

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 13, 2026
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.

PLANNING COMMISSION REORGANIZATION

1. Chair.

Vice-Chair.

Joint Park Planning Board (will meet the second Tuesday of the month at 6:00pm if called). Two Members.

Meeting Rescheduling: August 11, 2026 – Primary Election.

APPROVAL OF MINUTES:

2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for December 13, 2026.

SCHEDULED PUBLIC HEARINGS:

3. Conditional Use Permit C-25-007 Sunrise River Bank

Location: East Viking Boulevard, Greenwood Golf Course Site

Applicant: Northern Tier Development, LLC; Richard Morris

Property ID Number: 21.10320.31

NEW BUSINESS:

4. Final Plat D-25-010 Sunrise at Carlos Avery (Pre-Plat name The Pointe at Carlos Avery

Location: East Viking Boulevard, Greenwood Golf Course Site

Applicant: LandDevCo of Wyoming, LLC; Richard Morris

Property ID Number: 21.10320.32

5. Planning Commission 2026 Goals.

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

The Final Plat of "Summer Field 4th Addition"

ADJOURN

UPCOMING:

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for December 23, 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, Dan Iverson, and Mark Holl

ABSENT: Commissioner Katie West

Also Present: Fred Weck, Zoning Administrator, and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Kelly Wosika, 7745 Wyoming Trail, stated that now that their property had been determined to be agricultural, they planned to move forward with a Conditional Use Permit request for growing cannabis on their property. She explained that they just wanted to bring that to the Commission's attention and would be available to discuss it if they had any questions. She noted that there was also a grower present tonight who had flown in from California, who was also available to answer questions the Commission may have.

Chair Lobermeier stated that he did not have any questions at the moment but appreciated Ms. Wosika bringing the Commission up to speed on their plans.

APPROVAL OF MINUTES:

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

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 28, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

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

Zoning Administrator Weck gave a brief presentation on the Final Plat for Summer Field 4th Addition, which consists of 35 residential lots and 2 outlots. He explained that staff recommended approval with the conditions outlined in the staff report, excluding the condition related to a Park Dedication fee.

Commissioner Holl asked how many total lots there were in the development.

Zoning Administrator Weck stated that in addition to what is before them tonight, there were 32, and 20 with previous additions.

Chair Lobermeier asked if 255th would have a new intersection on Kettle River Boulevard.

Zoning Administrator Weck confirmed that there will be a new intersection on Kettle River Boulevard.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF FINAL PLAT: D-25-009 “SUMMER FIELD 4TH ADDITION”, LOCATED AT WEST SIDE OF KETTLE RIVER BOULEVARD, SOUTH OF 258TH STREET, FOR APPLICANT/OWNER, CENTRA NORTH, LLC, PROPERTY ID NUMBER: 21.10582.50, SUBJECT TO CONDITIONS #1 THROUGH #6 AS LISTED IN THE STAFF REPORT.

Voting Aye: Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Sunrise River Bank 2nd Addition Preliminary and Final Plats, and variances were approved by the City Council.

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE DECEMBER 23, 2025, “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:10 PM.

Voting Aye: Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
DATE: January 7, 2026
MEETING DATE: January 13, 2026
FROM: Kim Lindquist, AICP, City Planner
Fred Weck, Zoning Administrator
RE: Conditional Use Permit Extension for
Wetland Bank
APPLICANT: Northern Tier Development, LLC
Richard Morris
PROPERTY: R21.10302.31 (Lot 1, Block 1 Sunrise
Riverbank Second Addition
FILE NO.: C-25-007

Requested Action

Northern Tier Development, LLC (the “Applicant”) has requested an extension of a conditional use permit approved in 2021 that related to an approved Wetland Bank on Lot1, Block 1 of Sunrise Riverbank Second Addition. The plat for this property was also approved in 2021.

The preliminary and final plat approvals and the original conditional use permit allowed for the establishment of a wetland mitigation bank on this lot. The overwhelming presence of wetlands on the lot presents challenges for development, so the Applicant proposed to use the area to establish a wetland mitigation bank. Its purpose will be to generate wetland credits to provide compensatory mitigation for wetland impacts authorized by state and federal permits. At the time of conditional use permit issuance for the wetland bank, the Applicant stated that wetland credits will be generated by re-establishing and rehabilitating wetlands and enhancing wetlands with new vegetation. The Applicant will remove existing building debris and any other remaining infrastructure as part of restoration efforts. Afterwards, the site would enter a 5- to 10-year monitoring and maintenance period. A conservation easement will be established that restricts development and agricultural activities. The proposed wetland bank is a conditional use that requires the corresponding conditional use permit to implement. It is important to emphasize that the CUP allowed the use of the wetland mitigation bank, but it did not establish that use. The applicant will need approval of a Wetland Bank Plan per Wetland Conservation Act (WCA) Rules 8420.0700 to 8420.0755.

A condition of the original conditional use permit from 2021 stated the following:

“Per Sec. 40 – 113, CUPs become null and void should the work to establish the CUP not have been completed within one year. Recognizing that the process to establish a wetland mitigation bank can exceed one year, the applicant has two years to complete this task, beyond which this CUP will become null and void.”

As of today’s date, the wetland bank has still not been established. The applicant’s narrative states that “the final approval has taken considerably longer than initially projected and/or anticipated. The U.S. Army Corps of Engineers and the Board of Water and Soil Resources had concerns with

respect to the hydrology outcome after improvements are completed with respect to the restoration of the wetland. In that regard, there was substantial additional testing required and significant review time to satisfy the regulator's concerns. The applicant expects a Final Mitigation Bank Instrument to be approved and issued within two to three weeks of approving the conditional use permit extension.

The City of Wyoming, as Local Government Unit (LGU) for the WCA, is responsible for approving wetland bank plan applications. Minnesota WCA Rules 8420.0700 to 8420.0755 outline the standards for wetland bank establishment and administration. As the LGU, the City will review submitted materials and provide them to the Technical Evaluation Panel (TEP) for review and discussion. The TEP, which consists of representatives from Chisago County Soil and Water Conservation District, the Board of Water and Soil Resources, and the Department of Natural Resources, and the US Army Corps of Engineers (USACE) will review the wetland bank plan application and make recommendations that will ensure the establishment of an ecologically successful wetland mitigation bank. If approved, the construction and monitoring of the wetland mitigation bank will be reviewed by the City as LGU, and the applicant will be responsible for demonstrating successful establishment through annual reporting which is anticipated to last between 5 and 10 years.

The zoning of the site is Agriculture.

Staff Recommendation

Based on Staff's analysis of the requests and the standards for approval of a Conditional Use Permit Extension to allow establishment of a wetland mitigation bank on the property.

Recommended conditions for the approvals are the following:

1. All required local, state and/or federal permitting must be obtained.
2. An approved Wetland Bank Plan is obtained in compliance with WCA Rules 8420.0700 to 8420.0755.
3. Per Sec. 40 – 113, CUPs become null and void should the work to establish the CUP not have been completed within one year. Recognizing that the process to establish a wetland mitigation bank can exceed one year, the applicant has two years to complete this task, beyond which this CUP will become null and void.

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. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
This standard has been met.
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.
This standard has been met.
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.

This standard has been met.

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

This standard has been met.

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.

This standard has been met.

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

This standard has been met.

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.

This standard has been met.

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

This standard has been met.

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.

This standard has been met.

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

This standard has been met.

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.

This standard has been met.

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

This standard has been met.

13. The use will cause minimal adverse environmental effects.

This standard has been met.

Next Steps

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



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

LAND USE 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: 27XXX KETTLE RIVER BLVD. -> WETLAND BANK

Applicant(s): Name(s) NORTHERN TIER DEVELOPMENT, LLC
 Address 7380 FRANCE AVENUE SOUTH, SUITE 250
 City EDINA State MN Zip 55435-4546
 Phone Number 952-832-2000 Email rlm@morrislawmn.com

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

Owner(s) Signature(s) [Signature] Date 12-17-25

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

Property Identification Number: R.21.10302.31 Present Zoning: AGRICULTURAL

Present use of property: VACANT - RAW LAND

Proposed use of property: WETLAND BANK

Is this an application for an Interim Use permit? Yes No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ___/___/___ OR Event: _____

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

- A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:
- a. 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
 - b. 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
 - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
 3. A completed Conditional & Interim Use Permit Worksheet
 4. 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.
 5. 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
 6. 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.
 7. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 12-17-25

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 12/22/25 Application # C-25-007 Date Application Received 12/16/25
 60 Days 2/20/26 By: [Signature]

Fee: **\$220.00 + Escrow** Date Paid 12/22/25 Check # 5525
 Escrow - Commercial is \$1,000.00 & Residential is \$750.00

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: RICHARD MORRIS - NORTHERN TIER DEVELOPMENT, LLC

Address: 27XXX KETTLE RIVER BLVD.

Type of Business: WETLAND BANK

Business name: NORTHERN TIER DEVELOPMENT, LLC

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

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
 Yes No Explain: _____
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: restore to Natural State
14. Will the proposed use cause adverse environmental effects?
 Yes No Explain: _____

Application # _____

Revised 01/24/23

**Northern Tier Development, LLC
7380 France Avenue South, Suite 250
Edina, MN 55435**

Fred Weck
City of Wyoming
Department of Building Safety
26885 Forest Blvd.
P.O. Box 188
Wyoming, MN 55092

RE: Application for Conditional Use Permit for the Use of Property Described as Lot 1, Block 1, Sunrise Riverbank Second Addition as a Wetland Mitigation Bank

Good morning Fred,

You have requested a letter from the applicant of the above referenced Application for a Conditional Use Permit setting forth the reasons it has taken longer than expected to obtain all of the approvals necessary for the proposed wetland mitigation bank.

We anticipate a Final Mitigation Bank Instrument to be approved and issued within the next two to three weeks.

The final approval has taken considerably longer than initially projected and/or anticipated. The U.S. Corps of Army Engineers and the Board of Water and Soil Resources - State of Minnesota, had concerns with respect to the hydrology outcome after improvements are completed with respect to the restoration of the wetland conservation easement. In that regard, there was substantial additional testing required and significant review time to satisfy the regulator's concerns.

I hope the above explanation provides the information you are requesting.

Sincerely,



Richard Morris
Northern Tier Development, LLC

PRELIMINARY PLAT

~of~ SUNRISE RIVERBANK SECOND ADDITION

EXISTING LEGAL DESCRIPTION

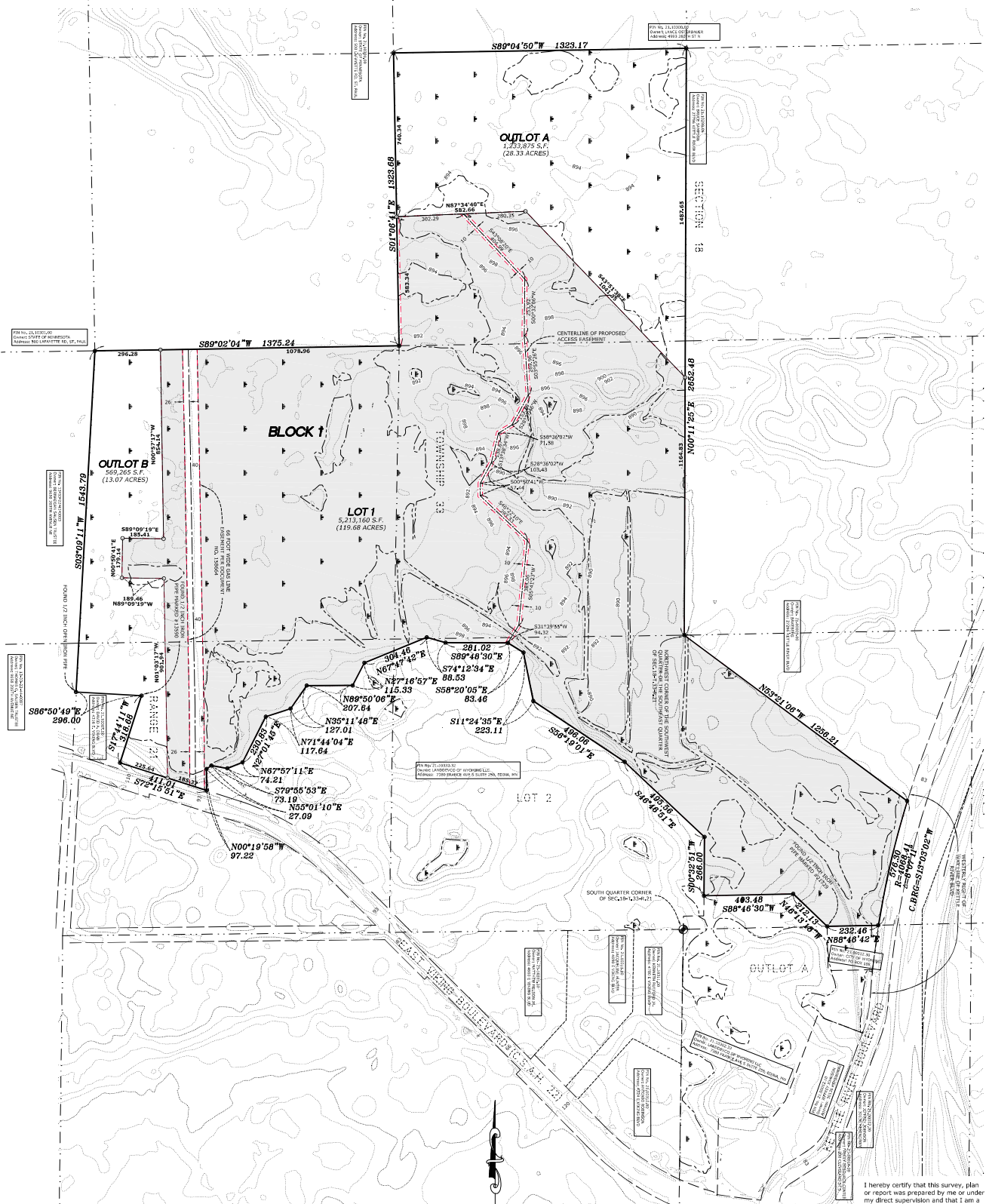
Lot 1, Block 1, SUNRISE RIVERBANK, Chisago County, Minnesota.

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: 21-10302.31
- 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.

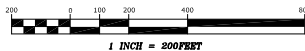
JASON E. RUD
Date: 10/2/2025 License No. 41578

DRAWN BY: CHM	JOB NO.: 201335PP	DATE: 10/01/25
CHECK BY: SER	FIELD CREW: BH / BJ	
1		
2		
3		
NO.	DATE	DESCRIPTION



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

NORTH
GRAPHIC SCALE



**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	January 8, 2026
MEETING DATE:	January 13, 2026
FROM:	Kim Lindquist, AICP, City Planner Fred Weck, Zoning Administrator
RE:	Sunrise at Carlos Avery Final Plat
APPLICANT:	LandDevCo of Wyoming, LLC
PROPERTY:	PID 21.10302.32
FILE NO:	D-25-010

Requested Action

LandDevCo of Wyoming, LLC has requested final plat approval of Sunrise at Carlos Avery (“Subdivision”). This is the first phase of the Carlos Avery development and the final plat is comprised of 36 residential lots, two outlots and a park. The final plat is generally located along Viking Boulevard, west of its intersection with Interstate 35W. The overall site is approximately 43 acres, with this first final plat being 16 acres of the overall site.

The first phase of development/final plat includes one, 6-unit row home and 30 single family homes. The final plat is generally consistent with the preliminary plat previously reviewed by the City Council in July 2025.

Staff Recommendation

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

1. Submit revised utility, grading and stormwater plans, including stormwater calculations, compliant with City requirements and any comments provided. Plans shall address all preliminary plat conditions of approval, as appropriate.
2. All single family lots shall be at a minimum 9,500 square feet. The applicant shall provide final lot size calculations to ensure compliance with this condition.
3. A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
4. An Access permit must be acquired from Chisago County and the roadway be constructed consistent with their spacing and design requirements, including installation of turn lanes.
5. All by-laws, Property Owner’s Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney and filed with the record plat. These covenants must be adhered to and cannot be changed without the approval of the City Council.
6. After the City Engineer has approved the construction plans and specifications; new construction plans that reflect the approved revisions are submitted to the City (three full size and two reduced sets).

7. The developer enters into a Development Agreement, the terms and provision of which must be approved by the City Attorney, between the property owner, the developer, and the city. The agreement must be signed prior to construction beginning on improvements in the development.
8. The developer shall submit a surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is completed and approved by the city. The City Engineer must approve the surety amount, and the City Attorney must approve the terms if a letter of credit is used.
9. The applicant meets the park dedication requirements by dedicating the 2-acre lot and providing the remaining park dedication by cash in lieu of dedication.
10. The developer will be required to submit all documentation that the wetland impacts proposed with all phases of the development are consistent with the Wetland Conservation Act.
11. 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.
12. The applicant pay all applicable property taxes and provide proof of payment prior to release of the final plat for recording.

1. Background

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

General Staff Review

The Subdivision is proposed on a parcel with the ID 21.10302.32 that has a total lot area of 43 acres. The breakdown of the area proposed for development is as follows:

Block 1 –12 acres

Outlot A –27 acres

Outlot B – 2 acres

Park – 2 acres

The Comprehensive Plan guides the site for Mixed Use, a land use category that must feature a mix of two or more types of land use, and may include retail, businesses, office buildings, single-family housing and multiple-family housing. Areas guided for Mixed Use are also expected to be

served by municipal water and sewer, which the Comprehensive Plan shows for the project area. The proposed Subdivision and its housing mix would meet the definition of the Mixed-Use category. This subdivision is also part of a larger mixed-use, residential and commercial, project.

Surrounding land uses are shown in the table below.

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

The property is currently zoned Mixed Use and the rezoning occurred in 2022.

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

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.
This is a condition of approval prior to release of the final plat for recording.
2. The City Engineer is to review the final plat for conformity with engineering standards.
The City Engineer will review final plans prior to any site grading or utility work permitted.
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, CUP and PUD approvals. The CUP extension is being processed simultaneously to the final plat approval.
5. The predetermined park fee has been paid.

The applicant is dedicating 2 acres of park land to the city with this phase of development. Payment for the remainder of the park dedication fee will be address through the Development Agreement.

6. All known legal, engineering, and any other costs associated with the plat shall be paid prior to final plat approval.

This is a requirement of approval.

7. If improvements are not complete, a Developer's Agreement must be signed.

Entering into a Development Agreement is required as a condition of approval.

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) LandDevCo of Wyoming, LLC
Address 7380 FRANCE AVENUE SOUTH-SUITE 250
City EDINA State MN Zip 55435
Phone Number 952-832-2000 Email rlm@morrislawmn.com

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

Signature of owner(s) Art Morris - pres. Date 12-16-2025

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

Property Identification Number: R.21. 10302.32

Present use of property: SINGLE FAMILY HOME

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

Present zoning of property: R1 - RURAL RESIDENTIAL

Surveyor: Name JASON RUD - E.G. RUD Phone 651-361-8225

Engineer: Name SEAN BOHAN - AEC Phone 715-895-8201

Real Estate Agent: Name _____ Phone _____

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

Total size of property: 43.37 ACRES Total acreage in wetlands or floodplain: 0.87 ACRES
PHASE 1 = 36 LOTS
Number of proposed lots: AND 2 OUTLOTS Current zoning and use of property: R1

- 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
- 2 reduced copies (no larger than 11 x 17)
 - Developers Agreement
 - Certificate of Title & Opinion
 - Receipt proving that the taxes have been paid
 - Legal & Engineering Fees Paid

Applicant(s) Signature: Art Morris pres. Date 12-16-2025

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 # _____ Date Application Received ___/___/___
Date Complete Application Received ___/___/___ 120 Days ___/___/___ By: _____
Date Paid ___/___/___ Check # _____

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

PRELIMINARY COPY

LAST SAVED BY: CBASSETT on Wednesday, July 30, 2025 at 3:00:40 PM
LOCATION: S:\RUD\CAD\25PROJ\250171PP
FILENAME: 250171PP_FINAL_PLAT_(CURRENT).DWG
FILESIZE: 2.58MB

SUNRISE AT CARLOS AVERY

KNOW ALL PERSONS BY THESE PRESENTS: That LandDevCo of Wyoming LLC, a Minnesota Limited Liability company, owner of the following described property:

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

Has caused the same to be surveyed and platted as SUNRISE AT CARLOS AVERY and does hereby donate and dedicate to the public for public use forever the public ways and also easements as shown on this plat for drainage and utility purposes.

In witness whereof said LandDevCo of Wyoming LLC, a Minnesota Limited Liability company, has caused these presents to be signed by its Chief Manager this ____ day of _____, 20____.

LandDevCo of Wyoming LLC

Richard Morris, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me by Richard Morris, Chief Manager of LandDevCo of Wyoming 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. 41578

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____.

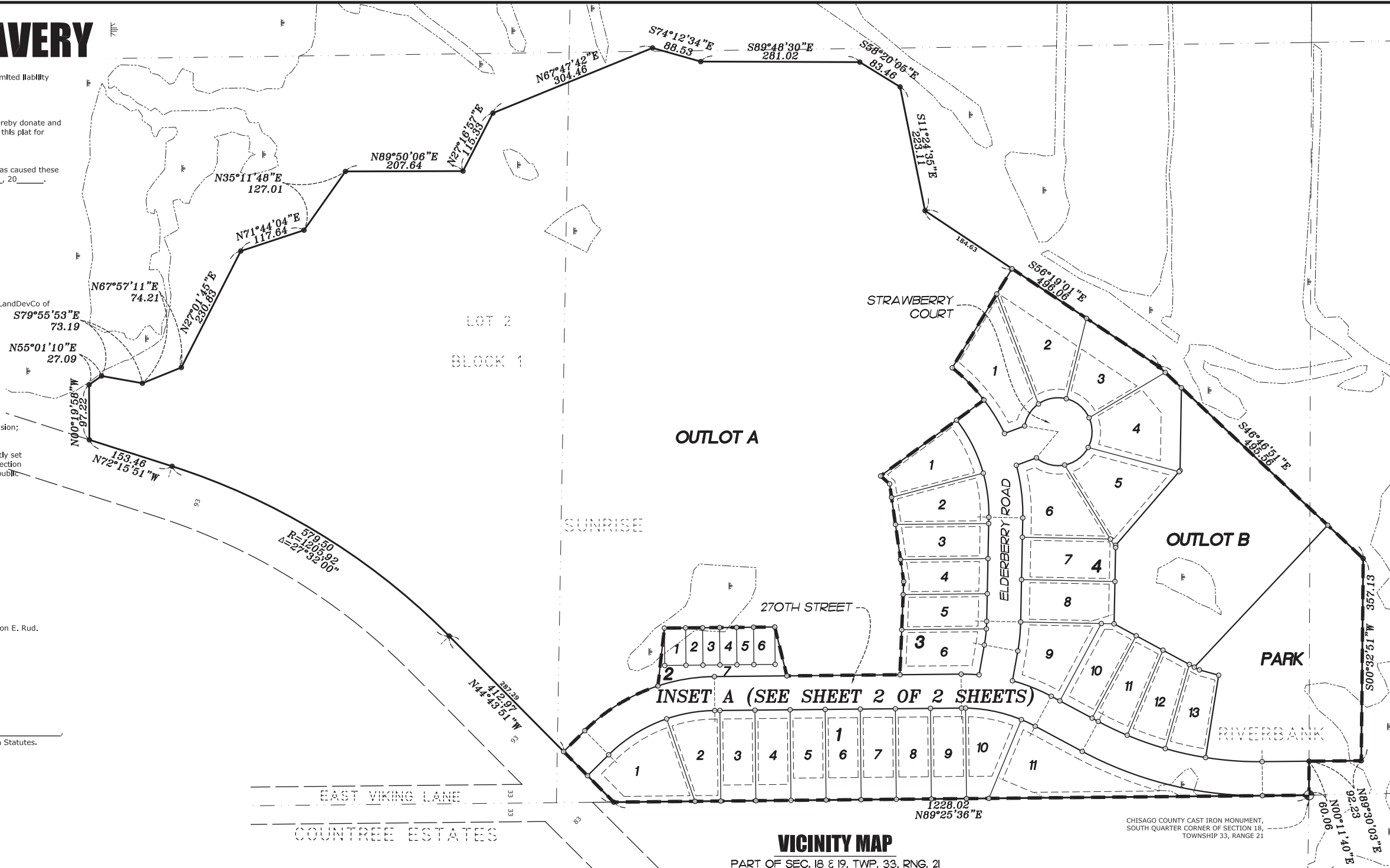
City of Wyoming Attorney

Pursuant to Chisago 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____.

Chisago County Surveyor

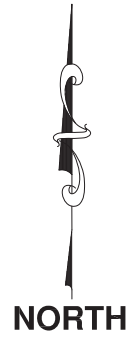
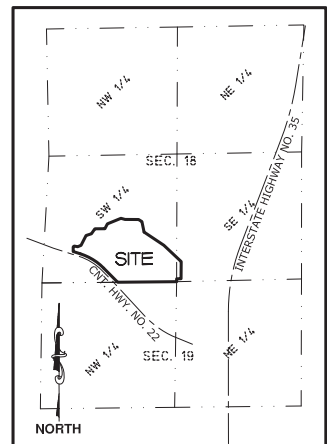
This plat was recommended for approval this ____ day of _____, 20____.

Chisago County Engineer



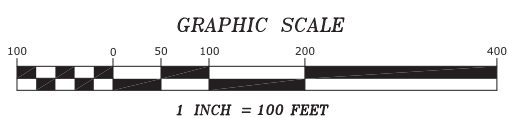
INSET A (SEE SHEET 2 OF 2 SHEETS)

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



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 CAST IRON MONUMENT
- ☁ DENOTES WETLAND AS DELINEATED BY MERJENT, INC.



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

Chisago County Auditor

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

Chisago County Treasurer

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 Chisago County Records.

Chisago County Recorder

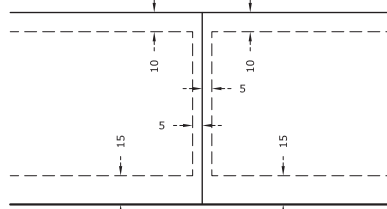
SUNRISE AT CARLOS AVERY

INSET A

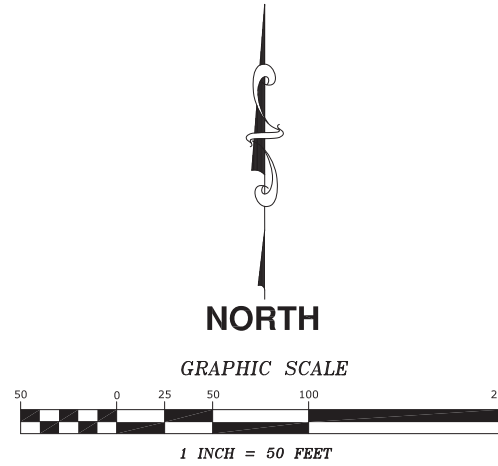
EASEMENT DETAIL

(SCALE: 1 INCH = 50 FEET)

TYPICAL EASEMENTS ARE SHOWN THUS:



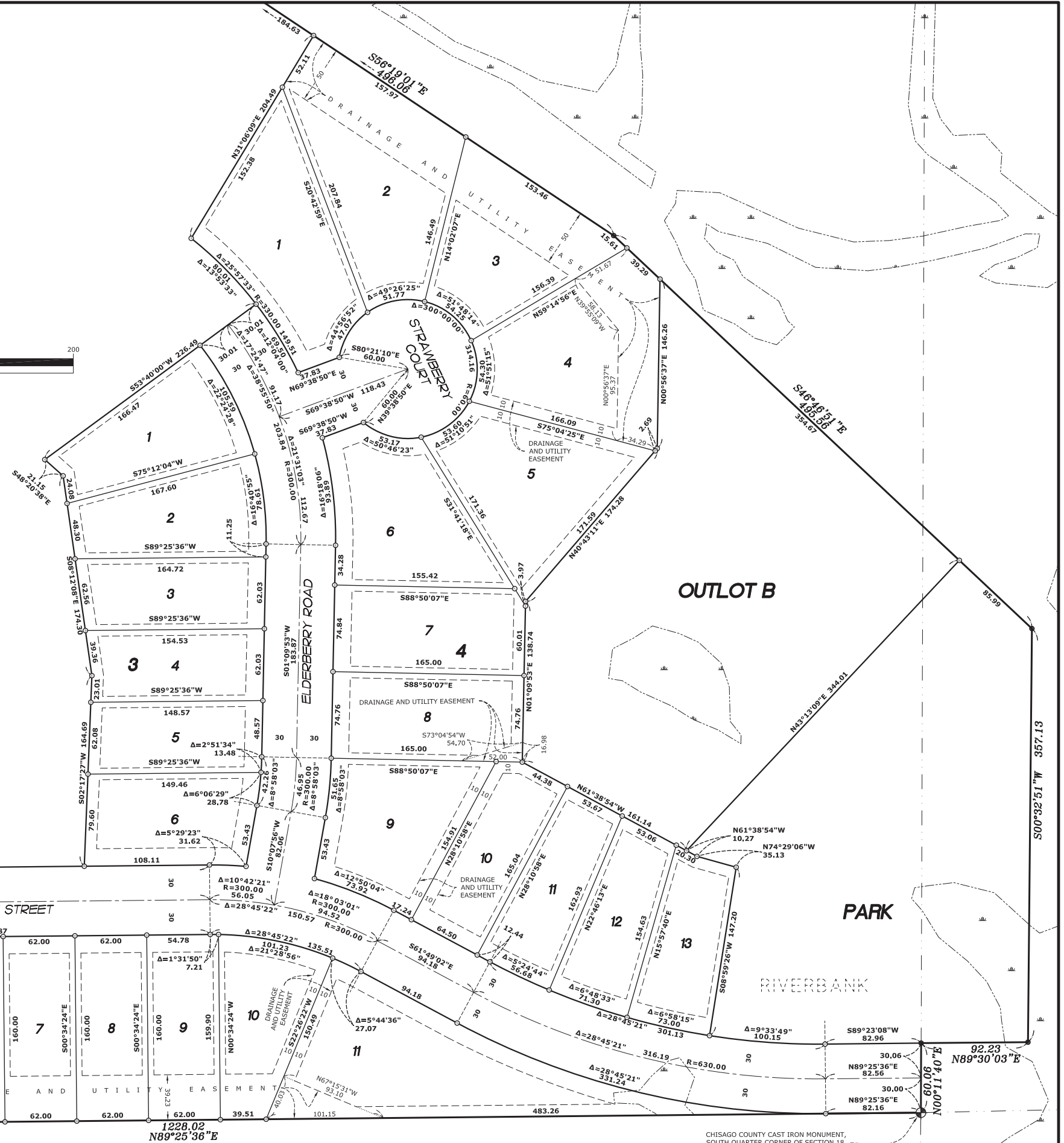
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,
BEING 10 FEET IN WIDTH ADJOINING REAR LOT LINES,
AND BEING 15 FEET IN WIDTH ADJOINING RIGHT-OF-WAY
LINES UNLESS OTHERWISE NOTED



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LOT 2
BLOCK 1
SUNRISE
OUTLOT A



EAST VIKING BOULEVARD (C.S.A.H. 221)
EAST VIKING LANE

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

CHISAGO COUNTY CAST IRON MONUMENT,
SOUTH QUARTER CORNER OF SECTION 18,
TOWNSHIP 33, RANGE 21

Planning Commission 2025 Goals

- ~~Rezoning of undeveloped land to match the Comprehensive Plan Land Use Map.~~
- ~~Rezoning of developed land to match the Comprehensive Plan Land Use Map.~~
- Revise Zoning Ordinance to implement the Comprehensive Plan.
- Revise Zoning Ordinance to update legislative changes (variance standards, nonconformities, etc.) and address any issues that have materialized (typographical errors, accessory building setbacks, electronic vs. paper submittals, etc.) since it was last updated in 2009.

Planning Commission 2025 Accomplishments:

- ✓ Reviewed and recommended approval of an Interim Use Permit for a massage therapist as a home occupation.
- ✓ Reviewed and recommended approval of an Interim Use Permit for a cannabis microbusiness.
- ✓ Reviewed and recommended approval of an Interim Use Permit for a cannabis retailer.
- ✓ Reviewed and recommended denial of an Interim Use Permit for a cannabis cultivator.
- ✓ Reviewed and recommended approval of a Conditional Use Permit for a commercial kennel.
- ✓ Reviewed and recommended approval of a Conditional Use Permit for a monopole antenna.
- ✓ Reviewed and recommended approval of an amendment to the Conditional Use Permit for Pinehaven Farm's Dead-End Hayride.
- ✓ Reviewed and recommended approval of a Variance of the front property line setback for a new home.
- ✓ Reviewed and recommended denial of a Variance for the height of a fence.

- ✓ Reviewed and recommended denial of a Rezoning of a property to the Agricultural District.
- ✓ Reviewed and recommended approval of a Comprehensive Plan Map Amendment of properties in Section 8 to the Mixed Use District.
- ✓ Reviewed and recommended approval of an amendment to the *Summer Field* Conditional Use Permit.
- ✓ Reviewed and recommended approval of the Final Plat of *Summer Field 4th Addition*.
- ✓ Reviewed and recommended approval of the Sketch Plan, Preliminary Plat and Final Plat of *Mayorga Meadows*.
- ✓ Reviewed and recommended approval of the Preliminary Plat of *The Pointe at Carlos Avery*.
- ✓ Reviewed and recommended approval of the replatting of the *Sunrise River Bank* with Variances for lot frontage and depth.
- ✓ Reviewed a Sketch Plan for a lot split on Field Avenue.
- ✓ Held an Open House to receive public comment about rezoning properties to match the Comprehensive Plan Map.

Planning Commission 2026 Goals

- Revise Zoning Ordinance to implement the Comprehensive Plan.
- Revise Zoning Ordinance to update legislative changes (variance standards, nonconformities, etc.) and address any issues that have materialized (typographical errors, accessory building setbacks, electronic vs. paper submittals, etc.) since it was last updated in 2009.
- _____
- _____
- _____