

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 24, 2025
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 June 10, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Variance: V-25-002 Fence Height
Location: 26744 Halite Court
Applicant: Kevin & Michelle Letson
Property ID Number: 21.10328.00
3. Preliminary Plat & Amend C.U.P. D-25-003 – Pointe North at Carlos Avery
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Wyoming MN Property LLC
Owner: Land Development Company of Wyoming LLC, Richard Morris
Property ID Number: 21.00302.32

NEW BUSINESS:

OLD BUSINESS:

4. Comprehensive Plan Rezone Discussion

COMMUNICATIONS:

UPDATES:

The Boyum property line setback variance request was approved. The Dead End Hayride has voluntarily extended the decision deadline for their request to August 10, 2025.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 10, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 10, 2025, 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, and Chris Ortwerth

ABSENT: Commissioner Mark Holl

Also Present: Fred Weck, Zoning Administrator; Kim Lindquist, City Planner; and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Don Waller, 28480 Forest Boulevard, stated that he had heard that there was an Open House held recently and asked if zoning had been changed.

Chair Lobermeier explained that an Open House was held on April 29, 2025, to begin talking to the community about the proposed rezoning and clarified that nothing had been rezoned yet.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 27, 2025**

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 27, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. **Variance: V-25-001 Front Property Line Setback**
Location: 269XX Forest Boulevard
Applicant: David Boyum

Property ID Number: 21.00164.00

City Planner Lindquist outlined details of the variance request for the vacant property on Forest Boulevard owned by David Boyum for the front yard setback. She noted that it was located on a County road, which had an overly large setback requirement. She explained that in other instances, this would have a setback requirement of 80 feet, but because it was on a County road, it was 135 feet. She stated that the property could not meet both the rear and front yard setbacks, because they overlap, which meant it would be considered an unbuildable lot if the setbacks needed to be maintained as required. She noted that staff was recommending approval of the variance request, subject based on the 7 findings of fact outlined within the staff report, so the property owner can build a home on this constrained site.

Commissioner Ortwerth stated that he read in the staff report that Mr. Boyum was proposing an 1,800 sq. ft. home.

City Planner Lindquist stated that was correct.

Commissioner Ortwerth stated that he felt that the size of the home was fair for a lot of this size.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO OPEN THE PUBLIC HEARING AT 7:11 P.M.

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

There were no comments.

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

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

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER ORTWERTH, TO RECOMMEND APPROVAL OF VARIANCE REQUEST: V-25-001, FRONT PROPERTY LINE SETBACK LOCATED AT 269XX FOREST BOULEVARD (VACANT LOT) FOR DAVID BOYUM, PROPERTY ID NUMBER: 21.00164.00

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

Chair Lobermeier stated that this would go before the City Council at their June 17, 2025, meeting.

3. Conditional Use Permit Amendment C-25-001 – Dead End Hayride
Location: 28186 Kettle River Boulevard

Applicant: John B. Hastings Family Limited Partnership
Property ID Numbers: 21.10118.00, 21.10128.00, 21.10132.00, and 21.10116.00

City Planner Lindquist explained that this was a request for an amendment to the CUP for commercial outdoor recreation areas in the Agriculture zoning district. She noted that the property currently had a permit from 2004, and this would update and amend that permit. She explained that the applicant currently has 3 fall activities on the site in addition to the agricultural and ancillary uses on the site. She noted that they have the Pinehaven Farm Fall Festival and Pumpkin Patch, the Dead End Hayride and/or Haunted House, and the Great Pumpkin Trail, which was added in 2024. She stated that the applicant was interested in amending the permit because they would like to add additional events, including a Holiday Event series and a Winter Event series. She noted that the City and the neighbors were also interested in re-evaluating the permit due to concerns related to traffic, emergency vehicle access, noise, dust, and road maintenance. She explained that due to the concerns that have been raised, staff felt the best approach would be to reevaluate the 2004 CUP and revise it in order to address concerns and recognize future activities. She reviewed details of the site, access, parking, zoning, activities that take place on the site, typical visit times and lengths that have been gathered through online ticket purchases, average attendance, and trip estimates for the events, and employee information. She explained that this resulted in a fair amount of traffic that took place on a gravel road and stated that staff had discussed this and felt that the traffic volume had reached the level where this should be a paved road and no longer a gravel road. She explained that staff had also spent time discussing reasonableness and what an approach would be where they could facilitate some of the use on the site without being onerous to the neighborhood or negatively impacting the finances of the roadway for the City. She explained that one of the things they talked about with the applicant was having a traffic operational plan that may include some police assistance to direct traffic on peak days. She explained there were back-ups that happen on East Viking Boulevard that end up permeating all through the area road systems, which meant that taking the left turn to get on 35W was difficult. She noted that there were other ideas, such as increasing private access north of 280th, providing stacking on site rather than on the public roadways, and a traffic study after 2025, when they have actual numbers. She stated that staff would encourage the applicant to incorporate some of the other measures, such as providing stacking on site, before the traffic study as well, because they may improve the situation. She noted that one of the conditions that staff had included was that they continue to do traffic studies in the future to ensure that things don't get to the point where they were currently that was farther ahead, from a traffic standpoint, than what they had anticipated and one of the main points was that the applicant should pave Kettle River Boulevard. She noted that if another commercial user came to the City with this amount of traffic, the City would tell them that they needed to pave the road because of the volume, and believe that the official traffic study would also come to this same conclusion. She explained that they want better information, but they don't have enough time or information to come up with a definitive answer, so staff was saying that they cap attendance for the next operating year and look at what they are doing, implement some of the traffic ideas to see if they can reduce some of the traffic and then the applicant can come back to the City and amend the CUP to allow greater attendance at their activities. She stated that if they can implement some of the traffic ideas that they have come up with, and it reduces the impacts on the neighbors and nuisance issues that are occurring, and improves the traffic circulation, then they can come forward and ask for an amendment that would allow increased attendance. She stated that staff were recommending approval of the CUP with a variety of conditions, as she outlined. She noted that she believed the applicant had submitted information right before the meeting and had asked for some changes, but noted that staff had not had the opportunity to look at them, so they would not be able to comment on their requests.

Chair Lobermeier asked if the conditions of the CUP may change after the traffic study and the traffic mitigation efforts they would undertake this year, and if that made what they were discussing tonight a 1-year amendment to the CUP.

City Planner Lindquist stated that the conditions would stay the same because the City would expect the applicant to have implemented some of them, and those would be carried forward, but the capping of attendance may be different. She noted that there could be other modifications in the future that they hadn't thought of yet.

Commissioner West stated that a few years ago, the City was also looking at issues at this intersection, and asked how that played a part in the discussion of what the City was planning for the future and what they were asking the applicant to do.

City Engineer Erichson stated that the County was evaluating these intersections and had done some preliminary work and held meetings with MnDOT. He noted that it was separate from the improvements identified on Kettle River Boulevard, but there have been some discussions about alignment, and nothing had been decided. He stated that they are just trying to find the best solution, but noted that there was no easy solution there, and this situation was not helping, but reiterated that he felt this situation was separate from the other discussions happening. He stated that he was hopeful about internal operational plans for being able to queue internally on their site, the operational plan, and the traffic study information so they can understand the volumes, future operations, and what improvements can and should be made to Kettle River Boulevard, including being able to get emergency vehicles to the site, and neighbors being able to get in and out of their properties.

Commissioner Iverson asked what remedy the City had if the conditions of the CUP were not met by the applicant.

Zoning Administrator Weck explained that if the conditions were not met, the City would revoke their CUP, which would shut down the business.

Jeremy Hastings, representing the applicant, explained that he would like to make a few clarifications and also review the staff recommendations. He explained that their parking lot is striped and noted that they invested in a GPS-guided robot to paint striped parking spaces on grass fields, which has helped them become more efficient with their parking. He stated that the current CUP permits events from September 15 through November 15. He noted that the start time for the Haunted Hayride varies slightly throughout the season, based on sunset, but consistently opens between 6:00 and 7:00 p.m. on each operating night. He stated that they also wanted to clarify that the Pumpkin Trail closes 1 hour before the Haunted Hayride. He noted that they agreed with the proposed staff direction given in item #1 on page 5, regarding having police officers provide traffic control at Kettle River Boulevard and East Viking Boulevard. He stated that they had discussed this with staff last year and had intended to move forward, but for various reasons, found it wasn't feasible to do so at that time. He explained that they felt that was one of the major bottlenecks that was leading to much of the frustration with traffic backing up as people are leaving the site. He stated that they have been working with a consultant and believe they have come up with plans that will be able to alleviate a vast majority of the frustrations that surround this traffic situation. He referenced the conditions recommended by staff and explained that he would like to respond to them one by one. He read aloud #1 and stated that they found the expectations of the City to be reasonable, but did have some questions. He asked if they used cones and flags to designate temporary driving lanes or stacking areas in their parking areas, and if they would require any additional permits.

Zoning Administrator Weck stated that kind of question would be more suitable for staff and not the Planning Commission.

Mr. Hastings referenced condition #2 and stated that they also found that to be reasonable, but would request that they be able to continue to use SRF Consulting, the traffic study consultant they were currently working with. He referenced condition #3 and stated that they agreed with that condition, but believe further clarification was needed regarding the scope of remediation. He explained that they wanted to make sure that any reasonable mitigation is proportionate to the temporary nature of the traffic patterns. He stated that they are willing to cooperate with traffic mitigation efforts that would be appropriate and manageable, and would request that they be directly involved in selecting any traffic study firms, and reiterated that SRF Consulting was already engaged and familiar with their site. He referenced condition #4 and explained that they had significant concerns with this proposed condition due to its open-ended nature and would respect clarification from the City on some of the details. He noted that obtaining a realistic cost estimate for this project was essential because the final price tag may make the project unattainable for a business of their size. He clarified that they were not, in principle, opposed to the condition, but could not fully commit to it without knowing the price, and taking it on with the proposed 2.5-year timeline would pose a serious challenge to their business and its future operations. He referenced condition #5 and stated that they request that this condition be revised to allow for reasonable growth and modifications to their existing business operation. He stated that the ability to evolve and adapt was critical in their industry for long-term sustainability and would like the language to be changed to relate to new events and not new activities. He referenced condition #6 and explained that the operating hours of the Haunted Hayride have consistently aligned with the 2004 CUP, which allowed the event to close at midnight. He noted that it typically takes about 1.5 hours to fully clear patrons off the property after closing. He explained that on Friday and Saturday nights, ticket sales close at 11:30 p.m., the event closes at midnight, and all patrons are off the property by 1:30 a.m. He noted that on Sunday through Thursday nights, they close at 10:30, by all patrons are off the site by midnight. He asked that the City update the language in this condition to reflect their established practices that are in line with the existing CUP. He referenced proposed condition #7 and noted that they were already working with SRF Consulting to implement a traffic management plan for the season before the formal traffic study was completed. He moved on to proposed condition #8 and stated that they were not opposed to contributing to the cost of additional road maintenance, but would ask that the condition also include language allowing them to work directly with the Public Works Department to develop and coordinate a maintenance plan that would include joint decision making about when maintenance was needed and when it should be scheduled. He shared examples where the timing of the use of calcium chloride would not be ideal and could make the road conditions work. He referenced condition #9 and asked that the language in this item be changed to revise and replace Holiday Event and Winter Event with 'any new events'. He explained that they didn't disagree with the intent of this condition, but felt the revised language would provide for greater flexibility and clarity. He stated that they were already in compliance with condition #10. He noted that they had no issues with condition #11. He referenced condition #12 and explained that, in accordance with the 2004 CUP, the Haunted Hayride had always operated within the approved timeframe of September 15 through November 15, while the event only runs for a total of 8 weeks, the exact start and end dates can shift a bit within that window, depending on the calendar, including when Halloween falls. He explained that, for example, if Halloween falls mid-week, they typically continue their operations through the following Sunday. He stated that they are asking that this still be allowed to operate between September 15 and November 15, with an 8-week operation. He stated that they had no issues with the proposed condition #13.

Commissioner Iverson stated that he would agree that vehicles existing created a large problem, but for incoming parking, he asked how they would be able to double or triple the number of cars they can park in a minute.

Mr. Hastings stated that by limiting the number of turns that a car needed to make, they are able to bring cars in more strategically. He noted that when they implemented the robot to paint the lines on the grass field, it also increased efficiency. He stated that it would also be done with more and better-trained parking staff, more cones, and noted that he felt their consultation from SRF could outline many other strategies that could be utilized to get cars in and parking more quickly.

Commissioner Iverson stated that he has frequently seen a steady stream of cars along the roadway that are not moving.

Mr. Hastings stated that having a gravel road was kind of a self-regulating process, because it can get a washboard surface, which causes cars to slow down. He stated that finding a way to park cars faster was another challenge that they were ready to take on.

Commissioner Ortwerth referenced condition #8 and asked if they had tried anything besides calcium chloride on the roads.

Mr. Hastings stated that he believed Public Works had tried a product called Beat Heat, but he believes all the products gather moisture from the air and hold it in the bed. He stated that they also partner with the City and use their tractors to put down water to help mitigate dust. He explained that they were working behind the scenes to ensure that their impact is as minimal as possible and noted that he felt water on the roadway has been a successful approach. He stated that there have been times in the past when a significant rain event has happened at the same time as a heavy traffic event, and the road conditions were scary.

Commissioner Ortwerth stated that he would question how they would be able to get a water tractor down the road when there are parked cars.

Mr. Hastings explained that they time the watering of the road when traffic is low, which is usually early to midday and also at night after the last Haunted Hayride guests have left.

Commissioner Iverson stated that Mr. Hastings had mentioned that it took 1.5 hours after closing to get the patrons off the site and asked what was happening during that time frame and what the delay was.

Mr. Hastings stated that customers were making their way through the rest of the attraction. He noted that it takes about 50 minutes to get through the attraction if there aren't any queue lines at the different stopping spots. He explained that they try not to rush guests through the attraction so they are able to get the full experience that they paid for. He stated that they take security staff through the entire area to ensure that nobody is left behind and gets them to their cars. He clarified that they were not actively kicking people out at midnight.

Chair Lobermeier stated that Mr. Hastings talked about Kettle River Boulevard being difficult, and asked what percentage he referenced was public versus private.

Mr. Hastings stated that, Kettle River Boulevard, the City's portion, was difficult and explained that they also water the private road because it can get dusty and also water lanes of traffic on their property to keep dust down. He stated that washboards are a significant issue when it comes to how a dirt road is negatively affected, and speed leads to washboard conditions. He stated that when a washboard is there, Kettle River Boulevard is susceptible to, slows the cars down and creates more traffic conditions. He stated that they use a product out of Dresser, WI, called Trap Rock, on their roads, which seems to hold up well, and noted that they only need to grade their internal roads twice a season.

Chair Lobermeier asked if they had evaluated whether they could use buses to bring people in from remote parking locations in order to try to reduce the amount of traffic.

Mr. Hastings stated that buses were something that was definitely on the table for consideration, but did not think it would be the first or second option considered because he felt there were other lower-hanging fruit that could be implemented first.

Chair Lobermeier stated that the staff report indicated that their operations were currently not in compliance with the 2004 CUP and asked if Mr. Hastings agreed with that statement.

Mr. Hastings stated that he felt this came down to whether or not they see some of the events that they do as being agriculturally based. He explained that they have spent a lot of time traveling around the country to see other farms to look at how they have implemented strategies to make their farm viable for the next generation. He stated that the events have forged a path ahead for their family to be able to continue the farm into the 3rd generation. He explained that how they see agriculture appeared to be different than the City and explained that they see it as people coming out to the farm and getting acquainted with nature.

Chair Lobermeier stated that staff has recommended approval with the proposed conditions and stated that from Mr. Hastings' narrative, it appeared that he only agreed with 3 of the conditions, which concerned him. He asked if Mr. Hastings did not have enough time to meet with staff in order to work through some of the language concerns he had with the other conditions before the meeting.

Mr. Hastings stated that he would love to have more of an opportunity to be able to meet with staff and go over the conditions and some of the language. He stated that they received this information at the same time as it was made available to the public and the Commission, and would like to be able to talk to staff and try to find a win/win/win scenario for all sides.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 8:04 P.M.

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

Jeff Johnson, 26850 Kettle River Boulevard, stated that he has been at this facility during off-peak hours and felt the demographics of people attending shows good use from the community by families. He explained that he believed there was value in having family-oriented activities like this available in the community. He noted that he had a question about paving Kettle River Boulevard because traditionally that would be levied against property taxes for the properties located on the roadway and asked if this would be levied based on the length of road that abuts the properties individually and if there would be a special assessment on the CUP for the paving of the road.

Chair Lobermeier explained that those were details that the City did not have right now.

Mr. Johnson asked if there were if there would be an opportunity for the applicant to do the projects, for example, in thirds, so instead of taking on the financial burden of the entire thing, they could do a portion of it at a time in order to keep the overall assessment costs down.

Chair Lobermeier stated that the answer to that will depend on the final conditions that would be adopted and reiterated that they did not have answers to Mr. Johnson's questions yet.

Meredith Hastings, 5226 280th Street, expressed her strong support for amending the CUP and asked the Commission to consider a reasonable and collaborative approach to the proposed

conditions. She stated that Pinehaven Farm was not just a seasonal attraction but was also a cornerstone of the community and helped put Wyoming on the map as a premier fall destination. She stated that it was named 'Best Pumpkin Patch' in the Star and Tribune, and explained that she felt its contributions went beyond tourism because last year, Pinehaven created 486 seasonal jobs. She noted that she felt local businesses also benefited from the increased traffic to the City and explained that she had concerns about some of the proposed conditions, particularly those related to a reduction in parking capacity and the requirement for Pinehaven to shoulder the substantial costs of paving Kettle River Boulevard. She stated that those proposed conditions represent an undue hardship that could hinder the farm's ability to operate at its current scale and continue contributing to the community. She explained that they were asking the City to support reasonable amendments to the conditions that will allow them time to collaborate with State and County officials on a road improvement plan that would be fairly funded and sustainably implemented.

Richard Ihlenfeldt, 9021 167th Lane NE, Forest Lake, stated that his concerns were surrounding unsafe conditions last year with the traffic when they were unable to get out of their house and do things like go get an ice cream cone. He explained that he had a background in safety and had been around tragic situations in the past, so he was concerned that if something happened to a family member, either two-legged or four-legged, how they would be able to get out of there. He referenced a situation last year where he was confronted in his driveway by a big guy running towards him, which was scary because he just wanted to protect himself and his loved ones in the home. He noted that it turned out that this person had run out of gas and did not know he was there, but explained that it was a very scary situation for him. He noted that there had been damage to his home due to the conditions and asked at what point a human life is worth profit. He stated that this was a safety issue and asked when the City would figure out that this was an unsafe situation, and the traffic is too much. He explained that he liked what they were doing at the farm and had attended the Pumpkin Walk last year, and agreed that it was nice to see family things in the community, but felt that there needed to be control.

Don Waller, 2840 Forest Boulevard, stated that he understood that things like the school tours and the pumpkin patch were agriculturally based, but the Dead End Hayride was entertainment-based. He referenced the noise ordinances and nuisances and stated that running the tractors and harvesters at night for an agricultural purpose was different than the air cannon and lights. He stated that he lives across I-35 from this and sees the lights and hears the air cannon and has answered questions at home for many years. He stated that the City needed to look at the traffic load on a public street.

Jerry Sampson, 25201 280th Street, explained that his biggest concern was the road and stated that the dust is terrible when it gets hot. He stated that the dust travels through the trees to his home, and he is not able to open his windows. He stated that to get good gravel that has some 'bind' in it, you need to travel to the other side of the St. Croix River. He asked if the roadway was ever going to be tarred.

Chair Lobermeier confirmed that it was one of the things they were discussing as part of a recommendation from staff.

Mr. Sampson stated that if the roadway was tarred, he felt that tax-wise, it should be equal for everyone who lives on the road and not just because the Sampsons have frontage, because it is all swampland. He stated that he would love to see the Hastings family have an entrance built to their farm on the north end, across the freeway. He noted that his wife has breathing problems, and the dust from this activity does not help, so something needed to be done. He stated that the last few weekends in October are when the farm is the busiest, people in the area cannot get in or out, and asked what would happen if any of them had a medical emergency.

Aspen Kurtz, 27464 Kettle River Boulevard, stated that she was frustrated and explained that the hayride did not close at midnight because there is heavy traffic from this event traveling down their road at 3:00 a.m. on some nights. She explained that she supported the business, but believed that things needed to change. She stated that if the number of people that attended the hayride continued year-round it would affect the surrounding properties and the residents in the area. She stated that, as an athlete, she has a much longer ride home due to the 'dead end season', which adds over an hour and cuts into her time in the evenings for homework. She cannot imagine having this much traffic stretch out over more months of the year. She explained that her social life has also been affected by 'dead end season' because no parent, in their right mind, would be interested in driving their child down a road that is this busy with people going in and out of the farm. She stated that if they add more events, this type of traffic would persist throughout the year and cause a larger effect on her social life and commute times. She reiterated that she supported the local business but felt this could not continue. She stated that having the deadline for the road improvement being 2028 was a bit of a stretch and explained that her father, who also owns a business, was given just 3 months to fix an issue.

Brad Bays, 543 East Kentucky Street, St. Croix Falls, WI, explained that he moved here from Florida to work with the Dead End Hayride. He stated that the amount of passion and care he has experienced from the Hastings family has been overwhelming. He noted that he had heard comments made about the amount of money being made at this business, but noted that the family was not living in a mansion or driving Lamborghinis. He stated that they are not doing this purely for profit and noted that he thinks they have been successful because they care and have passion. He stated that they were constantly thinking about safety and the community and noted that the events that are held are something that they have a burning passion for. He noted that there are 8 full-time employees who rely on this business, but are not just doing it to collect a paycheck, and are doing it because they care about the events and the community. He asked the City to consider the tradition that this farm and its events have built for the community for multiple generations.

Kenny Rutford, 4700 East Viking Boulevard, stated that his property abuts the old golf course and noted that one of the factors that he felt was being forgotten was all the houses that the developer wanted to put in there. He stated that there have been road studies done, and now they were talking about redoing another road, which he felt created a lot of loopholes and potential problems. He explained that he was in support of Mr. Hastings and his family to have a business and run their farm, but felt the Haunted Hayride was not agricultural. He stated that he supported the business, but they also needed to support what was going on outside. He noted that he also belonged to the Almelund Threshing Show and explained that they hire their own police. He stated that here he sees issues on a daily basis when he comes home from work, including headaches getting in and out, and noted that it was a headache in this location year-round, and felt it was just a matter of time before someone is killed here. He stated that in addition to worrying about traffic, he also worries about the dust that goes onto County Road 22 for motorcyclists and noted there are a lot of 'fun runs' for motorcyclists held in October. He explained that he had sent an e-mail to the City that shared his concerns about who would pay for traffic outside at all times. He stated that there were comments made about off-peak times and asked when those were because he comes through the area at different times of the day. He stated that the local police do not have time for this because they are already trying to protect the community and cannot place someone on site from 3:00 p.m. to 2:00 a.m. and noted that he agreed that sometimes these people do not get out of here until 3:30 a.m. because he can see it through his woods. He stated that before this moves forward, he would ask the City to consider the new development because they still don't know how they are going to manage traffic for the 350 new homes. He explained that he supported this farm, but also supported the community and safety.

Cassie Kurtz, 27464 Kettle River Boulevard, stated that traffic is there on weekends or weekdays and explained that it took her an hour to get her daughter to an event during the week that took place during daylight hours around 4:00 p.m. She noted that there is about a 2-month period where they cannot even walk the road, and it also limits their use of the yard because of the dust. She stated that there was also anger among the drivers on the road, excessive speeds, and explained that she has lost days at work due to traumatic experiences. She explained that they have incidents captured on camera of people urinating in their yard. She noted that her boyfriend has recurring nightmares from an instance where he was charged by someone on their property. She stated that the CUP talks about welfare and safety, but they had an actor injured who had to be taken to the hospital in a side-by-side because it was too slow to take a regular vehicle or get emergency support down the road. She stated that they have been seeing year-round traffic issues, including semis and other truck traffic. She stated that capping the visitors at the 2024 levels was already disastrous, and now they are looking at adding more events. She noted that if a store, like Walmart, closes at midnight, they are not open until 1:30 a.m., and if road improvements were needed, Walmart would also have to foot the bill for those improvements. She stated that the CUP talks about not interfering with traffic, but the events are causing major traffic problems. She acknowledged that it was a neat event and they had attended it, but it was being held in someplace that could not handle the volume of people that were coming.

Diane Blair, 27222 Kettle River Boulevard, stated that she was 76 years old and would like to be able to have emergency folks get to her when they need to and noted that she was still active and wanted to be able to get out of her house, even if it was just to run down to Target to grab something. She stated that cars are driving past at 3:00 a.m., and there are dust issues. She asked what the next step would be and stated that they have been talking about moving forward and improving the CUP for 2025, but asked what would actually change.

Chair Lobermeier stated that what had been presented by staff was the 13 new conditions that would be added to the CUP. He encouraged residents to follow this process as it moved through the City and explained that the Planning Commission would make a recommendation to the City Council, which would be the ones who made the actual decision about this application.

Zoning Administrator Weck explained that if the City amended the CUP or revoked the CUP, the City would hold another public hearing.

Jen Winiecki-Rowe, 5633 277th Street, referenced the light pollution and felt the City was right on the cusp of not being able to see the stars and the northern lights. She stated that if they add more things during the winter months, the light will reflect much more, and asked if the City had anything on the books about taking a look at light pollution later in the process. She asked about the noise and the possibility of restricting the pumpkin cannons a bit more and stated that her dogs bark at them every hour or so, because even though she lives over a mile away, they can still hear them.

Zoning Administrator Weck stated that the City does have a lighting ordinance and does have regulations related to light leaving the property lines, but did not think that would affect the dark sky situation.

Ms. Winiecki-Rowe stated that she would like to see this tested seasonally and not just one season, for example, when there was leaf cover there.

Trevor Osterbauer, 5004 280th Street N, stated that his family has been neighbors of the Hastings family for his whole life and was proud of what they have been able to do with this land. He stated that he has heard a lot about public safety and agreed that it was #1, and he felt he heard Mr. Hastings indicate that they would do their best to be in compliance and help the neighbors on the road. He stated that he lives next door and has front row seats to the pumpkin walk and suggested

that they add some new songs to their playlist. He explained that his life and use of his property have not been restricted by this business.

Lindsay Farris Martin, 25305 West Comfort Drive, stated that she was here to share her strong support for the CUP amendment. She stated that she realized that there were things that had been called out for further clarification, and that staff had also called out some things for further discussion, for things like traffic and access improvements. She noted that she understands that the residents have also shared some valid concerns, but felt the conversation was not just about one property and about how the City can continue to support reasonable, community-driven businesses. She stated that the Dead End Hayride is part of Pinehaven, which is a 3rd generation family farm, which has been part of the City for 75 years. She stated that they have been welcoming the public to the farm for over 30 years, and for the last 17 years, the hayride has grown into one of the region's most recognized fall experiences. She stated that this was not a corporate attraction, which she felt they needed to keep in mind, because this was a firefighter/first responder-owned business, and the same people running the hayride are the same ones responding when someone calls 911. She noted that the ripple effect of what they have built here reaches far beyond their property lines because they give back to the community, and other businesses benefit from the seasonal traffic. She stated that she did not think the Hastings family was asking to grow at the community's expense, but were asking how they could contribute in a way that works for everybody.

Dawn Westberg, 4677 252nd Street, stated that she has been a neighbor of the Hastings family for the last 33 years and was very proud of the business they had grown. She stated that she would appreciate it if their business were allowed to stay open and noted that she also works for them by driving a hay wagon. She stated that in that role, she has seen many families come from all over Minnesota, but also from Wisconsin and South Dakota to be together as a family. She noted that she also drove for the Haunted Hayride, which has been an amazing experience. She explained that when she drives home after her shift, she has not heard the loud noise that people have complained about. She noted that if her windows are open, she can faintly hear it, but it is just background noise.

MOTION BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 8:34 P.M.

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

Commissioner West stated that she appreciated the amount of public comment they have gotten on this issue and agrees that the road and traffic issues need to be addressed.

Chair Lobermeier stated that this was a good and interesting business that has changed a lot since the 2004 permit and felt that it needed to be factored in, along with the additional changes being proposed. He stated that he had asked his earlier questions because it was clear that the proposed conditions had not been set yet, and some needed to have more discussion and negotiations between the applicant and City staff. He stated that based on what they had heard tonight, there may need to be additional conditions added as well. He explained that he planned to make a motion to table this item to give staff time to speak with the applicant about the language and conditions, so the Commission could make a decision based on conditions that were agreeable to all parties.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO TABLE CONSIDERATION OF THE CONDITIONAL USE PERMIT AMENDMENT C-25-001 – DEAD END HAYRIDE, LOCATED AT 28186 KETTLE RIVER BOULEVARD FOR JOHN B. HASTINGS FAMILY LIMITED PARTNERSHIP, PROPERTY ID NUMBERS: 21.10118.00, 21.10128.00, 21.10132.00, AND 21.10116.00, UNTIL THE JUNE 24, 2025 PLANNING COMMISSION MEETING.

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

Chair Lobermeier recessed the meeting at 8:36 P.M. and reconvened at 8:42 P.M.

NEW BUSINESS

OLD BUSINESS:

4. Comprehensive Plan Rezone Discussion

Chair Lobermeier reviewed some of the recent discussions and input they had received and noted that one of the big ‘aha’ moments that occurred was about the misunderstanding that people think they cannot use their property if it was rezoned, which was not true. He stated that he believed there was a notion that the City was limiting what people could do on their property, and that was not happening more than was already being done with the current zoning, because there are setbacks and height restrictions, no matter the zoning. He stated that rezoning, by itself, was not restricting use or what people can do with their property.

Commissioner Iverson stated that he did not have the benefit of being part of the entire journey of creation of the Comprehensive Plan. He stated that one of the things that he would like to unwind a bit with the Commission was related to the industrial use on the north end. He stated that when he went to the Comprehensive Plan and looked this up, there were 4 areas planned as mixed-use, which included the southwest quadrant of Highway 61 and 250th Street, and east of and adjacent to County Road 30, and directly south of the Wyoming/Stacy border. He noted that this was where the City showed this as industrial, but in the text, it says it was planned as mixed-use.

Zoning Administrator Weck stated that he thinks there was both industrial and mixed-use in this area. He suggested that he grab the big map because it would be easier to see on there than the smaller map.

Commissioner Iverson stated that page 21 of the Comprehensive Plan has language that says this is a mixed-use area, but now there didn’t appear to be mixed use in this area. He noted that the other thing he was looking at on the map was that, in looking at surrounding communities, of the percentage of industrial versus other types, the City has a lot of industrial, and now they would be adding quite a bit more. He stated that they were currently around 10% industrial, and the surrounding communities were only around 1%. He explained that he loved the existing industries but felt that it needed to be a balance between whether Wyoming was a great City to work in or a great City to live in. He stated that he would like to hold off on having industrial use in that specific area for now.

Commissioner West stated that she has gotten quite a few comments on whether what the City

was trying to do was too much for the next 20 years and if this was really where they saw the City going. She stated that many of the comments she has gotten have questioned whether the goals and ambitions have been too much or even realistic.

Zoning Administrator Weck reminded the Commission that the Comprehensive Plan was a living document and can be revised every 10 years or as the City sees fit. He stated that they have to put the horse before the cart because if people don't see that there is commercial zoning available for them to move into, they will move on to another spot that has commercial zoning.

Commissioner West stated that she understands many of the concerns from residents, especially those who have lived here a long time. She stated that she does think that Wyoming can grow, but since the Commission was talking about this, she wanted to bring those concerns up with the Commission.

Commissioner Ortwerth stated that he agreed with Commissioner West because that was a lot of what he heard, too, about whether they were ready to make this move and whether the town was truly going to grow. He stated that a lot of people had shared that they liked the small-town feel and wanted to remain a small town. He explained that this has weighed heavily on his heart because he moved to Wyoming to live in a small town, and he also liked the small-town feel. He noted that he was not against this move, but after finding out about the sewer and water issues, the City was nowhere near this Comprehensive Plan, because no industrial use would come without sewer and water. He stated that he felt this Comprehensive Plan was a bit ahead of things, and they were not there yet.

City Planner Lindquist stated that the Comprehensive Plan was somewhat aspirational, so even if things were not filled in within 10 years, the City would still be making decisions based on where they wanted it to go. She stated that she understood people were concerned because of the rezoning, because they believed it was going to be a much closer time horizon, but it most likely wouldn't be.

Commissioner Ortwerth stated that he understood that, but was not sure that the public understood that. He noted that he believed the work the City had already put into the Comprehensive Plan was great, and if that is their outgoing look, he would support it.

Commissioner Iverson stated that psychologically, he felt the rezoning was kind of a big deal, even though the City can repeatedly tell them that things were not happening tomorrow and may never happen.

Commissioner West stated that many people view this as a negative thing, and the uncertainty makes long-time residents leery of the change and noted that many of the comments they got were that the residents had no say in this.

Chair Lobermeier stated that Mayor Iverson said a very smart thing at their last meeting when she pointed out that the City had not really done a good enough marketing job, and explained that this was not cast in stone and that the Comprehensive Plan was not a blueprint. He stated that the question he wanted the Commission to ask themselves was if the land use map, as it has been prepared, is representative of what they were thinking. He suggested that they continue this discussion at their next meeting and be prepared to make a final decision.

COMMUNICATIONS:

Zoning Administrator Weck gave a brief description of the items slated for discussion at their next meeting.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JUNE 10, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 9:03 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	06/18/2025
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	Variance
APPLICANT:	Kevin and Michelle Letson
PROPERTY:	26744 Halite Court; R.21.10328.00
FILE NO.:	V-25-002

OVERVIEW

Applicants, Kevin and Michelle Letson, are requesting approval of a variance from the City of Wyoming Ordinance Sec. 40- 531 (2), to allow a previously installed six (6) foot fence within the front non-buildable setback area. The fence was installed without a prior permit and was brought to the city’s attention by compliant. The property is addressed at 267434 Halite Court or property PID: 21.10328.00.

The property has a single family home and is zoned R-1 Rural Residential 1. City code requires that fences in residential zones not exceed 48 inches within the front non-buildable setback area. The City has determined that the “front” of the property is the side of the lot that is facing the private drive, Halite Court. The drive which serves four residences is private and there is no public right of way dedicated. A front yard setback is defined as “the minimum horizontal distance between a structure and a platted roadway or the right-of-way of a road”. Based upon this definition, the conclusion could be made that there is no front yard on the property, which is unique. The applicant is requesting a variance so that installed six (6) foot privacy fence may remain on the property.

The applicant has submitted a fence permit which includes a sketch of the fence’s current location. The fence currently runs approximately 60 feet south of property line then follows Halite Court along the east property line for approximately 170 feet.

Typically, cities enforce fence height restrictions to provide visibility, however the property is in a rural area and Halite Court is a private driveway that serves the surrounding four (4) properties. There are no plans to expand the road or make it a public street. This means that the existing fence has little to no impact on drivers or pedestrians.

STAFF RECOMMENDATION

Based on review of the request and the standards for approval, staff is recommending approval of the variance for PID: 21.10328.00, from the maximum fence height in Section Sec. 40- 531 (2) based on the following findings of fact:

The request and fence will not:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public right-of-way.

- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood.
- (e) Cause an unreasonable strain upon existing municipal facilities and services.
- (f) Be contrary in any way to the spirit and intent of this Ordinance.
- (g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

STAFF REVIEW

Existing Conditions

The subject property is zoned R-1 Rural Residential 1, and has a single family home on the property. The zoning and surrounding uses are as follows:

North – R2 - Rural Residential 2; Undeveloped wooded area

South – R-1 Rural Residential 1; Single family home with agricultural field

East – A - Agriculture; Single family home

West – R-1 Rural Residential 1- Single family home with agricultural field

Variance Review

Section 40-120(5) outlines the criteria for granting a variance to provide relief to the landowner. The following are the criteria for granting of a variance:

- (a) The property is question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

The property gains access along Halite Court. Halite Court ends at the property's northern property line. Halite Court is a rural and private road which is only used to access the surrounding four (4) properties. There is no right of way dedicated for the drive. The height and location of the fence will not impact the safety or visibility of drivers using Halite Court.

- (b) Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

The site is unusual due to the fact that the parcel does not have any right-of-way frontage and therefore does not technically have a front yard. It is unique in Wyoming to have properties without public frontage. This situation makes it difficult to determine what the front of the parcel is and therefore where the 48" fence height is required. The ordinance permits a fence up to 8' in height when located within the buildable area of the lot and 8 or more feet from the rear lot line. Additional fences along the side or rear interior lot lines beginning at the front building line of the principal structure may be a maximum of 6 feet in height from the finished grade. It is the determination that the east side would be the front yard which impacts the ability to have a higher fence.

- (c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. *The ordinance is ambiguous because of the literal reading of the front yard setback definition. If the determination was that the side adjacent to the Halite Court was not the front of the lot, or that there was no front yard, the fence could most likely remain in its current location.*

(d) The special conditions or circumstances do not result from actions of the applicant.

The circumstances of the lot dimensions and road easement were not caused by the owner. The fence was built without a prior permit or variance approval; however, the property lines and the creation of the Halite Court easement predate the homeowners. Due to the home's position and the existing driveway location the front of the residence does not face unto Halite Court.

(e) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

It is the property's location and position in relation to the private drive, Halite Court that creates the unique circumstances that require a variance. The applicants will not receive any special privileges.

(f) The variance requested is the minimum variance which would alleviate the hardship.

The applicant is proposing a variance of two (2) feet. Which would allow the in-place fence to remain. If the property line did not adjoin a right-of-way the proposed fence would be in compliance with the ordinance.

(g) The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

Based upon the information from the applicant, the fence has not impacted and will not impact drivers on Halite Court.

(h) Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance

Economic conditions alone are not considered in the granting of this requested variance.

The rural nature of this property and Halite Court means that the existing fence does not represent a risk to drivers or pedestrians. The fence was built without prior approval because the owners' stated need for privacy to reduce conflict with neighbors. Granting this variance will allow the applicant to make use of the existing six (6) foot fence and will not impact the neighborhood.

Staff believe the requests meet the 8 criteria for granting a variance but does not necessarily meet all seven findings of fact for granting of a variance.

The proposal will not:

(a) Impair an adequate supply of light and air to adjacent property.

(b) Unreasonably increase the congestion in the public right-of-way.

(c) Increase the danger of fire or endanger the public safety.

(d) Unreasonably diminish or impair established property values within the neighborhood.

(e) Cause an unreasonable strain upon existing municipal facilities and services.

(f) Be contrary in any way to the spirit and intent of this Ordinance.

(g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

Next Steps

The City Council will review the Planning Commission's variance 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 & VARIANCE APPLICATION

A variance application initiates a request for an allowance to vary from the terms of the Ordinance and is heard by the Planning Commission who will make a recommendation to the City Council. The City Council will make the final decision.

Property Address: 26744 Halite Ct

Applicant(s) Information:

Name(s) Kevin & Michelle Letson
Address 26744 Halite Court
City Wyoming State Mn Zip 55092

Home 612-578-8894
Work 612-721-1606
Email mnerem@hotmail.com

Owner(s) Information: (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____

Home _____
Work _____
Email _____

Owner(s) Signature(s) Kevin Letson

Date 6/2/2025

Legal description of property: _____

Property Identification Number: R.21

Present Zoning: _____

Present use of property: Primary residence

Proposed use of property: _____

Description of request: _____

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

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40-120, (5), (a) - (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. (A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)

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

Applicant(s) Signature Kevin Letson Date _____

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 7, Variances, is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # V-25-002

Date Complete Application Received 6/2/25

Fee \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 6/2/25

60 Days 8/1/25

Date Paid 6/2/25

By: [Signature]
Check # 2148

City of Wyoming Variance Worksheet

Applicant(s): See Attached Phone: _____

Address: 26744 Halite Court

Variance request description: _____

City Ordinance Section number: _____

Answer the following questions based on the criteria found in Sec. 40 – 120, (5), (a) – (j). If needed, use a separate page. **All questions must be answered.**

Criteria #1 The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

Applicant - Can the property in question be put to a reasonable use if used under the conditions allowed by this Ordinance? ☐ Yes ☐ No

Describe: _____

Criteria #2 Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control.

Applicant - Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control?

☐ Yes ☐ No

Describe: _____

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Applicant - Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

☐ Yes ☐ No

Describe: _____

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.

Applicant - Do the special conditions or circumstances result from actions of the applicant?

☐ Yes ☐ No

Describe: _____

City of Wyoming Variance Worksheet (Continued)

Criteria #5 That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Applicant - Will granting the variance requested confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? ☐ Yes ☐ No

If yes, describe. _____

Criteria #6 The variance requested is the minimum variance which would alleviate the hardship.

Applicant - Is the variance you are requesting the minimum variance which would alleviate the hardship?

☐ Yes ☐ No

Describe: _____

Criteria #7 The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

Applicant - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? ☐ Yes ☐ No

Describe: _____

Criteria #8 Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

Applicant - Is the requested variance for economic reasons? ☐ Yes ☐ No

Describe: _____

Criteria #9 In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.

Applicant - Is the property in a Flood Plain District? ☐ Yes ☐ No

Criteria #10 Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.

Applicant - Is the variance for earth-sheltered construction? ☐ Yes ☐ No

If yes, how is the request in harmony with the ordinance? _____

Kevin Letson and Michelle Nerem Variance Application Supplement
26744 Halite Court
Wyoming, MN 55092

Dear Mr. Weck and Planning Commissioners,

Thank you for considering our variance application to keep our existing privacy fence in place. Our apologies for not seeking a building permit to construct the fence in the first place. This fence was built out of frustration with my neighbor at 26723 Halite Court (directly to the east) and we were moving quickly to get it constructed. Combining that situation with the rural nature of our property and the surrounding uses, it escaped us that a permit was required and we are truly sorry for that. The situation with my neighbor to the east was born from an argument over our dog. That dog has since passed, but the feud lives on. After several negative interactions we have worked to distance ourselves from our neighbor in an attempt to live move peacefully. This is what ultimately led to the fence being constructed and through this variance we are hopeful that it can remain as it is.

Please accept the following as the supplemental narrative to our variance application.

Section 40-120 of the Wyoming City Code establishes ten criteria for granting a variance:

Criteria #1

Can the property in question be put to a reasonable use if used under the conditions allowed by this ordinance?

Fences are allowed in the Rural Residential zoning district and are allowed to be 6 feet in height. The City Code states that the front non-buildable setback area shall not exceed 48 inches in height. Presumably this is to allow for adequate sight distance on public streets. We live on a private drive and are the last driveway on the north side. The fence is not on the property line and is located approximately 10 feet from the east property line. The 6-foot fence will not cause a sight distance issue or a safety hazard. The height of the fence does not impact any property or sight views except views into our private property. We are proposing to use our property in a reasonable manner.

Criteria #2

Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography or other circumstances over which the owners of property since the enactment of this Ordinance have had no control?

The property is 2.7 acres and is located at the end of a private road. The area is surrounded by agriculturally zoned property and is heavy wooded on the north and east side. The Sunrise River lines the north boundary of the property and runs to the east and the area is heavily wooded across the river. The property is unique in that its at the end of a private drive and can not be

easily seen from any public road right-of-way. Having a 6-foot fence does not have any objectionable impact on the surrounding properties.

We bought this property in 2008, and then bought parcel B-2 (see attached survey) in 2016 from our neighbors to the south to accommodate a new septic location. The orientation of the house on the lot is also unique as it does not face the street frontage like a typical home would.

Criteria #3

Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

Per the City's letter dated April 10, 2025, Section 40-531 (2) restricts the height of a fence in the front non-buildable setback area to not more than forty-eight (48) inches. The front yard setback of the Rural Residential 1 zoning district and our location is 73' from the centerline of the road right-of-way or roadway easement.

The literal interpretation of the ordinance is assuming our lot is in a typical residential neighborhood with a typical residential street. This is not the case, as previously stated, we live on a fairly heavily wooded lot, at the dead end of a private road. The fence height restrictions make sense on a public road where there are intersections and cross traffic. The only traffic on our road is created by the residents that live on it. The fence does not create a traffic hazard. In reviewing the current and future zoning maps, a good portion of the City is currently zoned Rural Residential 1, which will be transitioned to Single Family Residential Neighborhood. Much of these properties are similar to ours and our neighbors. They are large residential lots that have already been built on and will not likely further subdivide in the future. Many of these homesteads are also like ours in that while they have been categorized as a "residential" zone they are still very much rural and do not meet the characteristics of a neighborhood that has been platted and developed in an urban fashion.

Criteria #4

Do the special conditions or circumstances result from actions of the applicant?

The location of the lot on a dead end of a private road was not created by us as the property owners. We purchased this property with the home on it.

Criteria #5

Will granting the variance requested confer on the applicant any special privilege that is denied by this ordinance to owners of other lands, structures, or buildings in the same district?

The construction of a fence is allowed by right in the zoning code. Granting the variance in this unique circumstance will not confer upon us any special privilege as it would be granted based on the practicality of the situation and the extraordinary circumstances of our property.

Criteria #6

Is the variance you are requesting the minimum variance which would alleviate the hardship?

Yes, the fence that exists today, is the minimum fence that can be reasonably constructed to maintain privacy on our property and allow us the quality of life we expected when we moved here in 2008.

It is reasonable to ask for a 6-foot fence on the area of the property due to the unique circumstances highlighted above.

Criteria #7

Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone?

No, the Ordinance is very typical for fence ordinance in an urban setting. As described, our road is not an urban setting. If you visit our property, you will see that the area is more rural than it is residential. The existing fence is not detrimental to the purposes of the ordinance, which is to regulate fences in more residential settings. The proposed variance will not alter the character of the area. There is not objectionable impact to the surrounding properties.

Criteria #8

Is the requested variance for economic reasons?

No, we are requesting this variance to allow us privacy and the quality of life that we moved here for.

Criteria #9

Is the property in a floodplain district?

No

Criteria #10

Is the variance for earth-sheltered construction?

No

In conclusion, we believe we meet the criteria for granting a variance set forth in the Wyoming City Code. In addition, Minnesota State Statute 462.357 Subd. 6 states that *variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to*

circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. We strongly believe our situation meets this criteria as we are and propose to continue to use our property in a reasonable manner, we did not create the lot which uniquely sits at the dead end of a private road and granting this variance will not alter the essential character of the locality. Our fence is not the only thing in our neighborhood which is not compliant with the City Code. It's a unique area connected by a private road and for all the reasons stated herein, we believe the circumstance justifies a variance.

Thank you again for your consideration. Please feel free to contact Kevin at 612-306-7596 if you have questions or would like to setup a time to visit our property to further understand the situation.

Kevin Letson & Michelle Nerem



City Of Wyoming - Department Of Building Safety

26885 Forest Blvd, PO Box 188

Wyoming, MN 55092

Phone (651) 462-4947

permits@wyomingmn.org

FENCE PERMIT APPLICATION

Site Address 26744 Halite Ct Wyoming MN 55092
Address City State Zip
Owner Name Kevin & Michelle Letson Phone 612-578-8894
Legal Description: Lot _____ Block _____ Section _____ Township 33W Range 21W Zone _____
Subdivision _____ PIN Number R21

Contractor: Name Kevin Letson
☒ Homeowner
Contact _____ Phone 612-306-7596
Address 26744 Halite Ct Wyoming, MN 55092
Email Kevin@brotherselectricinc.com

Fence Material Wood Fence Height 6'
Desired Start Date ____/____/____ Estimated Completion Date ____/____/____

The undersigned agrees to do all work in conformance with City Ordinances and herewith declares that all facts and representation on this application are true and correct.

The undersigned agrees to notify the inspections department when ready for inspections.

Applicant Signature _____ Date ____/____/____

OFFICE USE ONLY

APPROVED / DISAPPROVED

By _____ Date ____/____/____

Required Inspections

☐ Final ☐ If it rains ☐ If it rains

Permit # PF25-008

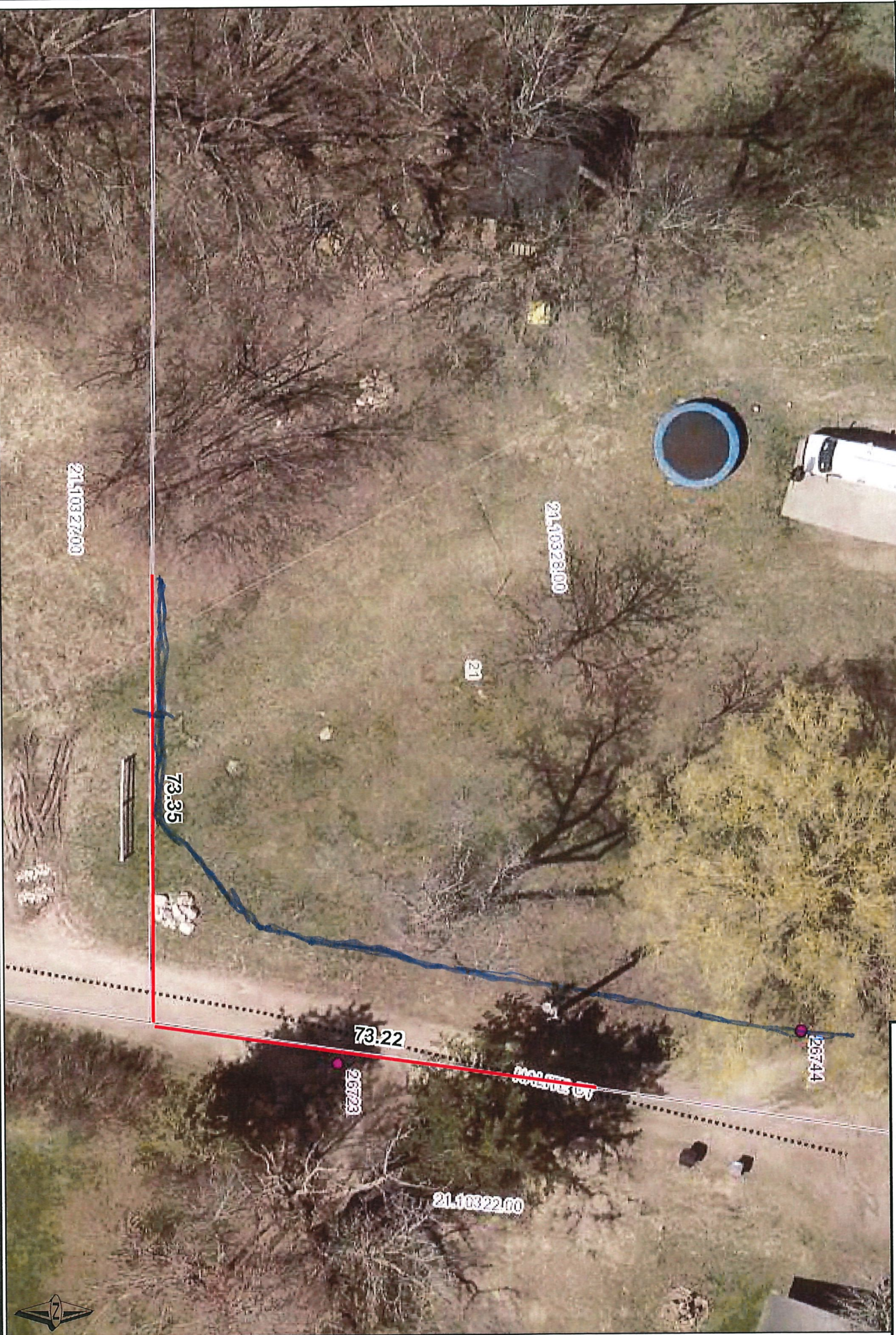
Received 5/1/25 Page 27 of 70



0 5 10 20 ft

Date: 6/2/2025
Time: 12:57:14 PM

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





26744 Halite Ct

Date: 5/7/2025 Time: 3:19:58 PM



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April 10, 2025

Kevin Letson & Michelle Nerem
26744 Halite Court
Wyoming, MN 55092

VIA U.S. MAIL

RE: Fence Constructed Without a Permit and Fence Height in Front Yard Setback

Dear Mr. Letson & Ms. Nerem:

It has come to the city's attention that you have installed a fence without a fence permit as required by City Code Section 40—530, (4), (a).

Section 40-531, (2) restricts the height of a fence in the front non-buildable setback area to not more than forty-eight (48) inches. The front yard setback for your zoning district and your location is seventy-three (73) feet from the centerline of the road right-of-way or roadway easement. Enclosed with this letter is an aerial photo of your property showing the area where the fence is restricted to the 48" maximum height.

I have enclosed with this letter a Fence Permit application which includes the Fence Ordinance. Please apply for the Fence Permit no later than 30 days after your receipt of this letter. The fence that it is taller than 48" will need to be reduced in height to 48" or less, or be removed within 60 days after the permit has been issued.

If you do not, a citation will be issued and this matter will be referred to the Chisago County Attorney for prosecution.

If you have any questions please contact me at (651) 462-4947.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
City of Wyoming

Enclosure

CC City of Wyoming Police Chief

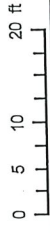


DEPARTMENT OF BUILDING SAFETY
P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-4947 Fax: 651-462-3938



Fence at 26744 Halite Court

Date: 4/10/2025
Time: 12:36:27 PM



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CITY OF WYOMING PLANNING AND ZONING

TO:	Planning Commission
DATE:	June 24, 2025
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	Preliminary Plat, Conditional Use Permit
APPLICANT:	Wyoming MN Property LLC
OWNER:	Land Development Company of Wyoming LLC
PROPERTY:	Phase 1 Pointe North at Carlos Avery
FILE NO.:	D-25-003

OVERVIEW

Wyoming MN Property, LLC (“Applicant”), on behalf of Land Development Company of Wyoming, LLC (“Owner”), has submitted preliminary plat application for Phase 1 of the Pointe North at Carlos Avery Subdivision. Phase 1 is located in the southern portion of the site and with the remaining Phase 2 section to be platted later. This 16.22 acre phase is part of the larger development as depicted in the sketch plan reviewed in April of this year which is within the area identified as Lot 2 Block 1, Sunrise Riverbank (21.10302.32).

The applicant has also submitted a Conditional Use Permit application for the PUD mixed use approval. In 2022, the City approved a rezoning to the Mixed Use designation and created a PUD though approval of a conditional use permit. There were other approvals also requested. Because the applicant has not made use of the approved conditional use permit within the one year timeframe required by ordinance, a new approval is needed to implement use of a PUD.

This site and the surrounding area has a long history which involves various planning reviews. There was an application before the City in 2022 which included a Preliminary Plat, PUD Master Plan and Conditional Use Permit and Rezoning to Mixed Use for the site which included 129 residential units comprised of single-family homes, row homes, and twin-homes. Prior to that, the applicant had submitted a sketch plan for the residential subdivision which included the entire Sunrise Riverbank development and included adjacent commercial uses, approved in 2021. An EAW was also conducted for the entire Sunrise Riverbank development, including both residential and commercial developments. A sketch plan for this plat was reviewed in April 2025.

The overall subdivision, located along Viking Boulevard, west of its intersection with Interstate 35W, is approximately 43.34 acres. Current uses are agriculture and woodland.

There is also a vacant home on west side of the project area. It is assumed the structure will be removed to facilitate development of the plat during the second phase.

The first phase of development includes a preliminary plat (Pointe North at Carlos Avery) with one, 6 unit row home and 30 single family homes. During the Sketch Plan review Phase 2 included 44 single family and 50 townhome units. The applicant indicated the exact type of buildings and total units within Phase 2 may change from that reviewed in April. Phase 1 is located on the west side of East Viking Boulevard, and includes sections of 270th Street and Elderberry Road. This phase is generally consistent with the sketch plan previously reviewed by the City Council.

Staff Recommendation

Based on Staff's review of the requests and the applications submitted by the applicant, staff is recommending the following:

- 1) Staff recommends approval of a Conditional Use Permit to allow establishment of a Planned Unit Development based upon the finding of facts related to use of the PUD Overlay and conditions for granting of a Conditional Use Permit.
- 2) Staff is recommending approval of a PUD master plan based upon a finding of conformance with standards for granting of approval, subject to the following conditions:
 - a. The applicant submit covenants for maintenance and upkeep of common areas.
 - b. The applicant provide information on the exterior materials for all proposed residential buildings within the PUD. Elevations of all sides of the buildings should be provided.
 - c. All buildings shall be setback at least 25 feet from roadways.
 - d. Final approval of the street light spacing by the city.
 - e. The development will comply with the following setback standards for each of the two types of units within the project:

Single Family Standards

Ordinance Standards	Development Standards
Front Yard Setback	25 feet
Side (Interior) Yard Setback	7.5 feet
Rear Yard Setback	35 feet
Minimum Lot Size	9,500 sq ft
Minimum Lot Width	70 feet Cul de sac lots 60'
Minimum Lot Depth	65 feet

Bldg Height	Up to 35 feet
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Row Home Standards

Ordinance Standards	Proposed
Front Yard Setback	7.5 feet
Side (Interior) Yard Setback	0 feet
Side Yard (Exterior) Setback	7.5
Rear Yard Setback	7.5 feet
Minimum Lot Size	1,980 sq ft
Minimum Lot Width	30 interior lots/37.5 exterior lots
Minimum Lot Depth	66 feet
Maximum Bldg Height	Up to 45 feet

- 3) Requirements of Article III, Division 2, “The Preliminary Plat,” as contained in the City of Wyoming Subdivision Ordinance have largely been complied with and, accordingly, staff recommends approval of the preliminary plat. Recommended conditions for Preliminary Plat approval are as follows:
- Submit revised utility, grading and stormwater plans compliant with City requirements and comments provided.
 - All single family lots shall be at a minimum 9,500 square feet. The applicant shall revise the preliminary plat to address this condition.
 - A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
 - MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits will be required.
 - An Access permit must be acquired from Chisago County and the roadway be constructed consistent with their spacing and design requirements, including installation of turn lanes.
 - All required local, state and federal permitting must be obtained.
 - The applicant provide 44’ along the curb line for all cul-de-sac lots to ensure there is adequate room for driveways, mailboxes and snow removal.
 - All by-laws, Property Owner’s Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered to and cannot be changed without the approval of the City Council.

- i. After the City Engineer has approved the construction plans and specifications; new construction plans that reflect the approved revisions are submitted to the City (three full size and two reduced sets).
- j. The developer enters into a Development Agreement, the terms and provision of which must be approved by the City Attorney, between the property owner, the developer, and the city. The agreement must be signed prior to construction beginning on improvements in the development.
- k. The developer shall submit a surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is completed and approved by the city. The City Engineer must approve the surety amount, and the City Attorney must approve the terms if a letter of credit is used.
- l. The applicant meets the park dedication requirements by dedicating the 2 acre lot and providing the remaining park dedication by cash in lieu of dedication.
- m. The site is outside of the Comfort Lake Forest Lake Watershed District, however will be required to follow the City of Wyoming's stormwater management requirements which mimic CLFLWD requirements.
- n. Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.
- o. Water quality volume equal to one (1) inch of runoff from the net increase of impervious surfaces must be provided. Volume reduction practices such as infiltration must be considered first for providing water quality.
- p. The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - a. Lowest building opening shall be 2 feet above the EOF of any BMP.
- q. Storm sewer should be designed for a 10-year rainfall event. Rational method storm sewer calculations should be provided for reference.
- r. The project appears to stay outside of the FEMA floodplain. If the project falls within the floodplain, compensatory storage will be required to be provided.
- s. The developer will be required to submit all documentation that the wetland impacts proposed with all phases of the development are consistent with the Wetland Conservation Act.

GENERAL STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

The Comprehensive Plan guides the site for Mixed Use, a land use category that must feature a mix of two or more types of land use, and may include retail, businesses, office buildings, single-family housing and multiple-family housing. Areas guided for Mixed Use are also expected to be served by municipal water and sewer, which the Comprehensive Plan shows for the project area. The proposed Subdivision and its housing mix would meet the definition of the Mixed Use category. This subdivision is also part of a larger mixed-use, residential and commercial, project.

Surrounding land uses are shown in the table below.

Direction	Planned Land Use
North	Wetlands and Agriculture
West	Rural Residential / Open Space (Linwood Township)
South	Wetlands/Single Family Residential / Commercial
East	Wetlands/Mixed Use /Light Industrial and General Business

The property is currently zoned Mixed Use and the rezoning occurred in 2022. There was a lot of discussion about an appropriate development plan for the larger Avery Place site. The approval requires the proposed subdivision to proceed by creation of a Planned Unit Development (PUD) master development plan, to creatively manage unique challenges posed by the property and its land use guidance. PUD's are processed as a conditional use permit, which is requested at this time.

Master Development Plan Review

Any development in a Mixed-Use District is required to submit and receive approval of a master development plan. The PUD Mixed-Use Master Development Plan illustrates the general plan for subdivision, streets, building placement, surface water management, exterior architectural character, and major landscaping as the basis for future review of plats and site plans on the site.

As noted, the recent sketch plan depicted a combination of several multi family unit types with approximately half of the land area dedicated to single family residential. Because the applicant was unsure about the product mix of the multi-family units, the current proposal includes one 6-unit row home with the remainder single family detached housing. This means that the master plan can only relate to this Phase 1 portion of the site and the applicant will need to provide the same information in the future, along with the platting of Phase 2.

In 2022, it was noted that when undertaking a Master Plan project, developers are required to negotiate with the city to create a unified and comprehensively designed plan of high quality that meets the intent of the Comprehensive Plan. Because the proposed mixed-use development abuts a residential area, the design for the mixed-use site should be compatible with the nearby residential site.

The initial residential site of the 2022 rezoning and the 2025 sketch plan was over the full 43-acre site. The current proposal is for only 16.22 acres of property and contains 30 single family units and one 6-unit row home. The single family lots vary in size from 24,289 sf at the largest to 9,919 sf at the smallest. There are the six individual lots for the townhome, Outlot B (94,632 square feet) for stormwater ponding and a 2-acre (87,293 square foot) public park. Outlot A will be the Phase 2 property.

Single Family

In 2022, the staff report used a comparison of the proposal as compared to R-3 residential zoning standards because that would be consistent with the general neighborhood development pattern. The following illustrates the current proposal versus the R-3 standards. The result is very similar to what was initially approved in 2022. However, in 2022 the minimum lot size for the single family lot was 9,500 sq ft. The current proposal has several lots less than 9,500 and staff is recommending that they be increased in size to meet the 9,500 standard previously approved. This will require some modifications to lots in Block 3.

Ordinance Standards	R-3 Standards	Proposed
Front Yard Setback	40 feet	25 feet
Side Yard Setback	10 feet	7.5 feet
Rear Yard Setback	35 feet	35 feet
Lot Size	15,000 sq ft	9,248-24,289 sq ft
Lot Width	100 feet	51.8-452 feet
Lot Depth	150 feet	109-210 feet
Bldg Height	35 feet	Up to 35 feet

Per Section 32-84 of the Subdivision Ordinance, the frontage for lots located along cul-de-sacs shall not be less than 60 feet. In 2022 and currently, the applicant is requesting reduced lot widths along the cul de sac for the four lots on Strawberry Court. One of the reasons for the ordinance standard is to ensure there is ample curb space for driveways and snow storage. The applicants have provided the location of the various driveways and staff can support the reduced frontage request.

Row Homes

While there is only one row home in this phase, staff is providing a similar analysis of the proposed 6-unit row home versus the R-4 zoning standards. It is expected that more multi-family housing will be located in Phase 2 and that they should be similar in design and size to the current 6-unit building. Each of the units within the building are separately plated for home ownership. The lot width for each individual interior unit within the 6-Plex is 30 feet, and the lot width for the two exterior units is 37.5 feet. The lot depth for all units is 66 feet. Buildings will have a 15' separation when other multi-family units are built.

Ordinance Standards	R-6 Standards	Proposed
Front Yard Setback	25 feet	7.5 feet
Side Yard Setback	2/3 height of bldg	0 feet
		7.5 feet exterior building edge
Rear Yard Setback	35 feet	7.5 feet
Lot Size	4,000 sq ft/unit	1,980-2,475 sq ft
Lot Width	25 feet	30-37.5 feet
Lot Depth	135 feet	66 feet
Bldg Height	45 feet	Up to 45 feet

Dimensions of Lots: Phase 1				
Block	Lot	Lot size	Lot width	Lot Depth
1	1	17,323	174	109.9
1	2	11,137	95.7	157
1	3	9,919	62	160
1	4	9,919	62	160
1	5	9,920	62	160
1	6	9,920	62	160
1	7	9,920	62	160
1	8	9,920	62	160
1	9	9,920	62	160
1	10	10,917	101.2	155.2
1	11	24,289	452.5	150
2	1	2,475	37.5	66
2	2	1,980	30	66
2	3	1,980	30	66
2	4	1,980	30	66
2	5	1,980	30	66
2	6	2,475	37.5	66
3	1	12,289	105.6	167
3	2	11,569	89.8	166.1
3	3	9,897	62	159.6
3	4	9,314	62	151.5
3	5	9,248	62.1	149
3	6	11,568	82.2	128.8
4	1	17,873	84.9	200

4	2	21,077	51.8	210
4	3	15,438	54.2	134
4	4	19,086	54.3	156
4	5	17,152	53.6	149
4	6	15,379	91	134
4	7	12,227	74.8	160.2
4	8	12,335	74.8	165
4	9	14,118	91.1	129.9
4	10	10,547	64.5	159.9
4	11	10,091	69.1	163.9
4	12	9,852	71.3	158.8
4	13	9,583	73	150.9

*Lot depth for cul-de-sac lots measured from middle of front lot line to middle of rear lot line

Building Design

The applicant has not provided any information regarding the design of the single family units. Based upon the grading plan, there are slab on grade, look-outs and walk-out units. The applicant indicates that a 3-car garage can be accommodated on all of the lots. The applicant is required to submit building information as part of the approval.

The applicant has provided some photos of a 6-unit row house. The units are two stories with tuck-under garages and recessed front entrances. It is unclear what the materials are although there is a brick or stone wainscoting along the front. The two-tone siding and the use of board and batten on the dormers provide visual interest. It is unclear what the side and rear elevations look like or what building materials proposed. Additional information is required.

Both the row homes and the single family homes are governed by association covenants which provide guidance on the exterior materials to be used on all homes. Based upon the applicant's submittal the covenants include:

- Yards are to have sod with a minimum of 4 inches of topsoil, yards are to have sod within 30 days of completion of the home.
- Landscaping to include one front yard tree (Developer will place boulevard trees, 3 ½ inch caliper Sugar Maples). All trees to be over one story deciduous with a minimum of 2 ½ inch caliper.
- Lots shall be graded to the finished grading plan approved by the city.
- Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on affront elevations. Vinyl/Metal siding can be utilized on the side and rear elevations. Architectural shingles shall be used on all roofs.
- Front elevations must be 50% house.
- All builders shall submit their plans to the Architectural Control Committee (Seller) for approval before starting.
- Two Story – 2,500 square feet minimum finished square feet above grade.

- Rambler – 1,700 square feet minimum finished above grade.
- 8/12 minimum roof pitch.

Section 40-86 Site Plan Criteria are to be used when evaluating a master development plan request. Staff finds the current proposal consistent with the general criteria.

(1) Consistency with the various elements and objectives of the City's long-range plans, including, but not limited to, the Comprehensive Plan;

(2) Consistency with the purposes of this Code;

(3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;

(4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;

(5) Creation of a functional and harmonious design for structures and site features including;

- Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
- Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;
- Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and
- Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

(6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading; and

(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses

Preliminary Plat

The preliminary plat creates 36 lots for home ownership of a dwelling unit, an outlet for stormwater (2.1 acres) and dedication of public park (2 acres). The other larger outlet, Outlot A, is set aside for phase 2.

The applicant will need to follow the code requirements for a Preliminary Plat listed in the Subdivision Code under Chapter 32. The preliminary plat is a plan drawn to scale showing the proposed lot sizes and dimensions of each parcel within the arrangement of the subdivision, including easements, roadways, significant topographical and physical features, and adjacent land uses.

In considering the Preliminary Plat, the Planning Commission shall consider the following factors:

- a) Consistency with the design standards and other requirement of this ordinance.
- b) Consistency with the City's Comprehensive Plan, Stormwater Management Plan, and any other development plans officially adopted by the City.
- c) The physical characteristics of the site, including but not limited to topography, erosion, flooding potential, development, and major vegetation.
- d) The proposed development's fiscal impact and environmental impact.
- e) Whether the proposed subdivision conflicts with applicable general and specific plans (e.g., growth management system goals and policies, capital improvement programs, ordinances).
- f) Whether the design or improvement of the proposed subdivision conflicts with applicable development plans.
- g) That the site is physically suitable for the proposed density of the development.
- h) Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage.
- i) Whether the design of the subdivision or the type of improvements are likely to cause serious public health problems.
- j) Whether the design of the subdivision or the type of improvements will conflict with easements of record or of easements established by judgment of a court.

Section 32-95 of the Subdivision Ordinance indicates that a five (5) foot wide side, or rear yard utility easement will be required, and on residential streets a fifteen (15) foot wide front yard utility easement is required. Drainage easements shall be provided for drainage where necessary as determined by the City Engineer. Structures are not permitted to be located within easements. The required easements have been shown on the preliminary plat.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The Park Advisory Board met on April 7, 2025, to discuss the Carlos Avery parkland issue. The general consensus was to receive some of the land dedicated for a park within the subdivision in recognition of the project location, the lack of parks near the development, and the number of people anticipated in the new neighborhood. The Advisory Board

discussed whether to request land dedication of 3.5 acres, which is permitted or something less, approximately 2 acres in size.

Based upon the ordinance calculations for park dedication there are 129 units on 43.34 acres or 2.97 dwellings per acre which prompts a 9% land dedication. The applicant is proposing a 2 acre park which means 1.9 acres cash in lieu of land is required. Using the assessors 2025 estimated market land value the land is \$9,132.44 per acre. Multiplying that by the 1.9 acres remaining equals a total of \$17,351.63, which is the amount of payment in lieu of land dedication. However, the calculation was based upon the entire plat having 129 units which is unclear at this time. Staff is recommending obtaining 2 acres of park land and the remaining park dedication will be obtained with the Phase 2 development.

Development Access

Access to the subdivision from Viking Boulevard will need to be coordinated with Chisago County to ensure spacing and safety requirements are met. Preliminary discussions indicate that turn lanes on Viking Boulevard will be required to be constructed to access the property.

Street Design will have to be planned to meet the minimum standards in Sec. 32 - 85.

Chisago County is currently studying this corridor and evaluating short term improvements related to access for this development, along with long term improvements that will address traffic congestion and access management along this corridor. Based on that traffic study, it is anticipated Kettle River Boulevard will likely need to be realigned through the commercial site at some point in the future. Accommodations will be necessary for this to occur so as to not limit options to correct traffic concerns identified in the EAW within this general area. Future phases of the development may require dedication of additional right-of-way to accommodate modifications to Kettle River Boulevard

All roads are shown to comply with minimum right-of-way width of 60 feet required for local streets.

Sidewalks within the development are proposed along the south side of 270th Street, the east side of Elderberry Road and within the cul-de-sac.

Utilities

The plans submitted by the developer appear to incorporate all previous comments regarding the need for additional trunk watermain through and near the site to provide adequate water supply to the site. The City reserves the right to further review, comment and require modifications to the plans prior to the start of construction.

Careful consideration should be given to the proposed alignment of both the sanitary sewer and watermain as the residential phase is planned to occur prior to other project phases. This means that utilities will be installed through the commercial area (Outlot A) to provide service to the residential neighborhood.

The Kettle River Blvd LS (#8) serving this area, is projected to have enough capacity for the proposed project. However, at a minimum the pumps in the Kettle River Boulevard Lift Station (LS # 8) need to be upsized once the commercial area develops. The existing 6' wet well can accommodate ultimate flows. The downstream sanitary sewer forcemain was upsized in 2024 to accommodate future flows expected from this project area.

Developable property to the west/northwest will require sewer and water stubs for any potential development.

Grading and Drainage

The developer has submitted grading and erosion control plans for this portion of the project to allow for installation of public utilities and streets. In addition, the grading plan includes preparing building pads for all the parcels with residential units being constructed on them. The proposed elevations for the pads appear to be consistent with flood damage reduction and other City requirements. All grading and erosion control plans are subject to further review, comment and approval prior to the start of construction on the site.

The following is a summary of drainage requirements for the site:

- The site is outside of the Comfort Lake Forest Lake Watershed District however will be required to follow the City of Wyoming's stormwater management requirements which mimic CLFLWD requirements.
- A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
- Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.
- Water quality volume equal to one (1) inch of runoff from the net increase of impervious surfaces must be provided. Volume reduction practices such as infiltration must be considered first for providing water quality.
- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event. Rational method storm sewer calculations should be provided for reference.
- The project appears to stay outside of the FEMA floodplain. If the project falls within the floodplain, compensatory storage will be required to be provided.
- The developer will be required to submit all documentation that the wetland impacts proposed with all phases of the development are consistent with the Wetland Conservation Act.

Landscaping/Tree Preservation/Lighting

The applicant has submitted the landscape and tree preservation information created for the 2022 approval. The plans depict that little tree removal is occurring in Phase 1 because of the prior farming activity on the site. The landscape plan shows one front yard tree per single family lot with additional landscaping in various strategic locations along side and rear lots. In 2022, the primary landscape concern was in the common areas which is not part of this approval and will be looked at closer in the next phase.

The applicant has provided an illumination plan which depicts the proposed street lighting for the project.

Applicable Zoning Ordinance Planned Unit Development Standards.

Section 40-364 defines the required standards and considerations the city will review when an application is requesting a PUD. The following criteria should be considered:

- (1) Location of the buildings, compatibility, parking areas and other features with respect to the topography of the area and existing natural features such as streams and large trees;
- (2) Efficiency, adequacy and safety of the proposed layout of internal streets and driveways;
- (3) Adequacy and location of green areas;
- (4) Adequacy, location and screening of parking areas; and
- (5) Such other matters as may be found to have a material bearing upon the stated standards and objectives of the comprehensive land use plan.

These standards have generally been met

Section 40-367 General Regulations.

- (1) All other development regulations of the appropriate Zoning District not specified in this Division or specified as a condition to the Conditional Use Permit shall apply to a Planned Unit Development.
- (2) The application for a Conditional Use Permit shall state precisely the reasons for requesting the consideration of the property for Planned Unit Development
- (3) Each living unit must have at least nine hundred sixty (960) square feet of floor area excluding the basement.
- (4) Each living unit must have a garage with minimum area of three hundred twenty (320) square feet.
- (5) The land which is to be set aside as open or common area shall be clearly indicated on the plan. Provisions for recreational area and for continual maintenance of that area not dedicated and accepted by the City shall be required.
- (6) No conveyance of property within the Planned Unit Development shall take place until the property is platted in conformance with the provisions of this Division and applicable to the City Subdivision Ordinance. *All by-laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered to and cannot be changed without the approval of the City Council. This standard will be met.*
- (7) The uses in the PUD shall be those uses allowed for in the Zoning District in which the PUD is located.
- (8) There is to be provided within the tract, or immediately adjacent thereto, parking spaces in private garages or off-street parking areas in accordance with the requirement of Article VII, Division 23.

These standards have generally been met.

Section 40-368 Site Design

- (1) The number of principal use structures which may be constructed within the PUD shall be determined by dividing the net buildable acreage of the project area by the required lot area per unit which is required in the district in which the Planned Unit Development is located. The net buildable acreage shall be defined as the project area less the land area dedicated for public streets, and land which is not deemed as buildable by this Ordinance. The project area includes all the land within the Planned Unit Development which is allocated for residential and for common open space as required by this Division. Land to be dedicated for public streets is to be excluded from the project area.
- (2) The common open space, any other common properties, individual properties, and all other elements of the Planned Unit Development shall be so planned that they will achieve a unified scheme of integrated planning and a harmonious selection and efficient distribution of uses.
- (3) The proposed PUD shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development. .
- (4) All PUD's shall be served by public sewer and water
- (5) Planned unit development (PUD) dwelling units should have a character and scale that relate to the heritage of the city, similar to design standards for the residential districts.
- (6) Vegetated buffers of native trees, shrubs and understory shall be planted in buffer zones of sufficient area from edge of the PUD so as to provide residential privacy and minimize views of house lots from exterior road and abutting properties.

These standards are generally met.

Conditional Use Permit

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 development of the overall PUD for this project. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
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.
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.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

There are few adjacent properties not owned by the applicant and therefore the site appearance should have no impact on adjoining properties.

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.
6. The use will be consistent with the purpose of this and other City Ordinances.
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.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
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.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
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.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
13. The use will cause minimal adverse environmental effects.

Next Steps

The applicant is advised to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for final plat consideration, all requirements contained in Articles III, IV, V, and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included comments on the plans and conditions of approval addressed.



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

SUBDIVISION APPLICATION: PRELIMINARY PLAT

A preliminary plat application is filed after the Planning Commission has reviewed the sketch plan application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) WYOMING MN PROPERTY, LLC -> Jim Koch
Address 2782 TAMARACK DRIVE
City LONG LAKE State MN Zip 55356
Phone Number 612-701-4583 Email jimkochemail@gmail.com

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

Name(s) LAND DEVELOPMENT COMPANY OF WYOMING, LLC
Address 7380 FRANCE AVENUE SOUTH - SUITE 250
City EDINA State MN Zip 55435
Phone Number 952-832-2000 Email rlm@mccsllawmn.com

Signature of owner(s) Land Dev Co of Wyoming, LLC Date 5-19-25

Legal description of property: LOT 2, BLOCK 1, SUNRISE RIVERBANK,
CHISAGO COUNTY, MINNESOTA

Property Identification Number: R.21. 10302.32

Present use of property: SINGLE FAMILY HOME

Proposed use of property: MIXED USE - P.U.D. -> VILLAS

Present zoning of property: R1 - RURAL RESIDENTIAL

Total acreage of property: 43.37 ACRES
Number of proposed lots: PHASE 1 = 36 LOTS

☒ 2 full size copies of the proposed preliminary plat AND 2 OUTLOTS

☒ 1 electronic version legibly detailing all features

☒ A copy of proposed protective covenants, if applicable

☒ Septic site evaluation reports (N/A)

☒ Applications for any necessary variances, conditional use permits, or rezoning

Total acreage in wetlands or floodplain: 0.87 ACRES

Acreage of proposed parkland dedication: 2.00 ACRES

☒ 2 reduced copies (no larger than 11 X 17)

☒ Environmental Assessment Worksheet, if necessary

☒ Grading, drainage and erosion control plans

☒ Wetlands delineation report

☐ Copies of permit application submittals to all agencies with jurisdiction over wetlands or water bodies and channels on the development site

☐ List of any special assessments

Applicant(s) Signature: [Signature] Date 5-19-2025

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.

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

OFFICE USE ONLY

Application # D-25-003

Date Complete Application Received 5/19/25

Fee: \$450.00 + \$70.00/Lot + Consultant Escrow = \$

Consultant Escrow = \$1,000 without improvements or \$10,000 with improvements + \$500.00/lot for 30+ lots

Date Application Received 5/19/25

120 Days 9/16/25

Date Paid 5/19/25

By: [Signature]
Official

Check # 2005

Revised 12/09/22



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: POINTE NORTH AT CARLOS AVEY

Applicant(s) Name(s) WYOMING MN PROPERTY, LLC -> JIM KOCH

Address 2782 TAMARACK DRIVE

City LONG LAKE State MN Zip 55356

Phone Number 612-701-4583 Email jimkochemail@gmail.com

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

Name(s) LAND DEVELOPMENT COMPANY OF WYOMING, LLC

Address 7380 FRANCE AVENUE SOUTH - SUITE 250

City EDINA State MN Zip 55435

Phone Number 952-832-2000 Email rlm@merrishawma.com

Owner(s) Signature(s) [Signature] Date _____

Legal description of property: LOT 2, BLOCK 1, SUNRISE RIVERBANK, CHISAGO COUNTY, MN

Property Identification Number: R.21. 10302.32 Present Zoning: R1

Present use of property: SINGLE FAMILY HOME

Proposed use of property: MIXED USE - P.U.D. - VILLAS

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) [Signature] Date 6-2-2025

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 6/2/25 Application # 6-25-002 Date Application Received 6/2/25
60 Days 8/1/25 By: [Signature]

Fee: \$220.00 + Escrow Date Paid 6/2/25 Check # _____

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

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: WYOMING MN PROPERTY, LLC → JIM KOCH
Address: _____

Type of Business: LAND DEVELOPMENT → SINGLE FAMILY HOUSING
Business name: WYOMING MN PROPERTY, LLC

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: WE HAVE ALREADY COMPLETED SKETCH PLAN REVIEW.
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: IT HAS BEEN CONFIRMED THAT CAPACITY IS AVAILABLE.
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: STREET AND LOT CRITERIA ARE CONSISTENT W/ CITY STANDARDS.
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: THESE WILL BE QUALITY CONSTRUCTED HOMES.
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: WE HAVE RECEIVED FAVORABLE SUPPORT FROM STAFF.
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: THIS WAS CONFIRMED WITH SKETCH PLAN REVIEW.
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: THIS WAS CONFIRMED WITH SKETCH PLAN REVIEW.
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: PHASE 1 IS FOR 30 HOMES.
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: THE REQUIRED TURN LANE WILL BE CONSTRUCTED
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: NEW RESIDENTS WILL BRING INCREASED TRADE TO THE LOCAL COMMERCIAL.
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: THE DEVELOPMENT WILL MEET CITY/COUNTY STANDARDS.
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: THE SITE WILL BE DESIGNED WITH ON SITE STORM WATER FEATURES.
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: THE ORIGINAL SUBDIVISION SET ASIDE AREA FOR WETLAND CREATION AND PRESERVATION.
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: THE PROJECT WILL ADHERE TO ENVIRONMENTAL REQUIREMENTS AND STANDARDS.

Application # _____

Revised 01/24/23

Narrative

POINTE NORTH at Carlos Avery

A 42 Acres Development

140 lots of Mix-Use Properties.

56 Townhouse & 74 Single Family Homes

The North Pointe at Carlos Avery, is 42 acres land development site, in Wyoming Minnesota. A proposed property mix of 74 single family home lots, and 54 Townhomes. Details on setbacks and lot sizes can be found on the attached Preliminary Plat application submissions. Meeting with the city staff and our surveyors & engineers, and understanding how to turn this property into a local community development, which provides advantages for new home buyers in the City of Wyoming area, is complete. Our proposed development plans for this site, using city feedback and input, has been developed into the Preliminary Plat plan we have submitted for approval today, May 19th. This new community has a walking trail easement directly into the 17,000+ acres of the Carlos Avery Wildlife Sanctuary. Truly a unique & prominent community site, which will surely gain a lot of popularity for "Active Living Life-Style Homes". The single family homes will have 3 car garages that are side-loading, with in-floor heated slabs. Reasonable square footage depends on the specific lot, and any buyer's choices. Normal lawn care and snow removal and other maintenance that goes with standard single-family lots, is expected. The townhomes (54) will have a shared service or homeowners association to provide basic services related to these property areas. The Townhomes will be listed for sale at a range less than \$500,000. The single family homes will be listed at a range over \$500,000. The single family homes will be built as slabs-on-grade products, with a few lookout and walkout lots, mixed in. We will be using more than one builder. Architectural standards will be used, and all homes will be reviewed and approved to insure the best possible style and values for the neighborhood.

We believe our well throughout community development plan will be very good for the City of Wyoming, along with all surrounding communities.

North Point at Carlos Avery

Building Covenants

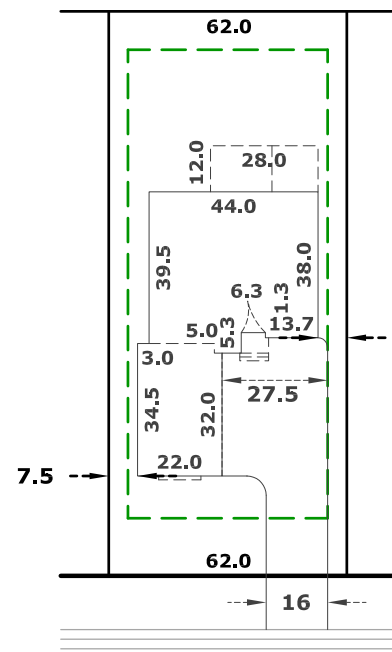
- Yards are to have sod with a minimum of 4 inches of topsoil, yards are to have sod within 30 days of completion of the home.
- Landscaping to include one front yard tree (Developer will place boulevard trees, 3 ½ inch caliper Sugar Maples). All trees to be over one story deciduous with a minimum of 2 ½ inch caliper.
- Lots shall be graded to the finished grading plan approved by the city.
- Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on affront elevations. Vinyl/Metal siding can be utilized on the side and rear elevations. Architectural shingle shall be used on all roofs.
- Front elevations must be 50% house.
- All builders shall submit their plans to the Architectural Control Committee (Seller) for approval before starting.
- Two Story – 2,500 square feet minimum finished square feet above grade.
- Rambler – 1,700 square feet minimum finished above grade.
- 8/12 minimum Roof pitch.



PRELIMINARY PLAT

~for~ WYOMING MN PROPERTY, LLC
~of~ POINTE NORTH AT CARLOS AVERY

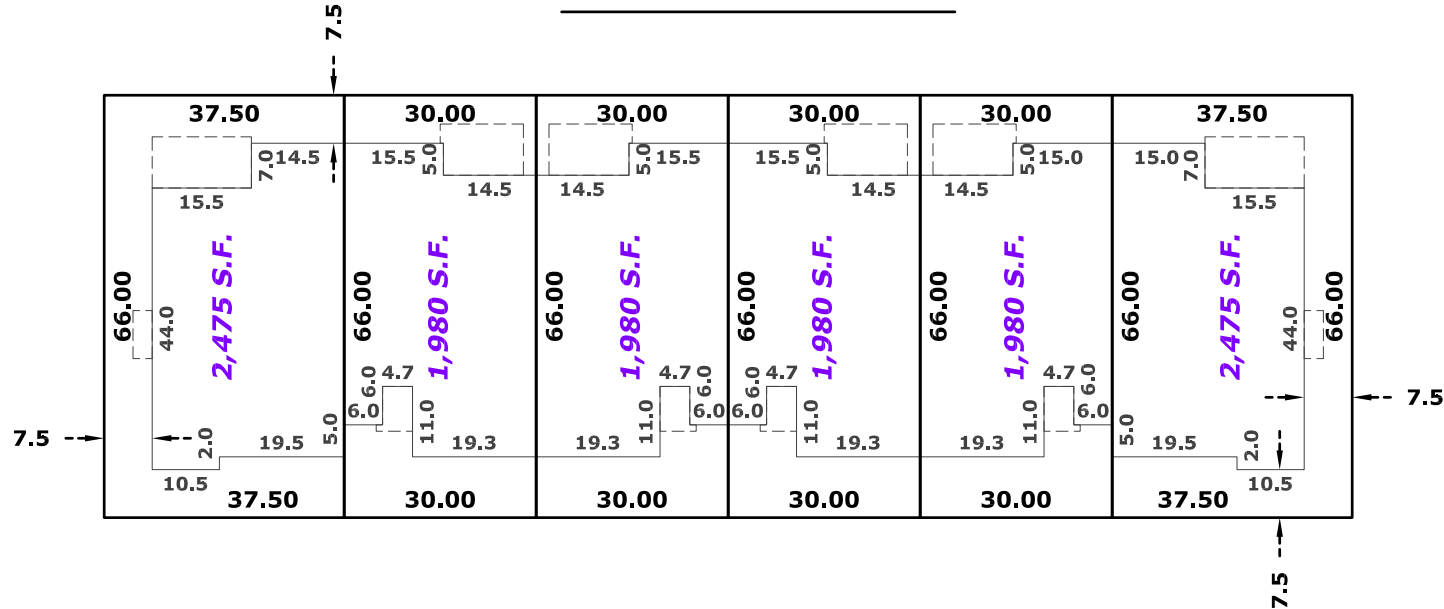
3 STALL (62 FOOT WIDE LOT) VILLA DETAIL



ZONING INFORMATION

EXISTING ZONING: R-1 - RURAL RESIDENTIAL
PROPOSED ZONING: MIXED USE

6-PLEX DETAIL



PHASE 1 DEVELOPMENT DATA

SINGLE FAMILY LOTS = 30 LOTS
ROW HOMES = 6 UNITS
TOTAL = 36 UNITS

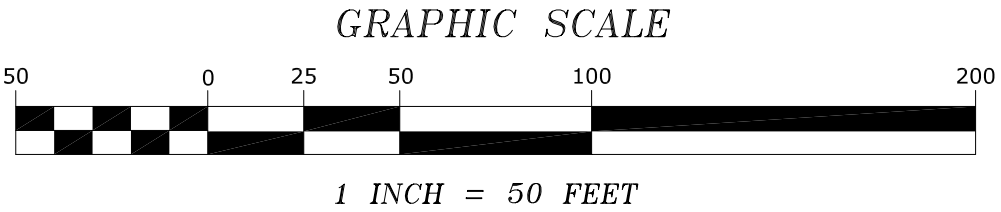
PHASE 1 TOTAL AREA = 706,580 S.F. (16.22 ACRES)

PROPOSED P.U.D. SETBACKS

FRONT SETBACKS = 25 FEET
SIDE SINGLE-FAMILY = 7.5 FEET
ROW HOMES / TWIN HOMES = 15 FEET BETWEEN BUILDINGS
COUNTY ROAD = 135 FEET FROM CENTERLINE
REAR = 35 FEET

LEGEND

- DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
- DENOTES PROPOSED CENTERLINE
- DENOTES PROPOSED BUILDING SETBACK LINE
- DENOTES PHASE 2 / OUTLOT A



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

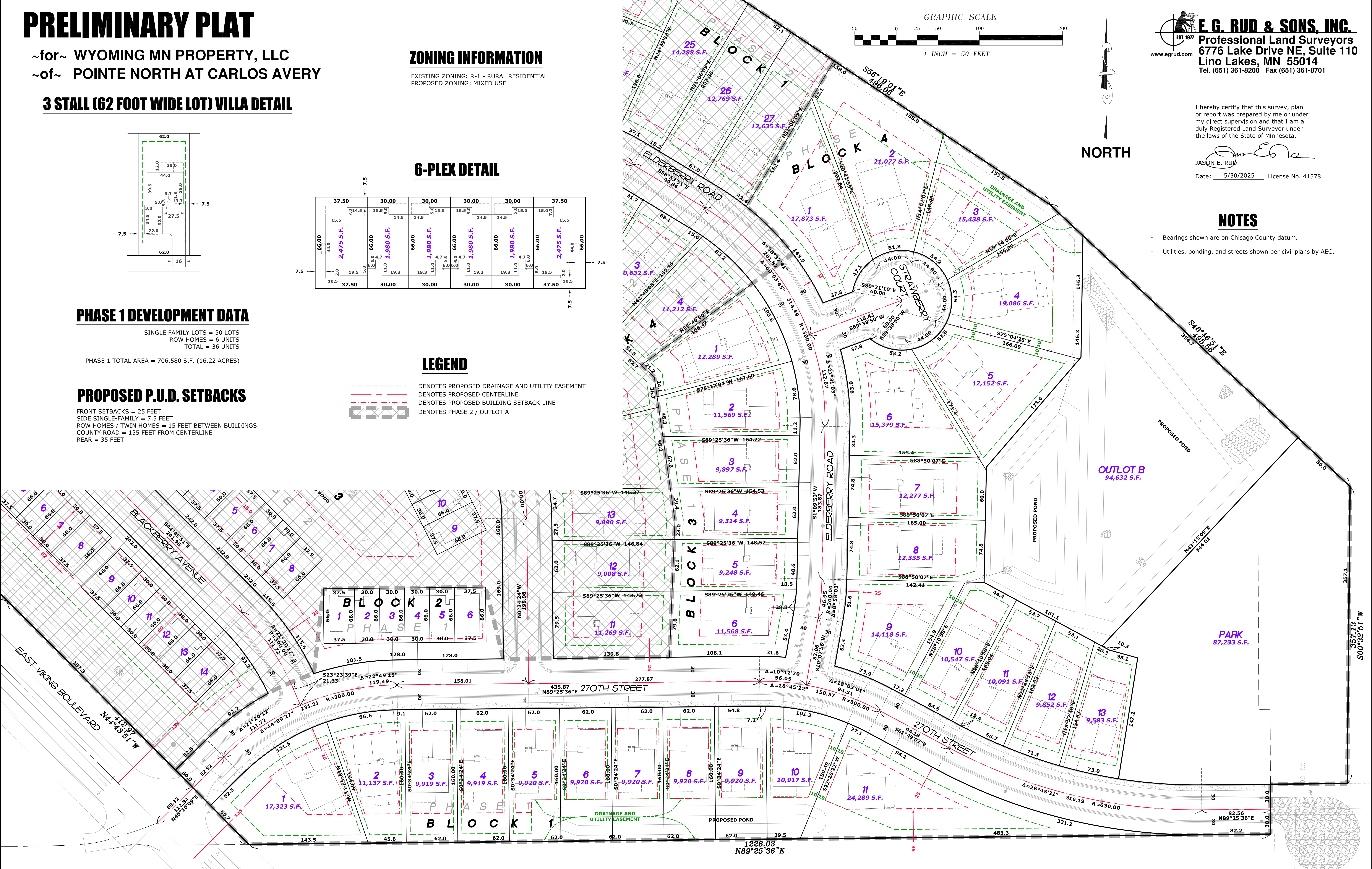
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 5/30/2025 License No. 41578

NOTES

- Bearings shown are on Chisago County datum.
- Utilities, ponding, and streets shown per civil plans by AEC.

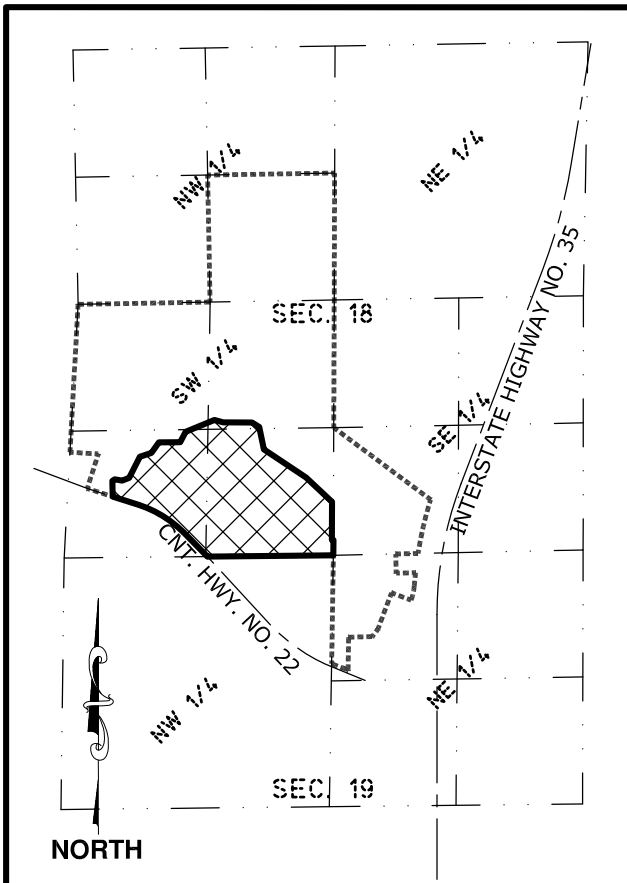


PRELIMINARY PLAT

~for~ WYOMING MN PROPERTY, LLC
~of~ POINTE NORTH AT CARLOS AVERY

VICINITY MAP

PART OF SEC. 18 & 19, TWP. 33, RNG. 21



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

LEGAL DESCRIPTION

Lot 2, Block 1, SUNRISE RIVERBANK, Chisago County, Minnesota.

PHASE 1 DEVELOPMENT DATA

SINGLE FAMILY LOTS = 30 LOTS
ROW HOMES = 6 UNITS
TOTAL = 36 UNITS

PHASE 1 TOTAL AREA = 706,580 S.F. (16.22 ACRES)

LEGEND

--- DENOTES PROPOSED DRAINAGE AND UTILITY EASEMENT
--- DENOTES PROPOSED CENTERLINE
--- DENOTES PROPOSED BUILDING SETBACK LINE
--- DENOTES PHASE 2 / OUTLOT A

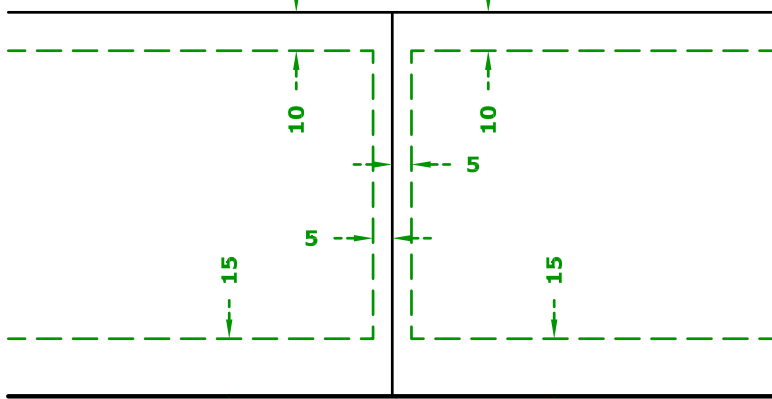
PROPOSED P.U.D. SETBACKS

FRONT SETBACKS = 25 FEET
SIDE SINGLE-FAMILY = 7.5 FEET
ROW HOMES / TWIN HOMES = 15 FEET BETWEEN BUILDINGS
COUNTY ROAD = 135 FEET FROM CENTERLINE
REAR = 35 FEET

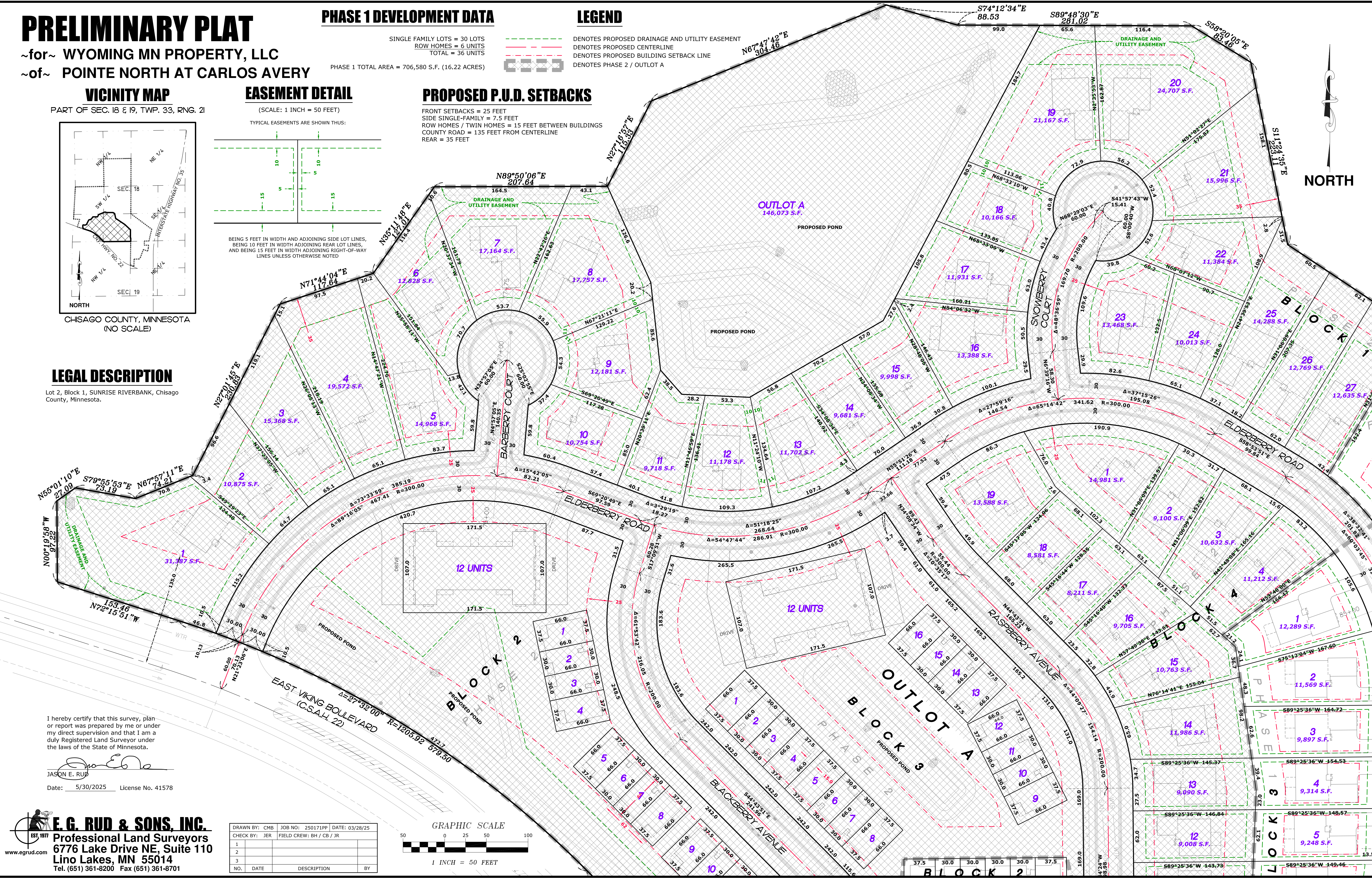
EASEMENT DETAIL

(SCALE: 1 INCH = 50 FEET)

TYPICAL EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,
BEING 10 FEET IN WIDTH ADJOINING REAR LOT LINES,
AND BEING 15 FEET IN WIDTH ADJOINING RIGHT-OF-WAY
LINES UNLESS OTHERWISE NOTED

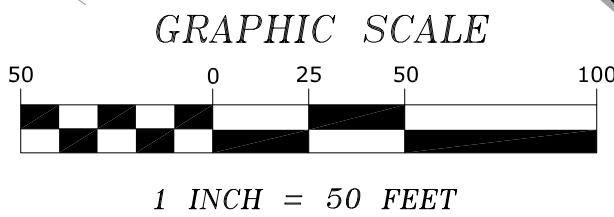


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

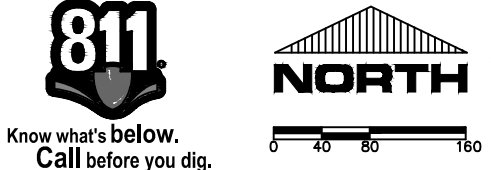
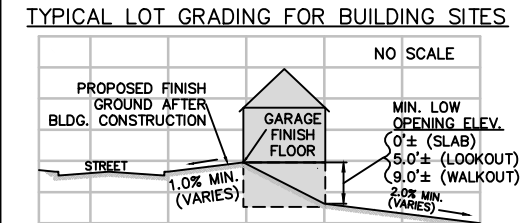
JASON E. RUD
Date: 5/30/2025 License No. 41578

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: CMB		JOB NO: 250171PP	DATE: 03/28/25
CHECK BY: JER		FIELD CREW: BH / CB / JR	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



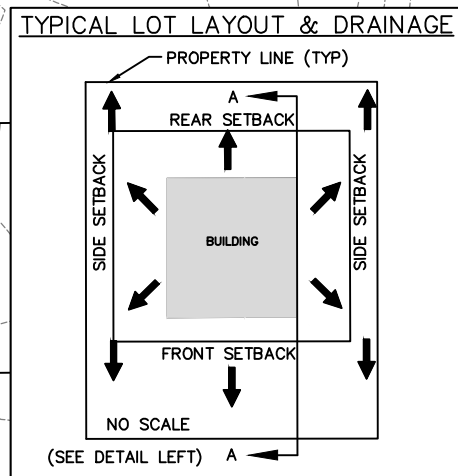
NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS



- NOTES:
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
 2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.
GF = GARAGE FLOOR ELEVATION AT GARAGE DOOR
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION
LL = LOWEST LEVEL ALLOWED
 3. BUILDER SHALL VERIFY SANITARY SEWER SERVICE ELEVATION TO ENSURE SERVICEABILITY TO PROPOSED BUILDING
 4. ENGINEER HAS PROVIDED GUIDE FOR BUILDING ELEVATIONS BASED ON DRIVEWAYS AT HIGH END OF LOT. CONTRACTOR SHALL DETERMINE EXACT BUILDING ELEVATION BASED ON LOCATION, SIZE, AND TYPE OF STRUCTURE.

- GRADING PLAN LEGEND
- 1106 --- EXISTING CONTOURS-MNR
 - 1105 --- EXISTING CONTOUR-MJR
 - 851 --- FINAL CONTOUR-MJR
 - 849 --- FINAL CONTOUR-MNR
 - DRAINAGE PATTERN LINES
 - GRADE BREAK LINES
 - 1% --- PROPOSED DRAINAGE DIRECTION
 - + XXX.XX PROPOSED SPOT ELEVATION
 - + XXX.X± EXISTING SPOT ELEVATION

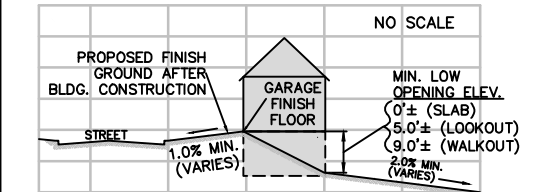
- GRADING NOTES:
1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
 2. RECTANGLES REPRESENT BUILDING PAD LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER CITY CODE AND FINAL PLAT.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
 4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 6. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.



				I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.		PROJ. NO.				ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec-engineering.com COPYRIGHT 2025 AEC LLC.		OVERALL GRADING PLAN		POINTE NORTH AT CARLOS AVERY RESIDENTIAL SUBDIVISION 4492 EAST VIKING BOULEVARD WYOMING, MN 55092		DWG NAME 25031 PG9 GRADING		9	
				PRINT NAME: SEAN P. BOHAN LICENSE # 46834		25031										DATE 5/2025		32	
				SIGNATURE: _____ DATE: _____															

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

TYPICAL LOT GRADING FOR BUILDING SITES



- NOTES:
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
 2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.
 3. BUILDER SHALL VERIFY SANITARY SEWER SERVICE ELEVATION TO ENSURE SERVICEABILITY TO PROPOSED BUILDING
 4. ENGINEER HAS PROVIDED GUIDE FOR BUILDING ELEVATIONS BASED ON DRIVEWAYS AT HIGH END OF LOT. CONTRACTOR SHALL DETERMINE EXACT BUILDING ELEVATION BASED ON LOCATION, SIZE, AND TYPE OF STRUCTURE.
- GF = GARAGE FLOOR ELEVATION AT GARAGE DOOR
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION
LL = LOWEST LEVEL ALLOWED

811
Know what's below.
Call before you dig.

NORTH

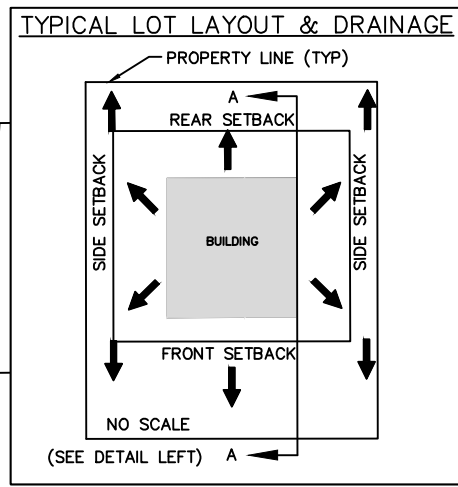
0 40 80 160

- GRADING PLAN LEGEND**
- (1106)--- EXISTING CONTOURS-MNR
 - (1105)--- EXISTING CONTOUR-MJR
 - (851)--- FINAL CONTOUR-MJR
 - (849)--- FINAL CONTOUR-MNR
 - DRAINAGE PATTERN LINES
 - GRADE BREAK LINES
 - 1% → PROPOSED DRAINAGE DIRECTION
 - + XXX.XX PROPOSED SPOT ELEVATION
 - + XXX.X± EXISTING SPOT ELEVATION

- GRADING NOTES:**
1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
 2. RECTANGLES REPRESENT BUILDING PAD LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER CITY CODE AND FINAL PLAT.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
 4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 6. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.

PHASE 2

PHASE 1



NO.	DATE	REVISIONS	DRAFTED BY	CHECKED

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

PRINT NAME: SEAN P. BOHAN LICENSE # 46834

SIGNATURE: _____ DATE: _____

PROJ. NO. 25031

AEC

ADVANCED ENGINEERING CONCEPTS
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EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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OVERALL DRAINAGE/STORMWATER

POINTE NORTH AT CARLOS AVERY
RESIDENTIAL SUBDIVISION
4492 EAST VIKING BOULEVARD
WYOMING, MN 55092

DWG NAME 25031 PG9 DRAINAGE

DATE 5/2025

9

32

From: [Fred Weck](#)
To: [Fred Weck](#)
Subject: FW: Comprehensive Plan - Industrial in northwest along County Road 30
Date: Friday, June 20, 2025 9:45:37 AM
Attachments: [image002.png](#)

From: Fred Weck

Sent: Tuesday, June 17, 2025 3:28 PM

To: Chris Ortwerth (cortwerth@wyomingmn.org) <cortwerth@wyomingmn.org>; Dan Iverson <diverson@wyomingmn.org>; gmacfarlane@wyomingmn.org; Katie West <KWest@wyomingmn.org>; Lisa Iverson (Llverson@wyomingmn.org) <Llverson@wyomingmn.org>; Mark Holl (mholl@wyomingmn.org) <mholl@wyomingmn.org>; Mark Lobermeier (MLobermeier@wyomingmn.org) <MLobermeier@wyomingmn.org>; Robb Linwood - City of Wyoming (rlinwood@wyomingmn.org) <rlinwood@wyomingmn.org>

Subject: FW: Comprehensive Plan - Industrial in northwest along County Road 30

Commission Members,

Chair Lobermeier asked that I forward this email to you. I have added dropbox links to the meeting recordings in the blue hyperlinks below.

If you have any questions or comments about this prior to next week's meeting please send them to me only. So that there are no issues about open meeting requirements do not "reply all" or contact other commissioners.

The attachment has excerpts from minutes and meeting packets. If you want the full packet or complete minutes let me know and I will send them to you.

I will include this information with next week's meeting packet too.

Fred Weck
Zoning Administrator
Building Official #MN1825
Advanced Septic Inspector #C5199
City of Wyoming
Department of Building Safety
26885 Forest Boulevard
P.O. Box 188
Wyoming, MN 55092
(651) 462-4947 Fax (651) 462-3938





E-mail: fweck@wyomingmn.org

City of Wyoming web-site : www.wyomingmn.org

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From: Mark Lobermeier <lobes21@hotmail.com>

Sent: Friday, June 13, 2025 10:34 AM

To: Fred Weck <FWeck@wyomingmn.org>

Subject: Comprehensive Plan - Industrial in northwest along County Road 30

Fred -

Following our meeting, and Dan and Chris' continued concerns regarding industrial designation on both the land use and zoning maps in the northwest corner of the City, I went back to research when the Commission changed the land use map from the mixed use description that appears on page 21 to the industrial designation on the map on page 29.

Draft No. 2 was dated July 6, 2021 Discussions began on July 13 [Wyoming-PC-Meeting-7-13-2021 Meeting Recording](#), though not all discussions related to this part of the City. On October 12 [Wyoming-PC-Meeting-10-12-2021 Meeting Recording](#), the Commission reviewed this area in some detail (see packet). Based on the discussion, I generated a "bubble" map which reflects the change to industrial in this area. The bubble map was provided to the planning commission for comment. The Commission's Packet for November 9, 2021 [Wyoming-PC-Meeting-11-9-2021 Meeting Recording](#) included the bubble map and the minutes reflect the discussion.

With your approval, could we include this in the packet for the next meeting? The minutes, though complete, may not have captured all the dialogue that evening, so it might make sense to review the recording as well.

Also, could you forward this to The Commission so they can see understand the thought process?

For our next meeting (June 24) we can discuss the change we made, and the need to amend the language on page 21 regarding mixed use to match the map **IF** we are not making an amendment of the map itself.

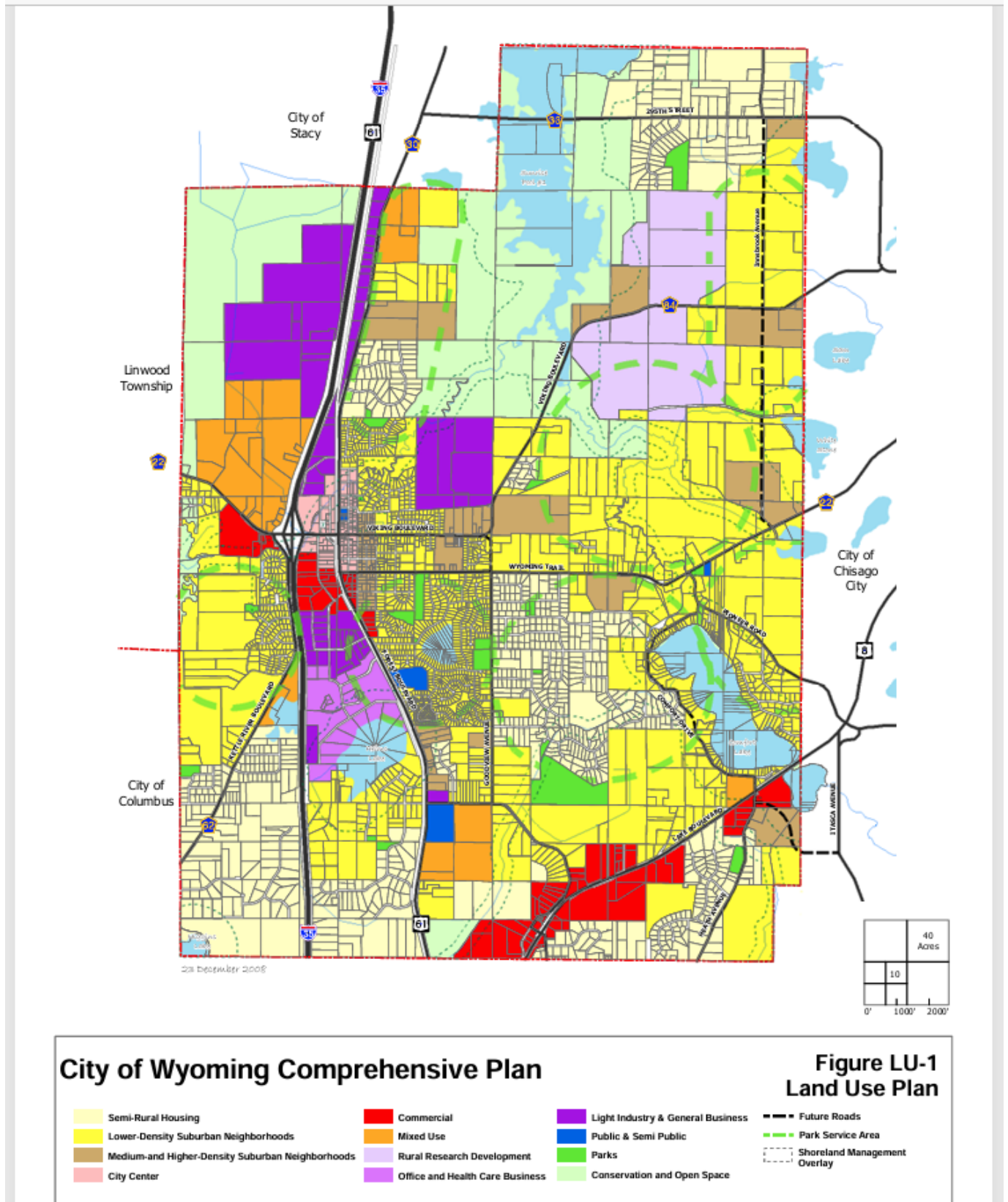
Thanks!

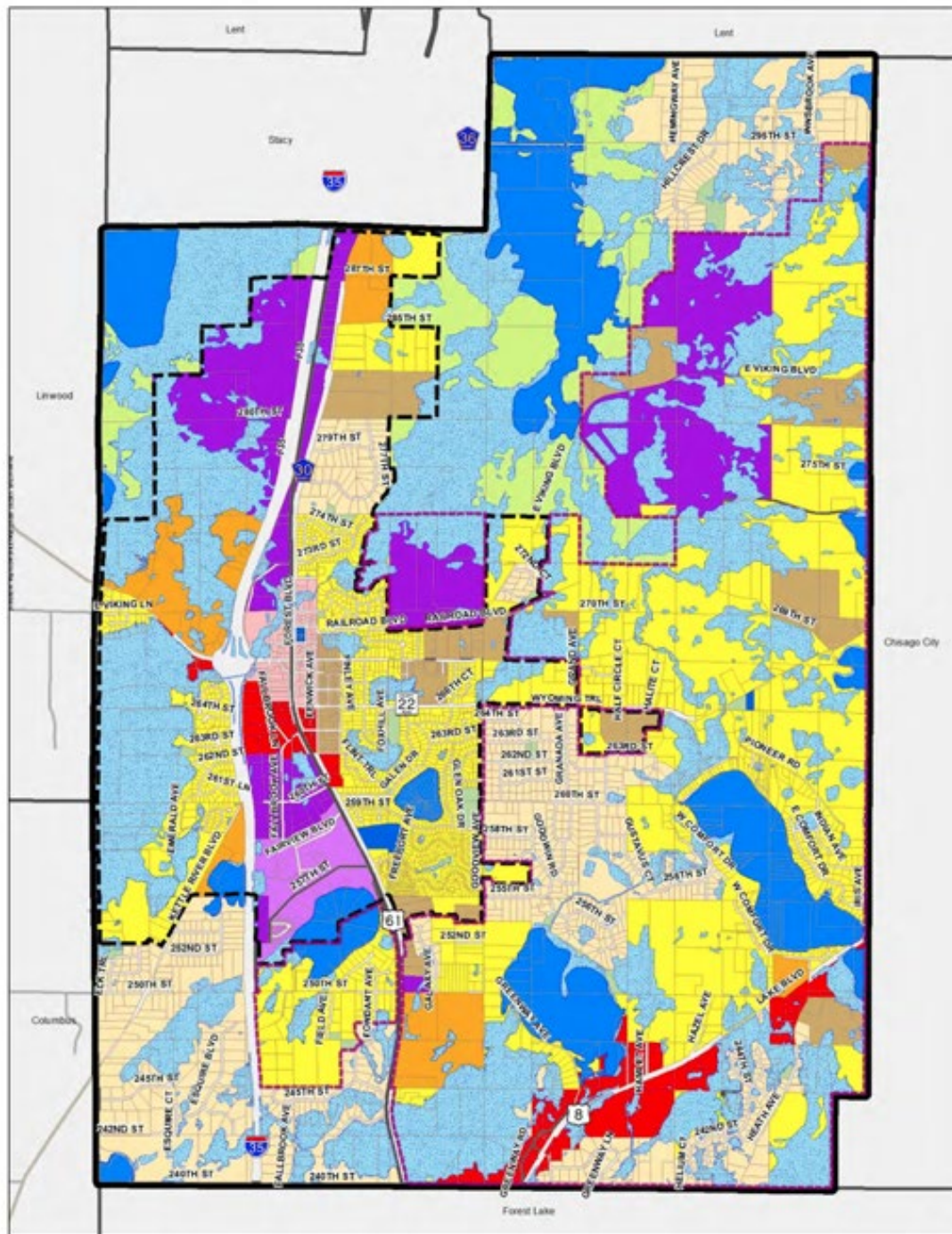
September 28, 2021

OLD BUSINESS: Comprehensive Plan Update - Maps Chair Lobermeier stated that the challenge is to decide what they want to show on the Land Use Plan. He stated that currently it looks a lot like a zoning map, but typically a Land Use plan does not have to follow land lines or anything else. He stated that there is a considerable area of the City that is either wet or restricted, such as wetland, water, or Carlos Avery. He stated that he believes that is the largest land use at about 41%. He stated that he would also like to define the Central Business District. He stated that he feels they also need to take a look at the Highway Commercial Zone and where else there will be Industrial areas. He stated that there are a few Mixed Use areas that the City may want to expand and undeveloped Agricultural areas. He noted that he was surprised to see that quite a bit of what is zoned Agricultural has already been developed with residential uses. He stated that there should be a discussion about how the remaining Residential is defined with things like extension of sewer and water or density. He asked if this can be a simpler map and not have all 15 of the Land Use categories. Commissioner Murdock asked if an option may be to divide things into 4 quadrants so more detail can be shown without being overwhelming and noted that would mean 4 maps rather than just 1. He stated that he does like the idea of simplifying and suggested maybe having a focused work session to look at the different areas. Chair Lobermeier agreed that may be a good discussion for a work session. Commissioner Murdock asked Zoning Administrator Weck and Chair Lobermeier to create a list of priorities so the Commission knows which area they will focus on at the work session.

September 28, 2021

Chair Lobermeier suggested breaking the rest of the discussion into various quadrants and begin with the north. The Commission looked at maps and discussed the boundaries and available parcels within the 'north quadrant' and the agricultural sections, sewer and water connection possibilities, Carlos Avery, and Polaris: middle quadrant location, boundaries, available parcels: southern quadrant but noted that west of the freeway is either wet or already developed residential with just a few developable portions left. They discussed the controls that sewer and unsewered will have on development density and the Highway 8 corridor. Chair Lobermeier suggested that the maps be remarked based on tonight's discussion prior to the next meeting. Zoning Administrator Weck stated that he thinks he can mark the maps himself in order to keep the engineering costs down.





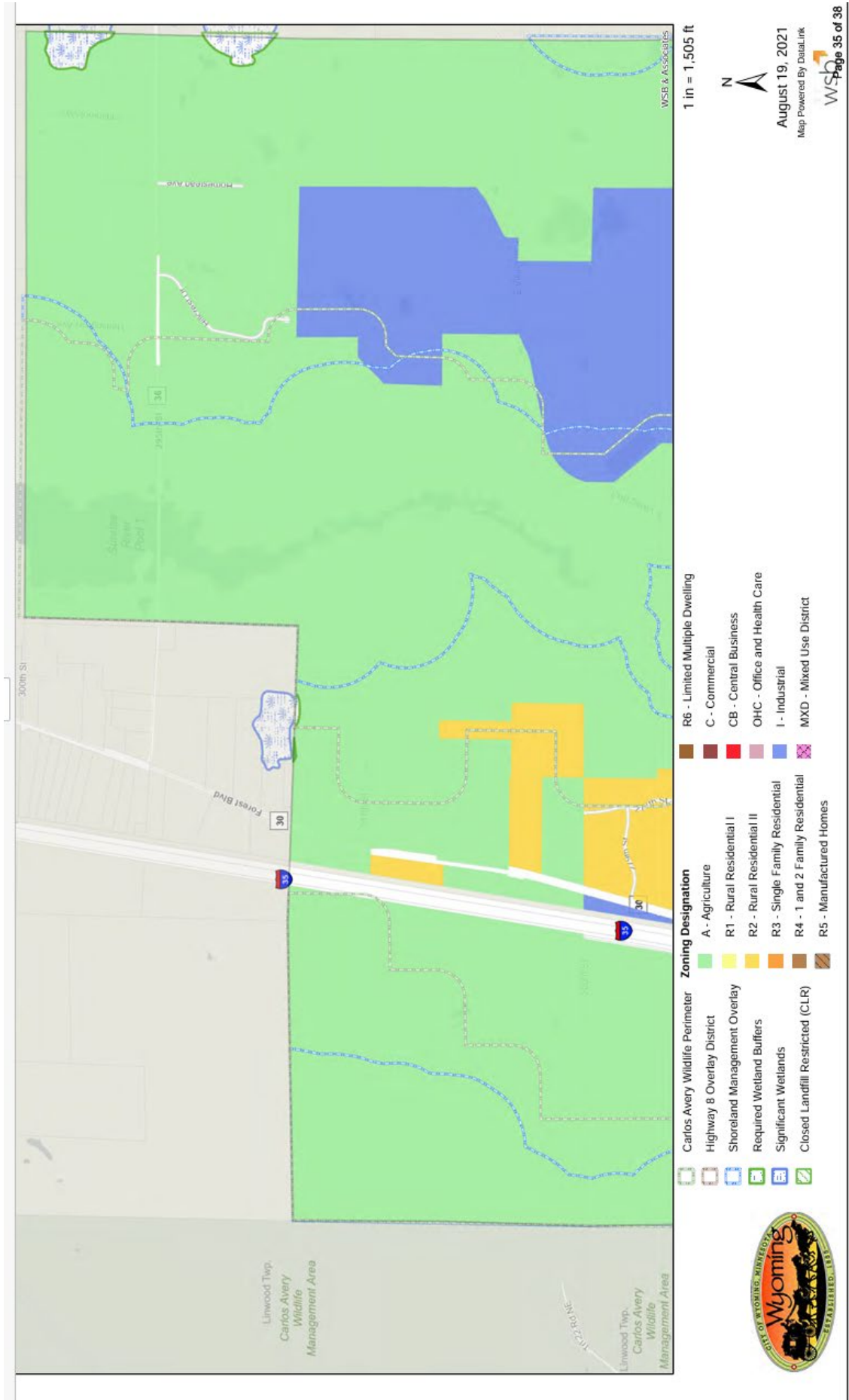
**Figure LU-1
LAND USE PLAN
Wyoming, MN**



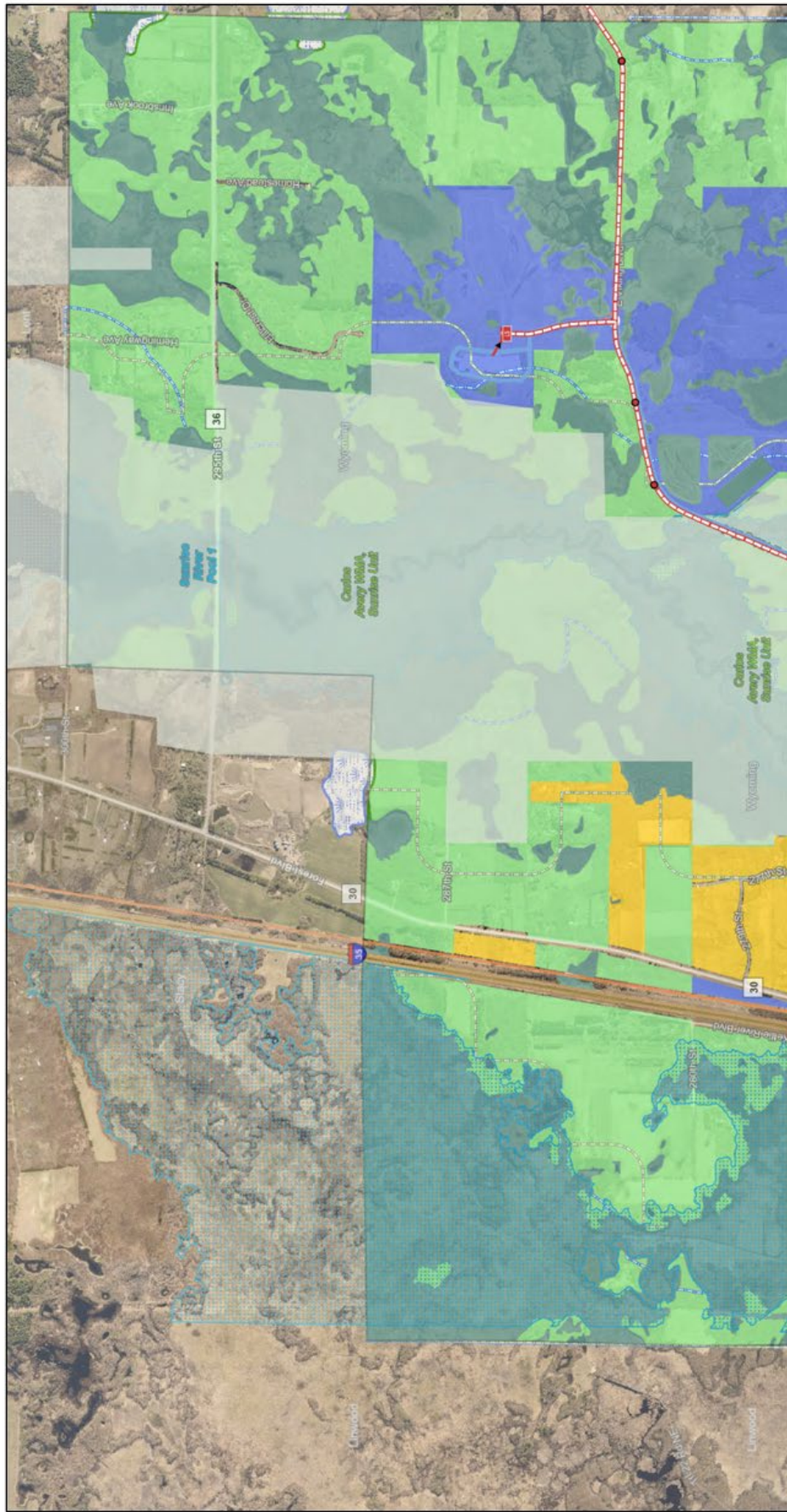
wsb

North Aerial





North All



- Sewer Clean Outs**
 - Sewer Clean Outs
 - Air Release
 - Sewer Manholes
 - Sewer System Valves
 - Sewer Network Structures
 - Sewer Pressurized Mains
 - Sewer Gravity Mains
 - Sewer Lateral Lines
- Sewer Fittings**
 - Reducer
 - Service Connection
 - Tee
 - Water Network Structures
 - Valve Manhole
 - Water Tower
 - Water Hydrants
- Water System Valves**
 - Butterfly
 - Gate
 - Water Mains
 - Water Lateral Lines
 - Water Fittings
 - Reducer
 - Trails and Paths
- FEMA Floodplain**
 - 500 Year
 - 100 Year
 - NWI Wetlands
 - Carbon Avery Wildlife Perimeter
 - Highway 8 Overlay District
 - Shoreland Management Overlay
 - Required Wetland Buffers
- Significant Wetlands**
 - Closed Landfill Restricted (CLR)
- Zoning Designation**
 - A - Agriculture
 - R1 - Rural Residential I
 - R2 - Rural Residential II
 - R3 - Single Family Residential
 - R4 - 1 and 2 Family Residential
- Other**
 - R5 - Manufactured Homes
 - R6 - Limited Multiple Dwelling
 - C - Commercial
 - CB - Central Business
 - OHC - Office and Health Care
 - I - Industrial
 - MXD - Mixed Use District



October 12, 2021

Chair Lobermeier noted that at the last meeting it was determined that there was still progress that needed to be made on the maps. He suggested that the Commission proceed in a work session type of manner in order to look at this information. Zoning Administrator Weck suggested that the discussion begin with the Central Business District. Chair Lobermeier asked if the Central Business District was the zoning district or the current Comprehensive Plan area. He stated that he would like to know the shape depicted for the Central Business District. The Commission discussed the Central Business District. Commissioner Murdock stated that he thinks it should be on the west side of Highway 61 north of East Viking Boulevard. Chair Lobermeier stated that he agreed and should also include the area west of the freeway and include the area near Village Inn. He stated that he thinks the City needs to determine what else, besides commercial, they are looking for and overall, what the vision is for having an area like this. He stated that past conversations were wanting things to be walkable. The Commission discussed various parcels around the City and what designation would make the most sense and what limitations there may be to calling something Central Business District or Downtown Core. Zoning Administrator Weck noted that within the normal commercial district there are bars, businesses that provide goods and services, car washes, clinics, convenience stores and fuel sales, daycares, funeral homes, government administration, hotels or motels, nursing or convalescent home, office buildings, personal services, restaurants (drive-in or drive-thru), retail sales, tutoring services, motor vehicle fuel sales, motor vehicle mechanical or body repair, veterinarians, micro-distilleries and breweries. Conditional uses are: antennae, dog kennels, churches, clubs, essential services, motor vehicle sales, planned unit developments, and towers. The Mixed Use district copies the commercial and the Central Business District, but it is all conditional uses and have no permitted uses. He suggested that the Commission not get bogged down into what will be allowed and begin looking at the maps. The Commission discussed where the various ideas of where Central Business District is located. Mayor Iverson noted that the EDA considers the Central Business District being Cornerstone back towards the church. Zoning Administrator Weck explained that the Central Business District is designed and intended as a specialized district directed to serve pedestrian and a compact central area of the City. It will provide for high density shopping, stressing interaction of people rather than being heavily oriented towards the use of automobiles. The Commercial District is designed and intended to promote development of retail and service businesses that require volumes of automobile traffic. This district incurs many uses that reinforce and complement uses permitted in the Central Business District. The Commission discussed the physical boundaries of what will be considered the 2 Central Business District and marked up a map with their preferences.

Chair Lobermeier suggested breaking the rest of the discussion into various quadrants and begin with the north. The Commission looked at maps and discussed the boundaries and

available parcels within the 'north quadrant' and the agricultural sections, sewer and water connection possibilities, Carlos Avery, and Polaris: middle quadrant location, boundaries, available parcels: southern quadrant but noted that west of the freeway is either wet or already developed residential with just a few developable portions left. They discussed the controls that sewer and unsewered will have on development density and the Highway 8 corridor. Chair Lobermeier suggested that the maps be remarked based on tonight's discussion prior to the next meeting. Zoning Administrator Weck stated that he thinks he can mark the maps himself in order to keep the engineering costs down.

November 9, 2021 Packet



November 9, 2021

Chair Lobermeier stated that is what he has heard too and noted that he thinks a generalized map works well for the Comprehensive Plan. He stated that a zoning map will need to be done by parcel which is where things get very specific. Zoning Administrator Weck noted that he will ask Eric Zweber from WSB for his comments because he thinks the City has a bit of flexibility and the two maps do not have to match exactly. The Commission reviewed the Highway 8 corridor map, various parcels along the corridor, and their zoning. Chair Lobermeier suggested that Zoning Administrator Weck go ahead and sketch out the Highway 8 corridor lots for the Commission to consider at a future meeting. 3 Mayor Iverson stated that she would also like the Commission to look at the number of distribution companies that exist and gave examples of Whole Foods and Amazon. She stated that Wyoming is right in between the Twin Cities and Duluth and noted that if Highway 8 is rebuilt, she wants the City to be thinking about the access and where some of the bigger available spots would be so the City can invite some of these distribution companies to come to the City. Chair Lobermeier stated that they would be a positive addition to the City, particularly if they are not big water users, because it will be very difficult to serve that area.

December 14, 2021

Comments from Planner on “bubble” map:

Eric,

Please see the attached pre-pre-draft comp plan map. Zoning areas are designated with bubbles and don't necessarily follow existing property lines. The PC would like you to weigh in on the pros, cons, and pitfalls about this approach.

Fred,

I wouldn't be concerned about spilt a property between open space and another use if the open space is based on the wetland or lakes shapefiles. I would be concerned if a parcel was split between two development land uses with a couple of exceptions: • If a large parcel was split by some physical feature (wetland, road right-of-way, bluffline, existing stand of large trees), then I could support different land uses on the different sides of the physical feature. • If there was a large parcel along a major roadway, I could support a more intense land use (commercial, HDR) along the corridor and a less intense land use away from the corridor. This could be beneficial if there is a roadway plan that would support the more intense land uses, such as the backage roads along US Highway 8. If the PC wants to use bubbles instead of parcel lines, then I would want to add some text about how to interpret the boundaries, such as

physical features and roadway extensions, and that these boundaries can be finalized with the preliminary plat when the final locations of the physical features (wetland delineations, wetland mitigation, right-of-way dedication, etc.) are determine without needing a formal Comp Plan amendment. Does that help? We can schedule a phone call if you want to discuss further. Thank you.

Eric Zweber

Sr. Project Manager

WSB | wsbeng.com

From Minutes:

Zoning Administrator Weck noted that the City had created a checklist for vacant land, for mostly commercial, that staff created at the request of the EDA. He stated he and City Administrator Linwood have had the conversation that along this area there is no City sewer and water and probably never will be, which depending on the user, may or not be a big deal. He noted that an industrial use that is not water intensive would be good, but to zone everything industrial opens the City up to things like mini-storage. He stated that he thinks the City will need to take a look and decide what they truly want in this area and what will be good for the semi-industrial use.