

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 28, 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.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 23, 2026.

SCHEDULED PUBLIC HEARINGS:

2. Variance V-26-001 & Site Plan Review: SP-26-001
Location: 5181 260th Street
Applicant: Emily Nepp of ISG
Owner: Rosenbauer Minnesota LLC
Property ID Number: 21.00468.33
3. Variance V-26-002 & Site Plan Review: SP-26-003
Location: 26885 Forest Boulevard
Applicant: Robb Linwood; City Administrator
Owner: City of Wyoming
Property ID Number: 21.00171.00

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

Sunrise River Bank Commercial Preliminary Plat was approved.

ADJOURN

UPCOMING:

Sunrise River Bank Commercial Master Development Plan Review and Final Plat

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 23, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 23, 2026, 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 Ken Rutford

ABSENT: Katie West and Mark Holl

Also Present: Fred Weck, Zoning Administrator, Kim Lindquist, City Planner, and Mayor Lisa Iverson.

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 9, 2026

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER RUTFORD, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 9, 2026, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. Preliminary Plat D-26-004: “Sunrise River Bank Commercial”:
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Richard Morris of NTD-COM, LLC
Owner: NTD-COM, LLC, Richard Morris
Property ID Number: 21.00012.20 and 21.10302.33

City Planner Lindquist gave an overview of the Preliminary Plat for the commercial portion of the Sunrise River Bank development. She explained that the 15.6-acre lot was being split into 3 developable parcels, and an outlot with dedicated public right-of-way. She noted that this was a fairly wet site with wetlands and floodplains on the site, but noted that there had been a reduction in the floodplain and the delineated wetlands on the property. She stated that there would be a temporary traffic signal at Kettle River Boulevard and Viking that would be programmed to align

with the signalization at the I-35 ramps, which should address some of the concerns that were forecasted in the traffic study. She noted that it was deemed temporary because it would be replaced when the roundabout goes in. She noted that they were also recommending that the private drive off Viking Boulevard for Village Inn be removed. She reviewed the site characteristics, stormwater management, utilities, and new public roadways planned for the development. She noted that the City was anticipating receiving a fee in lieu of Park Dedication fees for this project. She explained that staff recommended approval subject to the conditions included in the staff report.

Commissioner Rutford asked where the roundabouts were planned in this area.

Zoning Administrator Weck pointed out the general locations on an area map and noted that when construction was completed, it would make access for the existing businesses in the area better.

Commissioner Rutford asked about the floodplains and stated that City Planner Lindquist had said something about not going off of the original plats.

City Planner Lindquist explained that the DNR has generalized maps, but there had been an analysis done of this site, so the City was using that information, which was acceptable to the DNR.

Commissioner Rutford stated that the proposed traffic lights will be temporary and asked who would pay for them.

City Planner Lindquist stated that the applicant would be required to pay for the temporary signal.

Commissioner Rutford stated that his main concerns were related to traffic and how the flow may change as the area grows.

Chair Lobermeier invited the applicant to address the Commission.

Jason Rud, E.G. Rud and Sons, explained that they were the land surveyors working on this project with A.C.E., who was handling the civil engineering. He stated that they have been working on this project for years and felt that there had been true collaboration with City staff to get things where they are. He noted that there have been changes and things removed since the Sketch Plan phase of the project to ensure that the proposed lots meet all of the City's zoning standards. He acknowledged that he had seen the staff report and was comfortable with what had been included.

Chair Lobermeier stated that the lot for the apartment building didn't have a building location included and noted that the plat makes it mostly look like parking.

Zoning Administrator Weck indicated the building location and stated that the individual lines Chair Lobermeier was referring to were meant to show the individual units.

City Planner Lindquist stated that the parking would be underground.

Mr. Rud stated that what he was seeing was the underground parking available in the lower level.

Chair Lobermeier asked if the west end of 270th would be treated as a temporary cul-de-sac or a hammerhead because it may be a while before it is extended.

Mr. Rud stated that he believed the developer intended to start on the residential project in 2026 and hoped that the construction would be contiguous for 270th as well.

Commissioner Iverson stated that included in the packet materials was a memo to City Engineer Erichson dated June 15, 2026, that had proposed conditions. He asked if Mr. Rud had seen the conditions and if he was on board with them.

Mr. Rud stated that he and Kevin had reviewed them, and they appeared to be primarily related to engineering, but noted that he didn't believe there was anything alarming included.

MOTION BY COMMISSIONER RUTFORD, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:25 P.M.

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

Tony Buttacavoli, Executive Director, Family Pathways, stated that he would like to get an update on the geography of their property with relation to the easement for utilities and drainage. He stated that he believed there was an elevated drainage area behind their property to help move water, but noted that they did not have an agreement with the developer about it. He clarified that they have had conversations and weren't against it, but wanted to make it clear that they did not have a formal agreement. He asked if there would be a culvert system or if everything was going to be buried.

Zoning Administrator Weck stated that with just a sewer and water pipe, they shouldn't be doing anything else in the area.

Mr. Buttacavoli asked about the direction of the drainage and if it would go under Kettle River.

Chair Lobermeier noted that he didn't think it would go under Kettle River and thought it would go up to 270th.

Zoning Administrator Weck explained the details on where the sewer and water would go in, where they would be changing the grading elevations, but noted that it should stay the same for them.

Ken Rutford, 4700 East Viking Boulevard, stated that looking at the plans of where the water will go and the buildings behind them. He asked where sand, salt, and water runoff it would all go when there were snow removals. He stated that one of the properties abuts his property, and he is concerned that runoff could enter his and his neighbors' land. He stated that he also looked at the traffic study, how the area has been growing, schools, and land turnovers for other projects. He noted that he had done some research on hotels in the area and shared fill rates for some of the area hotels. He stated that they need commercial businesses to lower taxes for the residents. He stated that he would like to know what the County has planned for County Road 22, what they think of the project, and the traffic.

Zoning Administrator Weck stated that the County and MnDOT have looked at this project and were okay with the proposed design.

He stated that this was prime real estate and would like to see something looking out over the highway that represents Wyoming and its people and provides a place where people want to stop to eat and shop. He reiterated that his biggest concern was with the water and where it would go.

Kevin Strelcheck, A.C.E., stated that there would be no increase and the water would drain exactly where it drains today, into the ditch across the interstate, and would not go into Mr. Rutford's backyard. He explained that they cannot discharge stormwater, a larger volume, or peak flow out of the holdings ponds greater than what exists today. He stated that everything within the roads and right-of-way would drain into the roads, then into a pond, and the emergency overflow would go to the north, with none heading south towards Mr. Rutford's property.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER Rutford, TO CLOSE THE PUBLIC HEARING AT 7:37 P.M.

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

Commissioner Iverson stated that the concerns raised were valid, but based on the comments of the experts, he would like to see this project move forward as soon as possible.

Chair Lobermeier stated that he would echo those concerns and believed that expressing those concerns was a good reminder for the Commission to ensure that all the right steps are taken to make sure there weren't any issues and that they can build in as much assurance as possible. He stated that he was happy to see the traffic signal because that will be a good interim solution. He noted that the City has seen how helpful it was last fall with the Haunted Hayride and will be a help until they can get something else in place.

Commissioner Rutford stated that another concern he had was that they would pave this little portion of Kettle River and asked what would happen to the rest of it.

Chair Lobermeier explained that his understanding was that it would be paved all the way to 270th. He stated that he was excited to see something finally happen in this location, but agreed that the City wants it to happen in the most careful and thoughtful way. He stated that they had seen Mr. Rud and his associates at the City several times throughout the planning process and felt they had shown they have the ability to try to address concerns as they have arisen.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT D-26-004: "SUNRISE RIVER BANK COMMERCIAL": LOCATION: EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT: RICHARD MORRIS OF NTD-COM, LLC, OWNER: NTD-COM, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21.00012.20 AND 21.10302.33, SUBJECT TO THE 8 CONDITIONS INCLUDED IN THE STAFF REPORT.

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

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

The "Mastell Addition" Preliminary & Final Plats were approved.

A MOTION WAS MADE BY COMMISSIONER RUTFORD, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JUNE 23, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:43 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	July 28, 2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Site Plan Review
APPLICANT:	Emily Nepp, ISG for the property owner Rosenbauer Minnesota, LLC
PROPERTY:	5181 260th Street, R.21.00468.33
FILE NO.:	SP-26-002 & V-26-001

OVERVIEW

ISG (the “Applicant”) on behalf of Rosenbauer America, LLC is requesting review and approval of a site plan with variance to permit construction of new principal structure and an addition to a current accessory building, as well as a variance for expanding the site’s impervious surface. They have also requested a waiver from the ordinance screening requirements.

The new building will be a multi-functional facility for vehicle delivery, employee operations, training and parts distribution. There will also be a showroom area, training bay and adjacent classroom, office space, and employee support areas. The expansion of “Building 2” will increase the existing parts storage facility and will expand the vehicle testing area. The addition will double the testing capacity and will support increased demand for their product. Along with the building construction, site work includes new paved areas and construction of two infiltration basins.

The site immediately west, also owned by ISG and operated by Rosenbauer America, LLC, was recently granted a variance for hard surfacing.

The site is currently zoned as I-Industrial and the Comprehensive Plan designates the land for Industrial and General Business. The plan must meet I – Industrial Ordinance zoning standards.

STAFF RECOMMENDATION

Based on review of the request and the standards for approval, staff is recommending approval of the variance, from the impervious surface requirements; stormwater management in Section 40-328.4 (a) for the site at 5181 260th Street based upon the following findings of fact:

The request and resulting property will not:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public right-of-way.
- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood.
- (e) Cause an unreasonable strain upon existing municipal facilities and services.

(f) Be contrary in any way to the spirit and intent of this Ordinance.

(g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

Further, based upon the requirements of Article V, Division 4 “Site Plan Review”, staff finds the project complies with ordinance standards and recommends approval of the site plan for the proposed new multi-functional building, expanded parts storage and vehicle testing building, parking areas and two infiltration basins, based subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. The applicant must submit final grading and drainage plans for staff review and approval.
3. Construction and use of the property shall comply with the ISG plans signed on 7/10/2026.
4. The color of the proposed new building shall be complementary to the existing principal structure and the building expansion to the accessory structure shall be consistent with the color of the building.
5. The applicant shall submit a landscape plan based on the staff report for staff review and approval, prior to issuance of a building permit. The landscaping plan should include landscaping to replace the removed trees around the preexisting building’s entrance and trees planted along the southern parcel border, adjacent to the hospital.
6. The applicant shall submit a new site plan which depicts the southeast parking area in compliance with the 15’ parking lot setback requirement.
7. The applicant shall submit an updated stormwater plan based on the staff report, including the amount of new and fully reconstructed impervious surfaces for the site, designating emergency overflow locations and ensuring that the lowest floor elevations for Building 2 are 2’ above the EOF.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned I- Industrial, and it is guided as Industrial and General Business in the City of Wyoming’s Comprehensive Plan. The site changes being proposed are consistent with the permitted manufacturing use of the site. The zoning and surrounding uses are as follows:

North – I - Industrial; Industrial & General Business

South – OHC – Office and Health Care; Fairview Health Clinic

East – I – Industrial; Industrial and General Business

West – I – Industrial; Industrial and General Business

This parcel is not located within either the Shoreland Management Overlay or a FEMA-designated floodplain area. In addition, there are no wetlands located on the parcel. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as I - Industrial. The new building will have a similar use to the preexisting principal building, so it is being evaluated as a principal building. The addition on “Building 2” is being evaluated as an accessory structure, because its use is accessory to the principal structure on the site.

Zoning District	<u>I-Industrial</u>	<u>Proposed</u>
Front Yard Setback (north)	Address Road - 25 feet Parking Setback—10 feet	New Building, Addition & New Parking Area – over 550 feet
Side Yard Setback (east)	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	New Building – 25 feet Addition – 246 feet New Parking Area – 25 feet
Side Yard Setback (west)	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	New Building – 225 feet Addition (existing setback) – 14 feet New Parking Area – 0 feet (condition of approval to meet setback)
Rear Yard Setback (south)	Principal - 15 Accessory – 3 feet Parking Area – 15 feet	New Building – 70 feet Addition – 125 feet New Parking Area – 15 feet
Height (Maximum)	Principal – 45 feet Accessory – 25 feet	New Building (Proposed) – 42 feet Addition – 23.5 feet
Impervious Surface Coverage (Maximum)	75%	83.4% (variance required)

Proposed Site Details

The applicant proposes a new 51,240-square-foot multi-functional building south of the main building. The new building will include four double-deep maintenance bays and five single-depth maintenance bays, as well as office and employee areas. There will also be high-piled storage areas for part distribution. The expansion of the existing “Building 2” will include additional parts storage and additional vehicle testing areas.

The applicant proposes bituminous pavement at the south end of the site to replace the existing Class V surface, as well as mill-and-overlay repairs to the existing parking area. The total parking area will be striped for 216 stalls, including 6 accessible stalls. Manufacturing uses require 1 space for each employee on the major shift or 1 space for each 400 square feet whichever is greater. The applicant has indicated that 205 parking spaces would be required, based on the shift employee numbers.

Landscaping

No new landscaping is proposed on the site. The applicant has requested a waiver for the landscaping requirements based on safety concerns. Further, the submitted plan shows the removal of 8 trees that would be replaced with turf, adjacent to the existing principal structure. It is unclear

why these internal trees would be considered a safety hazard. If so, lower profile plantings should be installed to compensate for the tree removal. This landscaping can be strategically placed to maintain the sightlines onto the property.

The applicant also cited the request for reduced screening along the southern property line due to the hospital's helicopter pad. Although initially intended to be close to the southern parcel border, the helicopter pad is not adjacent to the site. The applicant should install trees along the southern property line, in order to maintain consistency with the ordinance and provide a buffer between the two uses.

The applicant should submit a revised landscape plan for staff review and approval prior to issuance of a building permit.

Roads and Traffic

There are no new public roads proposed as part of this site plan. The current access onto the parcel is from Fallbrook Avenue and 260th Street which will remain. It is anticipated that traffic to the site will increase due to the additional square footage and uses introduced to the site. This is a business and industrial area, and the adjoining roads serve similar types of businesses. It is not anticipated that site development will create traffic problems.

Drainage/Natural Resource/Wetlands

The site plan includes the construction of two infiltration basins. The two basins will be placed in the southern half of the property, near the new and expanded buildings. These basins will provide the required water quality volume for the southern portion of the property that will be affected by the proposed improvements.

The City Engineer has provided the following comments: the site must provide water quality volume equaling 1" of runoff from new and fully reconstructed impervious surface per the updated MS4 permit. The amount of new/fully reconstructed impervious should be noted on the plans and in the stormwater report. The low floor elevation must be 2' above the 100-year high water level or emergency overflow elevation. Include emergency overflow locations and elevations on plans. Final grading and drainage plans along with additional stormwater information is required as a condition of approval prior to commencement of any site work.

The site is not located within the Comfort Lake Forest Lake Watershed District, meaning that a CLFLWD permit is not required for this proposal. There is no floodplain in the area, so no floodplain permitting is required.

Utilities

Municipal sanitary sewer and watermain services are currently available on this site.

Architecture

Section 40-458(5) requires that at least 75% of exterior wall surfaces on buildings in the Industrial District consist of Class I, II, or III materials. The remaining 25% may be any material, subject to final approval by the Planning Commission and City Council. In addition, accessory buildings must match the principal structure's exterior materials and appearance as closely as possible. The other buildings on site are metal and other similar materials.

The new building will be finished with precast concrete and red and grey metal panels on the parapet, which are Class II and III materials. The addition to "Building 2" will also be finished

with precast concrete, which is a Class II material. The applicant should confirm that the precast concrete complies with the ordinance criteria. The two new structures are similar to the existing buildings.

Site Plan Review Standards

In accordance with Sec. 40-86, the following criteria shall be considered during the Site Plan review application process:

- (1) Consistency with the various elements and objectives of the City's long-range plans, including, but not limited to, the Comprehensive Plan;
- (2) Consistency with the purposes of this Code;
- (3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;
- (4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;
- (5) Creation of a functional and harmonious design for structures and site features including:
 - (a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
 - (b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;
 - (c) Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and
 - (d) Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.
- (6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading;
- (7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

These criteria are met.

Next Steps

The City Council will review the Site Plan with Variance request 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: SITE PLAN REVIEW

A site plan review 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: 5181 260TH Street, Wyoming, MN 55092

Applicant(s): Name(s) Emily Nepp - ISG (on behalf of owner)

Address 115 East Hickory Street + Suite 300

City Mankato State MN Zip 56001

Phone Number 507-387-6651 Email emily.nepp@isginc.com

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

Name(s) Rosenbauer America, LLC- Matt Stien

Address 5181 260th Street

City Wyoming State MN Zip 55092

Phone Number 651-440-2701 Email MStien@rosenbaueramerica.com

Owners(s) Signature(s)  Date 6-22-26

Legal description of property: HALLBERGS WYO INDUSTRIAL PARK

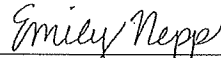
Property Identification Number: R.21.0046833 Present Zoning: I-Industrial

Present use of property: Manufacturing facility for custom public safety vehicles

Proposed use of property: Manufacturing facility for custom public safety vehicles

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

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
 - 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. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance
4. 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.
5. 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
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s)  Date 06/16/2026

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 4, Site Plan Review, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

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

OFFICE USE ONLY

Application # S-26-002

Date Complete Application Received 6/26/26

Fee: \$220.00 + Escrow \$1,000.00

Revised 01/24/23

Date Application Received 6/22/26

60 Days 8/25/26

Date Paid 6/26/26

By: 

Check # 



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: 5181 260TH Street, Wyoming, MN 55092

Applicant(s) Information:

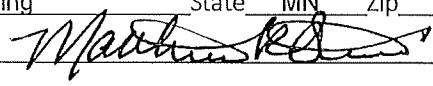
Name(s) Emily Nepp - ISG (on behalf of owner)
Address 115 East Hickory Street + Suite 300
City Mankato State MN Zip 56001

Home _____
Work 507-387-6651
Email emily.nepp@isginc.com

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

Name(s) Rosenbauer America, LLC- Matt Stien
Address 5181 260th Street
City Wyoming State MN Zip 55092

Home _____
Work 651-440-2701
Email MStien@rosenbaueramerica.com
Date 6-22-26

Owner(s) Signature(s) 

Legal description of property: HALLBERGS WYO INDUSTRIAL PARK

Property Identification Number: R.210046833

Present Zoning: I-Industrial

Present use of property: Manufacturing facility for custom public safety vehicles

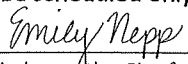
Proposed use of property: Manufacturing facility for custom public safety vehicles

Description of request: Variance request for increased impervious surface, off site leased parking, & access drive

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

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40 – 120, (5), (a) – (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. (A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)

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

Applicant(s) Signature  Date 06/22/2026

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-26-001

Date Complete Application Received 6/26/26

Fee \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 6/22/26

60 Days 8/25/26

Date Paid 6/26/26

By: 

Check # _____

City of Wyoming Variance Worksheet

Applicant(s): Emily Nepp - ISG (on behalf of owner) Phone: 507-387-6651

Address: 115 East Hickory Street + Suite 300, Mankato, MN 56001

Variance request description: Variance request for increased impervious surface, off site leased parking, & access drive

City Ordinance Section number: Division 6, Section 40-460 (4) B.; Division 23, Section 40-682; Division 23, Section 40-681. (4).

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: Please see attached narrative.

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: Please see attached narrative.

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: Please see attached narrative.

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: Please see attached narrative.

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. Please see attached narrative.

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: Please see attached narrative.

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: Please see attached narrative.

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: Please see attached narrative.

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? _____

July 14, 2026

Fred Weck
Zoning Administrator
Building Official #MN1825
Advanced Septic Inspector #C5199
City of Wyoming
26885 Forest Boulevard
P.O. Box 188
Wyoming, MN 55092
Fweck@wyomingmn.org

ISG

**RE: Variance Request & Site Plan Review
Rosenbauer America – 5181 260th Street, Wyoming, MN 55092**

Fred,

On behalf of Rosenbauer America, LLC, we respectfully submit this narrative in support of a Site Plan Review and Variance Request at the Rosenbauer site in Wyoming, MN. Rosenbauer looks forward to enhancing their site to continue producing powerful and reliable custom public safety vehicles worldwide and providing a quality workplace for their staff.

PROJECT NARRATIVE

Started in 1866, Rosenbauer is a family-owned business, and is the world's largest manufacturer of fire safety equipment and a global leader in firefighting technology. They produce more than 2,000 vehicles annually worldwide, including more than 700 in North America. Rosenbauer stands by their core values of family, ethics, teamwork, accountability, and passion. At the Wyoming, Minnesota location, Rosenbauer provides jobs for 650 employees and operates from 5AM - 5PM. Operations will continue to be consistent with the existing industrial use of the property. Hours of operation, staffing levels, and overall site activity are not expected to significantly change as a result of this project.

Building 2 – Parts Storage and Test Bay Expansion

The proposed 8,770 SF expansion to the existing Building 2 (14,600 SF) will increase the size of the existing parts storage facility and expand the vehicle testing area. The test bay addition will double the current testing capacity, allowing up to four vehicles to be tested simultaneously and accommodating Rosenbauer's largest fire apparatus for testing and inspection. The expansion will improve operational efficiency and support increased demands.

Building 5 – Service, Training, Showroom, and Parts Storage Facility

Building 5 is proposed as a 51,240 SF multi-functional facility designed to support vehicle delivery, service, employee operations, training, and parts distribution. The building will include a showroom area where customers can view and take delivery of newly manufactured fire apparatuses. Service functions will include four double-deep maintenance bays and five single-depth maintenance bays to accommodate vehicle inspections, maintenance, and repairs. In addition, the building will contain office space and employee support areas, including lockers, restrooms, and breakrooms. A dedicated training bay with adjacent classroom space will provide opportunities for employees and customer training. The building will also include high-piled storage areas for ready-to-ship parts inventory, supporting Rosenbauer's parts distribution operations.

The proposed site work includes mill-and-overlay repairs to existing pavement, paving existing gravel areas, new paved areas for expanding parking, an additional access drive at the southeast corner of the site, fencing, gates, landscaping, grading, and construction of two infiltration basins.

The nature of Rosenbauer's operations at this site includes the outdoor storage of vehicles and testing equipment associated with the manufacturing and servicing of fire apparatuses. Due to the value of these materials and equipment, site security is a

significant concern. The facility has experienced incidents of theft and unauthorized access in the past, making visibility across the site an important component of its overall security strategy.

Rosenbauer intentionally maintains open sight lines throughout its property to maximize visibility from public rights-of-way, neighboring properties, and law enforcement patrols. The installation of screening on the fenced portion of the south side of the property would create visual obstructions that could provide concealment opportunities for trespassers. Maintaining clear visibility allows employees and law enforcement to more effectively monitor activity on the site and serves as a deterrent to criminal activity.

Additionally, screening between the southern parking lot and adjacent hospital property to the south will be minimized to exclude trees for ease of access to the existing helicopter pad.

Given the security concerns associated with screening and the benefits of maintaining unobstructed visibility and clear airspace to the south, Rosenbauer respectfully requests that screening requirements be waived for this project.

IMPERVIOUS SURFACE VARIANCE REQUEST

DIVISION 6. VARIANCES Sec. 40 – 460 (4). B.

Rosenbauer is requesting review and renewal of a previous conditionally approved variance from Division 6, Section 40-460 (4) B to increase the allowable impervious area.

Currently, the existing site contains 78% impervious area with one infiltration basin in the southwest corner. Rosenbauer is requesting a variance for 83.4% impervious surface area with the proposed conditions for meeting the previously stipulated water volume requirements as shown in the attached plans. These plans show an expansion of the existing basin along with a new basin to meet the requirements.

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

Rosenbauer is requesting a variance to allow 83.4% impervious surfacing with the condition that a new design is being submitted to maintain peak flows from existing conditions and provide water quality volume to treat the newly created impervious area using current MPCA standards.

Without the variance, the existing site which contains 78% impervious surfacing, cannot be reasonably brought into compliance. Strict application of the ordinance would limit functional use of the property and prevent reasonable site improvements necessary to support the continued use and operation of the property in a safe and efficient manner. The variance will provide an avenue for the improvements to be completed per the original conditions set forth by the City.

(b) Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

The property is impacted by unique physical and site-specific constraints that limit the developable area and necessitate additional impervious coverage. These conditions include the existing site layout, drainage patterns, and configuration of the property, all of which reduce flexibility in site design compared to similarly zoned properties in the area. These circumstances were not created by the applicant and are conditions that have existed independent of the current request. Rosenbauer is committed to following all regulations and conditions associated with the requested variance.

(c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

A literal interpretation of the Ordinance would prevent the applicant from making reasonable site improvements and utilizing the property in a manner similar to other developed properties within the same zoning district. It would restrict the applicant's ability to provide site improvements, including adequate parking, access accommodations, and maneuvering space for the custom public safety vehicles.

(d) The special conditions or circumstances do not result from actions of the applicant.

The need for the variance is not the result of actions taken by the applicant. Rather, the request is driven by existing site conditions, property configuration, and development limitations associated with the property. The applicant has worked to design the project in a manner that minimizes impervious surface coverage to the greatest extent practicable while still allowing the site to function safely and efficiently.

(e) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Approval of the variance would not grant a special privilege upon Rosenbauer but would instead allow reasonable use of the property consistent with the character and functionality of other properties within the district. The request is intended to address unique site limitations while maintaining compatibility with surrounding development.

(f) The variance requested is the minimum variance which would alleviate the hardship.

Without the variance, the existing site which contains 78% impervious surfacing, cannot be reasonably brought into compliance. The requested increase in allowable impervious surface area represents the minimum variance necessary to accommodate the proposed site improvements. The site design has been prepared to balance functional needs with compliance with all regulations while minimizing impacts on stormwater management, adjacent properties, and the surrounding neighborhood.

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

The proposed scope of work which includes an expansion to an infiltration basin, additional impervious surface, and updated water quality volume will improve the overall stormwater conditions. The proposed improvements are compatible with the character of the area and will continue to comply with applicable design and stormwater management standards. There would be no disruption or negative impacts to surrounding properties within the same zone.

(h) Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

The variance would allow Rosenbauer to comply with all regulations and conditions. The basis for the requested variance is not solely economic in nature. The request is driven by practical site limitations and the need to accommodate reasonable site improvements while complying with applicable development standards. The variance is necessary to achieve functional site design and safe site operations.

(i) In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Protection Elevation for the particular area or permits standards lower than those required by state law.

N/A. The site is not in the Flood Plain District.

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

N/A. The requested variance does not involve earth sheltered construction.

Thank you again for reviewing these requests. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com

Sincerely,

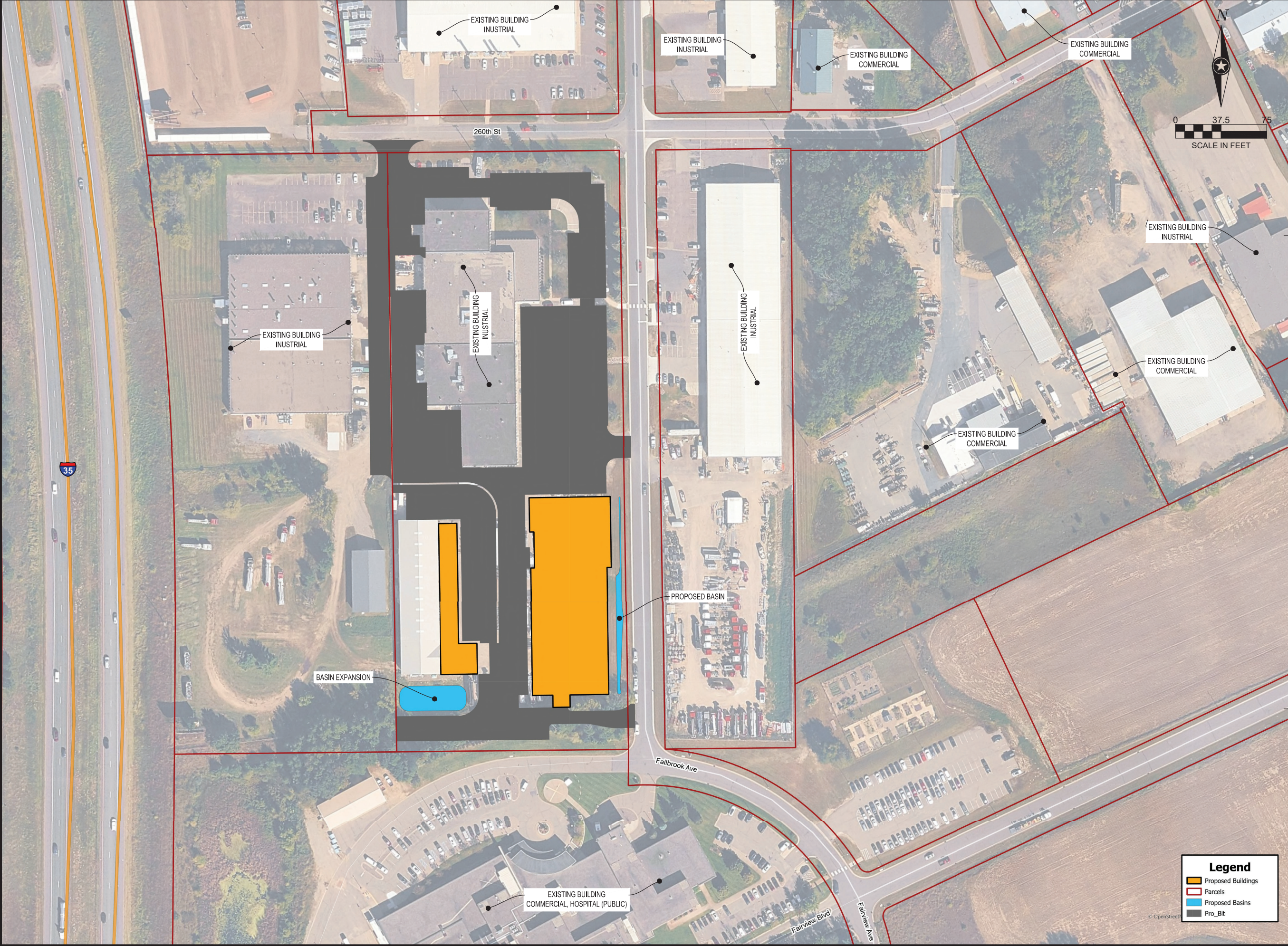


Dan Rutledge

Project Manager

Daniel.Rutledge@ISGInc.com

PLOT DATE: 6/18/2025 1:53 PM



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PROJECT
**ROSENBAUER
SERVICE AND
WAREHOUSE
EXPANSION
SITE**

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO
FILE NAME	34079 AREA MAP
DRAWN BY	LHH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE
AREA MAP

SHEET
1 OF 1

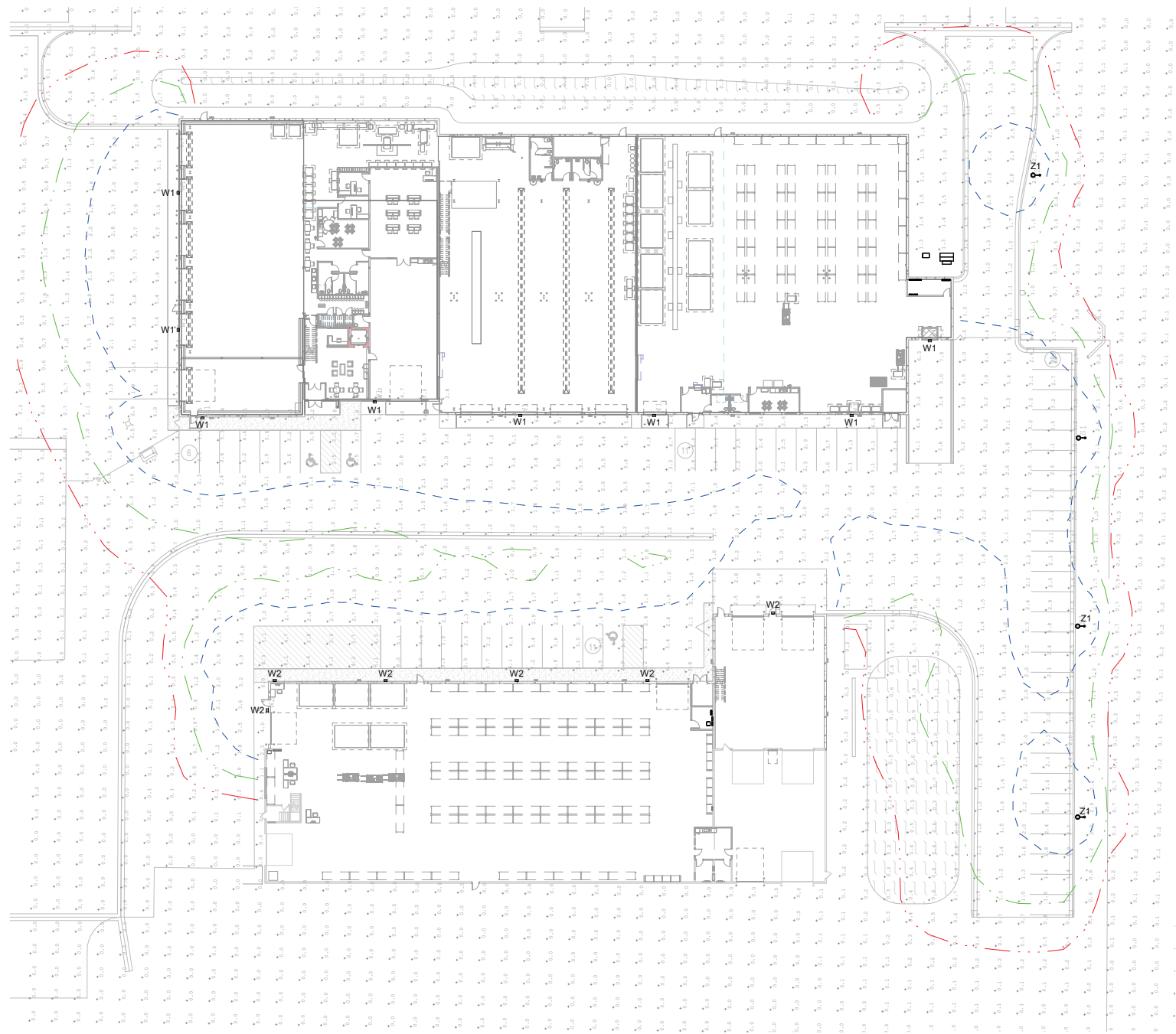
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



6/19/2026 2:05:37 PM

SITE PHOTOMETRIC LEGEND	
EXISTING	---
DEMOLISHED	---
NEW	---

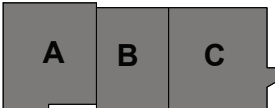
SITE LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTS	TYPE COMMENTS
W1	WALLPACK	LITHONIA LIGHTING	WDGE4 LED-P3-30K-80CRI-RFT-MVOLT-SRM-NLTAIR2PIR-DDBXD	16,000LM-3000K-80CRI	123 W	MOUNT FIXTURE AT 25'-0" AFG.
W2	WALLPACK	LITHONIA LIGHTING	WDGE3 LED-P2-30K-80CRI-R4-MVOLT-SRM-NLTAIR2PIR-DDBXD	8,000LM-3000K-80CRI	59 W	MOUNT FIXTURE AT 15'-0" AFG. UNLESS OTHERWISE NOTED.
Z1	SITE LIGHT	LITHONIA LIGHTING	DSX1 LED-P5-30K-80CRI-TFTM-MVOLT-RPA-NLTAIR2PIRHN-HS-DDBXD	17,000LM-3000K-80CRI	250 W	MOUNT FIXTURE AT 25'-0" AFG. F&I WITH RTA-22-0-3B-635-VD-DDBXD. F&I WITH HOUSESIDE SHEILD OPTION. F&I WITH APPLICABLE FUSE OPTION. F&I WITH MOTION SENSOR OPTION. F&I WITH VD VIBRATION DAMPER & FBC BASE COVER.



1 SITE PHOTOMETRIC PLAN
1" = 30'-0"



YOUR VISION. OUR TEAM. RIGHT PROJECT.
Phone: 888-742-9837
Email: info@greystoneconstruction.com
Website: GreystoneConstruction.com



KEYPLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

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PROJECT

ROSENBAUER
BUILDING 5

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34079
FILE NAME	
DRAWN BY	BJM
DESIGNED BY	BJM
REVIEWED BY	MDN
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

SITE
PHOTOMETRIC
PLAN

SHEET

E2-01L

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

EXISTING		PROPOSED	
	STORM MANHOLE		
	STORM CATCH BASIN		
	STORM CLEANOUT		
	STORM CULVERT		
	DOWNSPOUT		
	ROOF DRAIN		
	SANITARY MANHOLE		
	SANITARY CLEANOUT		
	LIFT STATION		
	WATER REDUCER		
	WATER VALVE		
	WATER VALVE MAHOLE		
	WATER CURB STOP		
	WATER SHUT-OFF		
	POST INDICATOR VALVE		
	FIRE DEPARTMENT CONNECTION		
	WELL		
	MONITORING WELL		
	LAWN SPRINKLER BOX		
	LAWN SPRINKLER HEAD		
	HYDRANT		
	YARD HYDRANT		
	UTILITY POLE		
	LIGHT POLE		
	GROUND LIGHT		
	GUY WIRE		
	TRANSFORMER		
	HANDHOLE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		
	UTILITY VAULT		
	AIR CONDITIONER		
	GAS METER		
	GAS VALVE		
	SOIL BORING		
	FLAG POLE		
	MAILBOX		
	TRAFFIC SIGNAL		
	SIGN		
	STREET SIGN		
	WHEEL STOP		
	RAILROAD CROSSING SIGN		
	POST		
	DECIDUOUS TREE		
	CONIFEROUS TREE		
	BUSH		
	TREE STUMP		
	WETLAND / MARSH		
	ROCK / BOULDER		

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

EXISTING		PROPOSED
— — — — >> — — — —	STORM DRAIN	— — — — >> — — — —
— — — — > — — — —	SANITARY SEWER	— — — — > — — — —
— — — — — — — —	SANITARY SEWER FORCEMAIN	— — — — — — — —
— — — — — — — —	WATER MAIN	— — — — — — — —
— — — — G — — — —	GAS	— — — — G — — — —
— — — — OE — — — —	OVERHEAD ELECTRIC	— — — — OE — — — —
— — — — UE — — — —	UNDERGROUND ELECTRIC	— — — — UE — — — —
— — — — UT — — — —	UNDERGROUND TELEPHONE	— — — — UT — — — —
— — — — UTV — — — —	UNDERGROUND TV	— — — — UTV — — — —
— — — — OHL — — — —	OVERHEAD UTILITY	— — — — OHL — — — —
— — — — UTL — — — —	UNDERGROUND UTILITY	— — — — UTL — — — —
— — — — FO — — — —	FIBER OPTIC	— — — — FO — — — —
— — — — WET — — — —	WETLAND	— — — — WET — — — —
— — — — W — — — —	WATER EDGE	— — — — — — — —
 — — — — x — — — — x — — — —	DITCH / SWALE	 — — — — x — — — — x — — — —
	TREE LINE	— — — — — — — —
— — — — — — — —	PROPERTY / LOT LINE	— — — — — — — —
— — — — — — — —	RIGHT OF WAY LINE	— — — — — — — —
— — — — Δ — — — — Δ — — — —	ACCESS CONTROL	— — — — — — — —
— — — — — — — —	EASEMENT LINE	— — — — — — — —

ADA	AMERICANS WITH DISABILITIES ACT	GAL	GALLON	PP	POLYPROPYLENE
ADD	ADDENDUM	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
AFF	AREAS FINISHED FLOOR	GC	GENERAL CONTRACTOR		POLYVINYL CHLORIDE
AGG	AGGREGATE	GD	GROUND GARAGE FLOOR	PVC	PAVEMENT
APPROX	APPROXIMATE	GFE	ELEVATION	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	GL	GUTTERLINE	R	RIM
BFE	BASEMENT FLOOR ELEVATION	GPM	GALLONS PER MINUTE	RAD	RADIUS
BLT	BUILDING	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BIT	BITUMEN	HD	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
BID	BIDDING	HP	HEAVY DUTY	REBAR	REINFORCING BAR
BM	BENCHMARK	HO	HOLE	REM	REMOVE
CAD	COMPUTER-AIDED DESIGN	HH	HANDHOLE	ROW	RIGHT OF WAY
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	R/W	RIGHT OF WAY
CBS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	SAN	SANITARY
CF	CURB	HR	HOUR	SCH	SCHEDULE
CFS	CUBIC FEET PER SECOND	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
CI	CAST IRON	HWY	HIGHWAY	SPEC	SPECIFICATION
QI	CAST IRON PIPE	HYD	HYDRANT	SQ	SQUARE
CIPC	CAST IN PLACE CONCRETE	I	INVERT	STA	STATION
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	STM	STORM
CL	CENTERLINE	INCH	INCH	SY	SQUARE YARD
CM	CORRUGATED METAL PIPE	IP	IRON PIPE	T/C	TOP OF CURB
CMP	CLEANOUT	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CONC	CONCRETE	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CONST	CONSTRUCTION	JT	JOINT	THRU	THROUGH
CONT	CONTINUOUS	LF	LINEAR FEET	TN/F	TOP HUT OF FIRE
CR	COUNTY ROAD	LN	LINEAR	TRANS	TRANSFORMER
CY	CUBIC YARD	LPS	LOW PRESSURE	TV	TELEVISION
C&G	CURB AND GUTTER	LS	STEAM LUMP SUM LOWEST	T/W	TOP OF WALL
DEMO	DEMOLITION			TYP	TYPICAL
DI	DROP INTAKE	LSO	STRUCTURAL OPENING	UT	UTILITY, UNDERGROUND
DIA	DIAMETER	MAX	MAXIMUM		TELEPHONE
DIM	DIMENSION	MB	MAIL BOX	WCP	WITHFIED CLAY PIPE
DS	DOWNSPOUT	MECH	MECHANICAL	W/O	WITHOUT
EA	EACH	MH	MANHOLE	W/	WITH
EG	EXISTING GROUND	MIN	MINIMUM	YD	YARD
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	YR	YEAR
ELEV	ELEVATION	NO	NUMBER		
EOF	EMERGENCY OVERFLOW	NTS	NOT TO SCALE		
EQ	EQUAL	NWL	NORMAL WATER LEVEL		
EX	EXISTING	OC	ON CENTER		
FG	FINISHED GROUND FORM GRADE	OCEW	ON CENTER EACH WAY		
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER		
FDN	FOUNDATION	OH	OVERHEAD		
FES	FLARED END SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	ELEVATION	OHD	OVERHEAD DOOR		
FFM	FEET PER MINUTE	OZ	OUNCE		
FFS	FEET PER SECOND	PCC	PORTLAND CEMENT		
FT	FOOT, FEET	PED	PEDESTAL		
FTG	FOOTING	PERF	PERFORATED		
GA	GAUGE	PL	PROPERTY LINE		



0 1,250 2,500
SCALE IN FEET

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE CONTRACTOR IN COMPLIANCE WITH THE ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPROVED, INSTALLED, CONNECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT ADDRESS/LOCATION:	5181 260TH ST WYOMING, MN 55092	
ZONING:	I-INDUSTRIAL	
SITE/LOT AREA:	375,555 SF	(8.6 AC)
EXISTING IMPERVIOUS:	288,469 SF	(6.6 AC)
PROPOSED IMPERVIOUS:	310,583 SF	(7.1 AC)
DISTURBED AREA:	294,681 SF	(6.8 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	25'	25'
SIDE YARD	25'	25'
REAR YARD	15'	15'
PARKING DATA		
LAND USE CLASSIFICATION	INDUSTRIAL	
PARKING SPACES REQUIRED (CODE)	1 PER EMPLOYEE ON MAX SHIFT	
GOVERNING INFORMATION	CITY CODE SECTION 40-682	
PARKING SPACES REQUIRED	205	
PARKING STALLS PROVIDED		
STANDARD	183	
ACCESSIBLE	6	
LEASED STALLS	20	
TOTAL	209	

C0-10 SITE DATA
C1-20 SWPPP DETAILS
C1-30 PRE- CONSTRUCTION SWPPP
C1-40 SWPPP
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE PLAN
C3-20 UTILITY PLAN
C4-10 GRADING PLAN
C5-10 RESTORATION PLAN
C5-20 PLANTING PLAN
C5-30 PLANTING DETAILS
C5-40 IRRIGATION PLAN

TYPE	DATE
LAND USE AND VARIANCE	06/19/2026

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WYOMING REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE CHISAGO COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MARCH 2026 BY ISG.

TOP NUT OF FIRE HYDRANT. LOCATED NORTH OF
FALCON AVENUE. NORTHWEST CORNER OF
NORTH ENTRANCE.



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PROJECT

ROSENBAUER SERVICE AND WAREHOUSE EXPANSION SITE

WYOMING MINNESOTA

[illegible]

PROJECT NO. 26-34079

FILE NAME	34079-C0-GENERAL
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DRAWN BY	LHH
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DESIGNED BY	LHH
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REVIEWED BY	KBR
ORIGINAL ISSUE DATE	7/1/01

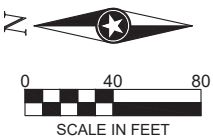
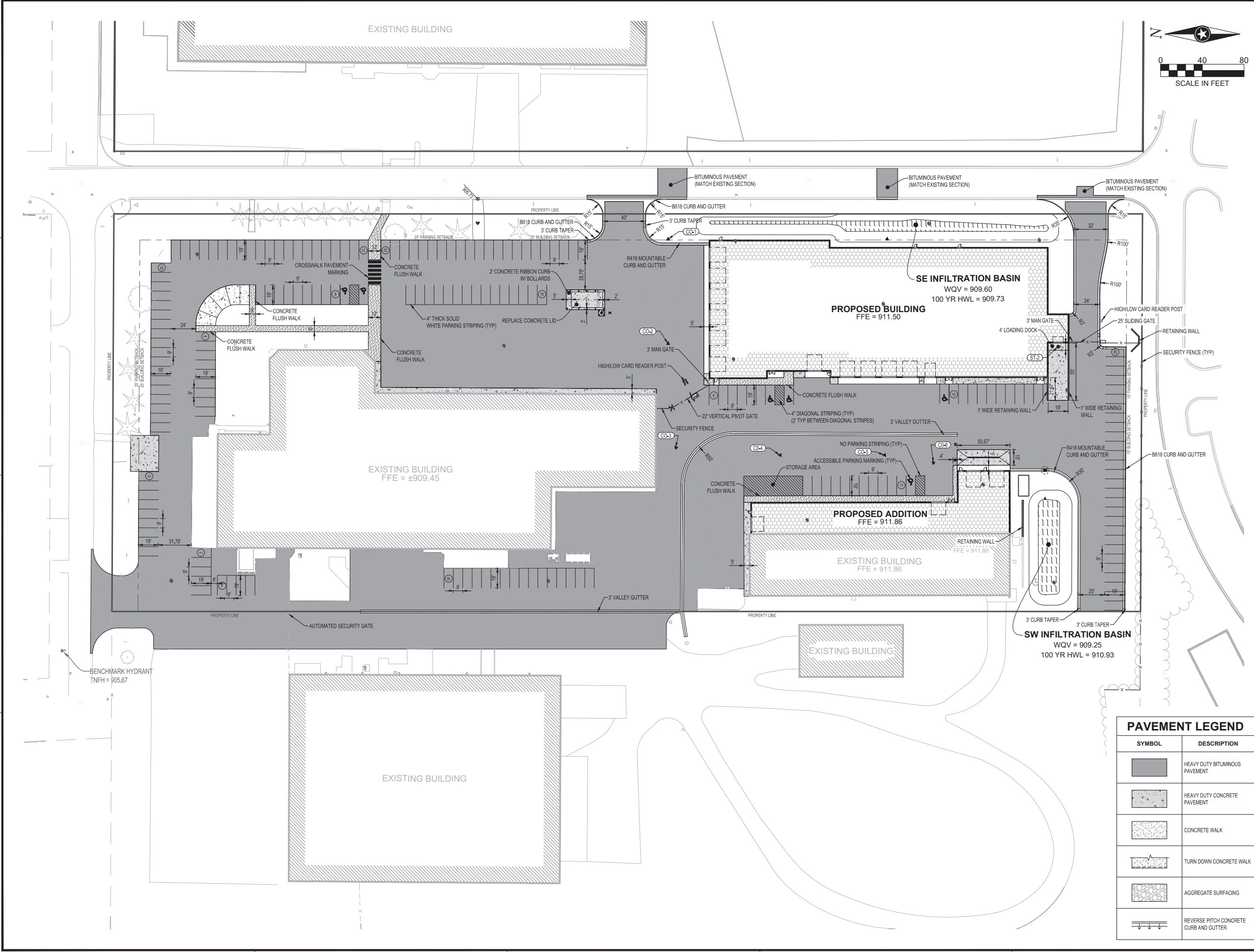
CLIENT PROJECT NO.	
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TITLE

SITE DATA

SHEET

C0-10



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PROJECT

ROSENBAUER SERVICE AND WAREHOUSE EXPANSION SITE

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-34079
FILE NAME 34079-C3-SITE
DRAWN BY LHH
DESIGNED BY LHH
REVIEWED BY KBR
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

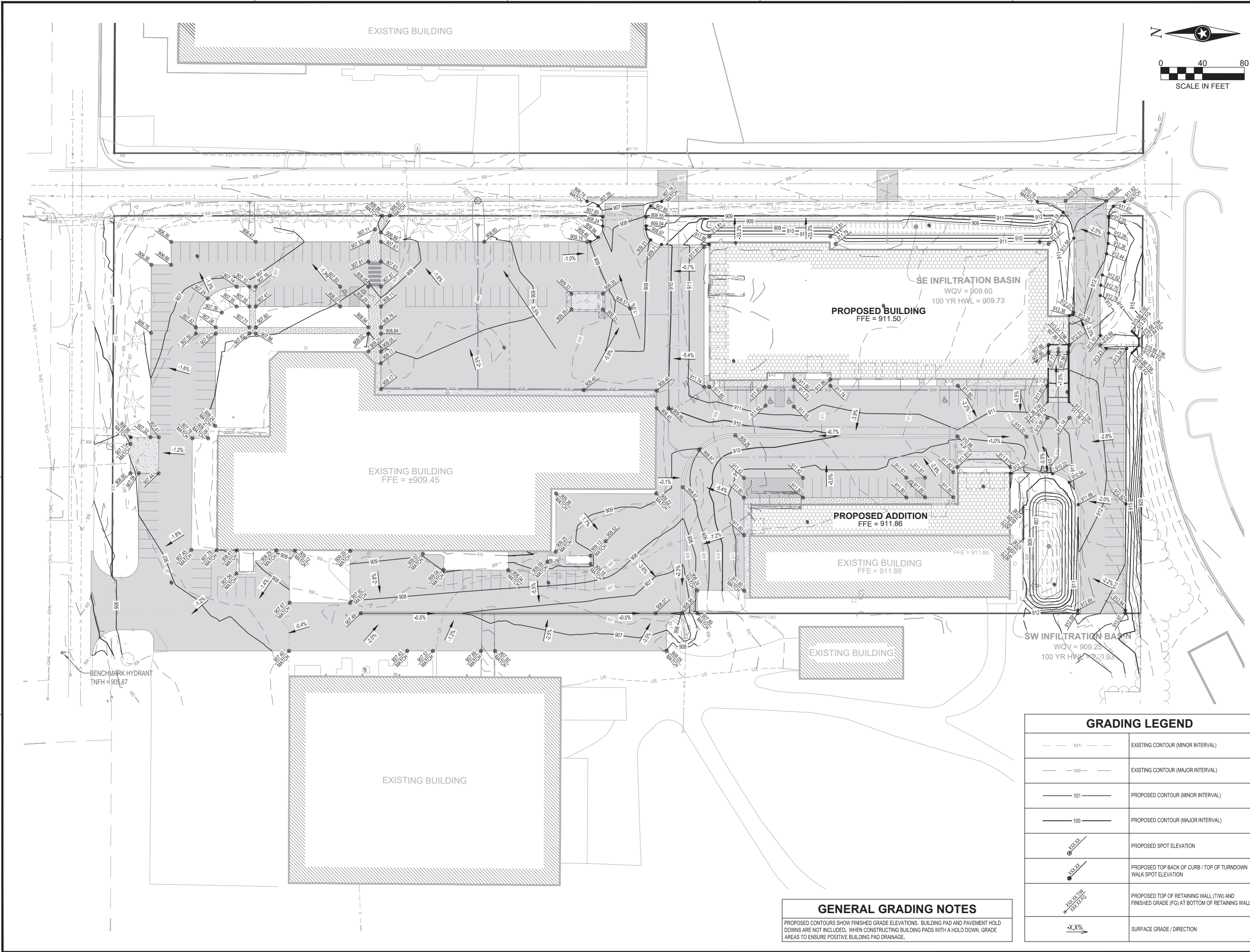
TITLE

SITE PLAN

SHEET

C3-10

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PROJECT

**ROSENBAUER
SERVICE AND
WAREHOUSE
EXPANSION
SITE**

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34079
FILE NAME	34079-C4-GRADE
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

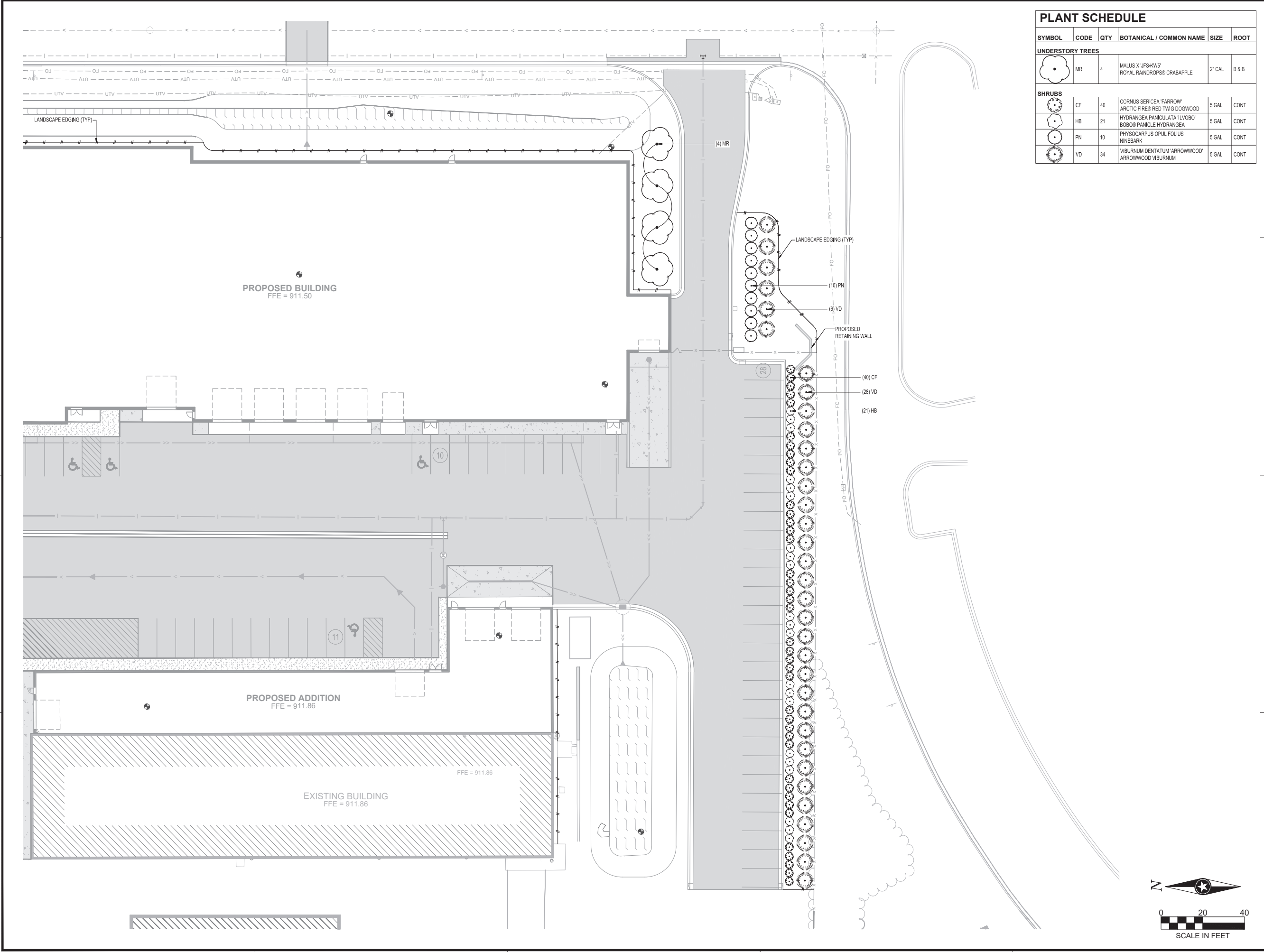
C4-10

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND FINISHED GRADE (FG) AT BOTTOM OF RETAINING WALL
	SURFACE GRADE / DIRECTION

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
UNDERSTORY TREES					
	MR	4	MALUS X 'JFS4KW5' ROYAL RAINDROPS® CRABAPPLE	2" CAL	B & B
SHRUBS					
	CF	40	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HB	21	HYDRANGEA PANICULATA 'LVOBO' BOBO® PANICLE HYDRANGEA	5 GAL	CONT
	PN	10	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL	CONT
	VD	34	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	5 GAL	CONT

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PROJECT

**ROSENBAUER
SERVICE AND
WAREHOUSE
EXPANSION
SITE**

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34079
FILE NAME	34079-C5-LAND
DRAWN BY	BLA
DESIGNED BY	BLA
REVIEWED BY	MJ
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

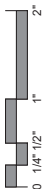
PLANTING PLAN

SHEET

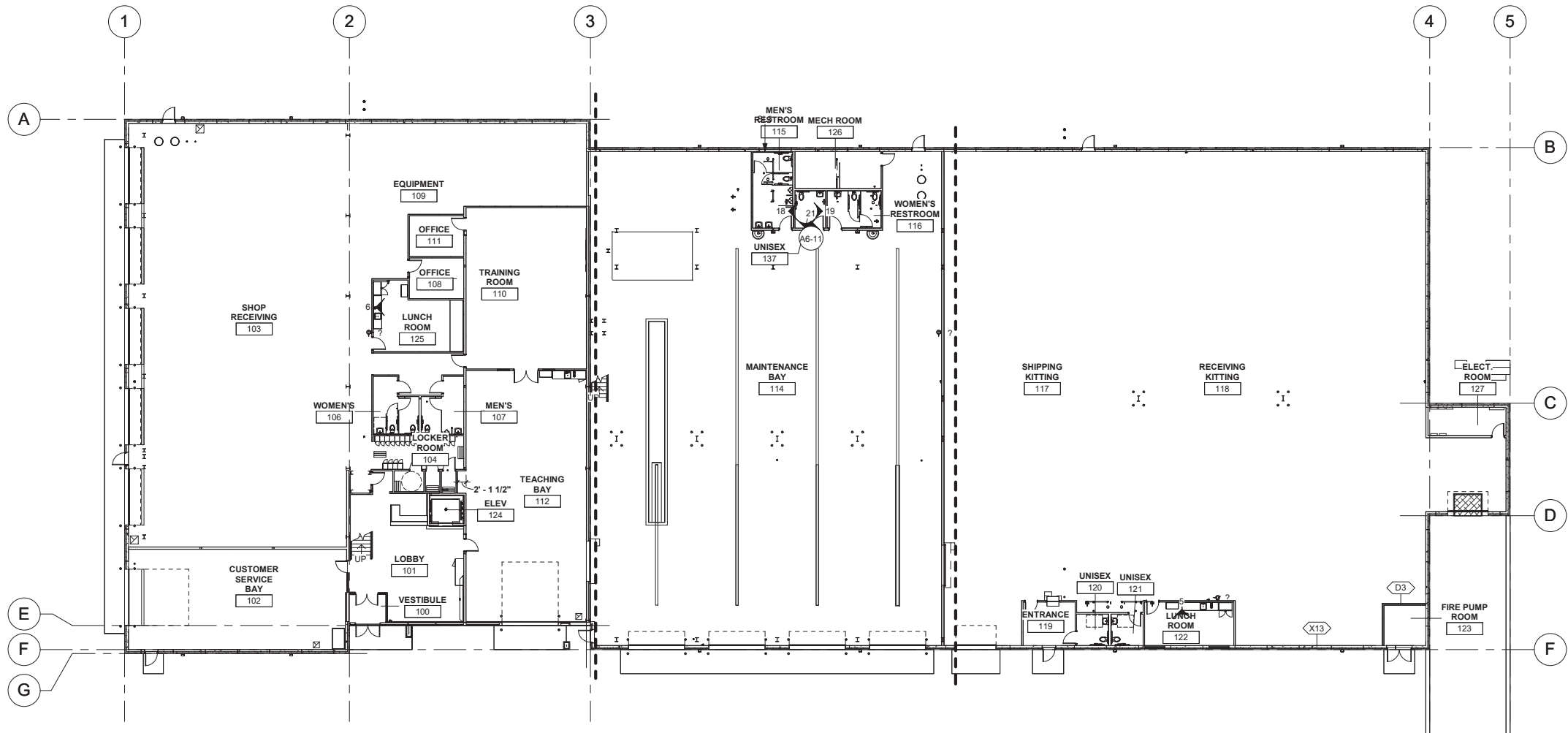
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PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

Page 26 of 47



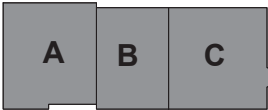
6/19/2026 4:04:41 PM



1 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"



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KEYPLAN

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PROJECT
**ROSENBAUER
SERVICE AND
WAREHOUSE
EXPANSION
BUILDING 5**

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

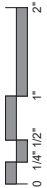
PROJECT NO.	25-34079
FILE NAME	34079 Arch R26
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE
**FIRST FLOOR
PLAN - OVERALL**

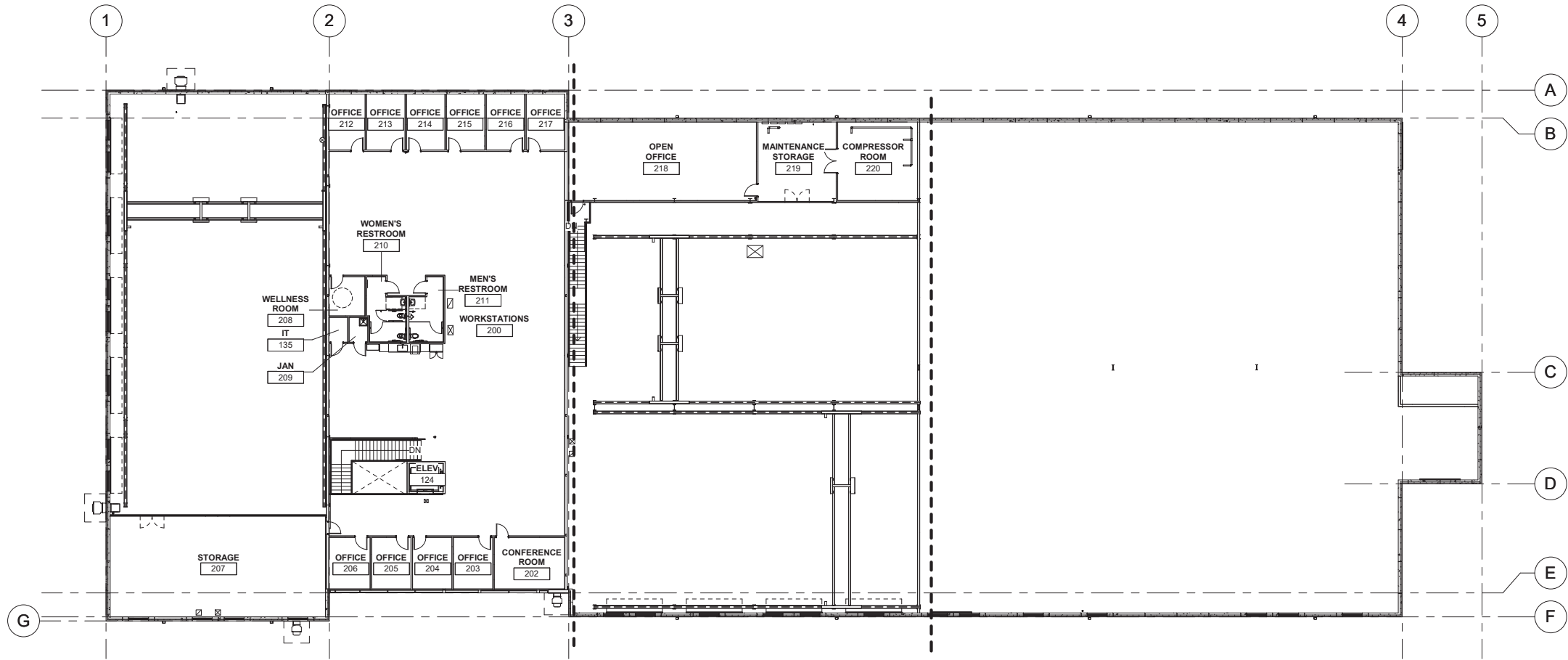
SHEET
A1-21



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6/19/2026 4:04:53 PM



1 SECOND FLOOR PLAN - OVERALL
1/16" = 1'-0"

WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

FLOOR PLAN SHEET NOTES

- ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE __, UNLESS OTHERWISE NOTED.
- INTERIOR WALL DIMENSIONS ARE FROM FACE OF MASONRY/ CONCRETE AND FACE 0" STUD, UNLESS NOTED OTHERWISE.
- PAINT ALL EXPOSED METALS, BUT NOT LIMITED TO COLUMNS, RISERS, STUDS, HANDRAILS, GUARDRAILS, EXPOSURE AND FLOOR EDGES, UNLESS NOTED OTHERWISE.
- REFER TO SHEET "FINISH SCHEDULES" FOR MARKER/ACCENT SPECIFICATIONS.
- INSTALL FANTASY TREATED BLOCKING AS REQUIRED FOR PARTITIONS TO RECEIVE COUNTERS, SHELVING, MARKER BOARDS, TV'S, ETC.
- ALL WALL MOUNTED ITEMS TO SIT FLUSH ON A WALL SURFACE. IN INSTANCES WHERE A WALL MOUNTED ITEM IS TO BE INSTALLED ON TWO DIFFERENT FINISH THICKNESSES, PROVIDE A HARDBOARD BACKER FOR THE ITEM TO SIT FLUSH. PROVIDE SEALANT AROUND ALL EDGES OF BACKER AND PAINT TO MATCH ADJACENT SURFACE.

KEYNOTE LEGEND

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PROJECT

**ROSENBAUER
SERVICE AND
WAREHOUSE
EXPANSION
BUILDING 5**

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-34079
FILE NAME	34079 Arch R26
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

**SECOND FLOOR
PLAN - OVERALL**

SHEET

A1-22

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	PRECAST CONCRETE					
EF-2	ALUMINUM PARAPET CAP					
EF-3	ACM METAL PANEL	ALUCOBOND	3'-0"X8"	RED	-	-
EF-4	ALUMINUM DOWNSPOUTS					
EF-5	ALUMINUM GUTTER					
EF-6	ACM METAL PANEL			GRAY		

EXTERIOR ELEV. SHEET NOTES

- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

KEYNOTE LEGEND

64 MECHANICAL EQUIPMENT, REFER TO MECHANICAL DOCUMENTS

ISG



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PROJECT

ROSENBAUER
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WAREHOUSE
EXPANSION
BUILDING 5

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

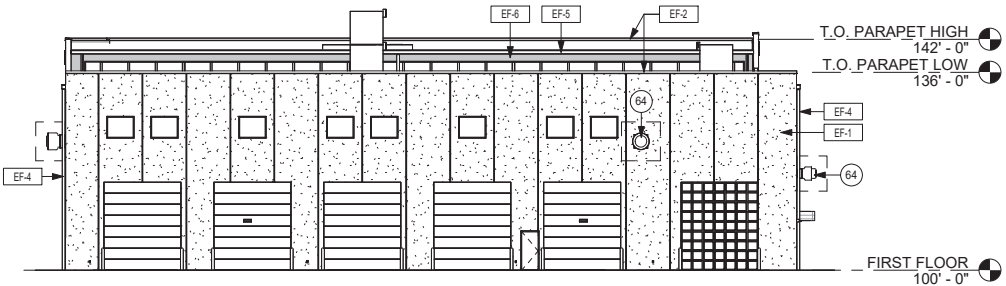
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FILE NAME	34079 Arch R26
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

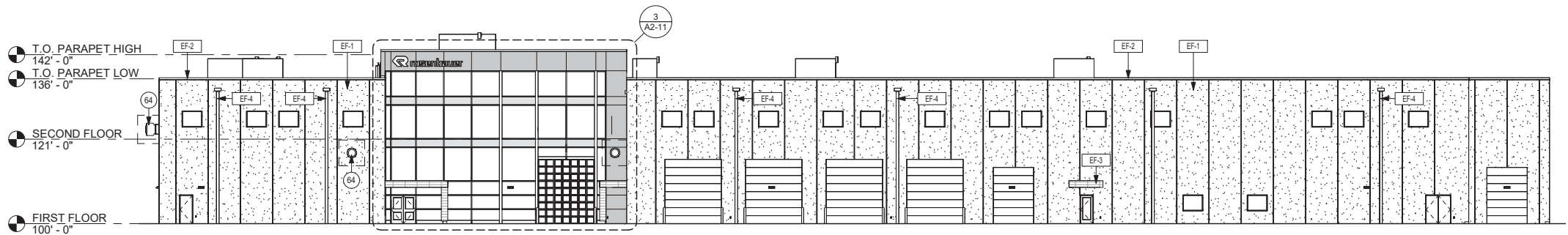
EXTERIOR
ELEVATIONS

SHEET

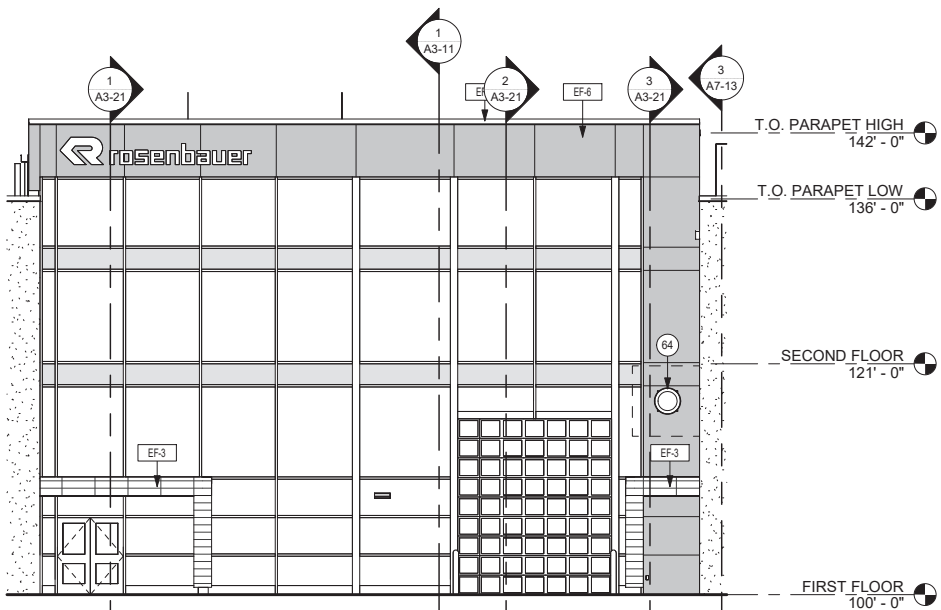
A2-11



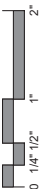
1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 ENLARGED WEST ENTRY
1/8" = 1'-0"



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EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	PRECAST CONCRETE					
EF-2	ALUMINUM PARAPET CAP					
EF-3	ACM METAL PANEL	ALUCOBOND	3'-0"X8"	RED	-	-
EF-4	ALUMINUM DOWNSPOUTS					
EF-5	ALUMINUM GUTTER					
EF-6	ACM METAL PANEL			GRAY		

EXTERIOR ELEV. SHEET NOTES

- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

KEYNOTE LEGEND

64 MECHANICAL EQUIPMENT, REFER TO MECHANICAL DOCUMENTS



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PROJECT
**ROSENBAUER
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WAREHOUSE
EXPANSION
BUILDING 5**

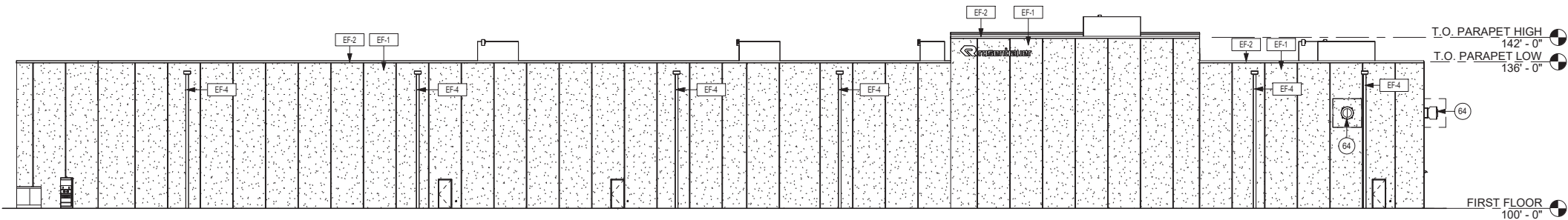
WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

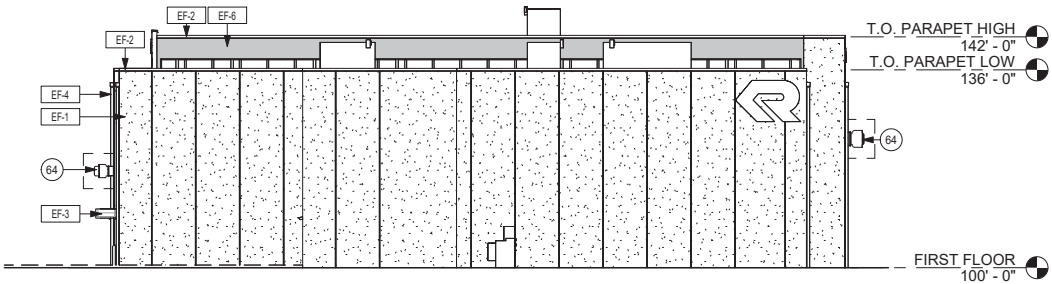
PROJECT NO.	25-34079
FILE NAME	34079 Arch R26
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE
**EXTERIOR
ELEVATIONS**

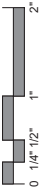
SHEET
A2-12



1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	July 28, 2026
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Site Plan Review & Variance Request
APPLICANT:	Robb Linwood, for the property owner
	City of Wyoming
PROPERTY:	26885 Forest Boulevard, R.2100171.00
FILE NO.:	SP-26-003 & V-26-002

OVERVIEW

The City of Wyoming (the “Applicant”) is requesting review and approval of a site plan and variance to renovate and expand the existing Wyoming City Hall & Fire Department building located at 26885 Forest Boulevard. As part of the City’s long term facilities plan, City Hall and Police Department operations will relocate to a separate facility, allowing the existing building to be converted into a dedicated Fire Department facility.

The proposed project includes renovations to the existing building and construction of additions to provide additional apparatus and equipment storage, firefighter support areas, training and meeting space, decontamination facilities, and other operational improvements necessary to support the Fire Department. Site improvements include parking, circulation, utilities, landscaping, drainage, lighting and other related improvements consistent with the submitted plans.

The request includes a variance to allow a reduced eastern front yard setback from 20 feet to 10 feet for a building addition. The existing building location and required setbacks constrain development on the property and limit the ability to expand the facility further to the west. The site is constrained because there are technically three front yards, with the west side being considered the primary front yard. As a result, the proposed addition is located on the east side of the existing building to provide the additional storage and operational space necessary to meet the current and future needs of the Fire Department.

The site is currently zoned as C - Commercial and Comprehensive Plan designates the land for Commercial. The plan must meet C - Commercial Ordinance zoning standards.

STAFF RECOMMENDATION

Based upon the criteria of Section 40-120 (5 & 6) staff recommends approval of eastern setback variance from 20’ to 10’ for a building addition based upon the following findings of fact:

1. The requested variance will allow renovation and expansion of the existing Wyoming City Hall & Fire Station by reducing the required east side yard setback from 20 feet to 10 feet.

2. Expansion of the building to the west is precluded by the required 135-foot setback from the centerline of CSAH 30, making the east side of the property the practical location for the addition.
3. The proposed setback reduction is the minimum variance necessary to accommodate the addition while preserving emergency vehicle circulation, parking, and operational functions of the Fire Station.
4. The variance will not create adverse impacts on adjacent properties, public infrastructure, or traffic circulation.
5. The request satisfies the variance standards of the Wyoming Zoning Ordinance and is consistent with the purpose and intent of the City's zoning regulations.

Additionally, based upon the requirements of Article V, Division 4, "Site Plan Review," staff finds the proposed site renovation and expansion substantially comply with the applicable provisions of the Wyoming Zoning Ordinance. Staff recommends approval of the Site Plan Review for the Wyoming Fire Station project including 3,513-square-foot building additions, associated parking lot and driveway improvements, and related site improvements, subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. Construction and use of the property shall comply with the submitted plans signed on 5/1/2026.
3. Exterior building materials and colors shall be consistent with the approved elevations and compatible with the existing building.
4. Landscaping shall be installed in accordance with the approved landscape plan, including all required trees and plantings.
5. The wall-mounted sign complies with City sign regulations; any future modifications require separate City approval.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned C- Commercial and is guided as Commercial in the City of Wyoming's Comprehensive Plan. The proposed renovation and expansion are consistent with permitted government administration and service buildings use of the site. The zoning and surrounding uses are as follows:

North – R-6 Medium & High Density Housing

South – C- Commercial; Wyoming Area Library & United States Postal Service

East – R-4 One & Two Family Residential

West – C- Commercial

This parcel is not located within either the Shoreland Management Overlay or a FEMA-designated floodplain area. In addition, there are no wetlands located on the parcel. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as C - Commercial.

Zoning District	<u>C-Commercial</u>	<u>Proposed</u>
Lot Width	115 feet	260 feet
Lot Size	20,000 sq. ft.	51,971 sq. ft.
Front Yard Setbacks	Corner Lot Standards:	West Addition – 146 feet North Addition – 30 feet East Addition - 10 feet (variance required)
	Principal Structure County State Aid Highway centerline - 135 feet Local Street - 20 feet	
	Parking Setback - 10 feet	Existing Parking Area - 18 feet (existing condition) New Parking Area - 25 feet (east)
Side Yard Setbacks	Principal building - 0 feet	Existing Building (south) - 55 feet
	Parking Area - 15 feet	New Parking Area – 3 feet*
Height	Principal Building – 45 feet	22 feet
Impervious Surface Coverage	75%	70.26%

Proposed Site Details

The applicant proposes renovations to the existing Wyoming City Hall & Fire Department, with construction of approximately 3570 square feet building additions on the east (1,514 sq ft), north (190 sq ft) and west (1866 sq ft) sides of the existing facility. The addition will increase the total building from 9,365 square feet to 12,935 square feet which will provide additional storage and support areas for the Fire Department. The proposed parking area to the south is located approximately 3 feet from the side lot line where 15 feet is required for parking areas. However, the property immediately south is also owned by the City of Wyoming. Because the reduced setback is internal to City-owned property and does not impact an adjoining private property, staff does not recommend requiring a separate variance for the proposed parking area.

Parking

The existing parking area on the site provides 24 parking stalls. The proposed parking area will introduce 5 additional parking stalls and one ADA compliant stall. Office (government and administrative services) uses require one parking stall for every 250 square feet of gross floor area.

Based on this standard, 52 parking stalls would be required. The building use and design is really a mix of office and storage, or garage space for the fire apparatus, reducing the number of stalls needed for operations at the site. Further, the fire department currently has 30 firefighters, who can be accommodated on the site. The site plan shows 30 potential parking stalls.

Other parking options in the area exist such as on-street parking and shared parking with the library and the lot across Forest Boulevard should additional parking be needed on occasion. In general, most of the time not all firefighters will be at the site simultaneously which will reduce parking demand. If in the future additional parking is required expansion of the western parking lot can be explored. This solution would require more site grading and impact existing ponding, which makes it a less desirable option at this time.

Staff find the proposed parking stall supply reasonable given the operational characteristics of the Fire Department and the building use.

Access and Traffic

There are no new site accesses proposed as part of this site plan. Existing access from the Forest Blvd, 269th Street and Felton Ave will remain. There are some pavement improvements, such as expansion of the accessway, on the north and east to improve circulation and access for fire equipment.

There is not expected to be more traffic to the site than the existing condition. The existing access points to the site will remain and continue to serve emergency vehicles, staff and occasional visitors.

Drainage/Natural Resource/Wetlands

The proposed improvements include modifications to the site's drainage system to accommodate the building addition, parking lot improvements and new impervious surfaces. The project will increase the impervious surface area on site by approximately 0.15 acres to a total of 0.65 acres. Stormwater management has been incorporated into the plan to address runoff generated by increase in hard surfacing. Ponding is located in the northwest, and contours have been graded to drain areas in the north toward the pond. Drainage in the south is directed to the low area south of the parking lot.

The site is not located within the Comfort Lake Forest Lake Watershed District, meaning that a CLFLWD permit is not required for this proposal. There is no floodplain in the area, so no floodplain permitting is required.

The site is located within the Wyoming Wellhead Protection Area and the Drinking Water Supply Management Area. Appropriate precautions shall be taken during construction to prevent contamination from fuels, concrete washout and other hazardous materials.

Utilities

Municipal sanitary sewer and watermain services are currently available on this site and can accommodate the future use as a fire station.

Landscaping

The plans indicate eight trees will be removed as part of the project. To offset this loss, the landscape plan proposes eight deciduous trees, one coniferous tree, and twelve shrubs. The shrubs will be planted along the eastern building addition, while the trees will be distributed throughout

portions of the site. Additional landscaping opportunities are limited due to the paved areas necessary to accommodate fire apparatus access, maneuvering, and parking. The landscape plan satisfies the minimum landscaping requirements for the proposed improvements.

Signage

Section 40-750(2)(b) permits wall-mounted business signs provided the total sign area does not exceed 25 percent of the wall area to which it is attached or 200 square feet, whichever is less.

The proposed wall-mounted sign for Fire Station No. 1 occupies approximately 15.7 % of the wall area on which it is mounted and complies with the maximum allowable sign area. The sign is mounted below the roofline, consistent with Section 40-750(2)(c). Staff finds the proposed signage meets the applicable requirements of the City's sign ordinance. If additional signage is proposed it should comply with the ordinance standards.

Architecture

Section 40-455(5) requires facades facing a public right-of-way or residential district to consist of at least 65% Class I or Class II materials, with at least 25% Class I materials.

The proposed addition will utilize a combination of brick masonry veneer, curtain wall glazing, concrete masonry units (CMU) and metal accents. Brick masonry veneer is a Class I material, while the CMU components are permitted exterior materials under the Zoning Ordinance. Staff finds the proposed exterior materials are consistent with the City's architectural standards, compatible with the existing building, and satisfy the intent of Section 40-455 (5).

Site Plan Review Standards

In accordance with Sec. 40-86, the following criteria shall be considered during the Site Plan review application process:

- (1) Consistency with the various elements and objectives of the City's long range plans, including, but not limited to, the Comprehensive Plan;
- (2) Consistency with the purposes of this Code;
- (3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;
- (4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;
- (5) Creation of a functional and harmonious design for structures and site features including;
 - (a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
 - (b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;

(c) Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and

(d) Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

(6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading;

(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

These criteria are met.

Requested Variance Analysis

The applicant requests a variance to reduce the required 20-foot east front yard setback to 10 feet to accommodate an addition to the existing Wyoming City Hall & Fire Station. The proposed addition will provide additional apparatus and equipment storage necessary to meet the operational needs of the Fire Department.

The existing building is constrained by the required 135-foot setback from the centerline of CSAH 30, which prevents expansion to the west. Existing building placement, parking, emergency vehicle circulation, and public streets further limit opportunities for expansion in other directions. As a result, the east side of the property represents a practical location for the proposed addition; the area is currently stripped for parking. Staff has reviewed the request against the variance standards established in Section 40-37 of the Wyoming Zoning Ordinance and finds the request satisfies the required criteria.

Variance Criteria

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

The property is currently being used as a municipal building, strict application of the required 20-foot east side yard setback would prevent a reasonable expansion needed to provide additional apparatus and equipment storage. The proposed addition will improve the functionality of the proposed public safety facility while allowing it to continue serving the community. Criterion met

- b. 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 owner has had no control.

The property is uniquely constrained by the setback standards and its location, having public streets on three sides of the property. Existing parking areas, emergency vehicle circulation, and surrounding public rights-of-way further restrict expansion opportunities, making the east side of the building the only practical location for the proposed addition. These constraints were not created by the applicant. Criterion met

- c. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Strict enforcement of the setback requirement would prevent the City from expanding the existing public safety facility to meet current operational needs. Approval of the variance allows reasonable improvement of the property while maintaining its intended public use. Criterion met

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

The hardship results from the existing building location and the required setbacks from adjoining public roads and the current location of the building limits options for expansion. The site circumstances do not result from the actions of the applicant. Criterion met

- e. Granting the variance requested will not confer upon the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

The variance only provides the relief necessary to accommodate the expansion of an existing municipal facility under unique site constraints and does not grant a special privilege. Criterion met

- f. The variance requested is the minimum variance which would alleviate the hardship.

The requested reduction from 20 feet to 10 feet represents the minimum setback necessary to accommodate the proposed addition while maintaining site functionality, emergency access, parking, and circulation. Criterion met

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

The proposed addition will remain compatible with surrounding development and will not adversely affect adjacent properties. The project includes adding green space and some landscaping adjacent to the eastern building expansion which is an improvement to the existing condition. Criterion met

- h. Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

The request is not based on economic considerations. Criterion met

- i. 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.

Not Applicable

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

Not Applicable

Findings of Fact

Based on the submitted plans and the review of Section 40-120 of the Wyoming Zoning Ordinance, staff finds:

- The requested variance will allow renovation and expansion of the existing Wyoming City Hall & Fire Station by reducing the required east side yard setback from 20 feet to 10 feet.
- Expansion of the building to the west is precluded by the required 135-foot setback from the centerline of CSAH 30, making the east side of the property a practical location for the addition.
- The proposed setback reduction is the minimum variance necessary to accommodate the addition while preserving emergency vehicle circulation, parking, and operational functions of the Fire Station.
- The variance will not create adverse impacts on adjacent properties, public infrastructure, or traffic circulation.
- The request satisfies the variance standards contained in Section 40-37 of the Wyoming Zoning Ordinance and is consistent with the purpose and intent of the City's zoning regulations.

Next Steps

The City Council will review the Site Plan with Variance request 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: SITE PLAN REVIEW

A site plan review 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: 26885 Forest Boulevard, Wyoming MN 55092

Applicant(s): Name(s) City of Wyoming (Robb Linwood)

Address 26885 Forest Boulevard

City Wyoming

State MN

Zip 55092

Phone Number 651-462-0575

Email rlinwood@wyomingmn.org

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

Name(s) _____

Address _____

City _____

State _____

Zip _____

Phone Number _____

Email _____

Owner(s) Signature(s) _____

Date 7/16/2026

Legal description of property: LOTS 1 THROUGH 8 INCLUDING WYOMING CITY SECTION 20 TOWNSHIP 033 RANGE 021

Property Identification Number: R.21.00171.00

Present Zoning: COMMERCIAL

Present use of property: CITY HALL/FIRE DEPARTMENT

Proposed use of property: FIRE DEPARTMENT

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

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
 - 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. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance
4. 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.
5. 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
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) _____

Date 7/16/2026

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 4, Site Plan Review, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

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

OFFICE USE ONLY

Application # SP26-003

Date Application Received 7/16/26

Date Complete Application Received 7/16/26

60 Days 9/14/26

Fee: \$220.00 + Escrow \$1,000.00

Date Paid N/A

By: REMI

Check # N/A

Revised 01/24/23



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: 26885 Forest Boulevard, Wyoming MN 55092

Applicant(s) Information:

Name(s) City of Wyoming (Robb Linwood)
Address 26885 Forest Boulevard
City Wyoming State MN Zip 55092

Home _____
Work 651-462-0575
Email rlinwood@wyomingmn.org

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

Name(s) _____
Address _____
City _____ State _____ Zip _____

Home _____
Work _____
Email _____
Date 7/17/2026

Owner(s) Signature(s) [Signature]

Date 7/17/2026

Legal description of property: LOTS 1 THROUGH 8 INCLUDING WYOMING SECTION 20 TOWNSHIP 033 RANGE 021

Property Identification Number: R.21 00171.00

Present Zoning: COMMERCIAL

Present use of property: CITY HALL/FIRE DEPARTMENT

Proposed use of property: FIRE DEPARTMENT

Description of request: VARIANCE FOR BUILDING STRUCTURE SETBACK REQUIREMENTS

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

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40 – 120, (5), (a) – (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. (A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)

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

Applicant(s) Signature [Signature] Date 7/17/2026

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 # 1-26-002

Date Application Received 7/17/26

Date Complete Application Received 7/17/26

60 Days 9/15/26

Fee \$220.00 + Escrow \$750.00
Revised 01/24/23

Date Paid N/A

By: [Signature]
Official
Check # N/A



July 6, 2026

To the City of Wyoming Planning Commission and City Council:

The City of Wyoming is requesting Site Plan Review approval for the renovation and expansion of the existing City Hall and Fire Department building located at 26885 Forest Boulevard. As part of the City's long term facilities plan, City Hall and Police Department operations will relocate to a separate facility, allowing the existing building to be converted into a dedicated Fire Department facility.

The proposed project will renovate the existing building and construct an addition to better meet the operational needs of the Wyoming Fire Department. Improvements will include additional apparatus space, firefighter support areas, training and meeting space, decontamination facilities, equipment storage, and other operational areas necessary to support modern fire and emergency response services. Site improvements will include parking, circulation, utilities, landscaping, drainage, lighting, and other related improvements consistent with the approved site plans.

The property will continue to serve as a public safety facility operated by the City of Wyoming. The project does not introduce new land use, but rather improves and expands an existing municipal public safety use to better serve the community. Fire Department operations will continue on a twenty four hour, seven day per week basis, with emergency response occurring as needed. Routine training, equipment maintenance, administrative functions, and firefighter activities will occur throughout the year.

The proposed improvements are intended to enhance firefighter safety, improve operational efficiency, provide adequate space for emergency response equipment and personnel, and ensure the facility can continue to meet the current and future public safety needs of the city. The project has been designed to comply with applicable City ordinances and development standards, with all required site improvements incorporated into the submitted plans.

The City respectfully requests approval of the Site Plan Review application.

Sincerely,

Robb Linwood
City Administrator
City of Wyoming



wyoming@wyomingmn.org • Phone: 651-462-0575 • Fax: 651-462-0576
PO Box 188 • 26885 Forest Boulevard • Wyoming, MN 55092

MN

DOOR / OPENING SCHEDULE															
DOOR NO	TYPE	QTY	DOOR / OPENING		LABEL / RATING	OVERALL WIDTH	FRAME		GL	MOUNTING CONDITIONS				REMARKS	
			WIDTH	HEIGHT			MATL	DEPTH		MATL	HEAD	JAMB	ISLL		
A101	AL	1	3'-0"	7'-0"	AL	--	3'-0"	SF1	--	AL	--	B6/ A5,801	D6/ A5,801	F1/ A5,801	01
A102	AL	1	3'-0"	7'-0"	AL	--	3'-0"	SF2	--	AL	--	B6/ A5,801	D6/ A5,801	F1/ A5,801	02
A103	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	14
A105	N	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	B7/ A4,801	C7/ A4,801	--	20
A106	N	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	B7/ A4,801	C7/ A4,801	--	21
A107	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B7/ A4,801	C7/ A4,801	--	07
A108	N	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	14
A109	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	EXIST	EXIST	EXIST	EXIST	EXIST	33
A110	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	EXIST	EXIST	EXIST	EXIST	EXIST	33
A111	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	EXIST	EXIST	EXIST	33
A112	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B7/ A4,801	C7/ A4,801	--	11
A113	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	B7/ A4,801	C7/ A4,801	--	12
A115A	G	1	3'-0"	7'-0"	WD	--	4'-4"	FR 3B	--	HM	--	B7/ A4,801	C7/ A4,801	--	36
A115B	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	EXIST	EXIST	EXIST	13
A115C	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	EXIST	EXIST	EXIST	33
A117A	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	B7/ A4,801	C7/ A4,801	--	19
A117B	F	1	3'-0"	7'-9"	WD	--	3'-4"	FR 1	--	HM	--	EXIST	EXIST	EXIST	34
A118	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	EXIST	EXIST	EXIST	32
A118A	N	1	3'-0"	7'-0"	HM	--	5'-2"	FR 3A	--	HM	--	E5/ A4,801	F5/ A4,801	--	10
A118B	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	29
A118C	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	10
A120A	CHG-1	1	12'-0"	13'-4"	AL	--	12'-0"	CHG-1	--	ST	--	B3/ A5,811	D3/ A5,811	E6/ A5,811	--
A120B	CHG-1	1	12'-0"	13'-4"	AL	--	12'-0"	CHG-1	--	ST	--	B3/ A5,811	D3/ A5,811	E6/ A5,811	--
A120D	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	27
A121A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	B4/ A5,801	D4/ A5,801	E2/ A5,801	05
A121B	CHG-1	1	14'-0"	13'-4"	AL	--	14'-0"	CHG-1	--	ST	--	B6/ A5,811	D6/ A5,811	E6/ A5,811	--
A121C	CHG-1	1	14'-0"	13'-4"	AL	--	14'-0"	CHG-1	--	ST	--	B6/ A5,811	D6/ A5,811	E6/ A5,811	--
A121D	G	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	E5/ A4,801	F5/ A4,801	--	29
A122A	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	09
A122B	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	E5/ A4,801	F5/ A4,801	--	33
A123	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	E5/ A4,801	F5/ A4,801	--	09
A124	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	11
A125	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	11
A126	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	E5/ A4,801	F5/ A4,801	--	15
A127	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	B5/ A4,801	C5/ A4,801	--	38
A128	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	B4/ A5,801	D4/ A5,801	E2/ A5,801	06
A128A	F	1	3'-0"	7'-0"	HM	--	5'-2"	FR 3A	--	HM	--	EXIST	EXIST	EXIST	35
A128B	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	B5/ A4,801	C5/ A4,801	--	28
A129C	CHG-1	1	14'-0"	13'-4"	AL	--	14'-0"	CHG-1	--	ST	--	B3/ A5,811	D3/ A5,811	E6/ A5,811	--
A129D	CHG-2	1	14'-0"	13'-4"	AL	--	14'-0"	CHG-2	--	ST	--	B3/ A5,811	D3/ A5,811	E6/ A5,811	--
A130A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	B4/ A5,801	D4/ A5,801	E2/ A5,801	05
A130B	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 2	--	HM	--	B4/ A5,801	D4/ A5,801	E2/ A5,801	05
A130C	CHG-1	1	14'-0"	13'-4"	AL	--	14'-0"	CHG-1	--	ST	--	B6/ A5,811	D6/ A5,811	E6/ A5,811	--
A130D	CHG-2	1	14'-0"	13'-4"	AL	--	14'-0"	CHG-2	--	ST	--	B6/ A5,811	D6/ A5,811	E6/ A5,811	--

DOOR SCHEDULE GENERAL NOTES

- ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
- FOR FRAME DEPTH, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
GYPSUM BOARD PARTITIONS: THROAT OF FRAME TO MATCH WALL THICKNESS.
MASONRY PARTITIONS:
4" WALL: 3 3/4" FRAME
6" WALL: 5 3/4" FRAME
8" AND GREATER WALL: 7 3/4" FRAME
EXTERIOR MASONRY WALLS: 11 3/4" FRAME
FRAME DEPTHS ARE SCHEDULED IN NOMINAL DIMENSIONS. SEE FRAME / DOOR TYPES FOR CORRESPONDING ACTUAL DIMENSIONS.
- FOR GLASS TYPES, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
INTERIOR NON-RATED:
CLEAR (SAFETY WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
INTERIOR AND EXTERIOR RATED:
FIRE RATED
EXTERIOR NON-RATED:
CLEAR INSULATED (SAFETY INSULATED WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
- SEE DRAWING A2.801 FOR DOOR PANEL & HOLLOW METAL (HM) FRAME TYPES.
- UNLESS OTHERWISE NOTED, FINISH PAINT NEW HOLLOW METAL (HM) FRAMES AS INDICATED PER THE MATERIAL FINISH SCHEDULE.

DOOR SCHEDULE REMARKS

-
-
-

ROOM FINISH SCHEDULE										
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		REMARKS
				MATL	FIN	MATL	FIN	MATL	FIN	
A101	VESTIBULE	CPT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	7
A102	LOBBY	LVT-1	VB-1	EXIST BLK	PT-6A	EXIST	PT-6A	EXIST	PT-6A	9
A103	OPEN OFFICE	LVT-1	VB-1	GYP BD	PT-6B	EXIST	PT-6A	EXIST BLK	PT-6A	9
A104	CIRC	LVT-1	VB-1	GYP BD	PT-6A	EXIST	PT-6A	EXIST	PT-6A	9
A105	DEPUTY CHIEF OFFICE	CPT-2	VB-1	GYP BD	PT-6A	EXIST	PT-6A	EXIST	PT-6A	9
A106	CHIEF OFFICE	CPT-2	VB-1	EXIST BLK	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	8
A107	RADIO ROOM	CPT-2	VB-1	EXIST	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	8
A108	CIRC	LVT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	9
A109	SERVER	EXIST	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	9
A110	MECH	EXIST	VB-1	EXIST	PT-6A	EXIST	PT-6A	EXIST	PT-6A	9
A111	DAY ROOM	LVT-1	VB-1	EXIST	PT-6A	EXIST	PT-6A	GYP BD	PT-6A	9
A112	WOMENS	P TILE-1	P TILE-1	EXIST	P TILE-1	GYP BD	P TILE-1	GYP BD	P TILE-1	1, 6
A113	MENS	P TILE-1/D	P TILE-1	GYP BD	P TILE-1	EXIST	GYP BD	EXIST	P TILE-1	1, 6
A115	TRAINING ROOM	CPT-1	VB-1	EXIST	PT-6A	GYP BD	PT-6A	EXIST	PT-6A	5, 7, 8
A116	KITCHENETTE	LVT-1	VB-1	--	--	GYP BD	PT-6A	GYP BD	PT-6A	2, 9
A117	FITNESS	RAV-1	VB-1	GYP BD	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	15
A118	AV ROOM	CONC	VB-1	EXIST	PT-6A	GYP BD	PT-6A	GYP BD	PT-6A	15
A119	TURNOUT GEAR	CONC	VB-1	BLK	PT-6A	BLK	PT-6A	EXIST	PT-6A	4
A120	APPARATUS BAY A	CONC	--	EXIST	PT-6A	EXIST BLK	PT-6A	BLK	PT-6A	4
A120A	STORAGE	CONC	VB-1	BLK	PT-6A	EXIST	PT-6A	BLK	PT-6A	4
A121	COMMAND BAY	CONC	--	BLK	PT-6A	EXIST BLK	PT-6A	BLK	PT-6A	3, 4
A122	GEAR WASH	CONC	--	BLK	PT-6A	BLK	PT-6A	EXIST	PT-6A	4
A123	DECON	CONC	VB-1	BLK	PT-6A	EXIST BLK	PT-6A	EXIST BLK	PT-6A	4
A124	MENS	P TILE-1/D	P TILE-1	BLK	P TILE-1	BLK	P TILE-1	BLK	P TILE-1	1, 4, 6
A125	WOMENS	P TILE-1/D	P TILE-1	BLK	P TILE-1	EXIST BLK	P TILE-1	BLK	P TILE-1	1, 6
A126	SCBA	CONC	--	BLK	PT-6A	BLK	PT-6A	EXIST BLK	PT-6A	4
A127	TOOL STORAGE	CONC	--	BLK	PT-6A	BLK	PT-6A	EXIST	PT-6A	4
A128	HOSE TOWER	CONC	--	BLK	PT-6A	BLK	PT-6A	EXIST	PT-6A	4
A129	APPARATUS BAY B	CONC	--	EXIST	PT-6A	EXIST	PT-6A	EXIST BLK	PT-6A	3, 4
A130	APPARATUS BAY C	CONC	--	BLK	PT-6A	BLK	PT-6A	EXIST	PT-6A	4

ROOM FINISH SCHEDULE GENERAL NOTES

- IF ALL WALLS IN ROOM HAVE THE SAME FINISH, THE "N WALL" COLUMN WILL BE USED.
- DISCREPANCIES BETWEEN THE ROOM FINISH SCHEDULE AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR FINISH DETERMINATION.
- ON WALLS WHICH ARE COVERED WITH MILLWORK, A FINISH SHALL NOT BE APPLIED TO THE WALL BEHIND, CONCRETE BLOCK BEHIND MILLWORK AND MARKERS/BOARDS TO BE TOOK.
- REFER TO INTERIOR MATERIAL FINISH / COLOR SCHEDULE FOR SPECIFIC FINISH TYPES AND COLORS.
- PROVIDE VINYL BASE AT CASEWORK.
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-
- SEE DETAIL F4/A4.101 FOR CARPET TILE-2 FLOOR PATTERN INFORMATION.
- SEE DETAIL F4/A4.101 FOR CARPET TILE-2 FLOOR PATTERN INFORMATION.
- SEE DETAIL F6/A4.101 FOR LVT-1 FLOOR PATTERN INFORMATION.

ROOM FINISH SCHEDULE REMARKS

- PROVIDE FULL HEIGHT PORCELAIN TILE, SEE DETAIL D4/A4.105 FOR TILE PATTERN INFORMATION.
- PROVIDE GYPSUM BOARD SOFFIT ABOVE CASEWORK, (SEE CASEWORK ELEVATIONS AND REFLECTED CEILING PLANS.)
- SEE STAIR DETAILS, ELEVATIONS, AND SECTIONS FOR FINISH MATERIALS.
- PAIN ALL EXPOSED CEILING ITEMS, INC. STRUCTURE, DUCTWORK, ELECTRICAL, ETC, PT-6A.
- SEE FLOOR FINISH PLANS FOR FLOOR FINISH PATTERN INFORMATION.
- SEE DETAIL D5/A4.105 FOR TILE FLOOR PATTERN INFORMATION.
- SEE DETAIL F3/A4.101 FOR CARPET TILE-1 FLOOR PATTERN INFORMATION.
- SEE DETAIL F4/A4.101 FOR CARPET TILE-2 FLOOR PATTERN INFORMATION.
- SEE DETAIL F6/A4.101 FOR LVT-1 FLOOR PATTERN INFORMATION.

FLOOR PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GWS / METAL STUD WALLS ARE TO BE 5 INCHES THICK UNLESS OTHERWISE NOTED.
- ALL CONCRETE BLOCK WALLS ARE TO BE 8 INCHES THICK UNLESS OTHERWISE NOTED.
- COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS WITH MECH. AND ELEC. PROVIDE ALL REQUIRED UNITS FOR OPENINGS, SEE UNITS SCHEDULE.
- FIELD VERIFY ALL MILLWORK OPENINGS.
- SET FLOOR DRAINS 3/4" BELOW FINISHED CONCRETE FLOORS UNLESS OTHERWISE NOTED. PROVIDE CONSISTENT SLOPE FROM WALL TO DRAIN BY SLOPING CONCRETE MIN. 1/4" PER FOOT.
- VERIFY LOCATION, SIZE AND QUANTITY OF ALL EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL.
- ALL DOOR / SILETE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GWS / METAL STUD WALLS ARE CENTERED ON GRID.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.

FLOOR PLAN KEY NOTES:

- AUTOMATIC DOOR OPERATOR - SEE DETAIL AND ELECTRICAL FOR ROUGH-IN.
- STEEL PIPE BOLLARD - SEE DETAIL B5/A4.801
- CONCRETE APRON - SEE STRUCTURAL.
- TRENCH DRAIN, SEE DETAIL F7/A4.801 AND MECHANICAL FOR MORE INFORMATION. SLOPE FLOOR AS INDICATED.
- REINSTALL SALVAGED EMERGENCY EYE WASH / SHOWER. SEE MECHANICAL.
- MECHANICAL CURB TO EXTENTS SHOWN. REFER TO DETAIL A7/A4.705, COORDINATE WITH MECHANICAL.
- CARD READER - SEE ELECTRICAL.
- PAINT EXTERIOR CONCRETE BLOCK WALLS. SEE EXTERIOR ELEVATIONS FOR PATTERNS AND ADDITIONAL INFORMATION.
- LOCATION OF STACKED WASTER AND DRYER (NID) - SEE MECHANICAL AND ELECTRICAL FOR ROUGH-IN.
- PATCH EXISTING BLOCK WALL AT LOCATION OF REMOVED WALLS AND WALL MOUNTED ITEMS. COORDINATE PATCHING WITH DEMOLITION PLANS.
- PATCH AND SKIM COAT FINISH OVER HOLES AND REMOVED WALL ITEMS. COORDINATE PATCHING WITH DEMOLITION PLANS.
- FLOOR BOX, REFER TO ELECTRICAL.
- EXTERIOR LIGHTING, REFER TO ELECTRICAL.
- EXTERIOR SIGNAGE, SEE EXTERIOR ELEVATIONS AND REFER TO ELECTRICAL FOR SIGNAGE LIGHTING.
- MANUAL ROLLER SHADES - REFER TO OPENING TYPES FOR SIZES.
- PATCH DAMAGED STACK BOND EXTERIOR CMU WITH NEW CMU INFILL GROUT TO MATCH ADJACENT FINISH, COORDINATE SHORING REQUIREMENTS WITH STRUCTURAL.
- STAINLESS STEEL CORNER GUARD, SEE DETAIL C3/A4.705
- MECHANICAL HOUSEKEEPING PAD, SEE DETAIL B7/A4.705 TYPICAL, COORDINATE SIZE WITH MECHANICAL.
- FLAG POLE - SEE DETAIL B7/A4.801, COORDINATE SITE EXTENTS WITH CIVIL.
- REMOVE EXISTING BLOCK AND INFILL NEW BLOCK AS REQUIRED FOR NEW INSTALLATION OF NEW JOISTS TO EXTENTS SHOWN, COORDINATE WITH STRUCTURAL.
- TELEVISION, SEE DETAIL D1/A4.705 FOR BLOCKING, COORDINATE WITH ELECTRICAL AND OWNER.
- REPLACE DAMAGED VCT WITH NEW VCT FLOORING TO EXTENTS SHOWN, COORDINATE WITH DEMO PLANS.
- REINSTALL SALVAGED APPLIANCE TO EXTENTS SHOWN, COORDINATE WITH MECHANICAL AND ELECTRICAL.
- THICKEN CONCRETE SLAB TO EXTENTS SHOWN. SEE DETAIL E7/A4.705, COORDINATE WITH SAWCUTTING, DEMOLITION, AND NEW FLOOR PLANS.
- PROVIDE BALLISTIC RESISTANT PANELS BEHIND GYPSUM BOARD.
- MOP SINK, REFER TO MECHANICAL.
- INSTALL NEW GYPSUM SHEATHING TO EXTENTS SHOWN, SEE ROOM FINISH SCHEDULE FOR FINISHES.
- SEMI RECESSED CABINET UNIT HEATER IN EXISTING BLK OPENING, REMOVE ADDITIONAL BLK AND SOAP IN BLOCK AS REQUIRED, REFER TO DETAIL C1/A4.705, COORDINATE UNIT SIZES WITH MECHANICAL.
- REINSTALL SALVAGED FIRE EXTINGUISHER WITH NEW SEMI RECESSED CABINET, COORDINATE LOCATIONS WITH CODE PLAN.
- PROVIDE 8" THICK SLAB IN LOCATION NOTED, COORDINATE WITH STRUCTURAL.
- INSTALL SALVAGED AED AND WALL CABINET.
- INSTALL FIRE EXTINGUISHER AND NEW WALL CABINET, COORDINATE LOCATIONS AND SALVAGED QUANTITIES WITH CODE PLANS AND DEMOLITION PLANS.
- INSTALL SALVAGED WALL MOUNTED CAST METAL BUILDING SIGN.
- REINSTALL SALVAGED DISPLAY CASE CABINETS INCLUDING ALL ANCHORS, SHELVES AND GLASS PANELS.
- REINSTALL SALVAGED SCBA AIR COMPRESSOR, COORDINATE WITH MECHANICAL AND ELECTRICAL.
- REINSTALL SALVAGED EXTRACTOR WASHING MACHINE, COORDINATE WITH MECHANICAL AND ELECTRICAL.

Wyoming Fire and Wyoming City Hall

26885 Forest Blvd
Wyoming, MN 55092

26263 Forest Blvd N
Wyoming, MN 55092

City of Wyoming
26885 Forest Blvd
Wyoming, MN 55092



WOLD ARCHITECTS
AND ENGINEERS

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Minneapolis, MN 55402
woldase.com | 651.227.7773

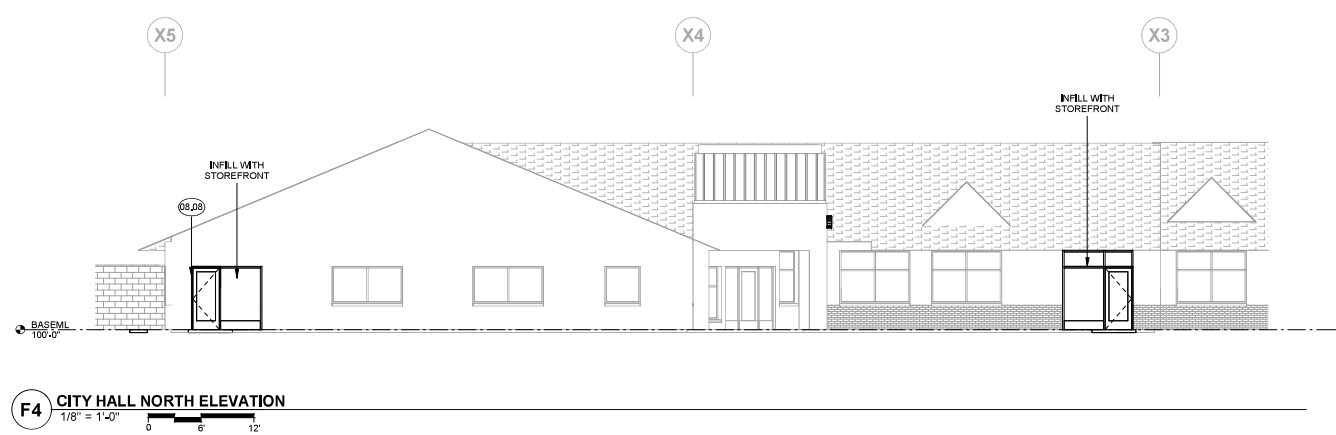
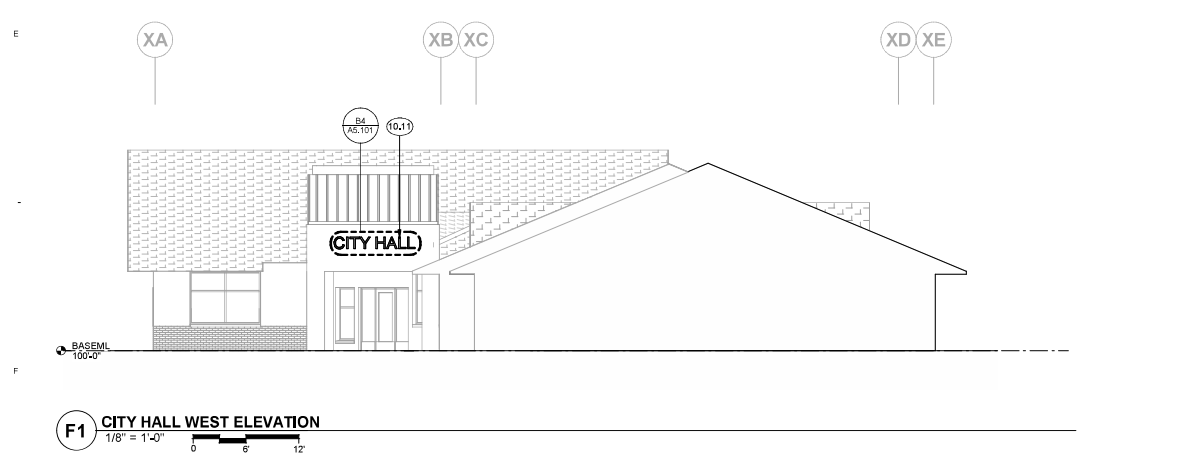
KEY PLAN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of MINNESOTA

JOEL DUNNING
41467 Date: 05/01/26

Revisions	Date	Num
Description	05/26/26	1
Addendum #2		

A



**Wyoming Fire and
Wyoming City Hall**

26263 Forest Blvd N
Wyoming, MN 55092



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workday.com | 651 227 7773

Comm: 252190
Date: 05/01/2026
Drawn: AS
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EXTERIOR ELEVATIONS

Scale: As indicated

A5.101

wsb

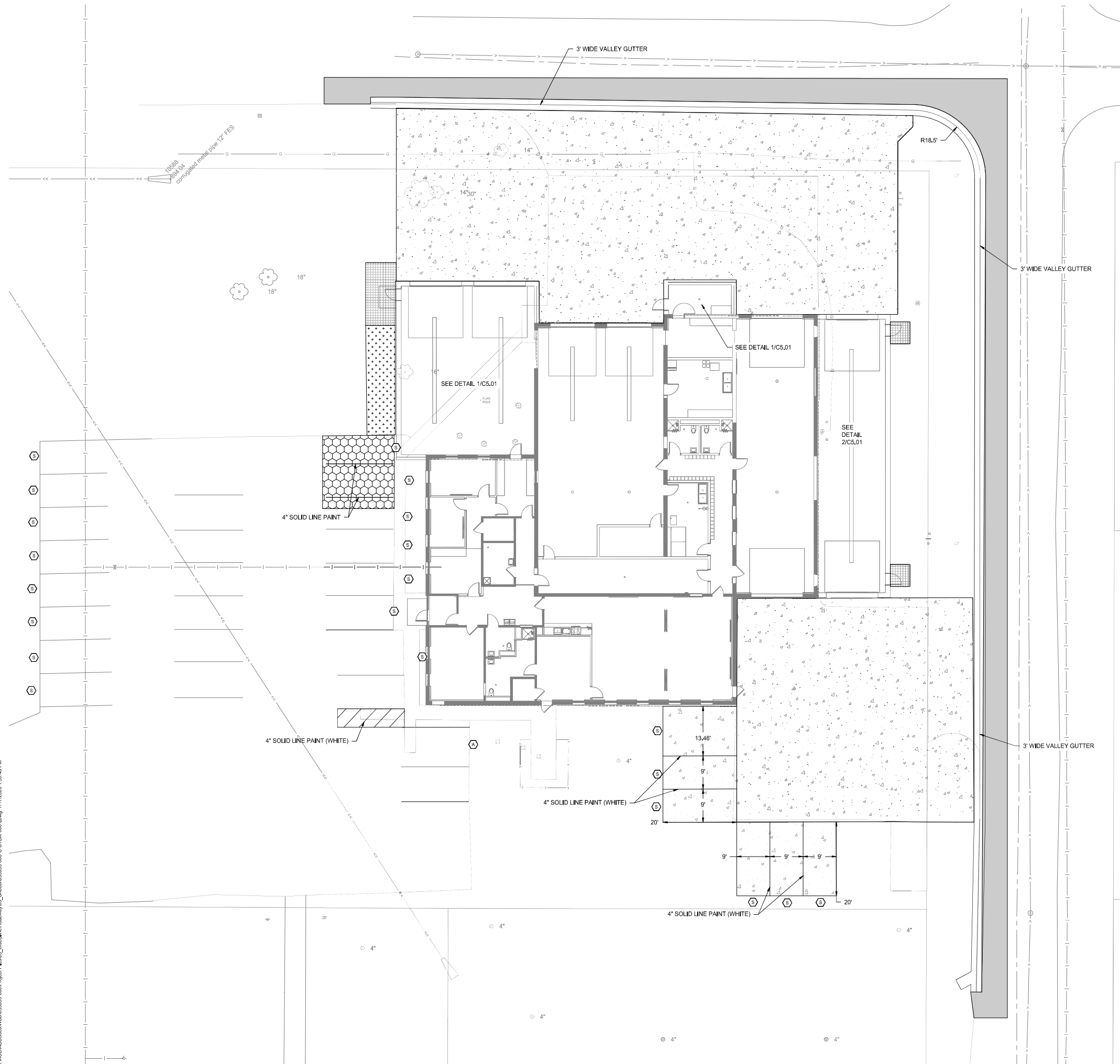

NATHAN D. KOCK

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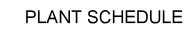
PAVEMENT
RESTORATION
PLAN - FIRE
DEPARTMENT

C2.01

Page 45 of 47



	PROPOSED CURB AND GUTTER
	PROPOSED BITUMINOUS PAVEMENT (SEE DETAIL 3/C5.01)
	PROPOSED BITUMINOUS PAVEMENT (SEE DETAIL 4/C5.01)
	6" CONCRETE SIDEWALK PAVEMENT (SEE DETAIL 5/C5.01)
	8" CONCRETE DRIVEWAY PAVEMENT (SEE DETAIL 6/C5.01)
	INSTALL SALVAGED LANDSCAPE ROCK (SEE DETAIL 7/C5.01)
	INSTALL SIGN TYPE C (SEE DETAIL 8/C5.01)
	INSTALL SIGN TYPE C (SEE DETAIL 9/C5.01)



<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
<u>TREES</u>				
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL B&B	1
	CAT SPE	CATALPA SPECIOSA / NORTHERN CATALPA	2.5" CAL B&B	1
	QUE WAR	QUERCUS X WAREI 'LONG' / REGAL PRINCE® OAK	1.5" CAL B&B	3
	TLI AME	TLIA AMERICANA / AMERICAN LINDEN	2.5" CAL B&B	2
<u>CONIFEROUS TREES</u>				
	PIN STR	PINUS STROBUS / WHITE PINE	6" HT. B&B	1
<u>SHRUBS</u>				
	Syr kim	SYRINGA PUBESCENS PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	#5 CONT.	12

NOTE: ALL PLANTS AND PLANTING BEDS
TO BE MULCHED WITH 4" DEPTH
SHREDDED HARDWOOD MULCH (TYP)

INDIVIDUAL PLANT MULCH RINGS TO BE 6-FOOT DIAMETER CIRCLE AROUND TRUNK.

PULL MULCH AWAY FROM THE STEMS
AND TRUNKS OF ALL PLANT MATERIALS.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

CANDACE AMBERG, PLA

DATE: 07/10/2026 LIC. NO: 40646

[illegible]

Comm:
Date:
Drawn:
Check:

LANDSCAPE
PLAN

Scale:

L1.0

C:\Users\jacob\Documents\WSB\033059-000\Project Files\03_dms\msurvey\Request for Certificate of Survey_2024-24-10\Drawing\033059-000-Certificate of Survey-2024-24-10.dwg, 7/17/2026 2:57:48 PM

PROPERTY DESCRIPTION

Lots 1-8, Block 11, Original Town of Wyoming, Chisago County, Minnesota.

PROPERTY SUMMARY

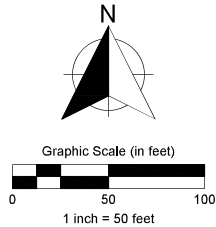
- Subject property's address is 26885 Forest Blvd.
- Subject property's property identification number is 21.00171.00.
- The gross area of the subject property is 51,971 Square Feet or 1.193 acres.
- The subject property is zoned C - Commercial, per the City of Wyoming Zoning Map, dated 5/29/2025.

SURVEY NOTES

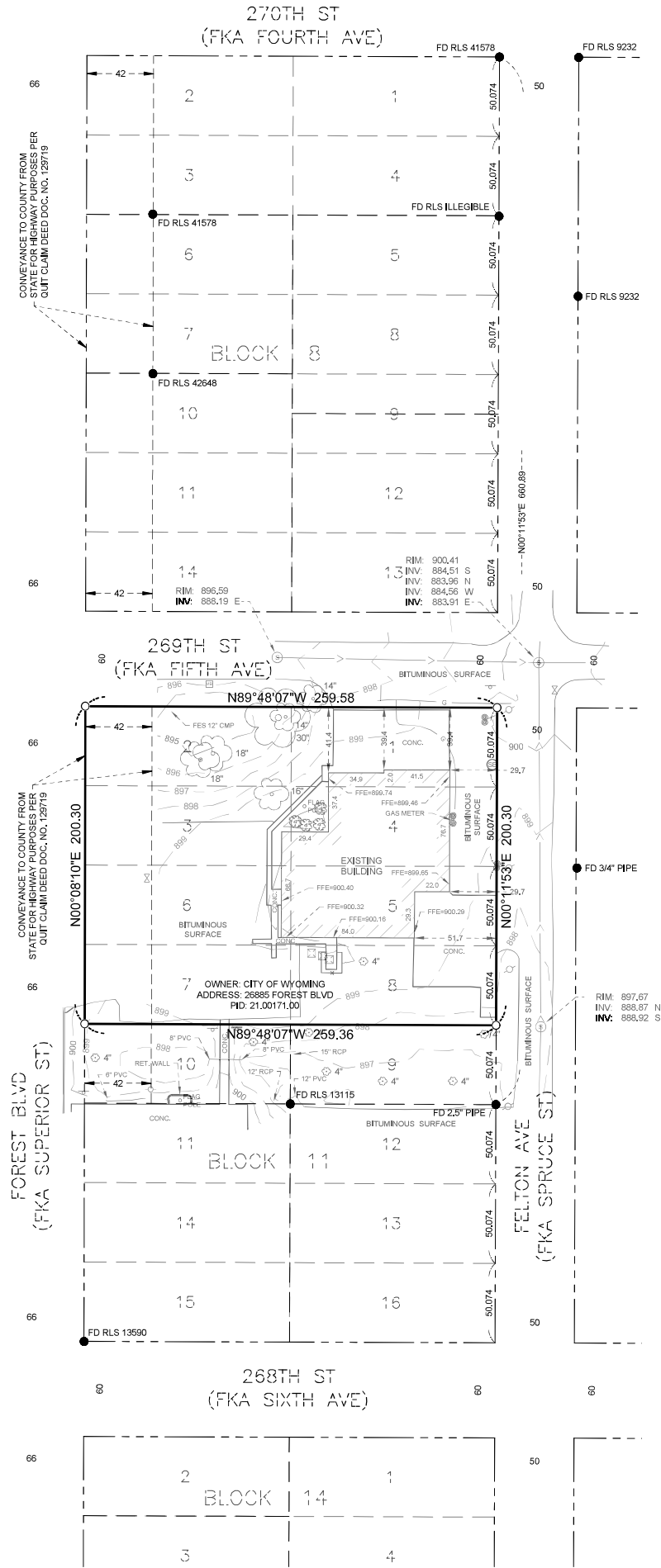
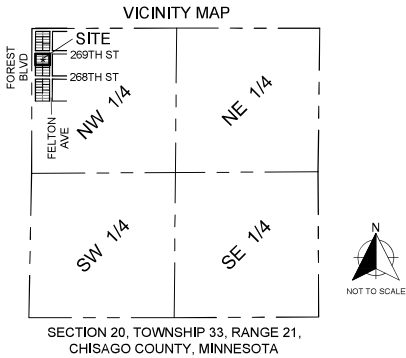
- The bearing system is based on the Chisago County Coordinate System, NAD83 (1996 Adjust), having a bearing of N00°08'10"E for the west line of the northwest quarter of Section 20, Township 33 North, Range 21 West.
- The vertical datum is based on NAVD88.
- Field Work was completed on 7/2/2026.

SURVEYOR NOTES

- This survey was prepared with the benefit of Title Report No. 3717-2026-00313, dated 6/24/2026, as provided by Capitol Lien.
- Location, sizes and types of underground utilities shown are from observed field evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. WSB, makes no guarantee that the utilities shown comprise all of the utilities in the area. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.



LEGEND	
●	FOUND MONUMENT
○	SET RLS 58013
+	SIGN
•	POST
✉	MAIL BOX
⊞	PEDESTAL
⋈	UTILITY POLE
—+—	GUY WIRE
⊗	GAS METER
⊕	HYDRANT
×	WATER VALVE
⊙	SANITARY MANHOLE
▨	STORM CATCH BASIN
▷	FLARED END SECTION
○	4" DRAIN TILE
⊙	SANITARY MANHOLE
⊗	SOIL BORING
⊗	BUSH
⊗	DECIDUOUS TREE
—	WATER MAIN
—>—	STORM LINE
—>—	SANITARY LINE
—g—	UNDERGROUND GAS
—x—	FENCE
▨	BUILDING EDGE
==	CURB AND GUTTER



REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeremy R. Honga
DATE: 7/17/2026 LIC. NO: 58013

Certificate of Survey

26885 Forest Blvd
Lots 1-8, Block 11, Original Town of Wyoming
City of Wyoming, Minnesota