

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JULY 1, 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 City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

1. League of Minnesota Cities (LMC) "City of Excellence" Award Presentation - LMC
Executive Director, Luke Fischer

APPROVAL OF MINUTES:

2. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for June 17, 2025
3. Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota city council for June 17, 2025

SCHEDULED BID LETTINGS:

4. To consider **Resolution 25-07-66** a resolution receiving bids and awarding a contract for the 2025 street improvement project improvements

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

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

5. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of June 18, 2025 to July 1, 2025

6. To consider approving the 2025 City of Wyoming Insurance coverage renewal through the League of Minnesota Cities Insurance Trust for a total of \$118,774.00
7. To consider that the City Council of the City of Wyoming does not waive the monetary limits on municipal tort liability established by Minnesota Statutes 44.04. when renewing Liability Insurance Coverage with the League of Minnesota Cities Insurance Trust (LMCIT)
8. To consider a Solicitor's Permit for Customer Remodelers Inc.
9. To consider **Resolution 25-07-60** a resolution declaring certain Public Works Department items as surplus property and authorizing the Public Works Department to dispose of such items through the online auction or disposal process
10. To consider **Resolution 25-07-61** a resolution approving traffic signal maintenance work to be conducted by Bullfrog Industries in the amount of \$11,689.50
11. To consider **Resolution 25-07-62** a resolution approving payment to BerganKDV for the 2024 annual audit services in the amount of \$28,900.00

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

12. Report of the Public Safety Director, Neil Bauer, for June 26, 2025
13. Report of City Building Official, Fred Weck, IV for June 27, 2025.
14. Report of the City Attorney, Tom Loonan, for June 26, 2025
15. Report of City Engineer Mark Erichson, WSB for June 26, 2025
16. Report of the Report of the Public Works Superintendent, Steve Reeves, for June 25, 2025

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

17. To consider **Resolution 25-07-63** approving Variance: V-25-002 Fence Height Location: 26744 Halite Court Applicant: Kevin & Michelle Letson Property ID Number: 21.10328.00
18. To consider **Resolution 25-07-64** a resolution approving a Conditional Use Permit C-25-002, a Planned Unit Development Master Plan for Land Development Company of Wyoming, LLC; Property ID Number 21.10302.32.
19. To consider **Resolution 25-07-65** a resolution approving Preliminary Plat D-25-003 Approval of the Preliminary Plat "The Pointe at Carlos Avery" for Land Development Company of Wyoming, LLC; Property ID Number 21.10302.32.

20. To consider the promotion of Wyoming Police Officer Jack Breitbach to the position of Wyoming Police Sergeant

21. Building Discussion

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 17, 2025
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for June 17, 2025, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Brett Ohnstad, and Claire Luger

ABSENT: Councilmember Dennis Schilling

Also Present: Tom Loonan, Eckberg Lammers, Robb Linwood, City Administrator, Grant MacFarlane, Assistant City Administrator, Mark Erichson-WSB, Neil Bauer - Public Safety Director, Fred Weck, Zoning Administrator/Building Official, and Steve Reeves, Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for June 3, 2025

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JUNE 3, 2025, AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for June 3, 2025

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JUNE 3, 2025, AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

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

3. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period from June 4, 2025, to June 17, 2025
4. To consider a Mobile Food Unit license for Scoops Ice Cream and Candy
5. To consider advertising for a full-time Police Officer position with the Wyoming Police Department
6. To consider **Resolution 25-06-50**, a resolution declaring certain Public Works Department items as surplus property and authorizing the Public Works Department to dispose of such items through the online auction or disposal process
7. To consider **Resolution 25-06-51**, a resolution authorizing the purchase of turnout gear for the Wyoming Fire Department in the amount of \$24,900.00
8. To consider **Resolution 25-06-52**, a resolution accepting a donation from the First State Bank of Wyoming for the Wyoming Bike Rodeo event
9. To consider **Resolution 25-06-53**, a resolution authorizing payment of Pay Voucher #4 to A-1 Excavating for the 2024 Street Improvement Project in the amount of \$184,556.57
10. To consider **Resolution 25-06-54**, a resolution authorizing payment to St. Croix Recreation for the Fireside Park Project in the amount of \$56,097.00

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3, #4, #5, #6, #7, #8, #9, and #10 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

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

11. Report of the Public Safety Director, Neil Bauer, for June 11, 2025
12. Report of City Building Official, Fred Weck, IV for June 12, 2025
13. Report of City Attorney Tom Loonan for June 11, 2025
14. Report of City Engineer Mark Erichson, WSB for June 12, 2025
15. Report of Public Works Superintendent, Steve Reeves, for June 6, 2025
16. 1st Quarter Report 2025 of Abdo Financial for the City of Wyoming

COMMUNICATIONS:

OLD BUSINESS: NONE

NEW BUSINESS

17. To consider **Resolution 25-06-55**, a resolution approving a Variance for a Front Property Line Setback at 269XX Forest Boulevard, for David Boyum, Property ID: 21.00164.00

Zoning Administrator/Building Official Weck – Gave an overview of the variance request for a front property line setback at a property along Forest Boulevard owned by David Boyum and

explained that staff and the Planning Commission recommend approval, subject to the findings of fact listed within the staff report.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-06-55 A RESOLUTION APPROVING A VARIANCE FOR A FRONT PROPERTY LINE SETBACK AT 269XX FOREST BOULEVARD, FOR DAVID BOYUM, PROPERTY ID: 21.00164.00

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

- 18.** To consider **Resolution 25-06-56**, a resolution expressing support for the proposed use of Tax Increment Financing (TIF) for an affordable housing project by Reuter Walton Development, LLC

City Administrator Linwood – Introduced Mikaela Huot from Bakertilly and explained that she would be giving the Council a presentation on proposed projects from Reuter and Duffy.

Mikaela Huot, Bakertilly - Gave an overview of TIF and how it can work as a financial tool, the tax credit process, how it relates to the type of housing being proposed, and the estimated TIF amounts as a gap closer for the two proposed projects. She shared details of the proposed 72-unit multi-family rental project from Reuter Walton and the 60-unit senior housing project from Duffy. They then provided details on how TIF funding would be used to close the funding gaps for the projects.

Council Member Nanko Yeager – Noted that she felt these two projects were substantially the same as they were last year and did not receive housing tax credits and asked what had changed and why they were confident that they would receive the credits this time.

Jared Ackmann, Reuter Walton Development – Explained that they were able to refine their application based on MHFA feedback and outlined various changes that would get them additional points.

Jeff Von Feldt, Duffy Development – Stated that he could echo some of the points made by Mr. Ackmann but noted that they would be seeking different funds than Reuter Walton Development because senior housing requires something different. He stated that they hope their application this year is stronger and more competitive than last year's.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-06-56, A RESOLUTION EXPRESSING SUPPORT FOR THE PROPOSED USE OF TAX INCREMENT FINANCING (TIF) FOR AN AFFORDABLE HOUSING PROJECT BY REUTER WALTON DEVELOPMENT, LLC.

Voting Aye: Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: Schilling

- 19.** To consider **Resolution 25-06-57**, a resolution regarding the support of a housing trust fund application in connection with Reuter Walton Development LLC

City Administrator Linwood – Explained that the Chisago County EDA/HRA was also an advocate for this project and would be granting Reuter Walton Development a low-interest loan of \$200,000 through the Housing Trust Fund and was asking for a resolution of support from the Council.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-06-57, A RESOLUTION REGARDING THE SUPPORT OF A HOUSING TRUST FUND APPLICATION IN CONNECTION WITH REUTER WALTON DEVELOPMENT, LLC.

Voting Aye: Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: Schilling

- 20.** To consider Resolution 25-06-58, a resolution expressing support for the proposed use of Tax Increment Financing (TIF) for an affordable housing project by Duffy Development Company, Inc.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-06-58, A RESOLUTION EXPRESSING SUPPORT FOR THE PROPOSED USE OF TAX INCREMENT FINANCING (TIF) FOR AN AFFORDABLE HOUSING PROJECT BY DUFFY DEVELOPMENT COMPANY, INC.

Voting Aye: Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: Schilling

- 21.** To consider Resolution 25-06-59, a resolution approving a one-year contract with Flock Safety for the installation of four (4) Automated License Plate Recognition (ALPR) cameras in the amount of \$12,000.00

Public Safety Director Bauer – Gave a brief explanation of the ALPR cameras and their ability to be used to enhance investigative capabilities and deter crime. He explained that the cameras capture high-resolution license plate data on the vehicles and do not use facial recognition. He shared examples of how this type of data would be useful for Public Safety and clarified that they do not track or monitor traffic violations or things like expired tabs. He noted that this database would not connect with the driver's license database or the Departments internal records management system, unless there is an alert created for a criminal investigation. He outlined the proposed timeline and acknowledged that it was not ideal. He explained that he was asking the Council to approve the contract tonight to lock in the discounted pricing, which expires on June 30, 2025, and hold public engagement sessions the following week. He stated that the Council, at their July 1, 2025, meeting, can choose to continue forward with the contract or discontinue it based on the public input that was received. He noted that the estimated timeline for installation is about 4 months, so they were looking at installation this fall with a one-year trial period. He reviewed the proposed 4 locations for the cameras, including Highway 61 at 240th Street, Wyoming Trail heading westbound near Pioneer, East Viking Boulevard – east and westbound near I-35, and explained the proposed public engagement process. He highlighted some of the details included within the agreement that he felt would be of interest to the Council and reviewed the overall costs and proposed funding source.

Mayor Iverson – Asked if this type of system may have been used in the incident that occurred over the previous weekend.

Public Safety Director Bauer – Stated that he had reached out to the Police Chiefs within the Chiefs Association, and that this tech was used by Stillwater.

Mayor Iverson – Asked about the feedback Public Safety Director Bauer had received from his presentation to the Multi-Cultural Advisement Committee.

Public Safety Director Bauer – Explained that they wanted to know if it would impact their taxes, which it would not.

Council Member Nanko Yeager – Asked if the cameras were reprogrammed, if they could be used for surveillance or facial recognition.

City Administrator Linwood – Stated that the Flock cameras do not have any current technology for facial recognition and therefore would be unable to do so.

Council Member Nanko Yeager – Asked if Chisago County was using Flock cameras.

Public Safety Director Bauer – Confirmed that Chisago County was using Flock cameras.

Council Member Nanko Yeager – Explained that she had concerns, including some of the conditions under which Flock can disclose this data, the price increase, and the immediacy with which the contract needed to be signed. She stated that her biggest concern was about ‘big brother’ watching her and did not want cameras all over the City.

Public Safety Director Bauer – Noted that Forest Lake currently has 17 of these cameras and that he could find a list of the other cities on the BCA website.

Council Member Ohnstad – Asked what other surrounding communities had the cameras.

Public Safety Director Bauer – Stated that Anoka County has then, North Branch is considering them, Rush City just purchased 8 for their city, and the metro area has an extensive list of where they are already in place.

Council Member Luger – Asked who would conduct the third-party audit of the cameras.

Public Safety Director Bauer – Gave examples of various companies that could conduct the camera audit.

Council Member Luger – She said she trusts the Police Department’s integrity and acknowledges the cameras can help solve crimes, but she’s concerned about Flock’s privacy policy and potential access to city data. She questioned the transparency of signing the contract before public input, even though the Council will have the ability to cancel the contract at the next meeting and felt it could undermine public trust. She appreciated Director Bauer’s work but cannot support the proposal until the community better understands it and has a chance to provide feedback.

Mayor Iverson – She acknowledged the Council’s commitment to transparency but expressed concern that, despite the City’s outreach efforts, some residents still feel uninformed. She noted the prevalence of digital tracking in daily life and emphasized her focus on public safety. While she admitted the contract timeline felt “icky,” she pointed out the City has the option to cancel within 30 days. She asked if a compromise was possible and inquired with the City Attorney about holding a special session.

City Attorney Loonan – Stated that the Council could hold a special meeting if it was deemed necessary.

(No motion was made – but the Mayor conducted a roll call vote)

A MOTION WAS MADE BY COUNCILMEMBER, SECONDED BY COUNCILMEMBER TO APPROVE RESOLUTION 25-06-59 A RESOLUTION APPROVING A ONE-YEAR CONTRACT WITH FLOCK SAFETY FOR THE INSTALLATION OF FOUR (4) AUTOMATED LICENSE PLATE RECOGNITION (ALPR) CAMERAS IN THE AMOUNT OF \$12,000.00

Roll Call Vote:

Voting Aye: Ohnstad, Iverson

Voting Nay: Luger, Nanko Yeager

Abstain: None

Absent: Schilling

COUNCIL REPORTS:

Council Member Ohnstad – Attended the Joint Sewer Commission meeting and the Budget Work Session.

Council Member Nanko Yeager – Attended the Touch-A-Truck event and the Budget Work Session.

Council Member Luger – Attended the Budget Work Session.

Mayor Iverson – Attended the Budget Work Session, Touch-A-Truck, Planning Commission, and the Joint Sewer Commission meetings.

Assistant City Administrator MacFarlane – Noted that Fireside Park officially opened on June 13, 2025, and noted that they will be holding a ribbon cutting ceremony on June 18, 2025, at 5:00 p.m. and invited anyone interested in attending to join them.

Mayor Iverson – Reminded everyone that Night to Unite was coming up in August.

Public Safety Director Bauer – Explained that Night to Unite was August 5, 2025.

Mayor Iverson – Extended the City's thoughts and prayers to the Hortman family on the loss of Representative Melissa Hortmann and her husband, Mark. She stated that the City also offered prayers for a speedy recovery for Senator Hoffman and his wife. She thanked all the law enforcement officers who were involved in helping to apprehend the suspect in their shootings.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO ADJOURN THE JUNE 17, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 8:11 P.M.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

A portion of this public meeting may be closed to discuss "Labor Negotiation Strategies"; "Misconduct allegations or charges"; "Attorney-client privilege"; or "Performance evaluations" as per MN State Statute 13D.01-.05.

NEXT REGULAR MEETING:
JULY 1, 2025
7:00 PM

**DRAFT MINUTES
CITY COUNCIL
BUDGET WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
JUNE 17, 2025
5:30 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Budget Work Session Meeting of the Wyoming City Council for June 17, 2025 to order at 5:30 P.M.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Claire Luge, and Brett Ohnstad.

Absent: Dennis Schilling

Also Present: Robb Linwood- City Administrator, Grant MacFarlane- Assistant City Administrator, Steve Reeves- Public Works Superintendent, Fred Weck – Building / Zoning Official, and Neil Bauer- Wyoming Public Safety Director

DETERMINATION OF A QUORUM:

Mayor Iverson determined a Quorum was present.

PLEDEGE OF ALLEGIANCE:

NEW BUSINESS:

1. Wyoming Public Safety Building

City Administrator Linwood – Gave an overview of the meeting agenda and the items which impacted the potential public safety building. Highlighted the State's bonding bill, local sales tax, and existing building plans. Informed the Council of current long-term funding options and other potential sites for the building, including utilizing an existing building with renovations to accommodate public safety and city hall.

Councilmember Nanko Yeager – Inquired about what would be done to assist the Public Works Department.

City Administrator Linwood – Stated that the existing building could provide a solution to three facilities with the Public Works building being the next item of focus. Asked for feedback from the Council on the path forward.

Councilmember Luger – Expressed interest in exploring all options.

Councilmember Ohnstad – Inquired about selling the land currently planned for the Public Safety building to help fund any potential remodels at a new site.

City Administrator Linwood – Shared that the property was purchased by the City as tax forfeit and if the city determined that the land could not be used for a public use it would need to be returned to the county. From their the county would go through the process of eventual sheriff sale.

Mayor Iverson – Asked to explore all options and expressed support for the existing building option.

Councilmember Luger – Wanted to know about the timeline for exploring the possibility of the existing building.

City Administrator Linwood – Fairly quickly as staff had already done some diligence but would want to incorporate its architect and legal team into the process. Added that the City had applied for 2026 to Minnesota Management and Budget once again and that staff would start an in-depth evaluation of the new property.

City Administrator Linwood – Stated that he was also looking for direction from the Council regarding the Minnesota Pollution Control Agency's potential loan for Liberty Ponds.

Mayor Iverson – Inquired about the cost of the project

City Administrator Linwood – Stated that it was roughly 2-3 million dollars.

Council expressed that they were not a fan of taking on the liability for the loan and asked if the City had the capacity for it.

City Administrator Linwood – Affirmed that it would be an unplanned expense.

MAYOR IVERSON ADJOURNED THE JUNE 17, 2025 BUDGET WORK SESSION MEETING AT 6:23 PM.



June 26, 2025

Honorable Mayor and City Council
City of Wyoming
PO Box 188
26885 Forest Boulevard
Wyoming, MN 55092

Re: 2025 Street Improvement Project
City of Wyoming, MN
WSB Project No. 028039-000

Dear Mayor and Council Members:

Bids were received online for the above-referenced project on Thursday, June 26, 2025, and were viewed and read aloud. Seven bids were received. The bids were checked for mathematical accuracy. Please find attached the Bid Tabulation Summary indicating Bituminous Roadways, Inc., Mendota Heights, Minnesota, as the low bidder with a grand total bid amount of \$448,497.50. The Engineer's Estimate for the project was \$530,700.00.

We recommend that the City Council consider these bids and award a contract for the grand total bid in the amount of \$448,497.50 to Bituminous Roadways, Inc. based on the results of the bids received.

If you have any questions, please contact me at 612.360.1278. Thank you.

Sincerely,

WSB

Mark A. Erichson, PE
City Engineer

Attachment

srb

Bid Tabulation

2025 Street Improvement Project

City of Wyoming, MN

WSB Project No. 028039-000

Bids Received Online: Thursday, June 26, 2025, at 10:00 a.m. Local Time



DENOTES CORRECTED FIGURE

Line No.	Material No.	Item Description	Units	Quantity	Engineer's Estimate		Bituminous Roadways, Inc.		North Valley, Inc.		Winberg Companies LLC	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
SCHEDULE A - STREET IMPROVEMENTS												
1	2021.501	MOBILIZATION	LS	1	\$28,000.00	\$28,000.00	\$20,000.00	\$20,000.00	\$13,127.32	\$13,127.32	\$27,040.00	\$27,040.00
2	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	100	\$5.00	\$500.00	\$2.00	\$200.00	\$3.25	\$325.00	\$9.62	\$962.00
3	2104.503	REMOVE CURB & GUTTER	L F	1700	\$15.00	\$25,500.00	\$11.50	\$19,550.00	\$10.04	\$17,068.00	\$12.48	\$21,216.00
4	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	40	\$5.00	\$200.00	\$40.00	\$1,600.00	\$10.17	\$406.80	\$14.56	\$582.40
5	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	1000	\$10.00	\$10,000.00	\$5.00	\$5,000.00	\$7.15	\$7,150.00	\$11.44	\$11,440.00
6	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	\$150.00	\$3,000.00	\$225.00	\$4,500.00	\$108.49	\$2,169.80	\$145.60	\$2,912.00
7	2211.509	AGGREGATE BASE CLASS 5	TON	40	\$50.00	\$2,000.00	\$50.00	\$2,000.00	\$45.80	\$1,832.00	\$41.60	\$1,664.00
8	2231.509	BITUMINOUS PATCHING MIXTURE	TON	40	\$220.00	\$8,800.00	\$200.00	\$8,000.00	\$240.85	\$9,634.00	\$228.80	\$9,152.00
9	2232.504	MILL BITUMINOUS SURFACE (2.0")	S Y	15600	\$3.00	\$46,800.00	\$1.00	\$15,600.00	\$1.91	\$29,796.00	\$1.36	\$21,216.00
10	2331.603	JOINT ADHESIVE	L F	10000	\$0.75	\$7,500.00	\$0.75	\$7,500.00	\$0.89	\$8,900.00	\$0.57	\$5,720.00
11	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1600	\$4.00	\$6,400.00	\$1.00	\$1,600.00	\$3.25	\$5,200.00	\$0.01	\$16.64
12	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	S Y	40	\$45.00	\$1,800.00	\$55.00	\$2,200.00	\$47.46	\$1,898.40	\$88.40	\$3,536.00
13	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	2100	\$75.00	\$157,500.00	\$72.00	\$151,200.00	\$73.12	\$153,552.00	\$74.88	\$157,248.00
14	2506.502	ADJUST FRAME & RING CASTING	EACH	16	\$750.00	\$12,000.00	\$1,100.00	\$17,600.00	\$244.10	\$3,905.60	\$312.00	\$4,992.00
15	2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	16	\$500.00	\$8,000.00	\$450.00	\$7,200.00	\$504.48	\$8,071.68	\$988.00	\$15,808.00
16	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	1700	\$35.00	\$59,500.00	\$32.00	\$54,400.00	\$36.77	\$62,509.00	\$35.95	\$61,119.76
17	2531.504	7" CONCRETE VALLEY GUTTER	S Y	20	\$120.00	\$2,400.00	\$120.00	\$2,400.00	\$117.96	\$2,359.20	\$136.24	\$2,724.80
18	2563.601	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$3,797.16	\$3,797.16	\$1,560.00	\$1,560.00
19	2573.502	STORM DRAIN INLET PROTECTION	EACH	16	\$200.00	\$3,200.00	\$225.00	\$3,600.00	\$132.36	\$2,117.76	\$156.00	\$2,496.00
20	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	30	\$5.00	\$150.00	\$3.25	\$97.50	\$3.60	\$108.00	\$3.12	\$93.60
21	2574.507	LOAM TOPSOIL BORROW	C Y	90	\$45.00	\$4,050.00	\$50.00	\$4,500.00	\$56.54	\$5,088.60	\$46.80	\$4,212.00
22	2574.508	FERTILIZER TYPE 3	LB	70	\$5.00	\$350.00	\$1.00	\$70.00	\$0.72	\$50.40	\$0.62	\$43.40
23	2575.505	SEEDING	ACRE	0.2	\$10,000.00	\$2,000.00	\$3,000.00	\$600.00	\$3,003.15	\$600.63	\$7,800.00	\$1,560.00
24	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	1100	\$2.50	\$2,750.00	\$2.00	\$2,200.00	\$1.80	\$1,980.00	\$1.56	\$1,716.00
25	2575.523	WATER	MGAL	20	\$65.00	\$1,300.00	\$60.00	\$1,200.00	\$66.72	\$1,334.40	\$52.00	\$1,040.00
26	2575.608	SEED TURFGRASS	LB	400	\$5.00	\$2,000.00	\$3.50	\$1,400.00	\$3.90	\$1,560.00	\$3.38	\$1,352.00
27	2582.518	CROSSWALK PAINT	S F	300	\$12.00	\$3,600.00	\$3.00	\$900.00	\$9.22	\$2,766.00	\$4.16	\$1,248.00
TOTAL SCHEDULE A - STREET IMPROVEMENTS						\$400,800.00		\$340,117.50		\$347,307.75		\$362,670.60
SCHEDULE B - TRAIL IMPROVEMENTS												
28	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	200	\$5.00	\$1,000.00	\$2.00	\$400.00	\$3.25	\$650.00	\$8.32	\$1,664.00
29	2104.503	REMOVE CURB & GUTTER	L F	300	\$15.00	\$4,500.00	\$11.50	\$3,450.00	\$10.04	\$3,012.00	\$12.48	\$3,744.00
30	2104.518	REMOVE BITUMINOUS WALK	S F	19100	\$1.00	\$19,100.00	\$1.00	\$19,100.00	\$0.34	\$6,494.00	\$0.45	\$8,595.00
31	2104.601	SALVAGE AND REINSTALL LANDSCAPE STRUCTURES	L S	1	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
32	2521.518	6" CONCRETE WALK	S F	700	\$12.00	\$8,400.00	\$11.00	\$7,700.00	\$10.92	\$7,644.00	\$10.92	\$7,644.00

Bid Tabulation

2025 Street Improvement Project

City of Wyoming, MN

WSB Project No. 028039-000

Bids Received Online: Thursday, June 26, 2025, at 10:00 a.m. Local Time



DENOTES CORRECTED FIGURE

Line No.	Material No.	Item Description	Units	Quantity	Engineer's Estimate		Bituminous Roadways, Inc.		North Valley, Inc.		Winberg Companies LLC	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
33	2521.518	3" BITUMINOUS WALK	S F	18400	\$2.00	\$36,800.00	\$1.50	\$27,600.00	\$2.42	\$44,528.00	\$2.29	\$42,136.00
34	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	300	\$35.00	\$10,500.00	\$30.00	\$9,000.00	\$36.77	\$11,031.00	\$39.07	\$11,721.84
35	2531.618	TRUNCATED DOMES	S F	120	\$55.00	\$6,600.00	\$65.00	\$7,800.00	\$65.53	\$7,863.60	\$72.80	\$8,736.00
36	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	2600	\$5.00	\$13,000.00	\$3.00	\$7,800.00	\$2.34	\$6,084.00	\$2.76	\$7,176.00
37	2574.507	LOAM TOPSOIL BORROW	C Y	300	\$45.00	\$13,500.00	\$50.00	\$15,000.00	\$56.54	\$16,962.00	\$39.52	\$11,856.00
38	2574.508	FERTILIZER TYPE 3	LB	180	\$5.00	\$900.00	\$1.00	\$180.00	\$0.72	\$129.60	\$1.56	\$280.80
39	2575.505	SEEDING	ACRE	0.5	\$10,000.00	\$5,000.00	\$3,000.00	\$1,500.00	\$1,681.76	\$840.88	\$1,456.00	\$728.00
40	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	2800	\$2.50	\$7,000.00	\$2.00	\$5,600.00	\$1.80	\$5,040.00	\$1.56	\$4,368.00
41	2575.523	WATER	MGAL	40	\$65.00	\$2,600.00	\$60.00	\$2,400.00	\$66.72	\$2,668.80	\$52.00	\$2,080.00
42	2575.608	SEED TURFGRASS	LB	100	\$5.00	\$500.00	\$3.50	\$350.00	\$3.90	\$390.00	\$3.38	\$338.00
TOTAL SCHEDULE B - TRAIL IMPROVEMENTS						\$129,900.00		\$108,380.00		\$113,837.88		\$111,567.64
GRAND TOTAL BID							\$530,700.00		\$448,497.50		\$461,145.63	\$474,238.24

Bid Tabulation

2025 Street Improvement Project

City of Wyoming, MN

WSB Project No. 028039-000

Bids Received Online: Thursday, June 26, 2025, at 10:00 a.m. Local Time



DENOTES CORRECTED FIGURE

					Engineer's Estimate		Valley Paving, Inc.		Asphalt Surface Technologies Corporation a/k/a ASTECH Corp.		Knife River Corporation - North Central	
Line No.	Material No.	Item Description	Units	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
SCHEDULE A - STREET IMPROVEMENTS												
1	2021.501	MOBILIZATION	LS	1	\$28,000.00	\$28,000.00	\$30,000.00	\$30,000.00	\$24,000.00	\$24,000.00	\$30,000.00	\$30,000.00
2	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	100	\$5.00	\$500.00	\$2.00	\$200.00	\$3.00	\$300.00	\$1.95	\$195.00
3	2104.503	REMOVE CURB & GUTTER	L F	1700	\$15.00	\$25,500.00	\$11.00	\$18,700.00	\$8.25	\$14,025.00	\$14.00	\$23,800.00
4	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	40	\$5.00	\$200.00	\$13.00	\$520.00	\$17.49	\$699.60	\$32.00	\$1,280.00
5	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	1000	\$10.00	\$10,000.00	\$9.00	\$9,000.00	\$9.13	\$9,130.00	\$3.00	\$3,000.00
6	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	20	\$150.00	\$3,000.00	\$200.00	\$4,000.00	\$203.50	\$4,070.00	\$220.00	\$4,400.00
7	2211.509	AGGREGATE BASE CLASS 5	TON	40	\$50.00	\$2,000.00	\$42.00	\$1,680.00	\$32.78	\$1,311.20	\$65.00	\$2,600.00
8	2231.509	BITUMINOUS PATCHING MIXTURE	TON	40	\$220.00	\$8,800.00	\$193.00	\$7,720.00	\$151.80	\$6,072.00	\$150.00	\$6,000.00
9	2232.504	MILL BITUMINOUS SURFACE (2.0")	S Y	15600	\$3.00	\$46,800.00	\$2.00	\$31,200.00	\$1.60	\$24,960.00	\$3.50	\$54,600.00
10	2331.603	JOINT ADHESIVE	L F	10000	\$0.75	\$7,500.00	\$0.70	\$7,000.00	\$0.88	\$8,800.00	\$0.68	\$6,800.00
11	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1600	\$4.00	\$6,400.00	\$2.00	\$3,200.00	\$3.00	\$4,800.00	\$2.45	\$3,920.00
12	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	S Y	40	\$45.00	\$1,800.00	\$47.00	\$1,880.00	\$42.02	\$1,680.80	\$30.00	\$1,200.00
13	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	2100	\$75.00	\$157,500.00	\$78.00	\$163,800.00	\$79.97	\$167,937.00	\$84.00	\$176,400.00
14	2506.502	ADJUST FRAME & RING CASTING	EACH	16	\$750.00	\$12,000.00	\$650.00	\$10,400.00	\$308.00	\$4,928.00	\$600.00	\$9,600.00
15	2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	16	\$500.00	\$8,000.00	\$400.00	\$6,400.00	\$357.50	\$5,720.00	\$200.00	\$3,200.00
16	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	1700	\$35.00	\$59,500.00	\$28.00	\$47,600.00	\$35.20	\$59,840.00	\$29.00	\$49,300.00
17	2531.504	7" CONCRETE VALLEY GUTTER	S Y	20	\$120.00	\$2,400.00	\$105.00	\$2,100.00	\$137.50	\$2,750.00	\$108.00	\$2,160.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$3,700.00	\$3,700.00	\$1,760.00	\$1,760.00	\$1,850.00	\$1,850.00
19	2573.502	STORM DRAIN INLET PROTECTION	EACH	16	\$200.00	\$3,200.00	\$160.00	\$2,560.00	\$181.50	\$2,904.00	\$150.00	\$2,400.00
20	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	30	\$5.00	\$150.00	\$4.00	\$120.00	\$3.30	\$99.00	\$3.00	\$90.00
21	2574.507	LOAM TOPSOIL BORROW	C Y	90	\$45.00	\$4,050.00	\$71.00	\$6,390.00	\$60.00	\$5,400.00	\$40.00	\$3,600.00
22	2574.508	FERTILIZER TYPE 3	LB	70	\$5.00	\$350.00	\$1.00	\$70.00	\$0.66	\$46.20	\$0.60	\$42.00
23	2575.505	SEEDING	ACRE	0.2	\$10,000.00	\$2,000.00	\$2,700.00	\$540.00	\$2,750.00	\$550.00	\$2,500.00	\$500.00
24	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	1100	\$2.50	\$2,750.00	\$1.60	\$1,760.00	\$1.65	\$1,815.00	\$1.50	\$1,650.00
25	2575.523	WATER	MGAL	20	\$65.00	\$1,300.00	\$53.00	\$1,060.00	\$55.00	\$1,100.00	\$50.00	\$1,000.00
26	2575.608	SEED TURFGRASS	LB	400	\$5.00	\$2,000.00	\$3.50	\$1,400.00	\$3.63	\$1,452.00	\$3.25	\$1,300.00
27	2582.518	CROSSWALK PAINT	S F	300	\$12.00	\$3,600.00	\$15.00	\$4,500.00	\$3.30	\$990.00	\$2.50	\$750.00
TOTAL SCHEDULE A - STREET IMPROVEMENTS						\$400,800.00		\$367,500.00		\$357,139.80		\$391,637.00
SCHEDULE B - TRAIL IMPROVEMENTS												
28	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	200	\$5.00	\$1,000.00	\$2.00	\$400.00	\$3.00	\$600.00	\$1.95	\$390.00
29	2104.503	REMOVE CURB & GUTTER	L F	300	\$15.00	\$4,500.00	\$13.00	\$3,900.00	\$8.25	\$2,475.00	\$14.00	\$4,200.00
30	2104.518	REMOVE BITUMINOUS WALK	S F	19100	\$1.00	\$19,100.00	\$0.55	\$10,505.00	\$1.32	\$25,212.00	\$1.45	\$27,695.00
31	2104.601	SALVAGE AND REINSTALL LANDSCAPE STRUCTURES	L S	1	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
32	2521.518	6" CONCRETE WALK	S F	700	\$12.00	\$8,400.00	\$8.00	\$5,600.00	\$18.15	\$12,705.00	\$10.00	\$7,000.00

Bid Tabulation

2025 Street Improvement Project

City of Wyoming, MN

WSB Project No. 028039-000

Bids Received Online: Thursday, June 26, 2025, at 10:00 a.m. Local Time



DENOTES CORRECTED FIGURE

					Engineer's Estimate		Valley Paving, Inc.		Asphalt Surface Technologies Corporation a/k/a ASTECH Corp.		Knife River Corporation - North Central	
Line No.	Material No.	Item Description	Units	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
33	2521.518	3" BITUMINOUS WALK	S F	18400	\$2.00	\$36,800.00	\$2.25	\$41,400.00	\$2.20	\$40,480.00	\$2.10	\$38,640.00
34	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	300	\$35.00	\$10,500.00	\$26.00	\$7,800.00	\$35.20	\$10,560.00	\$29.00	\$8,700.00
35	2531.618	TRUNCATED DOMES	S F	120	\$55.00	\$6,600.00	\$100.00	\$12,000.00	\$66.00	\$7,920.00	\$60.00	\$7,200.00
36	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	2600	\$5.00	\$13,000.00	\$3.00	\$7,800.00	\$2.97	\$7,722.00	\$2.65	\$6,890.00
37	2574.507	LOAM TOPSOIL BORROW	C Y	300	\$45.00	\$13,500.00	\$66.00	\$19,800.00	\$60.00	\$18,000.00	\$40.00	\$12,000.00
38	2574.508	FERTILIZER TYPE 3	LB	180	\$5.00	\$900.00	\$1.00	\$180.00	\$0.66	\$118.80	\$0.60	\$108.00
39	2575.505	SEEDING	ACRE	0.5	\$10,000.00	\$5,000.00	\$1,500.00	\$750.00	\$1,540.00	\$770.00	\$1,400.00	\$700.00
40	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	2800	\$2.50	\$7,000.00	\$1.60	\$4,480.00	\$1.65	\$4,620.00	\$1.50	\$4,200.00
41	2575.523	WATER	MGAL	40	\$65.00	\$2,600.00	\$53.00	\$2,120.00	\$55.00	\$2,200.00	\$50.00	\$2,000.00
42	2575.608	SEED TURFGRASS	LB	100	\$5.00	\$500.00	\$4.00	\$400.00	\$3.63	\$363.00	\$3.25	\$325.00
TOTAL SCHEDULE B - TRAIL IMPROVEMENTS						\$129,900.00		\$117,635.00		\$134,245.80		\$120,548.00
GRAND TOTAL BID							\$530,700.00		\$485,135.00		\$491,385.60	\$512,185.00

Bid Tabulation

2025 Street Improvement Project

City of Wyoming, MN

WSB Project No. 028039-000

Bids Received Online: Thursday, June 26, 2025, at 10:00 a.m. Local Time



DENOTES CORRECTED FIGURE

Line No.	Material No.	Item Description	Units	Quantity	Engineer's Estimate		Dresel Contracting, Inc.	
					Unit Price	Extension	Unit Price	Extension
SCHEDULE A - STREET IMPROVEMENTS								
1	2021.501	MOBILIZATION	LS	1	\$28,000.00	\$28,000.00	\$90,956.25	\$90,956.25
2	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	100	\$5.00	\$500.00	\$7.20	\$720.00
3	2104.503	REMOVE CURB & GUTTER	L F	1700	\$15.00	\$25,500.00	\$10.12	\$17,204.00
4	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	40	\$5.00	\$200.00	\$20.39	\$815.60
5	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	1000	\$10.00	\$10,000.00	\$16.77	\$16,770.00
6	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	\$150.00	\$3,000.00	\$198.00	\$3,960.00
7	2211.509	AGGREGATE BASE CLASS 5	TON	40	\$50.00	\$2,000.00	\$62.29	\$2,491.60
8	2231.509	BITUMINOUS PATCHING MIXTURE	TON	40	\$220.00	\$8,800.00	\$224.40	\$8,976.00
9	2232.504	MILL BITUMINOUS SURFACE (2.0")	S Y	15600	\$3.00	\$46,800.00	\$1.99	\$31,044.00
10	2331.603	JOINT ADHESIVE	L F	10000	\$0.75	\$7,500.00	\$0.63	\$6,300.00
11	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1600	\$4.00	\$6,400.00	\$0.01	\$16.00
12	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	S Y	40	\$45.00	\$1,800.00	\$71.40	\$2,856.00
13	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	2100	\$75.00	\$157,500.00	\$73.44	\$154,224.00
14	2506.502	ADJUST FRAME & RING CASTING	EACH	16	\$750.00	\$12,000.00	\$825.00	\$13,200.00
15	2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	16	\$500.00	\$8,000.00	\$412.50	\$6,600.00
16	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	1700	\$35.00	\$59,500.00	\$36.47	\$61,999.00
17	2531.504	7" CONCRETE VALLEY GUTTER	S Y	20	\$120.00	\$2,400.00	\$167.40	\$3,348.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$4,935.00	\$4,935.00
19	2573.502	STORM DRAIN INLET PROTECTION	EACH	16	\$200.00	\$3,200.00	\$123.75	\$1,980.00
20	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	30	\$5.00	\$150.00	\$3.30	\$99.00
21	2574.507	LOAM TOPSOIL BORROW	C Y	90	\$45.00	\$4,050.00	\$56.83	\$5,114.70
22	2574.508	FERTILIZER TYPE 3	LB	70	\$5.00	\$350.00	\$0.66	\$46.20
23	2575.505	SEEDING	ACRE	0.2	\$10,000.00	\$2,000.00	\$2,750.00	\$550.00
24	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	1100	\$2.50	\$2,750.00	\$1.65	\$1,815.00
25	2575.523	WATER	MGAL	20	\$65.00	\$1,300.00	\$220.00	\$4,400.00
26	2575.608	SEED TURFGRASS	LB	400	\$5.00	\$2,000.00	\$3.58	\$1,432.00
27	2582.518	CROSSWALK PAINT	S F	300	\$12.00	\$3,600.00	\$2.75	\$825.00
TOTAL SCHEDULE A - STREET IMPROVEMENTS						\$400,800.00		\$442,677.35
SCHEDULE B - TRAIL IMPROVEMENTS								
28	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	200	\$5.00	\$1,000.00	\$6.30	\$1,260.00
29	2104.503	REMOVE CURB & GUTTER	L F	300	\$15.00	\$4,500.00	\$10.22	\$3,066.00
30	2104.518	REMOVE BITUMINOUS WALK	S F	19100	\$1.00	\$19,100.00	\$1.63	\$31,133.00
31	2104.601	SALVAGE AND REINSTALL LANDSCAPE STRUCTURES	L S	1	\$500.00	\$500.00	\$500.00	\$500.00
32	2521.518	6" CONCRETE WALK	S F	700	\$12.00	\$8,400.00	\$20.03	\$14,021.00

Bid Tabulation

2025 Street Improvement Project

City of Wyoming, MN

WSB Project No. 028039-000

Bids Received Online: Thursday, June 26, 2025, at 10:00 a.m. Local Time



DENOTES CORRECTED FIGURE

Line No.	Material No.	Item Description	Units	Quantity	Engineer's Estimate		Dresel Contracting, Inc.	
					Unit Price	Extension	Unit Price	Extension
33	2521.518	3" BITUMINOUS WALK	S F	18400	\$2.00	\$36,800.00	\$1.92	\$35,328.00
34	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	300	\$35.00	\$10,500.00	\$37.80	\$11,340.00
35	2531.618	TRUNCATED DOMES	S F	120	\$55.00	\$6,600.00	\$63.00	\$7,560.00
36	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	2600	\$5.00	\$13,000.00	\$2.92	\$7,592.00
37	2574.507	LOAM TOPSOIL BORROW	C Y	300	\$45.00	\$13,500.00	\$53.17	\$15,951.00
38	2574.508	FERTILIZER TYPE 3	LB	180	\$5.00	\$900.00	\$0.66	\$118.80
39	2575.505	SEEDING	ACRE	0.5	\$10,000.00	\$5,000.00	\$1,540.00	\$770.00
40	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	2800	\$2.50	\$7,000.00	\$1.65	\$4,620.00
41	2575.523	WATER	MGAL	40	\$65.00	\$2,600.00	\$55.00	\$2,200.00
42	2575.608	SEED TURFGRASS	LB	100	\$5.00	\$500.00	\$3.58	\$358.00
TOTAL SCHEDULE B - TRAIL IMPROVEMENTS						\$129,900.00		\$135,817.80
GRAND TOTAL BID						\$530,700.00		\$578,495.15

I hereby certify that this is an exact reproduction of bids received.

Certified By:

License No. 40886

Date: June 26, 2025

RESOLUTION NO. 25-07-66

**A RESOLUTION RECEIVING BIDS AND AWARDING A CONTRACT FOR THE
2025 STREET IMPROVEMENT PROJECT**

WHEREAS, the City Council of Wyoming previously directed the City Engineer to advertise for bids for the above-referenced project, and

WHEREAS, bids were publicly received and opened on June 26, 2025.

NOW, THEREFORE, IT BE RESOLVED, by the City Council of the City of Wyoming, Minnesota, as follows:

1. All bids for the construction of the 2025 Street Improvement Project, have been received and are tabulated on the attached summary.
2. The base bid of Bituminous Roadways, Inc., in the amount of \$448,497.50, for the construction of said improvements, is in accordance with the plans and specifications and advertisement for bids and is the lowest responsible bid.
3. The Mayor and Administrator/Clerk are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Wyoming.
4. The City Administrator/Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next two lowest bidders shall be retained until a contract has been executed.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1ST DAY OF
JULY, 2025**

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

(seal)

City of Wyoming Check Detail Register

1/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
58048	07/01/2025	ADAM'S PEST CONTROL INC			
4129702			101-1400-42100	OPERATING SUPPL \$90.00	OPERATING SUPPLIES
4125485			101-3100-42310	CONTRACTED SER \$10.60	CONTRACTED SERVICES
			601-9425-42310	CONTRACTED SER \$10.60	CONTRACTED SERVICES
			602-9425-42310	CONTRACTED SER \$10.60	CONTRACTED SERVICES
			651-9425-42310	CONTRACTED SER \$10.60	CONTRACTED SERVICES
			101-5200-42310	CONTRACTED SER \$10.60	CONTRACTED SERVICES
4125486			101-3100-42310	CONTRACTED SER \$15.90	CONTRACTED SERVICES
			101-5200-42310	CONTRACTED SER \$15.90	CONTRACTED SERVICES
			601-9425-42310	CONTRACTED SER \$15.90	CONTRACTED SERVICES
			602-9425-42310	CONTRACTED SER \$15.90	CONTRACTED SERVICES
			651-9425-42310	CONTRACTED SER \$15.90	CONTRACTED SERVICES
4125487			101-2110-42310	CONTRACTED SER \$53.00	CONTRACTED SERVICES
Total for ADAM'S PEST CONTROL INC				\$275.50	
58049	07/01/2025	ADVANCED GRAPHIX, INC.			
217043			101-2000-33427-I	OTHER STATE PUE \$400.50	OTHER STATE PUBLIC SAFETY AID
Total for ADVANCED GRAPHIX, INC.				\$400.50	
58050	07/01/2025	AMAZON CAPITAL SERVICES, INC.			
6732262			101-1330-42100	OPERATING SUPPL \$7.99	OPERATING SUPPLIES
2858622			101-2110-42230	CRIME PREVENTIC \$46.88	CRIME PREVENTION
Total for AMAZON CAPITAL SERVICES,				\$54.87	
58051	07/01/2025	AMERICAN FLAG POLE & FLAG			
200415			101-3100-42100	OPERATING SUPPL \$121.20	OPERATING SUPPLIES
			101-5200-42100	OPERATING SUPPL \$242.40	OPERATING SUPPLIES
			101-5500-42100	OPERATING SUPPL \$121.20	OPERATING SUPPLIES
Total for AMERICAN FLAG POLE & FLAG				\$484.80	
58052	07/01/2025	APPLEWOOD NURSERY			
6102			101-5200-42250	LANDSCAPING MA \$72.06	LANDSCAPING MATERIALS
6103			101-5200-42250	LANDSCAPING MA \$72.06	LANDSCAPING MATERIALS
6104			101-5200-42250	LANDSCAPING MA \$72.06	LANDSCAPING MATERIALS
6106			101-5200-42250	LANDSCAPING MA \$26.66	LANDSCAPING MATERIALS
6110			101-5200-42250	LANDSCAPING MA \$25.00	LANDSCAPING MATERIALS
Total for APPLEWOOD NURSERY				\$267.84	

City of Wyoming Check Detail Register

2/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
58053	07/01/2025	BERGANKDV LTD			
1255075			101-1500-43010	AUDITING AND AC	\$28,900.00
					AUDITING AND ACCOUNTING
Total for BERGANKDV LTD				\$28,900.00	
58054	07/01/2025	BITUMINOUS ROADWAYS, INC			
250078			101-3100-44410	STREET MAINT MA	\$225.71
			601-9425-44490	WATERMAIN BREA	\$425.41
					STREET MAINT MATERIALS
					WATERMAIN BREAK
Total for BITUMINOUS ROADWAYS, IN				\$651.12	
58055	07/01/2025	BLAINE BROTHERS INC.			
080001823287			101-3100-44040	REPAIRS & MAINT.	\$4,750.22
					REPAIRS & MAINT. - EQUIPMENT
Total for BLAINE BROTHERS INC.				\$4,750.22	
58056	07/01/2025	CINTAS			
4234276483			101-2110-43600	CLEANING SERVIC	\$34.49
					CLEANING SERVICE-PUBLIC SAFETY
4234309565			101-1400-43600	CLEANING SERVIC	\$26.07
					CLEANING SERVICE-CITY HALL
4234309793			101-3100-44180	UNIFORMS	\$98.60
			101-3100-42100	OPERATING SUPPL	\$54.75
					STREETS
					SHOP SUPPLIES
Total for CINTAS				\$213.91	
58057	07/01/2025	CINTAS CORP-FIRST AID & SAFETY			
5275924007			101-2110-42310	CONTRACTED SER	\$35.77
			101-3100-42310	CONTRACTED SER	\$101.69
					CONTRACTED SERVICES
					CONTRACTED SERVICES
Total for CINTAS CORP-FIRST AID & S				\$137.46	
58058	07/01/2025	DIAMOND VOGEL, INC.			
802257899			101-3100-44410	STREET MAINT MA	\$321.50
					STREET MAINT MATERIALS
Total for DIAMOND VOGEL, INC.				\$321.50	
58059	07/01/2025	ECKBERG LAMMERS P.C.			
46583			101-1400-43040	ATTORNEY FEES	\$441.00
			101-1400-43040	ATTORNEY FEES	\$780.00
			101-1400-43040	ATTORNEY FEES	\$252.00
			800-0000-20891	PINEHAVEN CUP	\$882.00
					GENERAL
					MEETINGS
					AGREEMENTS
					PINEHAVEN CUP
Total for ECKBERG LAMMERS P.C.				\$2,355.00	
58060	07/01/2025	Elevate Builders			
BSF25-0001			800-0000-20401	SILT FENCE	\$810.00
					BSF25-0001
Total for Elevate Builders				\$810.00	

City of Wyoming Check Detail Register

3/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name		
	General Ledger #	Amount	Comment	
58061	07/01/2025	EMERGENCY AUTO TECH. INC		
SVC25041	601-9425-43900	VEHICLE MAINTEN	\$965.95	VEHICLE MAINTENANCE
SVC25040	401-3100-45000	CAPITAL OUTLAY	\$3,306.75	CAPITAL OUTLAY
CM25151	601-9425-43900	VEHICLE MAINTEN	\$(32.25)	VEHICLE MAINTENANCE
Total for EMERGENCY AUTO TECH. INC			\$4,240.45	
58062	07/01/2025	FERGUSON WATERWORKS		
0548518	601-9425-42100	OPERATING SUPPL	\$146.64	OPERATING SUPPLIES
	602-9425-42100	OPERATING SUPPL	\$73.32	OPERATING SUPPLIES
0548518-1	601-9425-42100	OPERATING SUPPL	\$73.32	OPERATING SUPPLIES
0544279	601-9425-42290	METERS	\$1,095.80	METERS
Total for FERGUSON WATERWORKS			\$1,389.08	
58063	07/01/2025	FINANCE AND COMMERCE		
745626132	408-3100-43510	LEGAL NOTICE PUI	\$242.97	LEGAL NOTICE PUBLICATION
745708116	408-3100-43510	LEGAL NOTICE PUI	\$246.96	LEGAL NOTICE PUBLICATION
745712820	101-5200-43520	GENERAL NOTICE	\$249.90	GENERAL NOTICE PUBLICATION
Total for FINANCE AND COMMERCE			\$739.83	
58064	07/01/2025	FORCE AMERICA		
IN060-2003241	101-3100-44040	REPAIRS & MAINT.	\$179.96	REPAIRS & MAINT. - EQUIPMENT
Total for FORCE AMERICA			\$179.96	
58065	07/01/2025	GUARDIAN FLEET SAFETY, LLC		
302656	101-2110-43900	VEHICLE MAINTEN	\$125.00	VEHICLE MAINTENANCE
Total for GUARDIAN FLEET SAFETY, LL			\$125.00	
58066	07/01/2025	HALLBERG STORAGE LLC		
06172025	101-2200-42100	OPERATING SUPPL	\$52.50	OPERATING SUPPLIES
Total for HALLBERG STORAGE LLC			\$52.50	
58067	07/01/2025	HAWKINS INC		
7096826	601-9425-42160	CHEMICALS/CHEM.	\$1,744.28	CHEMICALS/CHEMICAL PRODUCTS
7099145	601-9425-42160	CHEMICALS/CHEM.	\$10.00	CHEMICALS/CHEMICAL PRODUCTS
Total for HAWKINS INC			\$1,754.28	

City of Wyoming Check Detail Register

4/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
58068	07/01/2025	HOSE PROS LLC			
9690			601-9425-42400	SMALL TOOLS/MIN	\$224.82
					SMALL TOOLS/MINOR EQUIPMENT
		Total for HOSE PROS LLC			\$224.82
58069	07/01/2025	INSTRUMENTAL RESEARCH, INC			
6395			601-9425-43110	LAB COSTS	\$60.00
					LAB COSTS
		Total for INSTRUMENTAL RESEARCH, I			\$60.00
58070	07/01/2025	INTEGRATED CITY SOLUTIONS			
1129			601-9425-42310	CONTRACTED SER	\$850.00
					CONTRACTED SERVICES
		Total for INTEGRATED CITY SOLUTION			\$850.00
58071	07/01/2025	IUOE LOCAL #49			
06062025			101-0000-21714	PW UNION DUES	\$245.00
					MONTHLY DUES
		Total for IUOE LOCAL #49			\$245.00
58072	07/01/2025	LEAGUE OF MN CITIES INS TRUST			
08022025			101-1400-43630	GENERAL LIABILIT	\$3,789.11
			101-2110-43630	GENERAL LIABILIT	\$43,473.86
			101-2200-43630	GENERAL LIABILIT	\$10,335.97
			101-2400-43630	GENERAL LIABILIT	\$2,544.76
			101-3100-43630	GENERAL LIABILIT	\$16,826.78
			101-5200-43630	GENERAL LIABILIT	\$7,746.37
			601-9425-43630	GENERAL LIABILIT	\$14,203.55
			602-9425-43630	GENERAL LIABILIT	\$19,853.60
		Total for LEAGUE OF MN CITIES INS TI			\$118,774.00
58073	07/01/2025	LENFER AUTOMOTIVE AND TRANSMISSION			
25291			101-2110-43900	VEHICLE MAINTEN	\$47.02
					VEHICLE MAINTENANCE
25281			101-2110-43900	VEHICLE MAINTEN	\$881.59
					VEHICLE MAINTENANCE
		Total for LENFER AUTOMOTIVE AND TI			\$928.61
58074	07/01/2025	MENARDS- FOREST LAKE			
59425			101-5200-42100	OPERATING SUPPL	\$79.96
					OPERATING SUPPLIES
60122			101-3100-42400	SMALL TOOLS/MIN	\$55.80
					SMALL TOOLS/MINOR EQUIPMENT
59415			101-5200-42250	LANDSCAPING MA	\$164.97
					LANDSCAPING MATERIALS
		Total for MENARDS- FOREST LAKE			\$300.73

City of Wyoming Check Detail Register

5/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
58075	07/01/2025	METRO SALES			
INV2812758					
		101-2400-44330 DUES & SUBSCRIP		\$298.45	DUES & SUBSCRIPTIONS
Total for METRO SALES				\$298.45	
58076	07/01/2025	MIDCONTINENT COMMUNICATIONS			
378525001					
		601-9425-43210 TELEPHONE		\$50.19	WELL
		602-9425-43210 TELEPHONE		\$50.20	LIFTSTATIONS
Total for MIDCONTINENT COMMUNIC/				\$100.39	
58077	07/01/2025	MIKE MCPHILLIPS SWEEPING, INC.			
5242					
		651-9425-44040 REPAIRS & MAINT.		\$3,867.89	REPAIRS & MAINT. - EQUIPMENT
5213					
		101-3100-44040 REPAIRS & MAINT.		\$1,377.62	REPAIRS & MAINT. - EQUIPMENT
Total for MIKE MCPHILLIPS SWEEPIN				\$5,245.51	
58078	07/01/2025	MINNESOTA RURAL WATER ASSOC.			
082025					
		601-9425-44330 DUES & SUBSCRIP		\$212.50	DUES & SUBSCRIPTIONS
		602-9425-44330 DUES & SUBSCRIP		\$212.50	DUES & SUBSCRIPTIONS
Total for MINNESOTA RURAL WATER A				\$425.00	
58079	07/01/2025	MINNESOTA VALLEY TESTING LABS			
1308820					
		601-9425-43110 LAB COSTS		\$117.50	LAB TESTS
1308821					
		601-9425-43110 LAB COSTS		\$48.00	LAB TESTS
1309816					
		601-9425-43110 LAB COSTS		\$97.00	LAB TESTS
Total for MINNESOTA VALLEY TESTING				\$262.50	
58080	07/01/2025	ON SITE, INC			
0001906850					
		101-5200-44050 SATALLITE RENTAL		\$42.18	030626-0002 ASHTON PARK
Total for ON SITE, INC				\$42.18	
58081	07/01/2025	POMP'S TIRE SERVICE, INC.			
150192536					
		101-3100-44040 REPAIRS & MAINT.		\$682.84	REPAIRS & MAINT. - EQUIPMENT
150192535					
		101-3100-44040 REPAIRS & MAINT.		\$58.76	REPAIRS & MAINT. - EQUIPMENT
Total for POMP'S TIRE SERVICE, INC.				\$741.60	
58082	07/01/2025	RAMY TURF PRODUCTS, LLC			
115146					
		651-9425-42100 OPERATING SUPPL		\$169.33	OPERATING SUPPLIES
		101-3100-42100 OPERATING SUPPL		\$169.34	OPERATING SUPPLIES
		601-9425-42100 OPERATING SUPPL		\$169.33	OPERATING SUPPLIES
Total for RAMY TURF PRODUCTS, LLC				\$508.00	

City of Wyoming Check Detail Register

6/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
58083 06/23/2025	07/01/2025	ROBERT & NANCY SMITH			
		601-0000-11500	ACCOUNTS RECEIV	\$45.14	Water - Base Fee
		651-0000-11500	ACCOUNTS RECEIV	\$9.84	Surface Water Mgmt
		602-0000-11500	ACCOUNTS RECEIV	\$7.62	Sewer Usage
		601-0000-11500	ACCOUNTS RECEIV	\$2.46	State Surcharge
		601-0000-11500	ACCOUNTS RECEIV	\$2.09	Water Usage
		Total for ROBERT & NANCY SMITH		\$67.15	
58084 39836	07/01/2025	RUSSELL'S AUTOMOTIVE LLC			
		101-2200-43900	VEHICLE MAINTEN	\$203.60	VEHICLE MAINTENANCE
		Total for RUSSELL'S AUTOMOTIVE LLC		\$203.60	
58085 437055 437058 437060 437062 437065 437087	07/01/2025	SPRING GREEN			
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		101-5200-42250	LANDSCAPING MA	\$275.00	LANDSCAPING MATERIALS
		Total for SPRING GREEN		\$1,650.00	
58086 6034784134 6034784135	07/01/2025	STAPLES			
		101-1400-42000	SUPPLIES - OFFICE	\$48.75	SUPPLIES - OFFICE/COPY/COMPUTR
		101-1400-42000	SUPPLIES - OFFICE	\$83.28	SUPPLIES - OFFICE/COPY/COMPUTR
		Total for STAPLES		\$132.03	
58087 97802 97811	07/01/2025	TIRE WAREHOUSE			
		101-2400-43900	VEHICLE MAINTEN	\$49.90	VEHICLE MAINTENANCE
		101-2400-43900	VEHICLE MAINTEN	\$143.60	VEHICLE MAINTENANCE
		Total for TIRE WAREHOUSE		\$193.50	
58088 11645	07/01/2025	TOTAL CONTROL SYSTEMS			
		601-9425-42050	SOFTWARE UPGRA	\$4,997.50	SOFTWARE UPGRADES
		602-9425-42050	SOFTWARE UPGRA	\$4,997.50	SOFTWARE UPGRADES
		Total for TOTAL CONTROL SYSTEMS		\$9,995.00	

City of Wyoming Check Detail Register

7/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name	General Ledger #	Amount	Comment
58089	07/01/2025	UNUM LIFE INSURANCE			
07012025					
	101-1400-41310	LIFE INSURANCE		\$199.15	ADMIN
	101-2110-41310	LIFE INSURANCE		\$868.15	POLICE
	101-1910-41310	LIFE INSURANCE		\$76.23	PLAN & ZONE
	101-2400-41310	LIFE INSURANCE		\$160.18	BLDG
	101-3100-41310	LIFE INSURANCE		\$446.22	STREETS
	601-9425-41310	LIFE INSURANCE		\$163.28	WATER
	602-9425-41310	LIFE INSURANCE		\$163.28	SEWER
	101-0000-21715	VOLUNTARY TERM		\$346.32	VOLUNTARY TERM LIFE
	Total for UNUM LIFE INSURANCE			\$2,422.81	
58090	07/01/2025	US BANK EQUIPMENT FINANCE			
557421831					
	101-2400-44330	DUES & SUBSCRIP		\$146.00	DUES & SUBSCRIPTIONS
	Total for US BANK EQUIPMENT FINANCE			\$146.00	
58091	07/01/2025	WAUSAU ELECTRIC INC			
2598					
	601-9425-42310	CONTRACTED SER		\$1,542.00	CONTRACTED SERVICES
2595					
	101-3100-42310	CONTRACTED SER		\$569.00	CONTRACTED SERVICES
	Total for WAUSAU ELECTRIC INC			\$2,111.00	
58092	07/01/2025	WEX BANK			
105423354					
	101-2400-42120	MOTOR FUELS		\$77.18	MOTOR FUELS
	101-2200-42120	MOTOR FUELS		\$319.49	MOTOR FUELS
	101-2110-42120	MOTOR FUELS		\$2,864.46	MOTOR FUELS
	101-3100-42120	MOTOR FUELS		\$794.89	MOTOR FUELS
	101-5200-42120	MOTOR FUELS		\$40.86	MOTOR FUELS
	601-9425-42120	MOTOR FUELS		\$417.87	MOTOR FUELS
	602-9425-42120	MOTOR FUELS		\$417.87	MOTOR FUELS
	Total for WEX BANK			\$4,932.62	
58093	07/01/2025	WILLIAMS SCOTSMAN, INC.			
9023949281					
	101-3100-44100	RENTALS (EQUIPM		\$900.74	RENTALS (EQUIPMENT)
	Total for WILLIAMS SCOTSMAN, INC.			\$900.74	

City of Wyoming Check Detail Register

8/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check # Invoice #	Check Date	Vendor Name		
	General Ledger #	Amount		Comment
58094	07/01/2025	XCEL ENERGY		
930564864	101-3100-43800	UTILITIES-GAS/ELI	\$46.02	TRAFFIC SIGNAL
931610317	101-3100-43800	UTILITIES-GAS/ELI	\$17.63	SPEED SIGN
931396813	601-9425-43800	UTILITIES-GAS/ELI	\$176.23	WELLHOUSE
931919068	101-3100-43800	UTILITIES-GAS/ELI	\$1,117.90	UTILITIES-GAS/ELEC/SEWER/WATER
	101-3100-43860	STREET LIGHTS	\$365.02	STOP LIGHTS
	601-9425-43800	UTILITIES-GAS/ELI	\$2,734.75	WELLHOUSE
	101-2110-43800	UTILITIES-GAS/ELI	\$514.08	POLICE/PUBLIC WORKS
	101-1400-43800	UTILITIES-GAS/ELI	\$130.49	CITY HALL
	101-5500-43800	UTILITIES-GAS/ELI	\$1,674.78	LIBRARY
	101-5200-43800	UTILITIES-GAS/ELI	\$161.87	UTILITIES-GAS/ELEC/SEWER/WATER
931226938	101-3100-43800	UTILITIES-GAS/ELI	\$14.11	SPEED SIGN
931284635	101-3100-43800	UTILITIES-GAS/ELI	\$75.48	PARKS
931246715	101-3100-43800	UTILITIES-GAS/ELI	\$14.19	PARKS
931288570	101-3100-43860	STREET LIGHTS	\$55.90	STOP LIGHTS
931255885	101-3100-43860	STREET LIGHTS	\$12.90	STOP LIGHTS
931459415	101-3100-43860	STREET LIGHTS	\$14.70	STOP LIGHTS
931425706	101-3100-43800	UTILITIES-GAS/ELI	\$13.36	SPEED SIGN
Total for XCEL ENERGY			\$7,139.41	

City of Wyoming Check Detail Register

9/9
June 24, 2025 02:36 PM
User: ssaxe
DR: Wyoming

07-01-2025

Check #	Check Date	Vendor Name
Invoice #	General Ledger #	mount
		Comment

General Checking Account 10100
Total Amount Being Paid: \$207,004.47
Total Number of Checks: 47

Mayor Iverson

Councilmember Luger

Councilmember Nanko Yeager

Councilmember Schilling

Councilmember Ohnstad

For Check Dates 06/17/2025 to 06/17/2025

Check Number Name			Check Date
Text Label	58046	PACIFIC LIFE INSURANCE	06/17/2025
Item Code	GL Number	Amount	
ROTH	101-0000-21712	273.81	
		<u>273.81</u>	
Text Label	58047	CENTRAL PENSION FUND,	06/17/2025
Item Code	GL Number	Amount	
CENT PENS FUND	101-0000-21716	840.00	
		<u>840.00</u>	
Text Label	EFT1262	MN STATE RETIREMENT	06/17/2025
Item Code	GL Number	Amount	
CITY HSCP CONT	101-0000-21706	0.00	
HCSP	101-0000-21710	0.00	
MNDCP	101-0000-21712	725.00	
MNDCPPRETAX	101-0000-21712	735.00	
MNDCPPRETAX %	101-0000-21712	434.52	
		<u>1,894.52</u>	
Text Label	EFT1263	SELECTACCOUNT,	06/17/2025
Item Code	GL Number	Amount	
DEP CARE	101-0000-21711	0.00	
FSA CONT	101-0000-21711	0.00	
HSA CITY CONT	101-0000-21707	0.00	
HSA CONT	101-0000-21707	2,443.45	
		<u>2,443.45</u>	
Text Label	EFT1264	P.E.R.A.,	06/17/2025
Item Code	GL Number	Amount	
CORD PERA	101-0000-21704	3,737.37	
DCP PERA	101-0000-21704	16.67	
DCP PERA MATCH	101-0000-21704	16.67	
PERA CITY MATCH	101-0000-21704	4,312.36	
PF PERA	101-0000-21704	4,954.42	
PF PERA CITY	101-0000-21704	7,431.65	
		<u>20,469.14</u>	
Text Label	EFT1265	INTERNAL REVENUE SERVICE,	06/17/2025

For Check Dates 06/17/2025 to 06/17/2025

Check Number	Name	Check Date
--------------	------	------------

Item Code	GL Number	Amount
FITW	101-0000-21701	9,396.03
SOCSEC_EE	101-0000-21703	4,074.03
MEDICARE_ER	101-0000-21703	1,555.63
SOCSEC_ER	101-0000-21703	4,074.03
MEDICARE_EE	101-0000-21703	1,555.63
		20,655.35

Text LabelEFT1266 STATE OF MINNESOTA,

06/17/2025

Item Code	GL Number	Amount
SITW	101-0000-21702	4,299.87
		4,299.87

Text Label

General Checking Account 10100
Total Amount Being Paid: \$50,876.14
Total Number of Checks: 7

Mayor Iverson

Councilmember Luger

Councilmember Nanko Yeager

Councilmember Schilling

Councilmember Ohnstad



Request for Council Action

Date: June 23, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: The 2025 City of Wyoming Insurance coverage renewal through the League of Minnesota Cities Insurance Trust/ Monetary limits on municipal tort liability

Method: Consent Agenda

Background Information:

Each year as the City of Wyoming renews its liability insurance coverage with the League of Minnesota Cities Insurance Trust (LMCIT) it is requested to act on this declaration. LMCIT was created in the 70's when Minnesota Cities were having difficulty finding insurance due to numerous insurance claims for park accidents, sewer back-ups etc. and over the LMCIT years has created an affordable option for cities to provide insurance coverage and city policies that provide excellent maintenance procedures to prevent accidents in parks, sidewalks and sewer back-ups etc. so that today LMCIT and Minnesota Cities function as a well-managed partnership to serve their communities with cost effective services.

The Current statutory limits of liability for Minnesota cities are \$500,000 for an individual claimant and \$1,500,000 per occurrence. Cities can waive these limits to allow an individual claimant to recover more than \$500,000, up to the \$1,500,000 per occurrence limit, if excess liability insurance is purchased. However, the cost of excess liability insurance continues to be very expensive. Historically, the city has *not waived* the limits of liability and nearly 2/3rds of Minnesota Cities do the same. No court has ever established a monetary award in excess of the statutory limits against a municipality. This item confirms the City Council of The City of Wyoming *Does Not Waive* the monetary limits on municipal tort liability established by Minnesota Statutes 466.04. When renewing Liability Insurance Coverage with LMCIT (League of Minnesota Cities Insurance Trust)

Our current Liability Experience Modification Factor (Mod) is 0.911, which reflects a better-than-average claims history in this area. A mod below 1.00 indicates that our losses are lower than expected compared to similarly sized and classified entities, demonstrating the effectiveness of our risk management practices. Our Auto Experience Mod, meanwhile, is 1.150, which is slightly above the industry average. While a mod over 1.00 typically reflects higher-than-expected losses, it's important to note that the increase is largely attributed to a series of unavoidable incidents involving deer strikes, particularly with our police department vehicles.

Recommendation: To approve the 2025 City of Wyoming Insurance coverage renewal through the League of Minnesota Cities Insurance Trust in the amount of \$118,774.00 and to confirm that the City Council of The City of Wyoming *Does Not Waive* the monetary limits on municipal tort liability established by Minnesota Statutes 466.04.

Invoice

Member Name and Address

Wyoming, City Of
Po Box 188
Wyoming, MN 55092-0188

Invoice Date

06/17/2025

Agent

SF Insurance Group LLC
Po Box 441
Chisago City, MN 55013-0441
(651)257-6562

Account Number: 40003652
Account Type Property/Casualty Coverage Premium
Current Balance: \$ 118,774.00
Minimum Due: \$ 118,774.00
Due Date: 08/02/2025

Summary of activity since last Billing Invoice	Date	Activity	Account Balance	Minimum Due
See reverse side and attachments for additional information		Previous Invoice Balance	482.00	
		Payments Received	-482.00	
		Total of Transactions and Fees shown on reverse or attached	118,774.00	
		Current Balance	\$ 118,774.00	\$ 118,774.00

Detach and return this Payment Coupon with your payment

Account Number
40003652

Invoice Date
06/17/2025

Due Date
08/02/2025

Current Balance
\$ 118,774.00

Minimum Due
118,774.00

Amount Enclosed
\$ _____

Member Name Wyoming, City Of

BILLING INVOICE - Return stub with payment - make checks payable to:

Mail payment
7 days before
Due Date to
ensure timely
receipt

League of MN Cities Insurance Trust P&C
c/o Berkley Risk Administrators Company
222 South Ninth Street, Suite 2700
P.O. Box 581517
Minneapolis, MN 55458-1517

LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage.
Email completed form to your city's underwriter, to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: City of Wyoming

Check one:

☒ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).

☐ The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: 07/17/2025

Signature: _____

Position: _____



Request for Council Action

Date: June 18, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Grant MacFarlane, Assistant City Administrator

Department: Administration

Reference: Solicitation Permit

Method: Consent

Background Information:

Mason Rainer, of Custom Remodelers Inc., has applied for a solicitors permit with the City of Wyoming. This permit would allow Custom Remodelers Inc. to solicit within the City during the specified hours of 11:00AM – 7:00PM. A background check on all declared solicitors has been completed by the Wyoming Police Department and no disqualifying criminal history has been identified. The applicant has paid all permit fees associated with the application process.

Recommendation:

That the Wyoming City Council approves the Solicitation Permit application for Custom Remodelers Inc.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576



APPLICATION FOR PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS

Date: 6/5/2025

Company Name (If applicable)	custom remodelers inc
Applicant Name (First, Middle, Last)	mason scott rainer
Date of Birth	[REDACTED]
Driver's License #	[REDACTED]
Personal Address	[REDACTED]
Address of Company (If applicable)	474 apollo dr lino lakes mn 55014
Phone Number	[REDACTED]
SSN	[REDACTED]
MN Tax ID Number	[REDACTED]
Email Address	Mason190410@gmail.com

LIST BELOW THE NAMES AND ADDRESSES OF ALL PERSONS THAT WILL BE SOLICITING:
(Use additional paper if needed)

Name (First, Middle, Last)	Address	Date of Birth	Driver's License #	SSN
Dionte eric collins	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Mohamed Mohamed				
Kiriah Wirya				
Honest A Jones				

Karl Joseph ^{now} fuhrman 10964 Yorktown Ln W [REDACTED]

Date(s) of Solicitation:	From: date of appr To: date of expiration
Hours of Solicitation:	From: 11am To: 7pm

CITY OF WYOMING

wyoming@wyomingmn.org • Phone: 651-462-0575 • Fax: 651-462-0576

PO Box 188 • 26885 Forest Boulevard • Wyoming, MN 55092

DESCRIPTION OF MERCHANDISE TO BE SOLD:

Free exterior remodeling estimates

LIST OF VEHICLES USED- INCLUDING MAKE, MODEL, YEAR, LICENSE NUMBER

MAKE	MODEL	YEAR	LICENSE NUMBER
Chevy	express 3500	2017	YCG2852

License Application Fee:	\$150.00
Each Additional Solicitor:	\$50.00

DATA PRACTICES ADVISORY: The data supplied in this application will be used to assess the qualifications for a license. This data is not legally required but the City will not be able to grant the license without it. If a license is granted, the data will constitute a public record. The data is needed to distinguish this application from others, to identify this application in City license files, to verify the identity of the applicant(s), to contact the applicant(s) if additional information is required and to determine if the applicant(s) meets all ordinance requirements.

Possession of this valid permit means that Wyoming City officials have verified the identity of the Solicitor(s) and investigated their criminal background.

The permit is valid only if it contains the original signatures of the Wyoming Director of Public Safety and City Administrator/Clerk, and the raised-letter City Seal. Wyoming residents are encouraged to report non-complying solicitors and/or those employing offensive solicitation tactics.

Public Safety Director_____

City Administrator/Clerk_____

(Seal)



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.org

I have read the applicable City Code and will strictly comply with all the provisions. I hereby swear that the foregoing statements are true and correct to the best of my knowledge.

TENNESSEN WARNING

The data you supply on this form will be used to process the license you are applying for. You are not legally required to provide this data, but we will not be able to process the license without it. The data will constitute a public record if and when the license is granted.

I have read and understand the Tennesen Warning and certify that the statements in this application are true and correct to the best of my knowledge.

Date: 6/5/25 Signature: Ricardo Calles



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.org

Location of Transient Merchant Doing Business from Fixed Location

☐ I understand my transient merchant doing business from a fixed location must observe to the following requirements:

- Transient Merchants shall operate only during the hours of 10:00 a.m. to 7:00 p.m.
- Transient Merchants may not obstruct the movement of pedestrians or vehicles and may not pose a hazard to public safety.
- Transient Merchants must dispose of their gray water daily and may not be drained into city storm water drains.
- Refuse containers must be provided for customers. The operator of the transient merchant is responsible for removing all litter and refuse associated with their operations.
- All structures, vehicles, stands, fixtures, displays and signs must be removed from the site within 24 hours after the expiration of the license.

You are required to submit a drawing or a map showing the details of your transient merchant business occupying space at the property. The details should include dimensions and distances from adjoining roadways, parking, access points, fire lanes, pedestrian lanes, other structures, circulation lanes, permanent and temporary signs and any other features.

☐ Attached is a map of the premises and temporary signs where the transient merchant business will be located

(OR)

☐ A drawing of the premises and temporary signs where the transient merchant business will be located is in the space below

I have read and understand the above information.

Date

Signature



Request for Council Action

Date: June 25, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Steve Reeves, Public Works Superintendent

Department: Public Works

Reference: Disposal of Materials

Method: Consent

Background Information:

The Wyoming Public Works Department has an assortment of emergency lighting equipment, including beacons & work lights, which were previously used on heavy equipment which has been replaced. This lighting equipment is not compatible with the fleet and is thus ready to be disposed of.

Recommendation: Staff recommend that the City Council authorize the disposal of this surplus property.

PUBLIC WORKS

Phone: 651-462-0580 • Fax: 651-462-0581

PO Box 188 • 26490 Faxton Avenue • Wyoming, MN 55092

RESOLUTION 25-07-60

A RESOLUTION DECLARING CERTAIN ITEMS AS SURPLUS PROPERTY FOR DISPOSAL AND AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO DISPOSE OF THE ITEMS THROUGH ONLINE AUCTION OR DISPOSAL PROCESS

WHEREAS, the Wyoming Public Works Department utilizes a variety of emergency lighting equipment to carry out their regular tasks; and,

WHEREAS, the Public Works Department has received new vehicles and equipment which are no longer compatible with the previous emergency lighting equipment; and,

WHEREAS, the Wyoming Public Works Department no longer has a use for the old equipment; and,

WHEREAS, the described items are ready to be disposed of:

The following items will be posted on the Minnesota State Surplus on-line auction:

Emergency Lighting Equipment

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYOMING, MINNESOTA that the City Council authorizes the Public Works Department to dispose of these items via the online auction process.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1st DAY OF JULY, 2025.

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTESTED:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: June 25, 2025

Presented to: Mayor Iverson and City Council Members
Presented by: Steve Reeves, Public Works Superintendent
Department: Public Works
Reference: Traffic Signal Maintenance
Method: Consent

Background Information: The City of Wyoming has a maintenance agreement with the Minnesota Department of Transportation for the traffic signals at 259th Street & Highway 61. These agreements are enacted for areas where a city street and a state highway intersect with one another. These signals are designed to provide safety for the traveling public and are in need of maintenance, restoration, & painting.

City Staff solicited quotes from 3 contractors for this work and received bids back from 2. Pole Painting Plus out of Maple Lake, MN quoted \$17,000.00 and Bullfrog Industries out of Elk River, MN quoted \$11,689.50.

Recommendation: To approve Bullfrog Industries to perform restoration and painting of the signals at 259th Street & Highway 61 in the amount of \$11,689.50

PUBLIC WORKS

Phone: 651-462-0580 • Fax: 651-462-0581

PO Box 188 • 26490 Faxton Avenue • Wyoming, MN 55092

RESOLUTION NO. 25-07-61

A RESOLUTION APPROVING OF TRAFFIC SIGNAL MAINTENANCE WORK TO BE CONDUCTED BY BULLFROG INDUSTRIES IN THE AMOUNT OF \$11,689.50

WHEREAS, The intersection of 259th Street and Highway 61 contains an intersection where a city street and State highway intersect; and,

WHEREAS, The City and MNDOT have an agreement for maintenance at intersections where this occurs; and

WHEREAS, The intersection of 259th Street and Highway 61 is in need of maintenance and painting; and,

WHEREAS, The City solicited bids from contractors for this work; and,

WHEREAS, Bullfrog Industries has provided the low bid of \$11,689.50 to conduct this work.

NOW, THEREFORE BE IT RESOLVED, the City of Wyoming approves of traffic signal maintenance work to be conducted by Bullfrog Industries in the amount of \$11,689.50.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1ST DAY OF
JULY 2025.**

CITY OF WYOMING

By: _____

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

bergankDV

City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Date: 4/30/2025
Invoice Number: 1255075
Client: 1002650.800

Please include invoice number on payment.

Interim billing on the audit of the financial statements for the
year ended, December 31, 2024

Invoice Total: \$28,900.00
Prior Balance: \$0.00
Current Amount Due: \$28,900.00

Creative Planning, LLC is an independent wealth management firm, whose affiliates also provide business consulting, tax, financial, and other professional services to clients. Creative Planning and its affiliates lease employees and other resources to BerganKDV, an independent, separately governed and licensed CPA firm, in support of audit and attest services BerganKDV provides to its clients.

Current	31 - 60	61 - 90	91 - 120	Over 120	Total
\$28,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,900.00

Please remit payment to our lockbox below:
P.O. Box 735484
Dallas, TX 75373-5484

Payment is due immediately on receipt of this invoice.
A 1% monthly finance charge will be added to balances over 30 days.
A 25% collection fee will be imposed on any invoice sent to collections.

RESOLUTION NO. 25-07-62

**A RESOLUTION AUTHORIZING PAYMENT TO BEGANKDV FOR 2024
AUDIT SERVICES IN THE AMOUNT OF \$28,900.00**

WHEREAS, the City of Wyoming annually enters into agreements for auditing services; and

WHEREAS, BerganKDV was selected by the city council as part of a proposal for audit services for 2024, 2025 and 2026

WHEREAS, the City of Wyoming is required by State Statute to conduct an annual audit of city funds; and

WHEREAS, BerganKDV has completed their 2024 city audit for the City of Wyoming in the amount of \$28,900.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council hereby authorizes payment to BerganKDV for 2024 audit services in the amount of \$28,900.00.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1ST
DAY OF JULY, 2025.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



June 26, 2025

Re: Public Safety Activity Report – July 1, 2025, City Council Meeting

Police Update

Night to Unite

We have partnered with our Multicultural Advisory Committee to refresh our Night to Unite event. The PD was awarded a grant for \$2,500 to fund an event with the WYPMAC so we're taking advantage of the excellent turnout we have at the annual N2U event.

Fire Update

Policy Manual Refresh/Review

We are currently exploring the Lexipol policy manual program as a resource to enhance operational consistency, legal compliance, and risk management. Lexipol provides comprehensive, customizable policy content developed by public safety experts, specifically tailored to meet state and federal standards. For a fire department, this ensures that policies are up to date with current laws, best practices, and emerging trends in fire service operations. Implementing Lexipol would help standardize procedures, support training efforts, and reduce liability exposure — ultimately strengthening the department's professionalism and service to the community. We'll provide updates once we determine if this is a viable option to update our policy/procedure manual.

EMS Responders

The target is to have the new EMS Responders active and taking calls by July 1st.

Upcoming Community Outreach Events

August 5, 2025 Night to Unite – Swenson Park

Neil D. Bauer, Ed.D.
Public Safety Director/Police Chief



wyoming@wyomingmn.org • Phone: 651-462-0575 • Fax: 651-462-0576

PO Box 188 • 26885 Forest Boulevard • Wyoming, MN 55092



June 27, 2025
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: JULY 1, 2025 CITY COUNCIL MEETING

Dear Mayor and Council Members:

This letter is intended to summarize on-going commercial building projects and zoning issues within the City. Some of these items may be separate agenda matters, while others are for informational purposes only.

Hair Salon

Permits have been issued to remodel the former office space at 5350 East Viking Boulevard into a hair salon.

Sunrise Flour Mill

Phase 1, the warehouse area, has been completed and will be occupied soon. The flour mill portion of the building is tentatively scheduled to resume at the beginning of 2026. The building permit has been issued to remodel the existing 24,000 square foot building located at 26327 Fallbrook Avenue into a flour mill for Sunrise Four Mill. Sunrise Flour Mill is relocating from North Branch.

Fairview Hospital #1

No Update. The final inspections for Phase 1 have been approved. Phase 2 consists of minor work in the control room. Framing, plumbing, and HVAC rough-ins have been approved. The permit to remodel the CT scanner room has been issued.

Fairview Hospital #3

An exterior exit has been added from the boiler room space, work is continuing in the boiler room. The main steam line running above the ceiling through offices and exam rooms has been completed. The State has inspected the installation of the boiler. Inspections of the moved firewall and portions of the low-pressure steam piping have been approved. The permit to enlarge a room to replace an existing boiler with a larger one has been issued.

Planning Commission

The Planning Commission held a public hearing to consider a fence height variance request. This is a separate agenda item.

The Planning Commission held a public hearing to consider a Conditional Use Permit for a Planned Unit Development for the Greenwood Golf Course site called "The Pointe at Carlos Avery". This is a separate agenda item.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199
City of Wyoming



DEPARTMENT OF BUILDING SAFETY

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckbergammers.com

Email Writer's
Direct Dial:
(715) 808-8842

Writer's Email:
tloonan@eckbergammers.com

June 26, 2025

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Delivered via Email

Re: *City of Wyoming*
Status Update for the Period of – June 12th – June 26th

Dear Robb:

Our office continues our role as general counsel, answering questions, addressing legal concerns, and reviewing items for the City including development matters, law updates, employment matters, and policy considerations as requested.

Please contact me directly if you have any questions regarding this correspondence. Thank you for allowing us to serve the City of Wyoming.

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

Stillwater Office
1809 Northwestern Avenue
Stillwater, MN 55082
Phone: 651-439-2878
Fax: 651-439-2923

Hudson Office
430 Second Street
Hudson, WI 54016
Phone: 715-386-3733
Fax: 715-386-6456



Engineer's Report

.....
June 26, 2025

Honorable Mayor and City Council
City of Wyoming, MN
26885 Forest Boulevard
Wyoming, MN 55092

Re: July 1, 2025, City Council Meeting
WSB Project No. 027762-000

Dear Mayor and Council Members:

This engineer's report is intended to update you on engineering activities within the City since the last council meeting. Some of the items below may be on the agenda with more detailed information provided, while the other items below are for informational purposes only.

2025 Street Improvement Project

The City Council approved the plans and specifications and authorized the advertisement for bids. This advertisement has been placed, and the plans and specifications have been uploaded to QwestCDN, where contractors can access bid documents for review and bidding. We received bids on June 26th and have an agenda item for City Council to consider awarding of a construction contract to Bituminous Roadways.

2024 Street Improvement Project

The contractor has milled off the wearing course as part of their required corrective work on 6/25/2025. All remaining wearing course is planned to be completed on Friday, June 27th.

Roadway – General

Staff are working on developing a CIP that fits our financial resources. Staff will be looking to schedule a works session with City council to review ion the near future.

Katies Glen

Staff have reviewed the work completed to date and authorized the reduction in the letter of credit to 125% of the remaining value of work to be completed. We were notified by the contractor that they intend on performing some of the minor punch list items for the project and will complete the remaining when road restrictions are lifted. This work has begun.

Diamond Ridge Development

The developer lost this development to the bank. They are working to finalize the development for approval and only have minor items to completed, such as as-builts and confirmation the berm along the pond is at the correct elevation. We have reviewed the as-builts and will be reviewing soon. Jesse Moxness is working to purchase these lots and build homes on them.

Sunrise Riverbank Development (residential and commercial)

Staff have met with the development team regarding a concept plan for the residential portion of the development. I have also met with the developer's engineer to review engineering requirements for the site and have reviewed the plans for the development.

Pinehaven

The applicant has voluntarily extended the 15.99 rule past 120 days with the intent of allowing more time to work with staff on conditions for the CUP. Staff will continue to work with the applicants.

Heims Lake Villas North

No New Update:

The contractor has completed paving the final lift of pavement. Punch list items have been completed. The project is nearing the point of project acceptance by City Council. CLFLWD has authorized the security to be released. We need as-builts submitted and warranty information provided to the City prior to acceptance.

Summer Fields Development

Staff met with the developer and prospective developer buying the remaining portion of the development to discuss some potential minor modifications. They have now submitted a concept plan for review. The development team is expecting to submit updated plans following the 4th of July. The next addition on the West side of Kettle River Boulevard will involve the design of a city lift station within the site and will require design and ordering of lift station components. An on-site generator will also be required to be installed at the downstream lift station. The lead time on this is significant and that information has been provided to the developer to make sure this does not impede the timing of this next phase.

Thank you for the opportunity to update the Council on current matters in the City.

Sincerely,

WSB and Associates, Inc.

Mark Erichson, P.E., City Engineer



June 25, 2025

Honorable Mayor Iverson and City Council Members Nanko Yeager, Luger, Ohnstad and Schilling,

RE: July 1, 2025 City Council Meeting

Public Works Department Activity

- Spring hydrant flushing is complete
- Asphalt patching is in progress
- Locating city infrastructure, water, sanitary sewer and storm sewer is underway for a large fiber installation being performed by ROC on behalf of Frontier Communications. This is a significant project that requires us to locate our utilities to mitigate risks to our underground facilities. The Public Works Maintenance Staff have done an excellent job under short timelines to get our utilities marked
- Street sweeping in the enhanced areas is ongoing

Streets:

Grading of gravel roads is underway. Preparing to remove plow equipment from dump trucks that are utilized in the spring/summer/fall months. Cleaned shop and performed annual maintenance to the brine making equipment used for winter operations

Utilities:

The crew completed utility locates in the city. Meter installs as they come through. With summer in full effect, we are experiencing more locate requests for the HWY 8 project.

- **Sanitary Sewer**

Staff continue to check lift stations & generators during daily rounds. Lift station cleaning is complete. Lift station equipment inspections and maintenance is complete

- **Water:**

Continued water testing and monitoring the city's water distribution system. North Water Tower tank cleaning is complete. Bacterial samples passed and the North Tower is online. All hydrant repairs have been completed.

Surface/Storm Water:

PUBLIC WORKS

Phone: 651-462-0580 • Fax: 651-462-0581

PO Box 188 • 26490 Faxton Avenue • Wyoming, MN 55092

Street Sweeping for the 2025 season is in progress. Working with Comfort Lake Forest Lake Watershed District on Best Management Practices of City owned storm water facilities to ensure proper flow which includes maintenance of ditches, outfalls and culverts.

Parks:

Fireside Park is open for use. Grand Opening of new play area occurred Monday June 23rd. Spread class 5 gravel at Comfort Park improving trail conditions and giving a fresher appearance to the park overall. Trash pick-up as needed.

Fleet:

Regular maintenance of vehicles is ongoing. Annual maintenance of asset #23907 Caterpillar Grader is complete. Preparations are underway to dispose of 2 assets, 2008 Mack Dump Truck with snow and ice control equipment as well as a 2014 Ford F-350 truck equipped with a crane.

Respectfully submitted,
Steve Reeves
Public Works Superintendent

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
DATE:	July 1, 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.

Planning Commission Recommendation

On June 24, 2025 the Planning Commission publicly heard the petitioner's request. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval

of the requested variance from City Code Section 40- 531 (2), based on the following findings of fact:

1. The standards contained in Sec. 40 – 120, (5), Items a, b, c, d, e, f, g, and h of the City of Wyoming Zoning Ordinance have been met.
2. The proposed variance will not impair an adequate supply of light and air to adjacent property.
3. The proposed variance will not unreasonably increase the congestion in the public right-of-way; increase the danger of fire or endanger the public safety.
4. Increase the danger of fire or endanger the public safety.
5. The proposed variance will not unreasonably diminish or impair established property values within the neighborhood.
6. The proposed variance will not cause an unreasonable strain upon existing municipal facilities and services.
7. The proposed variance will not be contrary in any way to the spirit and intent of this Ordinance.
8. The proposed variance will not have a negative direct or indirect fiscal impact upon the City or school district.

With the following condition:

1. That the fence be removed from the road easement area.



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 63 of 112



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 their performance, merchantability, or fitness for any particular purpose.





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

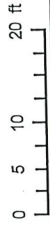


DEPARTMENT OF BUILDING SAFETY
P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-4947 Fax: 651-462-3938

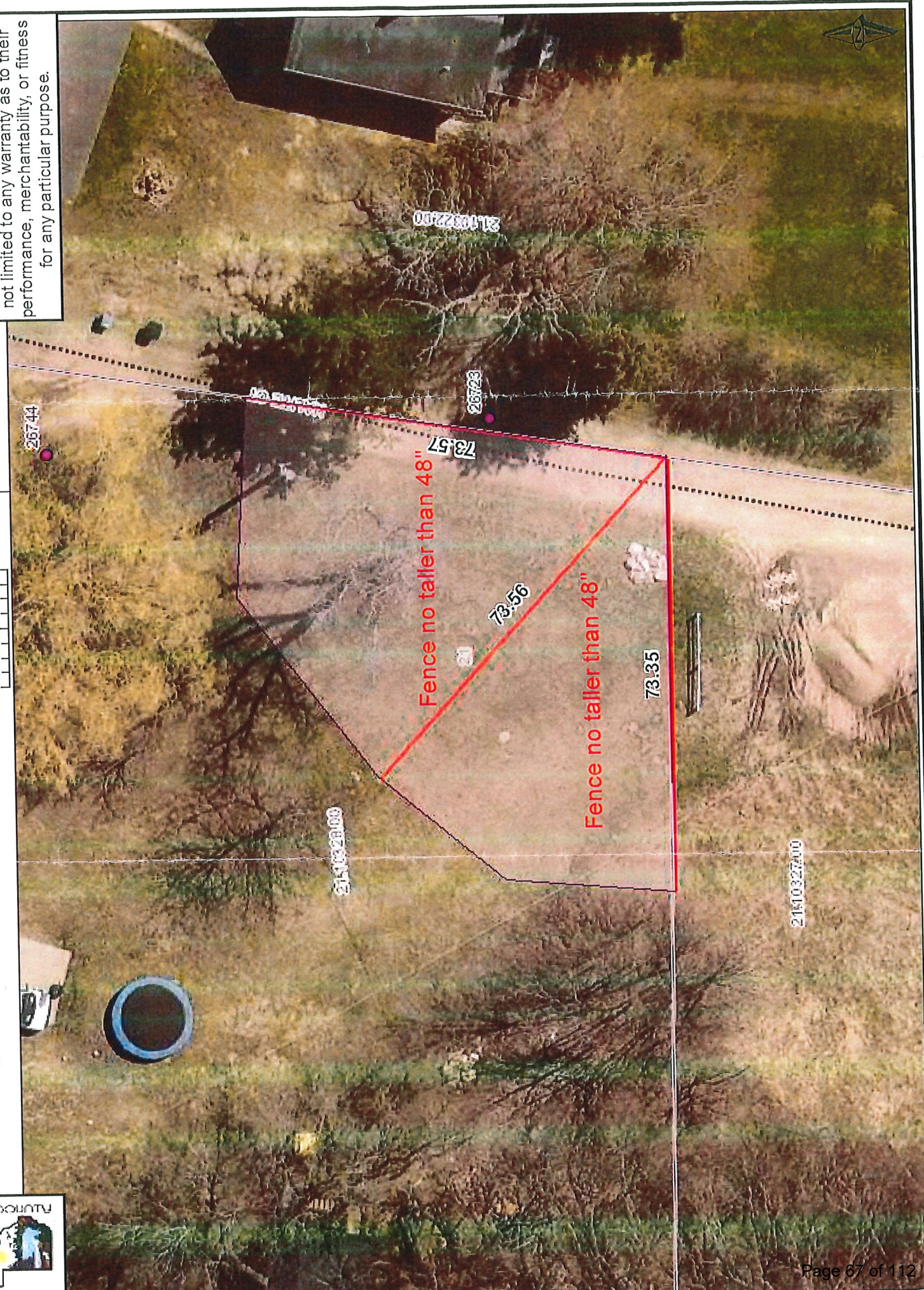


Fence at 26744 Halite Court

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



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 their performance, merchantability, or fitness for any particular purpose.



**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 24, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 24, 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, Mark Holl, and Chris Ortwerth

ABSENT: None

Also Present: Fred Weck, Zoning Administrator, Lori Johnson, WSB, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 10, 2025

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 10, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. **Variance: V-25-002 Fence Height**
Location: 26744 Halite Court
Applicant: Kevin and Michelle Letson
Property ID Number: 21-10328.00

Lori Johnson, WSB, explained that she was here filling in for City Planner Lindquist. She explained that the property owners had installed a fence without obtaining the proper permit from the City. She stated that the fence was 6 feet tall and located within the non-buildable setback area, and the applicants were requesting a variance for its height. She shared details of the neighborhood, the location of the fence, and noted that staff was recommending approval of the

variance request.

Zoning Administrator Weck pointed out the location of the easement in comparison with the property line.

Chair Lobermeier asked whose easement this was.

Zoning Administrator Weck explained that the driveway easement was for everyone along the roadway.

Chair Lobermeier asked if any of the street was public.

Zoning Administrator Weck stated that this street was not public and explained that about 20 years ago, the County assigned a street name to any private driveway that had 3 or more homes on it for the 911 system.

Commissioner Iverson asked if there was a setback requirement for the fence's proximity to the private driveway. He noted that 33 feet would be the normal right-of-way, and 40 feet for the front yard setback.

Commissioner West asked how wide the private driveway was.

Zoning Administrator Weck stated that the driveway is about 15-20 feet wide, but the easement from the center line is 33 feet.

Zoning Administrator Weck stated that there was no setback requirement because it was not right-of-way and was an easement.

Keith Letson, 26744 Halite Court, explained that the front of his yard is angled and noted that this came about because of a dog incident and also differences of opinion between him and a neighbor. He stated that the fence was thrown up in haste and he did not come in and check the actual height restrictions with the City, but felt that because of the uniqueness of the area, he did not feel the height of his fence would cause any problems and would like to be able to keep it at the current height.

Chair Lobermeier asked if the driveway used to come in through the south.

Mr. Letson explained that the driveway used to come in and had a big circle, but noted that it was gone before he moved onto the property, and described how he currently accessed his property.

Commissioner Ortwerth asked how close the fence was to public utilities and asked if they needed access, if it would be a situation where the utility company would need to tear up the fence in order to access their lines.

Mr. Letson stated that Excel and the low-voltage Wi-Fi were both located outside of his property.

Zoning Administrator Weck explained that the City allowed fences in the utility and drainage easements, with the understanding that if there was a need to get at them, the fence would have to come down at the owner's expense.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:13 P.M.

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

Bryan Murdoch, Halite Court, stated that this road used to go by the farmhouse they live in and to an old barn. He stated that he understood that this was a unique situation and wanted to offer a few comments for their consideration. He noted that the fence was so tight to the road that delivery trucks had to back up to get turned around and explained that when Mr. Letson put the fence in, it had forced everyone into his yard to back up and turn around. He stated that they have had trailer damage from vehicles backing up and stated that this fence has complicated things, and noted that if he put in a fence similar to what Mr. Letson had done, it would end up being a tunnel and nobody could turn around. He stated that another issue with this would be the views because they had wide open spaces, and now you walk out and cannot see to the west. He stated that the fence is built over the top of the utility corridor and thinks that it may complicate things if the cable companies had to run a new line, and noted that the gas line goes under a section of this fencing towards the west. He stated that if the City allows fences this close to the road, in the easement area, nobody will be able to back up or turn around. He explained that he felt the fence should be located outside of the easement area because it would give drivers options on both sides of the road to turn around.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO CLOSE THE PUBLIC HEARING AT 7:16 P.M.

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

Commissioner West explained that she understood the frustration of having the fence located within the easement and butted up to the road which forced people to turn around on Mr. Murdock's property.

Chair Lobermeier stated that this is a case where the ordinance did not really apply to and they were talking about a variance for something that doesn't exist in the ordinance. He noted that the variance request is for the fence height, but what they have heard was more about the location of the fence and not just the height.

Zoning Administrator Weck explained that it doesn't occur anywhere along the easement corridor and acknowledged that the variance request before the Commission tonight was related to the fence height.

Commissioner Holl noted that most of the driveway was located on Mr. Letson's property and stated that if it were him, he might kick the driveway further over to Mr. Murdoch's property. He stated that there was enough room to widen things and realized that this was not a perfect situation, but people have the right to put up a fence, and would support Mr. Letson's request.

Commissioner Iverson stated that the access issue was more concerning for him than the fence height. He stated that the proximity of the fence to the driveway of 3 feet seemed a bit close to him because it was used by more than one person. He noted that if it were only his driveway and putting a fence 3 feet from the driveway ended up causing problems, that would be on him, but noted that this was a shared driveway, so its proximity was concerning for him.

Commissioner Ortwerth asked that if the Commission recommended approval of the variance, what would happen going forward for other residents who decide to put up a 6-foot-tall fence.

Zoning Administrator Weck reminded the Commission that every situation was unique and noted that the City had granted 6-foot-tall fences before and shared examples throughout the City that had received similar variances.

Commissioner West stated that the Commission was only supposed to discuss the height of the fence and not the location.

Chair Lobermeier explained that the request was for a variance related to the height of the fencing.

Zoning Administrator Weck clarified that the fence was located on Mr. Letson's property within an easement.

Chair Lobermeier stated that the Commissioner understood the question was about the fence height variance, but part of the difficulty is that they all acknowledge the issue related to its location, but also did not understand the language within the easement.

Zoning Administrator Weck explained that from what he has seen, it says driveway easement and noted that its width was for a future roadway.

Chair Lobermeier stated that the intent of the easement was for a roadway.

City Planner Johnson asked if this fence had come in at a height of 4 feet tall, and they had applied for a permit if it would have been something that the City would have issued to the applicant.

Zoning Administrator Weck stated that in that situation, since the fence had not been installed yet, he probably would have asked him to move the fence over further.

Chair Lobermeier noted that the City allows fences within easements, but the easement here mimicked a public roadway, which is what makes this situation a bit unique. He explained that he had less of a problem with the fence height than he did with its location.

Commissioner West stated that was also her feeling about this application and noted that because it was installed without a permit, it puts the Commission in a unique situation.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE REQUEST FOR A FENCE HEIGHT VARIANCE, V-25-002, LOCATED AT 26744 HALITE COURT, FOR APPLICANTS, KEVIN AND MICHELLE LETSON, PROPERTY ID NUMBER: 21-10328.00, WITH THE CONDITION THAT THE FENCE BE RELOCATED TO CREATE MORE SPACE WITHIN THE EASEMENT.

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

- 3. Preliminary Plat and Amend CUP: 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

City Planner Johnson reviewed the Preliminary Plat and CUP amendment for Pointe North at Carlos Avery. She noted that a PUD for this property was granted a few years ago, but had expired. She explained that in Phase 1, the applicant was proposing a 6-unit row home and 30 single-family homes. She reviewed the zoning and the guidance from the Comprehensive Plan. She stated that the building styles and materials would be governed by association covenants. She noted that staff recommended approval subject to the conditions outlined within the staff report.

Chair Lobermeier stated that they have continued to hear things about a traffic study that the County is doing and how that would potentially impact things, but at this stage, the access is to the west of Kettle River Boulevard into this area.

Zoning Administrator Weck stated that he believed that looking from the freeway towards Kettle River Boulevard was on the back burner now because this development would not be using Kettle River Boulevard for access. He stated that the County comments are related to the turn lanes at the new access points and explained that they were still working on the traffic study and what they would do right now. He noted that there may be more improvements on East Viking when Phase 2 of the project goes through.

Jason Rud, EG Rud and Sons, explained that he was here on behalf of the applicant and noted that they had been involved with the prior submittals in 2022. He stated that this plan was consistent with what had been presented at the sketch plan and noted that the Park Commission had requested a 2-acre park, so they shaved some lots off in order to accommodate that request. He stated that they were motivated to get dirt moved this summer and had been informed by the applicant that once they are through with the due diligence for Phase 1, they should be ready to begin work on Phase 2. He explained that he had a few concerns that he wanted to share with the Commission and referenced sheet 2 of the staff report. He stated that on this page, there was a table with the minimum standards, which had a minimum lot width noted of 70 feet, and explained that they were not able to accommodate that, and explained that their lot widths go down to 62 feet. He stated that they were involved with the platting of Heims Lake Villas North, and that was also done with a PUD and had lots that go down to 51 feet in width. He stated that within the same table, it stated that a minimum cul-de-sac lot width of 60 feet, but in the table following it, it shows that they go down to 51.8 feet in width. He stated that he felt it was important to have these numbers because they did not want to mislead anyone about their plans. He admitted that he was not excited about the 9,500 sq. ft. minimum lot size because he knows that for Phase 2, they have lots that are around 9,000 sq. ft. He explained that he would prefer to have the minimum lot size closer to 9,000 sq. ft. and explained that they have one lot that goes down to 9,248 sq. ft. He clarified that they can accommodate the 9,500 sq. ft. minimum lot size in Phase 1, but it would make things much more difficult for Phase 2.

Commissioner Holl asked if going down from a 70-foot lot width to 62 feet was a big deal.

Zoning Administrator Weck stated that he agreed with the information shared by Mr. Rud that there are lots in Heims Lake Villas that are 51.8 feet and was not sure where the width came from.

Chair Lobermeier stated that he thought it was similar to what had been presented before.

City Planner Johnson stated that if that was something that the Commission would like to consider, allowing reduced lot widths, they could just include it in the conditions, along with the cul-de-sac lot width.

Mr. Rud noted that there was a need for 44 feet of frontage along the curb for snow removal and stated that they had accommodated that request.

Mayor Iverson asked if fire trucks were able to get around the cul-de-sac.

Mr. Rud explained that this was a standard cul-de-sac size and they were not requesting any deviations.

Mayor Iverson asked if some of the lot width differences were related to them now, including the 2-acre park, as requested by the Park Commission.

Mr. Rud stated that the park did not affect the lot widths and explained that they had lot widths of 62 feet before the request to add the park came to them.

Commissioner Iverson referenced the drawing showing the park location and asked what was just beyond that area.

Mr. Rud stated that east of the park will be the commercial site, which is what would be feeding the utilities to this parcel. He stated that he believed a sketch plan for the commercial area was also forthcoming.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO OPEN THE PUBLIC HEARING AT 7:40 P.M.

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

Jill Anderson, 4435 East Viking Court, stated that when she leaves her home, she will drive by this development. She noted that now, when she leaves and can see the sunrise every morning, she is in awe of the work that God has done to create that beauty, so she was not excited to see a whole bunch of houses interfere with it. She noted that she understood that the City needed housing and bringing more revenue to the City, but she has struggled to find any positives with this proposed development. She stated that she was not looking forward to the likelihood that her taxes would go up or that there would be increased traffic. She stated that she likes to see God's natural beauty, and she and many of her neighbors just did not see the benefit of this project. She explained that one of the main reasons her family moved to Wyoming was to have space and not have obstructions and houses on top of each other. She explained that she was frustrated with the setbacks and noted that when they asked the City about putting up another building on their property, they had a setback of 75 feet from the front and side yard, and this proposal with lesser amounts raises red flags for her.

Tammy Liljedahl, 4312 East Viking Lane, explained that her concern with this proposed development was where they would put the roads coming out onto Viking Boulevard, because there is a curve there. She noted that this area is already bad with accidents and deer, and asked the City to carefully consider the roadway placement and explained some of the difficulties she perceived in the area.

Zoning Administrator Weck stated that he believed the entrance to this development would line up with East Viking Lane.

Chair Lobermeier noted that in Phase 2, there would also be an entrance further to the west for the future development.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:47 P.M.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT TO ALLOW ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT FOR POINTE NORTH AT CARLOS

AVERY, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR APPLICANT - WYOMING MN PROPERTY, LLC/OWNER - LAND DEVELOPMENT COMPANY OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21-00302.32, BASED ON THE FINDINGS OF FACT RELATED TO USE OF THE PLANNED UNIT DEVELOPMENT OVERLAY AND CONDITIONS FOR GRANTING OF A CONDITIONAL USE PERMIT, TO INCLUDE PROPOSED CHANGES TO MINIMUM LOT WIDTH OF 62 FEET AND THE CUL-DE-SAC LOT TO A MINIMUM WIDTH OF 51 FEET.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF A PLANNED UNIT DEVELOPMENT MASTER PLAN FOR POINTE NORTH AT CARLOS AVERY, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR APPLICANT - WYOMING MN PROPERTY, LLC/OWNER - LAND DEVELOPMENT COMPANY OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21-00302.32, BASED UPON A FINDING OF CONFORMANCE WITH STANDARDS FOR GRANTING OF APPROVAL, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT, AND CONSIDERING THE CHANGES TO THE MINIMUM LOT WIDTHS AND MINIMUM CUL-DE-SAC LOT WIDTH.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT D-25-003 – POINTE NORTH AT CARLOS AVERY, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR APPLICANT - WYOMING MN PROPERTY, LLC/OWNER - LAND DEVELOPMENT COMPANY OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21-00302.32, SUBJECT TO THE CONDITIONS OUTLINED IN THE STAFF REPORT.

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

NEW BUSINESS

OLD BUSINESS:

4. Comprehensive Plan Rezone Discussion

Chair Lobermeier noted that included in the packet was an email forwarded from Zoning Administrator Weck that included questions about Industrial zoning, particularly the northwest part of the City between the freeway and County Road 30. He noted that Commissioner Iverson had found an error in the report and explained that discussions surrounding this began in July of 2021.

He explained that they had originally been thinking of Mixed Use in this area, which was identified on the map and within the text. He noted that in subsequent discussions from the July and October 2021 meetings, they started discussing Industrial. He stated that for the area across the freeway, known as the Pinehaven area, they had originally thought would be Industrial, until they started to see how wet this is and how little could be developed in the area beyond what exists today. He stated that in part of that discussion, it kind of reverted back to discussing the area along the Stacy border near County Road 30, Carlos Avery, and the freeway as having the potential for Industrial properties. He explained that he had asked Zoning Administrator Weck to include the audio recordings from those meetings. He noted that he went back and listened to them and was surprised to find that there was very little discussion about that, other than that City Administrator Linwood had made the point that the City no longer had any available Industrial properties that were served by sewer and water, at that time. He stated that, because from the discussion they learned that they would not be able to have Industrial on the west side of the freeway, they made the whole area Industrial. He explained that, whether this was the correct choice or not, he wanted the Commission to understand how they had gotten to that and noted that the error in the report was where they had not made the change and deleted that information from the text. He stated that now that they know how they got to this point, the question remains whether Industrial was appropriate in this area. He noted that to the north, in Stacy, there was sand mining and there were reasons to believe that it could be fairly easily served by sewer in the future, but acknowledged that this did not mean that this area had to be designated for Industrial use and asked the Commission what they wanted to see in this area, which could be more than one thing.

Commissioner Iverson thanked Chair Lobermeier for doing the work to research this more closely and providing the information. He noted that he had also listened to the audio recordings from 2021 and, at the time, the information shared by City Administrator Linwood was true. He noted that the Industrial block near SRC that may not have been on the books back then, and felt this was another potential area to be zoned Industrial that would have City sewer access that was not zoned Industrial at the time. He stated that now that the City has this potential area zoned as Industrial, which has access to City sewer and water, he asked if the City could rethink guiding the northern area for Mixed Use rather than Industrial.

Chair Lobermeier stated that it may make sense for them to revisit this area more broadly, because at the very least, if they do not change it, it will still require a text amendment, but they could also look at possibilities of some areas being Industrial and some as mixed-use.

Zoning Administrator Weck displayed the current Comprehensive Plan map, which had Industrial between 61 and the freeway, SRC, and Pinehaven was also Industrial.

Commissioner Iverson stated that he did not think this was the current version because the current one had Industrial along the east side of 61, as well.

Zoning Administrator Weck clarified that the map he was showing was the current Comprehensive Plan map that the City had officially adopted.

Commissioner Iverson explained that when the City makes these kinds of changes, to him, there was a difference when they make a change and all of a sudden, a home becomes a legal non-conforming property versus when it would still be a conforming use. He stated that going from Residential to Industrial would be a legal non-conforming use, and going from Residential to Mixed Use would make the property still have a conforming use.

Chair Lobermeier asked if the Commission wanted to revisit this area.

Commissioner West stated that she thinks they would also have to look at some of the other areas, for example, the Highway 8 corridor, because there are a lot of residential homes that will

be rezoned to commercial.

Zoning Administrator Weck stated that they live in a democratic republic and have been elected to do things for the whole community. He stated that if the City tried to complete a Comprehensive Plan via survey, they would never get done, so the Commission and the Council would have to make some hard decisions. He noted that there was no way to keep everyone happy 100% of the time.

Commissioner West stated that the Planning Commission has spent a lot of time working on the Comprehensive Plan, so if someone on the Commission brings up concerns, she felt that they should listen and try to work through some of them.

Commissioner Holl stated that he has heard a lot of people like the Comprehensive Plan they have put together, and only about 1-2% of people are complaining, which he sees as a win for the Comprehensive Plan. He explained that they do have to make tough decisions, but they need to be for the greater good and not just good for a few. He stated that he would like to move forward, hold a public hearing on this, and be done with it.

Chair Lobermeier clarified that non-conforming does not leave a property owner without options because they can continue their use or even come and ask for their property to be rezoned.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO TAKE ANOTHER LOOK AT THE COMPREHENSIVE PLAN.

Commissioner Iverson stated that he did not want the Commission to spend another year discussing this topic and noted that they did not need to come to a unanimous decision. He stated that the City was not low on Industrial properties and gave examples of where it was already located throughout the City.

The Commission discussed the motion language and what was being proposed, and whether it was looking at the Comprehensive Plan or the Comprehensive Plan Land Use Map.

Chair Lobermeier suggested a friendly amendment to the motion, to narrow the focus and not go beyond the area that is in question, but explained that he would take a vote on the original motion first.

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

Chair Lobermeier noted that the Commission can decide at a later time if they want to narrow the focus, like he had suggested.

The Commission discussed what had already been formally approved and, in preparation for the next meeting that they bring back a list of areas that they would like to take another look at within the Comprehensive Plan.

Loren Osterbauer, 28180 Forest Boulevard, stated that he agreed with the comments shared by Commissioner Iverson, and people in the area do not see this area of the City as an Industrial area. He stated that having this as Industrial would devastate the neighborhoods because they are old, established homes. He explained that he fears that if this area were zoned Industrial that something like a Ready-mix company could come in next, start next door, and begin crushing rock for cement trucks. He stated that going from Agricultural to that use would be disturbing and would ruin the neighborhood. He asked the Commission to think about landowners in the neighborhood and how they would like to see this land used. He noted that he could see the

possibility of this changing to Industrial use in 20-30 years, but did not see it in a rural area when there are already core Industrial areas that are already there. He stated that he did not see that the City had a shortage of Industrial property and stated that when coming into the City from Stacy, there was a benefit to being able to see green open spaces and asked the Commission to consider the points raised by Commissioner Iverson.

COMMUNICATIONS:

UPDATES:

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

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JUNE 24, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:15 PM.

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

RESERVED FOR RECORDING DATA

RESOLUTION NO. 25-07-63

**RESOLUTION GRANTING A VARIANCE FROM CITY CODE SECTION 40- 531 (2); TO
ALLOW A FENCE GREATER THAN 48 INCHES IN HEIGHT IN THE FRONT NON-
BUILDABLE SETBACK AREA OF THEIR PROPERTY.**

**AT
26744 HALITE COURT
PID# 21.00164.00**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Kevin & Michelle Letson have applied for a variance from City Code section 40- 531 (2); to allow a fence greater than 48 inches in height in the front non-buildable setback area of their property on property legally described as:

That part of the East Half of the Northeast Quarter (E ½ of NE ¼) of Section Twenty-One (21), Township Thirty-Three (33), Range Twenty-One (21), Chisago County, Minnesota described as follows:

Commencing at the north quarter corner of said Section 21; thence South, assumed bearing along the north-south quarter line of said Section 21, a distance of 1359.9 feet; thence North 76 degrees 55 minutes East, a distance of 1361.2 feet; thence South 76 degrees 27 minutes 40 seconds East, a distance of 601.2 feet; thence south 00 degrees 42 minutes 30 seconds West, a distance of 340.00 feet; thence south 89 degrees 17 minutes 30 seconds East, a distance of 447.65 feet; thence North 8 degrees 42 minutes 30 seconds East, a distance of 106.03 feet to the point of beginning of the parcel to be described; thence North 89 degrees 17 minutes 30 seconds West, a distance of 212.41 feet; thence South 00 degrees 42 minutes 30 seconds West, a distance of 106.50 feet; thence South 89 degrees 17 minutes 30 seconds East, a distance of 197.44 feet to a line which bears South 08 degrees 42

minutes 30 seconds West from said point of beginning; thence North 08 degrees 42 minutes 30 seconds East, a distance of 107.55 feet to said point of beginning.

WHEREAS, on June 24, 2025 the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The standards contained in Sec. 40 – 120, (5), Items a, b, c, d, e, f, g, and h of the City of Wyoming Zoning Ordinance have been met.
2. The proposed variance will not impair an adequate supply of light and air to adjacent property.
3. The proposed variance will not unreasonably increase the congestion in the public right-of-way; increase the danger of fire or endanger the public safety.
4. Increase the danger of fire or endanger the public safety.
5. The proposed variance will not unreasonably diminish or impair established property values within the neighborhood.
6. The proposed variance will not cause an unreasonable strain upon existing municipal facilities and services.
7. The proposed variance will not be contrary in any way to the spirit and intent of this Ordinance.
8. The proposed variance will not have a negative direct or indirect fiscal impact upon the City or school district.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Variance, as requested by the applicant with the following condition:

1. That the fence be removed from the road easement area.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1st DAY OF JULY, 2025.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator

CITY OF WYOMING PLANNING AND ZONING

TO:	City Council
DATE:	July 1, 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.:	C-25-002 & 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 <i>(PC 62 feet)</i> Cul de sac lots 60' <i>(PC 51 ')</i>
Minimum Lot Depth	65 feet
Bldg Height	Up to 35 feet

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.
 - 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).
 - 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 afffront 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.

Planning Commission Recommendation

On June 24, 2025 the Planning Commission publicly heard the petitioner's request for a approval of a Conditional Use Permit for Planned Unit Development Master Plan and Preliminary Plat of The Pointe at Carlos Avery".

After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit based on the findings that the standards for the Conditional Use Permit have been met and with the conditions recommended by staff and with the proposed lot width as depicted on the applicant's drawings.

After hearing testimony and discussion, the Planning Commission voted unanimously to recommend the approval of the requested preliminary plat with the finding of fact; that the requirements of Article III, Division 2, "The Preliminary Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with and with the conditions recommended by staff.



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@mccs.lawmn.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 Application Received 5/19/25

Date Complete Application Received 5/19/25

120 Days 9/16/25

By: [Signature]
Official

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

Date Paid 5/19/25

Check # 2005

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

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 AVE

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

60 Days 8/1/25

Date Application Received 6/2/25

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 # _____

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.

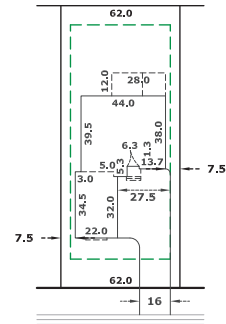
North Point at Carlos Avery

Building Covenants

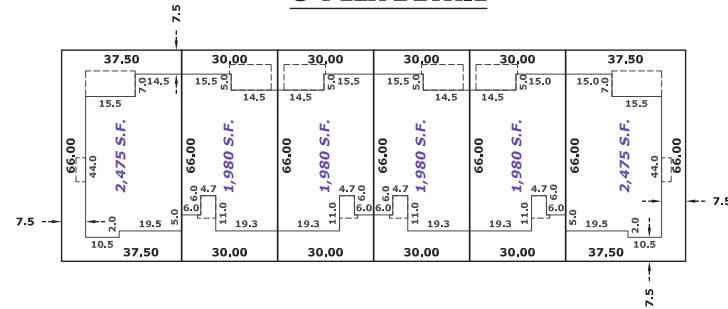
- Yards are to have sod with a minimum of 4 inches of topsoil, yards are to have sod within 30 days of completion of the home.
- Landscaping to include one front yard tree (Developer will place boulevard trees, 3 ½ inch caliper Sugar Maples). All trees to be over one story deciduous with a minimum of 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.



3 STALL (62 FOOT WIDE LOT) VILLA DETAIL

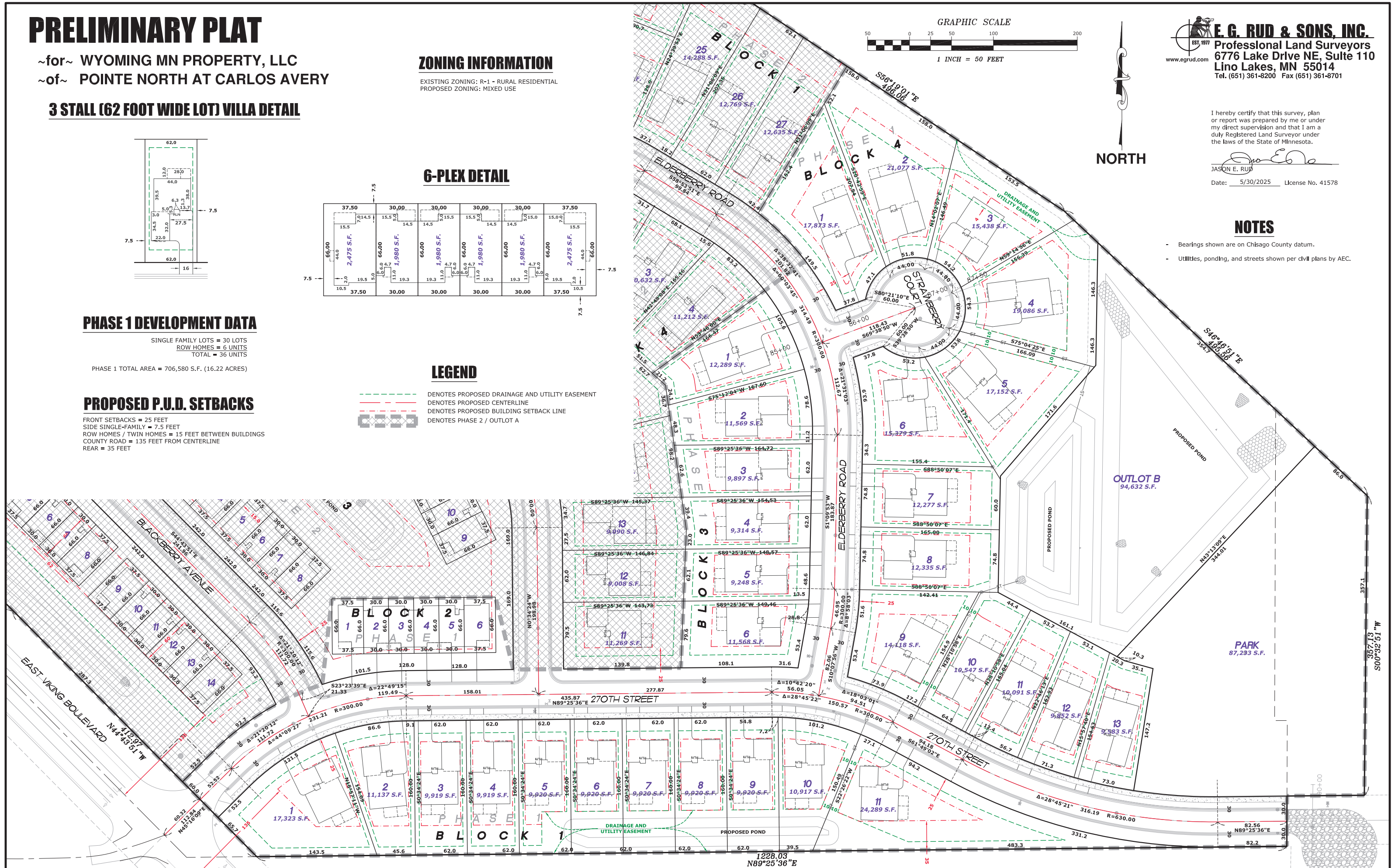


6-PLEX DETAIL



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

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



PRELIMINARY PLAT

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

PHASE 1 DEVELOPMENT DATA

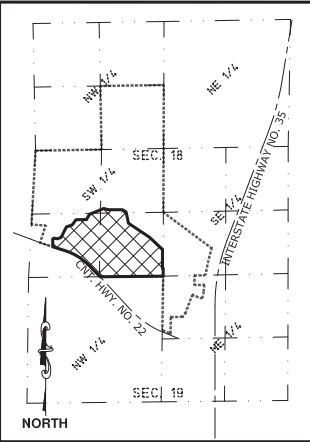
SINGLE FAMILY LOTS = 30 LOTS
ROW HOMES = 6 UNITS
TOTAL = 36 UNITS
PHASE 1 TOTAL AREA = 706,580 S.F. (16.22 ACRES)

LEGEND

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

VICINITY MAP

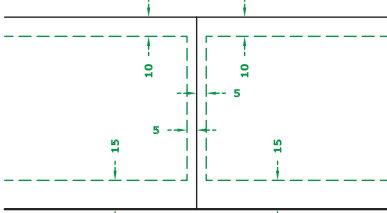
PART OF SEC. 18 & 19, TWP. 33, RNG. 21



EASEMENT DETAIL

(SCALE: 1 INCH = 50 FEET)

TYPICAL EASEMENTS ARE SHOWN THUS:



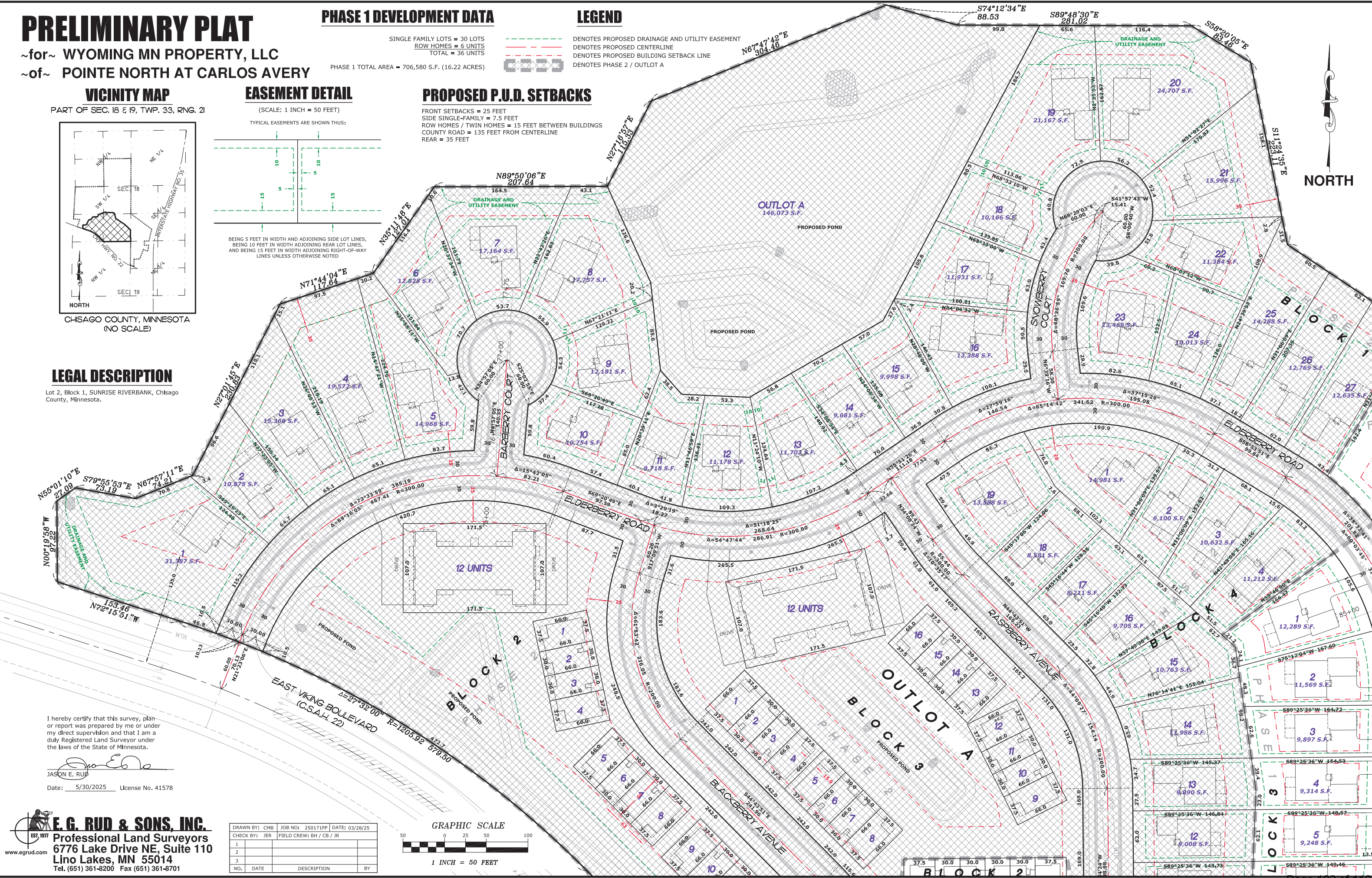
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,
BEING 10 FEET IN WIDTH ADJOINING REAR LOT LINES,
AND BEING 15 FEET IN WIDTH ADJOINING RIGHT-OF-WAY
LINES UNLESS OTHERWISE NOTED

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

LEGAL DESCRIPTION

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

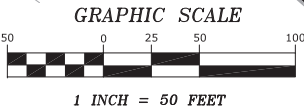


I hereby certify that this survey, plan
or report was prepared by me or under
my direct supervision and that I am a
duly Registered Land Surveyor under
the laws of the State of Minnesota.

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

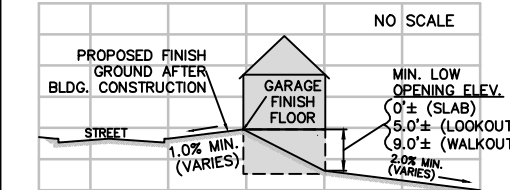
E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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

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.
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.



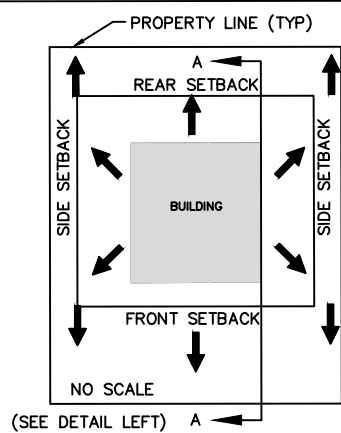
GRADING PLAN LEGEND

- 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.

TYPICAL LOT LAYOUT & DRAINAGE



PHASE 2

PHASE 1

INFILTRATION BASIN 5P
TOP=897.80
BTM=895.00
100YR-HWL=897.14
EOF=897.30

SEDIMENT FOREBAY 4.1P
TOP=896.00
NWL=892.00
SAFETY SHELF=891.00
BTM=886.00
100-YR HWL=894.69

INF. BASIN 4P
TOP=896.00
BTM=891.00
100-YR HWL=893.73
EOF=895.00

SED. FOREBAY 4.1P

PARK SPACE

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



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

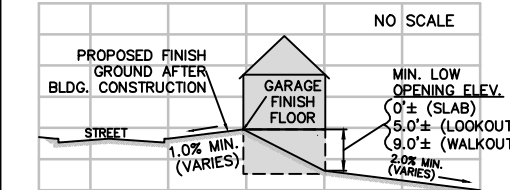
DATE
5/2025

9

32

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



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

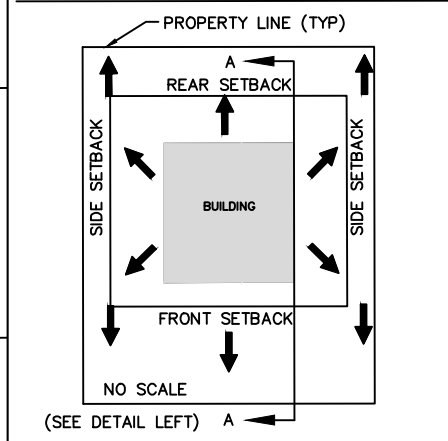
GRADING NOTES:

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

TYPICAL LOT LAYOUT & DRAINAGE



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



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2025 AEC LLC.

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

RESERVED FOR RECORDING DATA

RESOLUTION NO. 25-07-64

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED
UNIT DEVELOPMENT MASTER PLAN
AT
PROPERTY ID NUMBER 21.10302.32**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Wyoming MN Property, LLC on behalf of Land Development Company of Wyoming LLC has applied for a Conditional Use Permit for a Planned Unit Development Master Plan to allow the creation of Phase 1 of a residential development consisting of 30 lots for single-family homes, and one 6-unit Row Home for a total of 36 single-family units on the property legally described as:

Lot 2, Block 1, "Sunrise Riverbank"

WHEREAS, on June 24, 2025, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

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.
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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Conditional Use Permit, as requested by the applicant with 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

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	62 feet Cul-de-sac lots 51 feet
Minimum Lot Depth	65 feet
Bldg Height	Up to 35 feet

Row Home Standards

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1st DAY OF JULY 2025.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator

RESERVED FOR RECORDING DATA

RESOLUTION NO. 25-07-65

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF
"THE POINTE AT CARLOS AVERY"
AT
PROPERTY ID NUMBER 21.10302.32**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Wyoming MN Property, LLC on behalf of Land Development Company of Wyoming LLC has applied for approval of Phase 1 of the Preliminary Plat of Subdivision of "The Pointe at Carlos Avery" consisting of 30 lots for single-family homes, and one 6-unit Row Home for a total of 36 single-family units on the property legally described as:

Lot 2, Block 1, "Sunrise Riverbank"

WHEREAS, on June 24, 2025, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The requirements of Article III, Division 2, "The Preliminary Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **GRANTS** the Preliminary Plat as requested by the applicant with the following conditions:

- a. Submit revised utility, grading and stormwater plans compliant with City requirements and comments provided.
- b. All single family lots shall be at a minimum 9,500 square feet. The applicant shall revise the preliminary plat to address this condition.
- c. A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
- d. MPCA Sanitary Sewer and Minnesota Department of Health Watermain Extension Permits will be required.
- e. 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.
- f. All required local, state and federal permitting must be obtained.
- g. 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.
- h. 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 1st DAY OF JULY 2025.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator



Date: June 24, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Public Safety Director Neil Bauer

Department: Public Safety

Reference: Promotion of Jack Breitbach to Police Sergeant - Effective August 11, 2025

Method: New Business

Background Information:

I respectfully request the appointment of Officer Jack Breitbach to the position of Sergeant with the Wyoming Police Department, effective August 11, 2025. This appointment follows the anticipated retirement of Sergeant Lance Beardsley and the resulting vacancy of the sergeant position.

The selection process for this promotion was both rigorous and competitive, reflecting the strength and professionalism of our internal candidates. The process included:

- A written scenario response to assess judgment, decision-making, and supervisory aptitude;
- Interviews with city administration and North Branch Police Chief to evaluate leadership potential and operational knowledge;
- A final interview with a community panel comprised of key stakeholders, including the Executive Director of Lakes Center for Youth and Families, the Chisago County Outreach Coordinator, and three members of the Wyoming Police Multicultural Advisory Committee.

Officer Breitbach demonstrated exceptional performance throughout all phases of the process and was unanimously recommended for promotion based on his qualifications, experience, and commitment to both department values and community-oriented policing.

Pursuant to the LELS Sergeant collective bargaining agreement, his starting wage in the new position will be \$48.23 per hour.

Recommendation

I recommend appointing Jack Breitbach to Police Sergeant, effective August 11, 2025.

Neil D. Bauer, Ed.D.

Police Chief/Public Safety Director



PUBLIC SAFETY

P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092
Phone: 651-462-0577 Fax: 651-462-0506



Request for Council Action

Date: June 26, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Public Safety Building – Facilities Discussion

Method: New Business

Background:

Staff will provide an overview of updated project timelines and planning considerations. This discussion will include options such as continuing with the current public safety building plan on the north side of town, evaluating the potential for co-locating police, fire, and administrative services in a new facility, exploring the purchase or redevelopment of existing commercial properties, and assessing whether City Hall or the current fire station could be repurposed. The goal is to align future facility planning with operational needs, growth projections, service delivery, and financial sustainability. Council input will help guide the direction and prioritization of these options moving forward.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576