

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 8, 2022
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 February 22, 2022.**

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

- 2. Final Plat D-22-002 Diamond Ridge 2nd Addition**
Location: 261st Street and Emerald Avenue
Applicant: Beckman Custom Homes, LLC - Charles Beckman
Property ID Numbers: 21.00040.01 - 21.00040.06
- 3. Final Plat D-22-001 Sunrise Riverbank**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.00009.30, 21.00012.00, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, & 21.10320.30
- 4. Sketch Plan D-22-003 Sunrise Riverbank – Residential Lots**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.10302.20, 21.10302.00, 21.10302.30
- 5. Sketch Plan D-22-004 Sunrise Riverbank – Commercial Lots**
Location: East Viking Boulevard, Greenwood Golf Course Site

OLD BUSINESS:

6. Comprehensive Plan Update

COMMUNICATIONS:

UPDATES:

7. Gregory Rezone at Hazel Avenue was approved by the City Council on March 1, 2022

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 22, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 22, 2022 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, Kevin Teel, Bryan Murdock, Katie West, and Roger Carr

ABSENT: None

Also Present: Fred Weck Zoning Administrator

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 February 8, 2022

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 8, 2022, AS SUBMITTED.

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS:

2. **Rezone: Z-22-001 Rural Residential II (R-2) to Commercial ©**
Location: Lake Boulevard/Highway 8 and Hazel Avenue
Applicant: Richard Gregory, Jr.
Owner: Westkey Enterprises, LLC
Property ID Number: 21.10721.10

Zoning Administrator Weck explained that staff has reviewed the application for rezoning and is recommending approval of both the map amendment and the rezoning.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO OPEN THE PUBLIC HEARING.

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Zoning Administrator Weck explained that he had received a phone from Mr. Hall, who owns the property just to the north of this parcel who was unable to attend the meeting. He indicated that he does not have a problem with the rezoning, but would like, when there is the site plan review, that they screen the north face near the residential side. He explained that he had communicated to Mr. Hall that the City's ordinance does require screening. He stated also, a Mr. Neil Rever contacted him a number of times and had expected him to attend tonight's meeting. He explained that Mr. Rever is opposed to the rezoning, but he was not certain of his reasons.

Commissioner West asked if Mr. Rever had an abutting property.

Zoning Administrator Weck stated that his property abutted this parcel directly to the west with Bonnie Christensen.

MOTION BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING.

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Commissioner Murdock noted that he was not in attendance the last time this was discussed and asked if there was any prospective future use.

Richard Gregory stated that he owns Gregory Contracting which is a residential remodeling company. He stated that they are growing to the point where they are busting at the seams of their current facility, so he has been looking for a few years and felt this property would work well for them. He stated that they would like to put in an office building that is a bit over 5,000 square feet with an area up front for a showroom as their Phase I. He explained that Phase II would be a larger storage building where he could put his trucks and trailers towards the back of the property.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND REZONING THE PROPERTY LOCATED AT LAKE BOULEVARD/HIGHWAY 8 AND HAZEL AVENUE FROM RURAL RESIDENTIAL II (R-2) TO COMMERCIAL (C) AND TO AMEND THE COMPREHENSIVE PLAN MAP TO REFLECT THIS CHANGE FOR PROPERTY ID NUMBER: 21.10721.10

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

NEW BUSINESS: NONE

OLD BUSINESS:

3. Comprehensive Plan Update – Housing Chapter

Chair Lobermeier noted that the Commission had left the conversation at the previous meeting about the Commission coming back with some goals and give them a chance to read through the documents that had been submitted just prior to the meeting.

Commissioner Murdock stated that the Chisago County information stated that there was a 1% availability of housing in the City a few years ago. He stated that the City is kind of known as a bedroom community and does not have high crime, which sounds pretty good to him. He wondered how much the City wants to chase different types of housing after reading all of that information. He asked if the City just wanted to be a 'better' bedroom community with amenities for the residents. He stated that he has an understanding of how higher density would be necessary with some of the areas left to develop, but also was less eager to think that a very aggressive affordable housing/high density plan is something that everyone would want or appreciate. He stated that the Met Council really does push for that and gave the example of East Bethel. He stated that he thinks the City can just summarize some of the existing housing and identify and lay out in the maps where they think some of these housing projects will occur and provide some developer tools and advertising about the areas that are available for that type of development. He stated that something that would be good for this section would be better communication with developers. He stated that he also thinks stating the 'why' for the higher densities is an important improvement to this section. He asked if the information they were given held the most current data on housing.

Zoning Administrator Weck confirmed that the Chisago County Housing Study held the most current information available.

Commissioner Teel noted that the study was completed in 2018.

Chair Lobermeier suggested that there may be some census data from 2020 that may have additional housing data.

Commissioner Murdock stated that from what he had read, the population may be peaking and Minnesota's had barely increased in the last year. He stated that the discussion about senior housing having to be reusable for other types of housing as soon as the curve starts coming back down was very interesting. He stated that he came away with almost a 'status quo' mentality with some additional housing options feeling like a pretty good fit for the City versus an aggressive high density housing program.

Commissioner West stated that when she was reading it, the question came to mind of what kind of community does Wyoming want to be. She stated that she thinks a lot of people have moved here specifically for this type of community and noted that just because something is high density housing does not mean it will be affordable, nor does affordable housing necessarily mean it is high density. She noted that other communities have a certain percentage such as 15% needs to be low income housing. She reiterated that people move out to Wyoming for the space and explained that she agreed with Commissioner Murdock about the status quo.

Commissioner Teel stated that when he read the current housing conditions of Chisago County, he thought the whole two paragraphs seemed to be negative like they were slapping the City's hand. He stated that he is happy that he lives in a neighborhood where 4 of his neighbors have been there since the first day. He asked why it was bad that the City only had 1% vacancy because, in his opinion, that is a good thing. He stated that he also agreed with Commissioners Murdock and West.

Commissioner Carr stated that he also agreed and as Commissioner West said, just because you put in apartments does not mean it will be affordable. He stated that as discussed at their last

meeting, the question becomes where the City would put an apartment building because most people in that living situation want walkability and public transit to get to different things and Wyoming is more of a bedroom community.

The Commissioner stressed the differences between what was available in the City versus Forest Lake.

Chair Lobermeier stated that something put at a distance or near an Industrial Area it is harder for him to see high density. He noted that in the current Comprehensive Plan, there is not even a high density designation for land use and only has medium and 'higher' density. He stated that there was a proposal for an apartment complex on the Bingham property and he can only think of that one and the possible one on Greenwood behind the Village Inn. He stated that he thinks the 'affordable' piece is not solvable by a Housing Chapter. He stated that one of the things in the North Branch chapter that he liked was in their description of the life cycle housing. He stated that they did not touch on affordability but talked about entry level housing, first time home buyers, move up buyers, empty nesters, young seniors, and older seniors. He stated that this got him to wondering about which domino would need to fall in order for those things to happen in the City. He stated that the one thing the City doesn't have is the senior housing and wonders if the life cycle piece resonates with people. He stated that what he sees being built in the City is not entry level housing. He stated that he agrees with the sentiment shared earlier that the residents all came to the City for a reason and it was because they like how it is, but does think the life cycle housing would be something for them to think about.

Commissioner Murdock stated that they have talked about finding what is unique about the City. He stated that there is a hospital, a sizeable clinic, and there is a need for more senior housing. He noted that seniors like to live close to their healthcare so he sees an opportunity to have a bedroom and senior community near the hospital.

Chair Lobermeier stated that there had been thought that there would be senior housing, not a care facility, but senior housing on the same campus as well as other types of development such as a restaurant, but not much of that has happened. He stated that it would make some sense in this location or near the core downtown with less looking out beyond those areas.

Zoning Administrator Weck explained that they are looking at rooftops, so when the City gets more houses, they will start putting more stuff there. He noted that he had done a final inspection at one of the Summerfields homes, and noted that the lots are very small. He stated that it is basically a split entry 'starter home', which when he started in the City would have been around \$150,000 and is now \$446,000 with an unfinished basement. He stated that despite that, they are selling like hotcakes.

Commissioner West stated that perhaps the medium to higher density is okay for the City and suggested that high density is not needed in the City because she did not see too many places in the City for an apartment complex or even a senior center. She noted that one place that may be possible could be by Splitrocks.

Commissioner Murdock noted that the City already had a senior area with the 55+ trailer park near his home. He noted that it is a bit higher density and a wonderful little spot and community.

Zoning Administrator Weck noted that he believes there are 50 or 60 trailer homes in the park and noted that there is also the R.V. portion for people who are not there all year round.

Commissioner Murdock noted that it is very quiet and has not seen the police need to go into the park for anything. He reiterated that it is well kept and very nice.

Commissioner West stated that she thinks that would fit in the category of medium to higher density rather than having it say, definitively, 'high density'.

Chair Lobermeier noted that the medium and higher density residential allows for apartments, but asked if that designation was too wide open.

Zoning Administrator Weck agreed that it was too wide open.

Chair Lobermeier explained that he had started thinking that they should put in a fourth category that is high density or multi-family, but has no idea where they could be put other than a few spots on the map.

Commissioner Murdock asked if the Fairview area was already likely to be higher density.

The Commission discussed various areas throughout the City where multi-family housing may make sense and where medium to higher density neighborhoods would make more sense rather than an apartment complex and discussed the differences.

Zoning Administrator Weck explained that the R-6 zoning is high density, where apartments could go. He explained that the City also allows townhomes and single family dwellings in that same R-6 Zoning though. He stated that if the Commission wants to prohibit those smaller projects, they will need to spell it out in the Comprehensive Plan that the multi-family area is what it is to be used for and not for something else with a different density. He explained that this is where he struggles when talking to people because it turns into, "Well, you can do a lot of things....what do you want to do?" He stated that in this scenario it is not really the City's plan anymore and becomes the developer's plan.

Chair Lobermeier stated that another choice would be to remove apartments from something that they want to see in medium to higher density neighborhoods.

Commissioner Murdock noted that they would also have a separate category for apartments.

Commissioner West asked if that would end up being too specific and could deter people who want to put in row houses, townhomes, or a multiplex.

Chair Lobermeier explained that was why he was thinking instead of calling if high density residential it could be called multi-family.

Zoning Administrator Weck noted that the City could also define what they consider 'multi-family'.

Commissioner Murdock stated that he thinks that would be helpful.

Chair Lobermeier stated that some communities take the area that is called the 'core downtown' and would say at some point there will be a redevelopment instead of a boat storage warehouse there may be apartments and a coffee shop.

The Commission reviewed the map and discussed areas that could be used for high density housing.

Commissioner Teel asked what the purpose was, in the long run, or putting multi-family anywhere in the City. He asked if it was because they want that allowed to be built or is it because they are trying to meet some standard, like affordability. He stated that he did not think that just labeling something multi-family would equate to it being affordable and asked if the point was to get more density in those areas, or to try to make things more affordable. He gave the example of the Lennar townhomes in Hugo which are not affordable for a first time home buyer.

Chair Lobermeier stated that, for him, it is less about affordable and more about trying to have diversity in the housing stock and providing a lot of options for people to choose from. He stated that the City does not have very many apartments.

Commissioner Murdock stated that he thinks it is the best use for their limited municipal service areas because there are only so many places available before a lot of money would need to be

spent to be able to hook up sewer and water to other areas.

Commissioner West stated that she has a hard time with multi-family because, for her, it is geared towards making sure that people who work in the community can live in the community. She stated that for her, affordability is the key factor but is not sure how the City can make a developer create a space that can be rented for \$500 because the City cannot dictate that. She stated that she is not sure that Wyoming is the place for apartment buildings.

Commissioner Murdock stated that perhaps the only thing the City can do is to say that they would like certain types of housing in certain areas and beyond that it will be the market forces that dictate development.

Commissioner West noted that there are some communities that have standards such as 15% of the housing needs to be able to accommodate low income housing.

Zoning Administrator Weck explained some details about the Bingham property that had been mentioned. He stated the developer, in order to make affordable housing, needed a bunch of subsidies from the State and the Federal government and also still needed some market rate units to balance the lower rate units. He noted that he had applied two years in a row was turned down both times and thinks it is probably more because of its location in Wyoming rather than down in the Twin Cities that hurt him.

Commissioner Murdock stated that it would need to be heavily subsidized in order to make it work.

Commissioner Teel stated that he does not picture himself moving to Wyoming in order to live in an apartment. He explained that he would move though to be part of a bedroom community. He stated that just to say that the City needs to put apartments in makes no sense to him.

Zoning Administrator Weck noted that the developer for the Bingham property was even looking for free WAC/SAC from the City, which would basically be getting \$1 million.

A woman from the audience stated that Forest Lake has brought in a lot of apartments which has pushed many people out of Forest Lake because it is bringing more riff-raff from the Twin Cities. She stated that she does not feel the area needs any more apartments.

Commissioner Murdock noted that if you get outside of the boundaries of the City and look at it a bit more broadly, there is quite a housing mix available within just a few miles, for example from Wyoming to the other end of Forest Lake. He stated that you could say that this two city geographic area has a substantial amount of multi-family housing.

Chair Lobermeier stated that there were a few things in the Cambridge example that he really liked. He stated that they had 2 housing goals, 'support variety of housing types' and 'support quality of life through development of diverse, well designed, and well connected residential neighborhoods'. He stated that it does not state that a certain percentage of affordable or subsidized housing nor does it try to change the way the city feels or the 'sense of place' and yet it allows for some variety. He stated that they could wait until they do a small area plan for the core downtown, which could include senior housing and apartments. He stated that he thinks there is consensus that they want to maintain who the City is and the quality of life that is available here rather than to just have high density housing for the purpose of saying that the City has it, because that is not a good reason.

Commissioner Teel stated that if the City decides it wants to have 2-3 apartment complexes, there needs to be facilities and infrastructure available to accommodate them. He stated that it is important to remember that you cannot just say 'we want this' because there is a lot that needs to come along with it.

Chair Lobermeier stated that it is also important not to let property develop into 2 acres lots if the

City is hoping that it will be something else. He stated that the City needs to guide it and zone it in a way that it turns out to be something the community wants to see.

Commissioner Teel stated that if you increase the population that means that the City will need to also increase staffing in police and fire, for example, and noted that he wants the City to be prepared for the domino effect.

Chair Lobermeier outlined what he sees as the next steps in completed the Housing Chapter. He noted that the Commission will have to revisit zoning after the Comprehensive Plan is completed to discuss whether the City allows apartment buildings in medium to higher density residential neighborhoods or should there be a separate category for it.

Commissioner Murdock noted that he believes he can pull something together based on everyone's feedback, including the things that they highlighted from the examples shared at the last meeting. He stated that one goal he identified was from something he found out of Greenfield, TX that was in the spirit of becoming a better bedroom community. He explained that they had a goal of 'protecting the integrity of the existing neighborhoods by ensuring the existing neighborhoods are maintained to a high standard and ensuring that new neighborhoods are developed to a high standard'. He stated that this goal resonated with him because he thinks Wyoming has a good thing going. He stated that he envisions things that can be done inside the community in order to improve it, as is.

Chair Lobermeier stated that he liked that the residential categories in that goal ended with the word 'neighborhood'.

Commissioner Murdock agreed and noted that there is a reason that the City only has 1% vacancy. He noted that some of the graphics are taking up too much room and he feels they could be consolidated and so it looks a bit neater. He stated that he would like to see a simple housing section with some important, more current, figures and not something that gives great detail and drones on. He encouraged the Commission to give him their highlights or feedback before they leave tonight or e-mail it to him so he can pull the information together for the next meeting.

Commissioner Teel stated that the City has been lucky that there have been some pretty good developers that don't come in and put up 10 of the same elevations and facades. He stated that the developments in the City are pretty nice because they are not just the same home one after the other with the only difference being their color.

Commissioner Murdock referenced the activity happening on the corner of 35E in Centerville.

Commissioner West stated that area is huge and, to her, does not seem like Wyoming.

Chair Lobermeier stated that he believes the example from Chisago City said something about, 'due to the amount of natural resources we have...' the neighborhoods are different and interesting because of the natural resources like wetlands.

Commissioner West explained that the biggest reasons they moved to the City was because of lot sizes, mature trees, and established neighborhoods.

Commissioner Murdock noted that security and low crime is an important one for him, which he thinks everyone would agree with.

Commissioner West stated that she thinks that the community and neighborly feel is also important.

A woman from the audience explained that she had been late to the meeting so she was not able to speak during the public hearing and asked if she could give her feedback at this time.

Chair Lobermeier stated that she can give her feedback but explained that the Commission had already voted to recommend approval of the request to rezone the property to Commercial.

Ashley David, 24745 Hazel Avenue, explained that her home is directly across the street from this property. She stated that they have lived there for 7 years and when they first moved in they asked to be able to put up a privacy fence because they have young children and was told by the City that they could not do that because they could not build within 150 feet of the highway and would need a variance which would cost \$250 and would not be refundable. She stated that they chose not to go that route. She stated that with Highway 8 in their front yard, they already struggle with semi-trucks, dump trucks, vehicles crashing down into their ditch and literally going length-wise down into the ditch. She is thankful that her children have not been outside playing at those times. She stated that there is a lot of traffic along Hazel Avenue and vehicles frequently speed down the roadway. She stated that they have put up a sign asking people to drive slowly because there are children present and it has not made a difference. She stated that if the City rezones this property, not only are her children's lives going to be even more in danger, but it will also lower the value of their home. She stated that even though they do not want to stay in this house, which was supposed to be their starter home, they are not in a position financially to be able to sell and afford something else right now because of inflation and everything else going on in the market.

Chair Lobermeier asked how large her lot is.

Ms. David stated that it is .9 acres right on the corner of Hazel Avenue and Highway 8. She stated that she believes there are plans for an expansion of Highway 8 to four lanes, but she has been unable to get a straight answer about the actual plans with regard to their home. She reiterated that there are already vehicles crashing down into their ditches and if they build the highway any closer to them those cars will be coming through the house instead. She stated that she would like to ensure the safety of her family. She asked if the Commission had any definitive answers about the plans for the Highway 8 project.

Chair Lobermeier thanked her for coming to talk to the Commission. He stated that the City also does not know specifics about the Highway 8 plans.

Zoning Administrator Weck noted that the City knows about the same amount of information as Ms. David. He stated that last year the County provided some preliminary drawings, but not constructions drawings that showed any detail. He stated that it was basically blocking off Hazel Avenue and doing a backage road.

Ms. David shared examples of close calls she has had trying to turn onto Hazel Avenue from Highway 8.

Chair Lobermeier stated that the future plan for Highway 8 is to try to address the safety issues along the highway, but he is unsure of what that means for any of the properties, or when it may happen.

Ms. David reiterated her question to the Commission that if the parcel across the street is rezoned, what will the City do to ensure the safety of her family.

Chair Lobermeier stated that they are not in the position to answer that question tonight. He stated that they were asked to make a recommendation on rezoning that property to Commercial. He stated that as part of the Commission discussion tonight regarding the Comprehensive Plan and future plans for the City, they see much of the area she is referring to as commercial in the future, including her property, because of many of the reasons that Ms. David had already stated.

Ms. David asked if the City was basically telling there was nothing they could do and they will just have to live with it.

Chair Lobermeier suggested that Ms. David come to the City Council meeting on March 1, 2022 and address the Council with her concerns. He reiterated that the Commission's recommendation to the Council was to rezone this property to Commercial.

Zoning Administrator Weck explained that the City Council has an Open Forum section at the beginning of the meeting close to 7:00 p.m. if she would like to address them.

Commissioner Murdock noted that the Commission understands Ms. David's concerns and is glad that she came to share them.

Chair Lobermeier asked if the Commission felt that there was enough information for Commissioner Murdock to compile the goals and highlights from tonight's discussion.

Commissioner Murdock asked if the City had any incentives for developers if they do things a certain way.

Zoning Administrator Weck noted that developers can ask for TIF financing or tax abatement.

Commissioner Murdock clarified that he was referring to things like street lighting, permitting, and the overall process. He gave the example of a developer doing multiple units so some fees are dropped.

Zoning Administrator Weck stated that for similar plans within the same year, there is a reduction in the review fee.

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck noted that for the next meeting there will be discussion of the Sunrise River Bank for the final plat and a sketch plan for the two outlots. He noted that the EAW comment period ended last Friday but noted that there were comments from MnDot submitted a week late. He reminded the Commission that the Joint Park Planning Board meeting will be on March 22, 2022 to discuss those plans.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE FEBRUARY 22, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:17 PM.

<i>Voting Aye:</i>	<i>Murdock, West, Teel, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
DATE: March 8, 2022
FROM: Tom Ramler-Olson WSB
Mark Ericson, WSB
RE: Diamond Ridge Development
OWNER: Beckmann Custom Homes, LLC
PROPERTY: PID R21.00040.01, R21.00040.02, R21.00040.03,
R21.00040.04, R21.00040.05, R21.00040.06
FILE NOS.: D-22-002

Requested Action

Beckmann Custom Homes, LLC (“applicant”) is requesting final plat review of a proposed subdivision. The final plat submitted by the applicant shows a three-lot subdivision at the western terminus of 261st Street west of Interstate 35. The property has a combined area of 2.89 acres and contains a wetland to the northwest. The preliminary plat for the development was reviewed in September 2021 and approved by the City Council.

According to the plat, 261st Street would terminate in a cul-de-sac at the property’s eastern edge and have an area of approximately 17,350 square feet or 0.40 acres. A ROW vacation request associated with the development will be reviewed independently of the final plat review.

Staff Recommendation

The requirements of Article III, Division 3, “The Final Plat”, as contained in the City of Wyoming Subdivision Ordinance have been complied with. Accordingly, Staff recommends approval of the final plat with the following conditions:

1. The Fire Official shall verify that the proposed turn-around accommodates emergency vehicles. The plans shall be revised accordingly if necessary.
2. That after the City Engineer has approved the construction plans and specifications, new construction plans that reflect the approved revisions are submitted to the City (three full size and two reduced sets).
3. That all required local, state and/or federal permitting must be obtained, and proof of such permits submitted prior to the pre-construction conference with staff.
4. Any Protective Covenants established for the lots must first be approved by the City Attorney.
5. A Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner, the developer and the city, must be executed prior to construction beginning on the improvements in the development.

6. A surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.

General Staff Review

The property is currently undeveloped consisting of primarily open farmland with wooded and wetland areas. Surrounding properties are primarily low-density residential, agricultural, and wooded areas.

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure. The City previously reviewed a preliminary plat for the development. At that time, the applicant addressed staff's concerns with the proposed vacation of the right-of-way that accommodates the extension of Emerald Ave. The applicant has now advanced to the third and final step which is the final plat.

Comprehensive Plan and Zoning Ordinance Review

Surrounding Property Planned Land Use

Direction	Surrounding Property Planned Land Use
North	Lower-Density Suburban Neighborhoods
West	Lower-Density Suburban Neighborhoods
South	Lower-Density Suburban Neighborhoods
East	Lower-Density Suburban Neighborhoods

Comprehensive Plan Designation

The proposed development is currently within the Lower-Density Suburban Neighborhoods comprehensive plan designation, which is described in the latest proposed document as follows:

“The Lower Density Suburban Neighborhoods Areas are locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet.”

The proposed development would not be serviced with municipal wastewater facilities, therefore the proposed lots more than an acre in density would conflict with the Comprehensive Plan's guidance. Accordingly, the City should discuss whether the proposal represents the direction the City would like to go regarding this Comprehensive Plan land use designation.

Zoning

The subject site currently has one zoning designation, R3 – Single Family Residential. The R-3 district is intended to establish an area of one-family residential buildings served by public sewer and water lines. Single family dwelling units are not permitted in areas classified as wetlands, flood plain, peat and muck areas, or areas of poor drainage, but in areas where the standing water table is less than three feet, the Zoning Administrator, may require soil testing and borings, footing and foundation engineering and/or an alternate building design or location.

Existing Zoning District Requirements

Zoning District	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R3	100 feet (215 on corner lots)	150 feet (not more than 4x the width)	15,000 square feet	30 feet from road ROW	10 feet (principal building)	35 feet (principal building)

Utilities

There is an existing watermain and sanitary sewer available within 261st Street to serve the proposed lots. The development is proposing extending the 8-inch watermain and 8-inch sanitary sewer into the cul-de-sac to serve the three proposed lots. A portion of 261st Street will require removal of asphalt pavement with the curb likely be saved. The roadway will require curb to curb pavement section replacement where disturbed by proposed utility construction.

Roads and Traffic

The final plat shows 261st Street terminating within the project area as a cul-de-sac bulb. Lots with frontage at the turnaround section of a cul-de-sac should have a usable amount of road frontage, and the Code states that in no case should the road have less than 60 feet of frontage. The proposed lots would also have to meet the lot width requirement at the building setback line for the zoning district, which is 100 feet. Plans indicate that the proposed lots would meet this standard.

Staff is comfortable with the proposed cul-de-sac design rather than a road making the through connection. The applicant has revised their plan and is now proposing an urban section.

Park Dedication

The City may require the subdivider to contribute cash in lieu of part or all of the land dedication, based on the fair market value of the land. The fair market value of the land is determined pursuant to Article IV Section 32-63(2) of the Subdivision Ordinance. In accordance with the Subdivision Ordinance table “Density/Rate Schedule” an 9% dedication of land, cash, or a combination of land and cash is required. The parent parcels are a combined 2.89 acres in size and the land combined for a valuation by the Chisago County Tax assessor in 2018 at \$270,000.

Drainage/Natural Resources/Wetlands

The drainage and erosion control plans of all residential, business, industrial and institutional developments are subject to the engineer's written approval. No modification in grade and drainage flow through fill, cuts, or erection of retaining walls are permitted until such plans have been reviewed and have received written approval from the City Engineer. The City Engineer has

previously reviewed the stormwater management plans. The comments provided at the time of preliminary plat were addressed.

Stormwater Management

Under the current plans, the applicant is proposing to add approximately 0.56 acres of impervious surface coverage to the project area. The impervious surface coverage will increase but, the total area will be less than an acre of new impervious surface coverage added. Stormwater treatment is required not required by the NPDES for this project, however, the City of Wyoming has stormwater regulations that require stormwater treatment for the proposed improvements.

A vegetated infiltration swale will be constructed as part of the proposed improvements to reduce the peak runoff rates. The applicant's project narrative states that the vegetated infiltration swale has been maximized to the extent possible and will treat 2 inches of runoff from the impervious area and provide rate control for stormwater entering adjacent wetlands. The total land disturbance of the project will be approximately 1.5 acres. The project will be disturbing less than 10 acres; therefore, temporary sediment control basins are not needed.

Next Steps

The City Council will review the Final Plat recommendation at the next regularly scheduled meeting.



Diamond Ridge Second Addition

City Of Wyoming

26885 Forest Blvd., PO Box 188

Wyoming, MN 55092

Phone (651) 462-4947 Fax (651) 462-3938

FINAL PLAT SUBDIVISION APPLICATION

Applicant(s): Name(s) Beckmann Custom Homes, LLC
Address 15827 Madison St NE
City Ham Lake State MN Zip 55040
Work and home phone numbers 612-599-6141 Email Beckmanncustomhomes@gmail.com

Owner(s): (if other than Applicant(s)) Charles Beckmann - owner/operator of Beckmann Custom Homes
Name(s) Charles Beckmann
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____
Signature of owner(s) Charles Beckmann Date 1/30/22

Legal description of property: Diamond Ridge part of the SW1/4 of section 19, T.33N.R21W, Chisago County
Property Identification Number R.21

Present use of property: Undeveloped Land

Proposed use of property: New Construction Single Family Residential Homes

Present zoning of property: Residential

Surveyor: Name Shawn Kupcho - Widseth Phone 651-316-3646

Engineer: Name Widseth Engineering - Tim Houle Phone 218-316-3646

Real Estate Agent: Name Kevin Miller - Edina Realty Phone 612-750-7325

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

Total size of property: 2.98 Acres Total acreage in wetlands or floodplain: _____
Number of proposed lots: 3 Current zoning and use of property: o

- | | |
|--|--|
| ☐ 11 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. | |

Signature of Applicant(s) Charles Beckmann Date 1/30/22

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

Application # D-22-002 OFFICE USE ONLY Date Application Received 2/7/22

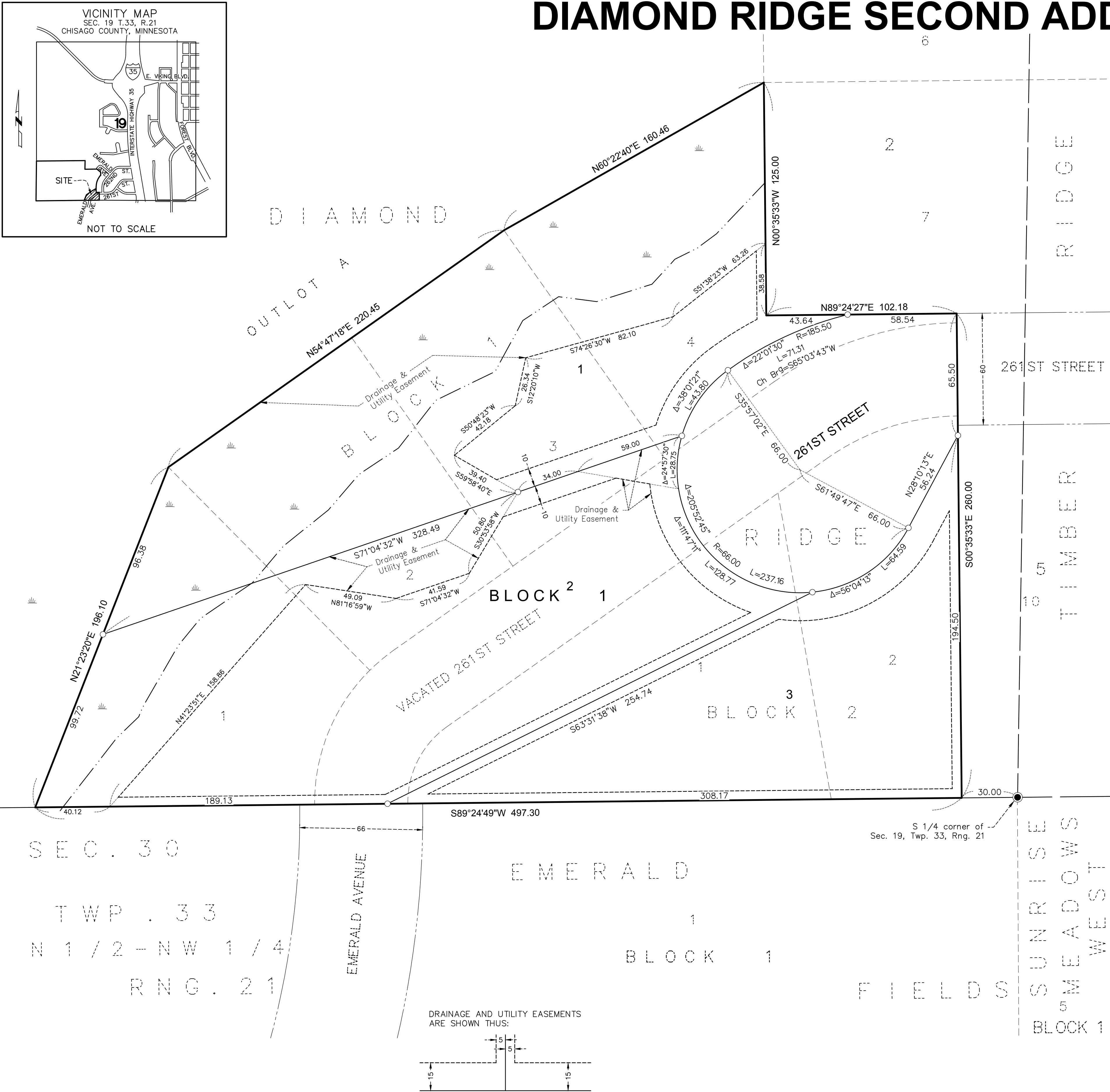
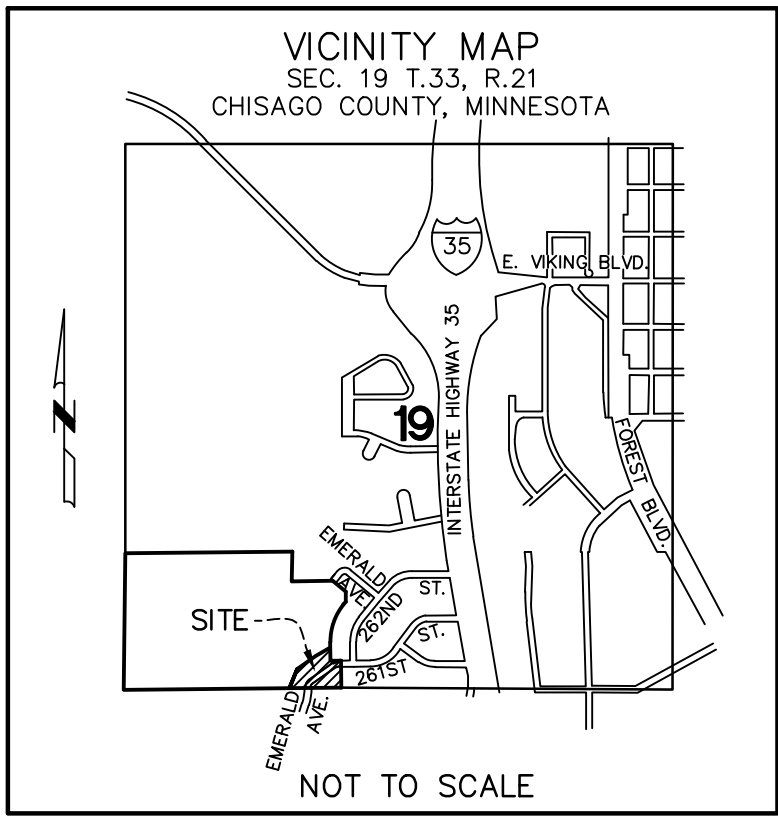
Date Complete Application Received 2/7/22 120 Days 6/7/22 By: FHEWalt
Official

Fee \$200.00 + Escrow \$1,000.00

Date Paid 2/7/22 Check # _____

DIAMOND RIDGE SECOND ADDITION

UNCHECKED PLAT
SUBJECT TO CHANGE
REVISED: 1/13/22



KNOW ALL PERSONS BY THESE PRESENTS: That Beckmann Custom Homes, LLC a Minnesota Limited Liability Company owner and proprietor of the following described property situated in the County of Chisago, State of Minnesota, to wit:

Lots 1, 2, 3 and 4, Block 1 and Lots 1 and 2 Block 2, DIAMOND RIDGE according to the plat thereof Chisago County, Minnesota, and vacated 261st Street in said plat.

Has caused the same to be surveyed and platted as DIAMOND RIDGE SECOND ADDITION and does hereby donate and dedicate to the public for public use forever 261st Street and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Beckmann Custom Homes, LLC a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Charles L. Beckmann, President

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument by Charles L. Beckmann, President of Beckmann Custom Homes, LLC a Minnesota Limited Liability Company, on behalf of the corporation was

acknowledged before me this ____ day of _____, 20____.

_____(signature)

_____(print name)

Notary Public, Minnesota
My Commission Expires 1/31/20____

I hereby certify that I have surveyed and platted or directly supervised the surveying and platting of the land described on this plat; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet land as of this date are shown and labeled; and all public ways are shown and labeled.

Shawn M. Kupcho, Land Surveyor
Minnesota Licensed Surveyor No. 49021

STATE OF MINNESOTA
COUNTY OF CHISAGO
The foregoing Surveyor's Certificate by Shawn M. Kupcho, Minnesota License No. 49021, was acknowledged before me this ____ day of _____, 20____.

_____(signature)

_____(print name)

Notary Public, Minnesota
My Commission Expires 1/31/20____

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

Signed: _____ Mayor Signed: _____ Clerk

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

City of Wyoming Attorney

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

Chisago County Surveyor

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

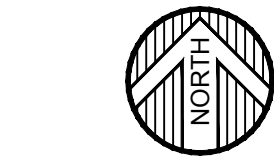
Chisago County Auditor

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

Chisago County Treasurer

Document No. _____
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded in the Chisago County Records.

Chisago County Recorder



0 30 60
1 INCH = 30 FEET

FOR THE PURPOSES OF THIS PLAT, THE BEARINGS ARE BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM HARN GEODETIC POSITION NAD83 (1996)

● DENOTES A SECTION CORNER MONUMENT

○ DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP MARKED LS 49021

WETLAND DENOTES WETLAND

WETLAND DELINEATED BY WIDSETH JUNE 2020

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
DATE: March 8, 2022
FROM: Tom Ramler-Olson, City Planner
Fred Weck
RE: Final Plat Review

APPLICANT: Northern Tier Development, LLC
Richard Morris
PROPERTY R21.10302.00, 21.10302.30, 21.10302.20, 21.10302.10,
21.00012.00, 21.00009.30, 21.10298.30, 21.10298.40
FILE NO.: D-22-001

Requested Action

Northern Tier Development, LLC (the “Applicant”) has requested a final plat review of a proposed subdivision located northwest of the intersection of Interstate 35 and East Viking Boulevard (the “subject property”). The proposal would subdivide the 222-acre property that once contained Greenwood Golf Course into three lots: 1) Lot 1, Block 1 2) Lot 2, Block 1 and 3) Outlot A. The Applicant is also proposing the establishment of a wetland mitigation bank on site, which will require separate approvals by state and federal permits.

Staff Recommendation

The requirements of Article III, Division 3 “The Final Plat,” as contained in the City of Wyoming Subdivision Ordinance have largely been complied with and, accordingly, staff recommends approval of the final plat. Recommended conditions for the approval are the following:

1. All required local, state and/or federal permitting must be obtained.
2. An approved Wetland Bank Plan is obtained in compliance with WCA Rules 8420.0700 to 8420.0755.
3. Per Sec. 40 – 113, CUPs become null and void should the work to establish the CUP not have been completed within one year. Recognizing that the process to establish a wetland mitigation bank can exceed one year, the applicant has two years to complete this task, beyond which this CUP will become null and void.
4. The Applicant shall remove existing buildings, debris, and any other remaining infrastructure on Block 1, Lot 1 as part of their restoration efforts.
5. The applicant show that Kettle River Boulevard can be re-routed through Outlot A to accommodate its likely relocation due to traffic concerns if it were to remain in its current location. If it cannot be relocated through the portion of Outlot A that currently has frontage along Kettle River Boulevard, it may alter the final plat where the wetland bank is located.

Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with Sec. 32 – 51 highlighting the review of the Final Plat.

Comprehensive Plan Designation

The following table describes the planned land uses surrounding the project area:

Direction	Planned Land Use
North	Light Industrial and General Business
West	Rural Residential / Open Space (Linwood Township)
South	Low Density Suburban Neighborhoods / Commercial
East	City Center / Light Industrial and General Business

The existing land uses on the subject property is farm field, wetlands, and wooded areas.

The Comprehensive Plan guides the entire subject property for Mixed Use, a land use category that features a mix of two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing, and multiple-family housing.

Developers will be required to negotiate a unified and comprehensively design plan with the City. Any Mixed Use development should be required to obtain a conditional use permit or go through the planned-unit development process. If a proposed development in a location planned Mixed Use abuts an area either planned or developed as housing, the design for the Mixed Use site must be compatible with the nearby residential site.

Zoning

The subject property is currently subdivided into three lots within the following zoning district:

Description	Area	Zoning Designation
Lot 1, Block 1	170.17 acres	A – Agriculture
Lot 2, Block 1	34.07 acres	R1 – Rural Residential I
Outlot A	15.88 acres	C – Commercial

The first of the three lots is zoned for A – Agriculture. Per the City’s Zoning Code, the purpose of the A - Agriculture Zoning District is the following:

“The (A) Agricultural District is intended to provide areas to be utilized for agricultural and Rural Residential II uses.”

Staff determined that the A – Agriculture Zoning District is the most suitable zoning district for Block 1 Lot 1 to accommodate a wetland bank as it appears very similar to other conditional uses within that district, such as forestry or nurseries.

The Lot 2, Block 1 parcel is zoned R1 – Rural Residential I for single family residential uses. The R1 District is intended to provide an area for very low-density housing with on-site wastewater systems.

The Outlot A parcel is zoned C – Commercial for commercial uses. The C district is designed and intended to promote the development of retail and service business that require volumes of automobile traffic.

Utilities

While utility service for Lot 1, Block 1 is not necessary, sanitary sewer and watermain will be necessary to develop Outlot A and Lot 2, Block 1. Capacity in the gravity sanitary sewer pipe leading to the site can accommodate full buildout of the proposed improvements in both the commercial and residential concepts plans that have been submitted that correlate to Outlot A and Lot 2, Block 1, respectively. The Kettle River Blvd LS (#8) is projected to have enough capacity for the Sunrise Riverbank single family, twin homes, and townhomes. However, at a minimum the pumps in the Kettle River Boulevard Lift Station (LS # 8) need to be upsized once they add in the hotel and apartments. The existing 6' wet well is feasible at ultimate flows. We are currently completing a hydraulic analysis to determine if the existing 4" forcemain under the freeway will be required to be upsized to 6".

12" watermain will be required to be extended from the stub on 273rd Street near the water tower, under I35 and to the site. The applicant has requested City cost participation to extend the utilities to the site.

Roads and Traffic

Staff has had preliminary discussions about how Outlot A and Lot 2, Block 1 may be developed in the future to ensure the extents of the wetland bank do not limit or restrict what may be required for developing these properties. We now have a concept for both of these areas and Chisago County is currently working on a traffic study to identify what future improvement options exist that will address identified traffic concerns in this area.

Stormwater Management

Every applicant for a building permit, subdivision approval, or a permit to allow land disturbing activities must submit a stormwater management plan to the City. No building permit, subdivision approval, or permit to allow land disturbing activities shall be issued until approval of the Stormwater Pollution Prevention Plan or a waiver of the approval requirement has been obtained in conformance with the ordinance.

Drainage

Plans for surface water runoff and drainage shall be required and reviewed by the City Engineer, Planning Commission, and City Council prior to Final Plat approval. The subdivision should be so designed for the drainage system to utilize to the greatest extent possible existing natural overland flows, open channels, and drainage routes. The

drainage system shall be constructed and operational during the initial phase of construction.

Natural Resources/Wetlands

Previously, the Applicant proposed the establishment of a wetland mitigation bank on site. Its purpose will be to generate wetland credits to provide compensatory mitigation for wetland impacts authorized by state and federal permits.

After approval of the wetland mitigation bank, the site would enter a 5- to 10-year monitoring and maintenance period. A conservation easement would need to be established that restricts development and agricultural activities. This proposed wetland bank was approved under a conditional use in 2021 that will require the approval of corresponding permits from other regulating bodies to implement. The CUP may allow the Applicant to use the property as a wetland mitigation bank, but the applicant will need approval of a Wetland Bank Plan per Wetland Conservation Act (WCA) Rules 8420.0700 to 8420.0755.

The City of Wyoming, as Local Government Unit (LGU) for the WCA, is responsible for approving wetland bank plan applications. Minnesota WCA Rules 8420.0700 to 8420.0755 outline the standards for wetland bank establishment and administration. As an LGU, the City will review submitted materials and provide them to the Technical Evaluation Panel (TEP) for review and discussion. The TEP, which consists of representatives from Chisago County Soil and Water Conservation District, the Board of Water and Soil Resources, and the Department of Natural Resources, and the US Army Corps of Engineers (USACE) will review the wetland bank plan application and make recommendations that will help ensure the establishment of an ecologically successful wetland mitigation bank.

To date, the applicant has submitted a Draft Prospectus (Scoping) document, on which the City as LGU and the TEP have provided comments. The City anticipates receipt of a Prospectus (Concept Plan) for review and finally the Mitigation Bank Plan application. The City will review and consult with the TEP and USACE during each step of this process. During the final Mitigation Bank Plan application step, staff will present their recommendation to the City Council for consideration.

Park Dedication

Whenever land is being developed in Wyoming under the provisions of this Subdivision Ordinance, the developer shall be required to dedicate a portion of the land in the proposed subdivision for park, playground, trail, public open space, or cash in lieu of land. No development will occur on Block 1 Lot 1. Park dedication is not required for this parcel. The other two lots must be further subdivided to be developable, which can only occur once municipal water and sewer services are available. When the applicant proposes to subdivide the other two lots, the City will evaluate if Park Dedication will be in the form of cash, land, or a combination of both.

Next Steps

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



Sunrise Riverbank

City Of Wyoming

26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

FINAL PLAT
SUBDIVISION APPLICATION

Applicant(s): Name(s) Northern Tier Development, LLC
Address 7380 France Ave S, Ste 250
City Edina State MN Zip 55435
Work and home phone numbers 952-832-2000 or 612-965-6640 Email rlm@morrislawmn.com

Owner(s): (if other than Applicant(s))
Name(s) Same
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____
Signature of owner(s) _____ Date _____

Legal description of property: _____
See Exhibit A Attached _____ Property Identification Number R.21

Present use of property: Vacant

Proposed use of property: Wetland Mitigation Easement

Present zoning of property: Agricultural

Surveyor: Name Jason Rud E.G. Rud & Sons, Inc Phone 651-361-8200

Engineer: Name Sean Bohan Advanced Engineering Concepts Phone 715-552-0330

Real Estate Agent: Name _____ Phone _____

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

Total size of property: 221 Acres Total acreage in wetlands or floodplain: 170
Number of proposed lots: 3 Current zoning and use of property: Agricultural

☒ 12 full size copies of the final plat drawings
☐ Improvements complete & accepted
☐ Performance guarantee for the improvements
☐ Soil perc tests and borings
☐ Park Dedication Submitted
☐ Other
☒ The application fee and escrow must be paid at the time of application.

OR

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

Signature of Applicant(s) [Signature] Date 2-1-22

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

Application # D-22-001 OFFICE USE ONLY Date Application Received 1/27/22
Date Complete Application Received 2/4/22 120 Days 6/4/22 By: [Signature]
Fee \$200.00 + Escrow \$1,000.00 Date Paid 2/4/22 Check # _____
Official

SUNRISE RIVERBANK

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

That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 33, Range 21, Chisago County, Minnesota lying westerly of the westerly right-of-way of Kettle River Boulevard and Southwesterly of the following described line: Said line being drawn from the northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 56 degrees 16 minutes 55 seconds East to a point on the westerly right-of-way line of Kettle River Boulevard and said line there terminating. (For the purposes of this description, the westerly line of said Southwest Quarter of the Southeast Quarter has an assumed bearing of North 02 degrees 44 minutes 24 seconds West.)

AND

The East 660 feet of the Southeast Quarter of the Northwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota.

AND

That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, lying North of East Viking Boulevard, excepting therefrom the following parcels:

- 1) The North 475 feet of the East 917 feet of the Northeast Quarter of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota.
- 2) Beginning at the Southwest corner of Section 18; thence north 0 degrees 00 minutes along the west line 787.5 feet to point of beginning; thence continuing north 0 degrees 00 minutes along the west line 315 feet; thence east 0 degrees 00 minutes 296.9 feet; thence south 14 degrees 35 minutes west 379.6 feet to center line of County Road Number 22; thence north 75 degrees 25 minutes west along said road center line 208 feet to point of beginning.
- 3) That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing, along the west line of said Section 18, a distance of 1268 feet; thence East, at a right angle to said west line, 1010 feet; thence South 67 degrees 00 minutes East, 495 feet to the point of beginning; thence North, 500 feet; thence North 20 degrees 00 minutes East, 350 feet; thence South 45 degrees 00 minutes East, 950 feet, more or less, to the west line of the East 450 feet of said Southwest Quarter; thence northerly, along said west line, 900 feet, more or less, to the south line of the North 650 feet of said Southwest Quarter; thence easterly, along said south line, 450 feet, more or less, to the east line of said Southwest Quarter; thence southerly, along said east line, 1900 feet, more or less, to the south line of said Southwest Quarter; thence westerly, along said south line, 1300 feet, more or less, to the center line of East Viking Boulevard (also known as County State Aid Highway No. 22); thence northwesterly, 500 feet, more or less, along said center line to its intersection with a line that bears South 33 degrees 30 minutes West from the point of beginning; thence North 33 degrees 30 minutes East, 735 feet, more or less, to the point of beginning.
- 4) That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing along the west line of said Section 18, a distance of 1268 feet; thence East at a right angle to said west line, a distance of 500 feet to the point of beginning of the parcel to be described; thence continuing East, a distance of 510 feet; thence South 67 degrees 00 minutes East, a distance of 495 feet; thence North, a distance of 500 feet; thence North 20 degrees 00 minutes East, a distance of 350 feet; thence northeasterly, to the southwest corner of the North 475 feet of the East 917 feet of said Southwest Quarter; thence northerly, along the west line of said East 917 feet, to the north line of said Southwest Quarter; thence westerly, along said north line, to a point 400 feet easterly of the northwest corner of said Southwest Quarter; thence southerly to the point of beginning.

AND

The North 475 feet of the East 917 feet of the Northeast Quarter of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota.

AND

That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing, along the west line of said Section 18, a distance of 1268 feet; thence East, at a right angle to said west line, 1010 feet; thence South 67 degrees 00 minutes East, 495 feet to the point of beginning; thence North, 500 feet; thence North 20 degrees 00 minutes East, 350 feet; thence South 45 degrees 00 minutes East, 950 feet, more or less, to the west line of the East 450 feet of said Southwest Quarter; thence northerly, along said west line, 900 feet, more or less, to the south line of the North 650 feet of said Southwest Quarter; thence easterly, along said south line, 450 feet, more or less, to the east line of said Southwest Quarter; thence southerly, along said east line, 1900 feet, more or less, to the south line of said Southwest Quarter; thence westerly, along said south line, 1300 feet, more or less, to the center line of East Viking Boulevard (also known as County State Aid Highway No. 22); thence northwesterly, 500 feet, more or less, along said center line to its intersection with a line that bears South 33 degrees 30 minutes West from the point of beginning; thence North 33 degrees 30 minutes East, 735 feet, more or less, to the point of beginning.

AND

That part of the Southwest Quarter of Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence North, assumed bearing along the west line of said Section 18, a distance of 1268 feet; thence East at a right angle to said west line, a distance of 500 feet to the point of beginning of the parcel to be described; thence continuing East, a distance of 510 feet; thence South 67 degrees 00 minutes East, a distance of 495 feet; thence North, a distance of 500 feet; thence North 20 degrees 00 minutes East, a distance of 350 feet; thence northeasterly, to the southwest corner of the North 475 feet of the East 917 feet of said Southwest Quarter; thence northerly, along the west line of said East 917 feet, to the north line of said Southwest Quarter; thence westerly, along said north line, to a point 400 feet easterly of the northwest corner of said Southwest Quarter; thence southerly, to the point of beginning.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 19; thence North 85 degrees 38 minutes 14 seconds East, assumed bearing along the North line of the Northwest Quarter of the Northeast Quarter, a distance of 650.00 feet; thence South 4 degrees 21 minutes 46 seconds East, a distance of 200.00 feet to the point of beginning of the parcel to be described; thence North 4 degrees 21 minutes 46 seconds West, retracing the last line, a distance of 200.00 feet to the North line of the Northwest Quarter of the Northeast Quarter; thence South 85 degrees 38 minutes 14 seconds West, along said North line a distance of 650.00 feet to the North Quarter corner of said Section 19; thence South 2 degrees 14 minutes 23 seconds East, along the West line of the Northwest Quarter of the Northeast Quarter, a distance of 1185 feet, more or less, to the Northerly right-of-way line of East Viking Boulevard (also known as County State Aid Highway No. 22); thence Easterly, along said Northerly right-of-way line, a distance of 173 feet, more or less, to its intersection with a line that bears South 2 degrees 14 minutes 23 seconds East from "Point A"; thence North 2 degrees 14 minutes 23 seconds West, a distance of 50 feet, more or less, to "Point A"; thence North 2 degrees 14 minutes 23 seconds West, a distance of 290 feet; thence North 85 degrees 38 minutes 14 seconds East, a distance of 244.85 feet; thence North 34 degrees 52 minutes East, a distance of 95.00 feet; thence North 17 degrees 28 minutes 13 seconds East, a distance of 408.00 feet; thence South 72 degrees 31 minutes 47 seconds East, a distance of 219 feet, more or less, to the Westerly right-of-way line of Interstate Highway No. 35; thence Northerly, along said Westerly right-of-way line, a distance of 285 feet, more or less, to its intersection with a line that bears North 85 degrees 38 minutes 14 seconds East from the point of beginning; thence South 85 degrees 38 minutes 14 seconds West, a distance of 202 feet more or less, to the point of beginning, excepting therefrom Parcel No. 4 of Chisago County Right-of-Way Plat No. 19, filed July 2, 1999 as Document No. 328159 in the Office of the Chisago County Recorder.

"Point A" is 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, a distance of 353.82 feet; thence North 34 degrees 52 minutes East, a distance of 105 feet; thence South 85 degrees 38 minutes 14 seconds West, a distance of 244.85 feet; thence South 2 degrees 14 minutes 23 seconds East, a distance of 290 feet to the hereinafter referred to "Point A".

AND

The West 660 feet of the Southeast Quarter of the Northwest Quarter, Section 18, Township 33 North, Range 21 West, Chisago County, Minnesota.

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

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

Northern Tier Development, LLC

Richard Morris, Chief Manager



STATE OF MINNESOTA
COUNTY OF _____

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

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ day of _____, 20____.

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

STATE OF MINNESOTA
COUNTY OF _____

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

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Signed _____ Mayor

Signed _____ Clerk

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

City of Wyoming Attorney

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

Chisago County Surveyor

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

Chisago County Auditor

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

Chisago County Treasurer

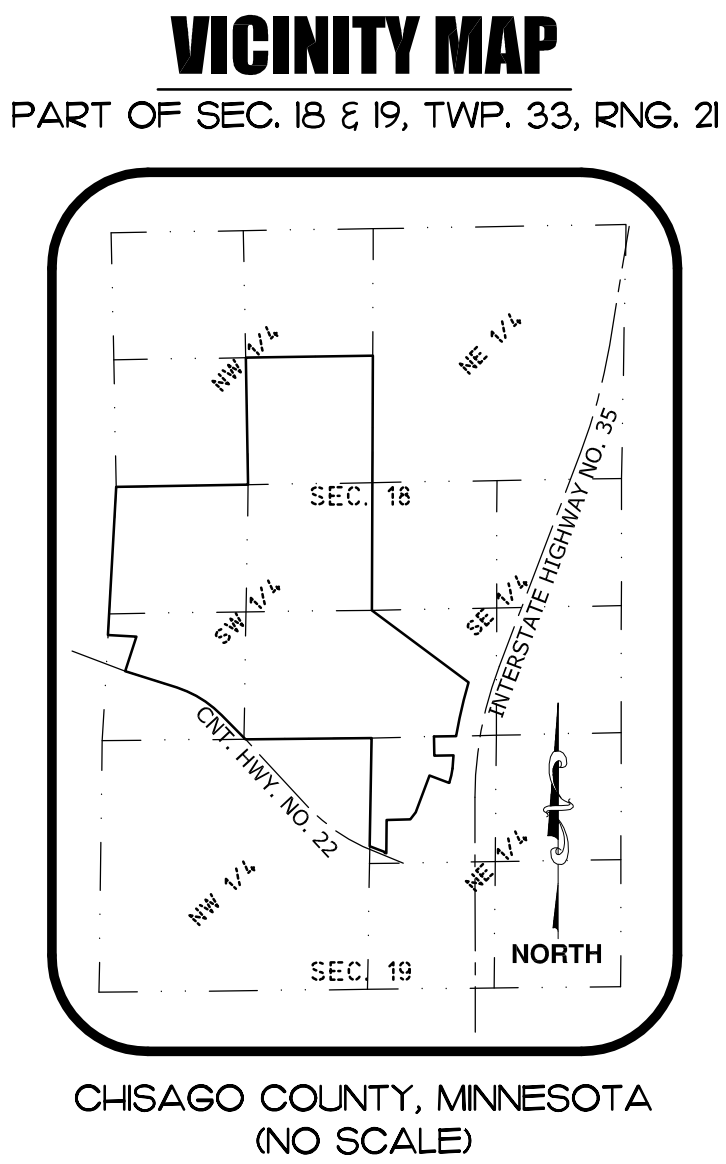
Document No. _____

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

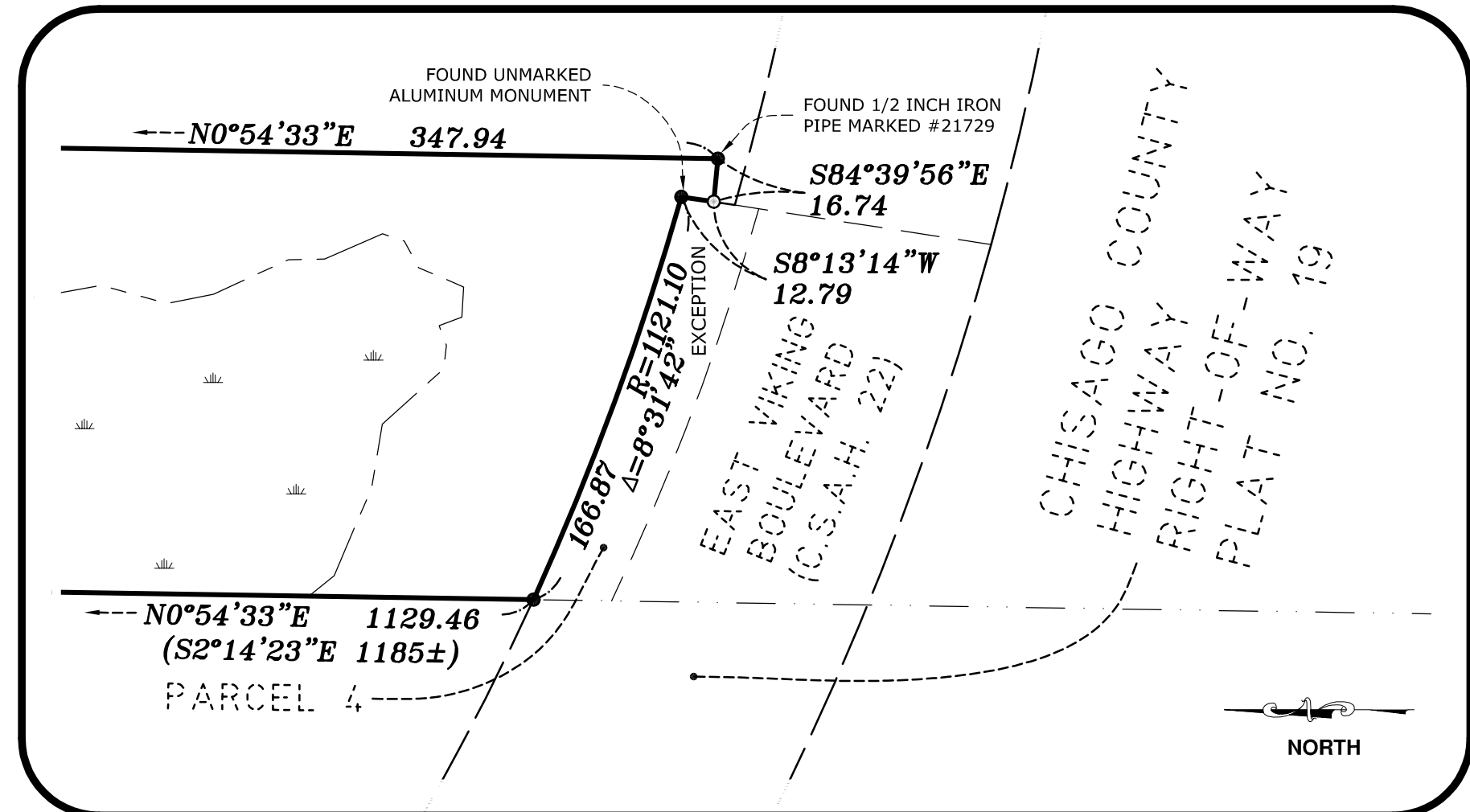
Chisago County Recorder

NORTH
GRAPHIC SCALE

(SCALE IN FEET)
1 INCH = 200 FEET



(SCALE: 1 INCH = 60 FEET)



CITY OF WYOMING PLANNING AND ZONING

TO: Planning Commission
FROM: Tom Ramler-Olson, City Planner
Fred Weck
MEETING DATE: March 8, 2022
RE: Sketch Plan Review
APPLICANT: AEC Engineering - Matt Appel
OWNER: Northern Tier Development LLC - Richard Morris
PROPERTY: PIDs R21.10302.20, R21.10302.00, R21.10302.30
FILE NO.: D-22-003

OVERVIEW

AEC Engineering (“Applicant”), on behalf of Northern Tier Development LLC (“Owner”), has submitted a sketch plan for review which proposes a residential subdivision within the area identified as Lot 2 Block 1 (“Subdivision”) on the final plat for the larger Sunrise Riverbank development. That plat is being considered concurrently with this sketch plan application. The preliminary plat for Sunrise Riverbank was approved in May 2021.

The Subdivision, located along Viking Boulevard west of its intersection with Interstate 35W, has an area of approximately 34 acres. Current uses are agriculture and woodland. There is also a vacant home on far west side of the project area. The sketch plan shows its removal with development of the Subdivision.

The sketch plan shows 133 residential lots, featuring a mix of detached and attached single-family housing types, the latter of which includes duplexes and rowhomes. The breakdown of units by housing type is the following:

- 45 detached, single-family homes
- 34 duplex units
- 54 rowhome units

Several public roads are proposed within the Subdivision, each with 60 feet of right-of-way. One road loops through the development with its end points coming off Viking Blvd. Another road branches from that looping road and proceeds east to connect to the commercial portion of Sunrise Riverbank.

GENERAL STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

The Comprehensive Plan guides the area for Mixed Use, a land use category that features a mix of two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing and multiple-family housing. Areas guided for Mixed Use are also expected to be served by municipal water and sewer, which the Comprehensive Plan shows for the project area. The Subdivision and its housing mix would meet the definition of the Mixed Use category.

Surrounding land uses are shown in the table below.

Direction	Planned Land Use
North	Light Industrial and General Business
West	Rural Residential / Open Space (Linwood Township)
South	Low Density Suburban Neighborhoods / Commercial
East	City Center / Light Industrial and General Business

The property is currently zoned R-1 Rural Residential I. The City's Zoning Code describes the purpose of the R-1 Zoning District thusly:

“The Rural Residential I District is intended to provide an area for very low density housing with on-site wastewater systems in locations that are already predominately developed in a pattern similar to that described in this zoning district.”

The Subdivision conflicts with this district as it will establish a medium density development with municipally delivered water and sewer in line with the Comprehensive Plan. The R-1 District also requires a minimum lot area of 1 acre. The largest lot in the proposal is just over 30,000 square feet. And finally, permitted uses within the R-1 District do not include multifamily structures such as the duplex and rowhomes found in the proposal.

The Subdivision appears to conform to standards for the R-6 Medium- and High-Density Housing District. However, a more appropriate zoning for the Lot is Mixed Use, which would allow the subdivision to proceed as a Planned Unit Development (PUD) to creatively manage unique challenges posed by the property and its land use guidance. PUDs are

process as a conditional use, which would occur concurrently with the rezoning to Mixed Use and preliminary plat review.

Per Section 32-84 of the Subdivision Ordinance, the frontage for lots located along cul-de-sacs shall not be less than 60 feet. Eight lots along the proposed cul-de-sacs are shown on the sketch plan to have frontage that measure less than 60 feet.

Section 32-95 of the Subdivision Ordinance indicates that a five (5) foot wide side, or rear yard utility easement will be required, and on residential streets a fifteen (15) foot wide front yard utility easement will be required. Drainage easements shall be provided for drainage where necessary as determined by the City Engineer. Proposed drainage and utility easements were shown on the sketch plan submission as fifteen (15) foot wide front (north) and corner side (east) along with five (5) foot wide on the interior side and rear. Structures are not permitted to be located within easements.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The Joint Park Planning Board will meet at 6:00 pm on March 22 to discuss the park dedication requirements.

City Code requires the minimum amount of cash contribution in lieu of land dedication to be accepted by the City shall be the park fee per dwelling unit or building lot. The maximum amount of the cash contribution shall be greater of these two amounts:

- a) Eight percent (8%) to twelve (12%) of the fair market value of the undeveloped land before Final Plat as determined by the Density/Rate Schedule. As presented, the proposed development of 133 units over the 33.49 acres above the OHWL would qualify at the 9 percent threshold as the density is 3.97 lots per acre. If purely a land dedication, a 9 percent dedication equals 3.01 acres. If the dedication requires any cash contribution, the fair market value will be needed. The fair market value may be determined by obtaining the most recent property tax statement(s) for the property. However, this method of determining the fair market value is complicated by the condition that parts of the Subdivision are within three different parcels. The value of each portion could be prorated from the value of its parent parcel, but this assumes that all regions of the parcel are equal in value, which may not be the case. Section 32-63(2) offers three alternate means of determining market value.
 - a. The Joint Park Planning Board and the Subdivider may agree upon a recommendation to the City Council as to the fair market value.
 - b. The subdivider may present to the Joint Park Planning Board acceptable purchase agreements, transaction records or other pertinent documents to assist in establishing the Fair Market Value.
 - c. A land appraisal may be undertaken by a firm acceptable to both the developer and the City Council, with said appraisal of the property may be accepted by the City Council at their discretion.
- b) A cash contribution determined by multiplying the park fee by the number of proposed building lots or dwelling units. The established flat rate for park and trail dedication is a total of \$1,800.00 (\$1,500.00 for park and \$300.00 for trail) per lot.

The sketch plan shows a total of 133 lots, which would amount to a park/trail dedication of \$239,400.00.

WSB would recommend a mix of land and cash contribution to fulfill the park dedication requirements for this subdivision and the proposed commercial portion of Sunrise Riverbank that is being reviewed concurrently with this application. That commercial area is proposing two 85-unit apartment buildings. Parkland could be centrally located between these two areas of Sunrise Riverbank to have the most impact for future residents, but that may result in repurposing some proposed residential lots for that park use.

Access

Several public roads are proposed within the Subdivision. One road would loop through the development, its endpoints originating from Viking Blvd. All roads are shown to comply with minimum right-of-way width of 60 feet required for local streets, per the table in Section 32-85. Chisago County is currently studying this corridor and evaluating short-term improvements related to access for this development, along with long-term improvements that will address traffic congestion and access management along this corridor. It is anticipated that these two proposed access locations as shown on this concept would require left and right run lanes at a minimum. Roadway horizontal alignment should accommodate 30mph design speeds. This will need to include the access coming from the commercial area.

The sketch plan does not show any sidewalks within the development. Those need to be shown as they compose the right-of-way width of the roads within the subdivision. The cost to put in the sidewalks is credited to the developer per Section 32-67.

Utilities

Sanitary sewer and watermain will be necessary to develop Lot 2, Block 1. Sanitary Sewer and watermain are currently located near the northwest intersection of CR 22 and Kettle River Boulevard. Capacity in the gravity sanitary sewer pipe leading to the site can accommodate full buildout of the proposed improvements in both the commercial and residential concepts plans that have been submitted that correlate to Outlot A and Lot 2, Block 1, respectively. Careful consideration should be given to the proposed alignment of both sanitary sewer and watermain as the residential phase is planned to occur first, yet they extend through the commercial area (Outlot A) to provide service to the residential area. Based on the traffic study that Chisago County is currently performing, it is anticipated Kettle River Boulevard may need to be realigned through the commercial at some point in the future. Accommodations will be necessary for this to occur as to not limit options to correct traffic concerns identified in the EAW in this general area. The Kettle River Blvd LS (#8) is projected to have enough capacity for the Sunrise Riverbank single family, twin homes, and townhomes. However, at a minimum the pumps in the Kettle River Boulevard Lift Station (LS # 8) need to be upsized once they add in the hotel and apartments. The existing 6' wet well is feasible at ultimate flows. We are currently completing a hydraulic analysis to determine if the existing 4" forcemain under the freeway will be required to be upsized to 6".

12" watermain will be required to be extended from the stub on 273rd Street near the water tower, under I35 and to the site. The applicant has requested City cost participation to extend the utilities to the site. The residential and commercial areas will need to have the watermain looped and not served from a single watermain line.

Staff has received a preliminary utility layout in addition to the concept plan and we have provided preliminary comments.

Drainage

The following is a summary of drainage requirements:

- The site is outside of the Comfort Lake Forest Lake Watershed District however will be required to follow the City of Wyoming's stormwater management requirements which mimic CLFLWD requirements.
- A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
- 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 discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
 - In order to show compliance with CLFLWD's water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
 - See CLFLWD's Stormwater Management rules for order of preference in BMP selection.
- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event. Rational method storm sewer calculations should be provided for reference.
- It is unclear if the development is proposing work within the 100-year floodplain. If work is proposed within the 100-year floodplain, additional floodplain standards may be required.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.

In preparation of the preliminary plat, the form and the amount park dedication must be determined. The Joint Park Planning Board will meet at 6:00 pm on March 22 to discuss the park dedication requirements.

The area of the Subdivision will need to be rezoned to Mixed Use for the Subdivision to comply with the zoning ordinance. The City will need to process the PUD as a conditional use, which can be done concurrently with review of the preliminary plat and rezoning request.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

Residential

**SKETCH PLAN
SUBDIVISION APPLICATION**

A Sketch Plan Application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) Matt Appel, P.E.

Address 1360 INTERNATIONAL DR. SUITE #1

City EAGLE CLARE

State WI

Zip 54702

Work and home phone numbers 715-552-0330 / 715-895-8203 Email mappel@acc-engineering
WORK DIRECT

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

Name(s) Northern Tier Development LLC - ATTN: RICHARD MORRIS

Address 7241 OHMS LANE, SUITE 275

City EDINA

State MN

Zip 55439

Work and home phone numbers 912-965-6640 Email rlm@morrislawmn.com

Signature of owner(s) Richard Morris - President Date 2-11-22

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

Property Identification Number R.21.10302.20

Present use of property: Agricultural, Vacant Home, Woodland

Proposed use of property: 133 Lot Residential Subdivision

Present zoning of property: R1 - Rural Residential 1

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

Total size of property: 34.07 ACRES

Total acreage in wetlands or floodplain: 0.577 Ac
(wetlands)

Number of proposed lots: 133

Three
Eleven full size copies of the Sketch Plan

2 reduced copies (no larger than 11 X 17).

N/A Septic Site Evaluation Report(s) if available.

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

Signature of Applicant(s) [Signature] Date 2-11-2022

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

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

Application # D-22-003 OFFICE USE ONLY Date Application Received 2/14/22

Date Complete Application Received 2/14/22 120 Days 6/14/22 By: [Signature]
Official

Fee \$100.00 + Escrow \$500.00

Date Paid 2/14/22

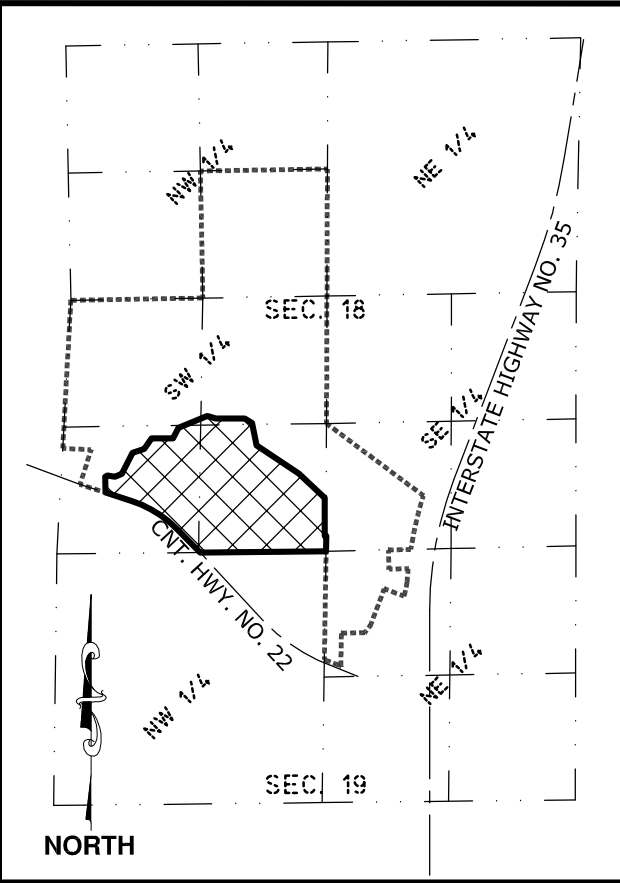
Check # ✓

RESIDENTIAL SKETCH PLAN

~for~ NORTHERN TIER DEVELOPMENT

VICINITY MAP

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



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

GRAPHIC SCALE



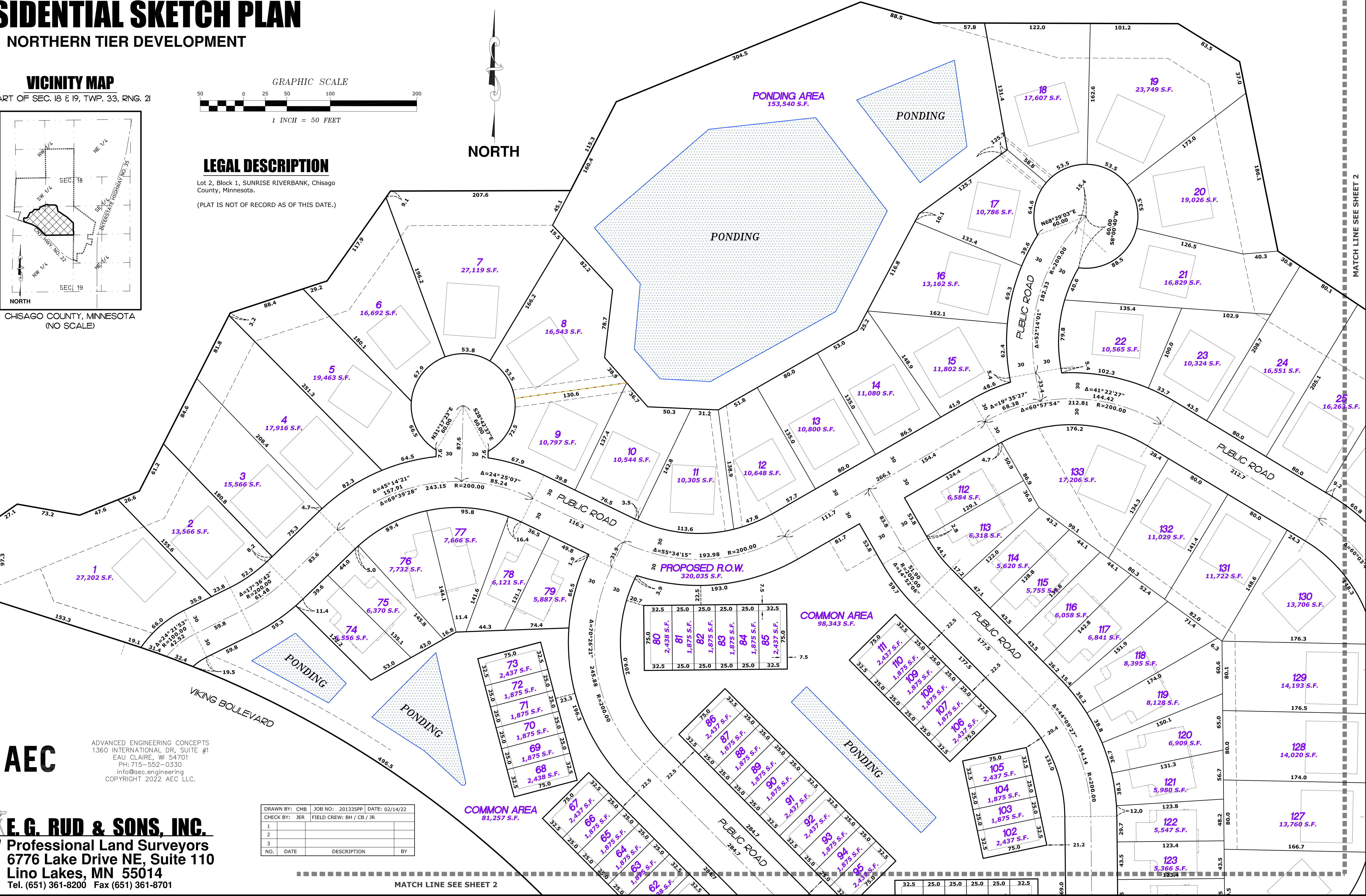
1 INCH = 50 FEET

LEGAL DESCRIPTION

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

(PLAT IS NOT OF RECORD AS OF THIS DATE.)

NORTH



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR, SUITE #1
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2022 AEC LLC.



E. G. RUD & SONS, INC.

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

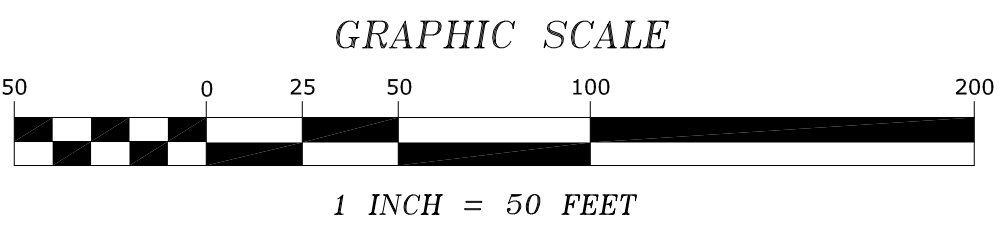
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MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

RESIDENTIAL SKETCH PLAN

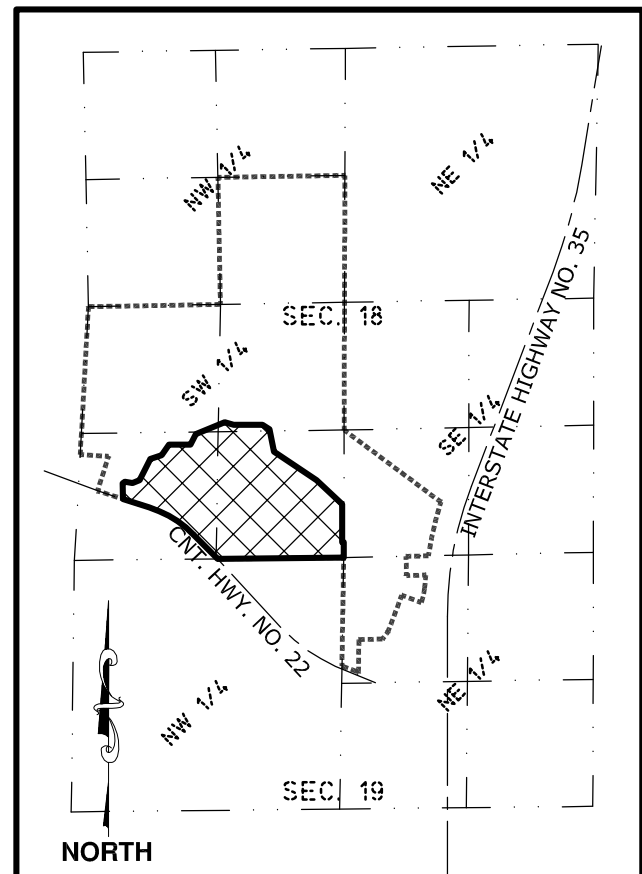
~for~ NORTHERN TIER DEVELOPMENT



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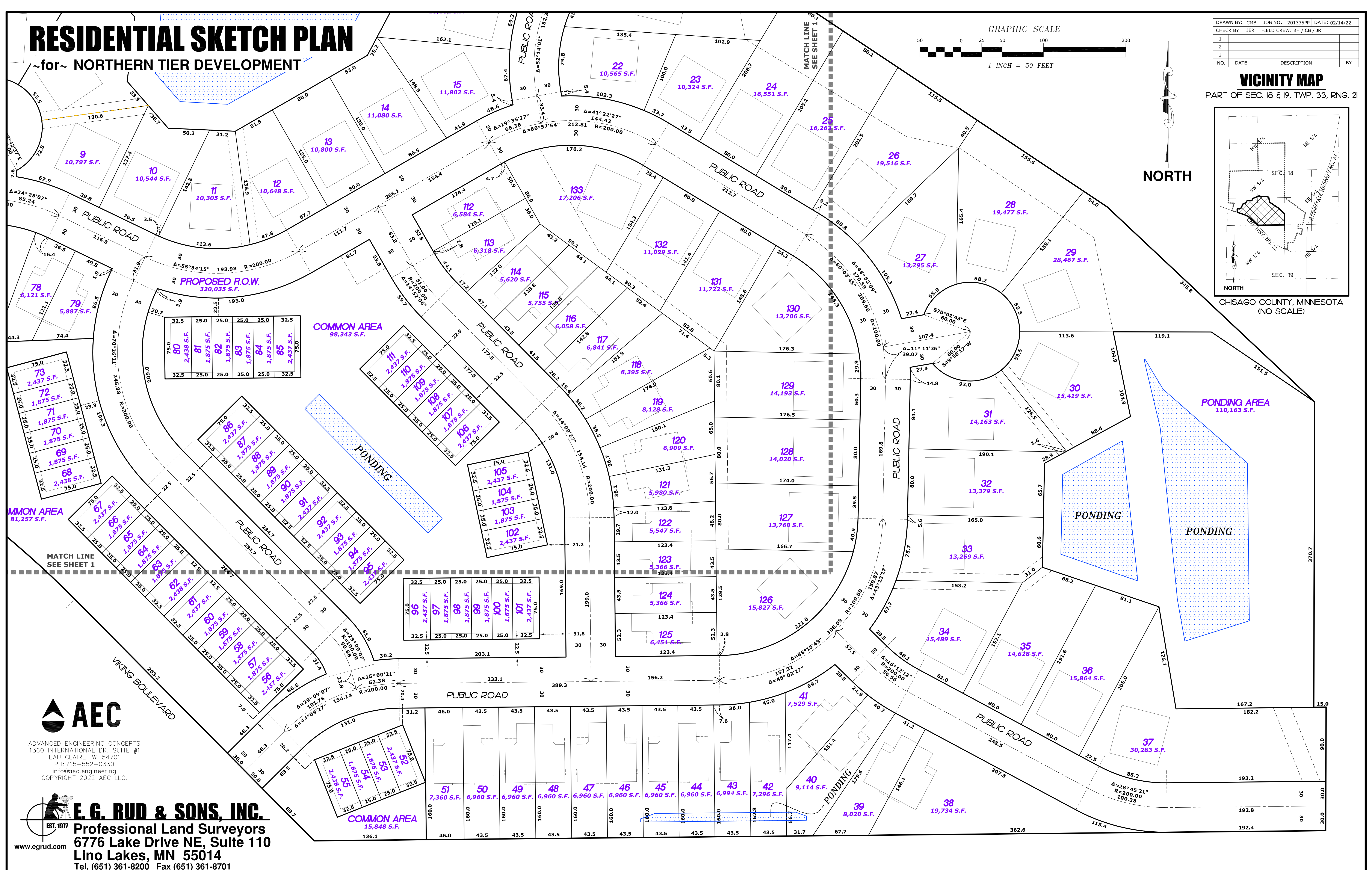
VICINITY MAP

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



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

NORTH



ADVANCED ENGINEERING CONCEPTS
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Tel. (651) 361-8200 Fax (651) 361-8701

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
DATE: March 9, 2022
FROM: Tom Ramler-Olson, City Planner
Fred Weck
RE: Sketch Plan Review
APPLICANT/OWNER: Northern Tier Development, LLC
Richard Morris
PROPERTY: R21.00012.00
FILE NO.: D-22-004

OVERVIEW

AEC Engineering (“Applicant”), on behalf of Northern Tier Development LLC (“Owner”) is requesting a sketch plan review of a section of the property located northwest of the intersection of Interstate 35 and East Viking Boulevard as part of the Sunrise Riverbank development (the “subject property”). The proposal would subdivide the Outlot A of the development into two blocks that would be developed with three proposed buildings and public road running throughout the proposed development.

The project area is currently composed of a singular parcel, described below:

PID	Zoning Designation	Planned Land Use (2009 Comprehensive Plan)
21.00012.00	C - Commercial	Mixed Use

The sketch plan shows that the applicant proposes to split the parcel into 2 blocks separated by a public road. Both blocks would be zoned for commercial development.

The following table shows planned land uses surrounding the project area:

Direction	Planned Land Use
North	Light Industrial and General Business
West	Rural Residential / Open Space (Linwood Township)
South	Low Density Suburban Neighborhoods / Commercial
East	City Center / Light Industrial and General Business

GENERAL STAFF REVIEW

General Comprehensive Plan and Zoning Ordinance Review

Because the applicant is proposing the creation of two new blocks, this proposal would require a future preliminary plat application for the Planning Commission to review the plans in conformance with the requirements of the Subdivision Ordinance. The applicant will need to follow the code requirements listed in the Subdivision Code as it pertains to the Preliminary Plat review.

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

Outlot A of the subject property is currently zoned for C – Commercial uses. Per the City’s Zoning Code, the Commercial district is designed and intended to promote the development of retail and service business that require volumes of automobile traffic.

The City’s Comprehensive Plan designates the area as Mixed Use in the land use plan. Development in a location planned Mixed Use must include two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing, and multiple-family housing. Developers will be required to negotiate with the City a unified and comprehensively design plan of high quality. Any development in this category should be required to obtain a conditional use permit or go through the planned-unit development process.

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

The most appropriate zoning designation for Outlot A may be the Planned Unit Overlay District (PUD) given two of the three buildings are proposed for multi-family residential uses and the third building may be used for a commercial or industrial tenant.

Planned unit developments may be allowed within the Commercial District, but a conditional use permit (CUP) is required for any planned unit developments. Various combinations of uses which are allowed in separate zoning districts, such as mixed commercial, industrial, residential, or institutional land use with the integration of compatible land uses.

Park Dedication

Whenever land is being developed in Wyoming under the provisions of this Subdivision Ordinance, the developer shall be required to dedicate a portion of the land in the proposed subdivision for park, playground, trail, public open space, or cash in lieu of land. The percentage of the land agreed to by the developer and the City Council may be dedicated to the city as a public space or a park.

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. Based on the evaluation of the proposed subdivision, staff concludes that the applicant will need to meet with the City of Wyoming Joint Park Planning Board to determine Park Dedication Requirements. The Joint Park Planning Board will meet at 6:00 pm on March 22 to discuss the park dedication requirements. This review is to establish findings and prepare a recommendation to the City Council based on park dedication requirements in the Code.

The amount of land dedicated for residential development is based on the gross area of the subdivision. The amount of cash in lieu of land dedication to be contributed by a subdivider for residential development is based upon the fair market value of the raw undeveloped land or based upon the number of building lots or the number of dwelling units.

Subdividers of commercial land, including commercial portions of Planned Unit Developments, are required to dedicate to the City for park, playground, and public open space purposes, five percent (5%) of the gross land area, or 5% of the value of the raw undeveloped land in lieu of land or a prorated combination of land and cash. The fair market value of the land is listed as \$753,900 in the Chisago County Recorder's Office, but staff notes that Chisago County's estimation of the value of the land is inaccurate because it does not account for an area to north including in the subject property that will accommodate a future public road.

Block 1 encompasses 4.83 acres, Block 2 encompasses 5.74 acres, and the commercial portion of the lot encompasses 3.03 acres. The remainder of the subject property is allotted for the public road to be built in between the two blocks.

The Joint Park Planning Board will have to determine the appropriate land dedication and/or fee for the project at their March 22nd meeting. However, planning staff have determined the buildable area and fair market value of the property to approximate what fees or land dedication may be required. The fair market value of the subject property is likely to be higher than the Chisago County's estimate because the area within the subject property is larger than what Chisago County indicates. Staff notes that the chart below offers a conservative estimate of what the dedications and fees may entail:

Block	Units per Acre	Buildable Land for Dedication	Dedication fee based on Sec. 32 - 63	Fee based on Fair Market Value of the Land
Block 1	85 units / 4.83 acres = 0.58 acres	4.83 acres / 13.8 acres = 0.35	12%	$\$753,900 * 0.35 * 0.12 = \$31,664$
Block 2	85 units / 5.74 acres = 0.69 acres	5.74 acres / 13.8 acres = 0.42	12%	$\$753,900 * 0.42 * 0.12 = \$37,997$

WSB would recommend a mix of land and cash contribution to fulfill the park dedication requirements for this proposed commercial portion of Sunrise Riverbank. Parkland could be centrally located between the two blocks of Sunrise Riverbank to have the most impact

for future residents, but that may result in repurposing some proposed residential lots for that park use.

Development Access

Access to the property from Viking Boulevard will need to be coordinated with Chisago County to ensure spacing and safety requirements are met. It is likely that turn lanes on Viking Boulevard will be required to be constructed to access the property.

Street Design will have to be planned to meet the minimum standards in Sec. 32 - 85.

Chisago County is currently studying this corridor and evaluating short term improvements related to access for this development, along with long term improvements that will address traffic congestion and access management along this corridor. The proposed access for Outlot A is shown aligning across from McDonalds. The roadway through the commercial site will need to meet 30 mph design speeds and accommodate a potential realignment of Kettle River Boulevard through this site. Allowing for this to occur in the future will keep many long-term corridor improvement options viable.

Utilities

The proposed property is located within municipal urban services area. The proposed development must connect to the City of Wyoming's existing sanitary sewer system. The existing system is extended to the northwest corner of the intersection of I-35 and East Viking Boulevard, and this extension is served by the Lift Station #8. Capacity in the gravity sanitary sewer pipe leading from the lift station to the site can accommodate full buildout of the proposed improvements in both the commercial and residential concepts plans that have been submitted. Careful consideration should be given to the proposed alignment of both sanitary sewer and watermain through the commercial phase as the residential phase is planned to occur first, yet utilities will extend through the commercial area (Outlot A) to provide service to the residential area.

Based on the traffic study that Chisago County is currently performing, it is anticipated Kettle River Boulevard may need to be realigned through the commercial at some point in the future. Accommodations will be necessary for this to occur as to not limit options to correct traffic concerns identified in the EAW in this general area. This may or may not affect the utility layout for the site. The Kettle River Blvd LS (#8) is projected to have enough capacity for the Sunrise Riverbank single family, twin homes, and townhomes. However, at a minimum the pumps in the Kettle River Boulevard Lift Station (LS # 8) need to be upsized once they add in the hotel and apartments. The existing 6' wet well is feasible at ultimate flows. We are currently completing a hydraulic analysis to determine if the existing 4" forcemain under the freeway will be required to be upsized to 6".

12" watermain will be required to be extended from the stub on 273rd Street near the water tower, under I35 and to the site. The applicant has requested City cost participation to extend the utilities to the site. The residential and commercial areas will need to have the watermain looped and not served from a single watermain line.

Staff has received a preliminary utility layout in addition to the concept plan and we have provided preliminary comments.

The proposed development must connect to the city's existing water distribution system. The existing system is supplied by three (3) production wells. Groundwater pumped by the production wells is treated by chemical addition at each well house. The system has two (2) elevated storage tanks with a total storage capacity of 1.05 million gallons.

Drainage

The following is a summary of drainage requirements:

- The site is outside of the Comfort Lake Forest Lake Watershed District however will be required to follow the City of Wyoming's stormwater management requirements which mimic CLFLWD requirements.
- A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
- 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 discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
 - In order to show compliance with CLFLWD's water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
 - See CLFLWD's Stormwater Management rules for order of preference in BMP selection.
- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event. Rational method storm sewer calculations should be provided for reference.
- It is unclear if the development is proposing work within the 100-year floodplain. If work is proposed within the 100-year floodplain, additional floodplain standards may be required.

Next Steps

The applicant is advised to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Articles III, IV, V, and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.

The area of the Subdivision will need to be rezoned to Mixed Use for the Subdivision to comply with the zoning ordinance. The City will need to process the PUD as a conditional use, which can be done concurrently with review of the preliminary plat and rezoning request.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

Commercial

SKETCH PLAN SUBDIVISION APPLICATION

A Sketch Plan Application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) Matt Appel, P.E.
Address 1360 International Dr. Suite #1
City EAU CLARE State WI Zip 54701
Work and home phone numbers 715-552-0330 / 715-895-8203 Email mappel@aec-engineering.com
Owner(s): (if other than Applicant(s)) WORK DIRECT
Name(s) Northern Tier Development LLC - Attn: RICHARD MORRIS
Address 7241 OHMS LANE, SUITE 275
City EDINA State MN Zip 55439
Work and home phone numbers 912-965-6640 Email nm@mornislawmn.com
Signature of owner(s) [Signature] Date 2-11-22

Legal description of property: THAT PT OF NW 1/4 OF NE 1/4 DES AS FOL: COMM AT THE N 1/4 COR OF SATO
SEC 19, T4N 85D 38'14"E, ASSUMED BEAR ALONG THE
N LINE OF NW 1/4 OF NE 1/4 650.0 FT Property Identification Number R.21.00012.00

Present use of property: Agricultural, Woodland
Proposed use of property: 3 LOT Commercial Development
Present zoning of property: C-Commercial

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

Total size of property: 15.87 ACRES Total acreage in wetlands or floodplain: 5.016 ACRES
Number of proposed lots: 3 (Wetlands)
Three full size copies of the Sketch Plan 2 reduced copies (no larger than 11 X 17).
Eleven

N/A Septic Site Evaluation Report(s) if available.

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

Signature of Applicant(s) [Signature] Date 2-11-2022

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

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

Application # D-22-004 OFFICE USE ONLY Date Application Received 2/14/22
Date Complete Application Received 2/14/22 120 Days 6/14/22 By: [Signature] Official [Signature]
Fee \$100.00 + Escrow \$500.00 Date Paid 2/14/22 Check # ✓

~for~ NORTHERN TIER DEVELOPMENT

Outlot A, SUNRISE RIVERBANK, Chisago
County, Minnesota.

(PLAT IS NOT OF RECORD AS OF THIS DATE.)



DRAWN BY: CMB		JOB NO: 201335PP	DATE: 02/14/22
CHECK BY: JER		FIELD CREW: BH / CB / JR	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY