

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 4, 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".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Work Session" of the Wyoming, City Council for October 21, 2025
2. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for October 21, 2025

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

3. To consider **Resolution 25-11-108** a resolution approving the Assessment Roll for the 2024 Street Improvement Project

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.

4. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of October 22, 2025 to November 4, 2025
5. To consider advertising for seasonal Ice Rink and Warming House Attendants at a wage of \$16 - \$18/hr

6. To consider **Resolution 25-11-114** a resolution approving Pay Voucher #1 to Bituminous Roadways, Inc. for the 2025 Street Improvement Project in the amount of \$446,436.97

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

7. Report of the Public Safety Director, Neil Bauer, for October 28, 2025
8. Report of City Building Official, Fred Weck, IV for October 30, 2025.
9. Report of the City Attorney, Tom Loonan, for October 30, 2025
10. Report of City Engineer Mark Erichson, WSB for October 30, 2025
11. Report of the Report of the Public Works Superintendent, Steve Reeves, for October 28, 2025

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

12. To consider **Resolution 25-11-104** a resolution denying a comprehensive plan land use map amendment and rezoning at 7745 Wyoming Trail. Property ID Number: 21.00358.00
13. To consider **Resolution 25-11-109** a resolution approving a variance for Outlot A of Sunrise Riverbank Second Addition, V-25-005, Sunrise River Bank. Location: East Viking Boulevard, Greenwood Golf Course Site. Applicant: Richard Morris of NTD-COM, LLC. Property ID: 21.10302.31
14. To consider **Resolution 25-11-110** a resolution approving variances for Outlot B of Sunrise Riverbank Second Addition, V-25-005, Sunrise River Bank. Location: East Viking Boulevard, Greenwood Golf Course Site. Applicant: Richard Morris of NTD-COM, LLC. Property ID: 21.10302.31
15. To consider **Resolution 25-11-111** a resolution approving the Preliminary Plat D-25-007, Sunrise River Bank. Location: East Viking Boulevard, Greenwood Golf Course Site. Applicant: Richard Morris of NTD-COM, LLC. Property ID: 21.10302.31
16. To consider **Resolution 25-11-112** a resolution approving the Final Plat D-25-008, Sunrise River Bank. Location: East Viking Boulevard, Greenwood Golf Course Site. Applicant: Richard Morris of NTD-COM, LLC. Property ID: 21.10302.31
17. To consider **Resolution 25-11-113** a resolution approving an Interim Conditional Use Permit for a Cannabis Microbusiness: I-25-004. Location: 7978 269th Street. Applicant: David Klein of Kind Buds Cultivars. Owner: David Rondestvedt. Property ID Number: 21.10353.00

18. To consider a city council work session on November 18, 2025

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
OCTOBER 21, 2025
5:30 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Budget Work Session Meeting of the Wyoming City Council for October 21, 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, Dennis Schilling, and Claire Luger

Absent: Brett Ohnstad

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

DETERMINATION OF A QUORUM:

Mayor Iverson determined a Quorum was present. Mayor Iverson stated Council Member Schilling will be participating in the meeting remotely from a hotel Lobby area at, 1360 W Mall Dr. Cleveland, OH that is open to the public. The City of Wyoming has issued this notice about Council member Schilling's remote participation per state statute 13D.02. Council Member Schilling has posted his location that he is participating in the work session meeting of the Wyoming City Council at 5:30pm Central Standard Time and he is actively participating in the Eastern Standard time at approximately 6:30PM

NEW BUSINESS:

1. To continue due diligence regarding property located at 26263 Forest Blvd.

City Administrator Linwood – Stated that the City had continued to complete due diligence on the property in partnership with Kraus Anderson and Wold Architects.

Paige Sullivan, Wold – Provided an overview on the design plans for the new City Hall, Fire Department, and Police Department. Showcased additions and improvements proposed to occur in each.

Councilmember Nanko Yeager – Inquired as to how many staff members each department currently had and how many staff members the new facilities could hold.

City Administrator Linwood – Stated that administrative staff had 6 employees and that the new building could handle up to 12. Added that the project was for a 30-year building, which would accommodate such growth if it were to occur.

Public Safety Director Bauer – Informed Councilmembers that the Police Department had 14 existing staff members but that the amount working at one time varied due to the staggered nature of shifts that police work.

Councilmember Nanko Yeager – Asked what security measures for the City Councilmembers were being implemented in the Council Chambers.

Johnathon Loose, Wold – Stated that there was a door immediately behind the proposed dais location and lockable doors at the entrance to the Chambers. Then highlighted the proposed garage for police and inspection vehicles.

Paige Sullivan, Wold – Provided a comparison of square footage of the facilities after the proposed renovations.

Daniel Kjellberg, Kraus Anderson – Gave an overview of the projected costs and phases of the project, broken down by department.

City Administrator Linwood – Shared that the project would be conducted in two phases, with the first phase being comprised of City Hall and Fire Department renovations. Included bonding schedule for a two-phase project and timeline for when Police Department construction would commence.

Councilmember Luger – Inquired when the City would bond for the Police portion of the project and if there would be an impact on future street projects.

City Administrator Linwood – Stated that City staff would work closely with its bond counsel to determine the appropriate time to do so. Added that street projects would not be impacted by this project.

Council gave consensus to move forward with the purchase agreement for the property located at 26263 Forest Blvd.

MAYOR IVERSON ADJOURNED THE OCTOBER 21, 2025 WORK SESSION MEETING AT 6:31 PM.

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
OCTOBER 21, 2025
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for October 21, 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, and Claire Luger

ABSENT: Councilmembers Dennis Schilling and 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, 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 “Regular Meeting” of the Wyoming, Minnesota City Council for October 7, 2025

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER NANKO YEAGER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR OCTOBER 7, 2025, AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling and Ohnstad

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS:

2. To consider **Resolution 25-10-102**, a resolution approving the Assessment Roll for the 2025 Improvement Project

City Engineer Erichson – Gave a presentation related to the details of the proposed 2025 Assessment Roll for the improvement project. He noted that the project went well, and some restoration has begun, but staff will continue to monitor the restoration efforts into the spring.

A MOTION WAS MADE BY COUNCILMEMBER NANKO YEAGER, SECONDED BY COUNCILMEMBER LUGER, TO OPEN THE PUBLIC HEARING AT 7:11 P.M.

Voting Aye: Nanko Yeager, Luger, Iverson

Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

Bob Rosenbaum, 25242 Grizzly Court – Thanked the City for their work on this project and noted that it was great in comparison to what they had before. He noted that he would like to pay his assessment in a lump sum and asked if the City would be giving residents a bill that they can respond to.

City Administrator Linwood – Noted that Mr. Rosenbaum can pay the City directly by coming to City Hall or could mail in the assessment.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER NANKO YEAGER, TO CLOSE THE PUBLIC HEARING AT 7:13 P.M.

Voting Aye: Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER NANKO YEAGER, TO APPROVE RESOLUTION 25-10-102, A RESOLUTION APPROVING THE ASSESSMENT ROLL FOR THE 2025 IMPROVEMENT PROJECT.

Voting Aye: Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

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 October 8, 2025, to October 21, 2025
4. To consider **Resolution 25-10-107**, a resolution approving Chisago County as the City of Wyoming's designated Street Naming and Addressing entity
5. To consider **Resolution 25-10-103**, a resolution authorizing payment to Ferguson Waterworks for Neptune 360 services in the amount of \$14,734.50

A MOTION WAS MADE BY COUNCILMEMBER NANKO YEAGER, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3, #4, AND #5 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

Voting Aye: Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

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

6. Report of the Public Safety Director, Neil Bauer, for October 15, 2025
7. Report of City Building Official, Fred Weck, IV, for October 16, 2025
8. Report of City Attorney Tom Loonan, for October 16, 2025

9. Report of City Engineer Mark Erichson, WSB, for October 15, 2025

10. Report of Public Works Superintendent, Steve Reeves, for October 15, 2025

COMMUNICATIONS

11. LMC – City of Excellence Award Article for the City of Wyoming

Assistant City Administrator MacFarlane – Shared an article from the League of Minnesota Cities regarding the City's community garden as part of a City of Excellence Award and thanked the Council for their support of the age-friendly initiatives, such as the community garden.

12. Emerald Ash Borer (EAB) Tree Grant

Assistant City Administrator MacFarlane – Shared background information on the EAG Tree Grant funds available through the State and explained that staff was seeking authorization from the Council to apply for the Community Tree Planting Grant to work on tree replacement throughout the City.

There was a consensus of the Council to support the request from staff to apply for the Community Tree Planting Grant for tree replacement in the City.

13. Results of Radiochemical Monitoring in the City of Wyoming

City Engineer Erichson – Explained that the tests and monitoring were done several times throughout the year and noted that they were not seeing anything that meant the City would need to make different plans than what they currently have in place.

The Council discussed the frequency of the testing.

OLD BUSINESS

NEW BUSINESS

14. To consider **Resolution 25-10-105**, a resolution approving a Conditional Use Permit Amendment, C-25-008, Location: 6641 Lake Boulevard, Applicant: Denyce McLaughlin of Top of the Valley Pet Resort, Property ID Number: 21-11069.00

Zoning Administrator/Building Official Weck – Noted that there were two applications related to this parcel on tonight's agenda. He reviewed the request for a CUP to operate a commercial dog kennel, Top of the Valley Pet Resort at 6641 Lake Boulevard. He stated that the Planning Commission and staff recommended approval.

Council Member Nanko Yeager – Asked what would happen with the application not chosen for this parcel.

Zoning Administrator/Building Official Weck – Explained that the City would then revoke the CUP or IUP for whichever use was not chosen.

City Attorney Loonan – Acknowledged that this was a confusing situation and gave a brief explanation of the process for Council evaluation of these two applications. He stated that if both requests were approved, staff would recommend that the business that does not end up operating out of the site have its approval revoked.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 25-10-105, A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT, C-25-008, LOCATION: 6641 LAKE

BOULEVARD, APPLICANT: DENYCE MCLAUGHLIN OF TOP OF THE VALLEY PET RESORT, PROPERTY ID NUMBER: 21-11069.00

Voting Aye: Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

- 15.** To consider **Resolution 25-10-106**, a resolution approving an Interim Conditional Use Permit for a Cannabis Retailer: I-25-003, Location: 6641 Lake Boulevard, Applicant: Billy Lavelle of 10,000 Bakes, Property ID Number: 21-11069.00

Zoning Administrator/Building Official Weck – Reviewed the request for an IUP for a cannabis retail business at 6641 Lake Boulevard. He stated that the Planning Commission and staff recommend approval.

Council Member Nanko Yeager – Asked what odor control would take place with this business.

Zoning Administrator/Building Official Weck – Noted that this was a retail location, so everything would be packaged, which meant there should not be any odors.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER NANKO YEAGER, TO APPROVE RESOLUTION 25-10-106 A RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT FOR A CANNABIS RETAILER: I-25-003, LOCATION: 6641 LAKE BOULEVARD, APPLICANT: BILLY LAVELLE OF 10,000 BAKES, PROPERTY ID NUMBER: 21-11069.00

Voting Aye: Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

- 16.** To consider the selection of a consulting firm for the 2026-2030 Storm Water Utility Rate Study

City Administrator Linwood – Explained that RFPs had been received from Abdo Financial, Baker Tilly, Ehlers, Erickson Northstar, LLC/WSB, Precision Consulting, and Raftelis. He noted that following the review, staff was recommending moving forward with Erickson Northstar, LLC/WSB.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE SELECTION OF ERICKSON NORTHSTAR, LLC/WSB, FOR THE 2026-2030 STORM WATER UTILITY RATE STUDY.

Voting Aye: Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling and Ohnstad

COUNCIL REPORTS:

Council Member Nanko Yeager – Attended the Council Work Session and the Planning Commission meeting.

Council Member Luger – Attended the Joint Sewer Commission meeting.

Mayor Iverson – Attended the Joint Sewer Commission meeting and the Council Work Session.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER NANKO YEAGER, TO ADJOURN THE OCTOBER 21, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:32 PM

Voting Aye: Nanko Yeager, Luger, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling and Ohnstad

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:
NOVEMBER 4, 2025
7:00 PM

Request for Council Action

Date: October 28, 2025

To: Wyoming City Council, Mayor Lisa Iverson, Councilmembers Claire Luger, Linda Nanko Yeager, Brett Ohnstad, and Dennis Schilling

Cc: Robb Linwood; File

From: City Engineer, Mark Erichson, PE

RE: 2024 Street Improvement Project
Adopt Assessments

Staff has prepared a resolution adopting the assessments for the 2024 Street Improvement Project for your consideration in accordance with the requirements of state statutes Chapter 429 for assessments to benefitting properties. A copy of the assessment role is attached for your reference. As part of the assessment hearing, staff will give a PowerPoint presentation identifying the improvements, costs and detail payment options. A summary of project costs and assessment calculation is shown below:

Total Project Cost:	\$ 1,790,151.60
• Surface and Drainage Improvements:	\$ 1,757,071.60
• Trail Improvements (Not Assessed)	\$ 33,080.00
Assessable Costs (Surface and Drainage):	\$ 1,757,071.60
Portion to be assessed (20%):	\$ 351,414.32
• Assessment Rate per Unit:	
○ Surface Rehabilitation	\$3,915.76 (\$6,106.18 identified in the feasibility report)
○ Roadway Reconstruction (New Curb)	\$4,122.36 (\$6,525.43 identified in the feasibility report)

Recommendation:

Approve Resolution No. 25-11-108 , a resolution adopting the assessments for the 2024 Street Improvement Project.

Final Assessment Roll								
WSB Project:		2024 STREET IMPROVEMENT PROJECT						
Project Location:		City of Wyoming						
WSB Project No.:		024180-000						
Date:		10/1/2025						
MapID	PIN		PROPERTY ADDRESS	CITY, STATE	PROPERTY OWNER ADDRESS	CITY, STATE	UNITS	ROADWAY ASSESSMENT
AREA 1 - SURFACE REHABILITATION (RURAL ROADWAY AND GOODWIN LANE)								
17	211090850		6528 GOODWIN LN	WYOMING, MN 55092	6528 GOODWIN LN	WYOMING, MN 55092	1	\$3,915.76
18	211090851		6506 GOODWIN LN	WYOMING, MN 55092	6506 GOODWIN LN	WYOMING, MN 55092	1	\$3,915.76
19	211090852		6543 GOODWIN LN	WYOMING, MN 55092	6543 GOODWIN LN	WYOMING, MN 55092	1	\$3,915.76
28	211104511		6502 255TH ST	WYOMING, MN 55092	6502 255TH ST	WYOMING, MN 55092	1	\$3,915.76
29	211104510		6476 255TH ST	WYOMING, MN 55092	6476 255TH ST	WYOMING, MN 55092	1	\$3,915.76
30	211104509		6454 255TH ST	WYOMING, MN 55092	6454 255TH ST	WYOMING, MN 55092	1	\$3,915.76
31	211104508		6414 255TH ST	WYOMING, MN 55092	6414 255TH ST	WYOMING, MN 55092	1	\$3,915.76
32	211104507		6386 255TH ST	WYOMING, MN 55092	6386 255TH ST	WYOMING, MN 55092	1	\$3,915.76
33	211104506		6370 255TH ST	WYOMING, MN 55092	6370 255TH ST	WYOMING, MN 55092	1	\$3,915.76
34	211104505		6344 255TH ST	WYOMING, MN 55092	6344 255TH ST	WYOMING, MN 55092	1	\$3,915.76
35	REMOVED FROM PROJECT							
36	211084578		6391 255TH ST	WYOMING, MN 55092	6391 255TH ST	WYOMING, MN 55092	1	\$3,915.76
37	211084579		6405 255TH ST	WYOMING, MN 55092	6405 255TH ST	WYOMING, MN 55092	1	\$3,915.76
38	211084580		6451 255TH ST	WYOMING, MN 55092	6451 255TH ST	WYOMING, MN 55092	1	\$3,915.76
39	211084581		6471 255TH ST	WYOMING, MN 55092	6471 255TH ST	WYOMING, MN 55092	1	\$3,915.76
40	211084582		6505 255TH ST	WYOMING, MN 55092	6505 255TH ST	WYOMING, MN 55092	1	\$3,915.76
56	211083021		25775 GRANADA AVE	WYOMING, MN 55092	25775 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
57	211083020		25819 GRANADA AVE	WYOMING, MN 55092	25819 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
58	211083019		25865 GRANADA AVE	WYOMING, MN 55092	25865 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
59	211083018		25895 GRANADA AVE	WYOMING, MN 55092	25895 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
60	211083017		25919 GRANADA AVE	WYOMING, MN 55092	25919 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
61	211083016		25995 GRANADA AVE	WYOMING, MN 55092	25995 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
62	211083008		25990 GRANADA AVE	WYOMING, MN 55092	25990 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
63	211083009		25914 GRANADA AVE	WYOMING, MN 55092	25914 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
64	211083010		25882 GRANADA AVE	WYOMING, MN 55092	25882 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
65	211083011		25830 GRANADA AVE	WYOMING, MN 55092	25830 GRANADA AVE	WYOMING, MN 55092	1	\$3,915.76
66	211083012		25835 GRAFTON AVE	WYOMING, MN 55092	25835 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
67	211083013		25885 GRAFTON AVE	WYOMING, MN 55092	25885 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
68	211083014		25929 GRAFTON AVE	WYOMING, MN 55092	25929 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
69	211083015		25979 GRAFTON AVE	WYOMING, MN 55092	25979 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
70	211083001		25980 GRAFTON AVE	WYOMING, MN 55092	25980 GRAFTON AVE NORTH	WYOMING, MN 55092	1	\$3,915.76
71	211083002		25934 GRAFTON AVE	WYOMING, MN 55092	25934 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
72	211083003		25900 GRAFTON AVE	WYOMING, MN 55092	25900 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
73	211083004		25868 GRAFTON AVE	WYOMING, MN 55092	25868 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
74	211083005		25822 GRAFTON AVE	WYOMING, MN 55092	25822 GRAFTON AVE	WYOMING, MN 55092	1	\$3,915.76
75	211083006		25804 GRAFTON AVE	WYOMING, MN 55092	25804 GRAFTON AVE N	WYOMING, MN 55092	1	\$3,915.76
TOTAL AREA 1 - SURFACE REHABILITATION (RURAL ROADWAY AND GOODWIN LANE) FINAL ASSESSMENT							35	\$137,051.60
AREA 2 - SURFACE REHABILITATION (NEW CURB)								
1	211082921		6318 258TH ST	WYOMING, MN 55092	6318 258TH ST	WYOMING, MN 55092	1	\$4,122.36
2	211082922		6332 258TH ST	WYOMING, MN 55092	6332 258TH ST	WYOMING, MN 55092	1	\$4,122.36
3	211082923		6374 258TH ST	WYOMING, MN 55092	6374 258TH ST	WYOMING, MN 55092	1	\$4,122.36
4	211082924		6386 258TH ST	WYOMING, MN 55092	6386 258TH ST	WYOMING, MN 55092	1	\$4,122.36
5	211082925		6406 258TH ST	WYOMING, MN 55092	6406 258TH ST	WYOMING, MN 55092	1	\$4,122.36
6	211082926		6422 258TH ST	WYOMING, MN 55092	6422 258TH ST	WYOMING, MN 55092	1	\$4,122.36
7	211082927		6440 258TH ST	WYOMING, MN 55092	6440 258TH ST	WYOMING, MN 55092	1	\$4,122.36
8	211082928		6464 258TH ST	WYOMING, MN 55092	6464 258TH ST	WYOMING, MN 55092	1	\$4,122.36
9	211082929		6321 258TH ST	WYOMING, MN 55092	6321 258TH ST	WYOMING, MN 55092	1	\$4,122.36
10	211082930		6339 258TH ST	WYOMING, MN 55092	6339 258TH ST	WYOMING, MN 55092	1	\$4,122.36
11	211082931		6365 258TH ST	WYOMING, MN 55092	6365 258TH ST	WYOMING, MN 55092	1	\$4,122.36
12	211082932		6391 258TH ST	WYOMING, MN 55092	6931 258TH ST	WYOMING, MN 55092	1	\$4,122.36

Final Assessment Roll								
WSB Project:		2024 STREET IMPROVEMENT PROJECT						
Project Location:		City of Wyoming						
WSB Project No.:		024180-000						
Date:		10/1/2025						
MapID	PIN		PROPERTY ADDRESS	CITY, STATE	PROPERTY OWNER ADDRESS	CITY, STATE	UNITS	ROADWAY ASSESSMENT
13	211082933		6407 258TH ST	WYOMING, MN 55092	6407 258TH ST	WYOMING, MN 55092	1	\$4,122.36
14	211082934		6415 258TH ST	WYOMING, MN 55092	6415 258TH ST	WYOMING, MN 55092	1	\$4,122.36
15	211082935		6437 258TH ST	WYOMING, MN 55092	6437 258TH ST	WYOMING, MN 55092	1	\$4,122.36
16	211082936		6461 258TH ST	WYOMING, MN 55092	6461 258TH ST	WYOMING, MN 55092	1	\$4,122.36
20	211083022		25678 GOODWIN RD	WYOMING, MN 55092	25678 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
21	211083023		25644 GOODWIN RD	WYOMING, MN 55092	25644 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
22	211083024		25614 GOODWIN RD	WYOMING, MN 55092	25614 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
23	211083049			WYOMING, MN 55092	7665 WYOMING TRL	WYOMING, MN 55092	1	\$4,122.36
24	211083025		25572 GRAMFORD AVE	WYOMING, MN 55092	25572 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
25	211083026		25554 GRAMFORD AVE	WYOMING, MN 55092	25554 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
26	211083027		6546 255TH ST	WYOMING, MN 55092	6546 255TH ST	WYOMING, MN 55092	1	\$4,122.36
27	211083028		6530 255TH ST	WYOMING, MN 55092	PO BOX 511	WILLISTON, ND 58802	1	\$4,122.36
41	211052901		6545 255TH ST	WYOMING, MN 55092	6545 255TH ST	WYOMING, MN 55092	1	\$4,122.36
42	211052902		6609 255TH ST	WYOMING, MN 55092	1411 GRAND ST NE APT 3	MINNEAPOLIS MN 55413	1	\$4,122.36
43	211083045		25523 GRAMFORD AVE	WYOMING, MN 55092	25523 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
44	211083044		25555 GRAMFORD AVE	WYOMING, MN 55092	25555 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
45	211083043		25575 GRAMFORD AVE	WYOMING, MN 55092	25575 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
46	211083046		25544 GOODWIN RD	WYOMING, MN 55092	25544 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
47	211083047		25530 GOODWIN RD	WYOMING, MN 55092	25530 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
48	211083048		25524 GOODWIN RD	WYOMING, MN 55092	25524 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
49	211083042		25523 GOODWIN RD	WYOMING, MN 55092	25523 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
50	211083041		25529 GOODWIN RD	WYOMING, MN 55092	25529 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
51	211083040		25551 GOODWIN RD	WYOMING, MN 55092	25551 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
52	211083039		25623 GRAMFORD AVE	WYOMING, MN 55092	25623 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
53	211083038		25651 GRAMFORD AVE	WYOMING, MN 55092	25651 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
54	211083037		25679 GRAMFORD AVE	WYOMING, MN 55092	25679 GRAMFORD AVE N	WYOMING, MN 55092	1	\$4,122.36
55	211083036		25717 GRAMFORD AVE	WYOMING, MN 55092	25717 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
76	211083007		25730 GRAMFORD AVE	WYOMING, MN 55092	25730 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
77	211083029		25714 GRAMFORD AVE	WYOMING, MN 55092	25714 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
78	211083030		25682 GRAMFORD AVE	WYOMING, MN 55092	25682 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
79	211083031		25636 GRAMFORD AVE	WYOMING, MN 55092	25636 GRAMFORD AVE	WYOMING, MN 55092	1	\$4,122.36
80	211083032		25613 GOODWIN RD	WYOMING, MN 55092	25613 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
81	211083033		25643 GOODWIN RD	WYOMING, MN 55092	25643 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
82	211083034		25675 GOODWIN RD	WYOMING, MN 55092	25675 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
83	211083035		25713 GOODWIN RD	WYOMING, MN 55092	25713 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
84	211082939		25731 GOODWIN RD	WYOMING, MN 55092	25731 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
85	211082938		25819 GOODWIN RD	WYOMING, MN 55092	25819 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
86	211082937		25825 GOODWIN RD	WYOMING, MN 55092	25825 GOODWIN RD	WYOMING, MN 55092	1	\$4,122.36
87	211082940		25915 GOODWIN RD	WYOMING, MN 55092	7665 WYOMING TRL	WYOMING, MN 55092	1	\$4,122.36
88	211052500		25509 GOODWIN ROD	WYOMING, MN 55092	25509 GOODWIN ROD	WYOMING, MN 55092	1	\$4,122.36
TOTAL AREA 2 - SURFACE REHABILITATION (NEW CURB) FINAL ASSESSMENT							52	\$214,362.72
TOTAL 2024 STREET IMPROVEMENT PROJECT FINAL ASSESSMENT							87	\$351,414.32

RESOLUTION 25-11-108

RESOLUTION ADOPTING ASSESSMENTS FOR THE 2024 STREET IMPROVEMENT PROJECT

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for 2024 Street improvement Project generally located along the following roadways:

- 258th Street from Goodview Avenue to Goodwin Road
- Goodwin Road from Verges Memorial Park to approximately 750 feet southeast of Gramford Avenue
- Goodwin Lane from southwest terminus to Goodwin Road
- 255th Street from Goodview Avenue to 256th Street
- Gramford Avenue from 256th Street to Grafton/Granada Avenue
- Granada Avenue from 260th Street to Gramford Avenue
- Grafton Avenue from 260th Street to Gramford Avenue

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYOMING, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2026, and shall bear interest at the rate of 5 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments after December 4, 2025.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the city treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.¹

4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4TH DAY OF NOVEMBER, 2025.

ATTEST:

Robb Linwood, City Administrator/Clerk

Lisa Iverson, Mayor



Request for Council Action

Date: October 31, 2025

Presented to: Mayor Iverson and City Council Members

Department: Administration

Reference: Authorize City Claims

Method: Consent

Background Information:

Minnesota law provides that the city council has full authority over the city's financial affairs, including the disbursement of public funds. All written instruments must be executed by the mayor and clerk/administrator, pursuant to authority granted by the council.

City Staff has prepared a list of recommended bills, payroll, and journal entries (claims) for Council consideration. Claims may be inspected by the public at the Wyoming City Hall Building (26885 Forest Blvd.) upon request.

Recommended action: Authorize payment of recommended bills, payroll, and journal entries for the period of October 21, 2025 to November 4, 2025.



Request for Council Action

Date: October 28, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Steve Reeves, Public Works Superintendent

Department: Public Works

Reference: Seasonal Public Works Positions

Method: Consent

Background Information:

The department is preparing for the eventual arrival of the 2025-2026 ice skating season. Considerations are being made for staffing of the warming house at Swenson Park at this time. Currently, we have budgeted for 2 part-time rink attendants to ensure the safety of skaters and general users of the facility.

Recommendation:

The Public Works Department is requesting council authorization to post the 2 part-time temporary warming house attendant positions. The recommended wage range is \$16.00 - \$18.00 per hour based on previous experience.

PUBLIC WORKS

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

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



October 28, 2025

Mr. Robb Linwood
City Administrator
City of Wyoming
26885 Forest Boulevard
PO Box 188
Wyoming, MN 55092

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

Dear Mr. Linwood:

Please find attached Construction Pay Voucher No. 1 for the above referenced project in the amount of \$446,436.97. The quantities completed to date have been reviewed and agreed upon by the contractor, and we hereby recommend that the City of Wyoming approve Construction Pay Voucher No. 1 for Bituminous Roadways, Inc.

The amount indicated above reflects work certified through October 23, 2025, with a 2% retainage applied. Please include one executed copy with the payment to Bituminous Roadways, Inc. and return one executed copy to our office for our file.

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

Sincerely,

WSB

Mark Erichson, PE
Director, Municipal Services

Attachment

srb

Client: City of Wyoming 26885 Forest Blvd. Wyoming, MN 55092-0188	Contractor: Bituminous Roadways, Inc. 1520 Commerce Drive Mendota Heights, MN 55120
--	--

WSB Project No.: 028039-000
Client Project No.:
State Project No.:
Federal Project No.:

Contract Amount		Funds Encumbered	
Original Contract	\$448,497.50	Original	\$448,497.50
Contract Changes	\$0.00	Additional	N/A
Revised Contract	\$448,497.50	Total	\$448,497.50

Work Certified To Date	
Base Bid Items	\$455,547.93
Contract Changes	\$0.00
Material On Hand	\$0.00
Total	\$455,547.93

Work Certified This Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
\$455,547.93	\$455,547.93	\$9,110.96	\$0.00	\$446,436.97	\$446,436.97
Percent Retained: 2%			Percent Complete: 101.57%		

This is to certify that the items of work shown in this Pay Voucher have been actually furnished for the work comprising the above-mentioned project in accordance with the plans and specifications heretofore approved.

Approved By Bituminous Roadways, Inc.


Signature

Approved By WSB


Signature

10-28-25
Date

October 27, 2025
Date

Approved By City of Wyoming

Signature

Date

Payment Summary

No.	Up Through Date	Work Certified Per Voucher	Amount Retained Per Voucher	Amount Paid Per Voucher
1	10/23/25	\$455,547.93	\$9,110.96	\$446,436.97

Funding Category Name	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
LOCAL FUNDING	\$455,547.93	\$9,110.96	\$0.00	\$446,436.97	\$446,436.97

Accounting Number	Funding Source	Amount Paid This Voucher	Revised Contract Amount	Funds Encumbered To Date	Paid Contractor To Date
1	Local	\$446,436.97	\$448,497.50	\$448,497.50	\$446,436.97

Contract Item Status

Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
1	2021.501	MOBILIZATION	LS	\$20,000.00	1	1	\$20,000.00	1	\$20,000.00
2	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$2.00	100	259.8	\$519.60	259.8	\$519.60
3	2104.503	REMOVE CURB & GUTTER	L F	\$11.50	1700	1684	\$19,366.00	1684	\$19,366.00
4	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$40.00	40	154	\$6,160.00	154	\$6,160.00
5	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$5.00	1000	170	\$850.00	170	\$850.00
6	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$225.00	20	32	\$7,200.00	32	\$7,200.00
7	2211.509	AGGREGATE BASE CLASS 5	TON	\$50.00	40	0	\$0.00	0	\$0.00
8	2231.509	BITUMINOUS PATCHING MIXTURE	TON	\$200.00	40	14.93	\$2,986.00	14.93	\$2,986.00
9	2232.504	MILL BITUMINOUS SURFACE (2.0")	S Y	\$1.00	15600	16927	\$16,927.00	16927	\$16,927.00
10	2331.603	JOINT ADHESIVE	L F	\$0.75	10000	7414	\$5,560.50	7414	\$5,560.50
11	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.00	1600	900	\$900.00	900	\$900.00
12	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	S Y	\$55.00	40	154	\$8,470.00	154	\$8,470.00
13	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	\$72.00	2100	1919.24	\$138,185.28	1919.24	\$138,185.28
14	2506.502	ADJUST FRAME & RING CASTING	EACH	\$1,100.00	16	16	\$17,600.00	16	\$17,600.00
15	2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	\$450.00	16	16	\$7,200.00	16	\$7,200.00
16	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$32.00	1700	1708	\$54,656.00	1708	\$54,656.00
17	2531.504	7" CONCRETE VALLEY GUTTER	S Y	\$120.00	20	53.88	\$6,465.60	53.88	\$6,465.60
18	2563.601	TRAFFIC CONTROL	LS	\$5,000.00	1	1	\$5,000.00	1	\$5,000.00

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
19	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$225.00	16	16	\$3,600.00	16	\$3,600.00
20	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	\$3.25	30	0	\$0.00	0	\$0.00
21	2574.507	LOAM TOPSOIL BORROW	C Y	\$50.00	90	90	\$4,500.00	90	\$4,500.00
22	2574.508	FERTILIZER TYPE 3	LB	\$1.00	70	70	\$70.00	70	\$70.00
23	2575.505	SEEDING	ACRE	\$3,000.00	0.2	0.55	\$1,650.00	0.55	\$1,650.00
24	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	\$2.00	1100	1100	\$2,200.00	1100	\$2,200.00
25	2575.523	WATER	MGAL	\$60.00	20	20	\$1,200.00	20	\$1,200.00
26	2575.608	SEED TURFGRASS	LB	\$3.50	400	400	\$1,400.00	400	\$1,400.00
27	2582.518	CROSSWALK PAINT	S F	\$3.00	300	270	\$810.00	270	\$810.00
28	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$2.00	200	151.5	\$303.00	151.5	\$303.00
29	2104.503	REMOVE CURB & GUTTER	L F	\$11.50	300	300	\$3,450.00	300	\$3,450.00
30	2104.518	REMOVE BITUMINOUS WALK	S F	\$1.00	19100	20323.2	\$20,323.20	20323.2	\$20,323.20
31	2104.601	SALVAGE AND REINSTALL LANDSCAPE STRUCTURES	L S	\$500.00	1	1	\$500.00	1	\$500.00
32	2521.518	6" CONCRETE WALK	S F	\$11.00	700	726.45	\$7,990.95	726.45	\$7,990.95
33	2521.518	3" BITUMINOUS WALK	S F	\$1.50	18400	20323.2	\$30,484.80	20323.2	\$30,484.80
34	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$30.00	300	300	\$9,000.00	300	\$9,000.00
35	2531.618	TRUNCATED DOMES	S F	\$65.00	120	158	\$10,270.00	158	\$10,270.00
36	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	L F	\$3.00	2600	0	\$0.00	0	\$0.00
37	2574.507	LOAM TOPSOIL BORROW	C Y	\$50.00	300	428	\$21,400.00	428	\$21,400.00
38	2574.508	FERTILIZER TYPE 3	LB	\$1.00	180	530	\$530.00	530	\$530.00
39	2575.505	SEEDING	ACRE	\$3,000.00	0.5	1.33	\$3,990.00	1.33	\$3,990.00
40	2575.508	HYDRAULIC STABILIZED FIBER MATRIX	LB	\$2.00	2800	4500	\$9,000.00	4500	\$9,000.00
41	2575.523	WATER	MGAL	\$60.00	40	70	\$4,200.00	70	\$4,200.00
42	2575.608	SEED TURFGRASS	LB	\$3.50	100	180	\$630.00	180	\$630.00
Bid Totals:						\$455,547.93		\$455,547.93	

Project Category Totals

Category	Amount This Voucher	Amount To Date
SCHEDULE A - STREET IMPROVEMENTS	\$333,475.98	\$333,475.98
SCHEDULE B - TRAIL IMPROVEMENTS	\$122,071.95	\$122,071.95

Contract Change Item Status

CC	CC No.	Line No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
Contract Change Totals:											

Contract Change Totals

No.	Contract Change	Description	Amount This Voucher	Amount To Date

Material On Hand Additions

Line No.	Item	Description	Date	Added	Comments

Material On Hand Balance

Line No.	Item	Description	Date	Added	Used	Remaining

RESOLUTION NO. 25-11-114

A RESOLUTION APPROVING PAYMENT FOR PAY VOUCHER #1 TO BITUMINOUS ROADWAYS, INC. FOR THE 2025 STREET IMPROVEMENT PROJECT IN THE AMOUNT OF \$446,436.97

WHEREAS, the City of Wyoming entered into a Contract with Bituminous Roadways, Inc. to complete the 2025 Street Improvement Project; and.

WHEREAS, the City Engineer, Mark Erichson, has inspected and approved the work on this project.

NOW, THEREFORE BE IT RESOLVED that the City of Wyoming authorizes the "Payment of Pay Voucher #1" in the amount of \$446,436.97 to A-1 Contracting, Inc. for the 2024 Street Improvement Project.

THIS RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE 4TH DAY OF NOVEMBER, 2025

CITY OF WYOMING

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



October 28, 2025

Re: Public Safety Activity Report – November 4, 2025, City Council Meeting

Police Update

Sergeant Hiring Process

We are currently conducting interviews with the candidates for the Sergeant position. On Wednesday, October 29, a community member panel will also be interviewing the candidates. This panel is made up of members of the Wyoming Police Multicultural Advisory Committee, the Executive Director of Lakes Center for Youth and Family, the Director of the Hallberg Family Foundation, and the North Branch Police Chief.

Following the full interview and evaluation process, we plan to present the finalist to the City Council for approval at the December 2, 2025, council meeting.

Defensive Tactics Instructor Development

Officer Derek Heath and Officer Nicole Fraser are progressing through extensive instructor-level training and certifications in defensive tactics. Once complete, they'll lead ongoing in-service training for our officers and volunteer reserve officers, expanding our in-house expertise, reinforcing safe and effective techniques, and ensuring our team stays current with best practices.

Fire Update

Fire Prevention Week

Wyoming Firefighters spent time with students at Wyoming Elementary, showing them the gear, talking about fire safety, and giving them a chance to see what being a firefighter is all about.

These visits are incredibly valuable. When kids get to meet the firefighters who serve their community, explore the equipment, and ask questions, it makes fire safety real and memorable. And who knows, maybe it even plants the seed for a few future Wyoming firefighters.

We're proud of our partnership with Wyoming Elementary and grateful for the opportunity to connect with the next generation.



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

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

Upcoming Community Outreach Events

January 21, 2026, from 8:00 AM – 10:00 AM – Coffee with a Cop, McDonalds

A handwritten signature in black ink, appearing to read "N.D. Bauer". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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



October 30, 2025
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: NOVEMBER 4, 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

A final inspection has been scheduled for October 31st. Final work is being completed. All rough-in inspections have been done. Permits have been issued to remodel the former office space at 5350 East Viking Boulevard into a hair salon.

Sunrise Flour Mill

No update. Phase 1, the warehouse area, has been completed and is being utilized. 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.

Planning Commission

The Planning Commission held a public hearing to consider a Comprehensive Plan Land Use Map amendment and a rezoning of a parcel. This is a separate agenda item.

The Planning Commission held a public hearing to consider a replatting of Sunrise Riverbank for variances, preliminary and final plat. This is a separate agenda item.

The Planning Commission held a public hearing to consider an interim conditional use permit for a cannabis microbusiness. This is a separate agenda item.



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

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October 30, 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 – October 17th - 30th

Dear Robb:

Our office continues our role as general counsel, answering questions, addressing legal concerns, and reviewing items for the City as requested. We are assisting the city with land use disputes and advising related to on going real estate and zoning matters.

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

.....
October 30, 2025

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

Re: November 4, 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 project is substantially complete. The assessment hearing was held on October 21st. The fist pay voucher is on the agenda for your consideration. A second and final pay voucher with corresponding contract closeout documents will be brought to the City when punch list items are complete.

2024 Street Improvement Project

The project is substantially complete. The contractor will need to complete punch list items prior to contract closeout. The assessment hearing has been scheduled for November 4th. Notices to the paper and property owners have been sent to provide notice per state statute. Excessive weed growth along 258th Street and a couple of other spots has been completed. Dormant seeding will be taking place soon.

2026 Street Improvement Project

After receiving authorization to proceed with the feasibility study, staff have sent a letter notifying residents and school district of the project, we met with public works to discuss scope, completed aerial drone survey and pavement coring, and hiring a company to televise the sanitary sewer and storm sewer. Once we have all the information gathering portions of the project complete, we set up our first neighborhood informational meeting.

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. The final lift of pavement has been completed. Once punch list items are all complete, we will ask the City Council to accept the improvements and release escrows and the letter of credit.

Diamond Ridge Development

Remaining punch list work has been completed, and we are waiting for the as-builts to be submitted. We expect final acceptance of the improvements will take place this fall. Jesse Moxness will be submitting building permits for these three lots soon.

Sunrise Riverbank Development (residential and commercial)

The residential portion of the development is on hold. The property owners we have been working with have submitted different ideas on how to serve the property and how they would access the commercial portion of the site. The County has also developed another East Viking Boulevard and Kettle River Boulevard concept based on these new considerations. This concept has been submitted to MNDOT to get their feedback.

Summer Fields Development

Plan review for the next addition has gone back and forth with the developers engineer. They will need to bring forward the final plat for the next phase, but desire to begin grading soon which will be consistent with their amended PUD. A grading preconstruction meeting will be held November 6th. No work can commence until the grading plan and drainage plan have been approved. They will also need to place money in escrow for this work. We are designing the lift station and installation of a generator at lift station 9. Utility construction is slated to start in the spring.

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



October 28, 2025

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

RE: November 4, 2025 City Council Meeting

Public Works Department Activity

- Held our 2nd annual Winter Operations prep meeting where we went over smart salting strategies, route assignments, and cleaning of equipment. In conjunction with this meeting, we invited WSB to hold our annual MS4 training course which is required by Minnesota Pollution Control Agency. City Engineer Erichson and Professional Engineer 1 Nate Kock went over our 2025 & 2026 Street Improvement Projects with maintenance staff. Collaboration between operations and engineering is pivotal in finishing projects that work for everyone involved, including residents
- Preparing for upcoming winter skating season by cleaning the facilities at Swenson Park and getting snow maintenance equipment ready
- Maintenance activities continue on Kettle River Blvd due to events at Pinehaven/Great Pumpkin Walk/Dead End Hayride
- Continuing to locate city infrastructure, water, sanitary sewer and storm sewer as a large fiber project is being conducted 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
- Sign maintenance is underway, daylighting signage that was previously blocked by tree limbs or branches, installing new cross walk signs at newly installed cross walks, & replacing signposts/blade holders that had met their useful life
- Responded to resident contacts
- Ongoing work order completion
- Department attended Safety Training in Hugo with Lino Lake, White Bear Township & Hugo Public Works Departments. Topics covered: Defensive Driving Techniques, Alcohol, Drugs & driving, PPE and Working safely Routine safety checks were conducted throughout the department including eye wash stations, fire extinguishers, and climbing equipment

PUBLIC WORKS

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

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

Streets:

- Grading of gravel roads is underway. Cleaned shop and performed annual maintenance to the brine making equipment used for winter operations. Partnered with the concrete contractor for the 2025 Street Improvement Project to preform pedestrian ramp installations on 257th. Our maintenance crew performed the restoration of turf to the pedestrian ramp sites.

Utilities:

The crew completed utility locates in the city. Meter installs as they come through. While fall is technically here, we have yet to see a slowdown for locate requests., meter drop offs, and inspections.

- **Sanitary Sewer**

Staff continue to check lift stations & generators during daily rounds. Lift station equipment inspections and maintenance is ongoing. Replaced out of date batteries at lift station generators as we head into cold season and need the generators to start when required.

- **Water:**

Continued water testing and monitoring the city's water distribution system. South Water Tower pumped to waste. Hydrant painting for 2025 is complete. Fluoride report was completed and submitted.

Surface/Storm Water:

Fall Street Sweeping is underway. Working with Comfort Lake Forest Lake Watershed District on an Enhanced Street Sweeping program for 2026. Restoration of storm sewer outfall adjacent to Hawk Meadows Park is complete.

Parks:

Fireside Park is open for use. Trash pick-up as needed. Installed accessible tables at Lion's & Goodview parks. Playground inspections and maintenance is ongoing. Replaced concrete panel at Swenson Park warming house.

Fleet:

Regular maintenance of vehicles is ongoing. Disposed of 2008 Mack dump truck with snow and ice control equipment for \$37,500. Our 2014 Ford F-350 utility truck equipped with a crane did not meet reserve again and has been brought back to town pending further assessment. All vehicles & equipment are receiving regularly scheduled maintenance at manufacturers recommended intervals. Snowplow equipment has had annual maintenance and commercial vehicle inspection completed.

Respectfully submitted,
Steve Reeves
Public Works Superintendent

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
DATE	10/16/2025
MEETING DATE:	11/04/2025
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.

Planning Commission September 23, 2025 Meeting

The Planning Commission tabled the applicant's request in order to receive more information about the prior zoning of the property. The applicant also made a Data Practices request for the same information.

The Town of Wyoming adopted a zoning ordinance in 1992, the property was zoned Urban Residential, which is the equivalent to today's Rural Residential I. In 1994 the property was rezoned to the Agricultural District at the owner's request. The Township adopted a new zoning ordinance and zoning map in 1996 and 2005. The applicant's property is not specifically mentioned in the Planning Commission or Town Board minutes.

The Town Board and Planning Commission held a joint public hearing on May 14, 1996. Item #9c in those meeting minutes reads as follows: *Our current Ag zones are not in agricultural uses and they should all be rezoned to rural residential uses, or when Ag land is contiguous to RR zones, the residential zone should be extended through rezoning rather than have a separate subdivision requirement for those Ag zones.*

In 2009 the City and Town zoning ordinances were merged and new zoning map was also adopted. The 1996, 2005, and 2009 zoning maps have the property in the Urban Residential or Rural Residential I district.

Staff could find no records that specifically targeted the applicant's property for a rezoning after 1994. It appears that it was rezoned with other properties in 1996, and retained the UR or R1 classification through subsequent zoning map adoptions.

1996

2005

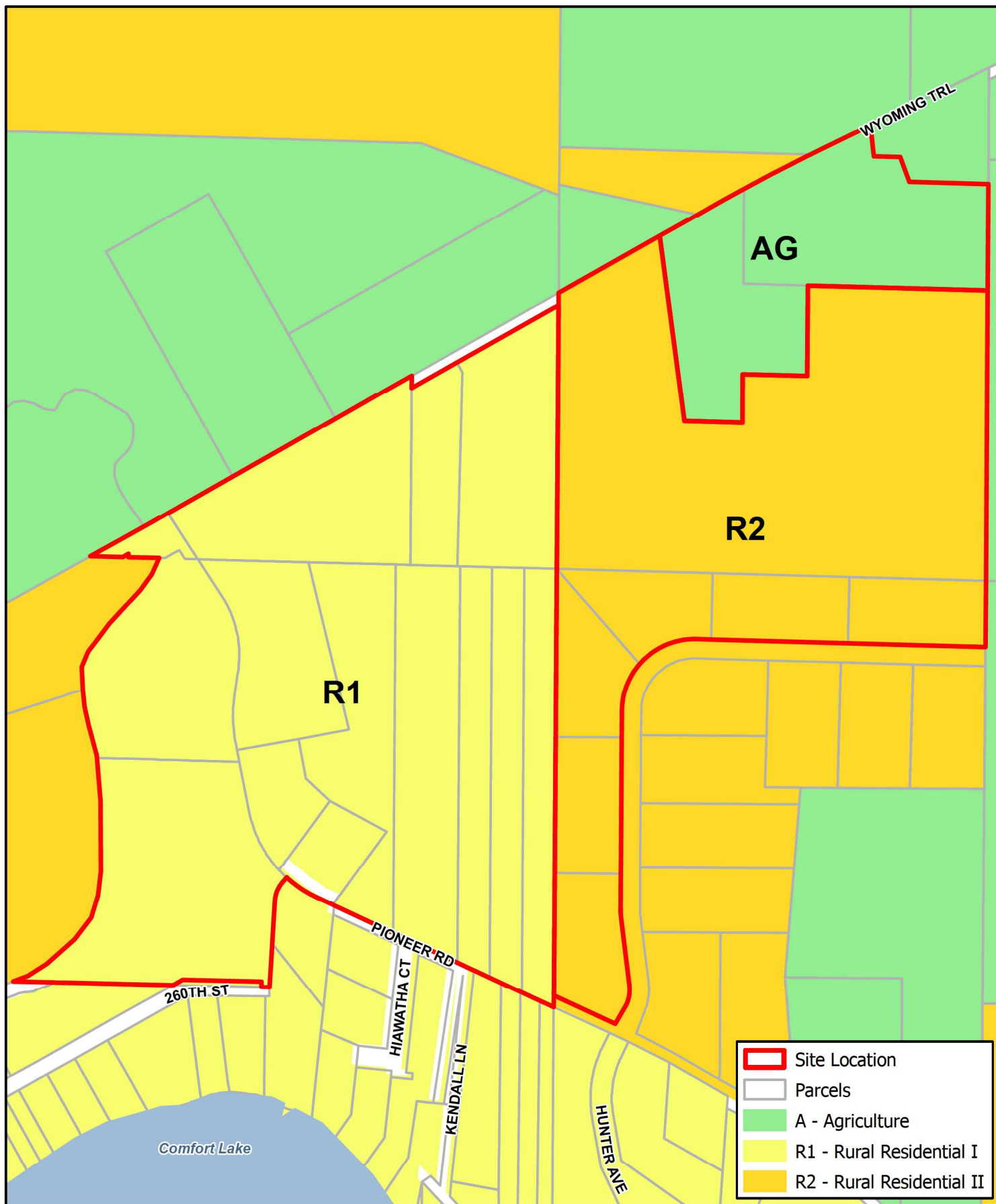
2009



Planning Commission Recommendation

On October 14, 2025 the Planning Commission publicly heard the petitioner's request. After hearing testimony and discussion, the Planning Commission voted 2-1 to recommend Denial of the request based on 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.



Site Location

Zoning Designations within Site Location
Wyoming, MN



0 400
Feet
1 inch = 400 feet

Understanding Spot Zoning

by Daniel Shapiro, Esq.

Editor's note: We're pleased to continue offering articles providing an overview of some of the key zoning and land use law issues planners and planning commissioners face. As with all such articles, we encourage you to consult with your municipal attorney as laws and legal practice vary from state to state.

Occasionally, planning boards or commissions are faced with a petitioner's request to re-zone property only to be challenged with an objector's claim that doing so would constitute illegal spot zoning. The plan commission often has a quandary; approve the development and risk making an improper, if not illegal decision, or deny the development which would have financially improved the community. To better assist with this difficult decision, it is beneficial for the commission to understand exactly what "spot zoning" is.

What Constitutes Spot Zoning

The "classic" definition of spot zoning is **"the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners."** [ref]Anderson's American Law of Zoning, 4th Edition, § 5.12 (1995).[/ref]

Spot zoning is, in fact, often thought of as the very antithesis of plan zoning. [ref]See, e.g., Jones v Zoning Board of Adjustment of Township of Long Beach, 32 N.J. Super 397, 108 A.2d 498, 502 (1954).[/ref] When considering spot zoning, courts will generally determine whether the zoning relates to the compatibility of the zoning of surrounding uses. Other factors may include; the characteristics of the land, the size of the parcel, and the degree of the "public benefit." **Perhaps the most important criteria in determining spot zoning is the extent to which the disputed zoning is consistent with the municipality's comprehensive plan.**

Counties and municipalities both adopt comprehensive plans for the purposes of stating their long term planning objectives, and addressing the needs of the community in one comprehensive document that can be referred to in making many zoning decisions over time.

Comprehensive plans also typically map out the types (and locations) of future land use patterns which the municipality (or county) would like see — again, these provide guidance for changes in the zoning ordinance and zoning district maps.

The key point: rezonings should be consistent with the policies and land use designations set out in the comprehensive plan.

Importantly, each claim of spot zoning must be considered based upon its own factual scenario. Indeed, some courts engage in a cost/benefit analysis to determine whether the challenged zoning is spot zoning.

For instance, in *Griswold v. Homer*, [ref]Griswold v. Homer, 926 P.2d 1015 (Alaska 1996)[/ref] the Alaska Supreme Court found spot zoning to exist by considering a cost benefit analysis, as well as the size of the parcel in question and the rezoning in relationship to the comprehensive plan. Critically, it found that the spot zoning was absent because, among other things, the underlying ordinance resulted in genuine benefits to the City of Homer as a whole, and not just to the particular land owner.

Although courts often find spot zoning where the challenged zone is surrounded by other incompatible zones, spot zoning is less likely to occur when the rezoning has “slopped over” by the extension of the perimeter of an existing zone to include the rezoned area.

Additionally, improper spot zoning is less likely when the disputed area is characterized by mixed uses or transitional areas. In other words, spot zoning is more frequently found in residential than in commercial neighborhoods.

When holding that spot zoning is invalid, some courts will couch their ruling in in terms of substantive due process — in other words, that the rezoning was not “reasonably related” to a legitimate state interest. Other courts will frame a ruling upon equal protection principles.[ref]See, e.g., *Rando v. Town of N. Attleborough*, 692 N.E.2d 544 (Mass. App. Ct. 1998).[/ref]

Regardless, when courts declare such rezoning invalid they must base their declaration on: (1) the lack of connection of the rezoning to a legitimate power or purpose; (2) the lack of the rezoning’s conformity to the comprehensive plan; or (3) the rezoning’s representing an unreasonable inequality in the treatment of similarly situated lands. See, e.g., *Hanna v. City of Chicago*[ref] *Hanna v. City of Chicago* 771 N.E.2d 13 (2002)[/ref] (spot zoning occurs when a relatively small parcel or area is rezoned to a classification out of harmony with the comprehensive plan).

Rebutting Spot Zoning

Spot zoning, however, may be rebutted when the challenged zoning is found to be consistent with a municipality’s recent zoning trends in the area, not just with the present surrounding uses.[ref]See e.g., 1350 *Lakeshore Associates v. Casalino*, 352 Ill.App.3d 1027, 816 N.E.2d 675 (1st Dist. 2004).[/ref] To illustrate the importance that each factual scenario must be closely addressed, rather than merely labeled, it should be noted that one Illinois court found that the rezoning of small parcels inconsistent with the zoning of surrounding areas is not necessarily unlawful.[ref]See, e.g., *Goffinet v. County of Christian*, 65 Ill.2d 40 357 N.E.2d 442 (1976).[/ref] The size of a parcel is just one factor to be considered in determining spot zoning.

A claim of spot zoning may also lack merit, for instance, when the zoning or planning regulations consider the boundaries of the property in dispute to contain a line of demarcation between zoning districts which would appropriately separate one zoning district from another.[ref]See, e.g., *LaSalle National Bank v. City of Highland Park*, 344 Ill.App.3d 259, 799 N.E.2d 781 (2nd Dist. 2003).[/ref]

Most importantly though, if the zoning is enacted in accordance with a comprehensive plan, it is typically not “spot zoning.”[ref]See, e.g., *Jones v. Zoning Board of Adjustment of Township of Long Beach*, 32 N.J. Super. 397, 108 A.2d 498, 502 (1954).[/ref]

What's a Planning Commission to Do?

When considering zoning map amendments, the planning commission or board must not only determine whether the petitioner has satisfactorily responded to the traditional standards in support of his or her application, but it should also closely scrutinize whether a potential exists for spot zoning. In doing so, the commission should look at the comprehensive plan and the surrounding uses to the property at issue.

While the commission is not qualified to make legal determinations of spot zoning, it is nonetheless the gatekeeper of identifying that such an issue may exist. It is therefore appropriate for the commission to defer its decision and consult with its municipal attorney *before* voting to approve the rezoning and referring it to the governing body for adoption.

Summing Up:

Spot zoning must be addressed upon the facts and circumstances of each case. As such, when faced with allegations of spot zoning, the courts will closely look at factors such as the size of the parcel; the anticipated public benefit; the consistency with the community's comprehensive plan; and the consistency with surrounding zoning, and uses, to make a determination of the validity of the rezoning.

Understanding Spot Zoning

by Robert C. Widner, Esq.

Most planning commissioners have heard the impassioned cry that a particular rezoning decision will constitute an invalid "spot zoning." This allegation typically arises where the community is considering the rezoning of a single lot or small parcel of property held by a single owner and the rezoning will permit land uses not available to the adjacent property.

Because spot zoning often focuses on the single parcel without considering the broader context, that is, the area and land uses surrounding the parcel, it is commonly considered the antithesis of planned zoning. While rezoning decisions that only affect a single parcel or small amount of land are most often the subject of spot zoning claims (as opposed to rezonings of larger areas), a locality *can* lawfully rezone a single parcel if its action is shown to be consistent with the community's land use policies. As I will discuss shortly, courts look to the community's comprehensive plan, or to other planning studies, in determining whether the rezoning is, in fact, consistent with local land use policies.

Of course, whether a particular rezoning constitutes an unlawful spot zoning depends largely upon the facts surrounding the zoning decision and upon the judicial decisions of each state. However, courts commonly note that the underlying question is whether the zoning decision advances the health, safety, and welfare of the community. A zoning decision that merely provides for individual benefit without a relationship to public benefit cannot be legally supported. Where a particular zoning decision is not supported by a public purpose, the zoning decision is arbitrary and may be subject to invalidation as unlawful spot zoning.

Although courts throughout the nation differ in their specific approaches when

reviewing spot zoning claims, the majority consider: (1) the size of the parcel subject to rezoning, (2) the zoning both prior to and after the local government's decision; (3) the existing zoning and use of the adjacent properties; (4) the benefits and detriments to the landowner, neighboring property owners, and the community resulting from the rezoning, and (5) the relationship between the zoning change

A ZONING DECISION
THAT MERELY PROVIDES
FOR INDIVIDUAL BENEFIT
WITHOUT A RELATION-
SHIP TO PUBLIC BENEFIT
CANNOT BE LEGALLY
SUPPORTED.

and the local government's stated land use policies and objectives.

This last factor — the relationship of the rezoning decision to the community's land use policies and objectives — is perhaps the most important one. As a result, when a planning commission (or governing body) initially considers a rezoning request it should determine whether the request is consistent with the comprehensive or master plan. Many communities' zoning codes also require a separate planning study that examines the merits of the proposed rezoning. This further ensures that any rezoning is consistent with the community's land use objectives, and not a case of spot zoning. The bottom line is that courts will give considerable weight to evidence that the locality's rezoning decision reflects thoughtful consideration of planning factors.  "Consistency With the Plan."

It should be noted that there is one situation where a rezoning decision that does not conform to the comprehensive plan

may nevertheless be upheld. That is where there is evidence showing significant changes in the community since the adoption of the plan that would justify a rezoning of the property. This is especially true where a review of other factors, such as benefit to the community and the size of the rezoned parcel, indicate that the rezoning was not merely intended to confer a benefit to the property owner. ♦

Robert (Bob) Widner is an assistant city attorney for the City of Arvada, Colorado. Bob serves as legal counsel to the Arvada Planning Commission and is principally responsible for land use and planning issues for the City. He also holds a master's degree in urban and regional planning and is an adjunct faculty member at the University of Colorado Graduate School of Architecture and Planning in Denver. Bob also wants to remind you that if you're confronted with a claim that a particular rezoning may constitute spot zoning, seek the opinion of your commission's attorney — it might avoid litigation later on.



Consistency With the Plan

When a rezoning decision is in conformance with the municipal plan, courts will uphold the decision *even though* it may adversely affect surrounding land uses. For example, in *Pollock v. Zoning Board of Adjustment*, 342 A.2d 815 (1975) a Pennsylvania court upheld the rezoning from residential to commercial/ industrial of a tract less than one acre in area which was surrounded on three sides by residentially zoned land. The parcel, however, fronted on a major boulevard, and, as the court noted, "the comprehensive plan for the city is to encourage commercial development along the properties fronting on the boulevard ... the rezoning of the instant tract was but another action in conformity with that pattern of development."



October 16, 2025

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

VIA U.S. MAIL & EMAIL

RE: Minnesota Statute 15.99; Time Deadline for Agency Action on Rezoning Application

Dear Mr. & Mrs. Wosika:

Pursuant to Minnesota State Statute 15.99, the City of Wyoming must make a decision on your Rezoning and Comprehensive Plan Map Amendment application within sixty (60) days of a complete application being received (which was on August 29, 2025) unless the City extends the time limit in accordance with Subdivision 3, (f).

The Wyoming Planning Commission tabled your request in order to receive historical information about your property. This action, and the calendar, have brought the City Council meeting on October 21, 2025 to within one week of the 60-day deadline of October 28, 2025

In accordance with Minnesota Statute 15.99, Subdivision 3, (f), the City of Wyoming is extending the deadline for action on your request an additional 60 days to December 27, 2025. I do not anticipate that the City Council will use the entire period before a decision is made.

If you have any further questions I can be reached at (651) 462-4947 between the hours of 8:00 a.m. & 4:30 p.m., Monday through Friday.

Sincerely,

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

Enclosure: MN Statute 15.99.



DEPARTMENT OF BUILDING SAFETY

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

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



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

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 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.

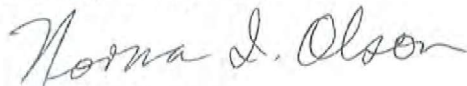
C. There was a great deal of discussion about rezoning such a small parcel, whether there is any difference if Wosika moves his animals onto the neighboring parcel which is Ag, or keeps them on his own lot, and defining grandfathering. It was determined that a use is grandfathered as long as it is maintained 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
Chicago City, MN 55013

The Farm 651-462-1005
Kelly's cell 651-357-3735

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
Chicago 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

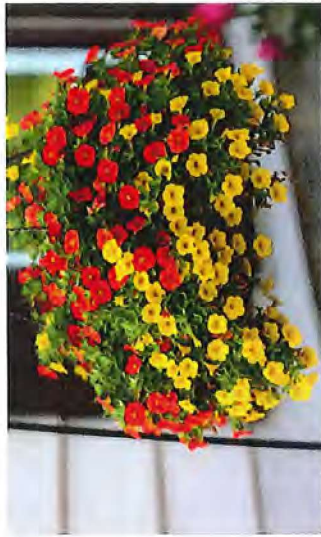
We offer a diverse selection of plants to help you create a beautiful, vibrant outdoor space. Our annuals are the stars of your garden, bringing bold color all season long with varieties like geraniums, begonias, and calibrachoa in 4½" pots. For larger projects, our 6-packs offer even more variety, including 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 Paks 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

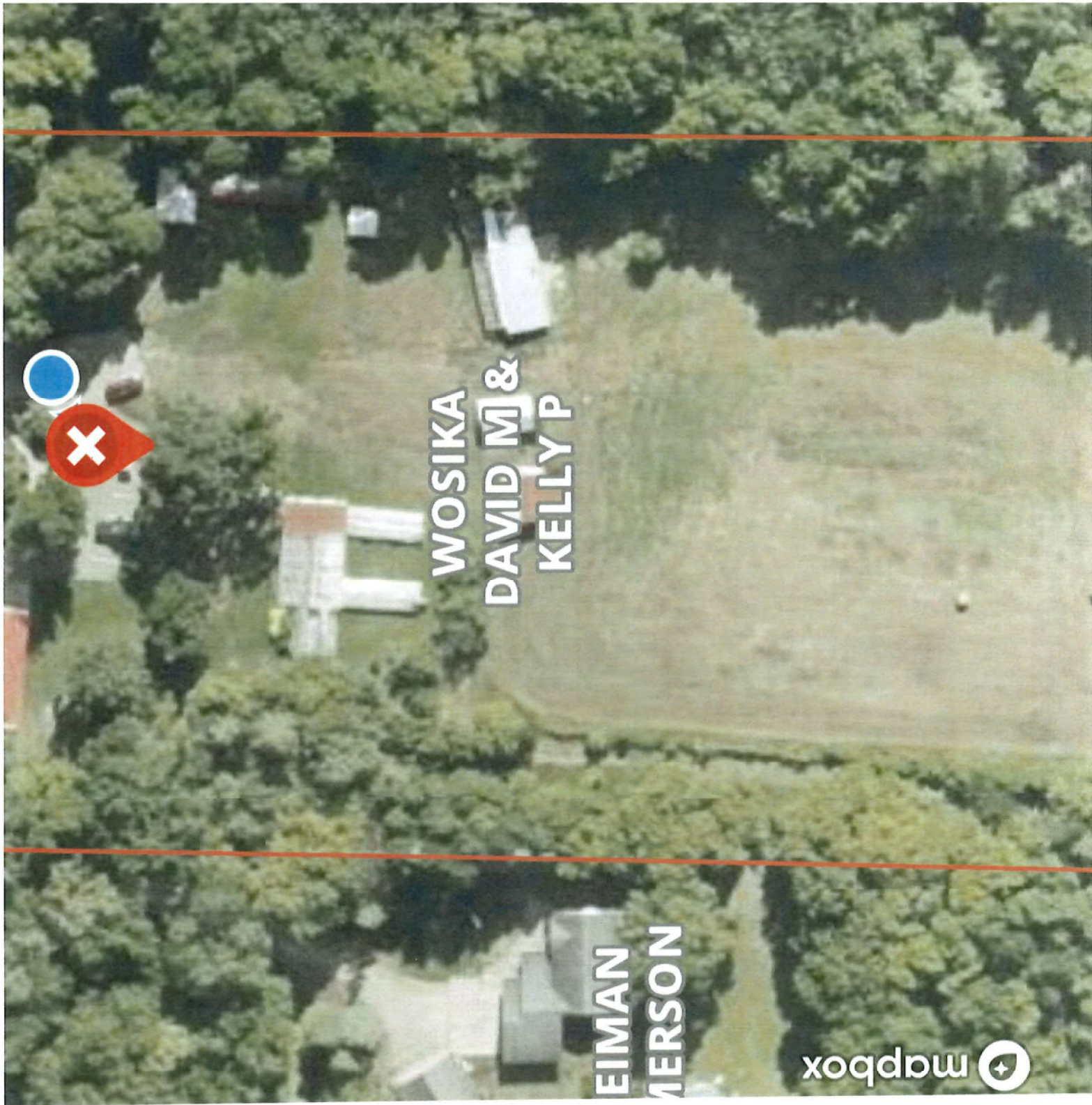














RESOLUTION NO. 25-10-104

**RESOLUTION DENYING A COMPREHENSIVE PLAN LAND USE MAP
AMENDMENT AND A REZONING**

AT

7745 WOMING TRAIL

PROPERTY ID NUMBER: 21.00358.00

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, David & Kelly Wosika, have applied for a Comprehensive Plan Land Use Map Amendment and a rezoning from the Rural Residential I (R1) to the Agricultural (A) zoning district on property legally described as:

That part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 33 North, Range 21 West, Chisago County Minnesota, lying southerly of the southerly line of Wyoming Trail (also known as Trunk Highway 98), and lying easterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence 268 degrees, 21 minutes, 14 seconds, assumed azimuth from north along the south line of said Southeast Quarter of the Northwest Quarter a distance of 309 feet to the point of beginning; thence 359 degrees, 58 minutes, 26 seconds, 300.06 feet; thence 357 degrees, 10 minutes, 44 seconds 294.65 feet; thence 327 degrees, 22 minutes, 39 seconds, 42.56 feet to said southerly line of Wyoming Trail and there terminating.

Together with a permanent easement over that part of the said Southeast Quarter of the Northwest Quarter, Section 22, Township 33 North, Range 21 West, lying southeasterly of State Highway 98 and westerly of Township road, as now in place running Southeasterly across described tract, said easement for the purpose of providing access to the Sunrise River.

Subject to and together with any other valid easements, restrictions, and reservations.

WHEREAS, on October 14, 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 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **DENIES** the Comprehensive Plan Land Use Map Amendment and the rezoning from the Rural Residential I (R1) to the Agricultural (A) zoning district, as requested by the applicant.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4TH DAY OF NOVEMBER, 2025.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

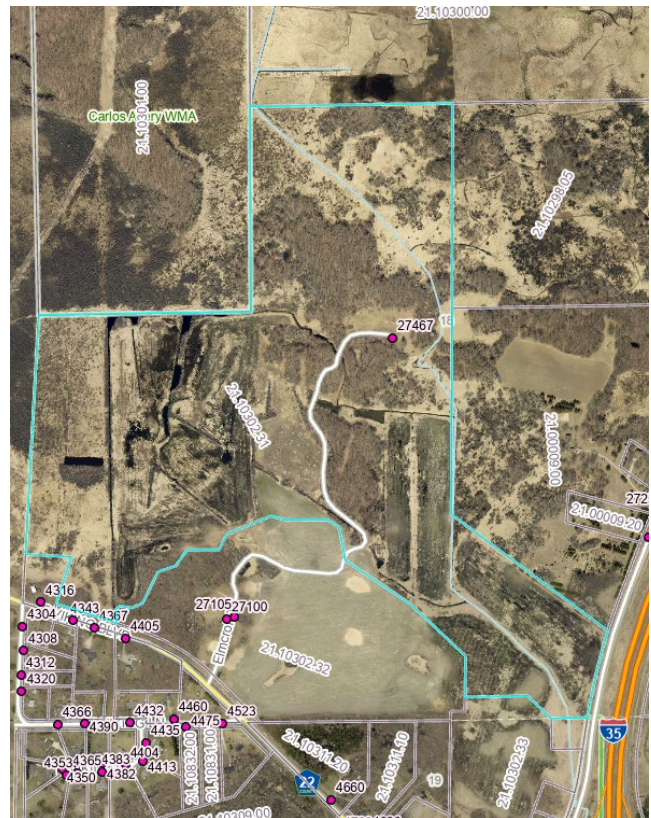
**CITY OF WYOMING
PLANNING AND ZONING**

TO: DATE MEETING DATE: FROM: RE: APPLICANT: PROPERTY OWNER: PROPERTY: FILE NO.:	City Council 10/21/2025 11/4/2025 Kim Lindquist, City Planner Fred Weck, Zoning Administrator Preliminary and Final Plat, 2 Variance for lot width and lot frontage NTD-COM, LLC NTD-COM, LLC Lot 1, Block 1, Sunrise Riverbank 0-25-007, 025-008, V-25-005
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OVERVIEW

NTD-COM, LLC (the owner and applicant), has submitted applications for a Preliminary Plat, Final Plat and two Variance requests for review. The applications are related to the subdivision of the area previously platted as Lot 1, Block 1, Sunrise Riverbank (PID: 21.10302.31) The parcel is currently zoned (A) Agriculture.

The property is not considered buildable and was designed for Wetland Banking as part of the larger Sunrise Riverbank project. The proposed outlots are not eligible for wetland banking and therefore the applicant will retain ownership of the two outlots. This was not anticipated in the initial project review; however, the change does not impact the wetland banking requirement, and all approval standards continue to be met. Because the two outlots do not meet ordinance dimensional standards, variances are required for ordinance requirements regarding lot frontage for Outlot A and frontage of less than 200' and a lot depth exceeding four times the lot width for Outlot B.



SITE CHARACTERISTICS

The proposed subdivision is located along East Viking Boulevard. The total parcel is 161.08 acres and will be divided into Lot 1 and two Outlots, labeled Outlot A and Outlot B. Outlot A is in the north of the property and is 28.22 acres. Proposed Outlot B is along the west property line and is 13.07 acres. Lot 1 will be 119.68 acres. The proposed use for the two created outlots is recreational, providing access to Carlos Avery Wildlife Reserve through a formal trail or by use of an existing utility easement. The applicant indicates there are no plans to build any structures on the outlots and they will not have sewer or water connections.

STAFF RECOMMENDATION

Staff is recommending approval of the preliminary and final plat of Sunrise Riverbank Second Addition subject to the following conditions:

1. Outlot A and B are not buildable.
2. Construction or grading activity on the site shall require a permit from the City prior to commencement of any work on site.
3. No public roadway access or utilities will be made available to the site.
4. The applicant or the future residential Homeowners Association will own and maintain Outlot A and B.

Staff is also recommending approval of the three variance requests to allow 0' frontage on a public road when 300' is required for Outlot A and 225' feet of lot width when 300' is required for Outlot B along with lot depth of over four times the lot width at 1935', based upon the findings of fact found within the memo.

STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

The entire site is currently zoned A- Agriculture. Surrounding land uses are shown in the table below.

Direction	Planned Land Use
North	Agriculture
West	Rural Residential / Linwood Township
South	Mixed Use Development / Rural Residential
East	Agriculture/ Rural Residential

Lot requirements within the A- Agriculture District are shown in the table below.

District	A – Agricultural District
Minimum Lot Area	Five (5) acres, at least one (1) acre of which must be buildable
Lot Width	300 feet; Corner lots shall be platted at least fifteen (15) feet wider than interior lots.
Lot Depth	300 feet; must be less than four (4) times the lot width

Preliminary and Final Plat

The request is unusual because the plat is creating three lots, none of which are designated for development. The two outlots will be retained by the future HOA for recreational and open space purposes while the Lot 1 Block 1 will be owned for wetland banking. Further, the two parcels, Outlots A and B, cannot be developed in the future because by definition, outlots cannot be built upon. (Outlot: A lot remnant or any parcel of land included in a plat which may be used for open space or otherwise unsuitable for development and therefore not usable as a building site as it currently exists) Any future building on the site would need City approval to grant buildable status or the property would have to be replatted.

From a process standpoint, the applicant has submitted a sketch plan which was reviewed by the Commission and Council at their recent meetings. There was no specific concerns but more questions about future use and ownership. Because there is no intention to develop the outlot sites more than the existing condition, there is no review for utilities, public access, and site grading and drainage. The applicant has indicated that the two outlots will provide trail access to the Carlos Avery Wildlife Reserve for future residents. Grading plans for any construction of formal trails will be required prior to commencement of work. Staff is also recommending as a condition of approval that the outlots be owned and maintained by the applicant and ultimately the future residential Homeowners Association (HOA). The City is not interested in owning the lots.

Variances

The two outlots both require variances due to their reduced lot width regulations. Outlot A has zero frontage on public right of way and Outlot B has 225' feet of frontage on a street when 300' is

required. The third variance submitted is for Section 40-175, (3). which requires that every lot have a minimum depth of three hundred (300) feet and the depth of the lot shall not be greater than four (4) times the lot width. Outlot B has a minimum width of approximately 173 feet and a maximum width of 410 feet. Outlot B has a depth of approximately 1,935 feet. The lot depth is more than 4 times the width of the lot and requires a variance. The following are the findings which must be met in order to grant a variance (40-120 (5))

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

Response: *The properties are not buildable. However, since the outlot areas will not be accepted for wetland banking, they must be unconnected from the parent parcel to facilitate the wetland banking condition of approval.*

2. 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.

Response: *The property has topographical circumstances that result in the need for the two requested variances to properly subdivide.*

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.

Response: *The interpretation of Ordinance Sec. 40 – 175 would make the two outlots and Lot 1 conforming. There is no intention to build on these lots and would provide trail access to the Carlos Avery Wildlife Reserve for future residents within the future commercial development.*

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

Response: *No special conditions or circumstances result from actions of the applicant.*

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.

Response: *The applicant will not be granted any special privilege that is denied by this Ordinance. The applicant will remain the owner of the property and remain unbuildable.*

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

Response: *The request for the two variances is the minimum needed to bring into conformity and alleviate hardship.*

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

Response: *The variances will not be materially detrimental to the purposes of this ordinance, or to property in the same zone.*

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.

Response: *The variance request is not prompted by economic circumstances.*

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.

Response: *N/A (Not Applicable).*

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

Response: *N/A (Not Applicable).*

Planning Commission Recommendation

Variances – On October 28, 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 variances from Section 40-175, (2), less than 300 feet of public road frontage for Outlot A; and a variance from Zoning Ordinance Section 40-175, (2), & (3) less than 300 feet of public road frontage and lot depth greater than four times the lot width for Outlot B, 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. The proposed variance will not unreasonably diminish or impair established property values within the neighborhood.
5. The proposed variance will not cause an unreasonable strain upon existing municipal facilities and services.
6. The proposed variance will not be contrary in any way to the spirit and intent of this Ordinance.
7. The proposed variance will not have a negative direct or indirect fiscal impact upon the City or school district.

Preliminary Plat - On October 28, 2025 the Planning Commission publicly heard the petitioner's request. 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.

Final Plat - On October 28, 2025 the Planning Commission publicly heard the petitioner's request. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend the approval of the requested final plat with the finding of fact; that the requirements of Article III, Division 3, "The Final Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with.

The Planning Commission recommends approval of the Preliminary and Final Plats with the following conditions:

1. Outlot A and B are not buildable.
2. Construction or grading activity on the site shall require a permit from the City prior to commencement of any work on site.
3. No public roadway access or utilities will be made available to the site.
4. The applicant or the future residential Homeowners Association will own and maintain Outlot A and B.



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) NORTHERN TIER DEVELOPMENT, LLC
Address 7380 FRANCE AVENUE SOUTH SUITE 250
City EDINA State MN Zip 55435-4546
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s): Name(s) RICHARD MORRIS
(SAME AS ABOVE)
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) [Signature] Date 10-1-25
Legal description of property: LOT 1, BLOCK 1, SUNRISE RIVERBANK

Property Identification Number: R.21. 10302.31

Present use of property: UNDEVELOPED - A &

Proposed use of property: WETLAND BANK; OPEN SPACE; ACCESS TO CARLOS AVE

Present zoning of property: A - AGRICULTURAL

Total acreage of property: 161.08 ACRES

Number of proposed lots: 3

Total acreage in wetlands or floodplain: _____
Acreage of proposed parkland dedication: N/A

☐ 4 full size copies of the proposed preliminary plat

☐ 1 electronic version legibly detailing all features

☐ A copy of proposed protective covenants, if applicable

☐ Septic site evaluation reports

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

☐ 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 10-1-25

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.

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

OFFICE USE ONLY

Application # 0-25-007

Date Application Received 10/3/25

Date Complete Application Received 10/6/25

120 Days 2/3/26

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

Date Paid 10/3/25

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

By: [Signature]
Official

Check # Escrow Funds

Revised 12/09/22



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

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) NORTHERN TIER DEVELOPMENT, LLC
Address 7380 FRANCE AVENUE SOUTH SUITE 250
City EDINA State MN Zip 55435-4546
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - if other than Applicant(s): RICHARD MORRIS
Name(s) (SAME AS ABOVE)
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) [Signature] Date 10-1-25

Legal description of property: LOT 1, BLOCK 1, SUNRISE RIVERBANK

Property Identification Number: R.21. 10302-31

Present use of property: UNDEVELOPED

Proposed use of property: WETLAND BANK; OPEN SPACE; ACCESS TO CARLOS AVE

Present zoning of property: A - AGRICULTURAL

Surveyor: Name JASON RUD Phone 651-361-8225

Engineer: Name SEAN BOHAN Phone 715-552-0330

Real Estate Agent: Name N/A Phone _____

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

Total size of property: 161.08 ACRES Total acreage in wetlands or floodplain: _____
Number of proposed lots: 3 Current zoning and use of property: A

- | | |
|---|--|
| ☐ 4 full size copies of the final plat drawings | ☐ 2 reduced copies (no larger than 11 x 17) |
| ☐ Improvements complete & accepted | ☐ Developers Agreement |
| ☐ Performance guarantee for the improvements | ☐ Certificate of Title & Opinion |
| ☐ Soil perc tests and borings | ☐ Receipt proving that the taxes have been paid |
| ☐ Park Dedication Submitted | ☐ Legal & Engineering Fees Paid |
| ☐ Other | |
| ☐ The application fee and escrow must be paid at the time of application | |

Applicant(s) Signature: [Signature] Date 10-1-25

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.

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

OFFICE USE ONLY

Application # D-25-008

Date Complete Application Received 10/6/25

Fee: \$200.00 + Escrow \$1,000.00

Revised 11/15/22

Date Application Received 10/3/25

120 Days 2/3/26

Date Paid 10/3/25

By: [Signature]
Official
Check # Escrow funds



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: SUNRISE RIVERBANK SECOND ADDITION

Applicant(s) Information:

Name(s) NORTHERN TIER DEVELOPMENT, LLC Home _____
Address 7380 FRANCE AVENUE SOUTH #250 Work _____
City EDINA State MN Zip 55435-4546 Email _____

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

Name(s) (SAME AS ABOVE) Home _____
Address _____ Work _____
City _____ State _____ Zip _____ Email _____

Owner(s) Signature(s) [Signature] Date 10-2-25

Legal description of property: LOT 1, BLOCK 1, SUNRISE RIVERBANK

Property Identification Number: R.21. 10302.31

Present Zoning: AGRICULTURAL

Present use of property: UNDEVELOPED

Proposed use of property: WETLAND BANK; OPEN SPACE; ACCESS TO CARLOS AVE

Description of request: LACK OF ROAD FRONTAGE TO OUTLOT A; OUTLOT B = ROAD

This application and the following attachments must be submitted to be considered a complete application: FRONTAGE LESS THAN 300 FT.

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 [Signature] Date 10-2-25

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. 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-25-005

Date Application Received 10/3/25

Date Complete Application Received 10/6/25

60 Days 12/5/25

By: [Signature]

Fee \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Paid 10/3/25

Check # Escrow Funds

City of Wyoming Variance Worksheet

Applicant(s): NORTHERN TIER DEVELOPMENT, LLC Phone: [REDACTED]
Address: 7380 FRANCE AVENUE SOUTH #250, EDINA, MN 55435
Variance request description: LACK OF ROAD FRONTAGE & OUTLOT A / ROAD FRONTAGE LESS THAN
City Ordinance Section number: 40-175 (2); 40-175 (3) 300 FEET OUTLOT B

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: THE PROPOSED WETLAND BANK CREATES TWO
RESIDUAL PARCELS WHICH DO NOT MEET ZONING STANDARDS.
- 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: THIS PARCEL HAS BEEN DESIGNED AND APPROVED FOR A WETLAND
BANK, AND THERE ARE 2 RESIDUAL PARCELS BEING CREATED.
- 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: # 1 & # 2 above
- 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: See # 2 above

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: see #2 above

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? _____

PRELIMINARY PLAT

~of~ SUNRISE RIVERBANK SECOND ADDITION

EXISTING LEGAL DESCRIPTION

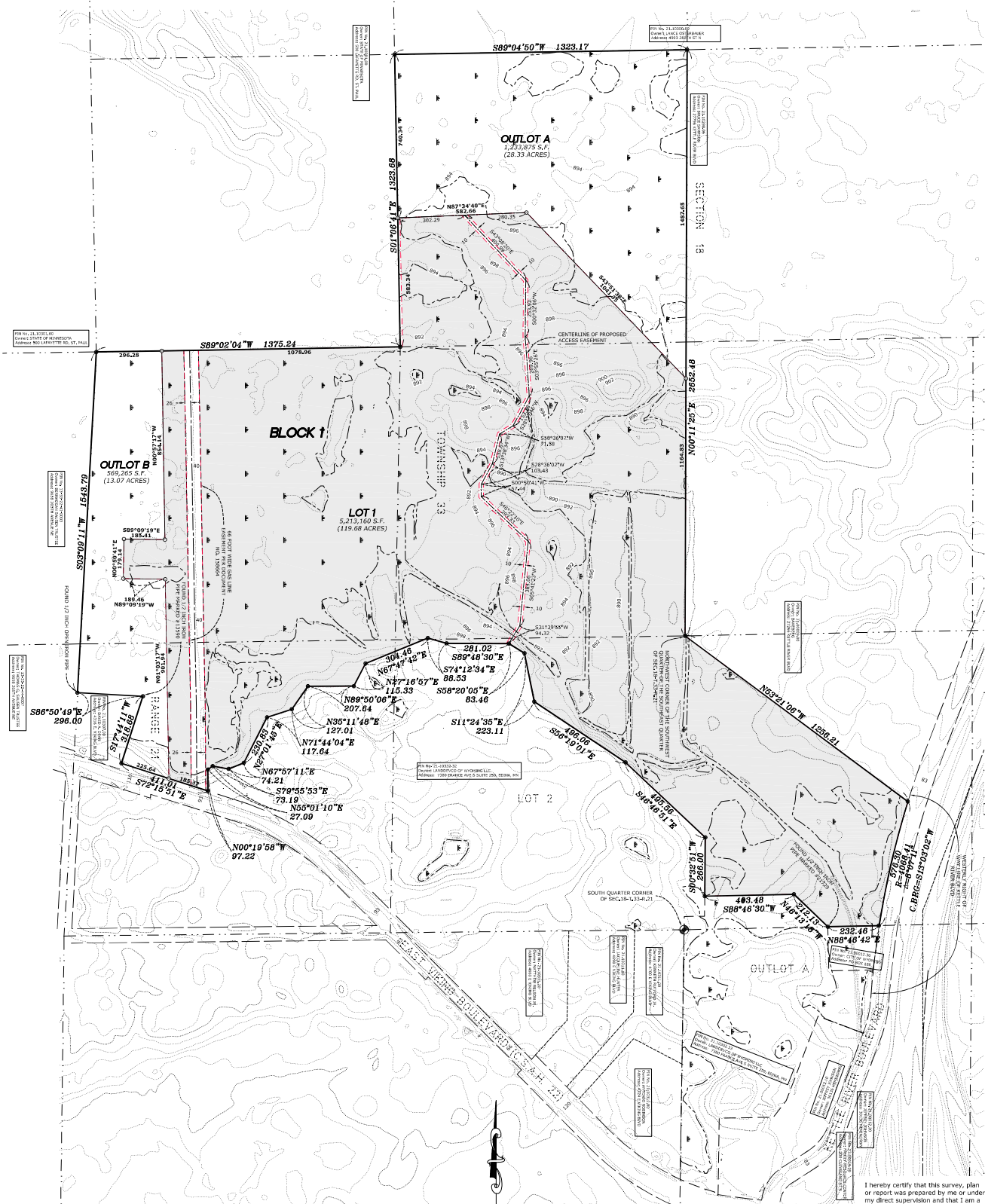
Lot 1, Block 1, SUNRISE RIVERBANK, Chisago County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- DENOTES EXISTING CONTOURS (2 FOOT INTERVALS)
- DENOTES WETLAND BANK PER PLANS BY RESOURCE ENVIRONMENT SOLUTIONS
- DENOTES WETLAND AS DELINEATED BY MERJENT, INC.
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER XXXX COUNTY TAX INFORMATION)

APPLICANT / OWNER

NORTHERN TIER DEVELOPMENT
7380 FRANCE AVENUE SOUTH, SUITE 250
EDINA, MN 55435-4546
RICHARD MORRIS / 952-832-2000



NOTES / ZONING INFO

- Existing contours are shown per a combination of field survey data and LIDAR data as provided by mDNR.
- Parcel ID number: 21.10302.21
- Existing Zoning: Agricultural
- Total Parcel Area: 7,016,299+ S.F. (161.07 ac.)

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: 10/2/2025 License No. 41578

NO.	DATE	DESCRIPTION
1		
2		
3		

SUNRISE RIVERBANK SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Northern Tier Development, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 1, SUNRISE RIVERBANK, Chicago County, Minnesota.

Has caused the same to be surveyed and platted as SUNRISE RIVERBANK SECOND ADDITION.

In witness whereof said Northern Tier Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this ____ day of _____, 20____.

Northern Tier Development, LLC

Richard Morris, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me by Richard Morris, Chief Manager of Northern Tier Development, LLC, a Minnesota limited liability company, on behalf of the company this ____ day of _____, 20____.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 411578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Jason E. Rud.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Approved by the City Council of the City of Wyoming, Minnesota, this ____ day of _____, 20____ and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed _____ Mayor

Signed _____ Clerk

This plat was approved as to form and execution this ____ day of _____, 20____.

City of Wyoming Attorney

Pursuant to Chicago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this day of _____, 20____.

Chicago County Surveyor

No delinquent taxes and transfer entered this ____ day of _____, 20____.

Chicago County Auditor

I hereby certify that the taxes for the year _____ on the property described herein are paid this ____ day of _____, 20____.

Chicago County Treasurer

This plat was recommended for approval this ____ day of _____, 20____.

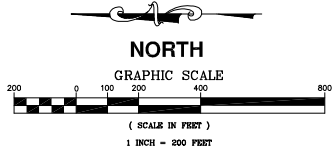
Chicago County Engineer

Document No. _____

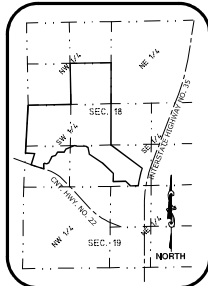
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded in Chicago County Records.

Chicago County Recorder

SUNRISE RIVERBANK SECOND ADDITION



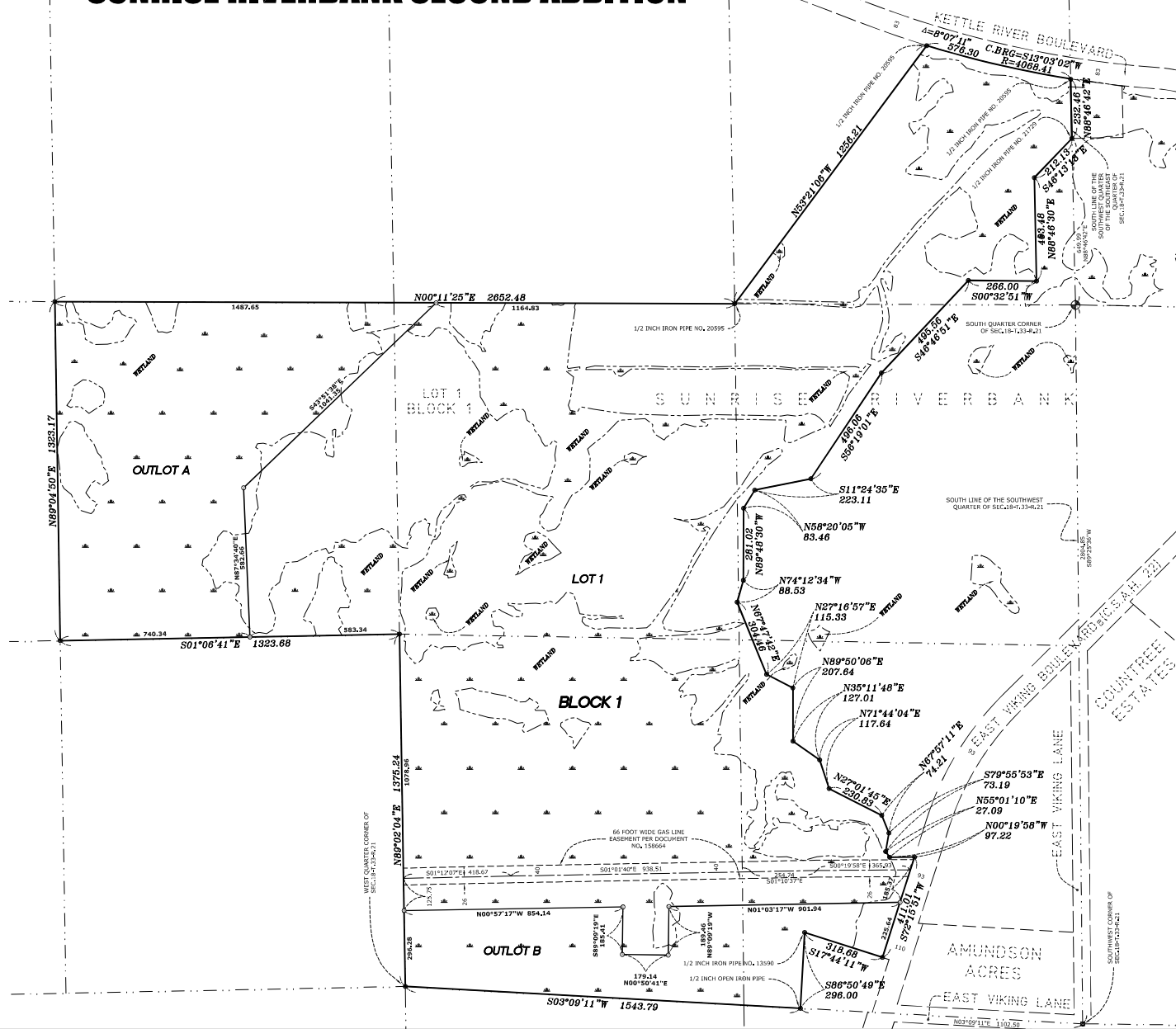
VICINITY MAP
 PART OF SEC. 16 & 19, TWP. 33, R. 21



CHISAGO COUNTY, MINNESOTA
 (NO SCALE)

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD83_1996 ADJUSTMENT

- DENOTES FOUND 1/2 INCH IRON PIPE MARKED BY RLS NO. 41578 UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578, THAT WILL BE SET WITHIN ONE YEAR AFTER RECORDING OR SOONER AS SPECIFIED BY THE APPROVING LOCAL GOVERNMENT UNIT
- DENOTES CHISAGO COUNTY STONE MONUMENT
- ⬢ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- ⬢ DENOTES WETLAND AS DELINEATED BY HERJENT, INC.



RESERVED FOR RECORDING DATA

RESOLUTION NO. 25-11-109

**RESOLUTION APPROVING A VARIANCE FROM SECTION 40 – 175, (2); TO
ALLOW THE CREATION OF AN OUTLOT (*OUTLOT A, SUNRISE RIVERBANK
SECOND ADDITION*) WITH ZERO (0) FEET OF PUBLIC ROAD FRONTAGE
AT
PROPERTY IDENTIFICATION NUMBER 21.10302.31**

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, Richard Morris of NTD-COM, LLC has applied for a variance from Zoning Ordinance Section 40-175, (2), to allow the creation of an Outlot (*Outlot A, Sunrise Riverbank Second Addition*) with Zero (0) feet of public road frontage instead of the required three-hundred feet on property legally described as:

Lot 1, Block 1, Sunrise Riverbank

WHEREAS, on October 28, 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 1, 2, 3, 4, 5, 6, 7, and 8 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. The proposed variance will not unreasonably diminish or impair established property values within the neighborhood.
5. The proposed variance will not cause an unreasonable strain upon existing municipal facilities and services.
6. The proposed variance will not be contrary in any way to the spirit and intent of this Ordinance.
7. 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4th DAY OF NOVEMBER, 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. 25-11-110

**RESOLUTION APPROVING VARIANCES FROM SECTION 40 – 175, (2) & (3); TO
ALLOW THE CREATION OF AN OUTLOT (*OUTLOT B, SUNRISE RIVERBANK
SECOND ADDITION*) WITH TWO-HUNDRED TWENTY-FIVE (225) FEET OF PUBLIC
ROAD FRONTAGE AND WITH A LOT DEPTH MORE THAN FOUR TIMES THE LOT
WIDTH
AT
PROPERTY IDENTIFICATION NUMBER 21.10302.31**

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, Richard Morris of NTD-COM, LLC has applied for variances from Zoning Ordinance Section 40-175, (2) & (3), to allow the creation of an Outlot (*Outlot B, Sunrise Riverbank Second Addition*) with two-hundred twenty-five (225) feet of public road frontage instead of the required three-hundred feet and with a lot depth (1,935 feet) more than four times the lot width on property legally described as:

Lot 1, Block 1, Sunrise Riverbank

WHEREAS, on October 28, 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 1, 2, 3, 4, 5, 6, 7, and 8 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. The proposed variance will not unreasonably diminish or impair established property values within the neighborhood.
5. The proposed variance will not cause an unreasonable strain upon existing municipal facilities and services.
6. The proposed variance will not be contrary in any way to the spirit and intent of this Ordinance.
7. 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4th DAY OF NOVEMBER, 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. 25-11-111

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF
"SUNRISE RIVERBANK SECOND ADDITION"
AT
PROPERTY IDENTIFICATION NUMBER 21.10302.31**

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, Richard Morris of NTD-COM, LLC has applied for approval of the Preliminary Plat of Subdivision for the property legally described as:

Lot 1, Block 1, Sunrise Riverbank

WHEREAS, on October 28, 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:

1. Outlot A and B are not buildable.
2. Construction or grading activity on the site shall require a permit from the City prior to commencement of any work on site.
3. No public roadway access or utilities will be made available to the site.
4. The applicant or the future residential Homeowners Association will own and maintain Outlot A and B.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4th DAY OF NOVEMBER, 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. 25-11-112

**RESOLUTION APPROVING THE FINAL PLAT OF
"SUNRISE RIVERBANK SECOND ADDITION"
AT
PROPERTY IDENTIFICATION NUMBER 21.10302.31**

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, Richard Morris of Northern NTD-COM, LLC has applied for approval of the Final Plat of Subdivision for the property legally described as:

Lot 1, Block 1, Sunrise Riverbank

WHEREAS, on October 28, 2025 the Planning Commission held a public meeting 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 3, "The Final 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 Final Plat as requested by the applicant with the following conditions:

1. Outlot A and B are not buildable.
2. Construction or grading activity on the site shall require a permit from the City prior to commencement of any work on site.
3. No public roadway access or utilities will be made available to the site.
4. The applicant or the future residential Homeowners Association will own and maintain Outlot A and B.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4th DAY OF NOVEMBER, 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	10/29/2025
MEETING DATE:	11/4/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Matthew Klein for Kindbud's Cultivars
PROPERTY OWNER:	David Rondestvedt
PROPERTY:	7978 269th St. Chisago City, MN
FILE NO.:	I-25-004

OVERVIEW

The applicant, Matthew Klein, representing Kindbud's Cultivars, has applied for an interim use permit for a Cannabis Microbusiness located at 7978 269th St. The property is currently zoned Agriculture (A), and the entire site is approximately 5.01 acres. The applicant has obtained preliminary approval of a license to cultivate and manufacture cannabis through the Office of Cannabis Management (OCM) that allows businesses to start reaching out to cities to secure locations. The proposed use is an agricultural cannabis microbusiness with cultivation and manufacturing that will provide the cultivation of legal cannabis products to adults ages 21 and over. Kindbud's Cultivars will have no employees with the owner as the sole operator, and the main hours of operation will be from 7:00 am until 5:00 pm, with the possibility of some longer shifts during harvest times. Per the city's zoning ordinance Article 6 Division 2 Sec. 40-173 a cannabis microbusiness is allowed as an interim use in the Agriculture (A) district.

SITE CHARACTERISTICS

The property is approximately 5.01 acres and is comprised of one tax parcel. The property is located along 269th St. The property currently has one single family home with two proposed greenhouses and a building for storage/processing/manufacturing with a fence on the South end of the parcel. The applicant does not anticipate any changes to the site apart from the addition of the three new structures and a security fence surrounding the cannabis operation.

STAFF RECOMMENDATION

Under the requirements of Ordinance NO. 2024-01 and the findings of fact based upon 40-112, Staff is recommending approval of an Interim Use Permit for the proposed cannabis microbusiness which will provide cultivation, manufacture and sales of legal

cannabis products to adults ages 21 and over based upon the findings of fact and subject to the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site must comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count and provide proper maintenance of the systems to ensure compliance.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management.
5. The trailer building shall comply with appropriate building code requirements.
6. Retail sales are not allowed on the site without city review and an approved amended IUP.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The Agriculture (A) district is designed and intended to provide areas to be utilized for agriculture and rural residential uses. The subject property is zoned Agriculture and is guided for agricultural use.

The zoning and surrounding guided uses are as follows:

North – A – Agriculture

South – A – Agriculture

West – A – Agriculture

East – A – Agriculture

Application Review

A site plan indicates that there will be two greenhouses installed on the western portion of the site, both are double walled greenhouses of 30' x 100'. The manufacturing building is smaller at 10'x 40'. The manufacturing building is a trailer, similar to what builders may put on the site for an office. As this is an agricultural use, the metal building is acceptable but does need to meet building code requirements. A security fence will encompass the cultivation area, with security and interior building lighting. The fencing is 275' x 275' with two gates in the east.

The applicant has provided information about operational issues such as lighting, odor and water use. A site plan and pictures of the greenhouses have also been provided for the Commission and Council's use.

Lighting

The applicant's exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed near the entrance of the office trailer and entrance gate within the fencing. Motion sensor lights that are also dark skies certified will be placed about the property and will have high detection parameters, so they won't be activated by small animals and moving tree limbs. All lighting must be downward directed, and the light source cannot be visible from any public way.

The applicant indicates that internally, the greenhouse lighting will adjust intensity based upon light sensor data. They indicate that plants are on a 12- or 18-hour cycle, where the off times are blacked out to manipulate flowering cycles. Kindbud's Cultivars facility uses mixed light greenhouses. This system is on a timer that can be adjusted remotely that rolls up or lowers dark plastic from a system that runs along the spine of the internal greenhouse structure. They have provided a website link for interested parties to review: [Internal Light Deprivation Greenhouse Walkthrough](#). The video does not show much information about the blackout curtain but the materials in the application illustrate a cut-away which shows how the blackout materials work.

Odor Mitigation Plan

The greenhouse will use a high-pressure fogging system that turns on in conjunction with the exhaust fan in warmer months. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine atomization. Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. The filters will be placed between the double walls of the greenhouses as well as inside. The applicant indicates that these systems must be maintained with the carbon filters changed periodically. Similar to other projects, it is incumbent upon the operator to ensure proper maintenance is conducted to comply with city expectations and the applicant's representation of the business operation.

Water Usage Plan

The applicant will use a private well for water needs. Water will be brought into the facilities via a trenched line from the residence on the property. Average daily use of around 700 gallons with peak use of 1200 daily.

Cannabis watering is carefully controlled and used in conjunction with soil sensors. Overwatering is extremely detrimental to living soil grows so the applicant will constantly monitor data from sensors and keep detailed records about how much water is used and when.

Mitigation

1. Crop planning so that intensive flowering cycles are outside of the hottest times of year to minimize impact.
2. Maintaining a strict soil moisture level.
3. The applicant's growing methodology is light on water usage so that nutrients and microbes don't flush out in addition to stalling or slowing plant growth.
4. Rainwater collection can be used to offset water usage.
5. Drought plan in case a drought is declared that includes rainwater collection/storage and importing water from drought free areas of the state.
6. Using cover crops and ground cover like hemp hurd to reduce evaporation and water use.

Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting a Conditional Use Permit is required for commercial business use in the C-Commercial zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

Response: *The proposed use is consistent with the agriculture zoning designation and is allowed as an Interim use in the agriculture district. The 2022 Comprehensive Plan guides this parcel for agricultural use.*

2. The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

Response: *The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities.*

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.

Response: *The use will be separated by distance and screening from adjacent developed properties.*

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

Response: *The site will have an appear similar to other agricultural land uses.*

5. The use will be consistent with the purpose of this and other City Ordinances.

Response: *The ordinance currently allows this use if it can comply with ordinance IUP standards.*

6. 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.

Response: *The proposed microbusiness is consistent and compatible with the character of the agricultural zoning.*

7. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

Response: *The anticipated use will generate little to reasonable traffic for an agricultural use. The only employees are those who live on the property.*

8. 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.

Response: *The proposal does not impact existing nearby businesses.*

9. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

Response: *The operation of the commercial business should not be detrimental to the public health, safety, or general welfare of the community.*

10. 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.

Response: *The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, or fumes. The applicant has proposed mitigative measures for these concerns.*

11. The use will preserve and incorporate the site's important natural and scenic features into the development design.

Response: *The site is an agricultural parcel and will be used for the intended use.*

12. The use will cause minimal adverse environmental effects.

Response: *The proposal should not cause any adverse environmental effects to the site.*

Interim Use Permit Standards

Chapter 40, Article V, Division 6, Interim Use Permit, Section 40 – 112, sets forth the general standards that shall be met in order to grant an IUP. Granting of an Interim Use

Permit is required for Cannabis Microbusiness use in the A – Agriculture zoning district. The standards are as follows:

1. Whether the use conforms to the zoning regulation.

Response: *The use conforms to the current zoning regulation and is listed as an interim use in the A-Agriculture zoning district.*

2. Whether a date or event for the termination of the use can be identified with certainty.

Response: *The application did not provide a termination date. Staff is recommending that the IUP be terminated with a change of owner, sale of the property, or loss of the State license.*

3. Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future.

Response: *The permission will not impose additional costs to the public.*

4. Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use

Response: *Proposed conditions are a requirement of approval.*

Staff find that the application meets all the IUP standards for approval.

Planning Commission Recommendation

On October 28, 2025 the Planning Commission publicly heard the petitioner's request for an Interim Conditional Use Permit to operate a cannabis microbusiness. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the findings that the standards for the Interim Conditional Use Permit have been met and with the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site must comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count and provide proper maintenance of the systems to ensure compliance.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management.
5. The trailer building shall comply with appropriate building code requirements.
6. Retail sales are not allowed on the site without city review and an approved amended IUP.



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: 7978 269th St. Chisago City, MN

Applicant(s): Name(s) Matthew Klein

Address 205 s Main

City Austin

State MN

Zip 55912

Phone Number [REDACTED]

Email [REDACTED]

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

Name(s) David Rondestvedt

Address 7978 269th St

City Chisago City

State MN

Zip

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) Signature(s) [Signature]

Date 9/29/2025

Legal description of property:

Property Identification Number: R.21. 10353.00

Present Zoning: Agricultural

Present use of property: Homestead

Proposed use of property: Agricultural Cannabis Microbusiness Cultivation, Manufacturing

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: Reopening Application

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

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) Matt Klein

Date 9-28-25

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. 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 10/1/25

Fee: \$220.00 + Escrow

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

Application # 1-25-004

60 Days 12/1/25

Date Paid 10/2/25

Date Application Received 10/2/25

By: [Signature]

Official
Check # 4843

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: _____

Address: _____

Type of Business: _____

Business name: _____

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

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

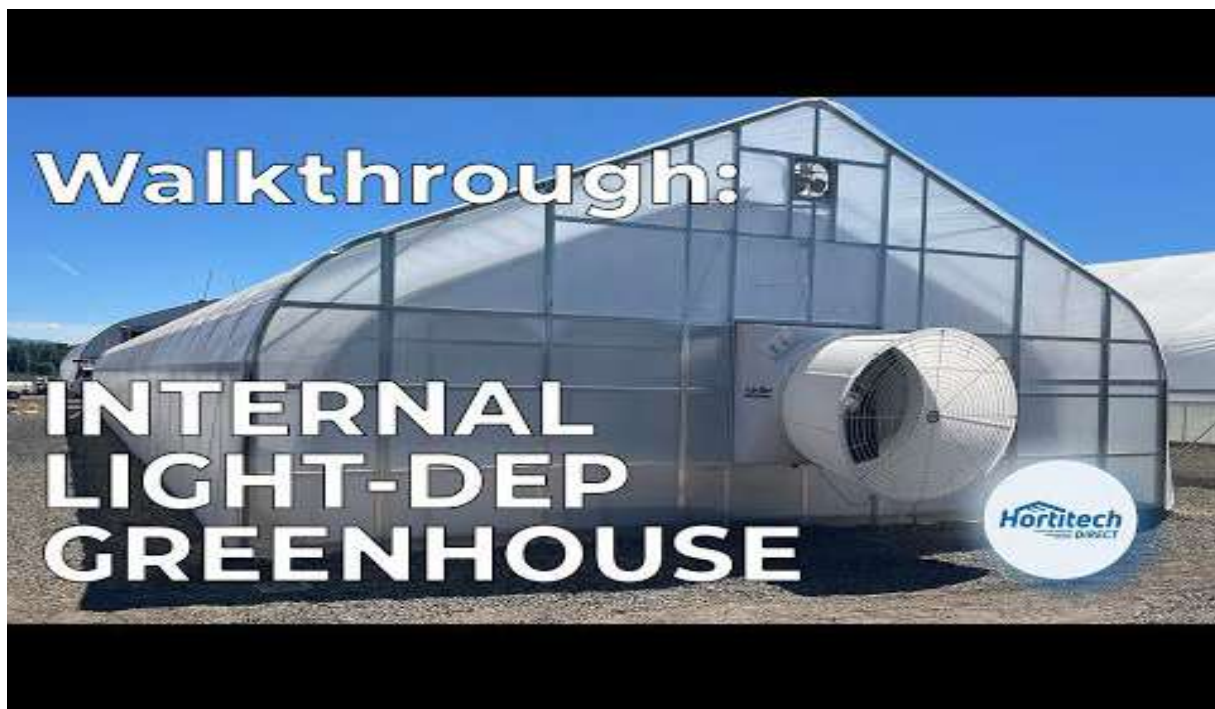
Application # _____

Revised 01/24/23

Lighting pollution mitigation plan for Wyoming

Kindbud's Cultivars (KBC) is a cultivation facility that uses mixed light greenhouses to create quality cannabis at a low production cost. Our greenhouses each use 40 LED grow lights that adjust intensity based on light sensor data. Our plants are on either 18- or 12-hour cycles, thus necessitating the need to be able to deprive plants of light to manipulate flowering cycles. In short, the greenhouses have an automated system that can eliminate any light escaping or coming in. This system is on a timer that can be adjusted remotely that rolls up or lowers dark plastic from a system that runs along the spine of the internal greenhouse structure. To stay in compliance our greenhouses will be blacked out in hours where an appreciable amount of sunlight is not visible and thus not useable in our operation. The greenhouses we are using are 100'L 30'W and are dual framed light deprivation greenhouses from hortitech direct in Oregon. The link provided below is a walkthrough showing the system for light deprivation in action.

<https://youtu.be/FoQzCfoahkk?si=msbqpBeZ5i82ip0i>



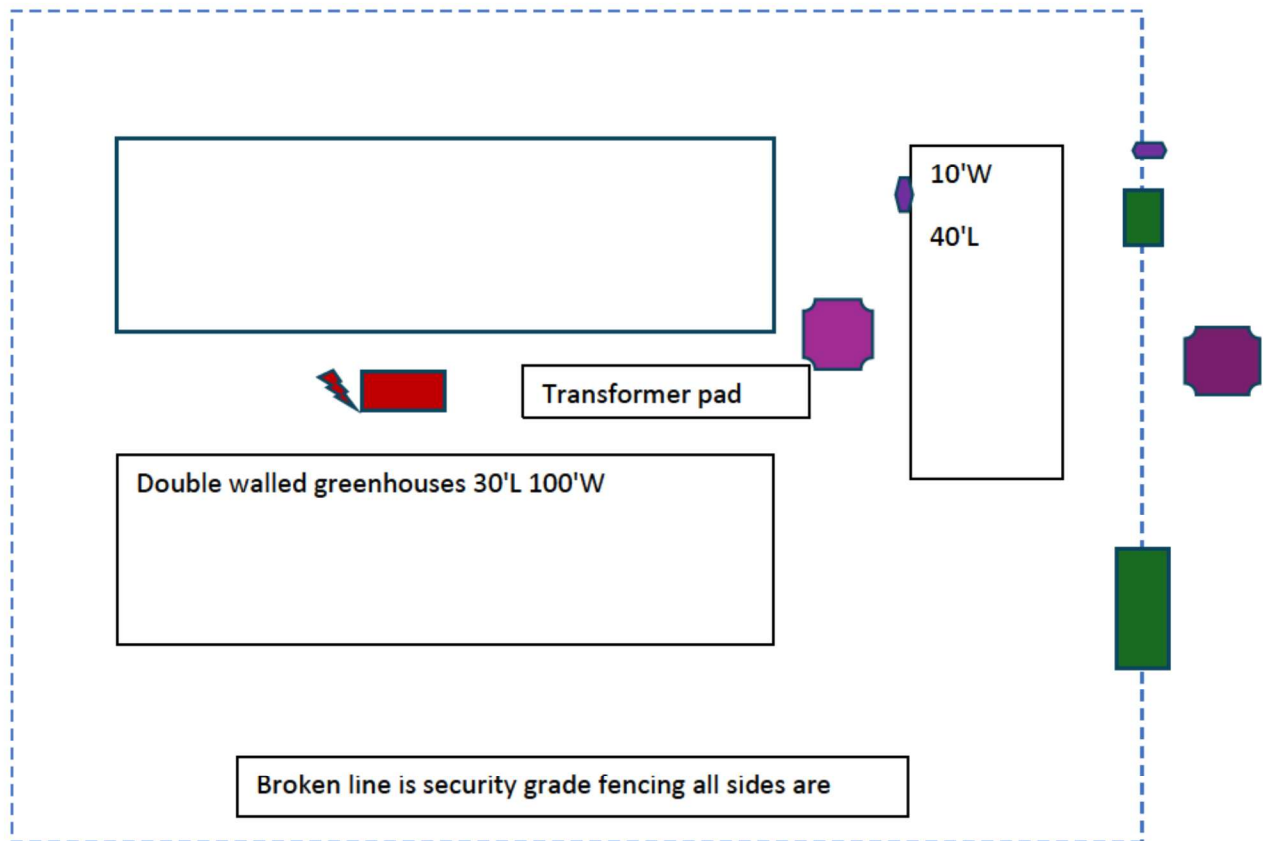


Pictured above is a cutaway showing the internal framing with blackout curtain down and another showing the rear of a light dep greenhouse.

Exterior lighting

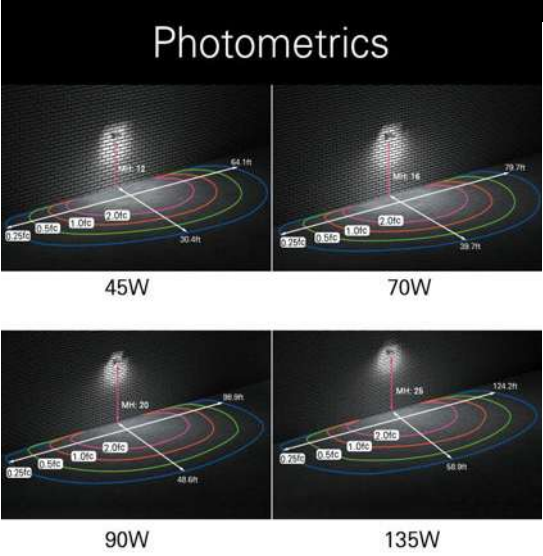
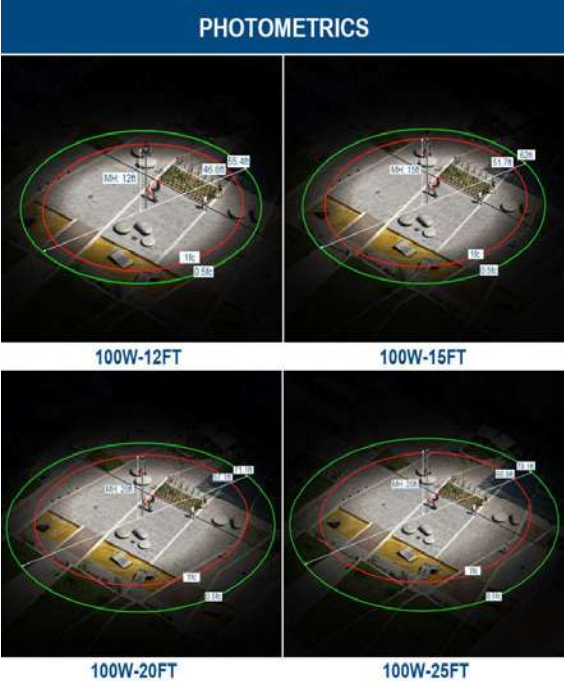
Our exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed near the entrance of our office trailer and entrance gate in the in the fencing. Motion sensor lights that are also dark skies certified will be placed about the property and will have high detection parameters, so they won't be activated by small animals and moving tree limbs.

Pictured below are both models and light rating by wattage and distance as well as a site diagram showing light placement.



Pole mounted lights are in magenta, building lights are in purple

Dashed line is fencing 275' in all directions, gates are marked in green



Kindbuds Cultivars odor mitigation plan

Kindbuds Cultivars (KBC) is a cultivation and manufacturing cannabis microbusiness seeking to operate in Wyoming, Minnesota. Our operation consists of 2 greenhouses and a building for storage/processing which will all need separate odor management strategies to prevent odors from going beyond the property line.

In the warmer months when venting heat via a 4' fan in the rear of the greenhouse we will use a high-pressure fogging system that turns on in conjunction with the exhaust fan. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine atomization. The ultra-fine odor control droplets combine with odor compounds and neutralize the cannabis odor. The solutions used to neutralize these odors are biodegradable, non-toxic, and are not considered hazardous according to Safety Data Sheets indicate they are not classified as hazardous according to OSHA and other regulatory bodies. The ingredients consist of oils derived from pine, aniseed, clove, and lime, as well as surfactants and purified water.

Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. These are double walled cylinders filled with odor absorbing carbon, fitted with a flange and connected to inline fans that operate at speeds over 1200 cubic feet per minute. These will be placed between the double walls of the greenhouses as well as inside.

Both methods employed by KBC are aimed to neutralize odors as opposed to masking them with other odors

System maintenance will be scheduled in accordance with manufacturer recommendations. Carbon filters are changed when they have increased by 30% in weight. We will also perform audits to ensure smell isn't escaping the property.



Greenhouse with ecosorb system installed near rear fans



Carbon filter with fan, suitable for storage areas and general filtration

Kindbuds Cultivars water usage plan

General project information

- Kindbuds Cultivars is a cannabis cultivation and manufacturing business licensed by the state of Minnesota.
- Kindbuds Cultivars will have no employees owner is the sole operator, and the main hours of operation will be from 7am until 5pm, with the possibility of some longer shifts during harvest times.
- Kindbuds Cultivars is located at 7978 269th st, Chisago City, MN.
- Kindbuds Cultivars utilizes mixed light greenhouses to cultivate cannabis and a separate building for manufacturing

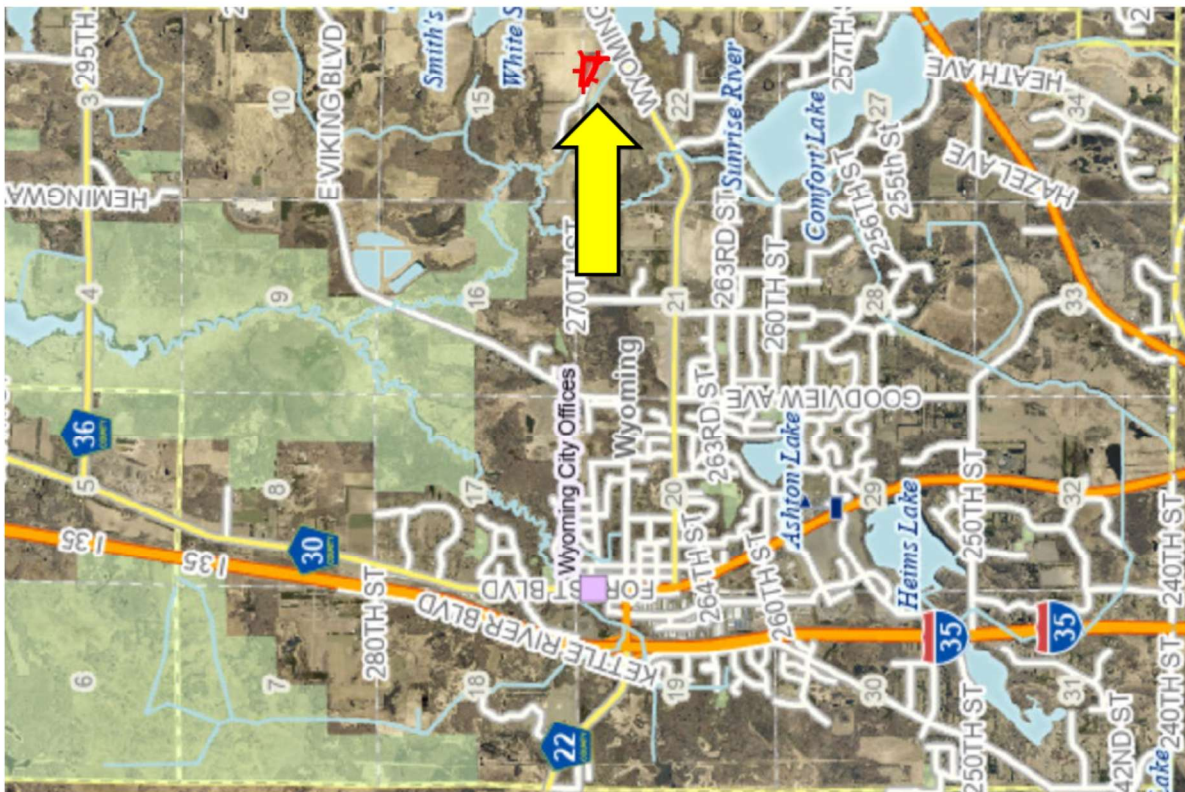
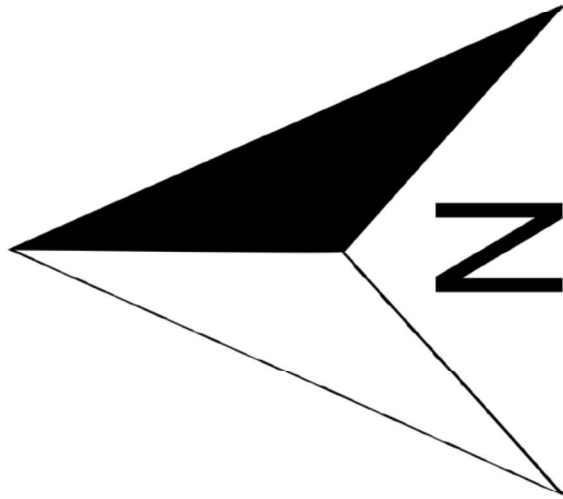
Water supply and consumption

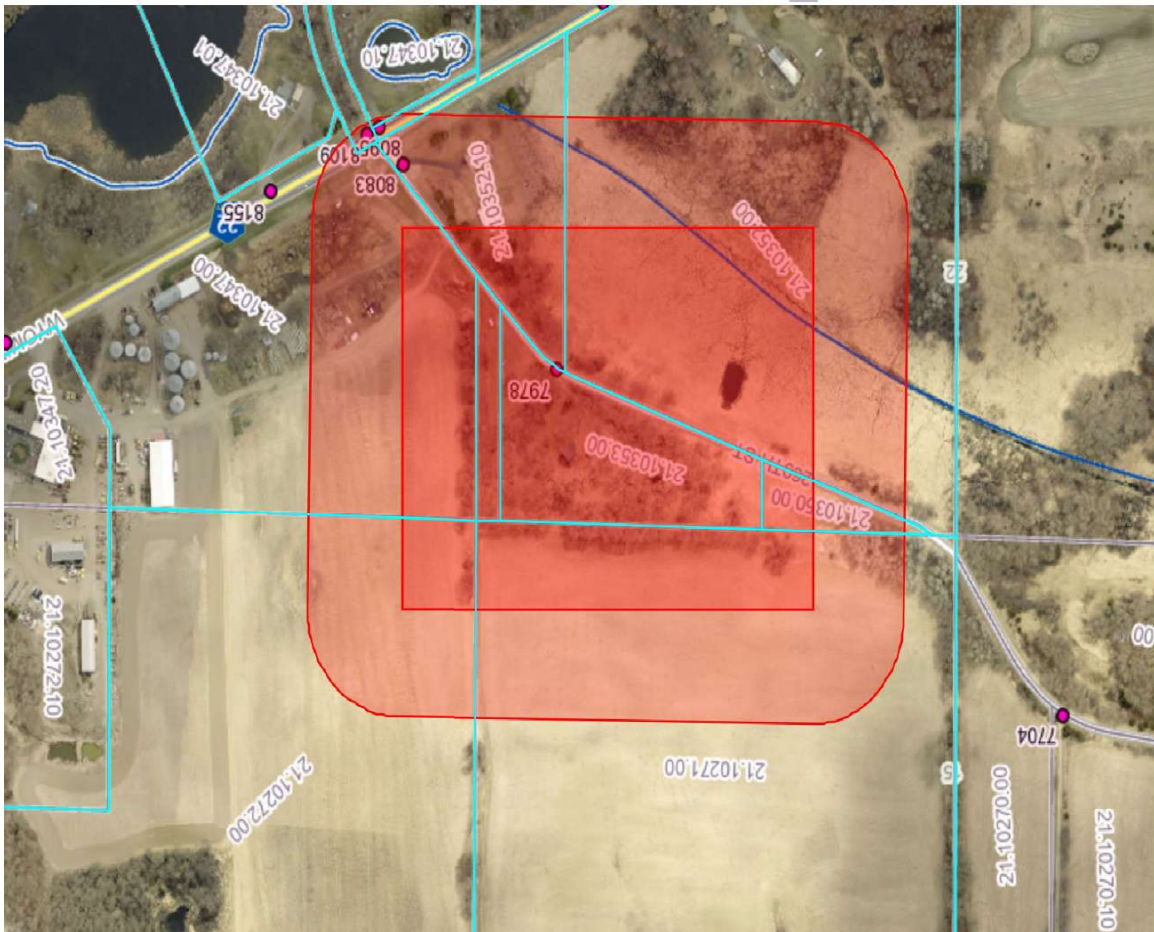
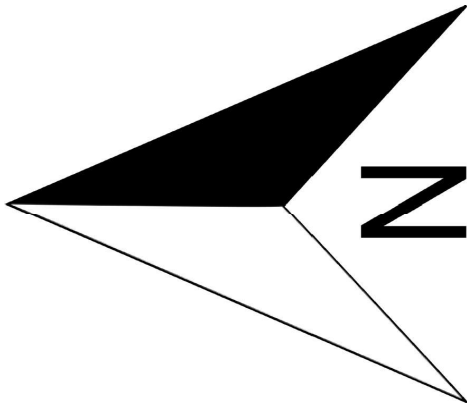
- Kindbuds cultivars will use a private well for water needs
- Water will be brought into the facilities via a trenched line from the residence on the property.
- Consumption rates will vary depending on the cycle the plants are in
- Average daily use of around 700 gallons with peak use of 1200 daily.
- Yearly consumption of water around 255,000 gallons, the average American household uses 103,000 gallons per year for perspective.
- Our rate of water consumption places us far below the threshold of 10,000 gallons daily or 1 million gallons per year that would require a Water Appropriation Permit from the DNR
- Cannabis watering is carefully controlled and used in conjunction with soil sensors. Overwatering is extremely detrimental to living soil grows so we will constantly monitor data from sensors and keep detailed records about how much water is used and when. No automation will be used in watering to minimize accidental discharge or over watering.

Mitigation measures

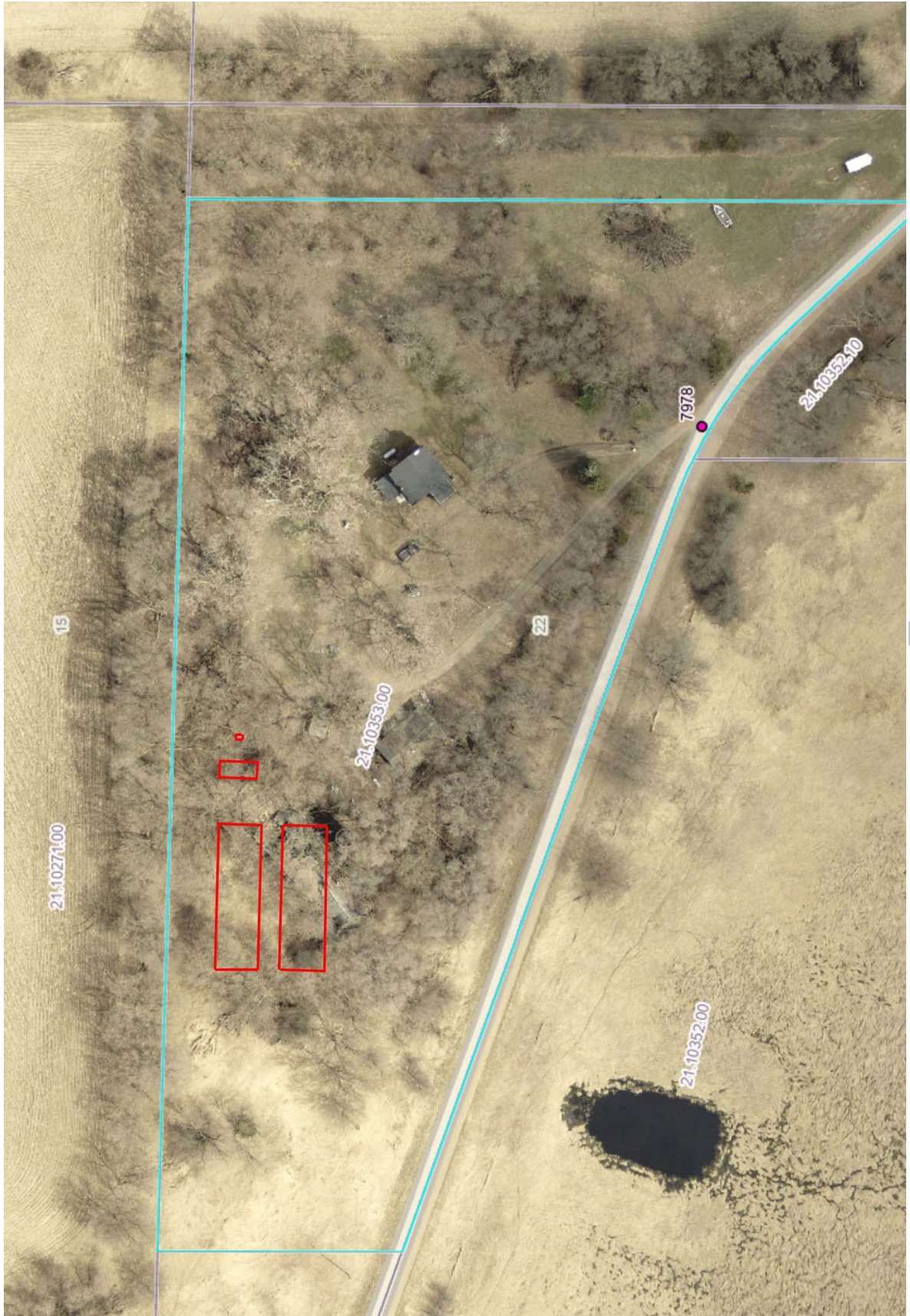
- Crop planning so that intensive flowering cycles are outside of the hottest times of year to minimize impact.
- Maintaining a strict soil moisture level. Our growing methodology is light on water usage so that we don't flush out nutrients and microbes in addition to stalling or slowing plant growth.
- Rainwater collection can be used to offset water usage
- Drought plan in case a drought is declared that includes rainwater collection/storage and importing water from drought free areas of the state.
- Using cover crops and ground cover like hemp hurd to reduce evaporation and water use

Maps&Diagram









RESOLUTION NO. 25-10-113

**RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT TO
OPERATE A CANNABIS MICROBUSINESS
AT
7978 269TH STREET**

PROPERTY ID NUMBER 21.10353.00

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, Mathew Klein, of Kind Buds Cultivars, and on the behalf of property owner David Rondestvedt, has applied for an Interim Conditional Use Permit to operate a cannabis microbusiness.

The property is legally described as:

That part of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of Section Twenty-two (22), Township Thirty-three (33) North, Range Twenty-one {21} West, described as follows:

Commencing at the northeast corner of the NW 1/4 of NE 1/4 of Section 22; thence West 0 degrees 00 minutes, assumed bearing, along the north line of the NW 1/4 of NE 1/4, a distance of 66 feet, more or less, to the point of beginning on a line drawn parallel with and distant 66 feet west of the east line of the NW 1/4 of NE 1/4; thence continuing West 0 degrees 00 minutes, along the north line of the NW 1/4 of NE 1/4, a distance of 727 feet; thence South 1 degree 30 minutes East, a distance of 180 feet more or less, to the center line of an existing township road: thence southeasterly, along said road center line, a distance of 825 feet, more or less, to the point of intersection with a line drawn

parallel with and distant 66 feet west of the east line of the NW 1/4 of NE 1/4; thence northerly, along said parallel line, a distance of 545 feet, more or less, to the point of beginning, and subject to the existing township road along the southerly line, Chisago County, Minnesota.

WHEREAS, on October 28, 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 **APPROVES** the Interim Conditional Use Permit, as requested by the applicant with the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site must comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count and provide proper maintenance of the systems to ensure compliance.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management.
5. The trailer building shall comply with appropriate building code requirements.
6. Retail sales are not allowed on the site without city review and an approved amended IUP.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 4th DAY OF NOVEMBER, 2025.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator



Request for Council Action

Date: October 30, 2025

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: City Council Work Session Request

Method: New Business

Background Information:

Staff is requesting a work session on November 18, 2025, at 5:00 PM. The session will include a 2026 budget discussion as part of the City's annual process, during which a series of meetings are held to develop and finalize the upcoming year's budget, and a review of preliminary findings from Erickson Northstar regarding the City's stormwater rate update.

Recommendation: The City Council schedule a work session for November 18, 2025 at 5:00PM for discussion on the 2026 Budget and for the preliminary findings for the Stormwater Rate study update.



CITY OF WYOMING

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