

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 23, 2025
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for August 26, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Rezoning Z-25-002 – Rural Residential 1 (R-1) to Agricultural (A)
Location: 7745 Wyoming Trail
Applicant: David & Kelly Wosika
Owner: David & Kelly Wosika
Property ID Number: 21.10358.00

NEW BUSINESS:

OLD BUSINESS:

3. Council action on rezoning of parcels.

COMMUNICATIONS:

4. League of MN Cities 'City of Excellence Award' and article

UPDATES:

Mayorga Meadows Pre & Final Plats, Summer Field CUP Amendment, and the Xcel Monopole were approved. Cannabis Cultivator IUP was denied.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 26, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 26, 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, Mayor Lisa Iverson, City Planner Kim Lindquist, City Engineer Mark Erichson, Public Safety Director Neil Bauer, and Assistant City Administrator Grant MacFarlane

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

Chair Lobermeier stated that he would like to amend the agenda and move Communications item 'Rezoning Petitions' up to Old Business so the Commission could discuss the petitions and other rezoning issues.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO AMEND THE AGENDA AND MOVE COMMUNICATIONS REZONING PETITIONS UP TO OLD BUSINESS AS ITEM 4.

<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>

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for August 12, 2025**

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 12, 2025, AS SUBMITTED.

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

Abstain: *None*
Absent: *None*

SCHEDULED PUBLIC HEARINGS:

2. Comprehensive Plan Land Use Map Amendment

Location: Forest Boulevard, south of Stacy City Limits, Section 8

Applicant: City of Wyoming

Parcel ID Numbers: 21.21.10120.00, 21.10121.00, 21.10122.00, 21.10123.00, 21.10124.00, 21.10124.01, 21.10125.00, 21.10127.00, 21.10129.00, 21.10130.00, 21.10130.10, 21.10133.00, 21.10133.30, 21.10133.40, 21.10133.50, 21.10133.70, 21.10133.80, 21.10134.00, 21.10135.00, 21.10136.00, 21.10137.00, 21.10138.00, 21.10139.00, 21.10140.00, 21.11145.00, 21.11145.01, 21.11145.02, and 21.11145.03.

Zoning Administrator Weck clarified that this item was for a Comprehensive Plan map amendment and was not a rezoning. He explained that some of the parcels just south of the Stacy City Limits in Section 8 were shown as Industrial, currently zoned as Agricultural, and were guided for change to Mixed Use on the Comprehensive Plan map. He noted that this had been initiated by the Planning Commission after comments received from citizens during the Open Forum. He clarified that within the text, the Comprehensive Plan stated that this area was supposed to be mixed-use, and on the map, it was mistakenly designated as Industrial.

Chair Lobermeier explained that this was a minor amendment due to the text and the map related to land use did not align.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING.

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

Lyle Koski, stated that he lived in the area and asked for clarification on mixed-use.

Zoning Administrator Weck gave a brief explanation of permitted uses and conditional uses and noted that within a Mixed Use district, everything would be a conditional use and had no permitted uses. He listed off examples of conditional uses that would be allowed in a mixed-use district.

Mike Purdy, 7733 East Viking Boulevard, asked how Mixed Use was more restrictive for accessories than Agricultural would be. He asked what rights those residents may be losing by this change.

Chair Lobermeier reiterated that this discussion was not about rezoning and was about the Comprehensive Plan map. He stated that these residents would not be losing anything as part of this amendment to the Comprehensive Plan map.

Mr. Purdy asked what rights these residents would lose if the City did change their zoning.

Zoning Administrator Weck stated that if there was a single-family dwelling, they would still have a single-family dwelling and would have the same rights that they currently have. He explained that the purpose of Mixed Use was to accommodate 2 or more types of land use and read aloud

the list of examples.

Jenny Humble, 28615 Forest Boulevard, asked why the City didn't acknowledge agricultural land. She stated that they feed America and asked why the City didn't acknowledge that this is what the land was used for.

Zoning Administrator Weck explained that her property was Agricultural, and they can keep on farming the land. He noted that there was nothing here that would stop her from farming the land.

Ms. Humble stated that their land was in trust for their son and asked if he would still be able to use it for Agricultural purposes.

Zoning Administrator Weck acknowledged that Ms. Humble's son would be able to use the land for Agricultural purposes.

Trevor Penning, 7731 East Viking Boulevard, asked about surface water fees for mixed-use and noted that there was a huge difference between Agricultural and Commercial.

Zoning Administrator Weck explained that the surface water fees were based on how the land was being used.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:12 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 HOLL, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

LOCATION: FOREST BOULEVARD, SOUTH OF STACY CITY LIMITS, SECTION 8, APPLICANT: CITY OF WYOMING, PARCEL ID NUMBERS: 21.21.10120.00, 21.10121.00, 21.10122.00, 21.10123.00, 21.10124.00,21.10124.01, 21.10125.00, 21.10127.00, 21.10129.00, 21.10130.00, 21.10130.10,21.10133.00, 21.10133.30, 21.10133.40, 21.10133.50, 21.10133.70, 21.10133.80,21.10134.00, 21.10135.00, 21.10136.00, 21.10137.00, 21.10138.00, 21.10139.00,21.10140.00, 21.11145.00, 21.11145.01, 21.11145.02, AND 21.11145.03.

<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>

NEW BUSINESS: NONE

OLD BUSINESS:

3. Conditional Use Permit Amendment C-25-001 – Dead End Hayride

Location: 28186 Kettle River Boulevard

Applicant: John B. Hastings Family Limited Partnership

Property ID Numbers: 21.10118.00, 21.10128.00, 21.10132.00, and 21.10116.00

City Planner Lindquist reminded the Commission that there was a presentation done at the last meeting, and following discussion at the meeting, they continued this item in order to allow staff to continue to work with the applicant on the remaining concerns. She noted that staff had received information from the applicant that resulted in some modifications to the previously recommended conditions of approval. She briefly reviewed the modifications staff was recommending for items #4 and #6. She reviewed the proposed modification suggested by the applicant for #6 to allow the operation hours for October to go until 1:00 a.m. and all other times stay at midnight. She stated that the applicant had also mentioned the idea of reducing the volume of the sound at midnight, which had been incorporated into the conditions, along with language that any bands on site would also have to cease at midnight. She stated that this was saying that all public customers should be off the site by these times, but staff recognized that there would still be workers doing clean-up on the site after that time, but there should not be customers there at that time. She stated that for condition #4, there have been modifications, but clarified that it had not been modified to give it a limit for the costs, except for providing more clarity that this would be a rural-designed section. She noted that there was also more verbiage included on how this process would unfold, related to design and payment. She explained that the reason for this detailed condition was that the staff is not in a position to support City funds going to this road, and this condition would be consistent with other developments in the community that had to install infrastructure associated with their project. She stated that staff did not want to make any commitments to picking up responsibility for any portion of the road, for design, or construction. She noted that this point may be at a stalemate tonight, but was recommending that this be sent forward to the Council for their decision on whether or not the City should facilitate some financing for the roadway. She noted that staff felt this was a reasonable solution and reiterated that this would be no different than other developments that have also had to pay to get their site access via a public road. She stated that staff were continuing to work with the applicant's consultant on some of the operational issues. She noted that she believes that the City will see some changes this fall that will help mitigate some concerns and stated that the applicant can come back to the City in the future and ask to modify their CUP. She explained that staff had spent a lot of time talking through these conditions and trying to make sure that they capture the concerns that were shared by residents and some of the operational issues that exist. She stated that the City was not trying to negatively impact the applicant or their business, but did want to make sure that there were some changes made.

Jeremy Hastings, applicant, stated that they were still opposed to condition #4, but thanked City staff for the time they have put into this application. He explained that he did not believe that condition #4 was reasonable and believes that there could still be some solutions between them and the City to try to mitigate the dust and maintenance. He noted that he was hopeful that the changes they were putting into place with the event management plan would work even better than expected.

Commissioner West stated that with condition #4, the applicant had time to figure out the funding.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT AMENDMENT C-25-001 – DEAD END HAYRIDE, LOCATED AT 28186 KETTLE RIVER BOULEVARD, FOR APPLICANT: JOHN B. HASTINGS FAMILY LIMITED PARTNERSHIP, PROPERTY ID NUMBERS: 21.10118.00, 21.10128.00, 21.10132.00, AND 21.10116.00, SUBJECT TO THE CONDITIONS AS OUTLINED IN THE STAFF REPORT.

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

Abstain: *None*
Absent: *None*

4. Rezoning Petitions.

Chair Lobermeier noted that the City had received a petition on July 8, 2025, from the Forest Boulevard neighborhood and had just gotten another one from Mr. Purdy.

Mike Purdy, 7733 East Viking Boulevard, noted that very few people knew about this, and only 3 out of 18 people in his area were aware of the City's plan. He explained that they have spoken to people outside of their immediate area and explained that everyone was surprised by the proposal and opposed to the City taking this action. He stated that he had a really good meeting with City Administrator Linwood and Assistant City Administrator MacFarlane, and stated that it was good for him to get a better understanding of the City's logic. He stated that what he learned was that the logic behind this was to facilitate development, and explained that he felt that any developer with common sense would look at the future land use map. He noted that was why he didn't think that the argument being made by the City to rezone the properties made sense. He stated that he also didn't think it made sense to change the zoning for a handful of potential buyers because by changing their zoning, the City would be taking away a ton of their rights. He noted that this was especially the case with properties like his that would be rezoned from Agricultural to R-3 because it has stricter zoning than anyone who serves on the Commission has. He stated that he chose his properties because it was rural, secluded, and also had agricultural freedoms. He stated that he believed that by changing their zoning, the City was choosing future potential residents over the current residents and felt they were being penalized for the City's vision. He noted that the proposed zoning contradicts the survey conducted in 2019 that asked residents what they wanted the City to look like in 2030. He noted that the calm theme that came from the survey was that people wanted small, quiet, rural settings, with small-town qualities. He stated that he understood this was part of the Comprehensive Plan and that they could include it in their places for decades down the road, but changing the zoning now did not make sense to him. He stated that if the City chooses to do it, it would essentially turn them into the Met Council, which comes in and changes zoning. He stated that a zoning change should be upon request by the property owner or a group of property owners and should not be a zoning push. He explained that for the petitioners, the only acceptable outcome is to maintain the existing zoning. He stated that they also want to maintain the zoning for future property owners unless they want to have it rezoned to match the Comprehensive Plan. He noted that they have not gotten the impression from the City that their concerns were being taken seriously, and explained that because of this, they were ramping up their efforts to get the word out via social media and knocking on doors. He noted that he knows that there is at least one other neighborhood working on another petition to submit to the City. He explained that they had also looked into the possibility of annexing their area into Chisago City or Stacy. He reiterated that they feel it was critical that they be allowed to maintain their current zoning and that future property owners can also maintain that zoning. He stated that they have spoken with a real estate attorney who communicated to them that they had never heard of this happening in this manner because a zoning change is typically done upon request. He stated that there would be more petitions coming forward in the near future and noted that every person he had spoken with opposed this rezoning.

There was a round of applause for Mr. Purdy.

Loren Osterbauer, 28180 Forest Boulevard, stated that even though the City had changed some of the zoning from Industrial back to a less restrictive zoning, he wanted to make sure that the City realized that the Forest Boulevard petition was still valid. He stated that their neighborhood completely agreed with what was shared by Mr. Purdy, and they were also opposed to any

changes and wanted it left as Agricultural.

Mike Beers, 8255 295th Street, explained that his parents had bought this land about 53 years ago. He stated that nobody who bought property on this road bought it because they wanted it to be developed. He explained that he was firmly opposed to this development, and if he wanted to develop it, he would come to the City and find out what he would need to do in order to be able to do that. He stated that the proposal was to take his parcel from residential to heavy residential with ¼ acre lots. He stated that he agreed that there are very few people who know what the City was trying to do and explained that he would also be bringing a petition to the City. He noted that he felt the City's communication related to this issue has been horrible and reiterated that nobody who lives in these areas wants this, and noted that it looked like the City was trying to turn Wyoming into Woodbury, and asked why the City was pushing for this.

Kim Anderson, 8278 295th Street, stated that she completely agreed with everything that has been shared tonight. She also felt the communication had been lacking and disagreed with the proposed rezoning and stated that was not why they had moved to the area.

Linda Miller, 7196 East Viking Boulevard, stated that the City wants to rezone their parcel to Industrial, and why and who thought of that idea. She stated that the reason she had been given by one individual was that they should be Industrial because they live next to Industrial, which did not make sense to her. She stated that they have lived here for almost 48 years and did not understand the thought process behind making them Industrial and wanted to stay the way they are right now.

Mr. Purdy stated that people are upset because they didn't know about this, but were also upset by the proposed changes, and there was a lot of anxiety among the residents. He stated that the initial communication stated that this would be implemented by January 1, 2026, and stated that many of the residents don't understand the process, or where this was within the City's process. He noted that more people need to get informed about this, and they were working on it, and appreciated the assistance the City had provided.

Chair Lobermeier asked if Mr. Purdy had a preferred method of communication and noted that the City had tried a number of different things to try to get the word out. He stated that the City would like to reach everyone and did not understand which key communication source was missing for them to be able to do that.

Mr. Purdy stated that a direct mailing would be the most expensive, but believed that it would be the best way to communicate with residents. He referenced a copy of the zoning map and stated that it says 'semi-rural', which he felt was ambiguous because it doesn't indicate whether it was R-1 or R-2.

Chair Lobermeier noted that the land use categories in the Comprehensive Plan were not a 1:1 alignment with the zoning, so there may be different descriptions.

Mr. Purdy asked how a Wyoming citizen was supposed to understand what this possible change meant for them.

Chair Lobermeier stated that people could go to the City website, click on the map, and then their property and find out.

Mr. Purdy noted that the map information was still wrong.

Zoning Administrator Weck acknowledged that the City had not yet fixed the map.

Mr. Purdy explained that he would really like the City to consider dropping the whole rezoning initiative.

Chair Lobermeier gave a brief overview of the timeline, process, and the public feedback they

have gotten, like what was happening tonight on this agenda item. He stated that he did not believe they were anywhere near being ready to hold a public hearing and needed to adjust the proposed schedule. He suggested that they remove the plan to hold the public hearing on September 23, 2025, and asked staff to put together a more comprehensive communication plan and strategy for public engagement. He stated that he would like to continue to be open to getting feedback from the public, possibly during the Open Forum portion of their meetings. He noted that once they have gone through all of that, they can revisit the zoning map and consider not looking at the whole community. He stated that based on the feedback the City has been getting, it felt like the City may be moving a bit fast on this action, which they had not thought earlier in the process, and believed it should be pushed into 2026.

Commissioner West stated that community engagement is important because the Commission was just 5 people from the community who were making recommendations to the Council. She stated that they want to hear from the community and assured residents that they appreciated the comments and were listening to them.

There was consensus of the Commission not to hold a public hearing on this on September 23, 2025, and push back further discussion and take a look at communication options.

Mr. Purdy suggested that the City post information on the website when they come up with a timeline and plan for proceeding. He reiterated that there is a lot of anxiety in the community about the proposed changes to zoning.

Chair Lobermeier noted that there can be a misunderstanding of what rezoning means and what it does or doesn't do to a property. He stated that they will try to find better ways to communicate this information and reminded the audience that the Commission values property rights as much as they do, because they all live in the City too.

COMMUNICATIONS:

UPDATES:

Mayorga Meadows, Summer Field CUP, and the Xcel monopole applications were approved by the City Council. The Cannabis ICUP application was denied by the City Council.

ADJOURN

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE AUGUST 26, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:56 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	09/17/2025
MEETING DATE:	09/23/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Rezoning from R-1 to Agriculture Reguiding from Single Family Residential Neighborhood to Agriculture
APPLICANT:	David and Kelly Wosika
PROPERTY OWNER:	David and Kelly Wosika
PROPERTY:	7745 Wyoming Trail
FILE NO.:	Z-25-002

OVERVIEW

The property is approximately 5 acres and contains a residence and several outbuildings that support residential and agricultural uses. The applicant is requesting a reguiding and rezoning to change the existing R-1 rural residential zoning designation to agriculture. It is assumed that the applicant is interested in rezoning and reguiding the property to facilitate the cannabis uses previously requested and denied by the City in August 2025. The property owners have provided an application which indicates that the site was previously zoned agricultural in 1992 and sometime after that it was rezoned to R-1, although they indicate the site has been used as an agricultural use since purchase in 1990.

The zoning ordinance in Section 40-141, directs the Planning Commission to consider the possible effects of the proposed amendment. Specifically, the ordinance lists five criteria for evaluation of a zoning amendment request, although additional, other criteria may also be considered. The code indicates: “the City may adopt amendments to the zoning ordinance and zoning map in relation both land uses within a particular district or to the location of the district lines. Such amendment shall not be issued indiscriminately but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City.” The following factors shall also be considered:

1. Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The amendment in the opinion of the City is reasonably related to the overall needs of the City.
4. The amendment is consistent with the intent and purposes of the zoning ordinance.
5. The amendment will not cause traffic hazards or congestion.

STAFF REVIEW

The applicant provided several reasons for the rezoning and reguiding request. They indicate that the property has operated in an agricultural capacity since purchased in 1990, and that the site was zoned Agriculture when purchased. (they indicate the rezoning occurred sometime after 1992). It is noted that properties to the east and north are zoned agricultural and that the hobby farm has remained agricultural with occasional community engagements celebrating the agricultural use of the site.

The property is currently zoned R1, Rural Residential 1, along with the properties immediately to the west, and south of County Road 22 (Wyoming Trail). Properties to the east are zoned a combination of R-2 and Agriculture, with the property immediately adjacent to the site in the east, R-2, Rural Residential 2. North of County Road 22, there are several sites zoned Agriculture; but rezoning would mean that this is the only parcel that would be zoned agriculture on the south side of the roadway, within the immediate area.



Using the criteria for evaluation of a zoning amendment, the change should not create an excessive demand on public facilities or utilities, and it does not appear that the amendment would cause a traffic hazard or congestion. However, the amendment request does not appear compatible with existing surrounding development and the change does not seem to be reasonably related to the overall needs of the City or consistent with the intent and purposes of the zoning ordinance. Rezoning and reguiding the 5-acre parcel would appear to be spot zoning given the zoning of the immediately adjacent properties, and the surrounding neighborhood, which is not consistent with the city's zoning code.

STAFF RECOMMENDATION

The application for a rezoning to A-Agriculture and reguiding the property to Agriculture does not meet the criteria for zoning amendments Section 40-141 (4) as contained in the city of Wyoming

Ordinance. Therefore, Staff is recommending denial of the applications for a zoning ordinance amendment and reguiding of the site to Agriculture based upon the following findings of fact:

1. The property is zoned R-1 Rural Residential which is consistent with the majority of the surrounding land uses, primarily to the south and west.
2. Rezoning of the site to Agriculture would be considered spot zoning since the only properties in close proximity to the site that are zoned agriculture are to the north, across Wyoming Trail, which is a designated Minor Arterial.

Next Steps

The City Council will review the Planning Commission's recommendation of denial and take final action at the next regularly scheduled meeting.



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

LAND USE APPLICATION: ORDINANCE AMENDMENT

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate an ordinance amendment request.

Property Address: 7745 Wyoming Tr
Applicant(s): Name(s) Dave & Kelly Wosika
Address 7745 Wyoming Tr
City Chicago City State MN Zip 55013
Phone Number [REDACTED] Email [REDACTED]

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

Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Owners(s) Signature(s) Dad Wosika Kelly Wosika Date 8-27-25

Legal description of property (if rezoning) OR proposed text amendment (attach additional pages if necessary):

Present use of property: Green house Farming crops livestock

Property Identification Number(s): R.21

Present Zoning District: R-1 Proposed Zoning District: Ag

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

1. Stated reason for requested change
2. Statement of compatibility to the City Comprehensive Plan
3. Text of the portion of the existing ordinance to be amended (If applicable)
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance
5. Additional information as may be requested by the Planning Commission - Rezoning requests will require a map of the area to be rezoned
6. The application fee and escrow must be paid at the time of application.

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

Applicant(s) Signature(s) Dad Wosika Kelly Wosika Date 8-27-25

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. Article V, Division 9, Zoning Amendments, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # 2-25-002

Date Complete Application Received 8/29/25

Fee: \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 8/29/25

60 Days 10/28/25

Date Paid 8/29/25

By: [Signature]
Official
Check # CC

Dave and Kelly Wosika
7745 Wyoming Trail
Chisago City, MN 55013

August 29, 2025

City of Wyoming
Planning Commission
26885 Forest Blvd
Wyoming, MN, 55092

Greeting,

We respectfully request that the City of Wyoming formally recognize our property at **7745 Wyoming Trail, Chisago City** as zoned **Agricultural**, and amend the City's **Comprehensive Plan Map** to reflect this designation.

Justification

This adjustment would align the current zoning and the City's Comprehensive Plan, ensuring the property is consistently identified as agricultural in both planning and regulatory frameworks.

Background

- According to the Town Board meeting minutes from **December 22, 1992**, the property was zoned Agricultural.
- At some later point, the zoning was switched to Residential (R-1), though we have continued agricultural operations since purchasing the property in 1990.
- Adjacent parcels to the north and east remain zoned Agricultural, reinforcing the cohesion of land use in the vicinity.
- The property's use and character have remained agricultural throughout this period and should be accurately reflected in the zoning designation.
- We regularly host community engagement events centered on agriculture—for instance, Wyoming Elementary first graders visited multiple times as a field trip to meet the animals and construct terrariums, and several Girl Scout troops have visited and earned badges on-site.
- Our farm and garden activities were featured in *The Peach* newspaper.

Request

1. **Zoning Recognition:** Officially designate **7745 Wyoming Trail** as **Agricultural**.

2. **Comprehensive Plan Map Amendment:** Update the City's Comprehensive Plan Map to reflect an agricultural future land use designation for this parcel, bringing planning intent into alignment with actual and historical usage.

Long-Term Zoning Stability

We also request assurance of zoning stability moving forward. Any future reclassification without our involvement or consent would create unnecessary uncertainty and administrative burden. We hope to avoid such recurring applications and ensure the property remains permanently recognized as Agricultural—consistent with its history, surrounding land uses, and practical reality of operations.

Next Steps

Thank you for your time and consideration of this request. We are happy to provide any further documentation, answer questions, and attend a meeting to discuss this matter in detail.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Kelly Wosika' and the signature on the right is 'Dave Wosika'. Both are written in a cursive, flowing style.

Dave and Kelly Wosika

Property Owners

I Emerson Veiman, Owner of
7733 Wyoming trail fully Support
the Wosikas on the Change to
Agricultural Zoning. The East Side
of town already has some Agg land so
its a easy Change to me. I love the
Diversity this Community has and thats what
drew me here a few years ago. The
Wosikas have been great neighbors and are
good for our Community so why not
let them Re Zone. They have my Support.

Emerson Veiman

~~Emerson Veiman~~

8/30/25

Green thumbs raise animals, too

Greenhouses offer advice for spring planting, raising unconventional pets

by Tracy L. Peterson

Press Correspondent

When you go to Wosika Farm and Garden in Stacy, you can shop for baskets and flats of annuals, perennials, vegetables and herbs.

And you can greet Millie, an orphaned pot-bellied pig.

Kelly Wosika, who designs and maintains the flower beds and shrubbery at the State Capitol in St. Paul, started her own greenhouse 10 years ago. Seven years ago, she started selling her plants.

"I enjoy starting things from seed and watching things grow," she said. She also enjoys answering any gardening questions. Her advice to the novice gardener is to keep it simple. "The smaller, well-maintained garden is better than a large, weedy one," she said.

North suburban residents can start their gardens through several local, family-owned greenhouses just down the road. Buying plants has never been more informative or fun.

In the yard

While adults browse for plants and get answers to their gardening questions, children will have a great time visiting the animals at Wosika's.

Tracy, 11, and Ben Wosika, 8, will introduce you to Wilbur, Millie and Teikie, the pigs in residence; horses Missy and Sugar Bun; a new lamb and two sheep; Lucy and her three other goat friends; and numerous ducks, geese, turkeys and chickens. Every animal has a story.

Millie is a pot-bellied pig who used to be a house pet. "That's why she's here now," said Kelly's husband Dave, who has always enjoyed working with animals. Millie had been litter-box trained,

but while she grew larger, the litter box did not. As she got bigger, she tended to tip the box. After Millie got into the garbage once too often, the former owners put the container on the counter. Then Millie found the dog food. When that was put out of the pig's reach, she ripped the curtains down. That was when the owners decided that the 165-pound pig might be happier on a farm.

Happy like Wilbur.

Wilbur was born on a farm, but it didn't look like he was going to live long. A farmer called the Wosikas, knowing they wanted to raise a baby pig. He had revived this piglet twice already and wasn't going to try to save it a third time.

Wosikas brought Wilbur home, bottle-fed him and set up a heat lamp in the basement where he spent his first three weeks. Once he and the dog got to know each other better, they could be found curled up together for a nap. To look at Wilbur today, you'd never know that he had been the runt of the litter.

And then there is Billy.

Billy was a goat who seemed to have hooves made of rubber and was practicing to be an escape artist. One day he jumped high enough to butt his head against a birdhouse. Unfortunately, the house was full of hornets.

"He went over the top of the bird house, off the back side of the small barn and ran across the field screaming," Dave said.

Billy left the farm after he had eaten his third Christmas wreath in one season.

Many of the animals now living at Wosika farms were originally house pets. If you're considering getting a more non-traditional pet, Wosika recom-

Greenhouses/see page 12



Dave Wosika greets Wilbur the Pig outside the family greenhouse in Stacy. (Photo by Paul Dols)

Kelly Wosika, who designs and maintains the flower beds and shrubbery at the State Capitol in St. Paul, prepared her Stacy greenhouse for spring customers last week. Gardening enthusiasts across the north metro area are gearing up for a busy month. (Photo by Paul Dols)

WYOMING TOWNSHIP
7645 WYOMING TRAIL
WYOMING, MN 55092

December 22, 1992

WYOMING TOWNSHIP BOARD REGULAR MEETING

Present: Tom Hume, Jerrell Larson, Ed Salokar, Ron Swenson, Norm Tolzmann, Gail Hazledine, Norma Olson, Byron Olson, Cheryl Bengtson, Tom Borchardt.

Absent: None

1. The meeting was called to order at 8:00 PM by Chair, Tom Hume at the Wyoming Town Hall. Minutes of Dec. 8, 1992 were approved as read.
2. The Wosika rezoning request at 7745 Wyoming Trail from UR to Ag was considered. It was discussed that the Planning Commission recommended denial primarily because there is a danger in becoming involved in the rezoning of individual small parcels. Following discussion it was decided that in this instance there is no buffer between urban and ag property, and neighbors favor the action. Moved by Tolzmann, Second by Swenson, and passed to approve the request and to permit the rezoning from UR to AG for the five acres located in part of SE 1/4 of NW 1/4 of Sec. 22 and designated as Parcel B at the above address.

Aye: Hume, Tolzmann, Salokar, and Swenson No: Larson

3. Myron Zaruba and Scott Wordelman met with the Board to discuss actions taken and proposed to be taken by the two hospital boards. Following a lengthy discussion there was general agreement by both sides that communication is desirable and important and problems should be dealt with in a cooperative spirit to prevent further misunderstandings.
4. Moved by Larson, Second by Salokar and unanimously passed to approve the joint powers agreement for purchase of a pumper fire truck with the City of Wyoming.
5. Moved by Swenson, Second by Salokar and unanimously passed to approve a change in the Forest Lake Fire Dep't budget to \$5,000. for administrative costs, with the amount to be reconsidered in the fourth quarter if this amount proves upon audit to be inadequate.
6. The clerk was asked to publish notice for applications for the Planning Commission.
7. Moved, seconded and passed to adjourn.

Respectfully submitted,

Norma I. Olson

Norma Olson, Clerk

6. Moved by Tolzmann, Second by Larson and passed to include the 300 ft. of blacktop on Jeffrey Ave with the petitioned blacktopping in the plat Glenwater Estates and assess the costs back to the property owners.

7. Bengtson relayed a complaint against animals on a 6.2 acre parcel in the urban residential zone at 7745 Wyoming Trail.

A. Mr. Schultz, who registered the complaint explained that he has objection only to the pigs, and did not mean his complaint to extend beyond that. He and the owner have reached agreement.

B. Many neighbors spoke favorably about the clean operation being maintained by the current owner, that historically animals have been on the parcel, and land adjoining the parcel is zoned Ag. which would permit any animals to be kept.

C. Moved by Salokar, Second by Tolzmann and passed to proceed with a hearing to rezone the parcel from UR to AG which would allow the animals to be kept on the parcel, and to allow the operation to continue in the interim.

8. Objection was stated by a resident of Jason Ave. in Glenhaven Estates to a letter she received from the zoning office requiring that she reduce the number of dogs on her lot to 2. She explained that her dogs are contained or controlled and do not run free.

A. Bengtson explained that our ordinance requires a dog owner to obtain a kennel license if more than 2 dogs over 6 months of age are kept. However, kennels are not allowed in the UR zone, so this residence does not qualify for a kennel license, and thus the number must be reduced.

B. When Sup. Salokar asked to see a written complaint against these dogs, the building inspector stated that he had complained after making a building inspection at the site and being frightened by the dogs barking and lunging at the basement window inside the house.

C. In the absence of any complaints from neighbors, it was deemed inappropriate to take action at this time and to discuss the issue further at a later date. The zoning office will invite this resident to any further discussions.

9. Bengtson reported a junk yard complaint on 242nd St. No health hazzard exists as the problem is primarily pop can litter following a garage sale. She was instructed to send a letter from the Town Board giving until Dec. 8 to clean it up or further action will be taken.

10. Bengtson was further instructed to send a letter to the owner of a parcel on Esquire Ct. which has excess accumulated material on the lot and request that he appear before the Board on Dec. 8th.

11. Bengtson requested guidance in enforcing the horse ordinance and was told that she should enforce it as written. A given operation is to be considered grandfathered only to the volume that preexisted and cannot be expanded. If violations occur, they should be referred to the Town board if they will not cooperate with the zoning officer.

12. The clerk was asked to check with our attorney if the Lacy property exchange as discussed at our last meeting will stand up if tested in court.

13. Board members were asked to review a copy of a proposed Special Events Ordinance for consideration at the next meeting.

5. Hearing for Wosika request to rezone 7745 Wyoming Trail, a parcel of approx. 6 acres from UR to Ag was considered.

A. Rick Hewson, who owns the parcel to the north spoke in favor of granting the request stating that it has always been treated as an ag parcel, and the current owner has maintained animals in a very neat manner.

B. Mr. Wosika wishes to maintain the animals he has on the parcel which is surrounded by Ag zoning on two sides and UR zoning on two sides.

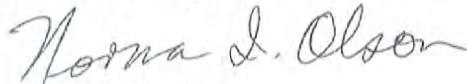
C. There was a great deal of discussion about rezoning such a small parcel, whether there is any difference if Wosika moves his animals onto the neighboring parcel which is Ag, or keeps them on his own lot, and defining grandfathering. It was determined that a use is grandfathered as long as it is maintained without a one year break in use even if ownership changes. There was also agreement that the keeping of animals is considered a crop. Thus, if a farmer sells his animals but maintains his field crops, he may repurchase animals even if a one year break occurs.

D. Moved by Hyatt, Second by DuCharme, and passed to recommend denial of the rezoning, but if a problem or complaint occurs in the future because of continued maintenance of animals on the parcel, the filing fee will be waived for a new hearing for either a CUP or rezoning.

AYE: Diehl, DuCharme, Fandel, Hyatt NO: Winnick Abstain: Peterson

6. The meeting adjourned at 9:00 PM.

Respectfully submitted,



Norma Olson, Clerk

WYOMING TOWNSHIP
7645 WYOMING TRAIL
WYOMING, MN 55092

December 15, 1992

WYOMING TOWNSHIP PLANNING COMMISSION

Present: Richard Diehl, Cheryl DuCharme, Pat Fandel, Loyal Hyatt,
Richard Peterson, Joyce Winnick, Cheryl Bengtson, Norma Olson.
Absent: Ron Swenson

1. A regular meeting of the Planning Commission was called to order at 7:30 PM at the Wyoming Town Hall by Chairman, Richard Diehl. Minutes of Dec. 1, 1992 were approved as read.

2. Terrance Bergeron presented plans for a minor subdivision in part of the SE 1/4 of the NW 1/4 of Sec. 35 to divide one parcel into two on the west side of Itasca Ave. Bengtson questioned whether there is a 20 ft. setback for the current house. Hult Surveyors will be asked to verify the side setbacks and septic location.

Moved by Peterson, Second by Hyatt and passed to approved subject to verification of setback for the house on Parcel B and payment of park fees for the new lot.

3. Jerry Parent presented a sketch plan of 5 lots in the HB zone in part of the SW 1/4 of the SW 1/4 of Sec 33 proposed to be named Parent Park.

- A. Mr Tetrault was informed that he should apply to Chisago County to amend their zoning ordinance to allow mini storage as a second tier business behind a primary business on the L shaped lot he proposes to purchase in this park prior to making final purchase.
- B. No other problems were discussed for the plat and the developer was told he could proceed as proposed.

4. Projects to be completed during the shorter winter meetings were discussed and outlined as follows.

- A. Review Comprehensive Plan.
- B. Complete Ghost Plan of Roads
 - 1. We will start this at the next meeting.
 - 2. The Town was divided into sections for detailed study.
 - A. NE 1/4 will be platted by Peterson and DuCharme
 - B. SE 1/4 will be platted by Swenson and Diehl.
 - C. West 1/2 will be platted by Fandel and Hyatt.
- C. Begin initial thinking for revision of the zoning ordinance.

Wosika Farm and Garden

7745 Wyoming Trail
Chisago City, MN 55013

The Farm [REDACTED]

Kelly's cell [REDACTED]

WosikaFarms.com

Hours of Operation

Day	Hours
Monday	10:00am - 6:00pm
Tuesday	10:00am - 6:00pm
Wednesday	10:00am - 6:00pm
Thursday	10:00am - 6:00pm
Friday	10:00am - 6:00pm
Saturday	9:00am - 5:00pm
Sunday	9:00am - 5:00pm

Stop by today! Deals this good don't last forever.

Wosika Farm & Garden
7745 Wyoming Trail
Chisago City, MN 55013



Wosika Farm and Garden

2025 Spring Bedding Plants

May 1, 2025 - June 13, 2025

Wosika Farm and Garden: A Family Adventure for 35 Years

It all started 35 years ago when Dave and Kelly bought a fixer-upper and turned it into a labor of love. Along the way, we raised our two children and a whole lot of farm animals. While we've scaled back on the animals, there's always room for a few ducks and chickens to roam freely around the farm.

Our greenhouse, built in 1990, has been growing ever since! Over the years, we've added on multiple times, creating a delightful maze of plant-filled rooms. It's the perfect place for plant lovers to wander, explore, and get lost in inspiration. Customers often find themselves strolling through the various wings, dreaming of which plants will thrive in their gardens. Children, especially, love to roam — and while they occasionally get a little lost, don't worry! We always reunite them with their families and send them on their way with a free bag of popcorn.

At Wosika Farm and Garden, we're proud to offer a wide variety of top-quality plants at great prices. Our loyal customers know they can count on us for exceptional service, and we're always excited to welcome new friends to the farm.

Come visit us soon — we think you'll be glad you did!

Dave and Kelly Wosika

Our Products

We offer a diverse selection of plants to help you create a beautiful, vibrant outdoor space. Our annuals are the stars of your garden, bringing bold color all season long with varieties like geraniums, begonias, and calibrachoa in 4½" pots. For larger projects, our 6-packs offer even more variety, including wave petunias and coleus. We also have unique containers, hanging baskets in sun and shade-loving mixes, patio bowls, and charming fairy gardens to add that special touch.

Perennials are the backbone of any garden, providing lasting beauty that comes back year after year. We carefully select varieties that thrive in Minnesota's tough climate, offering both jumbo and 4½" containers. These plants are tagged with helpful growing information to take the guesswork out of gardening and ensure you get the best results.

For the home gardener, we also carry a wide selection of vegetable plants and herbs. From tomatoes, peppers, and broccoli in 6-packs to zucchini in 4½" pots, our vegetables are perfect for a bountiful harvest. Try our Medley Packs for a variety in one pack! We also offer fresh herbs like basil, mint, and rosemary in 4½" pots—ready to harvest and add flavor to your kitchen.



Annual Flowering Plants



Hanging Baskets



Vegetable and Herb Plants















**ABRIDGED APPROVED MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 2, 2025
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for September 2, 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, Dennis Schilling, and Claire Luger

ABSENT: Councilmember Brett Ohnstad

Also Present: Tom Loonan - Eckberg Lammers, Robb Linwood - City Administrator, Grant MacFarlane - Assistant City Administrator, Mark Erichson - WSB, Neil Bauer - Public Safety Director, Steve Reeves - Public Works Superintendent, and Kim Lindquist - City Planner

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Mayor Iverson asked for a show of hands for those present for the Open Forum related to rezoning.

Mayor Iverson - Explained that she wanted to talk with the Council about the City's process for rezoning and the angst that had arisen. She noted that the Planning Commission has done a commendable job and has worked diligently. She stated that the Planning Commission had essentially put a pause on rezoning and referenced the report compiled by Zoning Administrator Weck, which described the pause as an opportunity to reflect on community feedback and ensure that any future considerations of zoning updates are deliberate and responsive to residents' concerns. She noted that she serves as the liaison to the Planning Commission, and numerous discussions and concerns have been raised by residents. She explained that this Council has done a good job of listening to the concerns of residents and believes that a question for the Council to consider is whether they want to go further with the proposed rezoning. She stated that, based on the comments the City had received, her input is that this is not the right time to rezone, but acknowledged that she didn't know when the right time would be. She stated that if the rest of the Council felt the same way, she would like to have them officially state that the City would not move forward with the rezoning.

Councilmember Schilling - Stated that he shared Mayor Iverson's thoughts on this issue and shared his reason that there is no reason for the City to do a sweeping change of zoning when there is no request for it, because if someone does want to do something with their private property, they can do that because of the Comprehensive Plan guidance.

Councilmember Luger - Explained that she was also in favor of putting the brakes on the proposed rezoning.

Councilmember Nanko Yeager - Stated that she also supported this suggestion.

City Administrator Linwood - Explained that staff would communicate this directive to the Planning Commission.

Mayor Iverson - Stated that she also wanted to address the communication piece because there had been a lot of conversation that the City was not communicating with the residents. She noted that the proposed rezoning was featured on the front page of the April newsletter, and every name property owner received a newsletter.

Loren Osterbauer, Forest Boulevard - Thanked the Council for not moving forward with the rezoning and noted that this decision had made a lot of residents happy.

Growing Together: Wyoming's Community Garden Expands Access and Connection



BY DEBORAH LYNN BLUMBERG

For 16 years, residents of the City of Wyoming formed friendships, built healthy eating habits, and cut their grocery costs growing their own fruits and vegetables in a community garden on the grounds of M Health Fairview Lakes Medical Center.

The garden's 14 plots — managed by M Health Fairview — drew patients and staff from the medical center, residents of the adjacent Meadows on Fairview assisted living center, and others in the community seeking an affordable and accessible space to grow their own food. But the centrally located garden — the only community garden in Wyoming, and one of only four in all of Chisago County — had its share of challenges.

For years, the medical center had a long waitlist of people who were eager to grow their own squash, tomatoes, and sunflowers but lacked access to land.

"We simply did not have garden beds to offer," said Emily Carpenter, community partnerships manager with M Health Fairview Community Advancement. At one point, she turned away more than a dozen interested gardeners. In addition, the plots weren't accessible for people who use a wheelchair or have mobility issues that make bending and crouching difficult.

Costs for new beds, tools, and other equipment needed for new gardeners, who pay a \$25 annual fee, quickly added up. With limited resources, the medical center couldn't tackle an expansion and renovation alone. So, Carpenter and her team turned to the city for support.

Ultimately, the City of Wyoming secured state funding and collaborated with M Health Fairview Lakes Medical Center to expand and improve the garden's accessibility. The project earned the city a 2025 League of Minnesota Cities City of Excellence Award.

PHOTO COURTESY OF M HEALTH FAIRVIEW



The City of Wyoming partnered with M Health Fairview Lakes Medical Center and secured funding to expand the community garden, creating an accessible space that brings residents of all ages and backgrounds together.

A private-public partnership takes root

Conversations about community garden expansion between M Health Fairview and Wyoming City Administrator Robb Linwood began in 2023.

"It's something that we at the medical center have talked about for a long time," Carpenter said. "Our health system's mission is to heal, discover, and educate for longer, healthier lives, and the community garden really lives that mission out. We understand the vital role that access to nutritious food plays in people's overall health. And the community garden supports social connection, too." The garden helps to reduce barriers and advance access to healthy and nutritious food, she added.

The project aligned well with an overarching goal of the Council's, to help residents age happily and healthfully. With the nearest other community gardens located 15 to 20 minutes away in North Branch and Lindstrom, expanding the local garden was a logical step.

The expansion would also better serve residents of the nearby Heims Lake Villas, a growing 55-plus community.

Linwood proposed applying for an Age-Friendly Minnesota Community Grant from the Minnesota Department of Human Services. The City Council approved the plan, and the city secured more than \$19,000. An additional \$2,999 came from Chisago County Statewide Health Improvement Partnership (SHIP), a community-led initiative focused on building healthier communities in the state.

In addition to covering construction costs, funding also went toward purchasing new materials and shared tools for gardeners after Carpenter surveyed current gardeners about their garden wish-list. She purchased a second rototiller to break up and turn over soil, a new lawn mower after the previous one fizzled out, digital water timers, shovels, rakes, and gloves. Other costs the grant money will cover include ongoing garden maintenance and periodic classes for gardeners

PHOTO COURTESY OF M HEALTH FAIRVIEW

on topics such as soil health, plant care, and harvesting techniques.

Building for access and engagement

Construction began in spring 2024, with support from city planning commission staff, their families, and other community members.

Wyoming Zoning Administrator/ Building Official Fred Weck designed the layout and helped lead the build. Over nine hours, volunteers graded and leveled the site, installed two brand new raised beds and four ground-level beds, filled them with soil, and enclosed the area with 60 feet of fencing. The garden now includes 20 beds and serves 32 gardeners, up from 14.

One of the newly added plots is used by Rise, which provides enrichment programs for adults with developmental disabilities. This is the program's first year growing its own produce, said Jamie Farley, activity coordinator at Rise.

"We planted things we plan to use in our cooking groups in-center — zucchini, squash, cucumber, broccoli, cauliflower, tomatoes, and various herbs," she said. "It has definitely been a learning experience so far, and we are already planning what we might do differently next year."

Farley added that the garden gives Rise greater flexibility and efficiency than their previous produce arrangement. "Previously we had collected produce from a local CSA [Community Supported Agriculture] program, but many of the things we got posed some challenges for cooking and weren't well liked. Unfortunately, much of it went to waste," she said. "The community garden space allows us to customize exactly what we get and how much we can harvest."

A garden that grows community

Today, residents age 18 and older gather at the garden to plant, water, and harvest produce and flowers. "Weekends are always buzzing at the garden," Carpenter said. "That's become a natural time for connection. It's been really amazing to see the community that's been built."

The garden includes shared apple and pear trees, and raspberry bushes. Gardeners collaborate on weeding, harvesting, and even donating extra produce to Family Pathways, a North Branch-based nonprofit that distributes food to local families in need.

"The garden is not just about tending to your food," Linwood said. "There's so much more. It draws residents of all ages and backgrounds. It really is about a shared space and about building social connection."

Carpenter notes that gardeners are especially grateful for a way to grow their own food as grocery prices rise. "They've told me, 'If I can save a little by growing my own food, I'm going to do that.'"

She credits the city's support from planning through promotion: "I can't begin to describe just how appreciative we are. They've been incredible partners from start to finish."

Wyoming Assistant City Administrator Grant MacFarlane calls the renovated community garden "a great added amenity" for city residents. "Anytime you can introduce a new amenity to the community, it's a huge draw for people," he said. "The expanded garden is being utilized a ton; it's been really great."

Next steps, and lessons for other cities

Given the project's success, there's already talk of future expansion, especially to add more raised beds. "If M Health Fairview Lakes Medical Center can



The garden expansion project aligned with the City Council's goal of helping residents age happily and healthfully.

find the space," MacFarlane said, "then we're certainly willing to go through the process again."

He believes that, while Wyoming's community garden project and partnership is unique, it's one that other cities and communities can learn from. To access funding, cities should lean on community-led initiatives like SHIP, he said.

"These organizations offering grants want you to succeed," said MacFarlane. "Don't be afraid to at least try." Also, tap into city staff members' skills and expertise, he added.

Linwood added that the project is a model for how local governments can collaborate with nonprofits and health care providers. "Don't be afraid to reach out," he said. "Sometimes we get siloed in our work, but when we lean on each other's strengths, we can make a real impact in our community." ☐

Deborah Lynn Blumberg is a freelance writer.



PHOTO COURTESY OF M HEALTH FAIRVIEW

ON THE WEB

Access a video of this Wyoming initiative at lmc.org/Wyoming.