for the front setback or they could rezone and meet the setback but explained that the issue is that in the CBD the City does not have churches as a permitted or conditional use. He referenced Section 40-655 which states, 'Any use which is permitted as a conditional use in a district under the terms of this Ordinance shall not be deemed a non-conforming use in such district, but shall, without further action, be considered a conforming use. He noted that he has asked the City Attorney to take a look at this to make sure that he had been interpreting this section correctly. He stated that he believed the intent was not to create non-conformities for a perfectly good business in the City.

The Commission discussed City sewer and water versus septic tanks, fire suppression requirements, and details of the information included in the tables.

Chair Lobermeier stated that he felt the information put together by Zoning Administrator Weck was helpful.

Zoning Administrator Weck stated that at the June 4, 2024 City Council meeting, City Administrator Linwood plans to ask the Council about scheduling a joint work session with the Commission for June 18, 2024 to discuss rezoning.

Mayor Iverson asked if the plan was to hold the work session prior to the regular Council meeting.

Zoning Administrator Weck stated that the suggestion by City Administrator Linwood was to schedule it at 5:30 p.m.

Chair Lobermeier stated that he will be out of town on June 18, 2024 but could meet on July 2, 2024.

Zoning Administrator Weck stated that he will talk to City Administrator Linwood and see if they can move the work session to July.

Chair Lobermeier stated that as the Commission is reviewing this information and questions arise, he suggested that they jot them down because he assumes that item will continue to be on their upcoming agendas for further discussion. He noted that he was starting to get a bit more comfortable with the City doing this rezoning 'en masse', unless the Council would not support it.

Zoning Administrator Weck noted that if the Commission has questions he asked that they send them to him. He stated that if they sent him the questions prior to the meeting it allows him to do some research and not have to answer off the cuff at the meeting.

Mayor Iverson stated that the legislation that has been proposed means that the City will not have control or a choice in zoning and development. She stated that she believed that the bill is currently dead, but the expectation is that it will come back.

COMMUNICATIONS:

Zoning Administrator Weck stated that he does not have anything slated for the May 28, 2024 Planning Commission meeting other than continued discussion on the rezoning issue.

Commissioner West stated that she would be unable to attend the May 28, 2024 meeting.

Chair Lobermeier suggested that the Commission work on their own to look more deeply at this issue and cancel the May 28, 2024 meeting since this would be the only topic. He stated that will give them some time to get caught up and can plan to discuss it at the first meeting in June.

UPDATES:

The Witzel rezoning application was tabled until the next City Council meeting in order to allow for a full quorum.

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE MAY 14, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:39 PM.

<i>Voting Aye:</i>	<i>Ortwerth, West, Holl, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
FROM: Kim Lindquist, City Planner
Fred Weck
MEETING DATE: June 11th, 2024
RE: Sketch Plan Review
APPLICANT/OWNER: Stephen Witzel
PROPERTY: PID R21.10674.02
FILE NO.: D-24-001

General Staff Review

Stephen Witzel (the “Applicant”) is proposing to subdivide the existing parcel into two parcels to create a second lot for future development. The property, PID R.21.10674.20, is located at the intersection of Hamlet Avenue and U.S. Highway 8 (locally designated Lake Boulevard) and has a combined area of 5.51 acres. The parcel is proposed to be subdivided east to west, with the northern lot estimated to be 2.48 acres. The southern lot will be approximately 3.03 acres. The subject parcel is currently vacant.

The property was recently rezoned to C-Commercial District from R2. The Applicant has provided a sketch plan illustrating the entirety of Lot 1 and Lot 2, in addition to mapping out the buildable area in each. According to the application, Lot 1 contains 48,975 square feet of buildable area and Lot 2 contains 47,051 square feet of buildable area. Given the property’s location it is currently subject to the Shoreland Management Overlay District, the Highway 8 Overlay District, and the Solar Energy Systems Overlay District. Any additional, appropriate regulations will need to be addressed during platting and site plan approval for the parcels.

Direction	Adjacent Zoning
North	Rural Residential
West	Rural Residential
South	Agriculture
East	Zoned Rural Residential with some commercial uses

In preparation for the preliminary and final plats, the applicant should ensure that plans adhere to the following sections of the City of Wyoming’s municipal ordinances:

Section 32-98 of the Subdivision Ordinance indicates lot requirements for any subdivision.

Section 40-516 and 40-517 provides requirements for the Solar Energy System Overlay District.

Division 10 Commercial District (C) of the Zoning Ordinance refers to the requirements for properties located within the C District with and without public sewer access.

Division 14 provides requirements as to the Highway 8 Corridor Overlay District.

Division 16 provides requirements as to the Shoreland Overlay District.

As of the writing of this report, no additional comments have been received from the other reviewers. Potential issues include, but may not be limited to:

The applicant is in the process of receiving a wetland delineation.

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

Comprehensive Plan Designation

The subject property is guided Commercial in the City's Comprehensive Plan. This land use category is described as follows:

"The Commercial Areas will allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic. Trash handling, service docks, signs and lighting must be softened through site planning and landscaping. Protecting nearby housing will be an important consideration during the review of site plan applications. Apply zoning regulations to control building materials, landscaping, parking, lighting, signs and access. Access to all parcels must be via City streets." - this location does not have municipal sewer and water available.

"Two areas designated for commercial development outside of the "Downtown Core" (that are along East Viking Boulevard and Highway 61/County Road 30) include:

- West of the interchange of I-35 and County Road 22.
- Along US Highway 8."

Zoning

The lot is currently zoned Commercial. The purpose of the Commercial District is intended to promote the development of retail and service business that require volumes of automobile traffic. The property is located within the Shoreland Management Overlay District, the Highway 8 Corridor, and the Solar Management Overlay District. It does not appear that the Solar Management District or the Shoreland Management Overlay District will have an impact on the development of the site.

Conforming lots in Commercial District are required to have the following minimum dimensional standards:

District	C – Commercial (current zoning)
Minimum Lot Area	20,000 square feet, Any area that falls in the Shoreland Management District will be subject to the more restrictive regulations.
Lot Width	100 feet, corner lots must be 15 feet wider than interior lots
Lot Depth	200 feet; must be less than four (4) times the lot width

Any future building within the C Districts shall conform to the following setback standards. Lot 2 will be impacted by the Highway 8 Corridor standards:

1. Front Yard Setback:
 - a. 135 feet from the centerline of all city streets or 150 feet from the road right-of-way and Trunk Highway 8, whichever is more restrictive.
 - b. 20 feet from the road right of way of a local street
2. Side Yard Setback:
 - a. 0 feet for principal buildings
 - i. 20 feet for principal buildings adjacent to a residential district
 - b. 3 feet for accessory buildings
 - i. 6 feet for accessory structures adjacent to a residential district
 - c. 10 feet for parking areas
 - i. 20 feet for parking areas adjacent to residential districts.
 - d. 5 feet for driveways
3. Rear Yard Setback:
 - a. 20 feet for principal buildings
 - b. 3 feet for accessory buildings
 - i. 6 feet for accessory buildings adjacent to residential districts.

- c. 10 feet for parking areas
 - i. 20 feet for parking areas adjacent to residential districts
- 4. Height
 - a. 45 feet (four stories) maximum height for principal building
 - b. 25 feet (one story) maximum height for accessory building

Based upon the buildable area shown, development on the parcel can occur without the need for variance. Most recently, there has been some review of the existing site wetlands which are different than what the applicant had provided in their application. Attached is a draft of the wetland delineation, although the delineation has not been finalized. It appears that the wetland basin in the north has expanded and the one to the south, removed from the wetland designation. Neither anticipated change should adversely impact the ability to develop the sites.

The site will have private well and septic. With the preliminary plat application, the applicant will need to provide soil boring information to ensure buildability and septic system locations.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for minor subdivisions is that when three or fewer lots are being created that the minimum park and trail fees will be collected without the need for the Joint Park Planning Board to meet unless the development is in an area where the City is looking to acquire park land. This policy was reaffirmed at a Joint Park Planning Board held on October 28, 2014.

The area of the proposed subdivision is not an area that the City is looking to acquire land and as such the City will require park and trail dedication funds. The minimum park dedication for the proposed subdivision equals \$1,500.00 plus the minimum trail dedication of \$300.00. The fees are to be collected prior to final plat approval.

Access

Currently the subdivision is proposing to separate the parcel along Hamlet Avenue. Both properties will reasonably be able to access Hamlet Avenue through the western perimeter of the respective lots.

Utilities

Municipal sanitary sewer and watermain are not available to the site at this time.

Drainage

Stormwater management review is not triggered by the current request. The site is located within the Comfort Lake – Forest Lake Watershed district, and the parcel is within shoreland management overlay. There may be some watershed-related permits required depending upon the amount of grading work anticipated for the ultimate development of the site, or if there is any wetland impacts. Additional information will be needed to assess whether watershed permitting is required.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. The applicant should ensure that district standards and regulations are met. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: SKETCH PLAN

A sketch plan application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) Stephen Witzel
Address 505 Fairmont ST NE.
City Fridley State MN Zip 55432
Phone Number 763-464-2111 (cell) Email steve.mmi@comcast.net

Owner(s) - If other than Applicant(s):
Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Owner(s) Signature(s) _____ Date _____

Legal description of property: Section 33 Township 33, lot 2, Blk 1, WITZEL ESTATES
lot 002 Blk 081 Subdivision Cd 10900

Property Identification Number: R.21.10674.02

Present use of property: vacant

Proposed use of property: Commercial

Present zoning of property: Pending R2 - C see 2-24-001

This application and the following attachments must be submitted to be considered a complete application:

- Total size of property: 5.51 acres Total acreage in wetlands or floodplain: 0.115 acre
Number of proposed lots: 2 ☐ Septic Site Evaluation Report(s) if available.
☒ 4 full size copies of the Sketch Plan ☒ 2 reduced copies (no larger than 11 X 17).
☒ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: [Signature] Date: 5.20.24
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received.

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

OFFICE USE ONLY

Application # D-24-001

Date Complete Application Received 5/20/24

Fee: \$100.00 + Escrow \$500.00

Revised 11/15/22

Date Application Received 5/20/24

120 Days 9/17/24

Date Paid 5/20/24

By: [Signature]
Official

Check # 0967002230

CONCEPT

PROPERTY DESCRIPTION:

Lot 2, Block 1, Witzel Estates, Chicago County, Minnesota.

SURVEY NOTES:

1. Orientation of this bearing system is based on the Chicago County Coordinate System NAD83 (1996 adj.).
2. Property is vacant.
PID No. 21.10574.02
3. The area of the property is 238,838 Sq. Ft. or 5.51 acres.
4. The subject property is within the Comfort Lake/Forest Lake Watershed District.
5. The subject property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain per FRM Map No. 27025C00750, effective April 17, 2012.

ACREAGE:

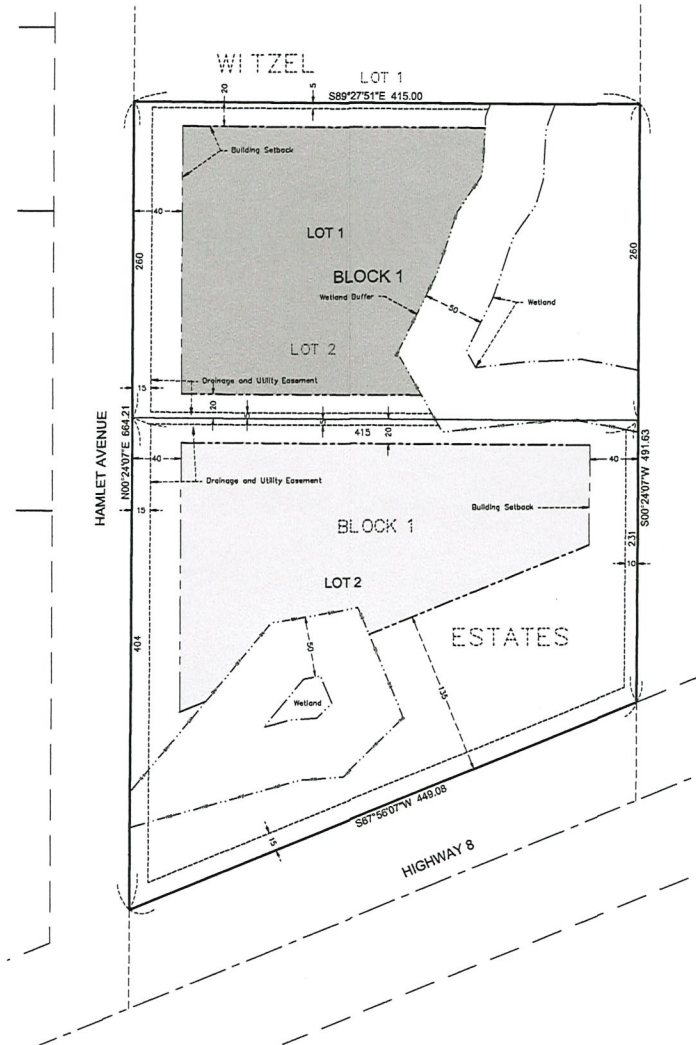
The total acreage of subject property 238,838 Sq. Ft. or 5.51 Acres

Lot 1, Block 1: 108,029 Sq. Ft. or 2.48 Acres

Lot 2, Block 1: 131,808 Sq. Ft. or 3.03 Acres

LEGEND

-  BUILDABLE AREA EXCLUSIVE OF EASEMENTS AND SETBACKS
AREA = 48,975 SQ. FT.
-  BUILDABLE AREA EXCLUSIVE OF EASEMENTS AND SETBACKS
AREA = 47,061 SQ. FT.



0 100 200
SCALE (IN FEET)

- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM
- DENOTES FOUND IRON MONUMENT
 - DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED PLS & ESD

DATE:	MONTH DAY YEAR	DATE:	AMENDMENTS	BY:	PREPARED FOR: STEVE WITZEL
SCALE:	AS SHOWN				
DRAWN BY:	JXX				
CHECKED BY:	YXX				
FILE NUMBER:	ZZZZZZ				
					DATE: LC NO.

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WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS



Legend —— 1' USGS Contours ● Upland Sample Location ◆ Wetland Sample Location ■ Wetland Boundary (On Site) ■ Subject Property ■ Wet Ditch	Scale: 1:1,500		Project Name: Hamlet Ave		Date: 4/24/2024
	Isanti		MDX Name: 2024-82 Hamlet Ave Wyoming		Project Number: 2024-82
	Chisago		Figure 5: Jurisdictional Delineation Map		
	Anoka				
Washington		Jacobson Environmental, PLLC. Phone: (612)-802-6619 E-mail: jacobsonenv@msn.com			