

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

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

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

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for October 28, 2025.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Final Plat: D-25-009 "Summer Field 4th Addition"
Location: West side of Kettle River Boulevard, south of 258th Street
Applicant: Centra North LLC
Owner: Centra North LLC
Property ID Number: 21.10582.50

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

"Sunrise River Bank 2nd Addition" Preliminary & Final Plats, and variances were approved.

ADJOURN

UPCOMING:

Final Plat "Sunrise at Carlos Avery" (FNA "The Pointe at Carlos Avery")

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 28, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 28, 2025, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, and Dan Iverson

ABSENT: Commissioner Mark Holl

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for October 14, 2025

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER LOBERMEIER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 14, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. Preliminary & Final Plats D-25-007 and 008; Sunrise River Bank 2nd Addition
Variances – Road Frontage and Lot Depth V-25-005
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Richard Morris of NTD-COM, LLC
Owner: NTD_COM, LLC, Richard Morris
Property ID Number: 21.10302.31

City Planner Lindquist gave an overview of the proposed Preliminary Plat, Final Plat, and variance

requests for the former Greenwood Golf Course Site. She noted that the assumption had been that a portion of this lot would become part of the wetland banking, but there are portions that ended up not being eligible and needed to be split off from the parent parcel. She explained that the applicant had indicated that these parcels will primarily be used for recreational use for the proposed residents of the area, as well as the transitory residents in the commercial hotel area, and provide trail access to Carlos Avery Wildlife Area. She noted that, in Wyoming, an outlot is considered a non-buildable lot. She briefly reviewed the site characteristics and variance requests and explained that staff recommends approval subject to the conditions included in the staff report.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:09 P.M.

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

Ken Rutford, 4700 E. Viking Blvd, noted that driving on the west side of town, especially for the last month, has been a headache, but noted that the temporary light has helped a bit. He stated that he has concerns about the proposed entrances and noted that the City has traffic problems that they should look at because of Pinehaven and this proposed development. He gave examples of people running through the school bus stop in front of his property, which concerns him, along with all the people who will be going in and out of this proposed development. He asked if there was already land back in this area that had been donated to the City, and asked why this land wouldn't be going to the City instead of the homeowners in the development. He stated that he also felt the City needed to take a closer look at the entrances because it is already bad with people getting on and off in the area. He noted that there are mornings when it can take him up to 10 minutes to just get out of his driveway. He urged the City to consider this, as well as the Police and Fire Departments being able to get into this area.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO CLOSE THE PUBLIC HEARING AT 7:14 P.M.

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

Commissioner Iverson asked what type of trail would allow access to the Carlos Avery area.

Richard Morris, applicant, explained that there was a trailway easement that would be created going from the residential subdivision to the 28 acres of the outlot and would go over the wetland property where vehicles are prohibited. He stated that the easement would allow for a 4-wheel terrain vehicle or something smaller, but would not allow access by a truck or vehicle that could be used on a public roadway.

Chair Lobermeier stated that this would essentially be a private trail for the use of people living in the area and would not be a dedicated park trail.

Commissioner West noted that she thought that adding this development might ease some of the traffic on Kettle River Boulevard.

Chair Lobermeier stated that could happen.

Zoning Administrator Weck explained that when the residential portion of the development comes through, he assumed that there would at least be turn lanes and possibly a roundabout.

Chair Lobermeier stated that he felt the whole Commission agreed with the concerns raised by Mr. Ruthford about the traffic issues in the area. He noted that solutions were being pursued, but they were taking some time.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF PRELIMINARY & FINAL PLATS D-25-007 AND D-25-008; SUNRISE RIVER BANK 2ND ADDITION AND VARIANCE REQUESTS FOR ROAD FRONTAGE, LOT WIDTH AND LOT DEPTH V-25-005, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE FOR APPLICANT/OWNER, RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID NUMBER: 21.10302.31

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

3. Interim Conditional Use Permit for a Cannabis Microbusiness: I-25-004

Location: 7978 269th Street

Applicant: Matthew Klein of Kind Buds Cultivars

Owner: David Rondestvedt

Property ID Number: 21.10353.00

City Planner Lindquist reviewed the request for an Interim Conditional Use Permit for a cannabis microbusiness at 7978 269th Street. She stated that a microbusiness is a combination of cultivation, processing, and retailing cannabis. She noted that staff had a brief conversation with the applicant and property owner before the meeting, and they indicated that they are not going to have any retail use at the site and suggested that the Commission may want to add a condition of approval that there not be retail as part of the ICUP. She explained that the applicant was proposing to add 2 greenhouse buildings to the lot and a trailer for processing. She stated that staff recommends approval subject to the conditions included in the staff report. She noted that part of her conversation with the applicant was related to lighting associated with the greenhouses and the perimeter, as well as potential odors.

Commissioner West stated that her biggest concerns were related to smells and possible odors.

Matthew Klein, 205 South Main, Austin, explained that the gist of the operation would be to do manufacturing, which would be limited to ice water, hash separation, and pre-rolled joints. He noted that there would not be any volatile chemicals used. He stated that the greenhouses will be 4 seasons and will have a combination of carbon air filtration and eco-sorb technology, which puts out a spray when the rear exhaust fan is turned on. He noted that the carbon air filters need to be weighed, and when they increase in weight by 30% they need to be disposed of and new ones installed. He confirmed that they were not planning to have any retail use and only planned for cultivation and manufacturing on-site.

Commissioner Iverson asked about the plant lighting and if they had a way of shielding the lights when it was dark outside.

Mr. Klein explained that there should be no light escaping and noted that it was a dual-frame setup up which is essentially like being a greenhouse inside of a greenhouse. He stated that the interior greenhouse will have a blackout curtain that will block lighting from leaving or coming in.

Chair Lobermeier asked if Mr. Klein had had other similar sites for this type of business.

Mr. Klein stated that he did not have any other experience with this type of business, but had visited numerous other compliant greenhouses in Michigan and South Dakota.

Chair Lobermeier asked about the proposed fencing, where it was indicated in the plans, and if it suggested that there were plans for a future expansion.

Mr. Klein explained that they had considered this, but the fence placement was done in order to keep as wide a buffer as possible away from the edge of the tree line, for security purposes. He noted that the area would be covered well by cameras and explained that they planned to use infrared along the perimeter, so if a rabbit goes by, it would not be constantly tripping the lights.

David Rondestvedt, property owner, showed a picture of the area to the Commission and explained that this would be in the area where his old barn used to be.

Mr. Klein stated that the exterior lighting will be dark sky certified.

Chair Lobermeier asked about the power requirements to be able to operate this equipment.

Mr. Klein explained that they will have 3-phase electricity brought onto the property and noted that the maximum lighting they would use should be around 400 amps at the most.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:30 P.M.

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

Matt Uberman, 8083 269th Street, stated that he and the applicant had briefly spoken before the meeting and explained that his primary concern was related to odor, but that appears to have been addressed in their plans. He noted that he and his family live nearby and asked about potential security concerns.

Mr. Klein explained that their security plans would be compliant with State requirements. He stated that they would have cameras and a system hooked up to a battery system, notifications going to a third party for monitoring, and a six-foot fence around the property. He stated that if there were issues, they would be calling the police and did not have plans to have their own armed response. He noted that this type of business was mostly a cash business, but they would not have cash on site for security reasons.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:32 P.M.

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

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE INTERIM CONDITIONAL USE PERMIT FOR A

CANNABIS MICROBUSINESS: I-25-004 LOCATED AT 7978 269TH STREET, APPLICANT: MATTHEW KLEIN OF KIND BUDS CULTIVARS, OWNER: DAVID RONDESTVEDT, FOR PROPERTY ID NUMBER: 21.10353.00, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT AND AN ADDED CONDITIONS STIPULATING THAT THERE WOULD BE NO RETAIL ACTIVITY AT THIS LOCATION.

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

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

Zoning Administrator Weck explained that there was nothing scheduled for the next meeting on November 12, 2025, and he would be recovering from surgery as well, so that meeting would be canceled.

Chair Lobermeier stated that he believed that there was still some confusion related to rezoning within the community and wanted to make sure that the City continues to try to clarify this for residents. He referenced the article included in the recent City newsletter that he felt was nicely written, but it directs people to a link on the website that has headings like 'how will this affect me' and 'see how your property will be rezoned', but he felt were confusing and perpetuated the idea that the City still had plans to do things.

Zoning Administrator Weck noted that he had not realized that information was still showing up on the website and assured the Commission he would make sure it was taken care of.

Chair Lobermeier stated that he would not be at the November 25, 2025, meeting.

UPDATES:

The CUP for the commercial kennel and ICUP for the cannabis retailer were approved by the City Council. The Wosika rezone application was removed from the agenda at the request of the applicant.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE OCTOBER 28, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:36 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	12/11/2025
MEETING DATE:	12/23/2025
FROM:	Kim Lindquist, City Planner Fred Wreck, Zoning Administrator
RE:	Summer Fields 4th Addition Final Plat
APPLICANT:	Centra North LLC (David Pattberg)
PROPERTY:	PID 21.1058.50
FILE NO.:	D-25-009

Requested Action

Central North LLC has requested final plat approval of Summer Fields 4th Addition (“Subdivision”). This fourth phase is comprised of 35 residential lots, generally located north of 255th Street and along Kettle River. The four-block subdivision follows the 3rd phase that was approved in June 2022. The final plat for the 4th Addition also creates two outlots. Outlot A contains a private drive with drainage and utility easements. Outlot B is open space and stormwater features located at the south end of the proposed subdivision. The first phase of the Summer Fields project was approved in November 2020, the second phase in July 2021, and the third phase in June 2022.

Staff Recommendation

Staff recommends approval of the Final Plat with the following conditions:

1. The City Engineer has stated that there are no engineering issues with regard to the plat. Detailed construction plan comments have been provided to the applicants engineer and will be required to be resolved prior to approval of construction plans.
2. A Development Agreement, the terms, and provision of which must be approved by the City Attorney
3. The City Engineers approval of the street, utility, grading and drainage plans.
4. All required local, state, and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff.
5. All by-laws, Property Owner’s Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.
6. A surety in the form of a cash deposit or letter of credit to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount.

7. Payment of the Park Dedication Fee for 34 new buildable lots, as approved in the Preliminary application.

Background

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

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

Since that time there were two additional PUD amendments, one to reduce side yard setbacks and the other to reduce lot width to 65’, with the later approved in summer 2025. The City approved both of the modifications, which were in response to changes in the builder and the building designs. The applicant indicated that three car garages could still be accommodated on the narrower lots, and the City indicated that there was no support for variances in the future. The request is to approve a final plat that is in compliance with the PUD amendments and consistent with the 2020 preliminary plat approval.

General Staff Review

The fourth phase of the Subdivision is proposed on a parcel with the ID 21.10582.50 that has a total lot area of 52.64 acres. The breakdown of the area proposed for development is as follows:

Block 1 – 3.4 acres

Block 2 – 3.0 acres

Block 3 – 1.1 acres

Outlot A (private drive with drainage and utility easements) – 42.64 acres

Outlot B (open space and stormwater management covered in drainage and utility easements) – 0.25 acres.

All residential lots within the Subdivision will be served by city sewer and water. The following table describes surrounding areas:

Direction	Planning Land Use / Zoning
North	Lower-Density Suburban Neighborhoods / R3 – Single Family Residential

West	Lower-Density Suburban Neighborhoods / R1 – Rural Residential I
South	Semi-Rural / R1 – Rural Residential I
East (NE)	Office and Health Care Business (across I-35) / OHC – Office and Health Care
East (SE)	Light Industry & General Business / I – Industrial

The southern portion of the parcel is covered by the Tyra Slough and is therefore within the Shoreland Management Overlay. There is also a smaller wetland in Outlot A, north of the proposed housing lots.

The subject property is guided by the City’s Comprehensive Plan for Mixed Use, which is described as follows:

“Development in a location planned Mixed Use must include two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing and multiple-family housing.

Developers will be required to negotiate with the City a unified and comprehensive design plan of high quality. Any development in this category should be required to obtain a conditional use permit or go through the planned unit development process.

If a proposed development in a location planned Mixed Use abuts an area either planned or developed as housing, the design for the Mixed-Use site must be compatible with the nearby residential site.”

In October 2020, the entirety of the Summer Fields development was rezoned from R1 – Rural Residential to R4 – One- and Two-Family Residential District. Per the City of Wyoming Code, the purpose of the R4 District is to “to establish an area for one- and two-family residential buildings served by public sewer and water facilities.”

Final Plat Review The following is an itemization of regulations from the Subdivision Ordinance, Article III, Division 3, “The Final Plat”, which are to be completed prior to plat approval:

1. Taxes are to be paid in full for 2025.
Taxes have been paid in full.
2. The City Engineer is to review the final plat for conformity with engineering standards.
The City Engineer has stated that there are no engineering issues with regard to the plat. Detailed construction plan comments have been provided to the applicants engineer and will be required to be resolved prior to approval of construction plans.
3. The City Attorney shall state whether fee simple title to the platted property is in the names of the subdividers.
The City Attorney should review the final documents.
4. The Zoning Administrator shall confirm that the final plat substantially conforms to the preliminary plat as modified and approved by the City Council.

Staff has found that the plat substantially conforms with the previously approved preliminary plat and recently amended PUD approvals.

5. The predetermined park fee has been paid.

The park fee has to be paid for these proposed lots. The dedication is \$1,800 (\$1,500 park + \$300 trail) per lot, which with the 34 lots, totals \$61,200.

6. All known legal, engineering, and any other costs associated with the plat shall be paid prior to final plat approval. All billed services have been paid up to date.
7. If improvements are not complete, a Developer's Agreement must be signed.

The current Developer's Agreement refers to the first phase. A new Agreement will need to be entered into.

Next Steps

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



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

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) Centra North LLC
Address 11460 Robinson Dr NW
City Minneapolis State MN Zip 55433
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - if other than Applicant(s):
Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) [Signature] Date 11/14/2025

Legal description of property: Outlot A Summer Field 1st Addition, Chisago County, Minnesota

Property Identification Number: R.21. 10582.50

Present use of property: Vacant

Proposed use of property: Residential

Present zoning of property: R-4 One and Two Family Residential

Surveyor: Name Pioneer Engineering Phone 651-681-1914

Engineer: Name Pioneer Engineering Phone 651-681-1914

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: 52.64 Acres Total acreage in wetlands or floodplain: 16.69 Acres

Number of proposed lots: 34 Lots Current zoning and use of property: R-4 Zoning and Vacant

☒ 4 full size copies of the final plat drawings

☐ Improvements complete & accepted

☒ Performance guarantee for the improvements

☒ Soil perc tests and borings

☒ Park Dedication Submitted

☐ Other

☒ The application fee and escrow must be paid at the time of application

OR ☒ 2 reduced copies (no larger than 11 x 17)

☒ Developers Agreement -Grading only at this time

☒ Certificate of Title & Opinion 12/1/25

☐ Receipt proving that the taxes have been paid

☒ Legal & Engineering Fees Paid

Applicant(s) Signature: [Signature] Date 11/14/2025

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

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

OFFICE USE ONLY

Application # D-25-009

Date Complete Application Received 12/1/2025

Fee: \$200.00 + Escrow \$1,000.00
Revised 11/15/22

Date Application Received 11/18/2025

120 Days 3/31/2026

Date Paid 11/18/2025

By: [Signature]
Official

Check # [Signature]

SUMMER FIELD 4TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Summer Field, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Chisago, State of Minnesota to wit:

Outlot A, SUMMER FIELD 1ST ADDITION, according to the recorded plat thereof Chisago County, Minnesota.

Has caused the same to be surveyed and platted as SUMMER FIELD 4TH ADDITION and does hereby donate and dedicate to the public for the public use forever the public ways, and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Centra Homes, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____, day of _____, 20 ____.

Centra Homes, LLC

Signed:_____ its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of Centra Homes, LLC, a Minnesota limited liability company, on behalf of said Company.

Notary Public, _____, County, Minnesota
My Commission Expires _____.

SURVEYOR’S CERTIFICATE

I Peter J. Hawkinson 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 ____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor’s Certificate by Peter J. Hawkinson, Minnesota License No. 42299, was acknowledged before me this _____ day of _____, 20 ____.

Notary Public, _____, County, Minnesota
My Commission Expires _____.

CITY OF WYOMING, MINNESOTA

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: _____ Signed: _____
Mayor Clerk

CITY ATTORNEY, City of Wyoming, Minnesota

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

City of Wyoming Attorney

COUNTY SURVEYOR, Chisago County, Minnesota

Pursuant to Chisago County Subdivision Ordinance Number 99–2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505.021, Minnesota Statutes this _____ day of _____, 20____.

Chisago County Surveyor

COUNTY AUDITOR, Chisago County, Minnesota

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

Chisago County Auditor

COUNTY TREASURER Chisago County, Minnesota

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

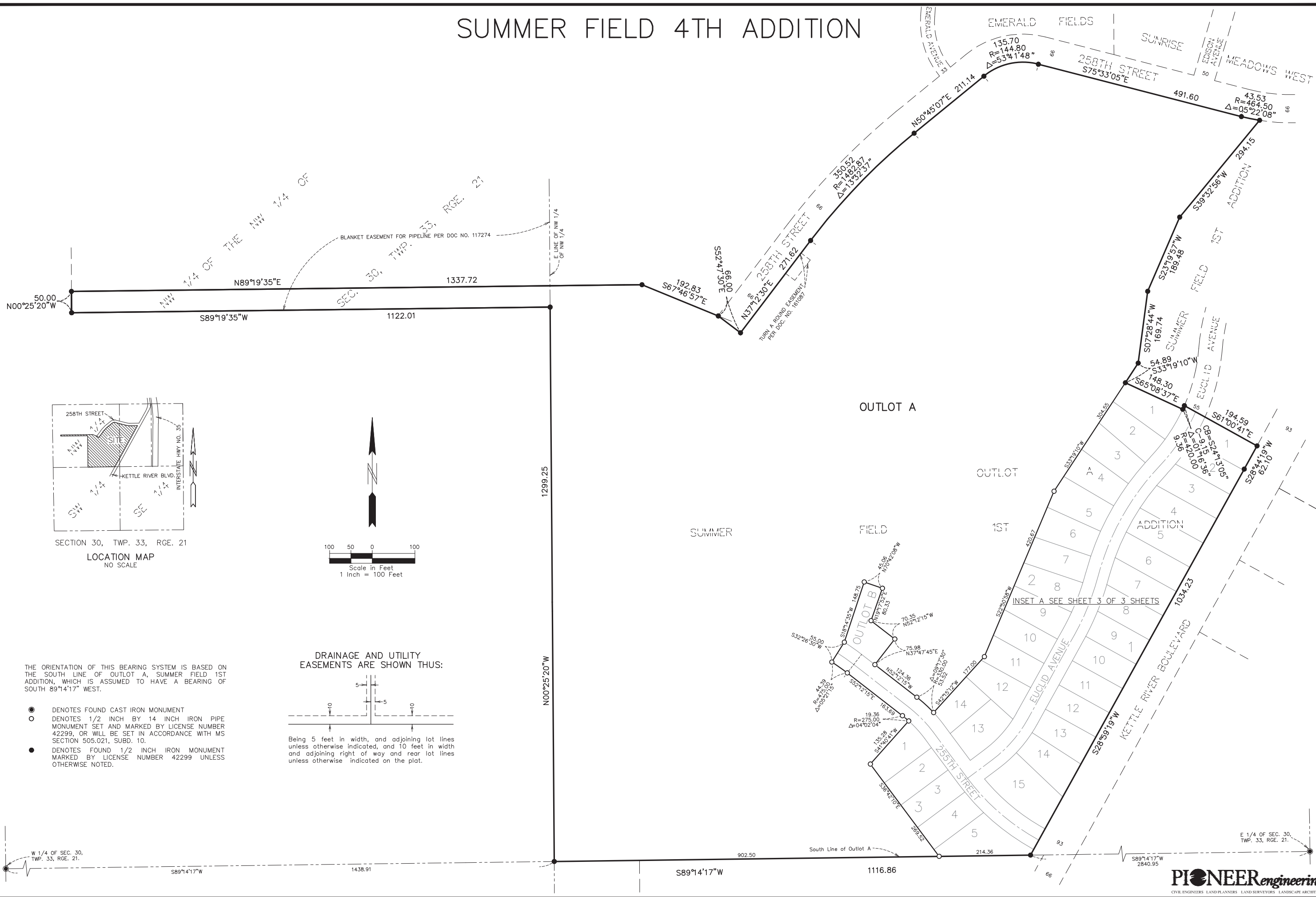
Chisago County Treasurer

COUNTY RECORDER, Chisago County, Minnesota

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 the Chisago County Records.

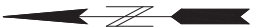
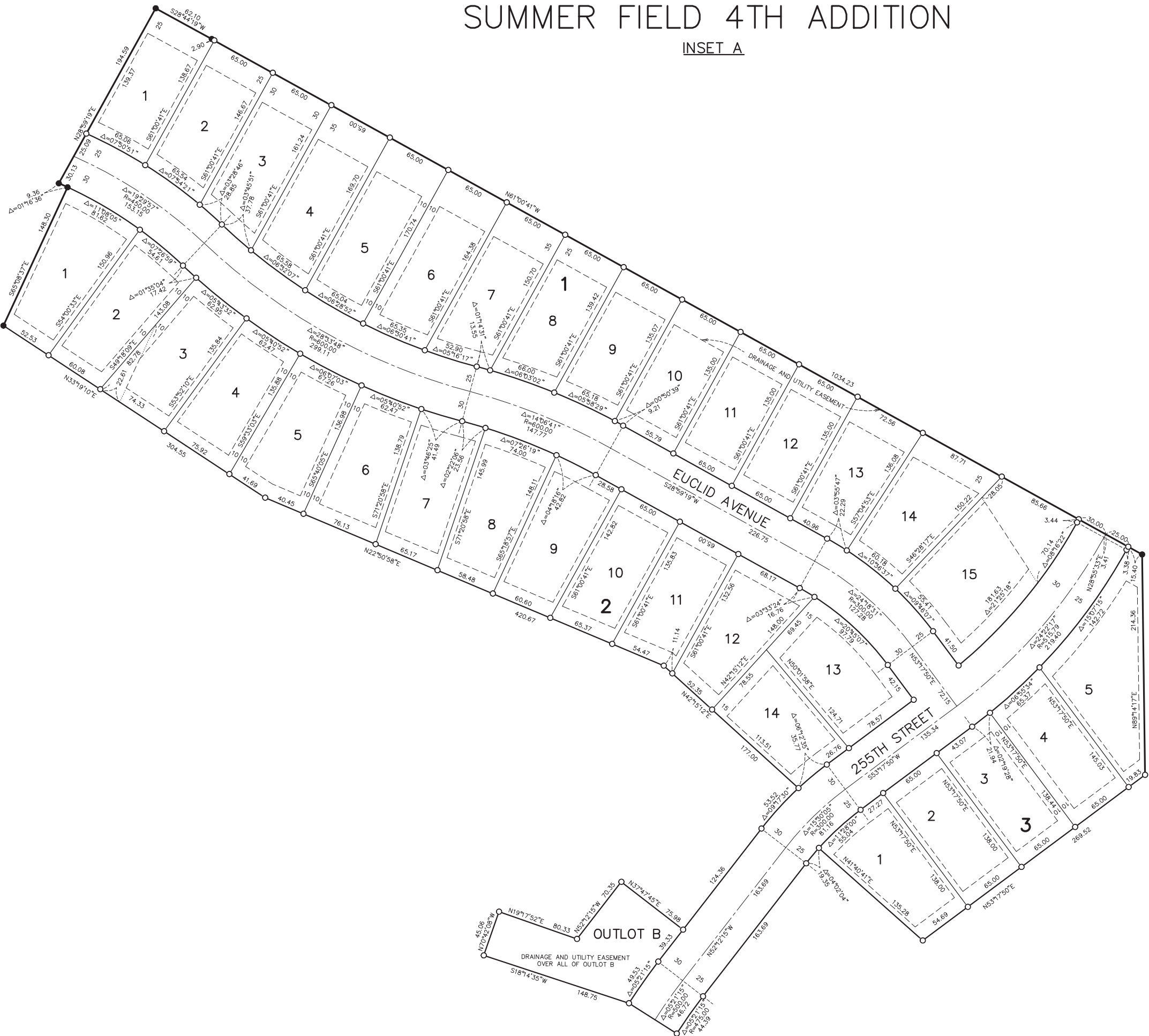
Chisago County Recorder

SUMMER FIELD 4TH ADDITION



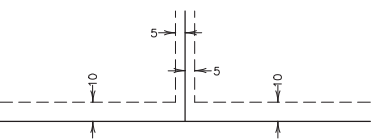
SUMMER FIELD 4TH ADDITION

INSET A



Scale in Feet
1 Inch = 50 Feet

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



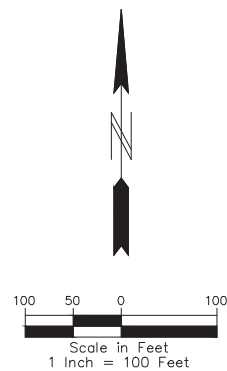
Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF OUTLOT A, SUMMER FIELD 1ST ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°14'17" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

SUMMER FIELD 4TH ADDITION

AREA SKETCH



AREA SUMMARY

BLOCK 1 =	151,397 SF.	3.4756 AC.
BLOCK 2 =	132,967 SF.	3.0525 AC.
BLOCK 3 =	49,432 SF.	1.1348 AC.
TOTAL LOT AREA =	333,796 SF.	7.6629 AC.
TOTAL OUTLOT AREA =	1,868,684 SF.	42.8991 AC.
TOTAL R/W AREA =	90,454 SF.	2.0765 AC.
TOTAL AREA =	2,292,935 SF.	52.6386 AC.

OUTLOT A
1857571sf
42.6440ac

OUTLOT B
11113sf
0.2551ac

