

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 12, 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 July 28, 2026.

SCHEDULED PUBLIC HEARINGS:

2. C-26-008 Master Development Plan Review
Final Plat D-26-001 Sunrise River Bank Commercial
Location: East Viking & Kettle River Boulevards, Greenwood Golf Course Site
Applicant: Richard Morris of Sunrise Riverbank Properties, LLC
Property ID Numbers: 21.10320.32 & 21.00012.20

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

Rosenbauer Site Plan Review & Variance were approved.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 28, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 28, 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, Katie West, and Dan Iverson

ABSENT: Ken Rutford and Mark Holl

Also Present: Fred Weck, Zoning Administrator, City Planner Kim Lindquist, 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 23, 2026

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 23, 2026, AS SUBMITTED.

Voting Aye: West, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Rutford and Holl

SCHEDULED PUBLIC HEARINGS:

2. Variance V-25-001 & 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

City Planner Lindquist gave a brief presentation on the variance request and site plan for the Rosenbauer expansion project, which includes a new building, an addition to an existing accessory building, and a variance related to impervious surface coverage. She outlined plans

for parking, access, sewer, and landscaping plans. She explained that the applicant was requesting a waiver from the City's landscaping standards, due to security and safety. She noted that if the trees indicated in their plans near the building are removed, the City would require some type of landscaping. She stated that they were also looking at putting boulevard plantings along the south property line because it is immediately adjacent to the hospital, so the City would like there to be screening in this location. She explained that staff was more comfortable with not requiring landscaping on the east and west sides of the property where the applicant was storing materials and equipment. She reviewed details of the variance request to allow impervious surface coverage to be 83.4% rather than the standard 75%. She noted that the applicant will be adding 2 ponds to the site, which would be an improvement, even if the City allows the increase in impervious surface coverage. She noted that she had gotten some comments from the City Engineer and had also received some additional information earlier today from the applicant, but the City Engineer has not had the opportunity to review it. She explained that after that information is reviewed, staff could modify the conditions of approval, if necessary, when this reaches the City Council. She stated that staff recommended approval.

Commissioner West asked about the City's landscaping policy and explained that her concerns were related to waiving some of the things that beautify the property. She stated that she didn't want to push the boundaries of what would be acceptable and questioned what this may mean for expansion of other industrial properties.

City Planner Lindquist stated that the City's landscaping requirements for industrial use that adjoin other industrial uses aren't very rigorous. She stated that if the removals were allowed, it wouldn't necessarily mean that they were out of compliance, but it really wasn't what the City would like to see. She explained that this was why staff had asked about why some of the tree removal was happening near the building. She stated that it would be different on the east and west borders where they did have equipment and noted that the applicant's reasoning was not clear on that aspect of their plans.

Don Anderson, representing Rosenbauer, explained that they intended to remove the shrubbery and wanted to line the southern portion with maple trees, so they would be able to see under them. He stated that they would like to plant them close enough to touch once they mature. He explained that the trees indicated on the plans that have an 'X' through them are being removed because they are dead, and the crabapple trees have a lot of dead branches and are near the end of their lives. He stated that the sidewalk in this area gets covered with water and ice and explained that they intended to get the grade right and plant new trees in the area. He noted that they will leave a gap in one area because there is a desire to put in a gazebo at some point. He stated that they had also discussed the idea of removing some pine trees and replacing them with maple trees and mentioned some issues with pedestrians not being visible to drivers.

The Commission discussed the landscaping plans that had been included in the packet information that seemed to be from an old site plan because they didn't match what had been presented tonight.

Commissioner West stated that if the applicant removed trees at the front entry to the property, she would like to see other trees go back in. She stated that if it wasn't a sight line issue and if the existing trees were dying, they should be removed, but reiterated that she would like to see other trees put in.

Mr. Anderson confirmed that all the trees they will remove will be replaced by trees.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:17 P.M.

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

There were no public comments.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:17 P.M.

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

Chair Lobermeier stated that he was disappointed to hear the problems Rosenbauer has had with security issues on their site. He stated that he agreed that this site needed lighting for security, but stated that the City has become more cognizant about making sure that they were not 'over-lighting' the property or having too much light spill outside of the property or into the night sky. He asked that the applicants consider that when they are putting together plan details and look at the right type of lighting. He stated that he was excited to see the expansion plans for Rosenbauer because he believed it was also good for the City. He noted that he wasn't too concerned about allowing the variance for the increase in impervious surface and looked more at whether they were controlling the rate and the volume, which the applicant was. He stated that traffic in this area was sometimes a bit of a problem and occasionally a bit hectic, which is something that he believed the City may need to pay some attention to in the future to ensure there are safe options for drivers in the area.

Commissioner Iverson stated that he agreed with the concerns Chair Lobermeier shared related to traffic, especially around shift changes, because it can create a bit of a gridlock situation in the City. He stated that he wondered if it may be the timing of the signal lights and questioned if there were other ways this situation could be helped.

Chair Lobermeier stated that perhaps they could ask the City Engineer to take a look at traffic counts to look into the movement in the area and if the lights may need to be adjusted.

Mayor Iverson noted that at one time, Premier Marine was in this area, which isn't there anymore, but this addition will bring on about 57 new employees, which essentially replaces the Premier employees. She stated that she agreed that it would be a good idea for the City to take a look at the signal lights in the City.

Chair Lobermeier stated that he felt it was a good idea to look at the timing and how the roundabout on the other side of the freeway also affected things.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF VARIANCE V-25-001 FOR PROPERTY LOCATED AT 5181 260TH STREET FOR APPLICANT, EMILY NEPP OF ISG, OWNER, ROSENBAUER MINNESOTA LLC, PROPERTY ID NUMBER: 21.00468.33, BASED ON FINDINGS OF FACT OUTLINED IN THE STAFF REPORT.

Voting Aye: West, Iverson, and Lobermeier

Voting Nay: *None*
Abstain: *None*
Absent: *Rutford and Holl*

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW: SP-26-001, LOCATED AT 5181 260TH STREET FOR APPLICANT, EMILY NEPP OF ISG, OWNER, ROSENBAUER MINNESOTA LLC, PROPERTY ID NUMBER: 21.00468.33, SUBJECT TO THE 7 CONDITIONS AS AMENDED WITH BUILDING OFFICIAL WECK'S PLAN DATES.

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

- 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

City Planner Lindquist reviewed the request by the City to approve the site plan and variance request to renovate and expand the existing City Hall and Fire Department building for the City. She reviewed the zoning, the setback requirements, details of the proposed additions for equipment and a hose tower, and parking.

Commissioner West asked if there were any concerns about impervious surface in the proposed plans.

City Planner Lindquist explained that staff wasn't concerned about impervious surface and reviewed building sizing and plans. She noted that the parking in the area was shared with the library, which means it was unclear how much parking would be available at certain times. She stated that the plan for 30 parking stalls meets the staffing requirements, which is the City's primary goal, but the ordinance requires 52 stalls, which she felt was overly generous for the type of use on the site. She explained that they were trying to accommodate things like the training nights when they would all be here, but also recognized that there will be times when library parking will also spill over. She noted that should the need arise in the future, there are other options, like the library, the site across the street, or on-street parking. She stated that staff has had conversations about a situation where parking demand ends up as an issue, and that they can go to the north where there was some existing landscaping, to be able to extend the parking. She reviewed the building plans and outlined details of the setback variance request and explained that staff recommended approval.

Commissioner West stated that her biggest concern was related to parking because it has always been a concern. She noted that when she pulled in tonight for the meeting, there were only about 3 spots available. She stated that she wanted to be cautious about saying there was a different set of rules because this was a government building.

Chair Lobermeier asked how many firefighters the Fire Department currently had.

Building Official Weck stated that they could have up to 30 firefighters and currently had 22 on staff.

Chair Lobermeier stated that they were all here for training tonight, so theoretically they would all

fit, but felt that Commissioner West made a good point. He noted that he had never really understood the shared parking arrangement.

Building Official Weck reviewed some of the shared parking available and where people would park if there was a fire call.

Mayor Iverson reminded the Commission that this was specifically being designed for Fire and EMS because by October, the City's administrative functions would move to a different location.

Commissioner West reiterated that she really wanted to be consistent for the city. She stated that a variance of 22 parking was significant

Chair Lobermeier asked if the City had explored other options of ways they could get closer to the parking requirements.

Building Official Weck stated that there were other options, but they would need to fill in some of the pond space.

City Planner Lindquist stated allowing this change has happened in other instances where applicants have been able to come in and explain their reasoning. She stated that the City knows how many firefighters they can have, which is where they came up with the 30 parking stalls.

Commissioner West reiterated that this was something she would like the Commission to keep in mind. She referenced a grocery store with a large number of parking spaces that are rarely full and noted that it raised broader questions about parking requirements over time. She acknowledged that parking needs can vary by site and circumstance, and understood the constraints of this property. While she felt a fire station was a great use for the site, she wanted the Commission to be mindful of how similar parking considerations might be viewed in other situations

Building Official Weck stated that there are parking standards for a grocery store and an office, but there are no standards for a fire station, so they were trying to mix and match with what they have for garage spaces and training spaces.

Chair Lobermeier confirmed that this topic had public notice given for the public hearing and stated that he thought they may have heard from people who lived nearby.

Building Official Weck explained that he had sent out notices to 45 property owners and noted that he had not received any phone calls about the plans.

Commissioner West stated that the community may understand the need for this project.

Commissioner Iverson stated that he had looked at the east side since they were looking at a setback about 10 feet beyond the dictates of the ordinance. He stated that he was glad to see the plans included adding greenery and noted that even though it will be closer, he thinks it will improve the view for the neighbors.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO OPEN THE PUBLIC HEARING AT 7:47 P.M.

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

There were no public comments.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:47 P.M.

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

Chair Lobermeier stated that he didn't see any information about lighting and stated that he would like some research to be done regarding the different lighting types.

Commissioner West stated that she agreed and wanted to make sure that the City didn't end up shining lights into people's living rooms.

Building Official Weck stated that there were requirements that the lights have to be screened and downcast.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF VARIANCE V-26-002 LOCATED AT 26885 FOREST BOULEVARD FOR APPLICANT, ROBB LINWOOD, CITY ADMINISTRATOR, OWNER, CITY OF WYOMING, PROPERTY ID NUMBER: 21.00171.00, BASED ON THE FINDINGS OF STAFF INCLUDED IN THE STAFF REPORT.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF SITE PLAN REVIEW: SP-26-003, LOCATED AT 26885 FOREST BOULEVARD FOR APPLICANT, ROBB LINWOOD, CITY ADMINISTRATOR, OWNER, CITY OF WYOMING, PROPERTY ID NUMBER: 21.00171.00, SUBJECT TO THE 5 CONDITIONS INCLUDED IN THE STAFF REPORT.

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

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Sunrise River Bank Commercial Preliminary Plat was approved.

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE JULY 28, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:50 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	8/5/2026
MEETING DATE:	8/12/2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Sunrise Riverbank Commercial Final Plat and Master Development Plan Approval
APPLICANT:	Sunrise Riverbank Properties
PROPERTY OWNER:	NTD-Com LLC
PROPERTY:	21.10302.33
FILE NO.:	C-26-001 & D-26-008

OVERVIEW

The applicant, Sunrise Riverbank Properties, has requested final plat and master development plan approval relating to the proposed future development of the commercial section of the Sunrise Riverbank properties. The final plat is comprised of three developable parcels and one outlot. The master development plan lays out the intended development of individual sites. Ideally, the final site plans or conditional use permits would also be processed with the master development plan so that detailed individual site standards can be reviewed with the master plan. However, the applicant has indicated that they will bring the conditional use permits separately, most likely by the future individual developers. As discussed with the preliminary plat, staff is comfortable that the lots are large enough to be developed with the anticipated land uses. Specifics of each project will be reviewed against ordinance criteria at that time and no variances are anticipated.

As the Commission and Council will recall the western portion of the development is slated for residential development with the eastern portion, more adjacent to I-35, designated for mixed use, including commercial uses. As proposed, the 15.6 acre site will be platted into three parcels south of 270th Street, a new public road, with an outlot created north of the road. The final plat is consistent with the prior reviewed preliminary plat. The three southern parcels have identified land uses of convenience store with gas pumps and liquor store, apartment building, and hotel.

The Mixed-Use zoning district requires compliance with the dimensional requirements established in other commercial or residential zoning districts. The proposed lots meet the ordinance required standards.

BACKGROUND

The preliminary plan was reviewed by the Planning Commission at their June 23, 2026, meeting and was approved by City Council on July 7, 2026 with eight conditions of approval, two of which were to be addressed prior to final plat approval. The two related to stormwater and flood plain issues.

STAFF RECOMMENDATION

The requirements of Chapter 32, Article III, Division 3, The Final Plat contained in the City of Wyoming Subdivision Ordinance have been satisfactorily addressed and the plat is in substantial compliance with the preliminary plat. Accordingly, staff recommends approval of the Final Plat for Sunrise Riverbank Commercial subject to the following conditions:

1. The applicant shall pay a park dedication fee of **5%** of the fair market value of Lot 2 Block 1 (the hotel) and Lot 3 Block 1 (the gas station) prior to issuance of a building permit for each individual project. The fee will be based upon the fair market value at the time of payment. The applicant shall pay a park dedication fee for the apartment site prior to issuance of a building permit; the fee will be determined by the number of units in the building and the fee schedule at that time.
2. The applicant provide final grading and drainage plans for the City Engineer review and approval prior to issuance of a grading permit or installation of site utilities. Individual site plan grading and utility work shall be required prior to issuance of grading and building permits for the individual developments. The applicant shall address all comments in the August 5, 2026, Development Plan Review Memorandum and the Civil Plan sheet mark ups.
3. The developer enters into a Development Agreement, the terms and provision of which must be approved by the City Attorney. The agreement must be executed prior to construction beginning on the improvements in the development.

The requirements of Chapter 40, Article V, Division 5, Master Development Plan Review contained in the City of Wyoming Zoning Ordinance have been complied with. Accordingly, staff recommends approval of the Master Development Plan for Sunrise Riverbank Commercial subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. The applicant shall pay for the design and installation of a temporary traffic signal at the intersection of Kettle River Blvd and CSAH 22. The temporary signal shall be installed with development of the first parcel.
3. The applicant shall remove the CSAH 22 access into the Village Inn after paving of Kettle River Blvd.
4. The applicant install a sidewalk along the public drainage and utility easement around the hotel site onto Kettle River Blvd with development of the hotel site. The cost of the sidewalk will be deducted from the park dedication fee of the hotel.

5. Kettel River Blvd will be upgraded to a 26' wide rural section concurrent to development of the first lot within the project.
6. Conditional Use Permit and site plan approval are required for each development lot prior to issuance of individual site grading or building permits. The applications shall include parking, exterior materials, landscaping, site lighting and illumination plans as well as other required materials.
7. The applicant shall receive Wetland Replacement Plan approval prior to site grading or utility work commencement.
8. Future development of each site must incorporate the staff comments in this report.

STAFF REVIEW

The site is located in the northwest corner of Viking Blvd and Kettle River Blvd and has been discussed for commercial or mixed use development for some time. The presence of wetlands and flood plain creates restrictions on the amount of development which can occur. The applicant is platting the property and proposing a Master Development Plan at this time, but future conditional use permit approval is required for each individual lot.

General Comprehensive Plan and Zoning Review

The site is guided for mixed use and zoned for mixed use. The development is consistent with the zoning and land use designation and is complementary to the prior discussions regarding development of this area. The proposed uses of hotel, gas station with liquor store, and apartments all fit within the mixed use land use designation and zoning district.

Per ordinance, any development in a Mixed-Use District shall be required to submit and have approved a master development plan. The submitted master development plan is being reviewed concurrently with the final plat. The master development plan has the same criteria for review as a site plan. However, this master development plan is more generalized and conceptual as the full details needed for site plan review are not presently available. The proposed uses will be evaluated, but the specifics of the sites will be reviewed when the conditional use permits for each site are submitted.

The zoning and surrounding guided uses are as follows:

North – A – Agriculture and Wetlands
South – C – Commercial
West – R1 – Rural Residential
East – C – Commercial

Lot Sizes and Dimensional Standards

The zoning ordinance for mixed use (Section 40-277. Dimensional Standards) indicates that dimensional requirements are established in other articles of the ordinance, based upon the appropriate land use. Exceptions can be negotiated with the City during the review process.

Hotels and convenience stores with fuel sales are permitted uses in the Commercial zoning district. The minimum lot size for commercial use is 20,000 sq ft and the lot shall have a 100' lot width at the building setback and frontage on right of way and a lot width of 115' on a corner lot. Both sites for the gas station and the hotel meet these requirements.

Medium and high-density residential development would fall under the R-6 zoning district. Lot size in the residential district is related to unit mix. The current master plan proposal includes 102 units and 204 parking stalls. However, lot size is partially calculated based on number of bedrooms, rather than total units. Therefore, the required lot size calculated because the final development plan has not been submitted. The lot is 3.35 acres, and the city expects the developer to propose an apartment project that can fit on the site and meet all setback and parking requirements. At this time the dimensional requirements for lot width on a corner lot, 115', and lot depth, 135', have been met.

Ultimately, without final site plans for each site it is difficult to confirm each development site will comply with all ordinance performance standards. However, based on the sizes of the lots, each lot is reasonably sized to accommodate some type of commercial or residential development and meets ordinance regulations. The city will not support future variances for site development.

	Lot Size	Lot Width at ROW	Lot Depth
C-Commercial	20,000 SF	100 FT/Corner lot 115 FT	NA
Convenience Store with Gas	3.98 Acres	247 FT	
Hotel	4.64 Acres	108 FT	
R-6 Medium and High Density Housing	Minimum 2500 SF with additional requirements per # of units and location of parking	100 FT/Corner lot 115 FT	135 FT
Apartment	3.35 Acres	406 FT (along Sunrise Ct)	402 FT (along 270 th Ave)

The Master Development plan includes the proposed lot sizes, which generally show compliance with the ordinance. The proposed lot configurations for the gas station with liquor store and hotel comply with the City's setbacks. The gas station has right of way frontage on three sides of the site, which is treated as a three-sided corner lot. The hotel is adjacent to the apartment building and will have to comply with the larger setbacks for being adjacent to a residential district.

The proposed lot configuration for the apartment does meet the City's setback standards. However, because the side setback is based on building height, the setback requirements might change when the site plans for the apartment are submitted.

When developed, the following setbacks are required:

Zoning District	Front Yard Setback Minimum	Side Yard Setback Minimum	Rear Yard Setback Minimum
C (Commercial)	-20' from local road (measured from road right-of-way) -10' minimum from ROW for parking areas	-0' for principal buildings* -3' for accessory structures** -10' for parking areas***	-20' for principal buildings -3' for accessory structures** -10' for parking areas***
R-6 (Medium and High Density Housing)	-25' from local road (measured from road right-of-way)	-One-half the height of the building. - 3' for accessory buildings -15' for parking and driveways	-35' for principal building -3' for accessory buildings
<i>*20' for principal buildings adjacent to a residential district</i> <i>**6' for accessory structures adjacent to a residential district</i> <i>***20' for parking areas adjacent to a residential district</i> <i>Sec. 40-234 and Sec. 40-255</i>			

Exterior Architecture Character

The architecture elevation renderings of the convenience store include brick on all four facades, which would have to be confirmed during a site plan review. Brick is a Class 1 material and would meet the requirements for the facades facing the public right of way. A more extensive review of the architecture will be undertaken during site plan review to ensure compliance with City architectural standards.

No architectural renderings were provided for the proposed hotel. The hotel will need to comply with the standards consistent with Chapter 40, Article VII, Division 5 for the commercial district.

The applicant included an illustrative architectural rendering of the apartment building. The apartment building includes a mixture of materials and finishes; however, it is difficult to determine the exact materials. Clearly the rendering is not the proposed structure but is provided to indicate the type of quality and character anticipated for the site. A more extensive review of the architecture will be undertaken during site plan review. The apartment design will must comply with the architectural design standards consistent with Chapter 40, Article VII, Division 5 of the City's zoning code.

Landscaping

The requirements for the master development plan include major landscaping. The submitted materials included conceptual landscaping. When the individual sites are developed, landscaping plans will be required during site plan review. These plans must be consistent with the City

Code, Chapter 40, Article VII, Division 14. Landscaping requirements will also include buffering between residential districts, addressing both the future apartment and the adjoining residential to the west. Staff anticipates screening around the gas station to reduce site lighting spillover to adjoining properties and along the public roadways. There should also be boulevard trees along the public right of ways. The plans show planting stamps around the perimeter of individual sites. With the site plan review, staff will evaluate screening, species and plant locations.

Parking

The proposed site layouts for the three lots included parking areas. The gas station with liquor store and car wash shows 42 proposed stalls, including 2 accessible stalls. The retail spaces require approximately 56 stalls based upon total gross square footage and the car wash could add another 5 stalls which is a high number of stalls. The current concept plan is short 14 parking spaces. Final parking requirements will be reviewed during the site plan review. The applicant should submit information with the proposal indicating the number of shared trips associated with the two uses. It is also recognized that parking at the individual gas pumps occurs so perhaps less striped parking is required. While staff does not want to “over park” the site, the lack of other parking options in the area means that the site must accommodate site parking demand.

The hotel is proposed to have 80 units with 92 total parking spaces, including 4 accessible spaces. This meets the parking requirement of one space per unit. The apartment is proposed to have 102 units with 204 total parking spaces, including 9 accessible spaces. While this meets the requirements of two parking spaces per unit, given the location of the apartment, parking for guests is limited, and visitor parking should also be provided on the site. All final parking information must be provided with the individual conditional use permits and site plan reviews.

Lighting

No lighting plans were submitted for the master development plan. Lighting plans must be submitted with each site plan and shall comply with the standards in Chapter 40, Article VII, Division 15.

SITE CHARACTERISTICS

Wetlands

The property is approximately 15.6 acres and contains a significant amount of wetlands on the site. A new wetland delineation was determined in March 2026. The new designations reduce some of the prior wetland boundaries. Specifically, Wetland 1, 1a, and 5 are smaller than the prior designation. A wetland replacement plan has been submitted although not formally approved as of yet. This is a condition of approval.

Flood Plain

The applicant has noted flood plain over a portion of the site. The flood plain is designated from a prior property review and has been reduced from that shown by the DNR information. Much of the flood plain in the developing area is within the gas station site and the adjoining ditch and roadway area. As part of the preliminary plat it was noted that any filling proposed to allow commercial installation is required to have compensatory storage on the site. Further, information addressing the flood plain was required prior to final plat approval. The submitted plans and ancillary information has been reviewed and the City Engineer has found that the request has been satisfactorily addressed.

TRAFFIC

During the sketch plan approval, staff noted a traffic study should be undertaken to assess the impact of the project including the future western residential project. The traffic study previously reviewed during the preliminary plat review address traffic in the area. The study ultimately led to a recommendation to install a temporary signal light at the intersection of Kettle River and Viking Boulevards until such time as a round-about system is installed. The temporary signal installation is a condition of approval, with the applicant financing the signal installation.

A condition of approval also requires removal of the Village Inn driveway from Viking Boulevard, meaning all site access will be from Kettle River Blvd.

Staff is recommending the applicant install a sidewalk or trail within the Public Drainage and Utility Easement connection Kettle River Blvd. to Sunrise Court. This will allow future apartment residents an off road access to adjoining development and closer to the Viking Blvd. trail. Due to site constraints, there will not be room for pedestrian access along Kettle River Blvd. A sidewalk or trail will also be located on one side of Sunrise Court and on the north side of 270th Avenue from Sunrise Court to the west property line.

UTILITIES

All facets of the public infrastructure have been reviewed by the City Engineer and there are minor adjustments necessary prior to issuance of a grading permit or utility work commencing. Some of the changes since the last review include reducing the width of Kettle River Blvd to 26' in paved width, however, the street should be signed for no parking. Additionally, staff had initially requested extension of the watermain to the western edge of the applicant's property along Viking Blvd. Staff is now requiring that the watermain be extended far enough to be out of the future round-about construction area.

Surface Water

The site is outside of the Comfort Lake Forest Lake Watershed District but is required to follow the City of Wyoming stormwater management standards which are consistent with the CLFLWD

requirements. Staff recommended two conditions of approval for the preliminary plat, which were addressed in this application. Surface water comments, including flood plain impacts, are as follows:

- Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events. The 0.01 cfs increase in the 100-year event to the west wetland is considered negligible. There is a 0.07 cfs increase in the 100-year 10-day event; while this is close to negligible, please document that it won't create an adverse condition in the wetland.
 - Note that the weirs within the Outlet Control Structures were incorrectly modeled as 0.5 ft wide, rather than 4.0 ft wide. Update the model and drainage report for this change. Although the Hotel Pond and C-pond are only designed in concept, with this change it appears rate control will not be met at the west wetland, so the conceptual Hotel Pond should be reevaluated to meet rate control.
- Storm sewer should be designed for a 10-year rainfall event with the rational method. Note the drainage report states that rational method storm sewer calculations were completed but these were not submitted for review.
- Bypass A area should be routed to a future stormwater management area. The temporary sediment basins (Hotel Pond and C-Pond) are included in the HydroCAD models that demonstrate rate control, so future improvements would need to ensure rate control is maintained.
- Proposed sizing information for the culvert under 270th should be provided. Documentation to the change in the floodplain in line with MnDNR guidance will be required.
- Work within the existing waterway through the project area will require permitting through the US Army Corps of Engineers.

The preliminary plat required final stormwater information to ensure it can be satisfactorily addressed prior to final plat approval. Revised plans and drainage calculations were submitted and the City Engineer is comfortable with the submittal.

Public Roadways

The applicant is proposing to construct the 270th Avenue road extension along with the Sunrise Court cul de sac. 270th Avenue will terminate at the western edge of the commercial site and will ultimately be extended when the residential to the west is developed. Depending upon timing, the applicant may need to install a turn-around or hammerhead at the terminus.

Kettle River Blvd will be paved up to 270th Avenue by the applicant. The road will be a rural section, with adjoining drainage ditches, and 26' in width. Staff is recommending the upgrade to Kettle River Blvd with the first site development, which is assumed to be the gas station and convenience store. The remaining roadway construction can be phased depending upon the needs of future users.

Roadway widths shall be expanded to meet ordinance criteria, particularly Kettle River Blvd.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The location of the proposed development is not an area that the City is looking to acquire additional property as park land is being dedicated from the adjoining western residential project. That means the City will be requesting fee in lieu of park dedication. The funds are calculated based upon the fair market value of the property and multiplied by 5%. That would be the required dedication for the gas station and hotel. The apartment building park dedication fee will be calculated based upon the final density and number of bedrooms of the approved project. The fees are to be collected at the time of building permit issuance. The fees will be calculated on the fair market value of the property at the time of the payment. The fees, based upon current 2026 values, are as follows:

Commercial (gas station and hotel)

Commercial Land Value (current Chisago County tax statement)

Parcel 21.10302.33	15.6 acres	\$558,000
--------------------	------------	-----------

Parcel 21.00012.20	0.99 acres	\$148,100
--------------------	------------	-----------

Total Land Value		\$706,100
-------------------------	--	------------------

$15.6 \text{ acres} + 0.99 \text{ acres} = 16.59 \text{ acres}$

$\$706,100 / 16.59 \text{ acres} = \$42,561 / \text{acre}$

Commercial land area minus apartment lot area

$16.59 \text{ acres} - 3.35 \text{ acres} = 13.24 \text{ acres}$

$13.24 \text{ acres} \times \$42,561 = \$563,507$

$\$563,507 \times 5\% = \textbf{\$28,175 commercial cash dedication}$

Residential (apartments)

$102 \text{ apartments} \times (\$1,500 \text{ park} + \$300 \text{ cash}) = \$183,600 \text{ residential cash dedication}$

Total Dedication

$\$28,175 + \$183,600 = \textbf{\$211,775 cash dedication}$

Master Development Plan Review Standards

As per the City's zoning code, master development plans are reviewed with the same criteria as a site plan review. However, this master development plan did not include complete site plans for the proposed lots. The concept plans were reviewed for general compliance to ensure that variances will not be required for the individual sites. Prior to the sites being developed, there will be a conditional use permit process which will also include site plan reviews. During those reviews, all criteria required by the site plan review must be met, as well as the conditions of approval included

in this memo. This includes, but is not limited to, parking, exterior materials, landscaping, site lighting and illumination plans as well as other required materials.

Next Steps

The City Council will review the Planning Commission's Final Plat and Master Development Plan review 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: MASTER DEVELOPMENT PLAN REVIEW

A master development plan review application shall illustrate the general plan for subdivision, streets, building placement, surface water management, exterior architectural character, and major landscaping. It shall be the guide and basis for future reviews of plats and site plans on the site. No building approval is conferred by the approval of a master development plan.

Property Address: SUNRISE RIVERBANK COMMERCIAL
Applicant(s): Name(s) SUNRISE RIVERBANK PROPERTIES, LLC
Address 7380 FRANCE AVENUE SOUTH, SUITE 250
City EDINA State MN Zip 55435
Phone Number [REDACTED] Email [REDACTED]

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

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

Owners(s) Signature(s) _____ Date _____

Legal description of property: OUTLOT A, SUNRISE RIVERBANK + PL. NE 1/4, SEC. 19, T.33, R.21

Property Identification Number: R.21. 10302.33 + 1221.00012.20 Present Zoning: M.U.D.

Present use of property: VACANT

Proposed use of property: HOTEL / APARTMENT / CONVENIENCE STORE

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

- A detailed site plan showing the information listed in Section 40 - 101, 1-6 as well as the following:
 - The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document
 - Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
- 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
- Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
- The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant
- Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 7-15-26

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 # C-26-001

Date Complete Application Received 8/3/26

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

Revised 06/30/26

Date Application Received 7/20/26

60 Days 10/2/26

Date Paid 8/3/26

By: [Signature]
Official

Check # ✓



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

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) SUNRISE RIVERBANK PROPERTIES LLC
Address 7380 FRANCE AVENUE SOUTH, SUITE 250
City EDINA State MN Zip 55435
Phone Number [REDACTED] Email [REDACTED]

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

Signature of owner(s) _____ Date _____

Legal description of property: OUTLOT A, SUNRISE RIVERBANK AND PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 33, RANGE 21

Property Identification Number: R.21. 10302.33 AND R.21.00012.20

Present use of property: VACANT

Proposed use of property: HOTEL / APARTMENT / CONVENIENCE STORE

Present zoning of property: MIXED USE DISTRICT (M.U.D.)

Surveyor: Name JASON RUD - E.G.-120 Phone [REDACTED]

Engineer: Name KEVIN STRELCHECK - A.E.C. Phone [REDACTED]

Real Estate Agent: Name N/A Phone _____

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

Total size of property: _____ Total acreage in wetlands or floodplain: _____

Number of proposed lots: _____ Current zoning and use of property: _____

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

Applicant(s) Signature: [Signature] Date 7-15-26

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

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

OFFICE USE ONLY

Application # D-26-008

Date Complete Application Received 8/3/26

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

Date Application Received 7/20/26

120 Days 12/1/26

Date Paid 8/3/26

By: [Signature]
Check # [Signature]

Memorandum

City of Wyoming Planning Commission
Attn: Mark Lobermeier
26885 Forest Boulevard
Wyoming, MN 55092

Re: Memorandum in support of Master Development Plan submittal – Sunrise Riverbank Commercial

Mr. Lobermeier,

This Memorandum is offered in support of the attached Master Development Plan submittal for the Sunrise Riverbank Commercial project. As you are aware, this is a proposed Mixed-Use Development (MXD) governed by Article VI, Division 12 of the City of Wyoming Zoning Ordinance (Wyoming, Minn. Code of Ordinances § 40-270 *et. seq.*; hereinafter the “Zoning Code”). This Memorandum intends to explain how the proposed Sunrise Riverbank Commercial development will be built and operated in accordance with the Zoning Code.

Proposed Uses

The Sunrise Riverbank Commercial development proposes three (3) lots in one (1) block south of the proposed 270th street, with an outlot over the northerly portion. Lot 1, Block 1 is proposed as an apartment building containing approximately one hundred (100) units, which is allowed to be conditionally permitted as “Attached (multiple-family) housing” pursuant to § 40-272 (2) of the Zoning Code. Lot 2, Block 1 is proposed as a hotel containing approximately eighty (80) units, which is allowed to be conditionally permitted as “Hotels or motels” pursuant to § 40-272 (12) of the Zoning Code. Lot 3, Block 1 is under contract to be developed as a Kwik Trip convenience store, which is allowed to be conditionally permitted as “Convenience stores with fuel sales” pursuant to § 40-272 (7) of the Zoning Code.

Plans for Operation

Apartment Complex (Lot 1)

The apartment building proposed for Lot 1, Block 1 is intended to be predominantly market-rate apartments. After platting, Sunrise Riverbank Properties, LLC or an affiliated or related entity intends to retain fee ownership of Lot 1, Block 1 and seek limited outside financing to fund the construction and development of these apartments. I have successfully developed, and continue to operate, several similar market-rate apartments in nearby jurisdictions.

Select-Service Hotel (Lot 2)

Based on my conversations with City staff regarding a preference for a traditional select-service hotel rather than an extended-stay brand as previously sought, selection of a developer for Lot 2, Block 1 is ongoing. Once a developer is selected, Sunrise Riverbank Properties intends to convey fee ownership of Lot 2, Block 1 to that developer for hotel construction and operation. The end user hotel operator will be

responsible for providing detailed plans/specifications when applying for the required conditional use permit.

Traditional Kwik Trip Convenience Store w/ Fuel Sales (Lot 3)

As previously mentioned, the fee interest in what will become Lot 3, Block 1 is currently subject to a valid and enforceable purchase agreement in favor of Kwik Trip, Inc. Kwik Trip intends to develop a stage two convenience store with a liquor store, as well as a touchless car wash. This location will include retail sales of both petroleum and diesel but will not be designed to accommodate fleet services. The terms of the purchase agreement require Sunrise Riverbank Properties to install utilities and rough grade the property prior to conveyance. Kwik Trip will be responsible for providing detailed plans/specifications when applying for the required conditional use permit.

Respectfully submitted,



Richard L. Morris

President, Sunrise Riverbank Properties, LLC

1 FRONT ELEVATION



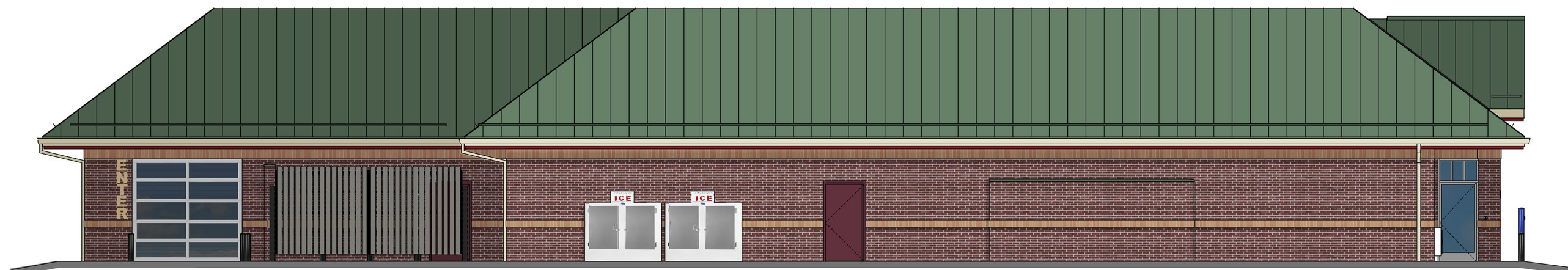
2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



Conceptual Rendering
Apartment Building, Pointe North at Carlos Avery Commercial, Wyoming, Minnesota

SUNRISE RIVERBANK COMMERCIAL

KNOW ALL PERSONS BY THESE PRESENTS: That Sunrise Riverbank Properties, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, SUNRISE RIVERBANK, Chisago County, Minnesota.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 33 North, Range 21 West, described as follows:

Commencing at the north quarter corner of Section 19, thence South 2 degrees 14 minutes 23 seconds East, assumed bearing, along the North-South quarter line of Section 19, a distance of 925.08 feet; thence North 87 degrees 45 minutes 37 seconds East 353.82 feet; thence North 34 degrees 52 minutes East, 200 feet; thence North 17 degrees 28 minutes 13 seconds East, 208 feet to the point of beginning; thence continuing North 17 degrees 28 minutes 13 seconds East, 200 feet; thence South 72 degrees 31 minutes 47 seconds East, 219 feet, more or less to the westerly right-of-way line of Interstate Highway No. 35; thence southwesterly along said right-of-way line, 200 feet more or less, to its intersection with a line which bears South 72 degrees 31 minutes 47 seconds East from the point of beginning; thence North 72 degrees 31 minutes 47 seconds West, along said line, 219 feet more or less to the point of beginning.

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

In witness whereof said Sunrise Riverbank Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

SUNRISE RIVERBANK PROPERTIES, LLC

Richard Morris, President

STATE OF MINNESOTA

COUNTY OF _____

This foregoing instrument by Richard Morris, President of Sunrise Riverbank Properties, LLC, a Minnesota limited liability company, on behalf of the company, was acknowledged before me this ____ day of _____, 20__.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

Dated this ____ day of _____, 20__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Jason E. Rud, a Licensed Land Surveyor, Minnesota License No. 41578.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

Signed _____ Mayor Signed _____ Clerk

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

City Attorney

Pursuant to Chisago County Subdivision Ordinance Number 2024/1218-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505.021, Minnesota Statutes this ____ day of _____, 20__.

Chisago County Surveyor

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

Chisago County Auditor

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

Chisago County Treasurer

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

Chisago County Engineer

Document No. _____

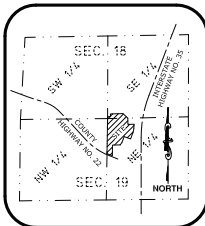
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20__, at ____ o'clock __M.

Chisago County Recorder



VICINITY MAP

PART OF SEC. 18 & 19, TWP. 33, RING. 21



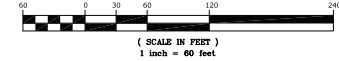
CHISAGO COUNTY, MINNESOTA
(NO SCALE)

SUNRISE RIVERBANK COMMERCIAL



NORTH

GRAPHIC SCALE



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE CHISAGO COUNTY COORDINATE SYSTEM NAD 83, 1996
ADJUSTMENT.

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

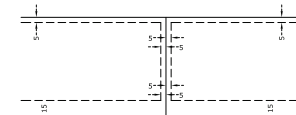


DENOTES WETLAND AS DELINEATED BY KJOLHAUG
ENVIRONMENTAL

(S01°02'03"W 123.45)

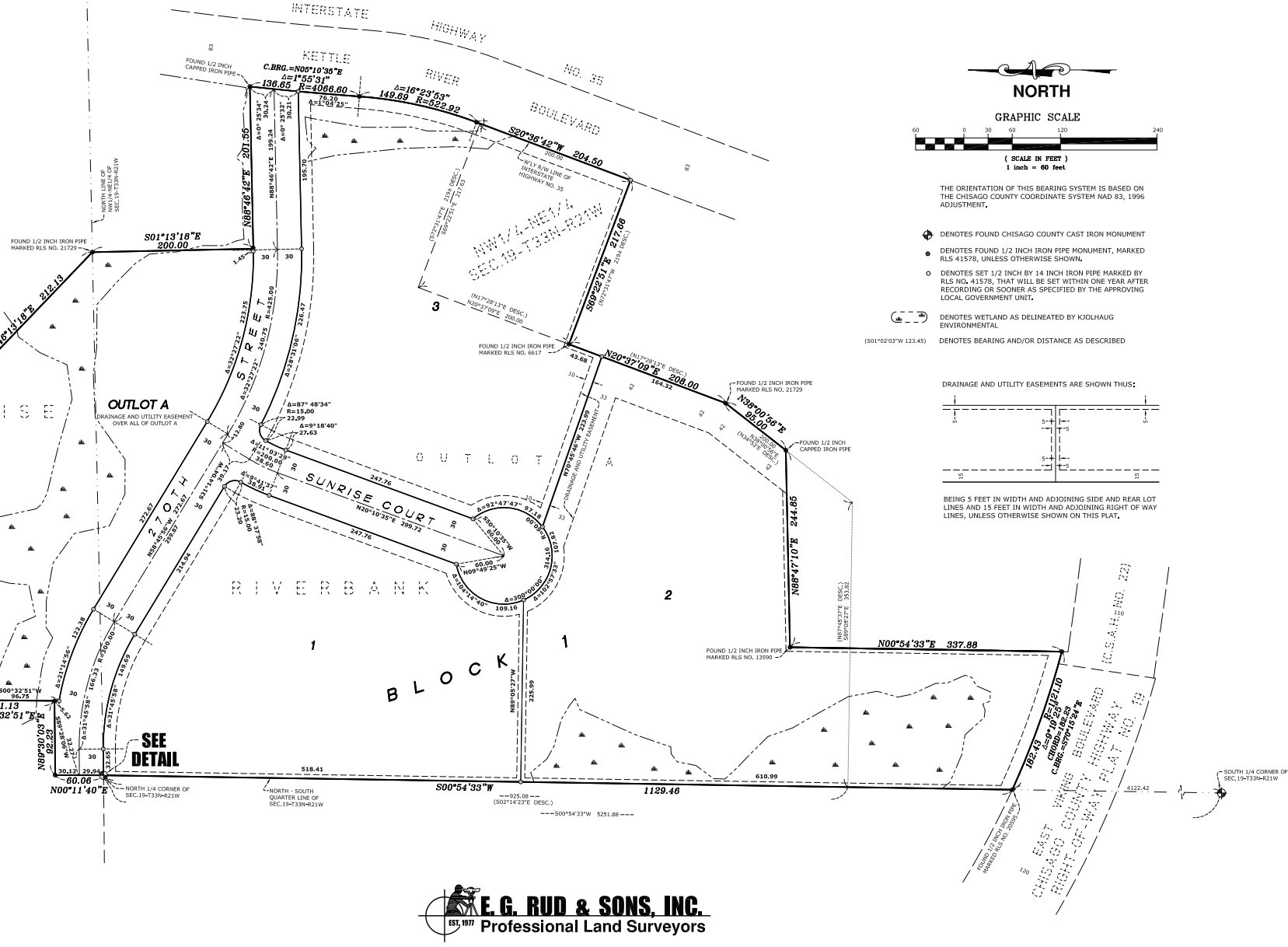
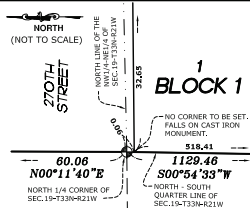
DENOTES BEARING AND/OR DISTANCE AS DESCRIBED

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT
LINES AND 15 FEET IN WIDTH AND ADJOINING RIGHT OF WAY
LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DETAIL



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

CHISAGO COUNTY



PROJECT LOCATION

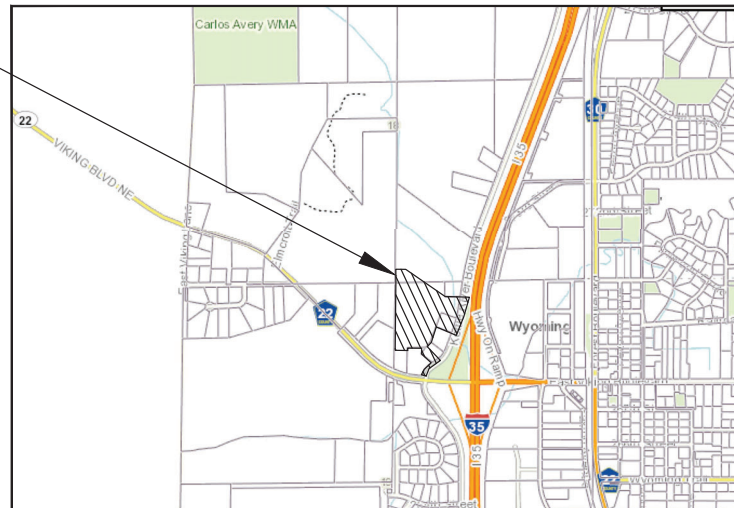
CONTACTS

CITY ADMINISTRATOR	CITY OF WYOMING – ATTN: ROBB LINWOOD PHONE: (651) 462-0575
SUPERINTENDENT PUBLIC WORKS	CITY OF WYOMING – ATTN: STEVE REEVES PHONE: (651) 462-0580
ZONING ADMINISTRATOR	CITY OF WYOMING – ATTN: FRED WECK PHONE: (651) 462-0575
WATER	CITY OF WYOMING – PHONE: (651) 462-0580
SANITARY	CITY OF WYOMING – PHONE: (651) 462-0580
TELEPHONE	FRONTIER PHONE: (866) 226-5170
CABLE	MIDCONTINENT PHONE: (800) 888-1300
GAS	XCEL ENERGY PHONE: (800) 895-4999
ELECTRIC	XCEL ENERGY PHONE: (800) 895-4999 CONNEXUS ENERGY PHONE: (763) 323-2600
FIRE DEPT.	CITY OF WYOMING – ATTN: JESSE MILLIGAN PHONE: (651) 462-0575
CITY ENGINEER	WSB – ATTN: MARK ERICHSON, PE PHONE: (651) 286-8463
PROJECT SURVEYOR	EG RUD & SONS INC. – ATTN: JASON RUD PHONE: (651) 361-8225

DEVELOPER:
SUNRISE RIVERBANK PROPERTIES, LLC
ATTN: RICHARD MORRIS
7380 FRANCE AVE SOUTH, SUITE 250
EDINA, MN 55435
PHONE: 952-832-2000
EMAIL: rim@morrisslawmn.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: SEAN P. BOHAN, P.E.
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@aec.engineering

SUNRISE RIVERBANK COMMERCIAL MASTER PLAN SUNRISE RIVERBANK PROPERTIES, LLC WYOMING, MN 55092



LOCATION MAP

SCHEDULE OF REQUIRED PERMITS

APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
MPCA: CONSTRUCTION STORMWATER GENERAL PERMIT		
CITY OF WYOMING: LAND USE APPLICATION		
MPCA: SANITARY SEWER EXTENSION PERMIT		
MN DEPT OF HEALTH: WATERMAIN EXTENSION PERMIT	7/21/25	9/19/25

LEGEND

EXISTING	PROPOSED	
		---BENCHMARK
		---SIGN
		---WELL
		---GATE VALVE
		---AREA DRAIN
		---STORM MH
		---GAS MANHOLE
		---UTILITY POLE
		---GUY POLE
		---CABLE PED
		---MAILBOX
		---TELE PED
		---IRON PIPE
		---REBAR
		---WATER MAIN
		---SANITARY SEWER
		---STORM SEWER
		---OVERHEAD UTILITY
		---TELEPHONE LINE
		---GAS LINE
		---ELECTRIC LINE
		---CABLE TV LINE
		---TREE LINE
		---EXISTING TREES
		---MARSH
		---FENCE LINE
		---WOVEN WIRE FENCE
		---SILT FENCE
		---RETAINING WALL
		---CONTOURS MAJOR
		---CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FM=FORCE MAIN
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV) ● OVERHEAD DOOR
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LL=LOWEST LEVEL OPENING ALLOWED
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PE=HIGH DENSITY POLYETHYLENE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
T.O.P.=TOP OF PIPE
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

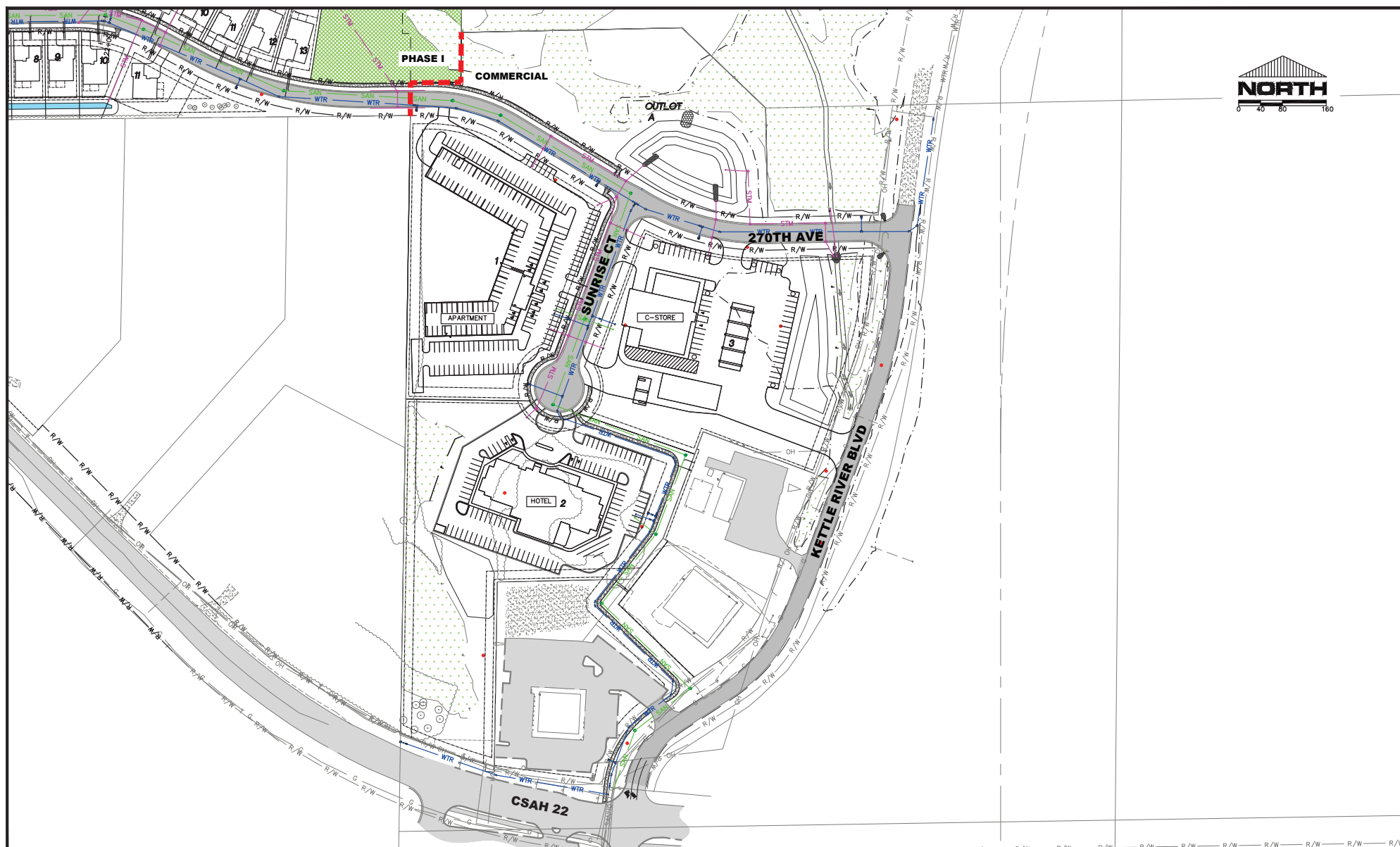
SHEET SCHEDULE

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL MASTER PLAN
3-5	SITE AND LANDSCAPING PLANS
6-8	GRADING PLANS

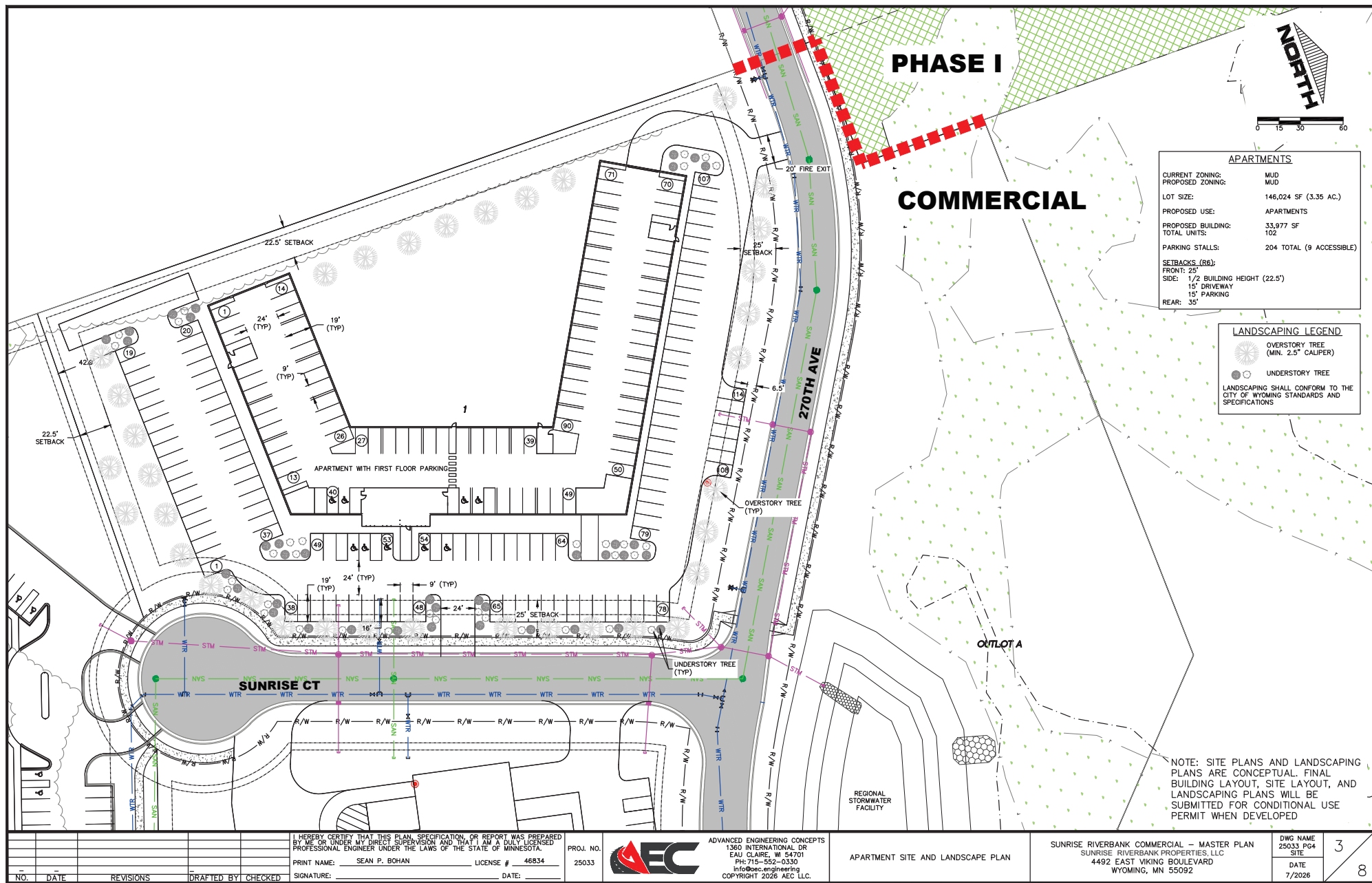
AEC PROJECT #: 25033 PLANS DATED: JULY 2026

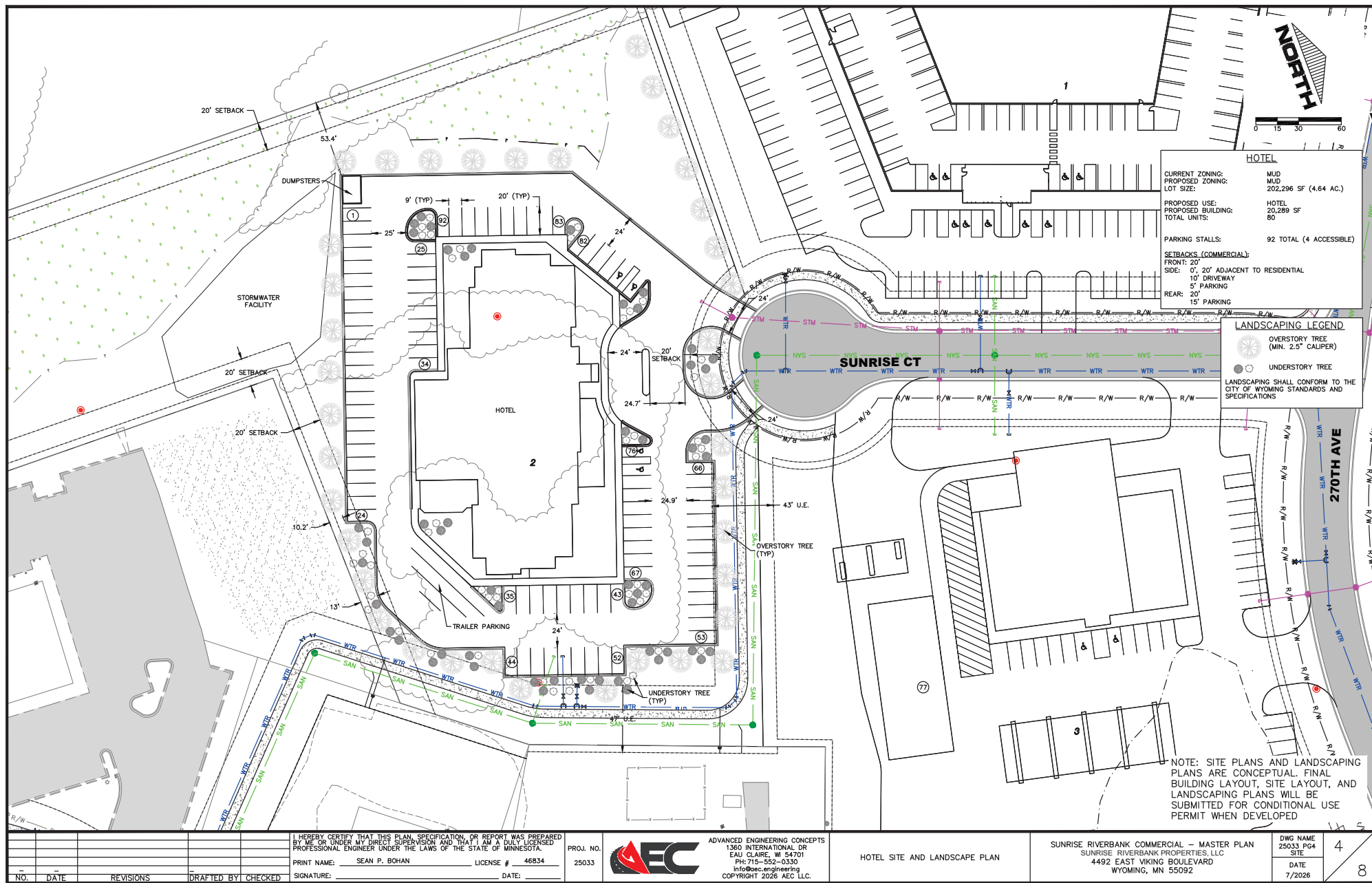


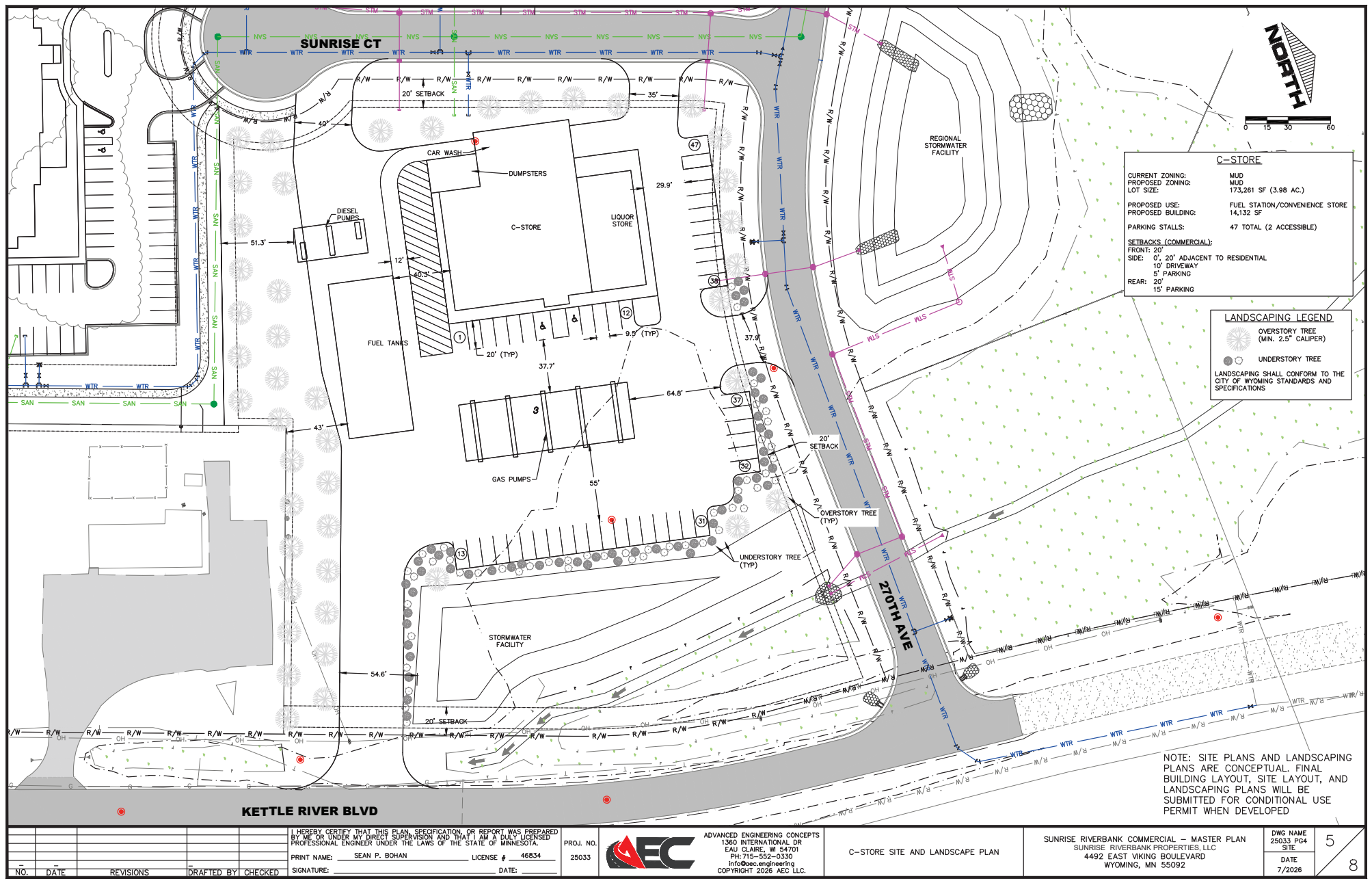
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AECENGINEERING
COPYRIGHT 2026, AEC LLC

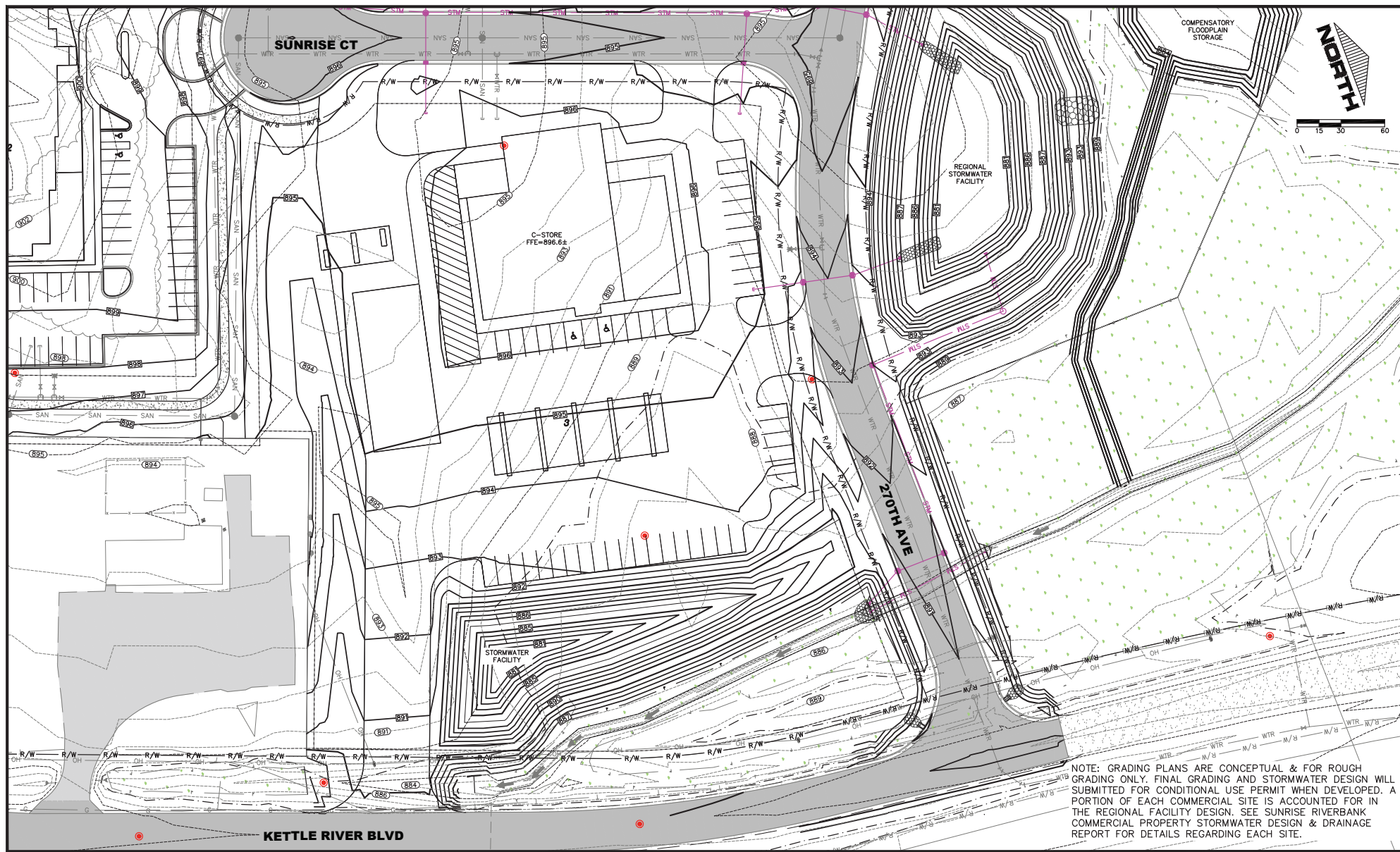


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. PRINT NAME: SEAN P. BOHAN LICENSE # 46834 SIGNATURE: _____ DATE: _____				PROJ. NO. 25033	 ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec-engineering.com COPYRIGHT 2026 AEC LLC.	MASTER PLAN	SUNRISE RIVERBANK COMMERCIAL - MASTER PLAN SUNRISE RIVERBANK PROPERTIES, LLC 4492 EAST VIKING BOULEVARD WYOMING, MN 55092	DWG NAME 25033 PG4 SITE DATE 7/2026	2 8
NO.	DATE	REVISIONS	DRAFTED BY	CHECKED					



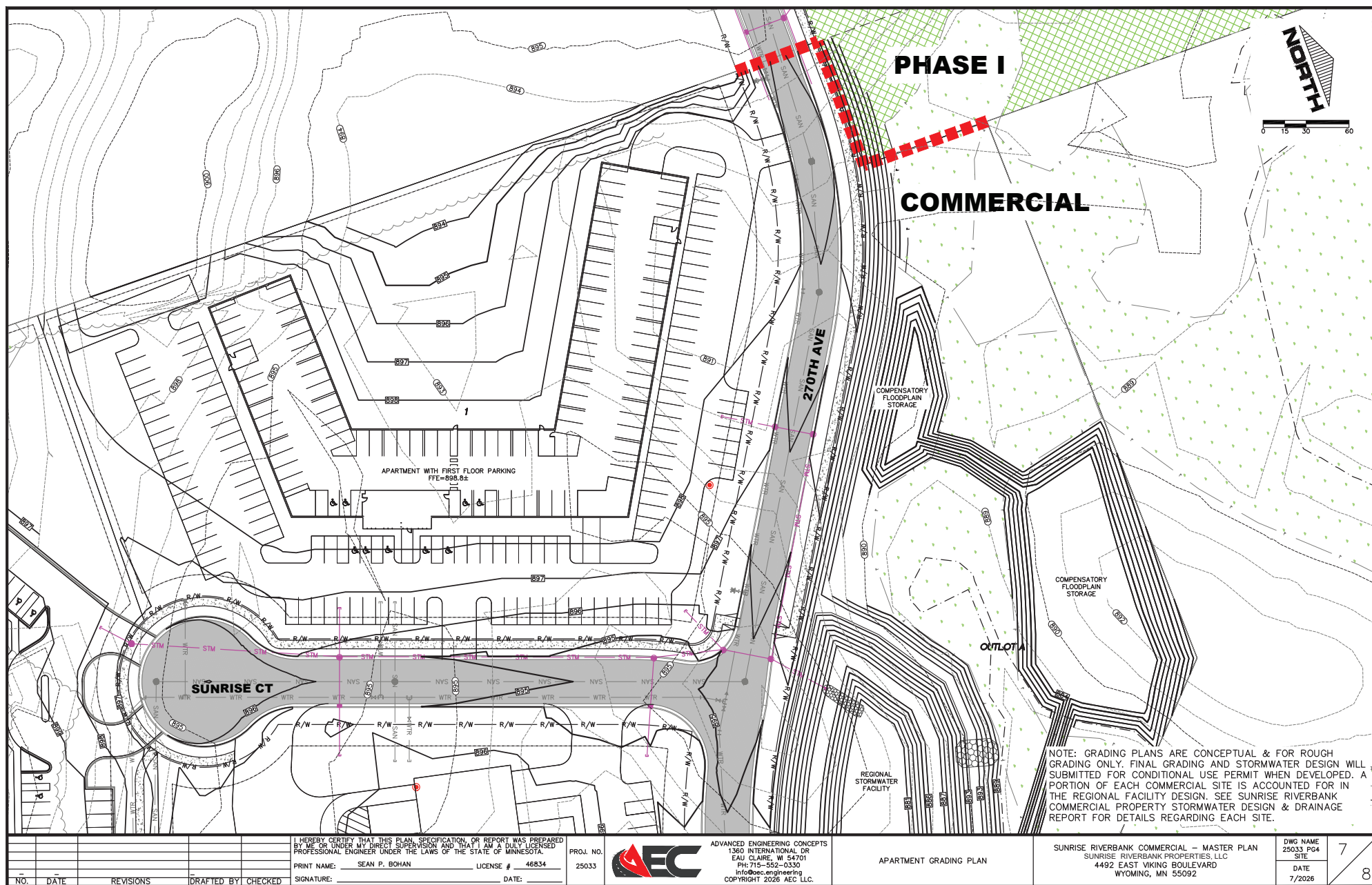


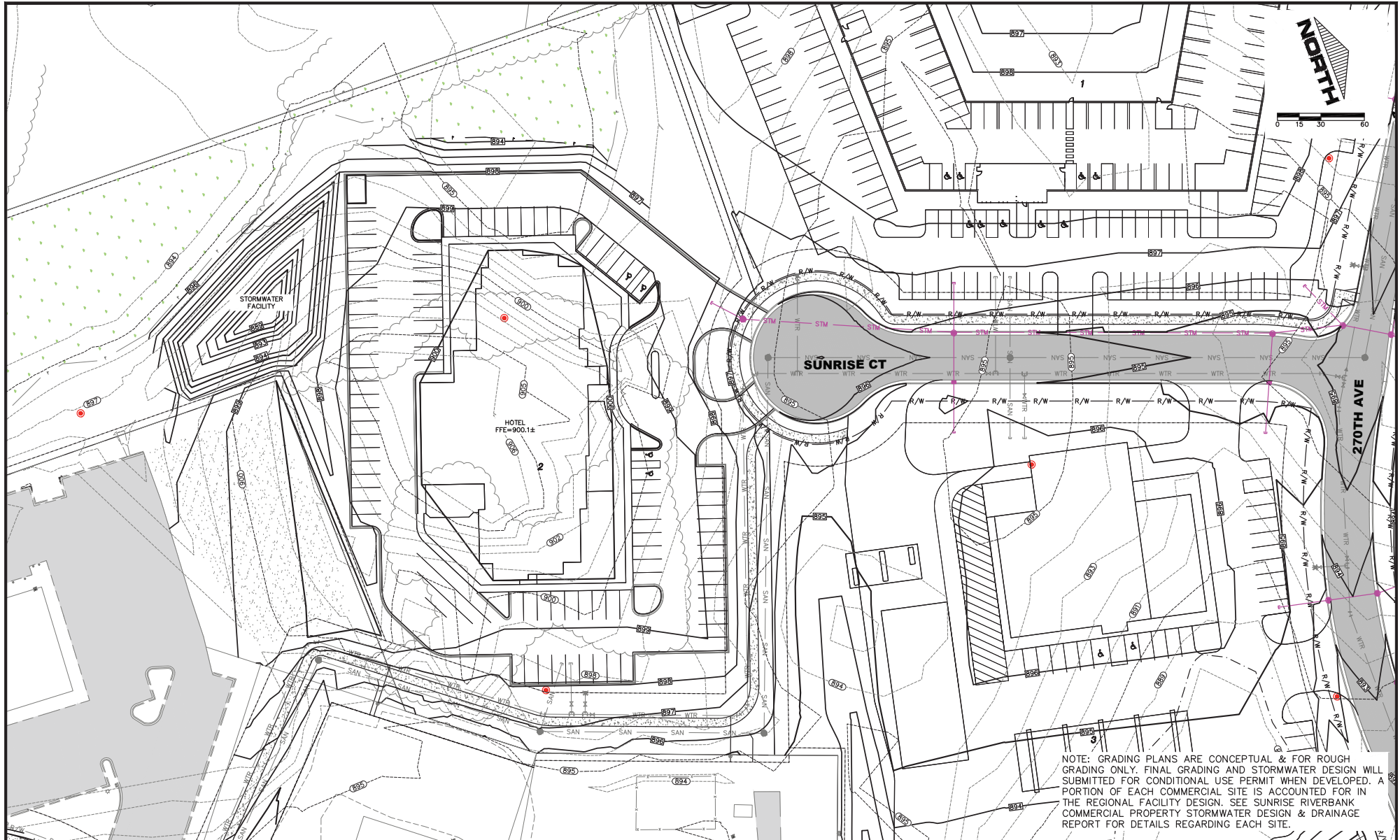




NOTE: GRADING PLANS ARE CONCEPTUAL & FOR ROUGH GRADING ONLY. FINAL GRADING AND STORMWATER DESIGN WILL SUBMITTED FOR CONDITIONAL USE PERMIT WHEN DEVELOPED. A PORTION OF EACH COMMERCIAL SITE IS ACCOUNTED FOR IN THE REGIONAL FACILITY DESIGN. SEE SUNRISE RIVERBANK COMMERCIAL PROPERTY STORMWATER DESIGN & DRAINAGE REPORT FOR DETAILS REGARDING EACH SITE.

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					25033														8	
					PRINT NAME: SEAN P. BOHAN		LICENSE # 46834													
					SIGNATURE: _____		DATE: _____													
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CHISAGO COUNTY



SUNRISE RIVERBANK COMMERCIAL

SUNRISE RIVERBANK PROPERTIES, LLC

WYOMING, MN 55092

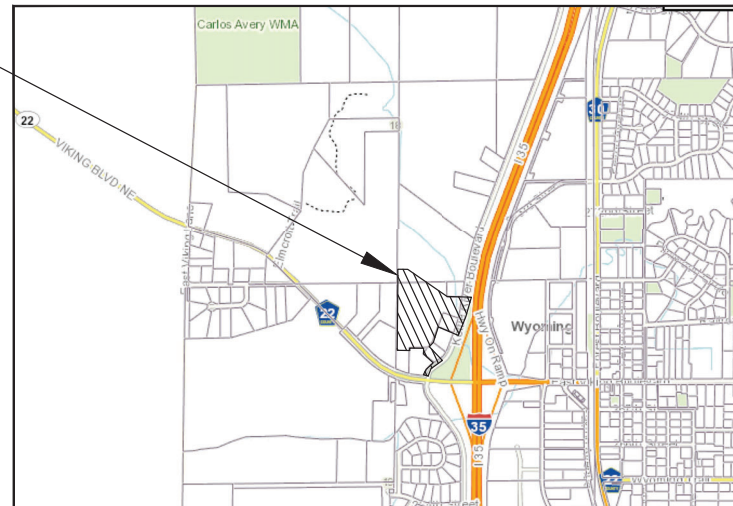
PROJECT LOCATION

CONTACTS

CITY ADMINISTRATOR	CITY OF WYOMING – ATTN: ROBB LINWOOD PHONE: (651) 462–0575	
SUPERINTENDENT PUBLIC WORKS	CITY OF WYOMING – ATTN: STEVE REEVES PHONE: (651) 462–0580	
ZONING ADMINISTRATOR	CITY OF WYOMING – ATTN: FRED WECK PHONE: (651) 462–0575	
WATER	CITY OF WYOMING – PHONE: (651) 462–0580	
SANITARY	CITY OF WYOMING – PHONE: (651) 462–0580	
TELEPHONE	FRONTIER PHONE: (866) 226–5170	
CABLE	MIDCONTINENT PHONE: (800) 888–1300	
GAS	XCEL ENERGY PHONE: (800) 895–4999	
ELECTRIC	XCEL ENERGY PHONE: (800) 895–4999	CONNEXUS ENERGY PHONE: (763) 323–2600
FIRE DEPT.	CITY OF WYOMING – ATTN: JESSE MILLIGAN PHONE: (651) 462–0575	
CITY ENGINEER	WSB – ATTN: MARK ERICHSON, PE PHONE: (651) 286–8463	
PROJECT SURVEYOR	EG RUD & SONS INC. – ATTN: JASON RUD PHONE: (651) 361–8225	

DEVELOPER:
SUNRISE RIVERBANK PROPERTIES, LLC
ATTN: RICHARD MORRIS
7380 FRANCE AVE SOUTH, SUITE 250
EDINA, MN 55435
PHONE: 952-832-2000
EMAIL: rim@morrisslawmn.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: SEAN P. BOHAN, P.E.
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@aec.engineering



LOCATION MAP

SCHEDULE OF REQUIRED PERMITS

APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
MPCA: CONSTRUCTION STORMWATER GENERAL PERMIT		
CITY OF WYOMING: LAND USE APPLICATION		
MPCA: SANITARY SEWER EXTENSION PERMIT		
MN DEPT OF HEALTH: WATERMAIN EXTENSION PERMIT	7/21/25	9/19/25

LEGEND

EXISTING	PROPOSED	
		---BENCHMARK
		---SIGN
		---WELL
		---GATE VALVE
		---AREA DRAIN
		---STORM MH
		---GAS MANHOLE
		---UTILITY POLE
		---GUY WIRE
		---PULL BOX
		---ELEC PED
		---CABLE PED
		---MAILBOX
		---TELE PED
		---IRON PIPE
		---ROW POST
		---REBAR
		---WATER MAIN
		---SANITARY SEWER
		---STORM SEWER
		---OVERHEAD UTILITY
		---TELEPHONE LINE
		---GAS LINE
		---ELECTRIC LINE
		---CABLE TV LINE
		---TREELINE
		---EXISTING TREES
		---MARSH
		---FENCE LINE
		---WOVEN WIRE FENCE
		---RETAINING WALL
		---CONTOURS MAJOR
		---CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FM=FORCE MAIN
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV) ● OVERHEAD DOOR
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LL=LOWEST LEVEL OPENING ALLOWED
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PE=HIGH DENSITY POLYETHYLENE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
T.O.P.=TOP OF PIPE
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

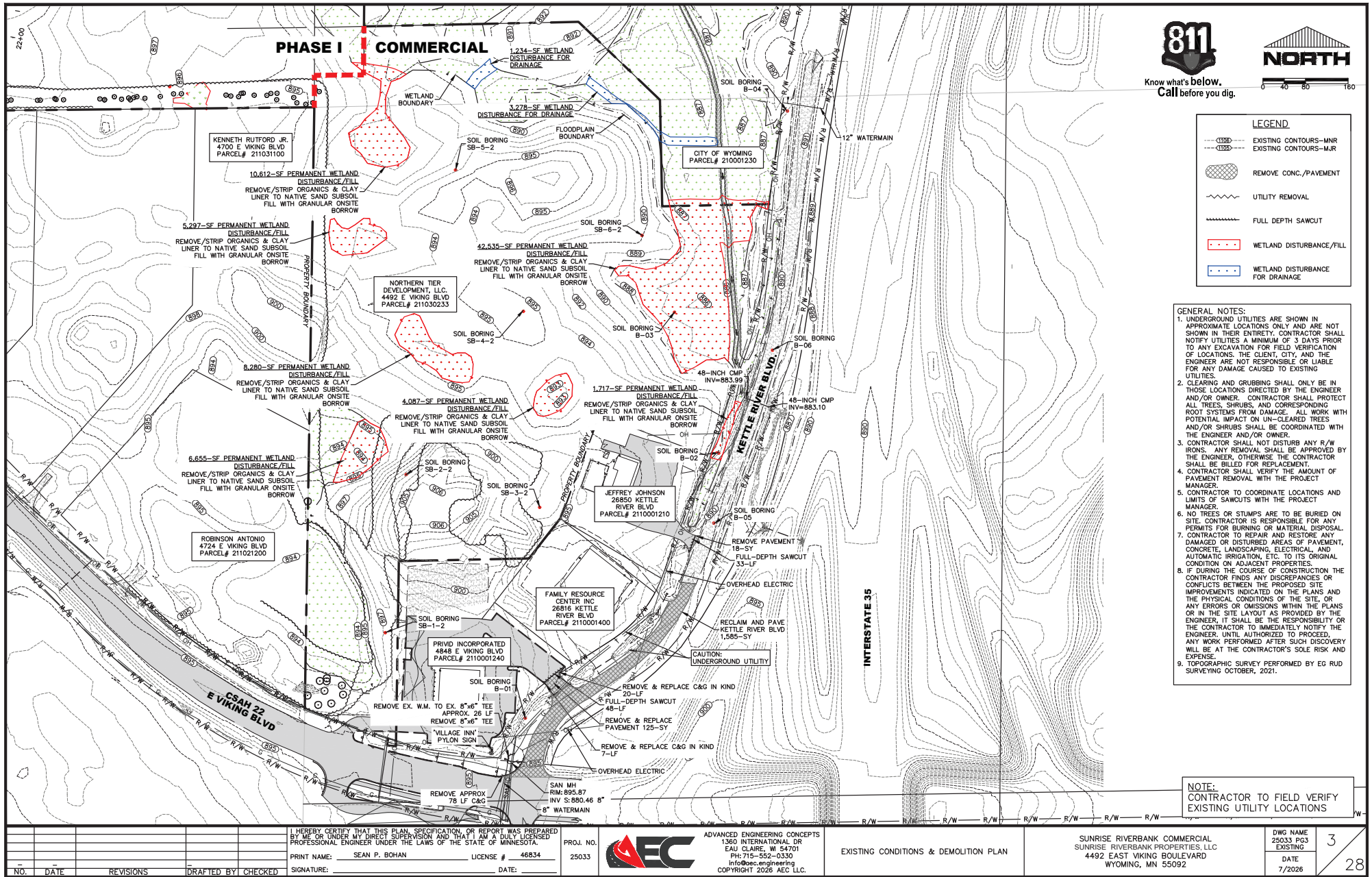
SHEET SCHEDULE

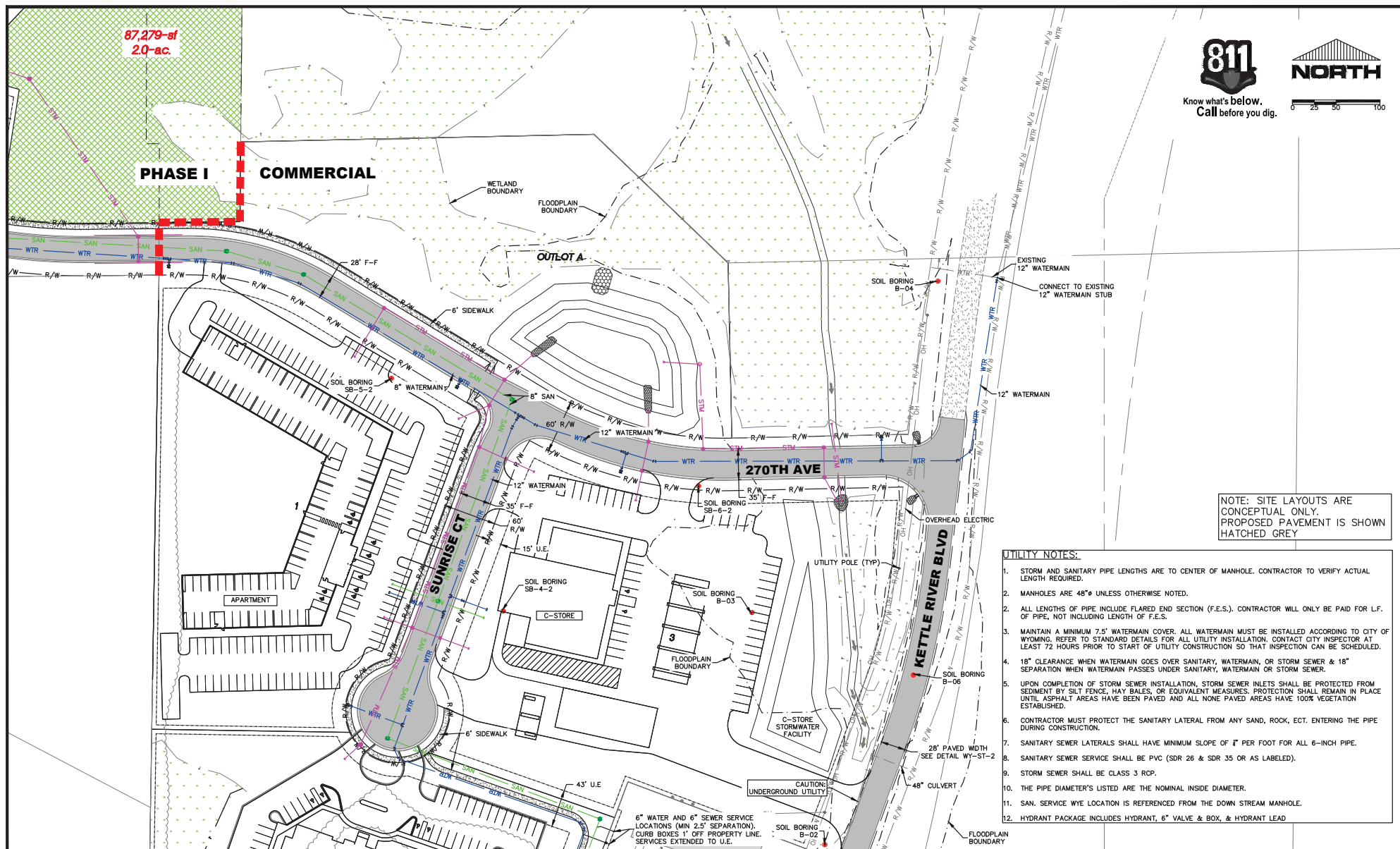
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SHEET INDEX & ALIGNMENT REPORT
3	EXISTING CONDITIONS & DEMOLITION PLAN
4-5	SITE & UTILITY PLAN
6-7	GRADING PLANS
8-9	STORMWATER POLLUTION PREVENTION PLAN
10-11	CROSS COUNTRY UTILITIES
12	ALIGNMENT 4.1 - PLAN AND PROFILE: SUNRISE CT
13-14	ALIGNMENT 4 - PLAN AND PROFILE: 270TH AVE
15-16	CROSS COUNTRY WATERMAIN
17	ALIGNMENT 4.1 - STORM PLAN AND PROFILE: SUNRISE CT
18-19	ALIGNMENT 4 - STORM PLAN AND PROFILE: 270TH AVE
20	ALIGNMENT 4 AND 4.1 - STORM PLAN AND PROFILE
21-22	POND CROSS SECTION
23-28	DETAILS

AEC PROJECT #: 25033 PLANS DATED: JULY 2026



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EAU CLAIRE, WI 54701
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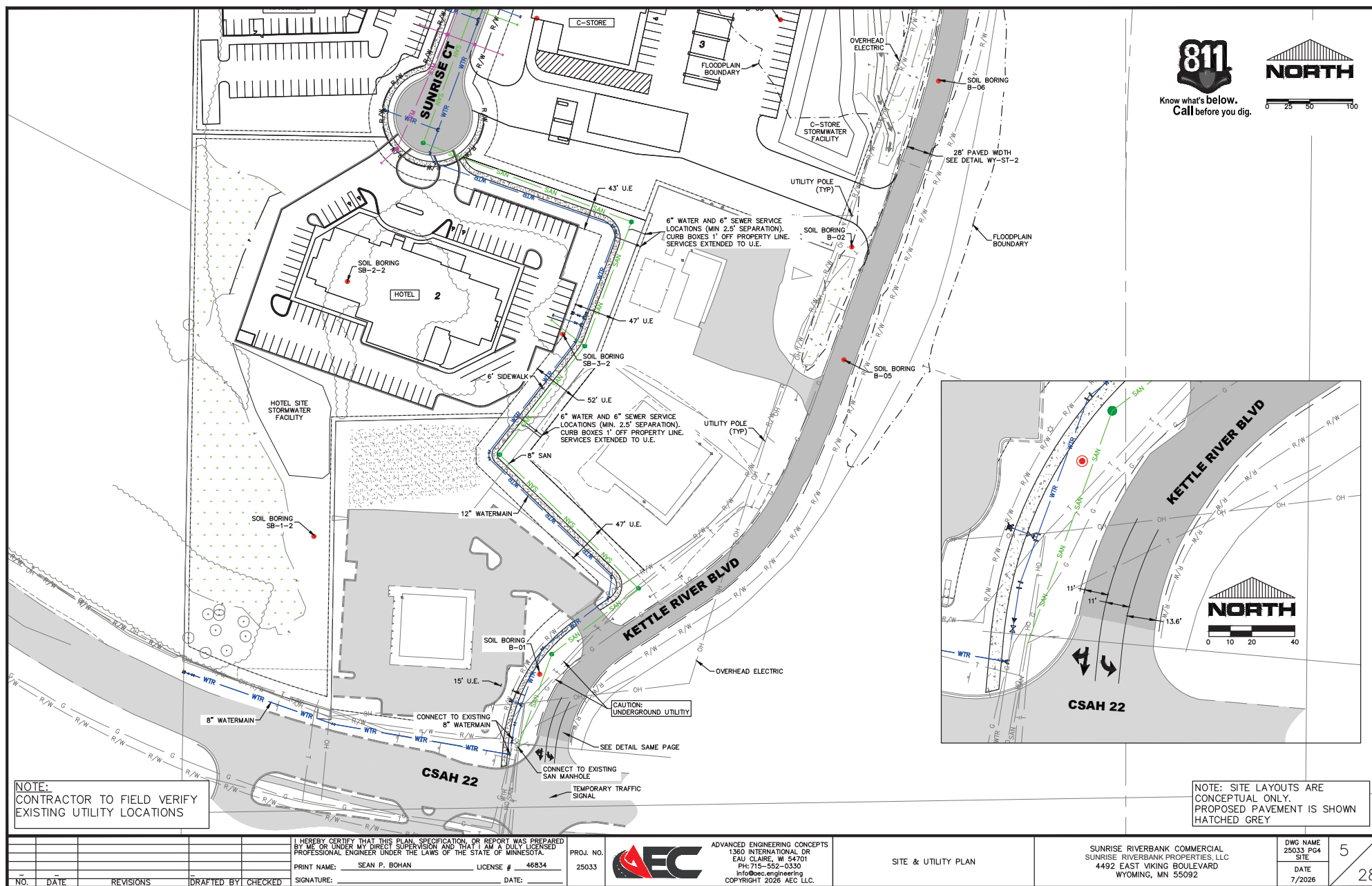


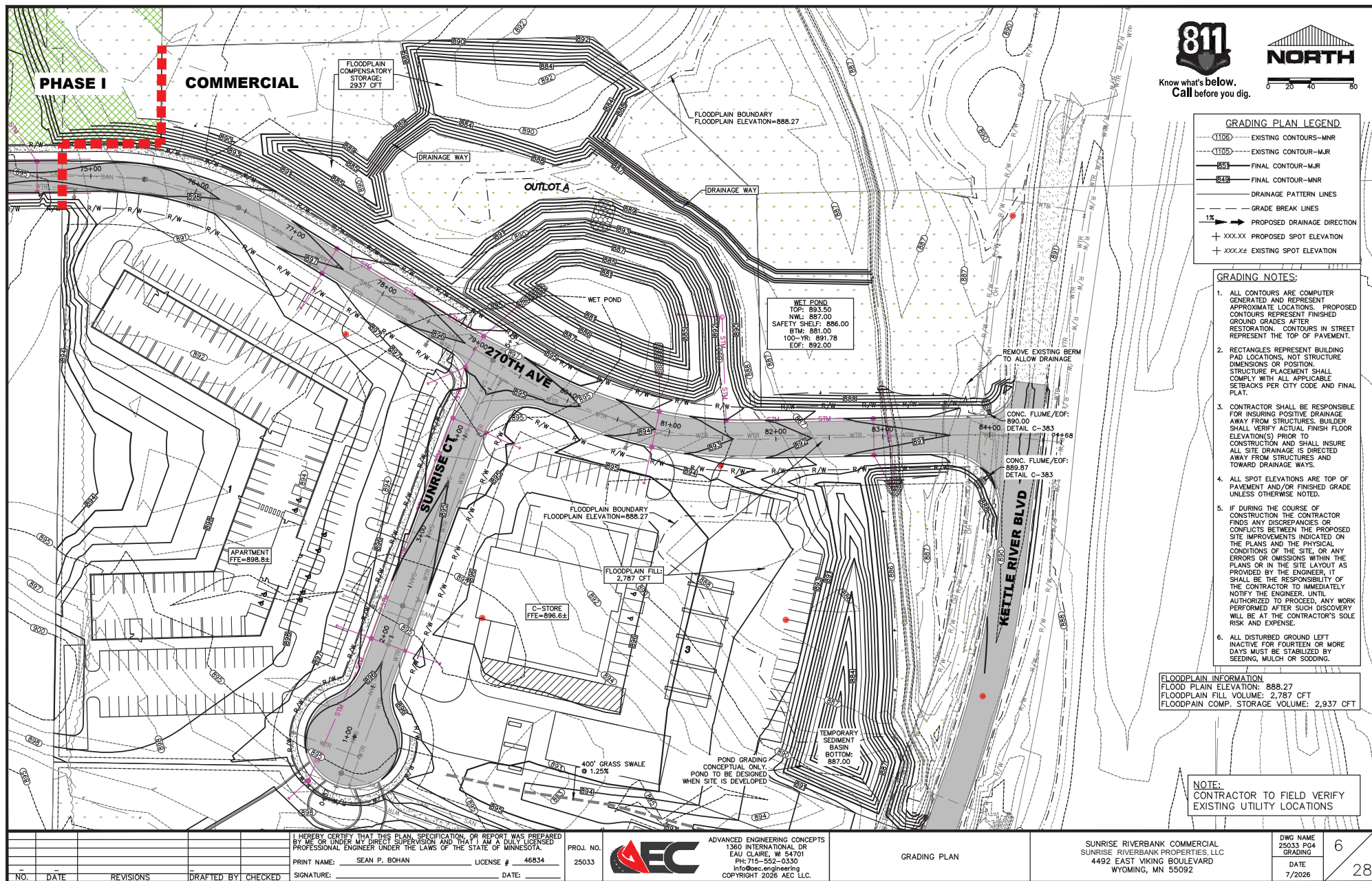
Know what's below.
Call before you dig.

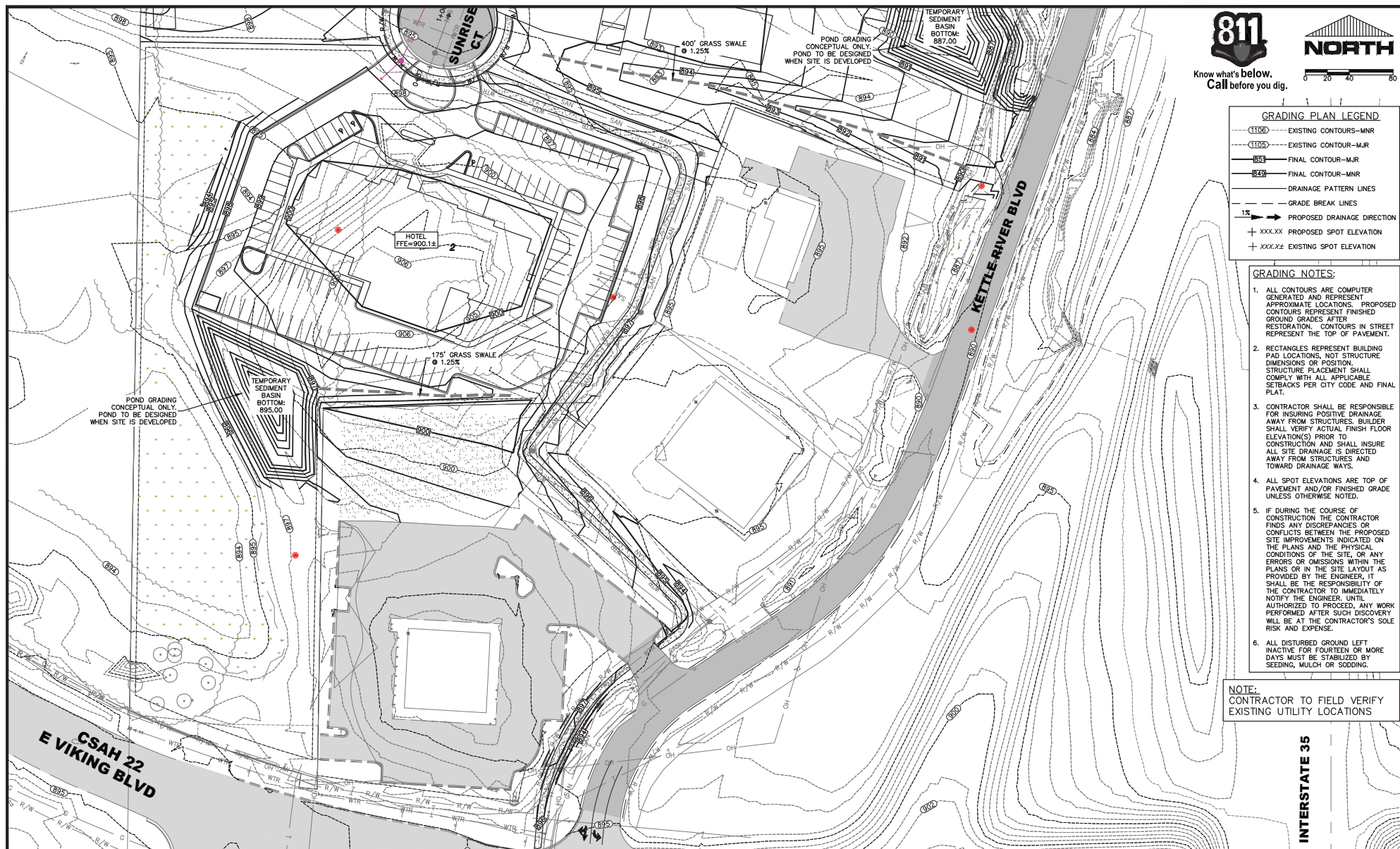


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					PRINT NAME: SEAN P. BOHAN	LICENSE # 46834	25033					25033 PG4 SITE	
NO.	DATE	REVISIONS	DRAFTED BY	CHECKED	SIGNATURE: _____	DATE: _____						DATE	
												7/2026	28







Know what's below.
Call before you dig.



GRADING PLAN LEGEND

- 1100 --- EXISTING CONTOURS-MNR
- 1105 --- EXISTING CONTOUR-MJR
- 853 --- FINAL CONTOUR-MJR
- 849 --- FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% --- PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.XX EXISTING SPOT ELEVATION

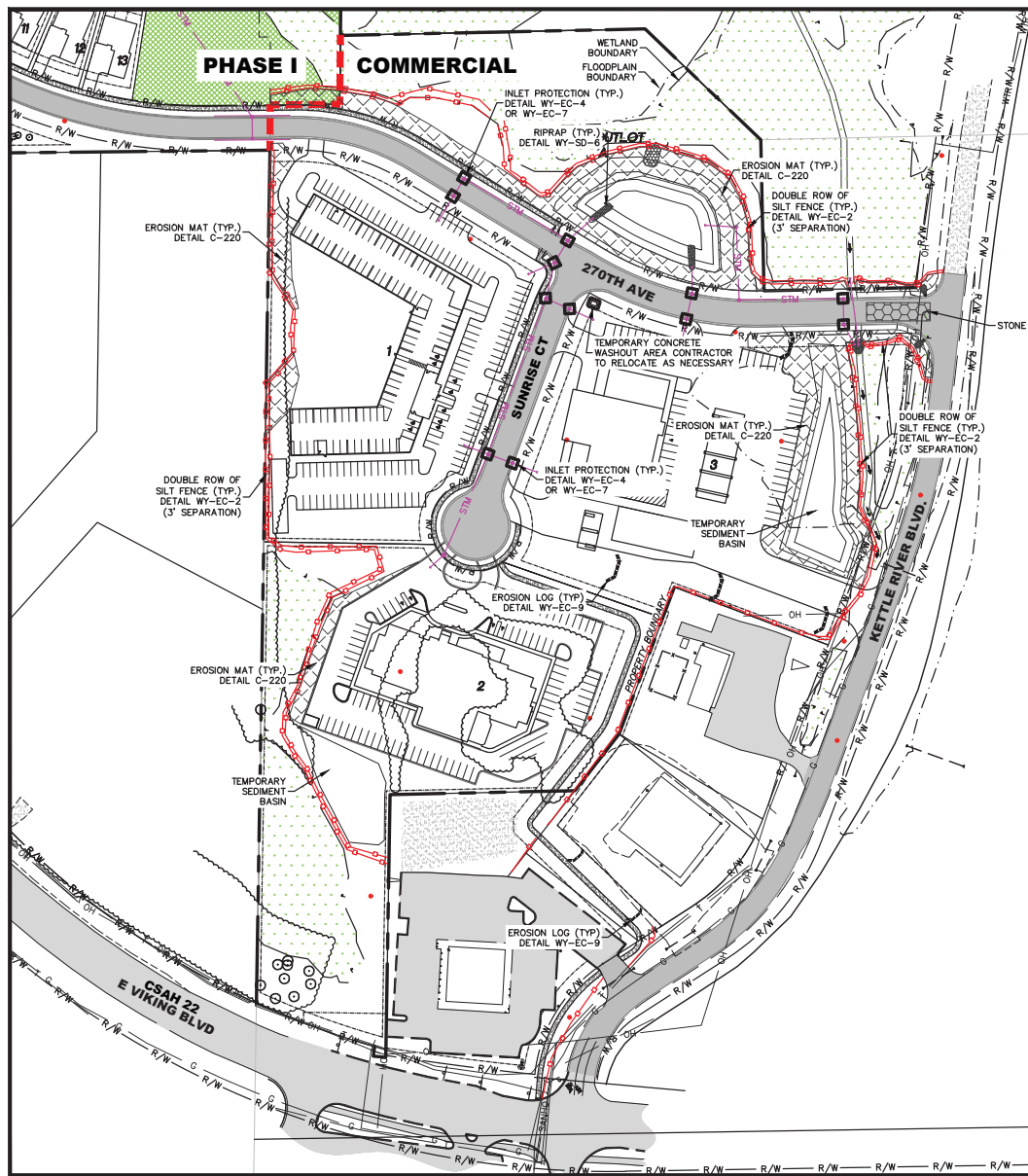
GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
2. RECTANGLES REPRESENT BUILDING PAD LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER CITY CODE AND FINAL PLAT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

INTERSTATE 35

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NO.	DATE	REVISIONS	DRAFTED BY	CHECKED	PRINT NAME: SEAN P. BOHAN	LICENSE # 46834	SIGNATURE:	DATE:											



EROSION CONTROL LEGEND

	SILT FENCE DETAIL WY-EC-2
	STONE TRACKING PAD DETAIL WY-EC-1
	EROSION MAT DETAIL C-220
	EROSION LOGS DETAIL WY-EC-9
	RIPRAP DETAIL WY-SD-6
	INLET PROTECTION DETAIL WY-EC-4 OR DETAIL WY-EC-7

THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

- EROSION CONTROL NOTES:**
1. THE PRIMARY CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PER DETAIL WY-EC-1.
 2. TOPSOIL SHALL BE STOCKPILED IN DESIGNATED AREAS AS DETERMINED AT PRE-CONSTRUCTION MEETING.
 3. RESTORATION SHALL BE EXECUTED IMMEDIATELY AFTER GRADING HAS BEEN COMPLETED.
 4. GRADED SURFACES SHALL BE LEFT IN A SMOOTH, UNIFORM CONDITION FREE OF RUTS, DEPRESSIONS, IRREGULARITIES, LOOSE UNCOMPACTED SOIL, ETC.
 5. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF ALL EROSION CONTROL MEASURES, OR AFTER A RAIN EVENT OF 1/2" OR MORE. MAINTENANCE TO BE PERFORMED AS NEEDED TO MAINTAIN EROSION CONTROL.
 6. ACCESS INTO THE SITE DURING CONSTRUCTION SHALL ONLY BE AT LOCATIONS WITH TRACKING PADS.
 7. MAINTAIN EROSION CONTROL UNTIL 100% VEGETATION IS ESTABLISHED. ADDITIONAL EROSION CONTROL MAY BE NEEDED (EROSION MAT AND SILT FENCE). FINE GRADING AND RESEEDING MAY ALSO BE REQUIRED UNTIL VEGETATION IS FULLY ESTABLISHED IN ORDER TO PROVIDE SUFFICIENT NATURAL EROSION CONTROL IN PLACE OF STRUCTURAL MEASURES.
 8. CONTRACTOR SHALL ADJUST THE APPROPRIATE STRUCTURAL AND NON-STRUCTURAL BMP'S BASED ON PROGRESS OF FILLING AND GRADING THE SITE.
 9. SILT FENCE IS TO BE INSTALLED DOWN GRADIENT OF ANY STOCKPILES TO REMAIN LONGER THAN 7 DAYS.
 10. CONTRACTOR SHALL PROVIDE APPROPRIATE PLANNING AND PREVENTATIVE MEASURES TO PREVENT POLLUTION FROM CONSTRUCTION SITE OPERATIONS INCLUDING BUT NOT LIMITED TO MATERIALS, STAGING, WASTE, WASHOUT AREAS, EQUIPMENT FUELING AND MAINTENANCE, AND SPILL PREVENTION AND CONTROL.
 11. A COPY OF THE SWPPP SHALL BE KEPT ON-SITE DURING ALL LAND-DISTURBING CONSTRUCTION ACTIVITIES.
 12. INSTALL CONCRETE WASHOUT AREA PER DETAIL WHERE APPLICABLE.

EROSION CONTROL QUANTITIES

ITEM	UNIT	QUANTITY
EROSION MAT	SY	7,300
EROSION LOGS	EA	6
SILT FENCE	LF	6,300
CONSTRUCTION ENTRANCE	EA	1
INLET PROTECTION	EA	12

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

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NO. DATE REVISIONS DRAFTED BY CHECKED									