

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 23, 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 July 9, 2024.**

SCHEDULED PUBLIC HEARINGS:

- 2. Amend the Conditional Use Permit for a Planned Unit Development: C-24-001**
Location: The Summer Field residential development
Applicant / Owner: Jesse Moxness of Summer Field LLC
Property ID Numbers: 21.10582.XX

NEW BUSINESS:

OLD BUSINESS:

- 3. Interim Conditional Use Permit for a Residential Kennel: I-24-003**
Location: 24567 Elmcrest Avenue
Applicant: Alexander Kabalan
Property ID Number: 21.10624.30
- 4. Rezoning of parcels to match the Comprehensive Plan.**

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 9, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Vice Chairman West called the Regular Meeting of the Wyoming Planning Commission for July 9, 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: Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: Chair Mark Lobermeier

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 June 11, 2024

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 11, 2024, AS SUBMITTED.

Voting Aye: Ortwerth, West, Holl, and Iverson

Voting Nay: None

Abstain: None

Absent: Lobermeier

SCHEDULED PUBLIC HEARINGS:

2. Interim Conditional Use Permit (ICUP) for a Residential Kennel: I-24-003
Location: 24567 Elmcrest Avenue
Applicant: Alexander Kabalan
Property ID Number: 21.10624.30

Zoning Administrator Weck reviewed the request for an ICUP for a residential kennel at 24567 Elmcrest Avenue and explained that the property is a single family dwelling on 4.8 acres that is zoned agricultural that has one accessory building. He noted that the surrounding lots were also zoned agricultural. He stated that Mr. Kabalan has 4 dogs that are over 4 months of age and City Code only allows 3 dogs over 4 months of age. He stated that the applicant is requesting to have

up to 6 dogs on the property for personal use, not commercial. He noted that there is a 6 foot chain-link fence on the property with a 1 foot non-barbed wire on top and explained that City Code has a height limit of 6 feet for fences, so the applicant has indicated that the wire can be removed in order to comply with code. Staff is recommending approval with the 10 conditions included in the staff report. He noted that the applicant was not present at the meeting.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:04 P.M.

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

Dean Johnson, 4520 245th Street, stated that his property abuts the applicant's property and asked what kind of dogs would be at this kennel.

Zoning Administrator Weck stated that the dogs he has seen were German Shepherds.

Mr. Johnson asked if there was a reason that the fence had the wire at the top, whether the dogs were dangerous, and if they were being trained.

Zoning Administrator Weck stated that those questions would have to be answered by the applicant but noted that he had met the dogs and they did not seem dangerous to him.

Mr. Johnson stated that if these dogs get out and they have been trained as guard dogs, there have been instances that he has heard of where they ended up mauling children. He stated that if that happens it won't take much for them to be able to come after the applicant, but also the City, because they were the one who granted the permit for the dogs.

Zoning Administrator Weck stated that if the applicant complies with the requirements of the permit, the City has to approve the permit.

Mr. Johnson gave an example of people coming outside with their children because they want to play in their yard and if this were approved would then have 6 dogs barking at them through the fence. He noted that he did not believe the applicant had an area to keep the dogs that would be sound proof.

Kim Woehl, 25370 Kettle River Boulevard, stated that they live in the area and explained that she has several concerns about this application. She stated that she was concerned about quietness and enjoyment which is her legal right and explained that with 6 dogs at this property, they would completely lose that right. She stated that they own about 13 acres and feels that they have the right to have all sorts of critters. She noted that if the Commission had ever been near a kennel they would know that with 6 dogs there will be constant barking. She stated that now that she knows that these will also be large dogs, she also has concerns for families, children, but also the critters in the natural areas. She stated that, in her opinion, the fence is a complete eye sore and noted that when she first saw it she said that it looked like a prison. She stated that she has photographs that she can share if the Commission had not yet seen the fencing. She explained that she felt that there was a reason that the City had a limit of 3 dogs and reiterated that she would like to be able to have peace and enjoyment on her property and asked the Commission to take the barking issue and residents who were worried about their children or grandchildren into consideration.

Hayley Morin, 24645 Kettle River Boulevard, stated that she lives alongside of the applicant which

means she has a lot at stake with this decision. She stated that she was also opposed to the City allowing this permit for the same reasons that have already been stated by others. She stated that it was not because she did not like dogs and shared that she has 2 dogs of her own and contains them with electric collars. She noted that she does not know the applicant and had only seen them outside of the house once since they moved in back in November. She stated that she has seen the dogs and they are 6 large German Shepherds and have been barking at her, her dogs, and her young daughter. She explained that they had moved into this home in September in order to grow their family and enjoy the quiet of the property. She stated that she grew up in the City which is quiet and noted that she felt that the City had rules for a reason and asked that the City deny this request and limit them to 3 dogs. She stated that she has seen how this situation has already impacted the wildlife in the area because of the fence that is supposed to contain the dogs because it means that the deer can no longer cut through the path and the pheasants can't fly over. She stated that the applicant was taking away the path of the natural environment. She explained that was one of the reasons that they moved here because they wanted to be able to sit outside and enjoy the natural environment. She stated that her biggest concern is related to her young child and noted that she was planning to have more children. She stated that she had brought pictures of how close the fence is to her yard to share with the Commission. She explained that she was worried that if the 6 dogs get out of the fence, they will become pack dogs and will disrupt her time enjoying her home and family. She asked that the Commission not grant the permit that would allow them to have 6 dogs and urged them to ask themselves if they would like to live next door to 6 large dogs.

Boyd Bontjes, 24702 Kettle River Boulevard, stated that there is nobody living there and nobody has been mowing the grass. He asked if the City had any ordinances related to mowing, but noted that he did not want there to be a pigsty in his community. He stated that he would prefer that the City reject what they were asking for and reiterated that nobody was living there. He asked if nobody was living there who would feed the dogs or shut them up.

Chris Herrmann, 4723 250th Street, asked if someone had 6 dogs why it had to be a kennel permit and the City couldn't just say that they could have 6 dogs.

Zoning Administrator Weck stated that it is called a kennel permit because that is what the ordinance calls it.

Mr. Herrmann asked why the applicant would spend that much money to put up a fence of that caliber for 6 dogs. He explained that there are rumors going around that the person that bought this land was a legally operating pot grower. He stated that he has concerns about what will come in after the 6 dogs and asked if the applicant was working on making this a legal pot house. He stated that he would question if that was the kind of thing that he wants in his neighborhood. He stated that he was not saying that the applicant was a pot grower, but if you Google him or look him up on Facebook, he has a permit through the State to legally grow pot and does not live at this location. He stated that he would agree with the statements made by others that the fencing is an eyesore and it felt it didn't make sense to spend money on this kind of fence for 6 dogs when you weren't even going to living at the site. He stated that he did not want to have a legal pot business in the neighborhood or the community. He admitted that he was speculating but felt it was something that everyone should explore more closely to determine why so much money was put into the fence and that they have 6 guard dogs.

Brendan Woehl, 4581 250th Street N, stated that most of what he wanted to say has been covered by others and noted that he thinks everyone who has spoken was in agreement that this was not something they want to see in this community. He questioned why the applicant was not at the meeting to answer questions or even defend his plans. He stated that the applicant was not here, does not live on the property, and has not mowed the lawn. He stated that he did not believe that

they would pick up the poop or take care of the dogs. He noted that if someone has a 6 foot tall fence and 6 dogs, he felt it was because the dogs were not trained. He stated that he believed that the dogs would essentially be wild animals, living outside and taking care of themselves. He stated that they do not even know if they will be fed or if they will be hungry and want to get out. He reiterated that this is not something that they want in the neighborhood and close to their homes. He stated that he grew up further away in Wyoming and his parents have a situation where there are 2 dogs that live up on a hill and bark at night which drives them crazy so they have to close their windows. He cannot imagine a situation where there will be 6 dogs barking at night and stated that even though he lives 7 houses down from this property, he feels that he will hear them all the time, day and night. He stated that the permit is for an interim thing and asked if this meant that the City was granting them something for temporary use.

Zoning Administrator Weck explained that a CUP runs with the property, so if the City did not do this as an Interim Conditional Use Permit, when this individual left the property the next person could still have 6 dogs.

Dean Kubitschek, 24553 Elmcrest Avenue, stated that he lives next door and explained that his concerns began when he first saw people there because nobody lives there. He then saw fence posts laying in his yard so he had to take time off of work and show them the property lines because they did not get it surveyed which he believed needed to be done if you were going to install a fence.

Zoning Administrator Weck confirmed that they had not had the property surveyed, but noted that if they can find the property lines they do not need to survey the property.

Mr. Kubitschek stated that the fence guys did move the fence over after he spoke with them. He stated that he had seen the dogs and noted that he has an 8 year old daughter and having 6 German Shepherds next door scares him. He stated that the applicant does not live there and noted that he had only seen them a few times at night for a few hours and then they leave. He noted that he met the applicant once, but felt a bit like he was trying to be nice in order to get things approved. He stated that the applicant had a temporary fence along the back of the house that was about 12 feet high made out of chicken wire. He noted that when he was standing talking to the applicant a dog ran out to him and he said 'oh, she found a way out' because she had dug under the fence. He stated that this is a 4.8 acre property with a fence around it which means that there is a lot of room for the dogs to find a way out of the fence, which scares him. He stated that his daughter goes out and bounces on the trampoline right there and asked if he would have to move all of his stuff over now and put up a row of trees or fence. He stated that he was frustrated and explained that his biggest concern was safety and also that the yard has not been kept up. He expressed concerns about the possible effect on his property values with this type of property that looks like a prison and has 6 dogs barking at you right next door. He questioned if the applicant would get rid of the feces that is all over the place. He explained that he did not want to have his daughter scared to go outside and play. He noted that if the City grants this request they have told him that they will need to take the wire off the top of the fencing, but he felt that if that happened, then it will be not be safe. He encouraged the Commission to drive by and check it out if they hadn't already gotten to see it.

Mr. Bontjes stated that he felt that the fence that the City let them build was degrading to everyone's property on each side.

Mr. Kubitschek stated that he had someone text him today that he hadn't heard from in years who had driven by his house and the message was that his neighbor had gone crazy with a giant fence and asked what was going on.

Mr. Johnson asked if the City had any ordinances related to mowing and lawn upkeep.

Zoning Administrator Weck stated that there are City ordinances for mowing and stated that he believed it had to be kept under 7 inches, but nobody was living on the property right now.

Mr. Johnson stated that there is a \$500,000 house that he felt was just going to hell and also bringing down property values in the area.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO CLOSE THE PUBLIC HEARING AT 7:25 P.M.

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

Commissioner Holl asked if the applicant was planning to move into the property.

Zoning Administrator Weck stated that was his understanding.

Commissioner Iverson stated that there were complaints noted in the packet materials about the fence and asked if there had been any complaints about the dogs.

Zoning Administrator Weck stated that he had a complaint from one of the neighbors to let him know that the applicant had 4 or more dogs so a letter was sent to him describing his options. He stated that after receiving the letter, the applicant chose to apply for this kennel license.

Commissioner Holl stated that he was disappointed that the owner was not here tonight because there are obviously a lot of questions.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO TABLE THE REQUEST FOR AN INTERIM CONDITIONAL USE PERMIT (ICUP) FOR A RESIDENTIAL KENNEL: I-24-003, LOCATED AT 24567 ELMCREST AVENUE FOR ALEXANDER KABALAN, PROPERTY ID NUMBER: 21.10624.30, UNTIL THE APPLICANT BE PRESENT.

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

NEW BUSINESS - NONE

OLD BUSINESS:

3. Rezoning of Undeveloped Parcels to Match the Comprehensive Plan

Zoning Administrator Weck stated that he was hoping that Chair Lobermeier was going to be present to discuss this item. He explained that they he put the maps in the packet was because he had spoken with a resident that was trying to sell their parents farm that is slated for R-3. He stated they had raised concerns about what they could do with it if the City sewer and water wasn't there yet. He explained that the City could do the mass rezoning or they could perhaps look at the service areas for the sewer for the upcoming stages and take a look at the rezoning of the properties that were closer. He stated that his concern was that would still leave them with the

mess they have had over the last few years where if that property could get developed, they are looking at the old zoning and not the Comprehensive Plan zoning. He suggested that the Commission take some to look over the maps before they hold the next discussion.

Commissioner Iverson asked where things stood with relation to the communication plan to inform residents about this situation and make sure the Council knows what they are trying to do.

Zoning Administrator Weck stated that they were hoping to present something to the Council next week, but it will need to be rescheduled for a time that they don't already have a Work Session meeting.

COMMUNICATIONS:

UPDATES:

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE JULY 9, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:36 PM.

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

CITY OF WYOMING PLANNING AND ZONING

TO:	Planning Commission
DATE:	July 18, 2024
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	PUD Amendment
OWNER:	Jesse Moxness
PROPERTY:	Sumer Field 2nd and 3rd Additions
FILE NOS.:	C-24-001

OVERVIEW

Summer Fields LLC (“applicant”) have requested an amendment to their PUD to permit reduced side yard setbacks on Lots 1-9, Block 1 and Lots 1-6 Block 2 Summer Field 2nd Addition and Summer Field 3rd Addition Outlots. This covers the subdivision, meaning that all lots to be developed would be allowed the reduced side yard setbacks, if approved. The applicant indicates that builders looking at the lots are requesting room to construct 3-car garages, which is difficult to accommodate with the platted lot widths and required setbacks currently approved for the properties. Lot side yard setbacks are 7.5’ and the request is to reduce the side yard setbacks to 5’ on each side. The applicant is also requesting a modification from the 20’ requirement for corner side yards to 15”.

From a process standpoint, a PUD is approved through a conditional use permit process. To amend the approved PUD, an amendment to the CUP (Resolution No 20-12-115) would be appropriate.

STAFF RECOMMENDATION

Based on staff’s analysis of the request and the goals and objectives of the City of Wyoming, staff recommends approval of an amended Conditional Use Permit for a Planned Unit Development in the Shoreland District to amend the side yard setbacks of the Summer Field PUD to 5 feet on interior lots and 15 feet for side yard corner lots subject to the following:

1. There shall be no construction within the standard drainage and utility easements regardless of the building pads shown on the plans.
2. Public utilities located along lot lines require greater easements and therefore greater side yard setbacks. All parcels that contain public utilities will provide expanded side yard easements and setbacks as required by the City Engineer.
3. The final setbacks and easements for each lot must be approved by the City staff.
4. All other conditions of the Conditional Use Permit for the PUD Resolution No 20-12-115 remain unchanged.

BACKGROUND

In January 2020, the City reviewed and approved a sketch plan for the Subdivision. On January 14, the Joint Park Planning Commission met to discuss the development and agreed to cash in lieu of land dedication. Also, during January, a wetland delineation was completed that identified 7 wetlands within the project area. In September 2020, WSB finalized an Environmental Assessment Worksheet (EAW) for the Subdivision. The EAW determined that the proposed project “does not have the potential for significant environmental effects.” Conclusions from EAW also found that the project does not have the potential for significant environmental effects to trigger the need for an Environmental Impact Statement (EIS).

On October 20, 2020, a preliminary plat and request for rezoning parcels containing the Subdivision from R1 – Rural Residential I to R4 – One and Two Family were reviewed and approved by the City Council with recommended conditions from staff. In November 2020, the City approved a Conditional Use Permit for a Planned Unit Development that applied to the entire development. The applicant also received final plat approval for a 19-lot subdivision, which formed the first phase of Summer Fields.

STAFF REVIEW

The applicant is requesting approvals to permit reduction of side yard setbacks to permit building sites to provide a 3rd stall garage (at construction or in the future) without replatting of lots. The lot width along with the setbacks restricts the width of the buildings. In a preliminary review, staff notes there are some areas where public utilities necessitate larger easements and therefore larger side yard setbacks. It is believed the applicant has addressed these conditions. However, the city just received the plans in the Commission packet and therefore recommends conditions of approval to allow time to fully review each lot for appropriate setbacks and easements.

During the initial review, staff noted that there were only minor changes to grading plans. Therefore no significant changes to site grades or drainage plans from that initially approved in 2020 are anticipated.

In the current market, builders continue to request smaller lots and resulting smaller setbacks. While there may be some case to be made to maintain front and rear yard setbacks, rarely do homeowners utilize their side yards reducing the need for larger side yards. However, often public and private utilities are located within side yards, particularly along shared lot lines. Therefore, appropriate easements and setbacks are required; typically, the standard 5’ side yard easements, for a total of ten feet is enough for private utility construction and provision of any necessary swales for drainage purposes.

The request is to slightly reduce side yard setbacks to permit wider house footprints. Providing flexibility for new home construction may lead to meeting some of the communities’ housing goals as found within the City’s Comprehensive Plan:

- Increase the range of housing options for people in all stages of life to retain and attract residents.
- Emphasize housing options like starter homes for young families and senior housing in locations that provide additional uses within walking distance.
- Preserve the integrity of neighborhood by ensuring neighborhoods are maintained to a high standard that reflects the values of the community.

Providing the option to build a 3rd stall garage now or in the future, will permit new owners some flexibility depending upon their life situation, hopefully retaining new residents who move into the neighborhood. While the applicant indicates the home price points may be slighter higher than starter homes, the ability to grow into the house may be a desirable quality for younger families. Permitting additional storage may also reinforce storing items inside, maintaining a high standard within the community.

CUP STANDARDS

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting of a Conditional Use Permit is required for approval of PUD. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
Residential development is consistent with the Comprehensive Plan and the approved PUD. This standard has been met.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
The current request does not modify the number of lots or increase any impacts that would be experienced with approval of the initial Summer Field PUD. This standard has been met.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
The request does not impact the distance or screening previously anticipated with the 2020 approvals. The standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
The request results in a total of 5' less in side yard open space. The change will be applied universally within the project and should not have an adverse impact on any adjacent properties. This standard has been met.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
The use is consistent with the Comprehensive Plan and new housing is desired within the community. This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.
This standard has been met.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The property will continue to be used for residential purposes. This standard has been met.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
The request will not alter the anticipated traffic generation of the approved subdivision. This standard has been met.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
N/A
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

The amendment to the PUD through the CUP process should not be detrimental to the public health, safety, or general welfare of the community.

11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.
N/A
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
The request does not alter the proposal enough to impact any natural or scenic features as compared to the current approval.
13. The use will cause minimal adverse environmental effects.
The proposed change will not create any adverse environmental effects. This standard has been met.

Next Steps

The City Council will review the Planning Commission's recommendation at the next regularly scheduled meeting.



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

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: Summer Field 2nd and 3rd Additions

Applicant(s): Name(s) Summer Field LLC

Address 11538 Bristol Road

City Chisago City

State MN

Zip 55013

Phone Number 651-368-6767

Email jesse@principlebuilders.com

Owner(s) - If other than Applicant(s):

Name(s) _____

Address _____

City _____

State _____

Zip _____

Phone Number _____

Email _____

Owner(s) Signature(s) _____

Date 7/1/2024

Legal description of property: Lots 1-9, Block 1 & Lots 1-6, Block 2 Summer Field 2nd Addition & Summer Field 3rd Addition Outlots

Property Identification Number: R.21.

Present Zoning: 140 Res V Land 4B4

Present use of property: Residential Land Development

Proposed use of property: Subdivide into Detached Single Family Villa Lots

Is this an application for an Interim Use permit? ☐ Yes ☐ No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ____ / ____ / ____ OR Event: _____

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

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
 - Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
 - The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) _____

Date 7/1/2024

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. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Date Complete Application Received 7/1/24

Application # 624-001

60 Days 8/30/24

Date Paid 7/1/24

Date Application Received 7/1/24

By: [Signature]

Official
Check # 002197

Fee: **\$220.00 + Escrow**

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Summer Field LLC - Jesse Moxness

Address: 11538 Bristol Road Chisago City MN 55013

Type of Business: Development Company

Business name: Summer Field 2nd and 3rd Additions

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: _____
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: _____
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☒ Yes ☐ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: _____
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☒ Yes ☐ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: _____
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: _____
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: _____
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Application # _____

Revised 01/24/23

7/1/2024

CITY OF WYOMING

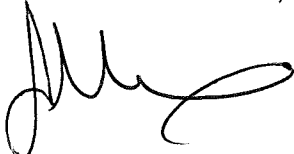
26885 FOREST BLVD WYOMING MN 55092

I am requesting this change to our setbacks as I have received multiple requests for three-car garage options on the "Villa" lots in this community. We are looking for ways to accommodate more affordable homes and keep clients in this community. We have established the price point in the current market is under \$400k for home packages. The number one request is for a 3-car garage option, and we can only accommodate that with a 40' wide pad size. I know the community is working on more affordable housing options, so this will help in that quest.

I have several larger builders interested in the community, but with the current pad size width, that will not work for their plan designs. I have personally brought 2 clients now to another project I have in Lindstrom MN (Morning Sun) that has 40' pad widths on 50' lots and they are building there due to the three-car garage options.

I attached plans so you have an example of the product that is selling. I want to keep potential new homeowners in this community. This is one of many ways we can make that happen.

RESPECTFULLY,

A handwritten signature in black ink, appearing to read 'Jesse Moxness', with a stylized, flowing script.

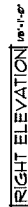
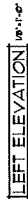
JESSE MOXNESS
651-368-6767

人



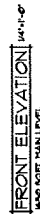
SPECIAL NOTICE:
 THE ACCOUNTS AND RECORDS OF THE
 NATIONAL ARCHIVES ARE AVAILABLE FOR
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 HEREIN IS UNCLASSIFIED, EXCEPT
 WHERE SHOWN OTHERWISE. IT IS THE
 POLICY OF THE NATIONAL ARCHIVES
 TO MAKE AVAILABLE TO THE PUBLIC
 ALL INFORMATION IN ITS POSSESSION
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 EXEMPTION IS AUTHORIZED BY
 EXECUTIVE ORDER 13526, 68
 CONFIDENTIALITY NOTICE
 ©2000 BY THE NATIONAL ARCHIVES

KAYE 20254	RF
B230	NF
16009	NF
16156	NF
16184	NF

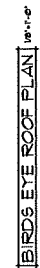


LEVEL HEIGHT INFORMATION TABLE		
LEVEL	RCH	TOP OF WINDOW R.O.
MAIN / EYE	9'-10"	7'-10 1/2"

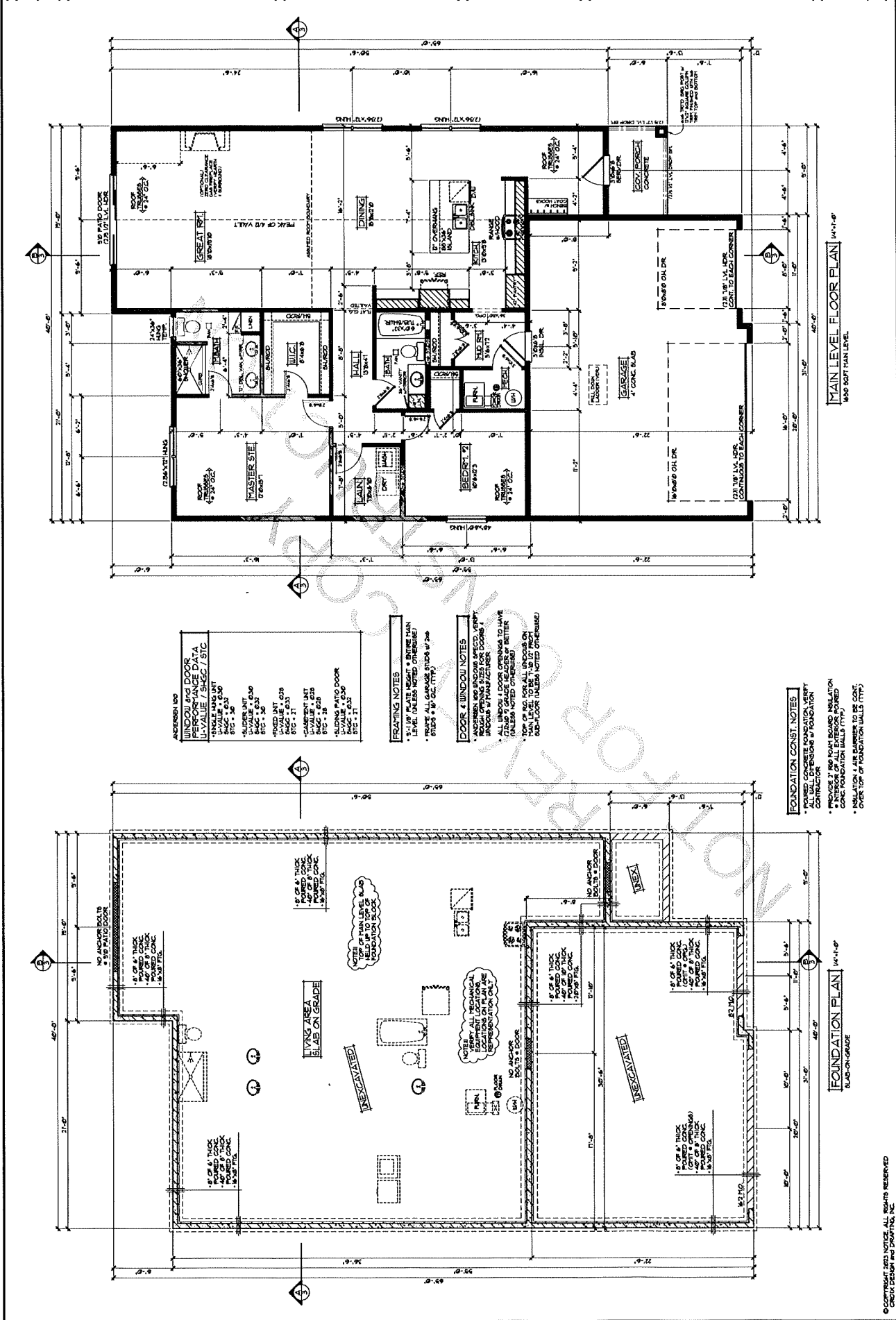
- * AMPERSEN 1600 WINDOWS EFFECTD.
- * ALUMINUM SOFFITS & FASCIA
- * BOARD & BATTEN SIDING WHERE SHOWN
- * VINYL SIDING-CORNER TRIM
- * WINDOW/DOOR TRIM WHERE SHOWN
- * ATONE VINYL WHERE SHOWN



NOTE:
EXTERIOR DOORS & GARAGE
DOORS ARE REPRESENTATION
ONLY. VERIFY EXACT STYLE OR
FINISH WITH THE OWNER.

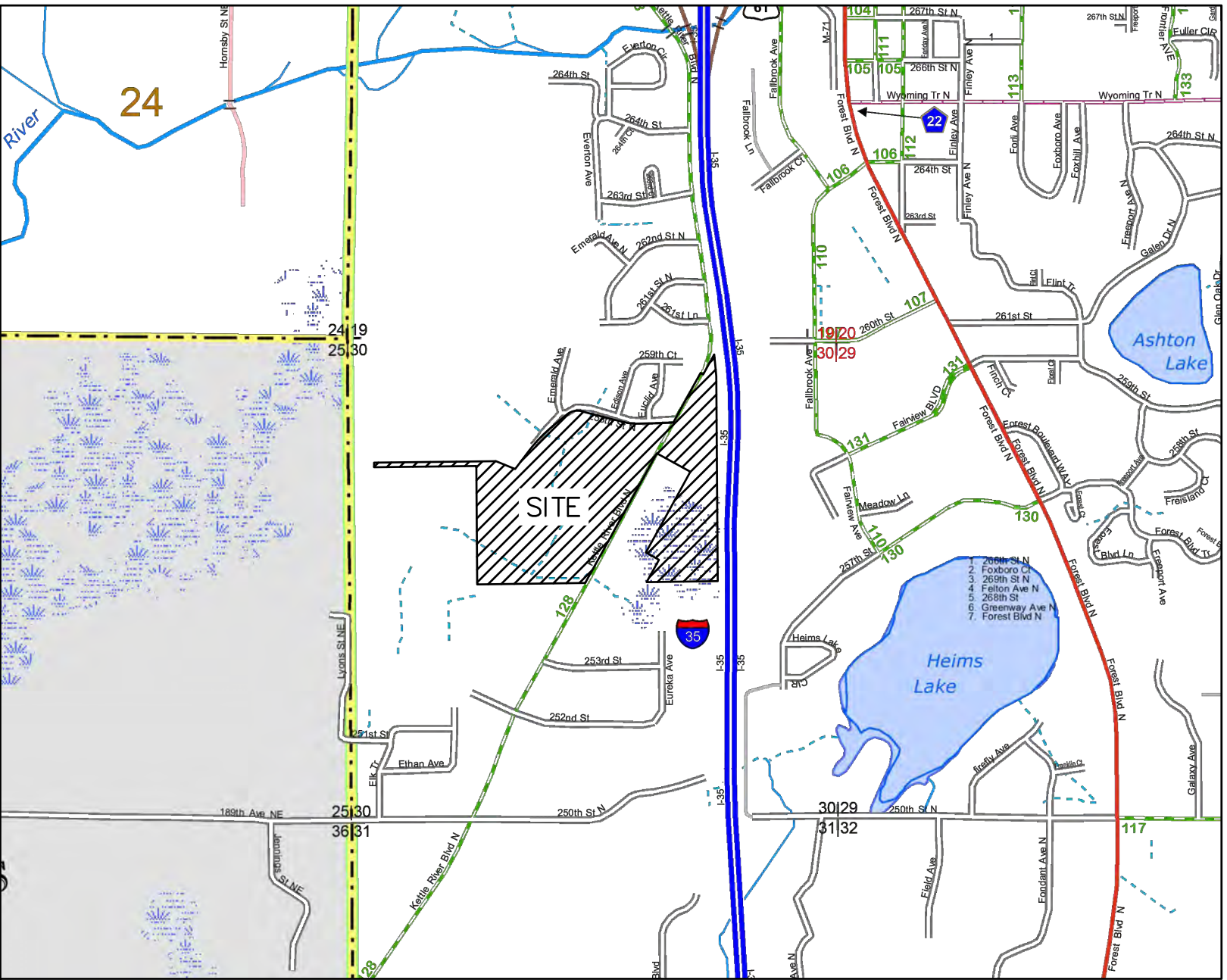
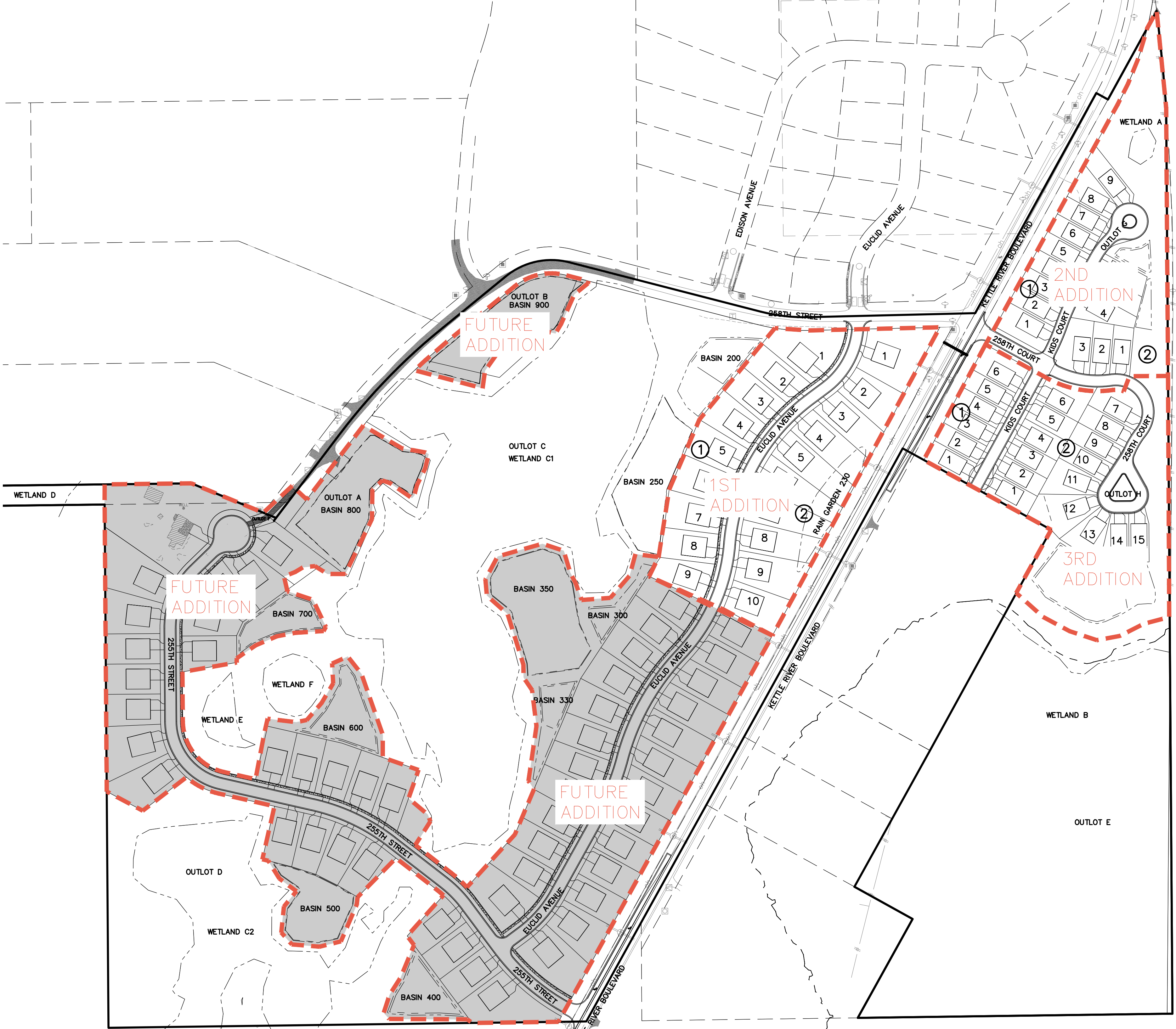


THE "JULIA" MODEL

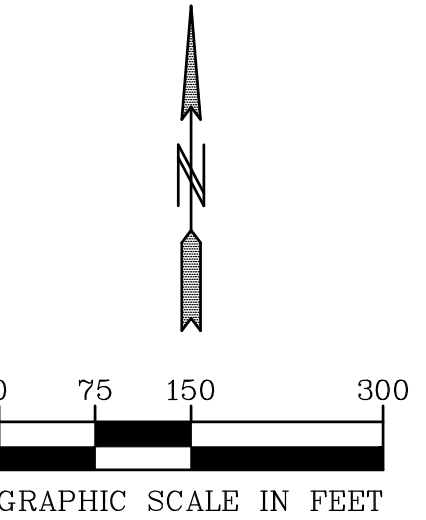


CROSS SECTION 'B'

SUMMER FIELDS
CONDITIONAL USE PERMIT - AMENDMENT 1
WYOMING, MINNESOTA



LOCATION MAP



SHEET INDEX

0.1	COVER SHEET
0.2	LEGEND
1.1	EXISTING CONDITIONS
2.1-2.3	PRELIMINARY PLAT
3.1-3.3	SITE PLAN
4.1	GRADING PLAN (2ND & 3RD)
5.1	EROSION CONTROL PLAN (2ND & 3RD)
6.1	SEEDING PLAN (2ND & 3RD)
7.1-7.2	WETLAND BUFFER PLAN
8.1	SANITARY & WATERMAIN CONSTRUCTION (2ND & 3RD)
9.1	STORM SEWER PLAN (2ND & 3RD)
10.1-10.2	TURN LANE PLAN
11.1-11.6	DETAILS

LEGEND			
UTILITY LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAIN TILE
			SOLID DRAIN TILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
SITE LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
# symbol"/>			
[] symbol"/>			
SURVEY LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
			GRAVEL SURFACE
			BITUMINOUS SURFACE
			CONCRETE SURFACE
			RIP RAP
			SELECT BACKFILL MATERIAL
			EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN
			WETLAND
			WETLAND UPLAND BUFFER
			WETLAND MITIGATION
			PERMANENT TURF RESTORATION
			PERMANENT WET BASIN SEEDING
			UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH

EROSION & SEDIMENT CONTROL	
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
	CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	TREE FENCE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
CL	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAIN TILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	
DRAINAGE & UTILITY EASEMENT	
FINISHED GROUND ELEVATION	
LOWEST OPENING ELEVATION	
STEP HEIGHT (IF REQUIRED)	
LOWEST FLOOR ELEVATION	
GARAGE ELEVATION	
RECOMMENDED GARAGE SIDE	
FINISHED ELEVATION @ LOT CORNER	
29.0	
28.0	
331.5	
LO=929.0	
LO	
1' STEP	
LF=929.0	
G=37.0	
35.5	
34.5	
CL STREET	
BLOCK NO.	
LOT NO.	
HOUSE TYPES	
R	RAMBLER OR SPLIT ENTRY
LO	RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT
WO	RAMBLER WALKOUT
SE	SPLIT ENTRY
SEWO	SPLIT ENTRY WALK OUT
SLO	SIDE LOOKOUT
SWO	SIDE WALKOUT

That part of the Northwest Quarter of the Northwest Quarter, East Half of the Northwest Quarter and West Half of the Northeast Quarter, all of Section 30, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence North 86 degrees 11 minutes 07 seconds East, assumed bearing along the South line of said Northeast Quarter of the Northwest Quarter, 454.84 feet to the center line of the easement described in Document Number: 161087 in the Chisago County Recorder's Office; thence South 34 degrees 04 minutes 02 seconds West, along said center line, to the point of beginning of the parcel to be described at a point distant 8.84 feet Northeastly of the point of beginning of said center line; thence return Northeastly and Easterly, along said center line, 1240 feet, more or less, to the West line of the Northwest Quarter of the Northeast Quarter of said Section 30; thence Northerly, along said West line, 760 feet, more or less, to the North line of said Northwest Quarter of the Northeast Quarter; thence Easterly, along said North line, 360 feet to a point hereinafter known as "Point A"; thence continuing Easterly, along said North line, to the Westerly right-of-way line of Kettle River Boulevard (also known as Service Drive B of Interstate Highway No. 35); thence Southerly, along said Westerly right-of-way line, to the South line of the North 66 feet of said Northwest Quarter of the Northeast Quarter; thence Westerly, along said South line, to a line drawn Southerly, perpendicular to the North line of said Northwest Quarter of the Northeast Quarter, from said "Point A"; thence Southerly, along said perpendicular line, 584 feet; thence Easterly, deflecting 90 degrees to the left, to the center line of Kettle River Boulevard; thence Northeastly, along said center line, to the Westerly line of Interstate Highway No. 35; thence Southeastly, Northeastly and Southerly, along said Westerly right-of-way line, to the East line of the Southwest Quarter of the Northeast Quarter of said Section 30; thence Southerly, along said East line, to the South line of said Southwest Quarter of the Northeast Quarter; thence Westerly, along said South line, 780 feet, more or less, to the Southeast corner of the parcel described in Document Number 112392; thence Northeastly, along the Easterly line of said parcel, 280 feet, more or less, to the Northeastly corner of said parcel; thence Northwesterly, along the Northerly line of said parcel, 165 feet, more or less, to the Southeast corner of the parcel described in Document Number 118964; thence Northwesterly, along the Easterly line of said parcel and along the Easterly line of the parcel described in Document Number 118963 and along the Easterly line of the parcel described in Document Number 117664, a distance of 1012 feet, more or less, to the Northeast corner of said parcel described in Document Number 117664; thence Northwesterly, along the Northeastly line of said parcel, 420 feet, more or less, to the center line of Kettle River Boulevard; thence Southwesterly, along said center line, to the South line of the Southeast Quarter of the Northwest Quarter of said Section 30; thence Westerly, along said South line, to the West line of said Southeast Quarter of the Northwest Quarter; thence Northerly, along said West line, to the South line of the Northwest Quarter of the Northwest Quarter of said Section 30; thence Southerly, along said South line, to the West line of the East 1122 feet of said Northwest Quarter of the Northwest Quarter; thence Northerly, along said West line, to the North line of the South 50 feet of the North Half of the Northwest Quarter of said Section 30; thence Easterly, along said North line, to a line that bears North 70 degrees 55 minutes 25 seconds West from the point of beginning; thence South 70 degrees 55 minutes 25 seconds East, along said line to the point of beginning.

Excepting therefrom that part thereof deeded to Wyoming Township recorded in Document Number 171102 which is described as follows:

That part of the NW1/4 of NE1/4, Sec. 30, Twp. 33 North, Range 21 West, described as follows: Commencing at the point of intersection of the center line of Kettle River Boulevard with the center line of 258th Street as described on Document Number 161087 (which point is the terminus of said 258th Street); thence SWly, along the center line of said Kettle River Boulevard, 100 feet to the point of beginning of the parcel to be described; thence NWly, at a right angle, 33 feet to the NWly right-of-way line of Kettle River Boulevard; thence SWly, at a right angle, 2 feet; thence SEly, at a right angle, 66 feet to the SEly right-of-way line of said Kettle River Boulevard, thence NEly, at a right angle, 2 feet; thence NWly, at a right angle, 33 feet to the point of beginning.

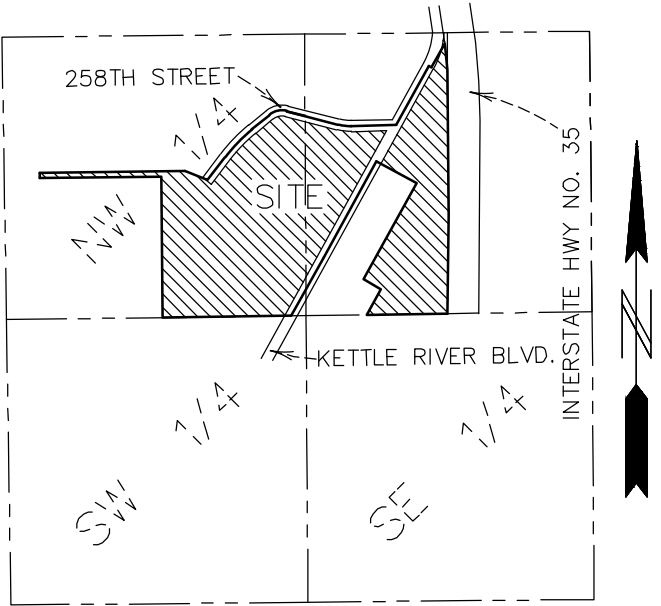
Also Except:

That part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty (30), Township Thirty-three (33) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows: Beginning at a point on the north line of said Northwest Quarter of the Northeast Quarter, distant 360 feet easterly of the North Quarter corner of said Section 30, thence westerly along said north line to the west line of said Northwest Quarter of the Northeast Quarter thence southerly along said west line to the center line of a road easement for 258th Street as described on document number 161087, thence easterly along said center line to the center line of Kettle River Boulevard, thence northerly along said center line to the south line of the north 650 feet of said Northwest Quarter of the Northeast Quarter, thence westerly along said south line to a line drawn southerly perpendicular to the north line of said Northwest Quarter of the Northeast Quarter from the point of beginning, thence northerly along said perpendicular line to the south line of the north 66.00 feet of said Northwest Quarter of the Northeast Quarter, thence easterly along said south line to the westerly right of way line of Kettle River Boulevard (also known as Service Drive B of Interstate Highway No 35; thence northerly along said westerly right of way line to the north line of said Northwest Quarter of the Northeast Quarter, thence westerly along said north line to the point of beginning.

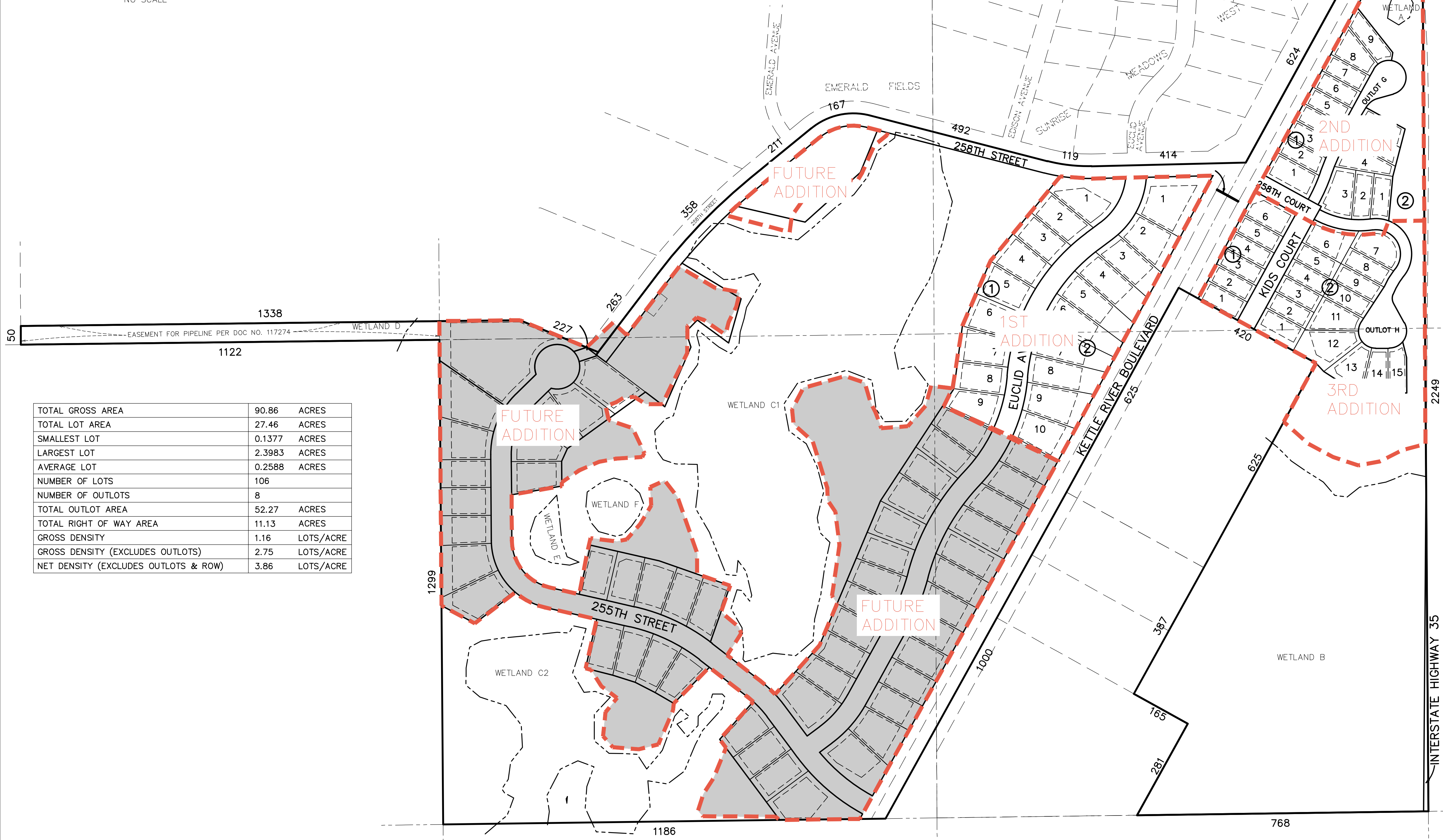
Also Except:

That part taken by the State of Minnesota for Highway Purposes.

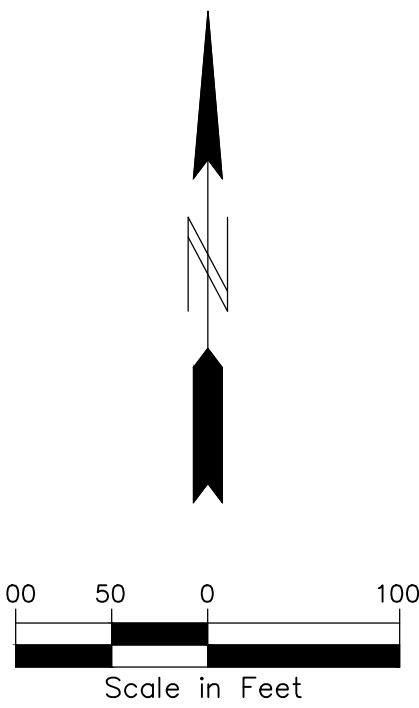
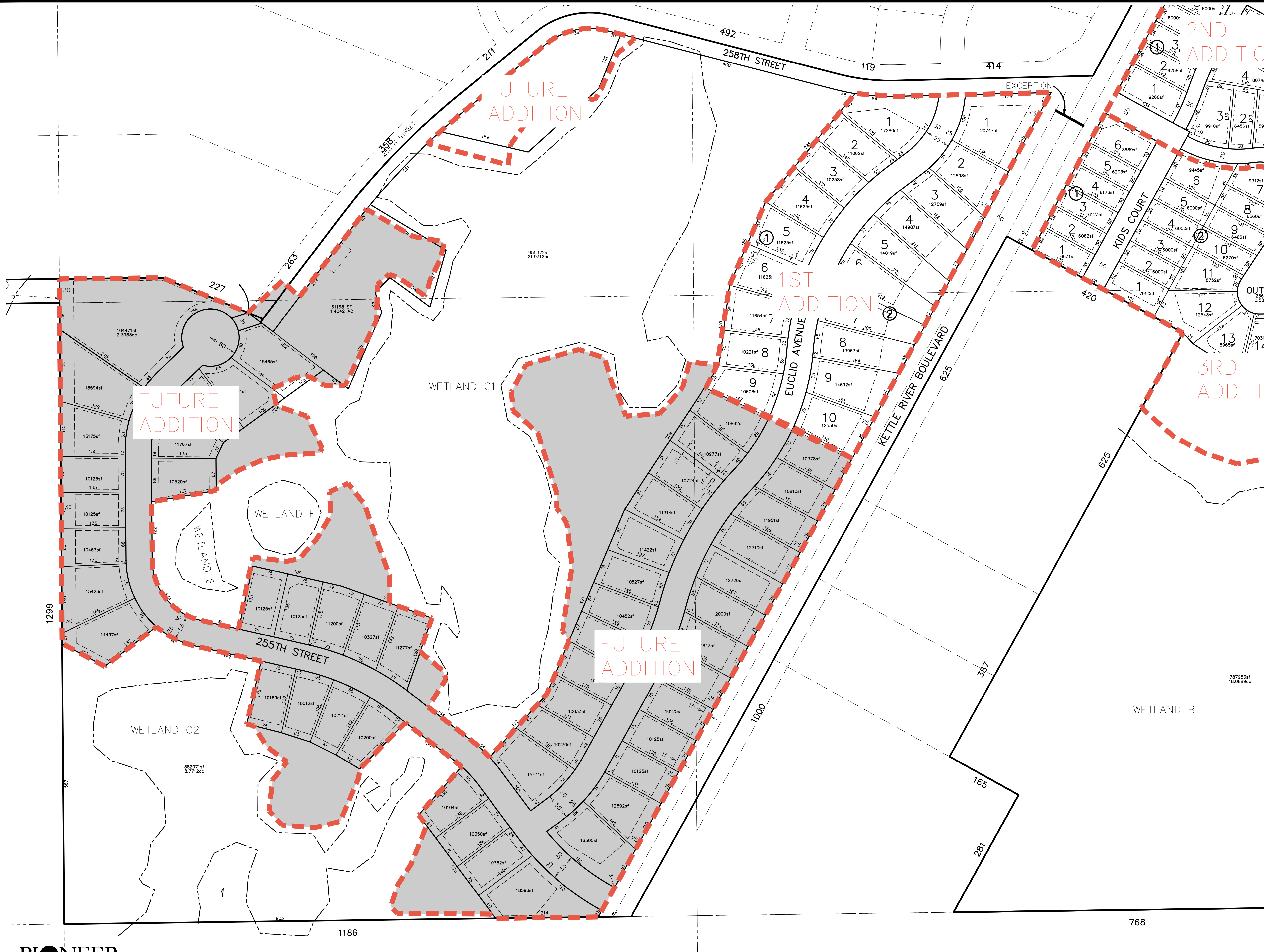
All in Chisago County, Minnesota.



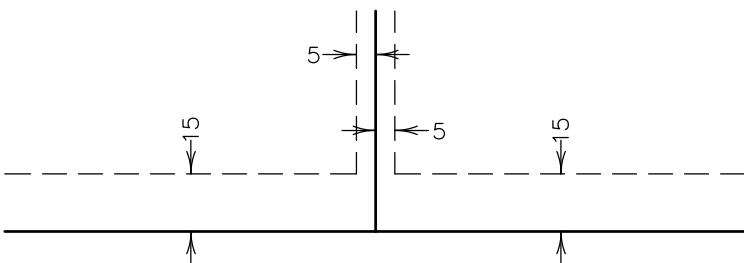
SECTION 30, TWP. 33, RGE. 21
LOCATION MAP
NO SCALE



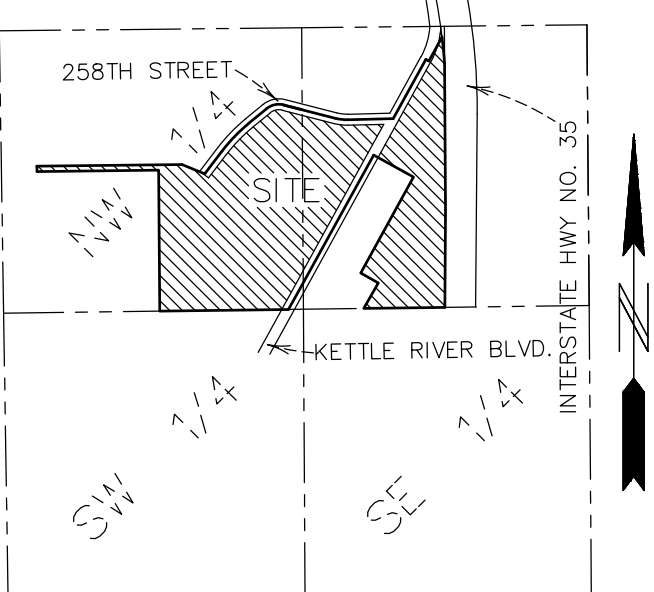
TOTAL GROSS AREA	90.86	ACRES
TOTAL LOT AREA	27.46	ACRES
SMALLEST LOT	0.1377	ACRES
LARGEST LOT	2.3983	ACRES
AVERAGE LOT	0.2588	ACRES
NUMBER OF LOTS	106	
NUMBER OF OUTLOTS	8	
TOTAL OUTLOT AREA	52.27	ACRES
TOTAL RIGHT OF WAY AREA	11.13	ACRES
GROSS DENSITY	1.16	LOTS/ACRE
GROSS DENSITY (EXCLUDES OUTLOTS)	2.75	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & ROW)	3.86	LOTS/ACRE



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 15 feet in width
and adjoining street lines and rear lot lines
unless otherwise indicated on the plat.



SECTION 30, TWP. 33, RGE. 21
LOCATION MAP
NO SCALE

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Surveyor
under the laws of the State of Minnesota

Name: Peter J. Hawkinson
Reg. No.: 42299 Date: 08-24-2020

Revisions
1. 11-19-20 City Comments
2. 3-18-21 City Comments

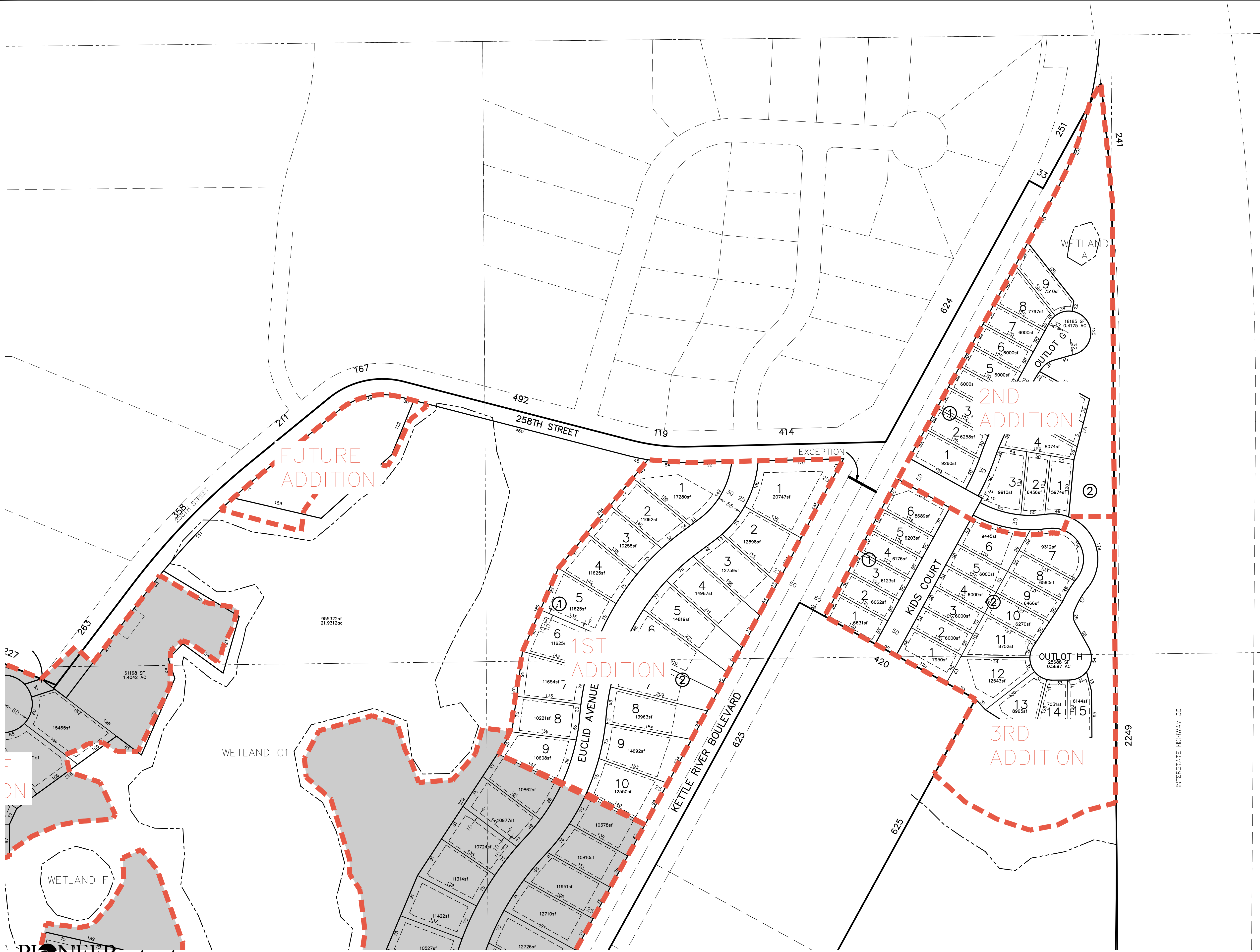
Date: 08-24-20
Designed: NAP/MSN
Drawn: MSN

PRELIMINARY PLAT

MOXNESS DEVELOPMENT GROUP
11556 BRISTOL ROAD
CHISAGO CITY, MINNESOTA 55013

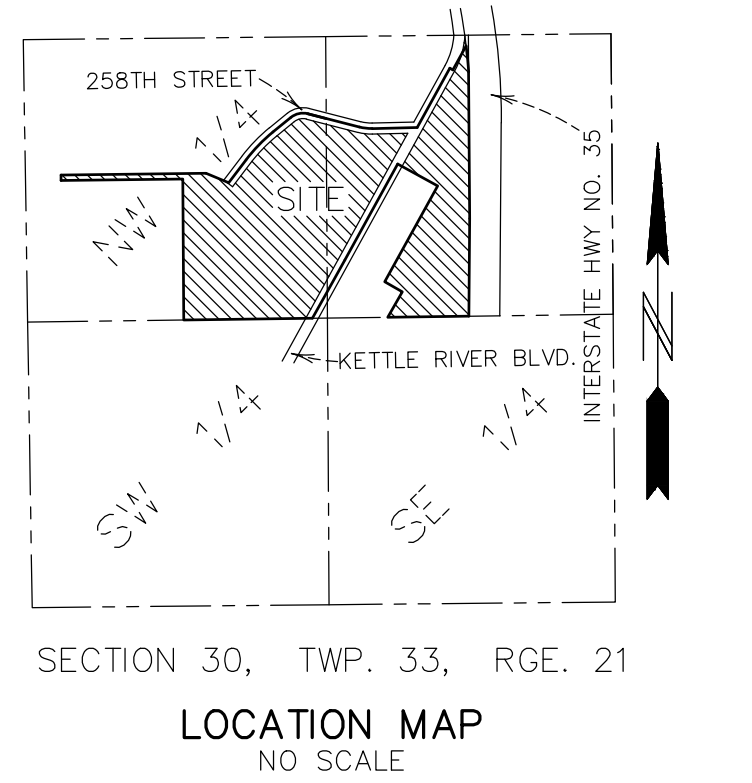
SUMMER FIELDS
WYOMING, MINNESOTA

2.2 OF 32



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 15 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plot.



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Name: Peter J. Hawkinson
Reg. No.: 42299 Date: 08-24-2020

Revisions:
1. 11-19-20 City Comments
2. 3-18-21 City Comments

Date: 08-24-20
Designed: NAP/MSN
Drawn: MSN

PRELIMINARY PLAT

MOXNESS DEVELOPMENT GROUP
11556 BRISTOL ROAD
CHISAGO CITY, MINNESOTA 55013

SUMMER FIELDS
WYOMING, MINNESOTA

2.3 OF 32

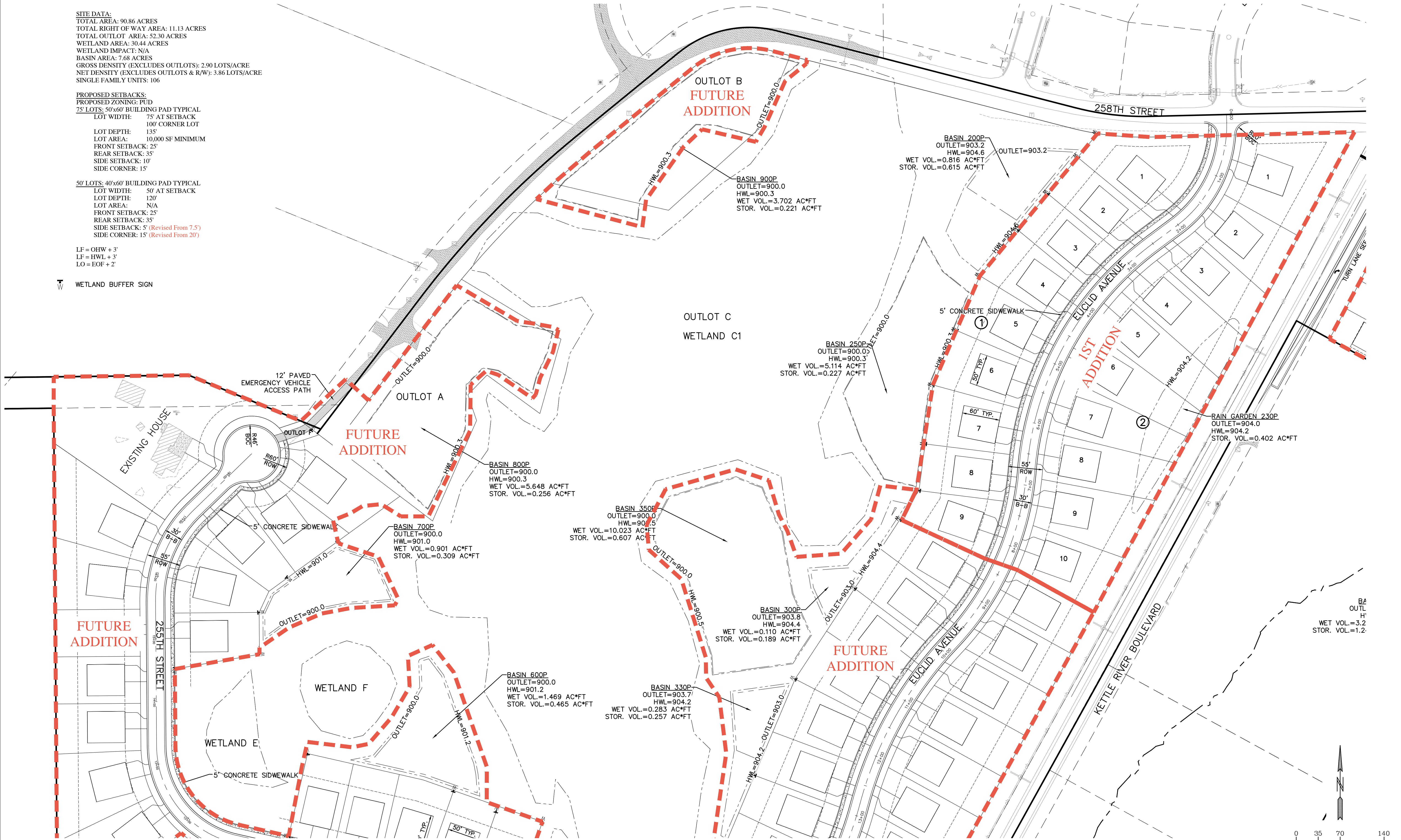
SITE DATA:
TOTAL AREA: 90.86 ACRES
TOTAL RIGHT OF WAY AREA: 11.13 ACRES
TOTAL OUTLOT AREA: 52.30 ACRES
WETLAND AREA: 30.44 ACRES
WETLAND IMPACT: N/A
BASIN AREA: 7.68 ACRES
GROSS DENSITY (EXCLUDES OUTLOTS): 2.90 LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W): 3.86 LOTS/ACRE
SINGLE FAMILY UNITS: 106

PROPOSED SETBACKS:
PROPOSED ZONING: PUD
75' LOTS: 50'x60' BUILDING PAD TYPICAL
LOT WIDTH: 75' AT SETBACK
100' CORNER LOT
LOT DEPTH: 135'
LOT AREA: 10,000 SF MINIMUM
FRONT SETBACK: 25'
REAR SETBACK: 35'
SIDE SETBACK: 10'
SIDE CORNER: 15'

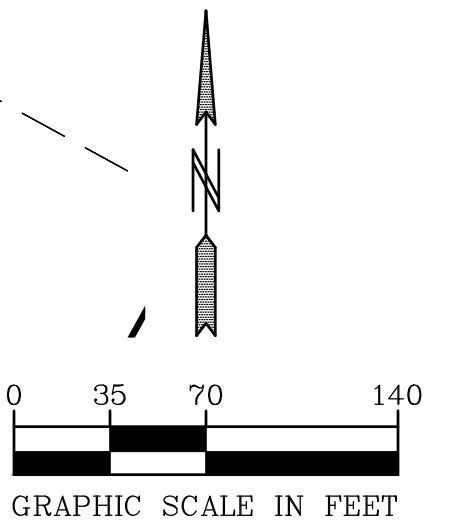
50' LOTS: 40'x60' BUILDING PAD TYPICAL
LOT WIDTH: 50' AT SETBACK
LOT DEPTH: 120'
LOT AREA: N/A
FRONT SETBACK: 25'
REAR SETBACK: 35'
SIDE SETBACK: 5' (Revised From 7.5')
SIDE CORNER: 15' (Revised From 20')

LF = OHW + 3'
LF = HWL + 3'
LO = EOF + 2'

W WETLAND BUFFER SIGN



B/A
OUTL
H'
WET VOL.=3.2
STOR. VOL.=1.2



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Engineer
under the laws of the State of Minnesota

Name
Brian N. Molinaro
Reg. No. 47504 Date 06-19-2024

Revisions
1. 07-16-24 City Comments

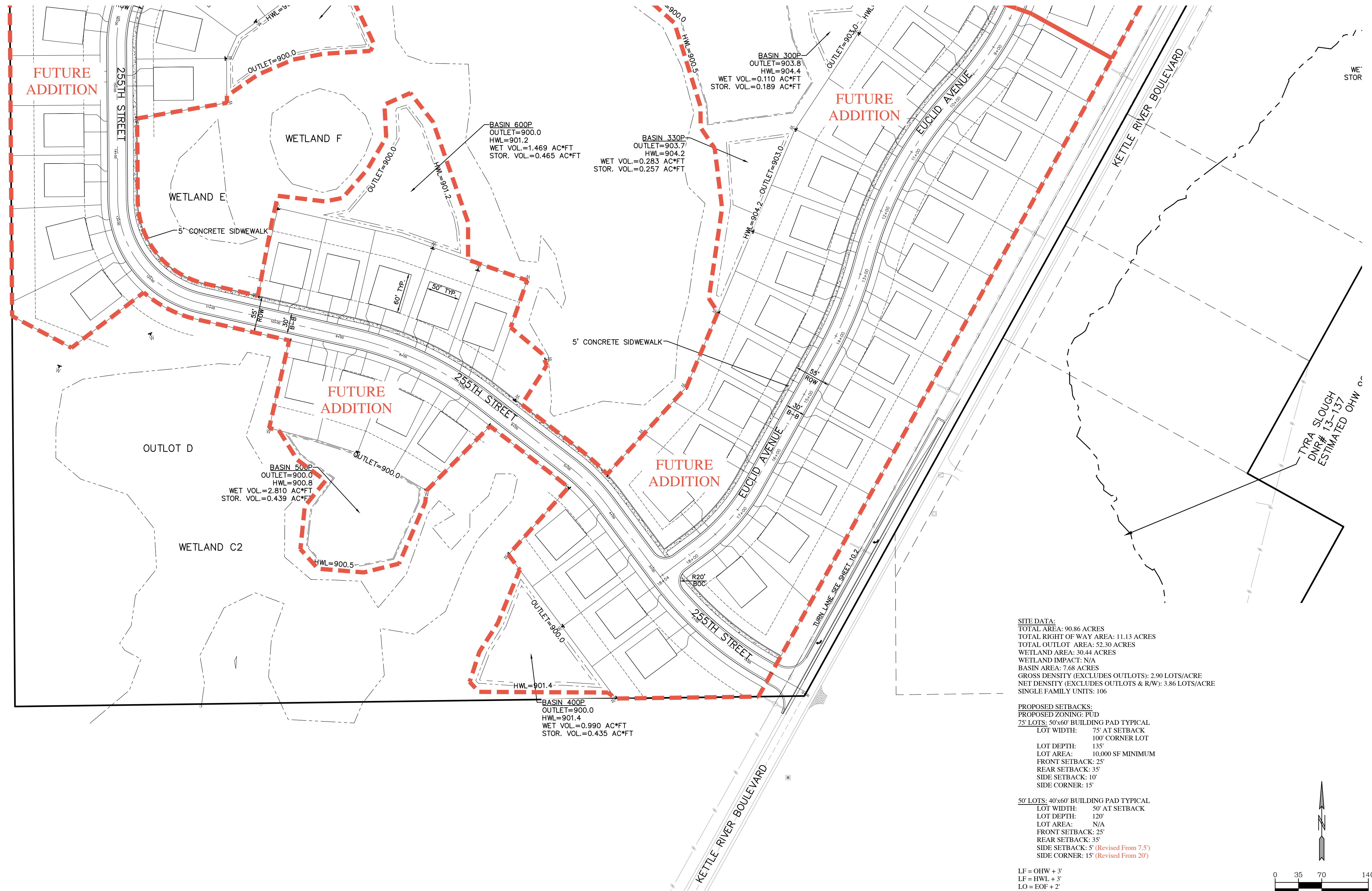
Date 06-19-24
Designed NAP/MSN
Drawn PDS

CUP SITE PLAN

MOXNESS DEVELOPMENT GROUP
11556 BRISTOL ROAD
CHISAGO CITY, MINNESOTA 55013

SUMMER FIELDS
WYOMING, MINNESOTA

3.1 OF 24



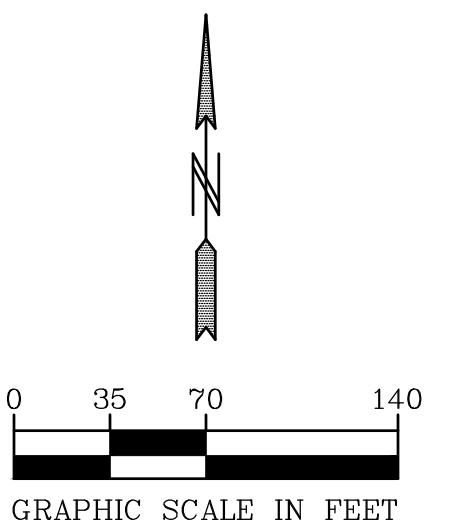
SITE DATA:
TOTAL AREA: 90.86 ACRES
TOTAL RIGHT OF WAY AREA: 11.13 ACRES
TOTAL OUTLOT AREA: 52.30 ACRES
WETLAND AREA: 30.44 ACRES
WETLAND IMPACT: N/A
BASIN AREA: 7.68 ACRES
GROSS DENSITY (EXCLUDES OUTLOTS): 2.90 LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W): 3.86 LOTS/ACRE
SINGLE FAMILY UNITS: 106

PROPOSED SETBACKS:
PROPOSED ZONING: PUD
75' LOTS: 50'x60' BUILDING PAD TYPICAL
LOT WIDTH: 75' AT SETBACK
100' CORNER LOT
LOT DEPTH: 135'
LOT AREA: 10,000 SF MINIMUM
FRONT SETBACK: 25'
REAR SETBACK: 35'
SIDE SETBACK: 10'
SIDE CORNER: 15'

50' LOTS: 40'x60' BUILDING PAD TYPICAL
LOT WIDTH: 50' AT SETBACK
LOT DEPTH: 120'
LOT AREA: N/A
FRONT SETBACK: 25'
REAR SETBACK: 35'
SIDE SETBACK: 5' (Revised From 7.5')
SIDE CORNER: 15' (Revised From 20')

LF = OHW + 3'
LF = HWL + 3'
LO = EOF + 2'

 WETLAND BUFFER SIGN



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CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

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Name: Brian N. Molinaro
Reg. No.: 47504
Date: 06-19-2024

Revisions:
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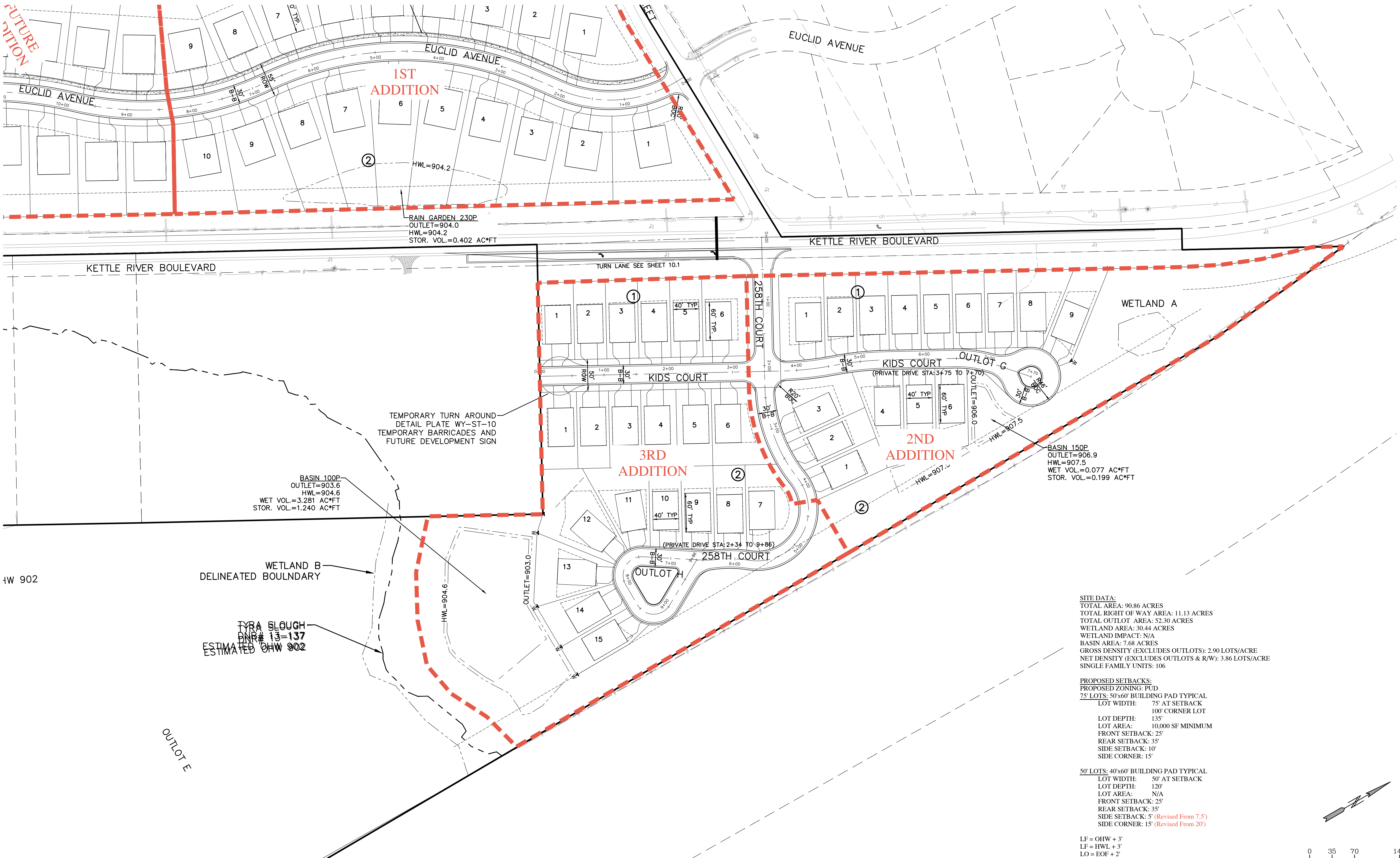
Date: 06-19-24
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Drawn: PDS

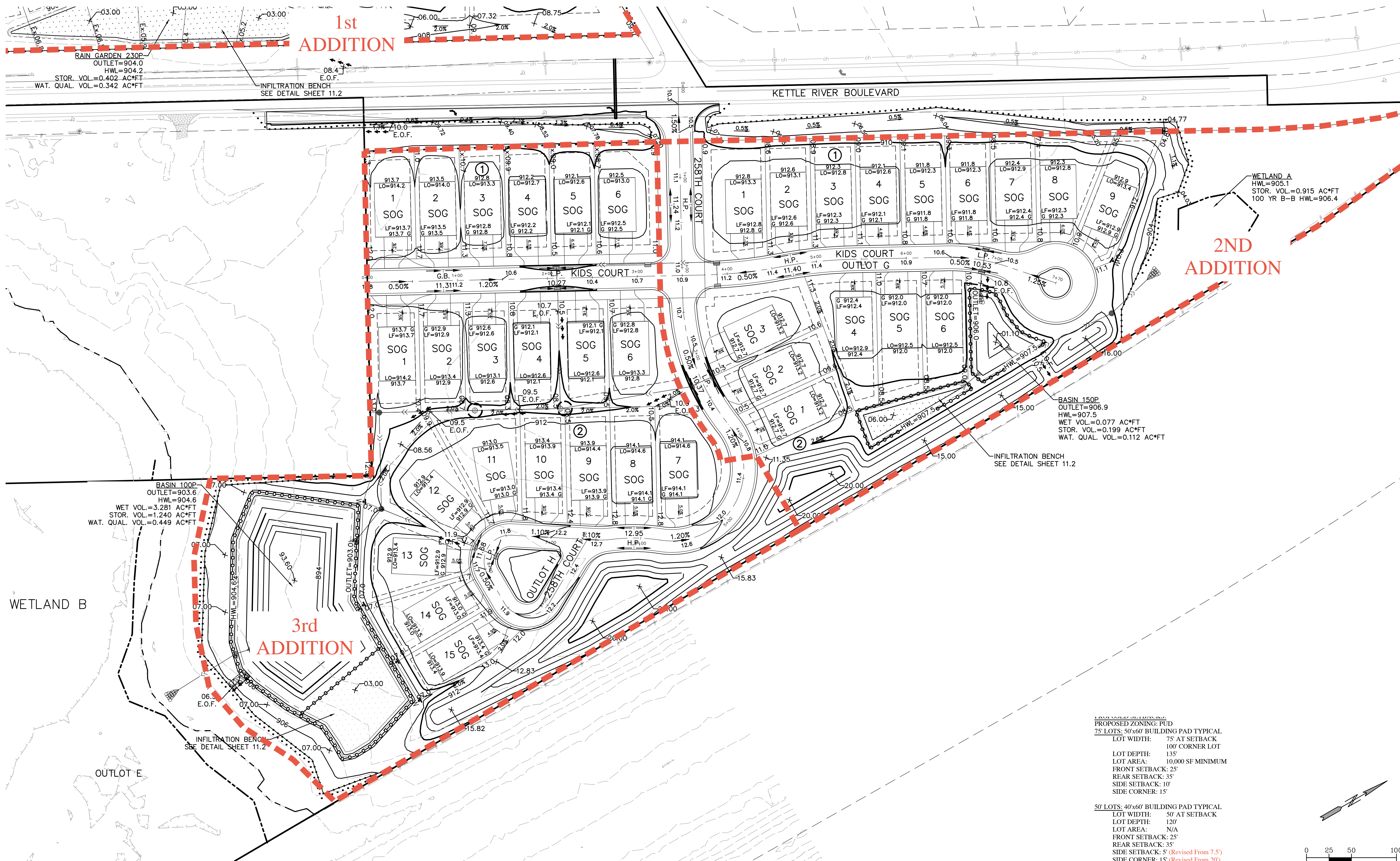
CUP SITE PLAN

MOXNESS DEVELOPMENT GROUP
11556 BRISTOL ROAD
CHISAGO CITY, MINNESOTA 55013

SUMMER FIELDS
WYOMING, MINNESOTA

3.2 OF 24





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Name: Brian N. Molinaro
Reg. No.: 47504
Date: 06-19-2024

Revisions:
1. 07-16-24 City Comments

Date: 06-19-24
Designed: NAP/MSN
Drawn: PDS

CUP GRADING PLAN

MOXNESS DEVELOPMENT GROUP
11556 BRISTOL ROAD
CHISAGO CITY, MINNESOTA 55013

SUMMER FIELDS
WYOMING, MINNESOTA

4.1 OF 24

CITY OF WYOMING Planning Commission

TO: Planning Commission
FROM: Colette Baumgardner, WSB
Fred Weck, Zoning Administrator
HEARING DATE: July 23, 2024. Tabled July 9, 2024
APPLICANTS: Alexander Kabalan
REQUEST: To allow the operation of a residential dog kennel. The request is for up to six (6) dogs over four (4) months of age.
LOCATION: 24567 Elmcrest Ave
FILE NO.: I-24-003

Specific Request

Mr. Kabalan has applied for an Interim Use Permit (IUP) to operate a residential dog kennel on his property at 24567 Elmcrest Ave. The property is zoned Agricultural (A) with its principal use as residential developed with a single-family dwelling. The City of Wyoming Animal Ordinance Section 8 - 7 and Zoning Ordinance Section 40 – 173 (1), allow for residential dog kennels in the agricultural zone with the issuance of an Interim Use Permit. City Code Section 40-40 (57) defines a residential dog kennel as any place where four (4) or more dogs or domestic pets, over four (4) months of age are kept. The applicant has requested to operate a kennel for up to six (6) dogs. This permit is not for a commercial business but rather for ownership of several dogs. The Interim Use Permit would terminate upon the sale of the property or when the applicant vacates the property.

Site Plan Review

The 4.8-acre property is improved with a single-family dwelling and a pole building. The property is bordered to the north, east, and south by agricultural lots of similar size. The property is bordered in the west by the City of Columbus with lots zoned rural residential, but an overall similar size and use as single-family residential.

The entire parcel is intended to be used as roaming area for the dogs, and the applicant recently installed a permitted, chain-link fence. The fence runs along the property line on the north, east, and south. To the west, fence is outside of the front yard setback area, but it is located in the front yard area of the parcel. The chain-link area of the fence is 6 feet in height with approximately 1 foot of wire around the top of the chain-link area. The fence is limited to 6 feet in height when located on the property line. The fence will need to come into compliance with City Code either by removing the top wire area or moving the fence to inside the buildable area of the lot. The applicant has indicated that they will remove the top wire area of the fence.

Zoning Ordinance Requirements

Sec. 40 – 112 (2) of the Zoning Ordinance sets forth the general standards that shall be met in order to grant an Interim Conditional Use permit. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City. *Dog kennels are an Interim Conditional Use in the A District (Sec 40 – 173, (1)). This standard has been met.*
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities, which serve or are proposed to serve the area. *There should be no impact to public services. This standard has been met.*
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land. *The surrounding land uses are generally agricultural and large lot residential, where the keeping of animals is permitted. The proposed kennel is generally compatible with the permitted uses. The City has received a complaint regarding the height of the fence, and a condition of approval requires bring the fence into compliance with the City Cod. It is understood that the top wire of the fence will be removed. When the fence comes into compliance with the Zoning Ordinance, this standard will be met.*
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties. *When the fence comes into compliance with the Zoning Ordinance, this standard will be met.*
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use. *Residential dog kennels are an Interim Conditional Use in the A District. This standard has been met.*
6. The use will be consistent with the purpose of this and other City Ordinances. *Dog kennels are an Interim Conditional Use in the A District. This standard has been met.*
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located. *With compliance with the Animal Ordinance Sections 8 -1 (8) and 8 – 5 (8), and Noise Section 16 – 91 (3) of the City Code, this standard will be met.*
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs. *No traffic over and above that of a single-family home is anticipated as a result of this use. This standard has been met.*
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness. *This standard has been met.*
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety or general welfare. *Additional conditions are recommended as part of the IUP to protect against potential nuisances for noise or animal waste. Subject to adherence to the conditions of approval, this standard will be met.*
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness or other nuisances. *With proper disposal of animal waste and compliance with Public Nuisance Animals Section of the City Code, this standard will be met.*

12. The use will preserve and incorporate the site's important natural and scenic features into the development design. *When the fence comes into compliance with the Zoning Ordinance, this standard will be met.*

13. The use will cause minimal adverse environmental effects. *With proper disposal of animal waste, this standard will be met.*

In addition, the following factors must be considered for Interim uses:

- Whether the use conforms to the zoning regulation. *The use conforms to the zoning regulation.*
- Whether a date or event for the termination of the use can be identified with certainty. *Staff recommends that the use will terminate upon the sale of the property, or when the applicant vacates the property.*
- Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future. *There should be no additional cost to the public.*
- Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use. *This is to be determined.*

Staff Recommendation

Staff recommends the Interim Use Permit be granted based on the findings that the standards of Sec. 40 – 112 of the Zoning Ordinance have been met and subject to the following conditions:

1. That the Interim Use Permit is subject to continual compliance with the standards for Conditional Uses as contained in the City of Wyoming Zoning Ordinance.
2. That the Interim Use Permit is subject to continual compliance with The City of Wyoming's Animal Ordinance.
3. That no more than six (6) dogs over four (4) months of age may be kept on the property.
4. That the fence on the property comes into compliance with the City of Wyoming Zoning Ordinance within 1 months of granting of the Interim Use Permit.
5. That animal waste is properly disposed so as not to become a nuisance.
6. That animal noise is not excessively disturbing such that it becomes a nuisance.
7. That no dogs are kept that have been determined to be a dangerous dog or a potentially dangerous dog as set out by the Chisago County Dangerous Dog Ordinance.
8. That the dogs are contained in the fenced area of the property or are kept on a leash.
9. That all dogs kept on the property shall be under the ownership of the property owner and not used for commercial purposes.
10. That the Interim Use Permit will expire upon the sale of the property or when the applicants vacate the property.



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

Residential
IUP Kennel

LAND USE APPLICATION: INTERIM USE PERMIT FOR A HOME OCCUPATION

An Interim Use Permit application requests a conditional use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Applicant(s)/Owner(s):

Name(s) Alexander Kaban
Address 24567 GINCEST Ave
City Wyoming State MN Zip 55025
Phone Number 612-876-7177 Email Zeina.Alec@gmail.com

Legal description of property: NORTH 330 FEET OF THE SOUTH 66 FT OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31
Property Identification Number: R.21 10624.30 Present zoning of property: A Township 33 Range 21 County CHISAGO

Present use of property: PRIVATE HOME
Proposed Home Occupation: None Residential Kennel

On what date, or upon what event, would the applicant desire the interim use to expire? 1 year / upon sale of the property

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

- A detailed site plan showing the following information from Sec. 40 - 111, 5, (a - k):
 - Site plan drawn at scale showing parcel and building dimensions and their square footages
 - Curb cuts, driveways, access roads, parking spaces and off-street loading areas
 - Type of business or activity and proposed number of employees
 - Proposed floor plan of any building and use indicated
 - A location map showing the general location of the proposed use within the City and showing all principal land uses within 250 feet of the parcel for which application is being made
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission
- A letter explaining the proposed home occupation and how it will be operated
- A completed Home Occupation Worksheet
- A completed Conditional / Interim Use Permit Worksheet
- The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
- Any other information deemed necessary by the Zoning Administrator or Planning Commission
- An application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance

Applicant(s) Signature(s) [Signature] Date 6-5-24

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. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # I-24-003

Date Complete Application Received 6/17/24

Fee: \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 6/17/24

60 Days 8/16/24

Date Paid 6/17/24

By: [Signature]

Official

Check # VCC

800-20825

HOME OCCUPATION WORKSHEET

Applicant: ALEXANDER KABALAN

Address: 24567 ELMCREST AVE WYOMING, NN 55025

Type of Business: _____

Business name: _____

Answer the following questions based on the standards contained in Article VII, Division 13, of the City of Wyoming Zoning Ordinance for home occupations. If needed, use a separate page. **All questions must be answered.**

Sec. 40 – 543, Performance Standards; Items 1-10. **All home occupations shall conform to the following standards:**

1. Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.

Are any alterations to the exterior of the home proposed? ☐ Yes ☒ No

If yes, what is proposed? _____

2. Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.

How many employees will the business have? _____

3. Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R1, R2, R3, R4, R5, R6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.

Are any signs proposed for the business? ☐ Yes ☒ No

Has a sign permit been applied for? ☐ Yes ☒ No

4. No outdoor display of goods.

Will any goods be displayed outdoors? ☐ Yes ☒ No

5. Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.

Will there be any off-street parking? ☐ Yes ☒ No (If yes, show the location of parking on the site plan)

6. Should the occupation be teaching, classes shall not exceed ten (10) students at any one time.

Is the business teaching? ☐ Yes ☒ No If yes, how many students per class? _____

7. Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home, or an accessory structure to the principal use as allowed by this Ordinance.

Is the business repair? ☐ Yes ☒ No If yes, where will the items be repaired? _____

8. No outside storage is permitted.

Where will items be stored? _____

9. An accessory structure may be utilized in conjunction with the home occupation only for the purpose of holding equipment used off the site, repair (as conditionally permitted pursuant to Sec. 40 – 543, 7), and/or for the storage of goods or articles produced or used by the occupant of the principle structure.

Will an accessory building be used for the business? ☐ Yes ☐ No

If yes, what will the building be used for? _____

10. The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard onsite sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for offsite disposal.

Will the business generate sewage that cannot be treated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

Will hazardous wastes be generated? ☐ Yes ☐ No (If yes, attach plan for offsite disposal)

Application # _____

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: _____

Address: _____

Type of Business: _____

Business name: _____

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☐ Yes ☒ No Explain: _____
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: _____
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☐ Yes ☒ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☐ Yes ☒ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☐ Yes ☒ No Explain: _____
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☐ Yes ☒ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☐ Yes ☒ No Explain: _____
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: _____
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: _____
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☐ Yes ☒ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Application # _____

Revised 01/24/23

6/10/24

To whom IT may concern,

Attached is an application for my dogs permit, I currently have 6 dogs and they are my pets/family. Any questions or concerns feel free to contact me at 612-876-9177.

BEST REGARDS,

ALEXANDER KABALAN



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



2022 Comprehensive Plan

City Council Members, 2022

Lisa Iverson, Mayor
Claire Luger, Linda Nanko/Yeager, Brett Ohnstad, Dennis Schilling,

Planning Commission, 2022

Roger Carr, Mark Lobermeier, Bryan Murdock, Kevin Teel, Katie West,

City Staff

Robb Linwood, City Administrator
Fred Weck, Zoning Administrator

Technical Consultants

WSB & Associates – Planning & Engineering

City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092-0188
651-462-0575
<https://www.wyomingmn.org/>

Adopted – December 20, 2022

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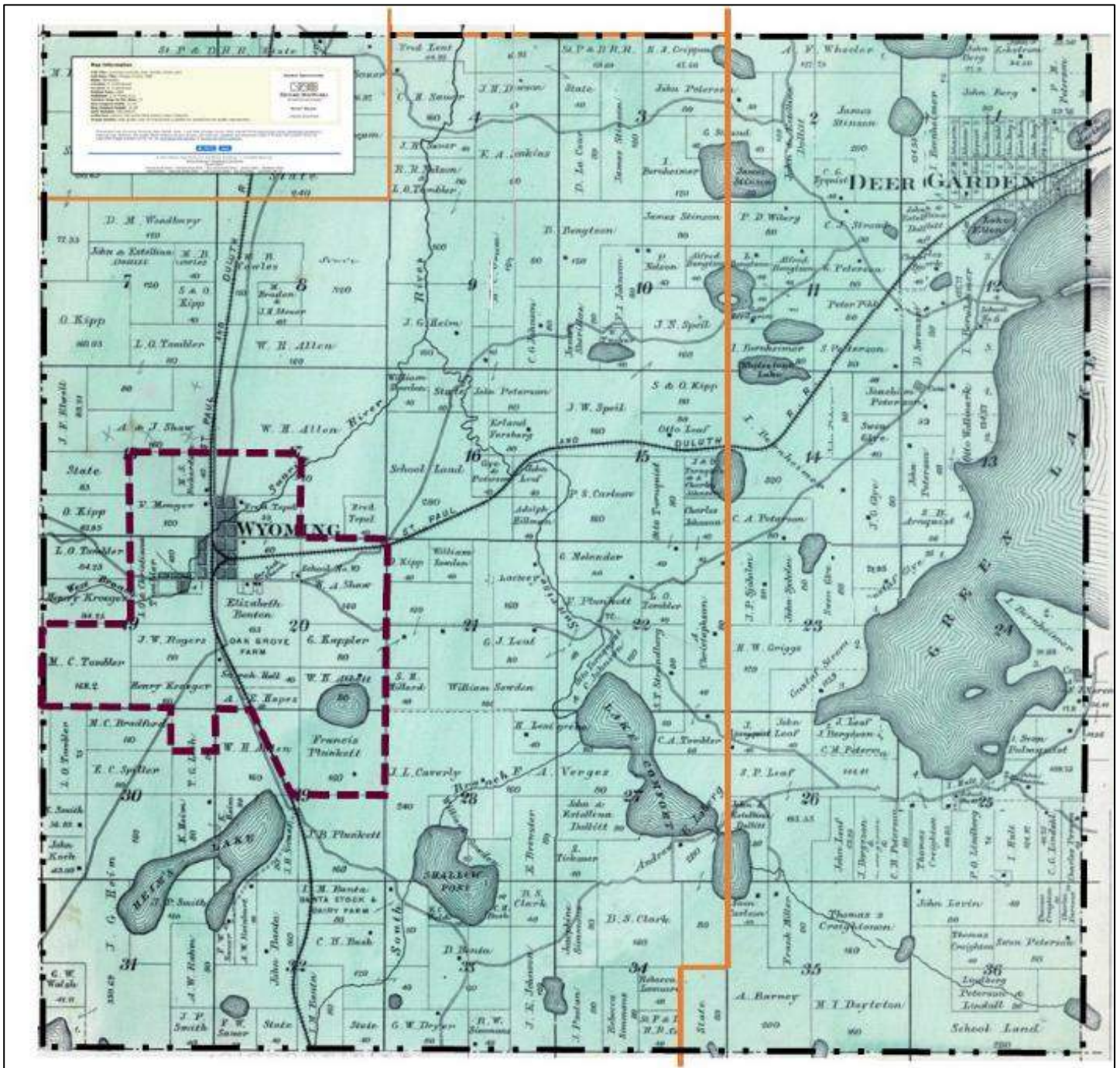
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Source: Chisago Historical Society. Gold line illustrates current City Boundary. The Red line depicts the City boundary prior to the merger with the Township.

Figure 1 - 1888 Map of Wyoming Township

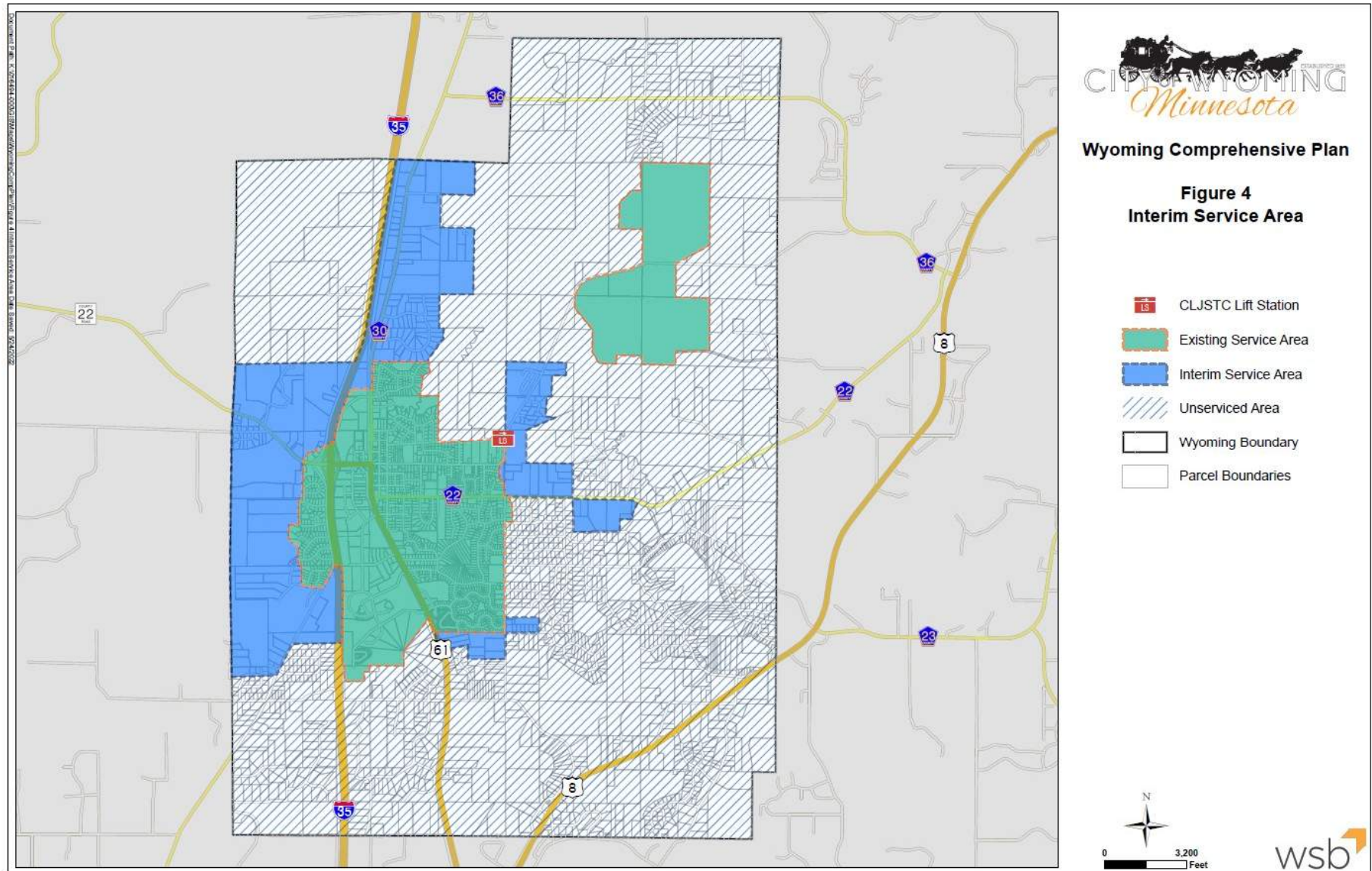


Figure 4 - Interim Service Area

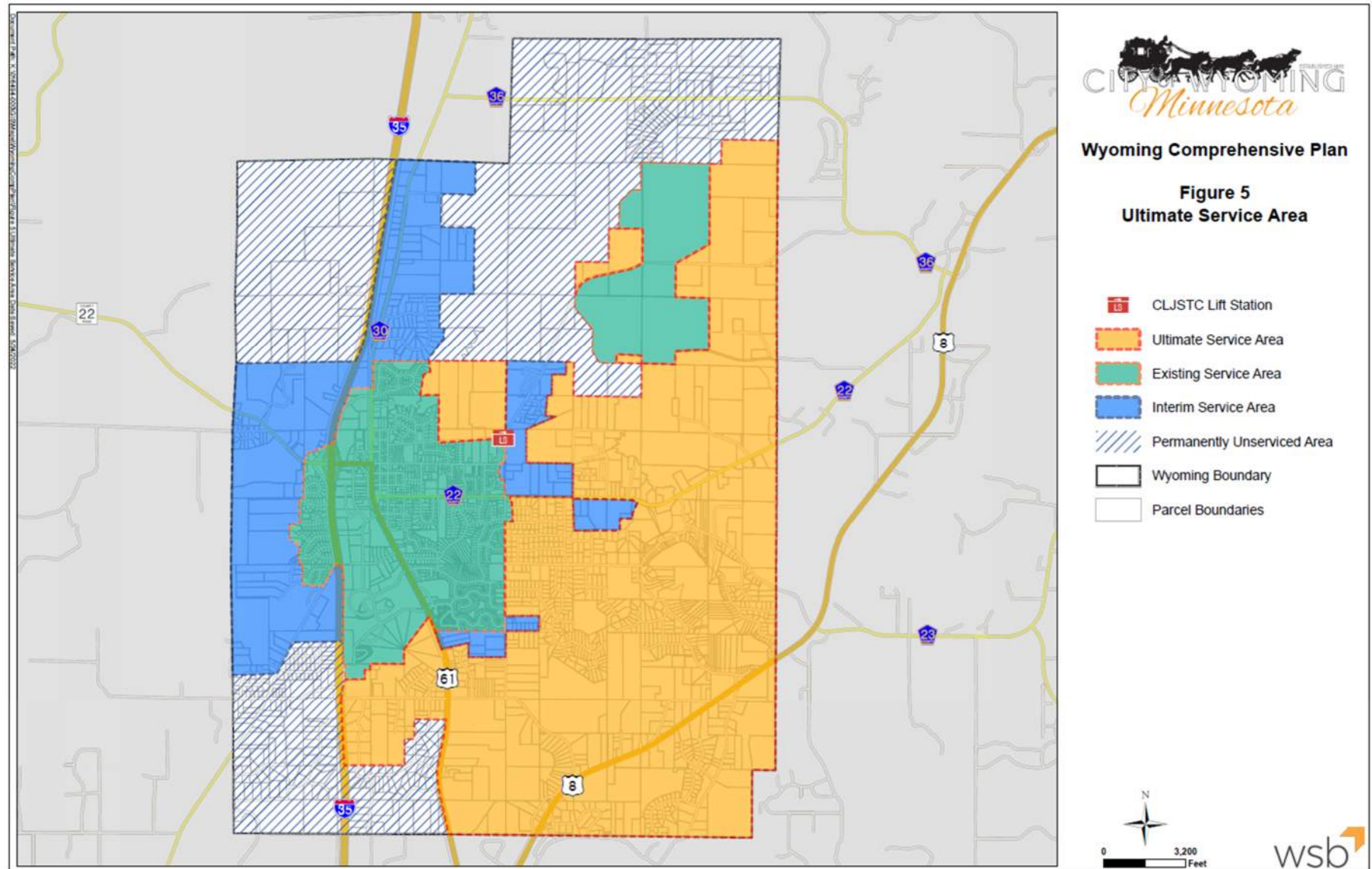


Figure 5 - Ultimate Service Area

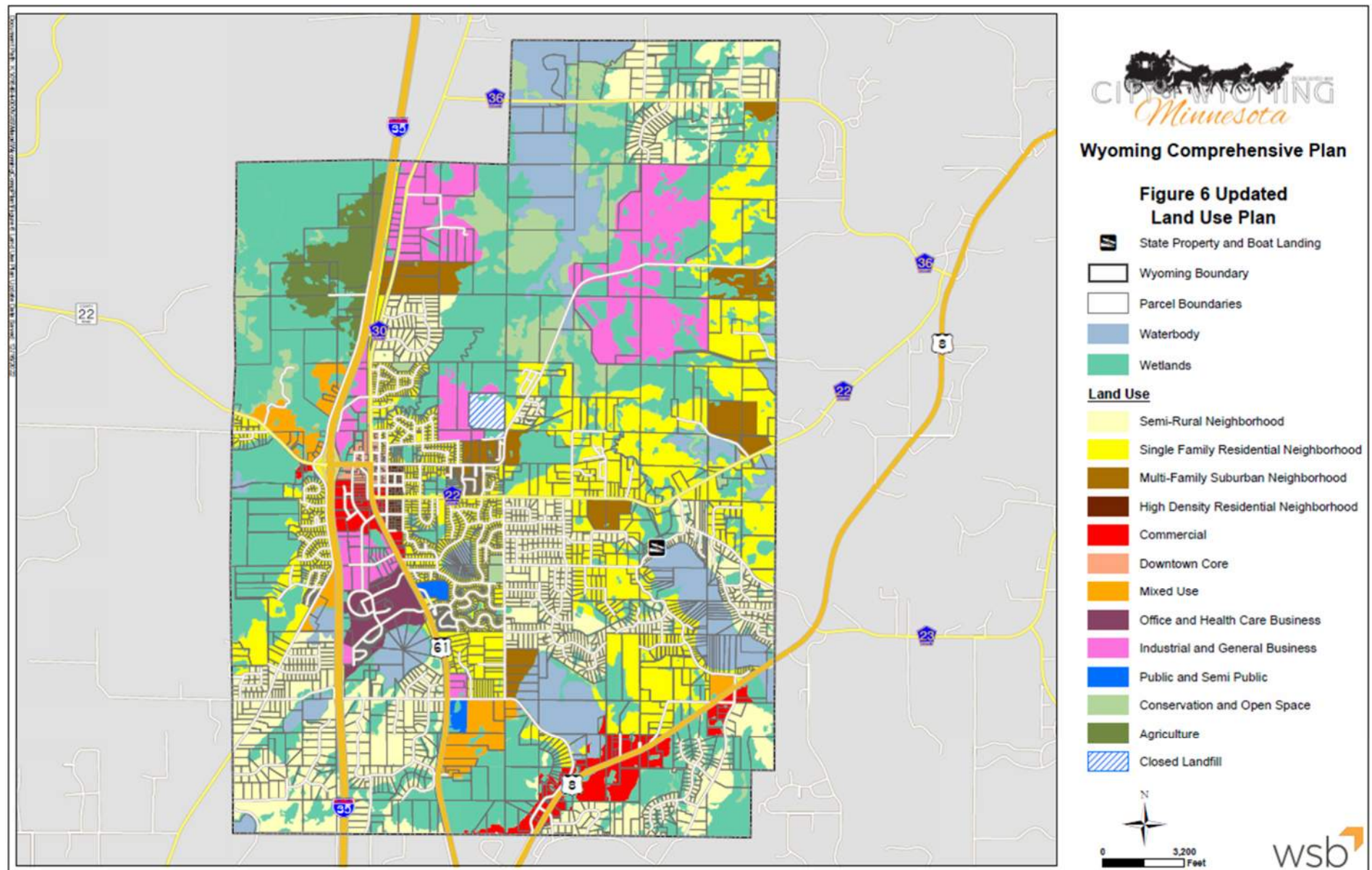


Figure 6 - Updated Land Use Plan

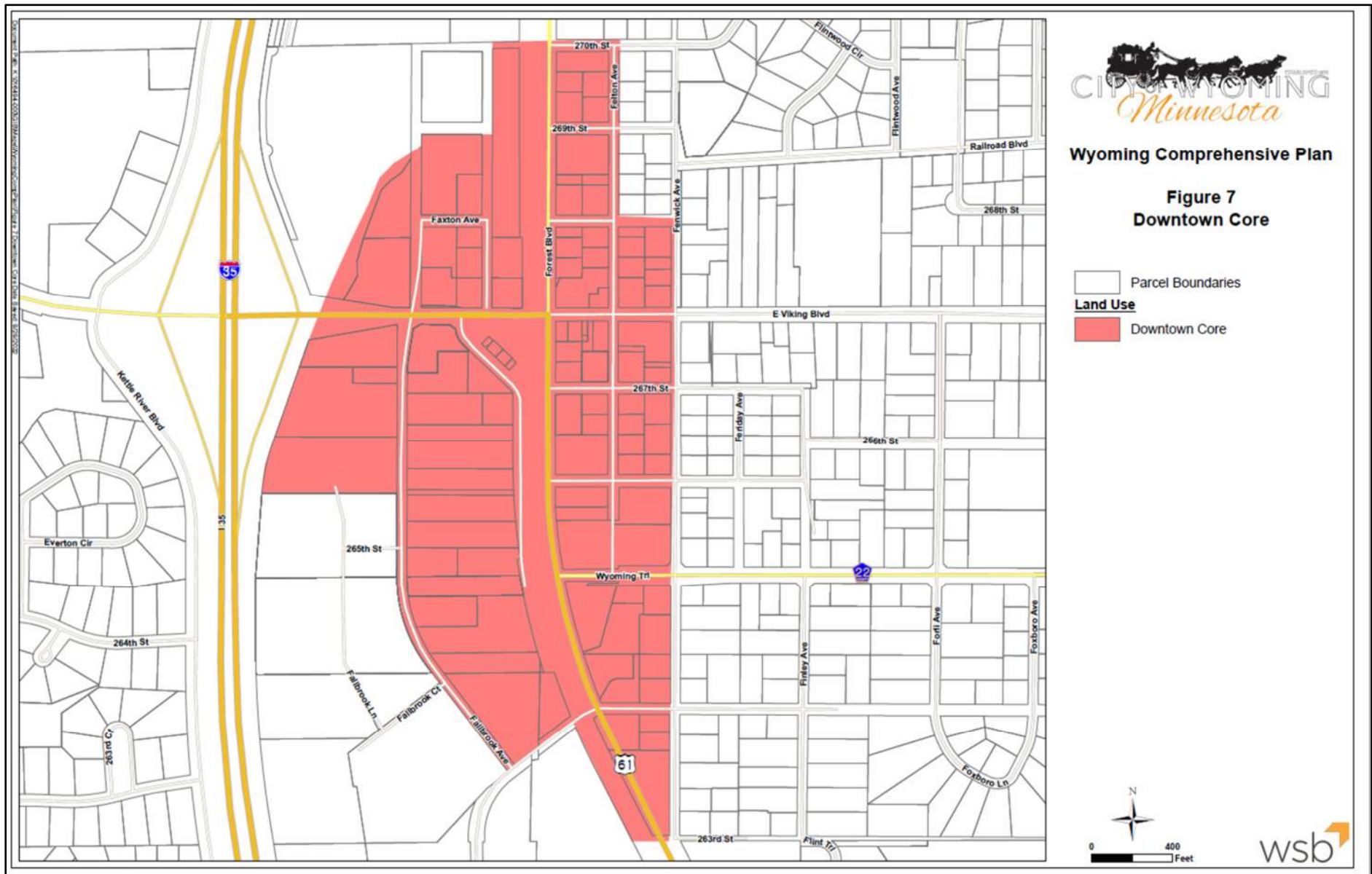


Figure 7 - Central Business District

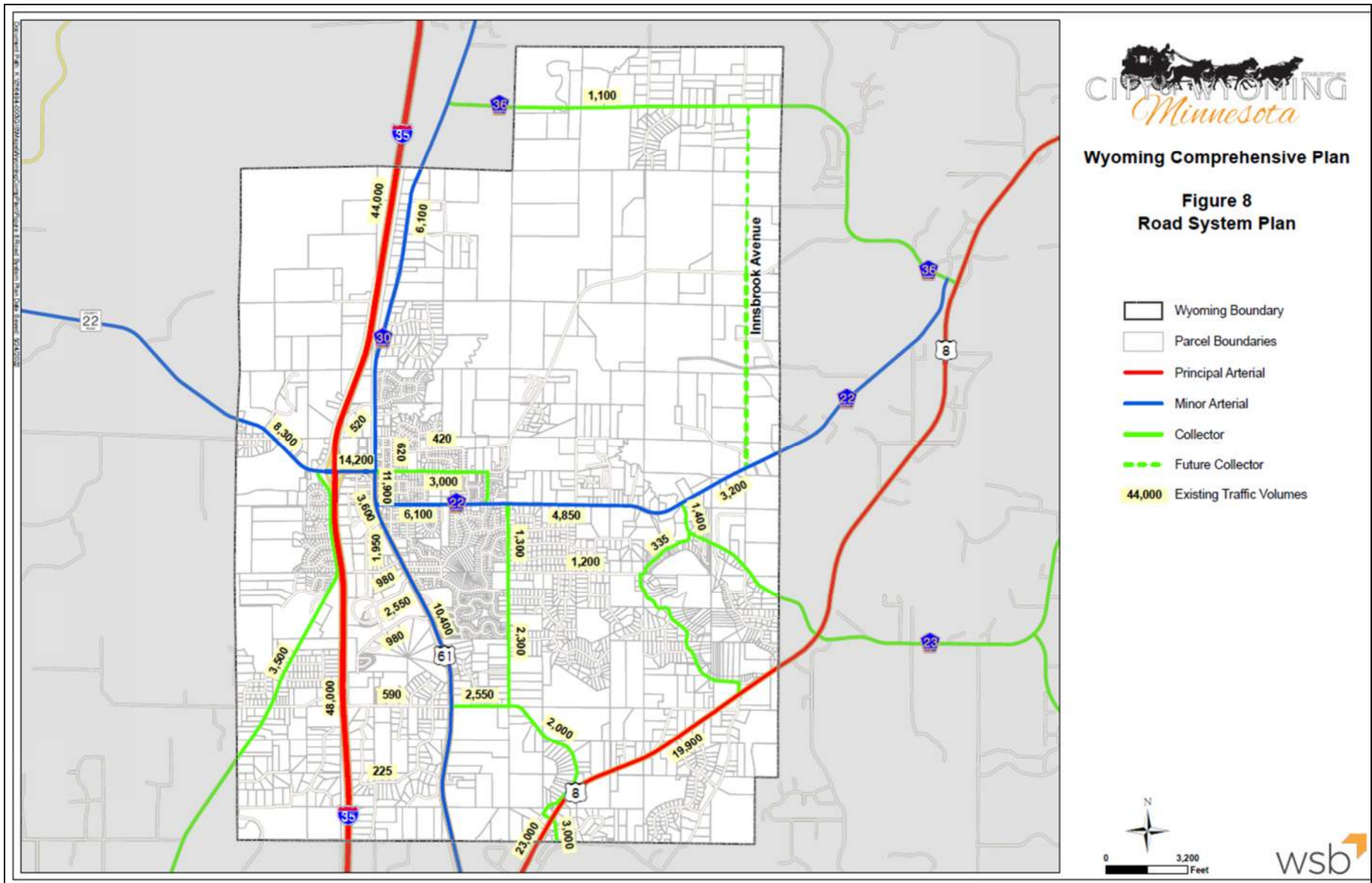


Figure 8 - Road System Plan

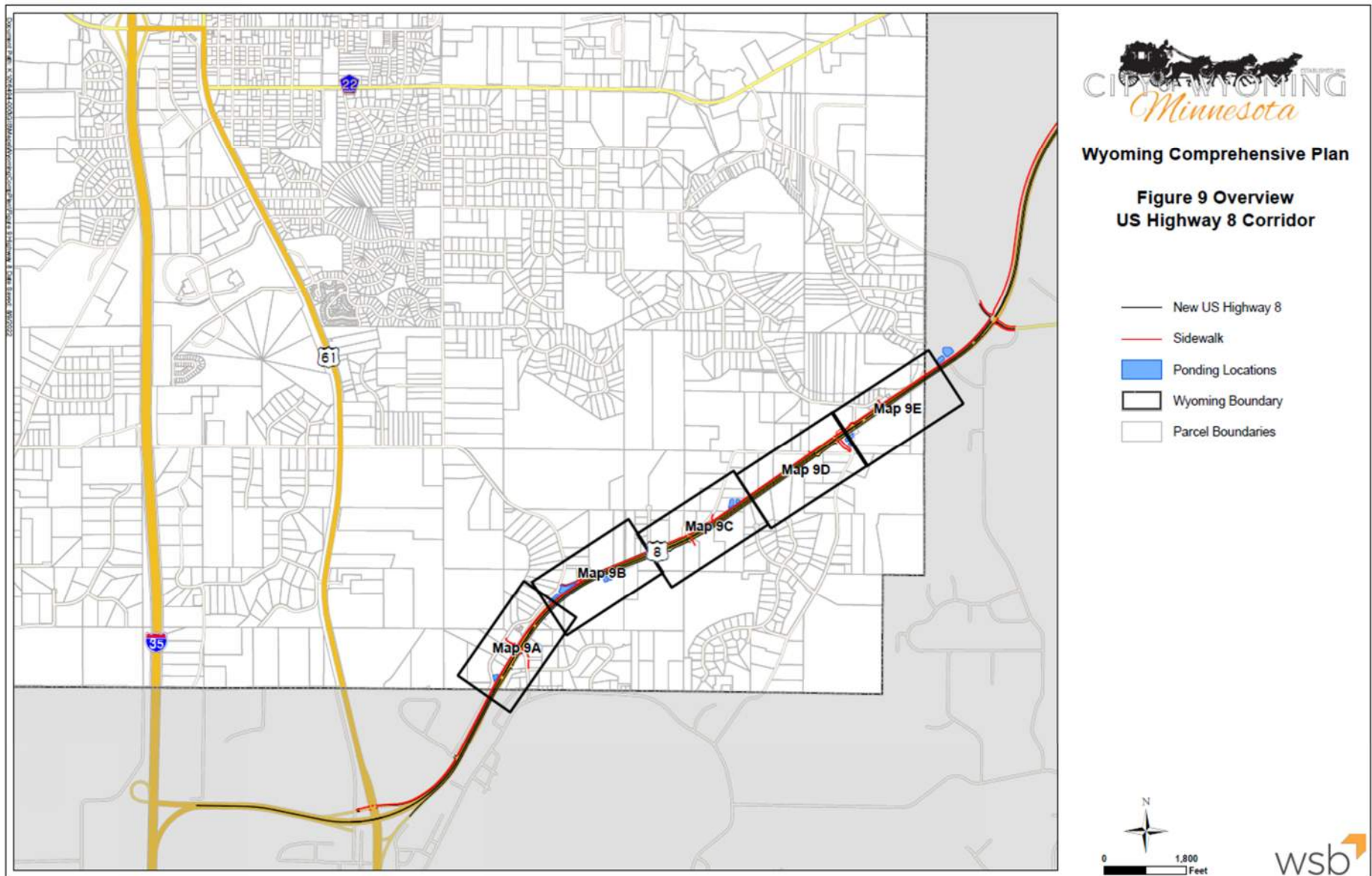
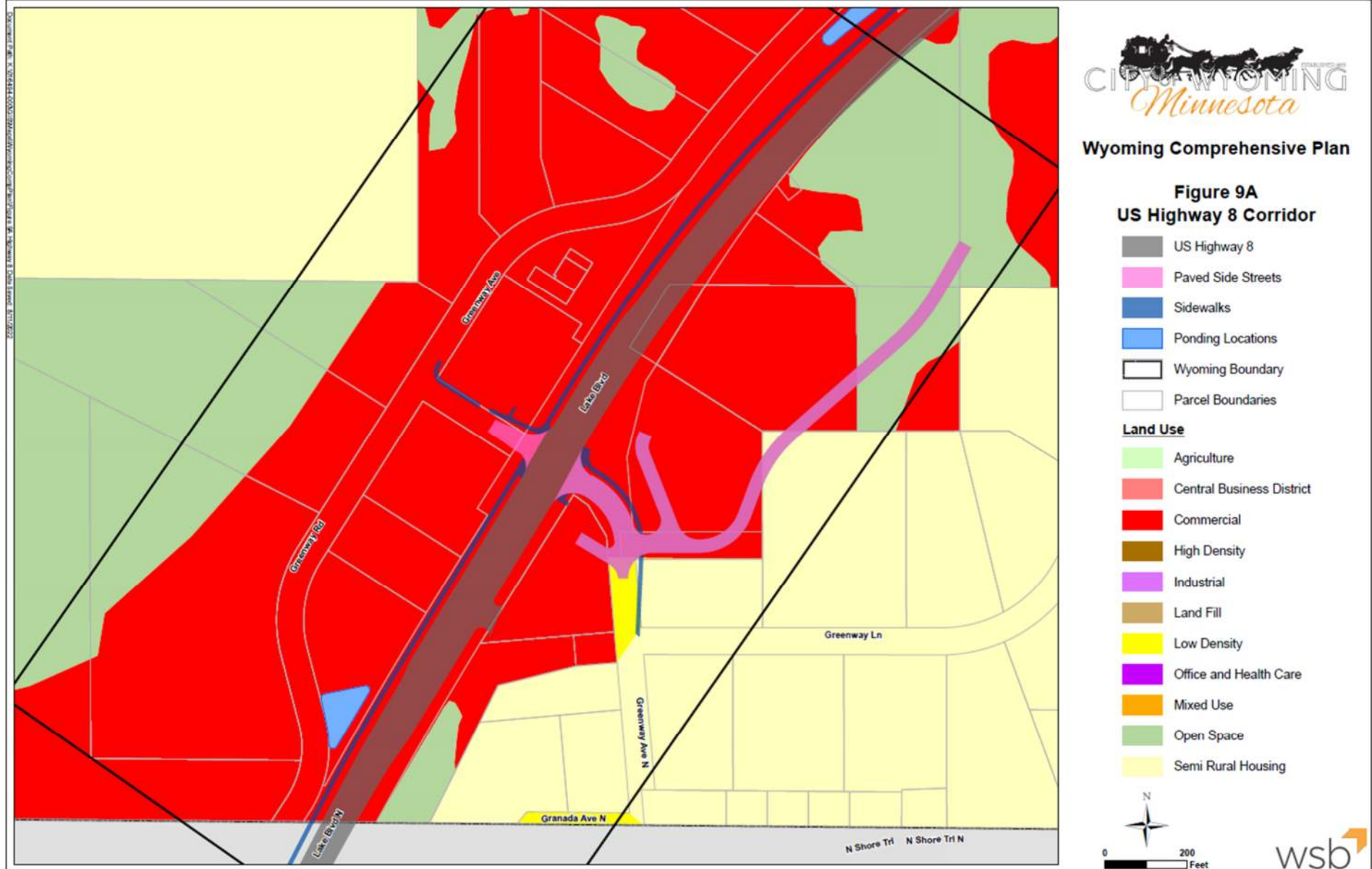
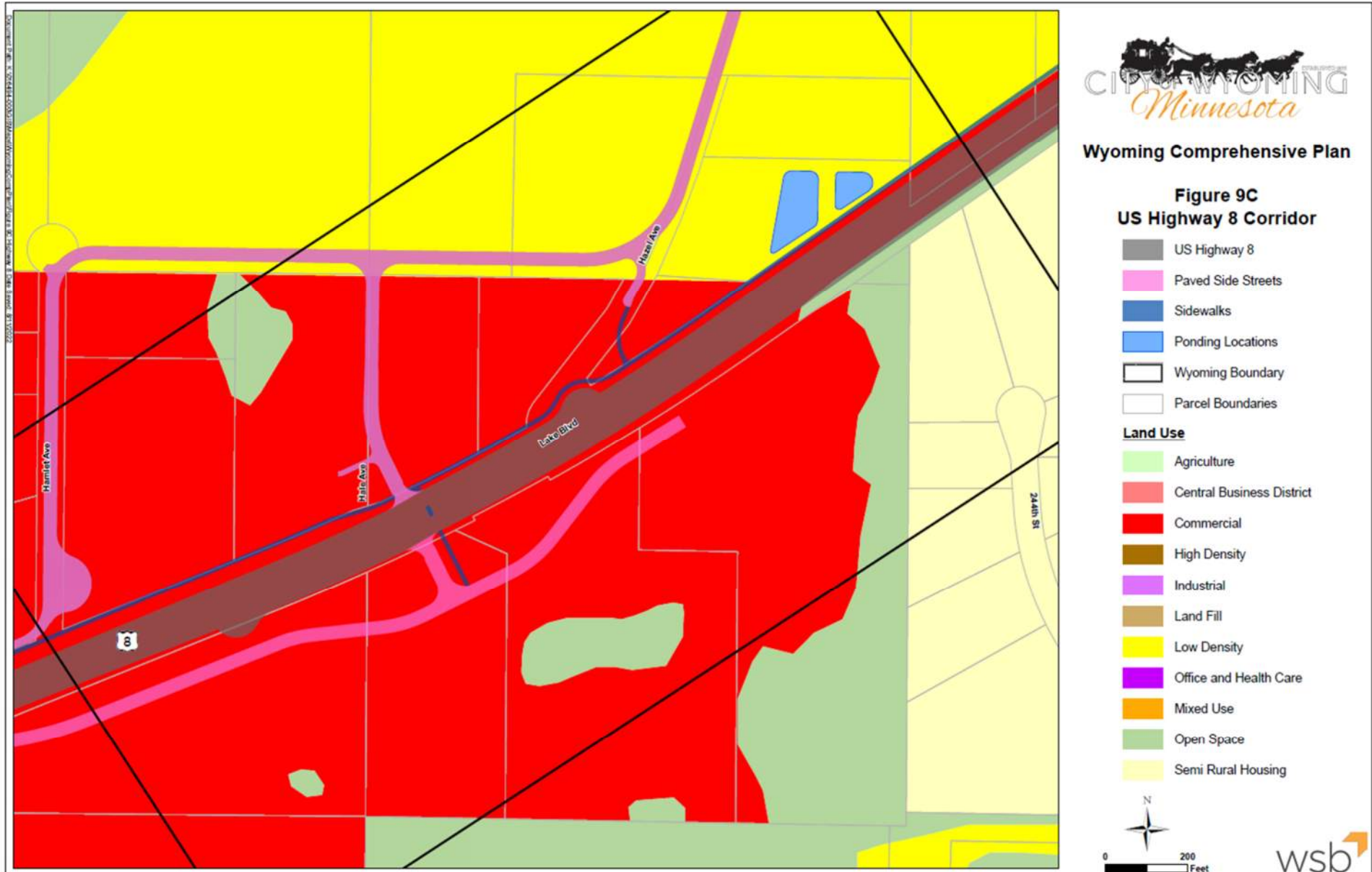
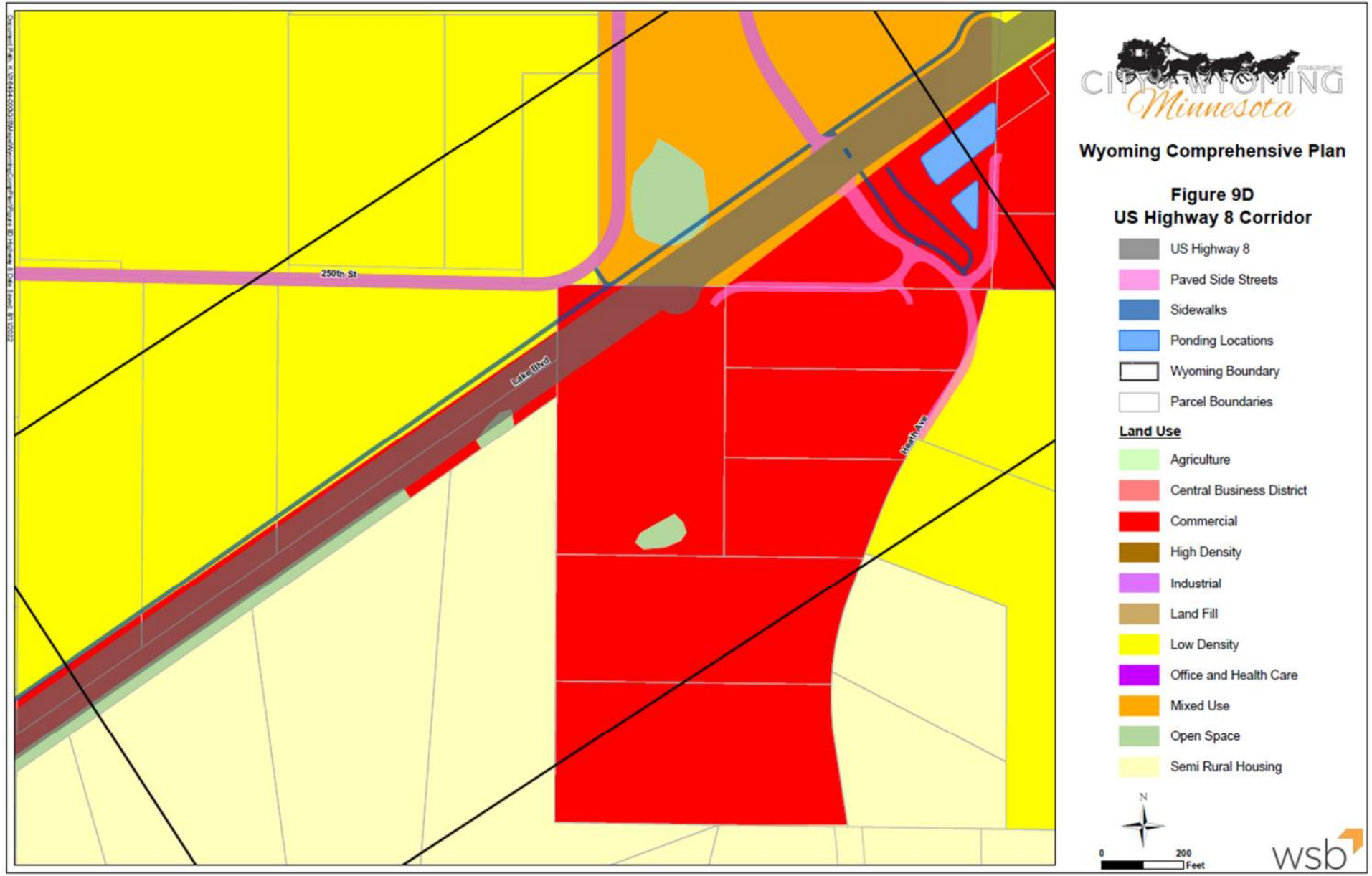


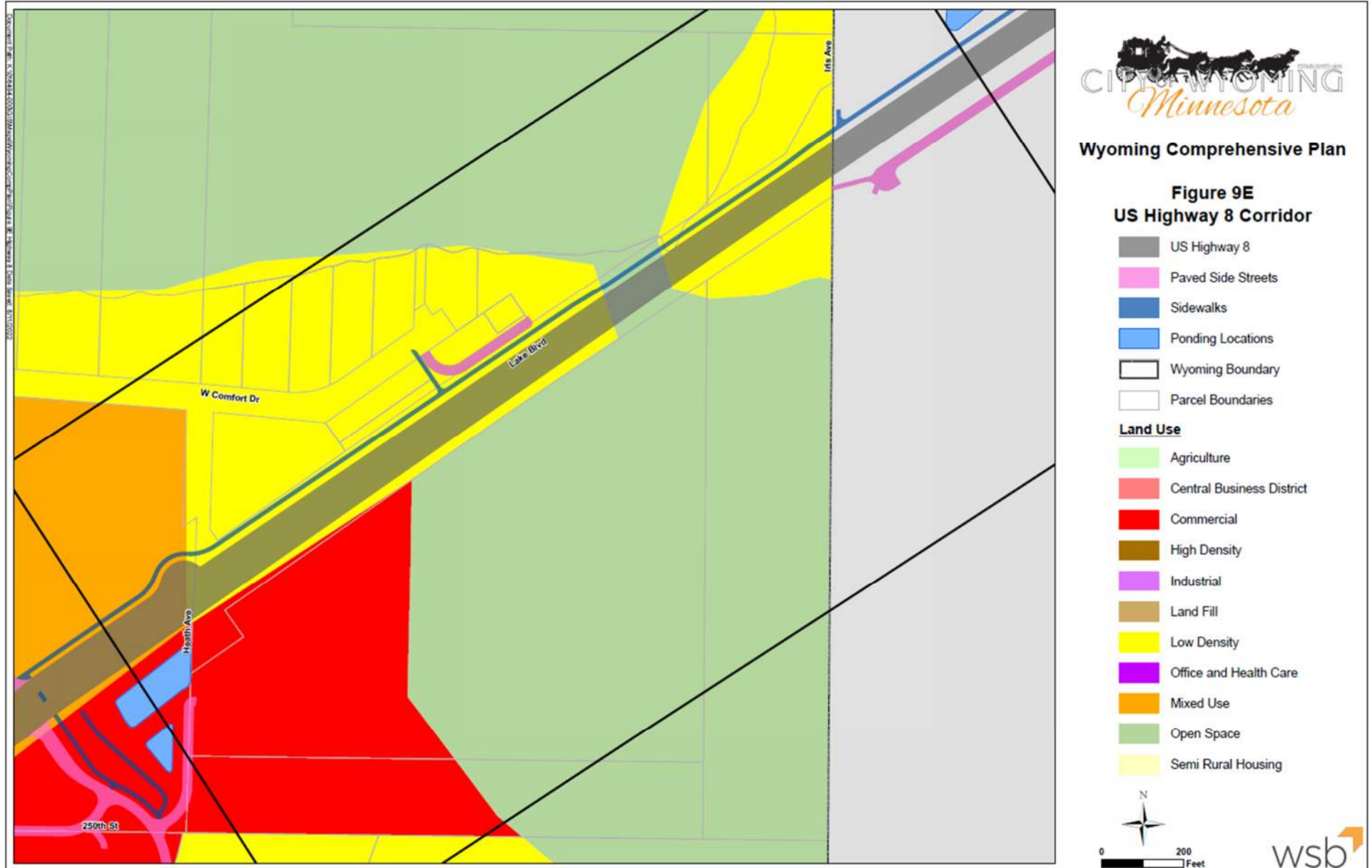
Figure 9 - US Highway 8 Corridor (also includes Figures 9A-9E)











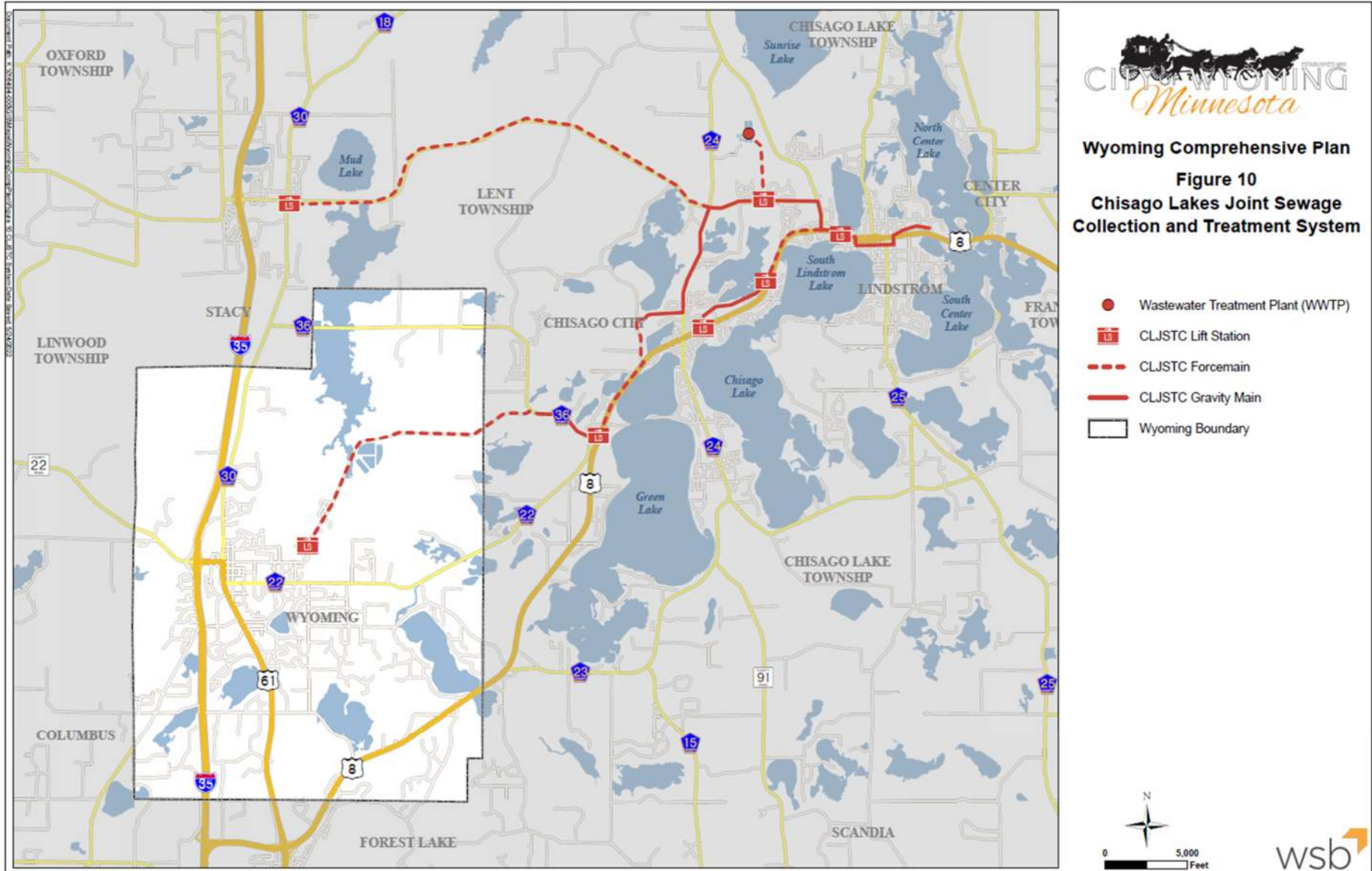


Figure 10 - Chisago Lakes Joint Sewage Collection and Treatment System

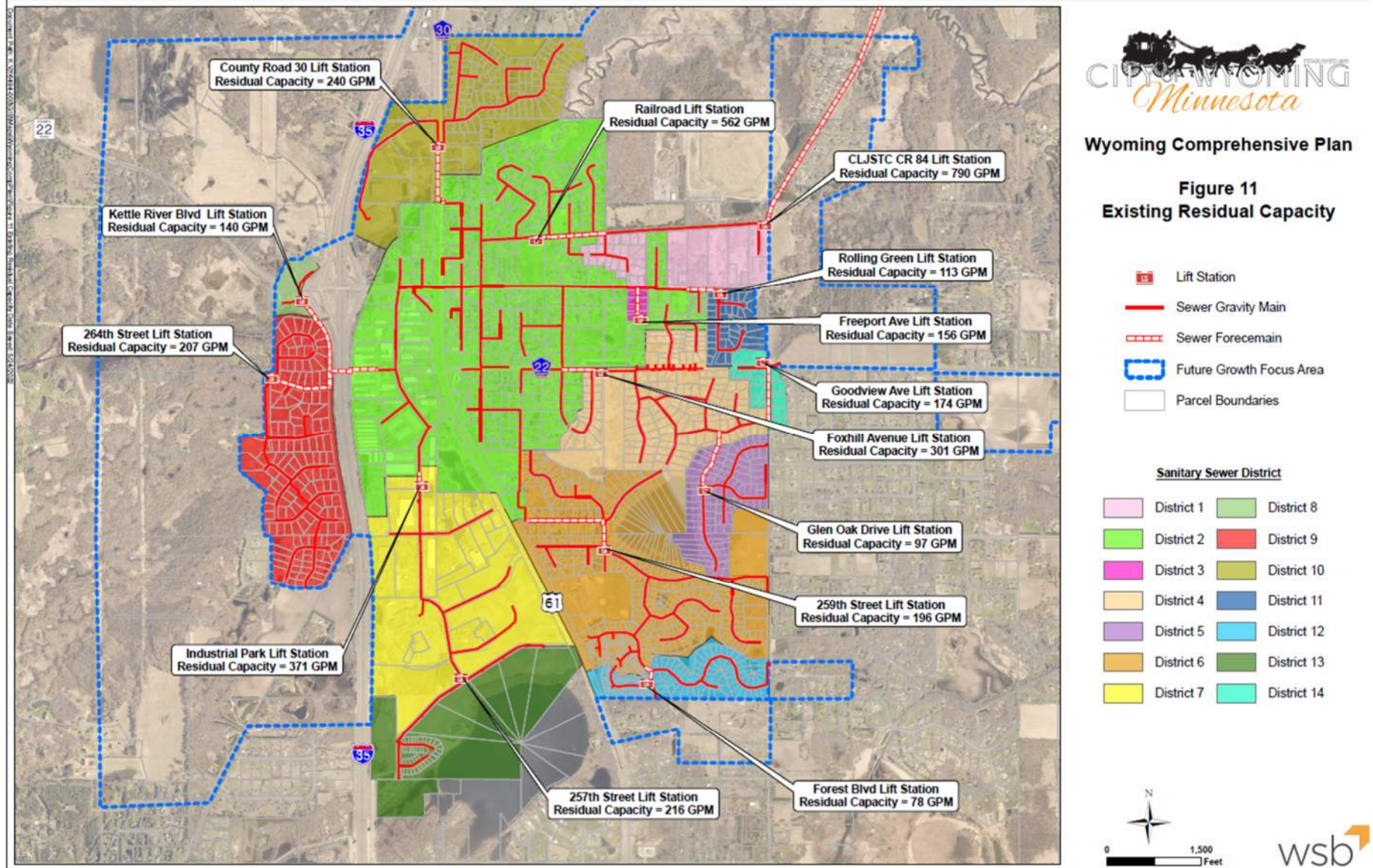


Figure 11 - Existing Residual Capacity

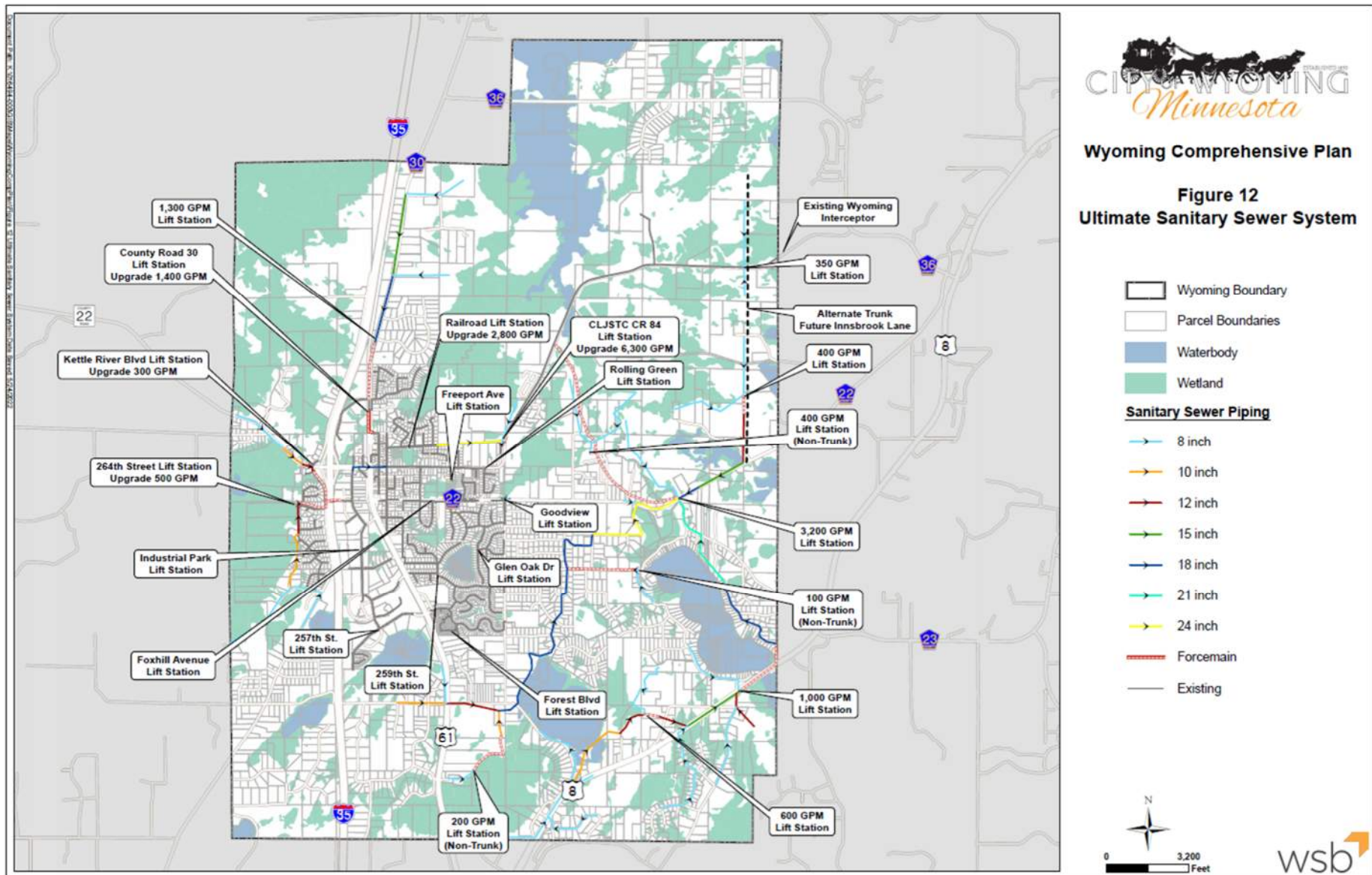


Figure 12 - Ultimate Sanitary Sewer System

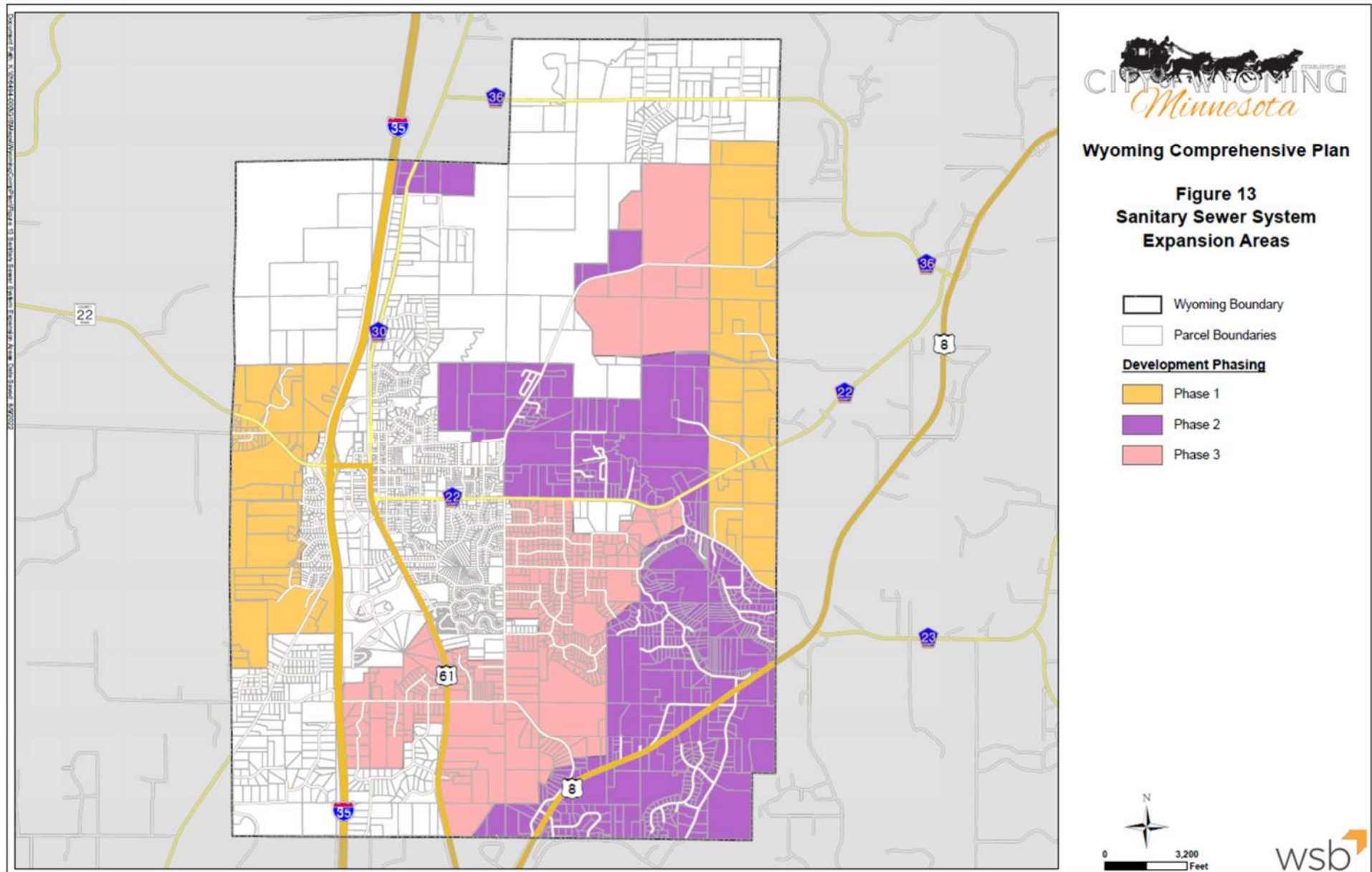


Figure 13 - Sanitary Sewer System Expansion Areas

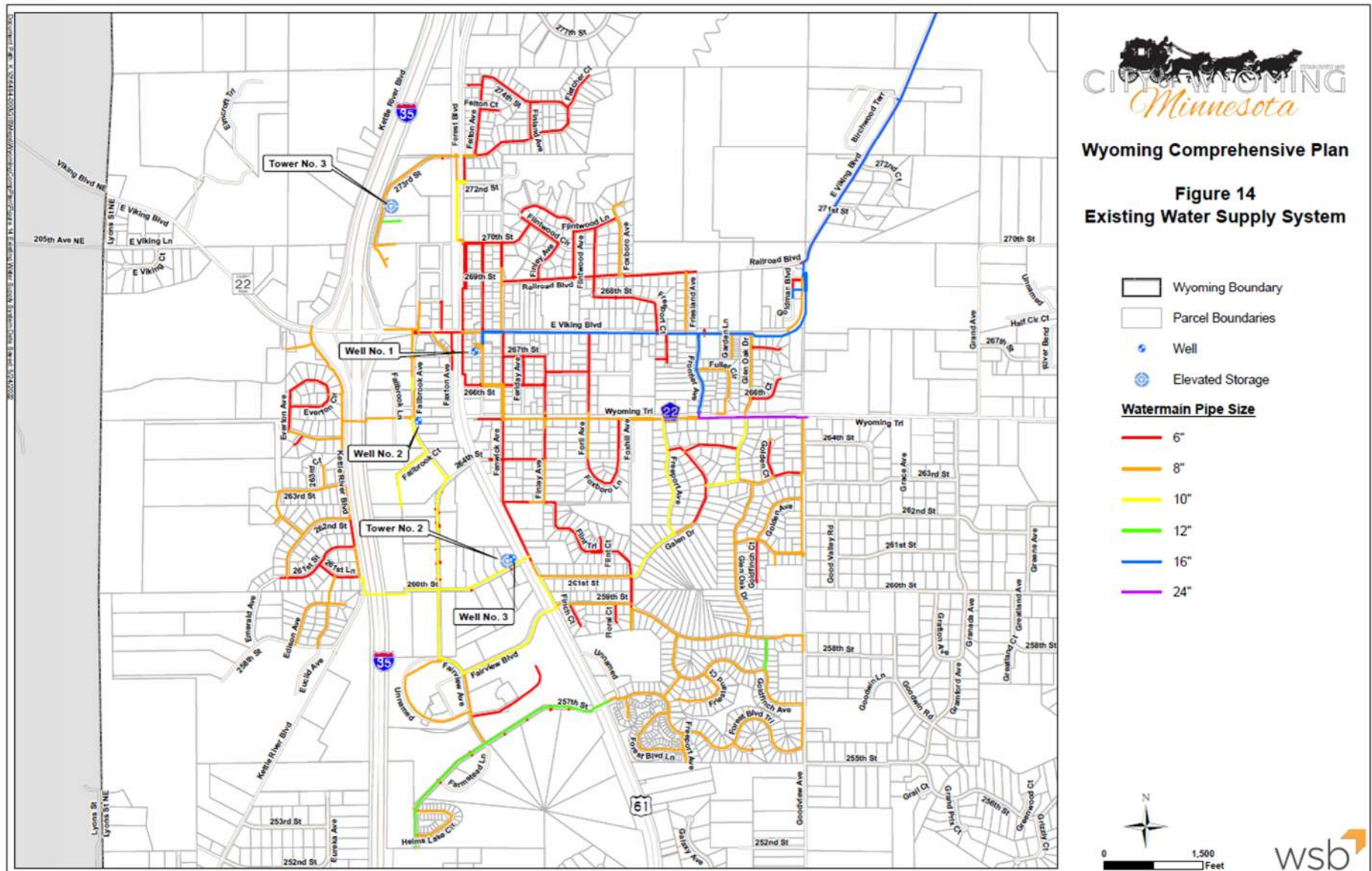


Figure 14 - Existing Water Supply System

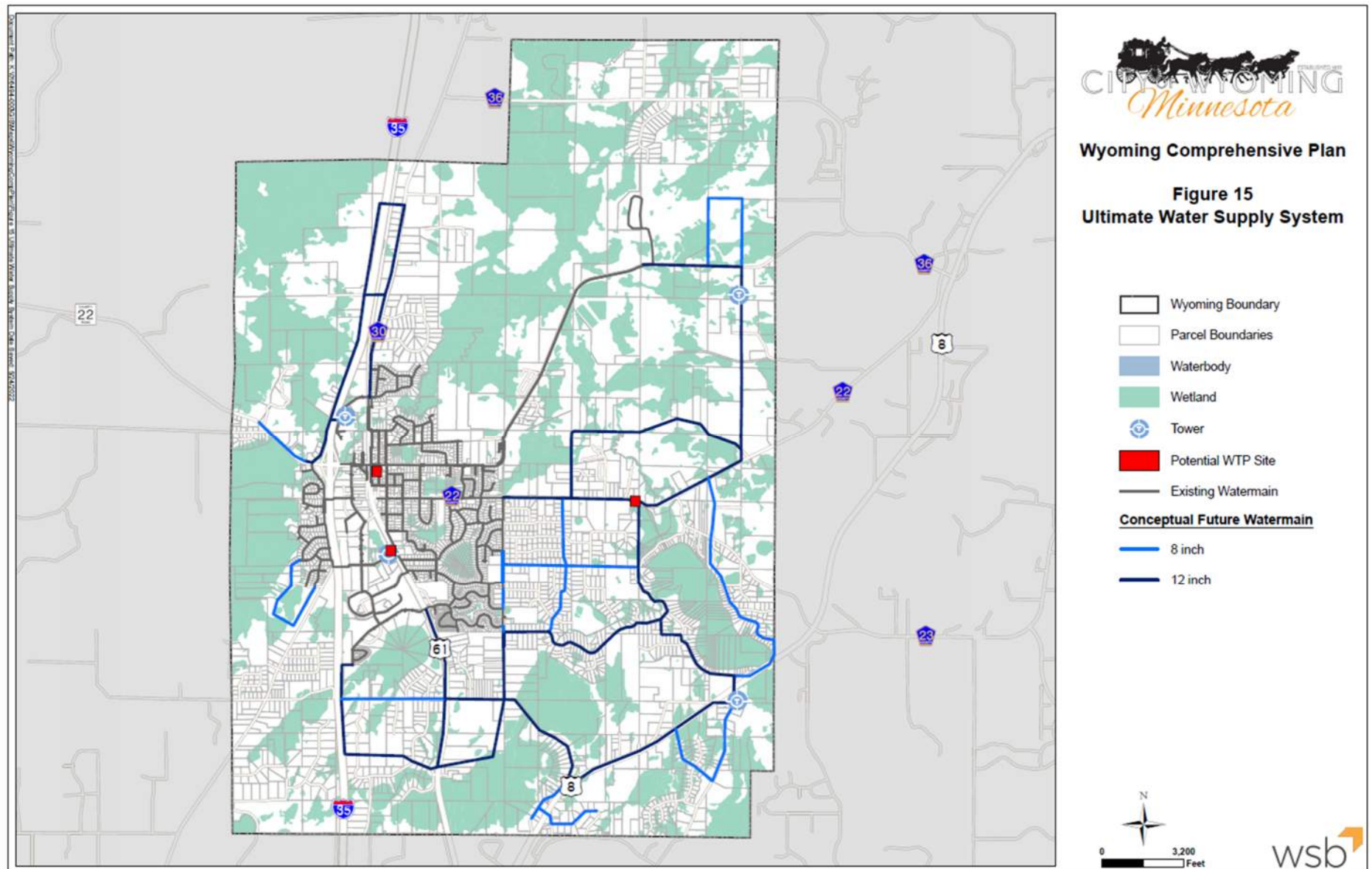


Figure 15 - Ultimate Water Supply System

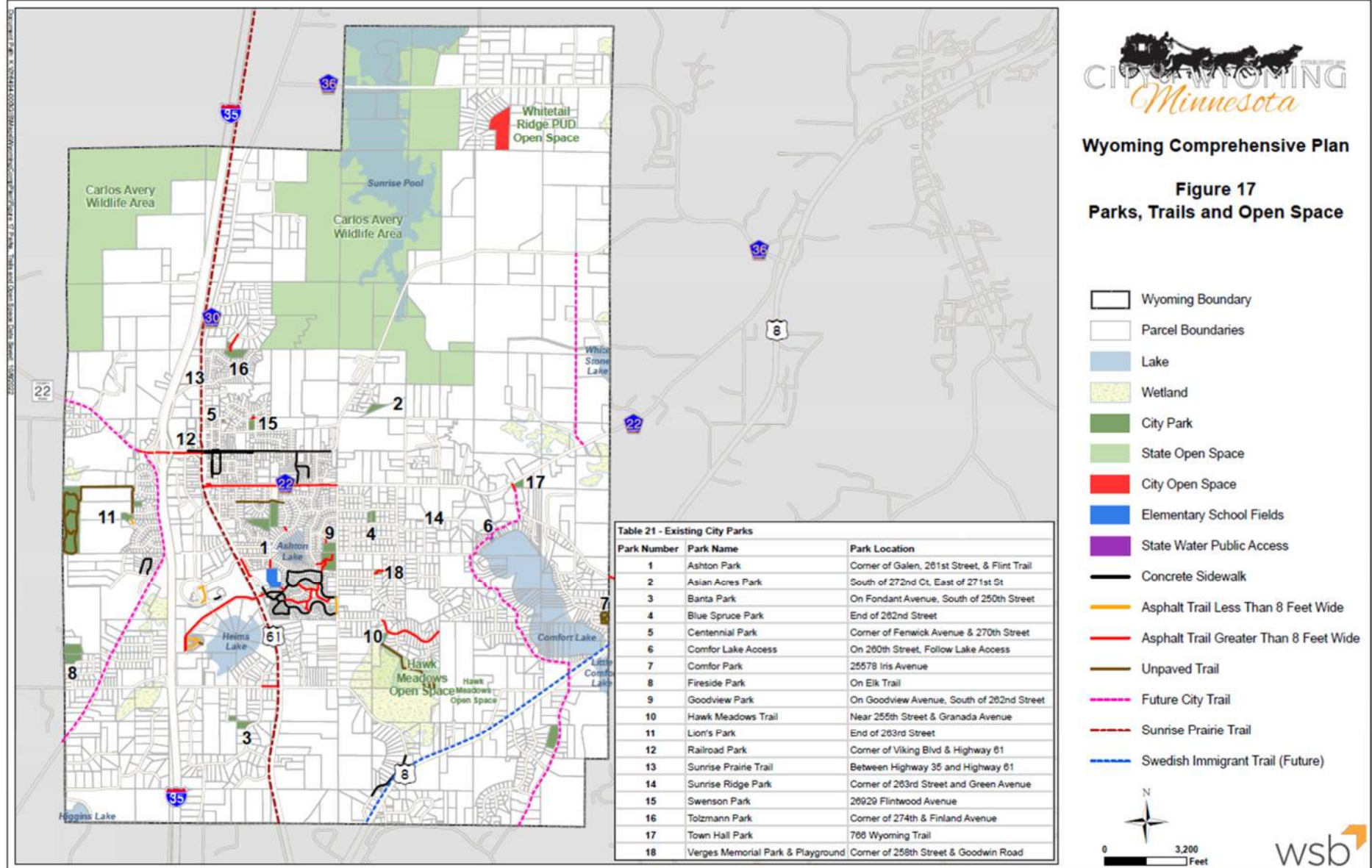


Figure 17 - Parks, Trails and Open Space

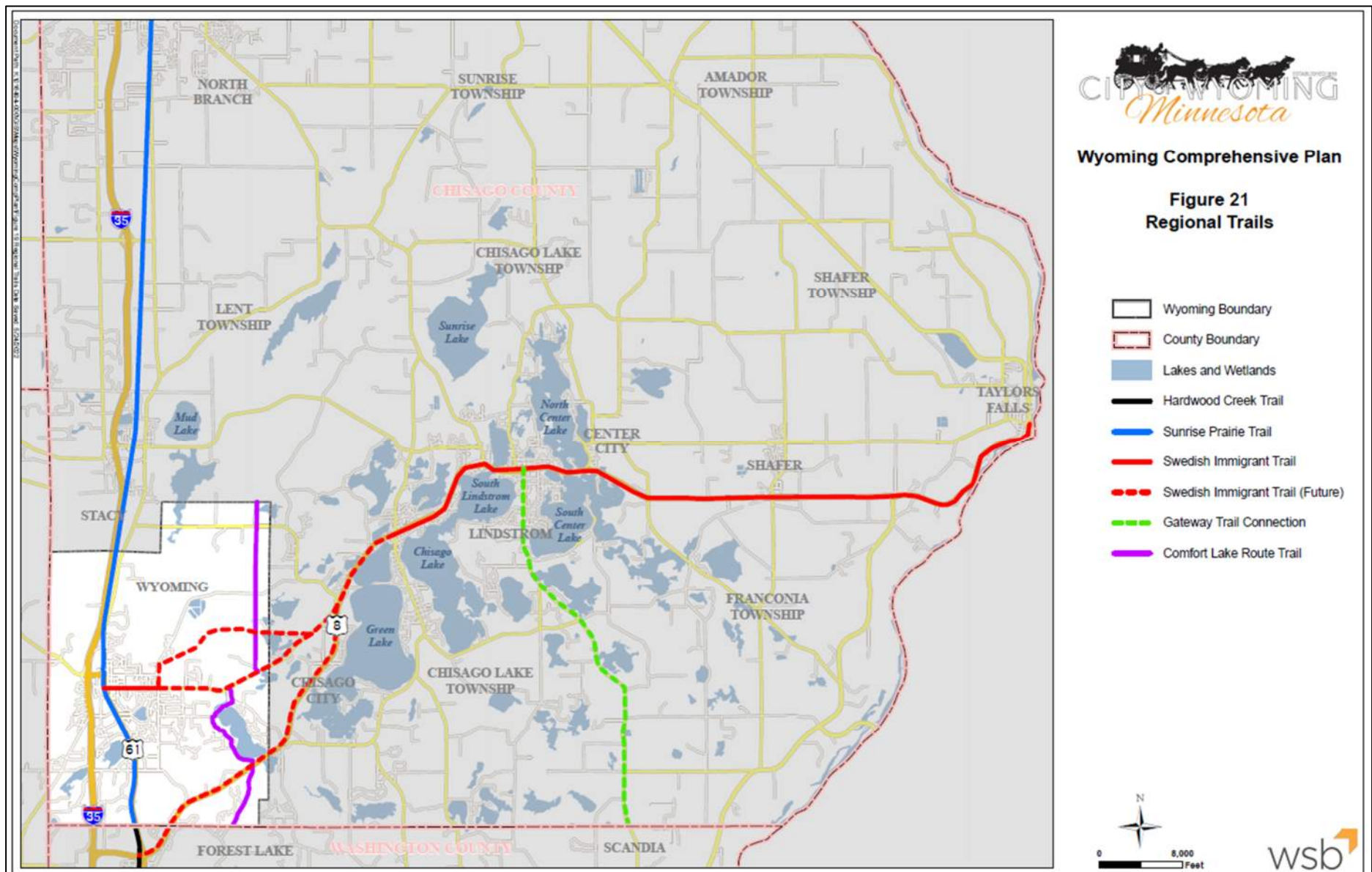


Figure 21 - Regional Trails

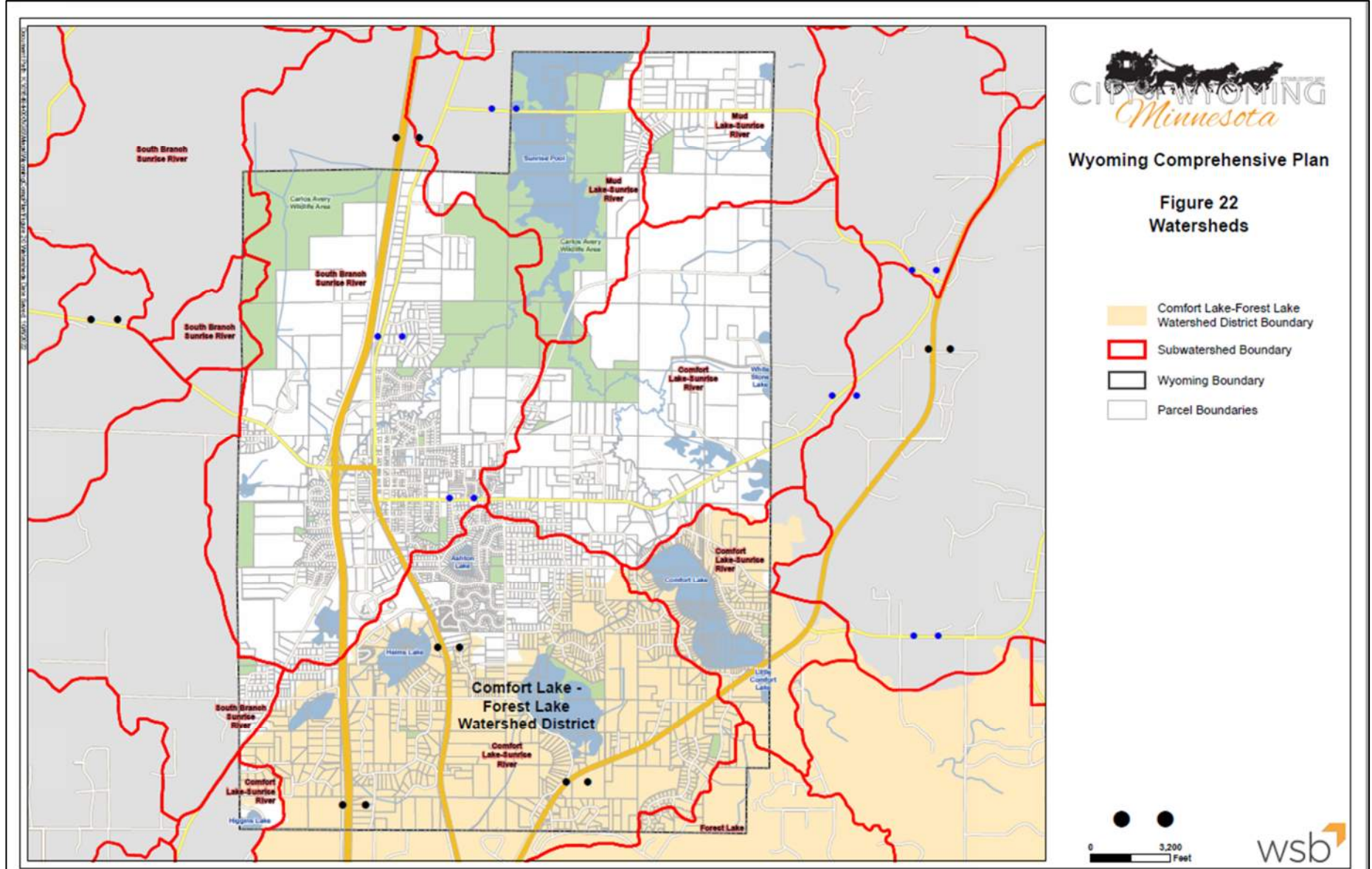


Figure 22 - Watersheds