

**AGENDA
JOINT PARK PLANNING BOARD
CITY OF WYOMING, MINNESOTA
MARCH 22, 2022
6:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Joint Park Planning Board for February 23, 2021.**

NEW BUSINESS:

- 2. Joint Park Board Reorganization:**
 - a. Chair
 - b. Vice-Chair
- 3. 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
- 4. Sketch Plan D-22-004 Sunrise Riverbank – Commercial Lots**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Number: 21.00012.00

OLD BUSINESS:

ADJOURN

**UNAPPROVED MINUTES
JOINT PARK PLANNING BOARD
CITY OF WYOMING, MINNESOTA
FEBRUARY 23, 2021
6:00PM**

CALL TO ORDER:

Joint Park Planning Chair West called the Regular Meeting of the Wyoming Joint Park Planning Board for February 23, 2021 to order at 6:00 PM.

The Joint Park Planning Board met via teleconference due to the COVID-19 pandemic according to State Statute 13D.021.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Joint Park Planning Board were present: Katie West, Roger Carr, Barb Williams, Heather Vandenheuvel, Brett Ohnstad, and Claire Luger (arrived at 6:08 p.m.)

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Kelly Dumais, Assistant City Administrator

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Joint Park Planning Board for June 9, 2020

A MOTION WAS MADE BY COMMISSIONER WILLIAMS, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA JOINT PARK PLANNING BOARD FOR JUNE 9, 2020 AS PRESENTED.

Roll Call Vote: Ayes - all

2. Joint Park Planning Board Reorganization
 - a. Chair

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WILLIAMS TO NOMINATE KATIE WEST TO CONTINUE IN THE ROLE OF BOARD CHAIR.

Roll Call Vote: Ayes - all

- b. Vice-Chair

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR TO NOMINATE BARB WILLIAMS TO SERVE AS VICE-CHAIR.

Roll Call Vote: Ayes - all

NEW BUSINESS

3. **Park Dedication** **D-21-001 Heims Lake Villas North**
Location: **257th Street and Fairview Avenue**
Applicant **J. Johnson Development, LLC**
Property ID Numbers **21.11122.00 and 21.11123.00**

Zoning Administrator Weck gave a brief overview of the project and noted that this is the second phase of the Heims Lake Villas projects. He noted that there are 34 lots proposed and no plans for a park in this area. Staff is recommending the City accept cash in lieu of parkland. The developer is planning to do a trail inside the development similar to what was done in the first phase and noted that this will count towards trail dedication.

Chair West asked if there were any parks located in the area.

Zoning Administrator Weck stated that this area does not have parks because it is more commercial than residential in this immediate area. He gave an overview of where the closest parks would be located on the same side of the freeway.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY VAVNDENHEUVEL, TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY ACCEPT CASH IN LIEU OF PARKLAND FOR D-21-001 HEIMS LAKE VILLAS NORTH LOCATED AT 257TH STREET AND FAIRVIEW AVENUE, PROPERTY ID NUMBERS 21.11122.00 AND 21.11123.00 IN THE AMOUNT OF \$51,000.

Roll Call Vote: Ayes - all

OLD BUSINESS:

4. **Trail Dedication:** **D-19-001 "Hunter Hill" formerly "Aadland West"**
Location: **Pioneer Road and Hunter Avenue**
Applicants: **Perry, Paul, and Peter Aadland**
Property ID Number: **21.10387.30 and 21.10387.31**

Zoning Administrator Weck explained that last year, the JPPB recommended a \$27,000 Park and Trail Dedication fee for this project. He stated that the developer approached him last month to ask if the City would like to have a trail along Pioneer Road in this section. He gave an overview of the portions of the trail that could be completed now and in the future. He stated that if the City decides to accept the trail, which would mean the remaining cash dedication fee would be \$21,000.

Commissioner Williams stated that when this idea came up in the past, the majority of those present thought it would be a good idea to have this trail along Pioneer Road with the hope that eventually it would all connect.

Commissioner Carr stated that he drives on this road to get to the driving range and has seen people on the one section of trail that is already there and feels it would be wise to work towards getting more in the area.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY VANDENHEUVEL TO RECOMMEND THE CITY COUNCIL ACCEPT CONSTRUCTION OF A TRAIL FROM D-19-001 "HUNTER HILL", FORMERLY "AADLAND WEST" LOCATED AT PIONEER ROAD AND HUNTER AVENUE FOR PROPERTY IDS 21.10387.30 and 21.10387.31, WHICH WILL BRING THE CASH DEDICATION AMOUNT DOWN TO \$21,000.00

Roll Call Vote: Ayes - all

Zoning Administrator Weck stated that he has been having a lot of conversations about various projects throughout the City and noted that he thinks the Joint Parks Planning Commission will be busy and may be meeting more often than last year.

A MOTION WAS MADE BY COMMISSIONER WILLIAMS, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE JUNE 9, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA JOINT PARK PLANNING BOARD AT 6:20 PM.

Roll Call Vote: Ayes- all

CITY OF WYOMING PLANNING AND ZONING

TO: Joint Park Planning Board
DATE: March 22, 2022
FROM: Tom Ramler-Olson, City Planner
Fred Weck
RE: Sketch Plan Review
APPLICANT/OWNER: Northern Tier Development, LLC
Richard Morris
PROPERTY: PIDs R21.10302.20, R21.10302.00, & R21.10302.30
FILE NO.: D-22-003

OVERVIEW (Residential site)

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 *(Engineering comments have been removed.)*

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

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.



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 54701

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

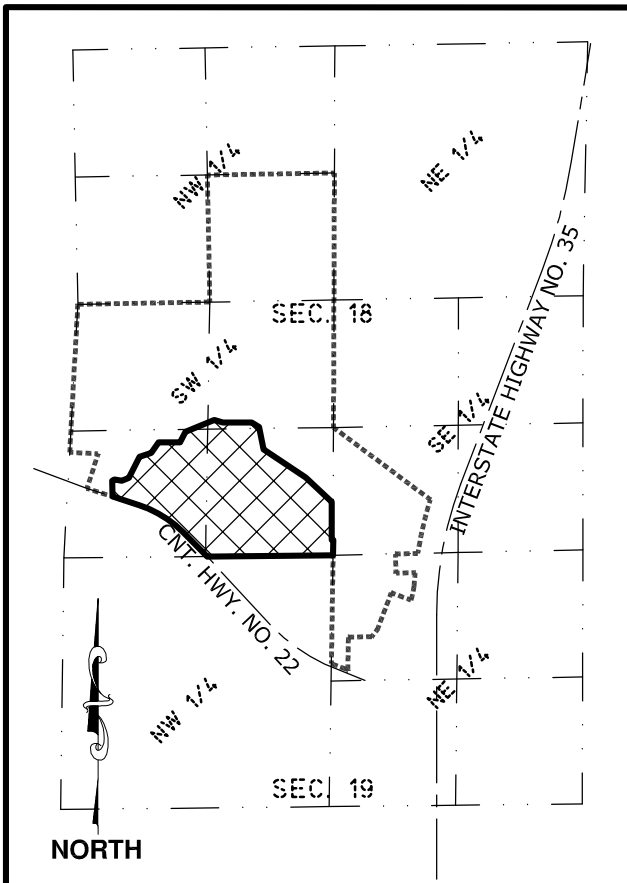
Check # ✓

RESIDENTIAL SKETCH PLAN

~for~ NORTHERN TIER DEVELOPMENT

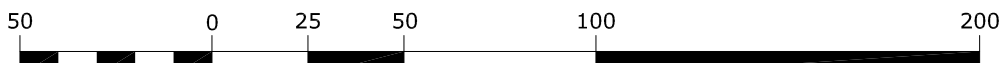
VICINITY MAP

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



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

GRAPHIC SCALE



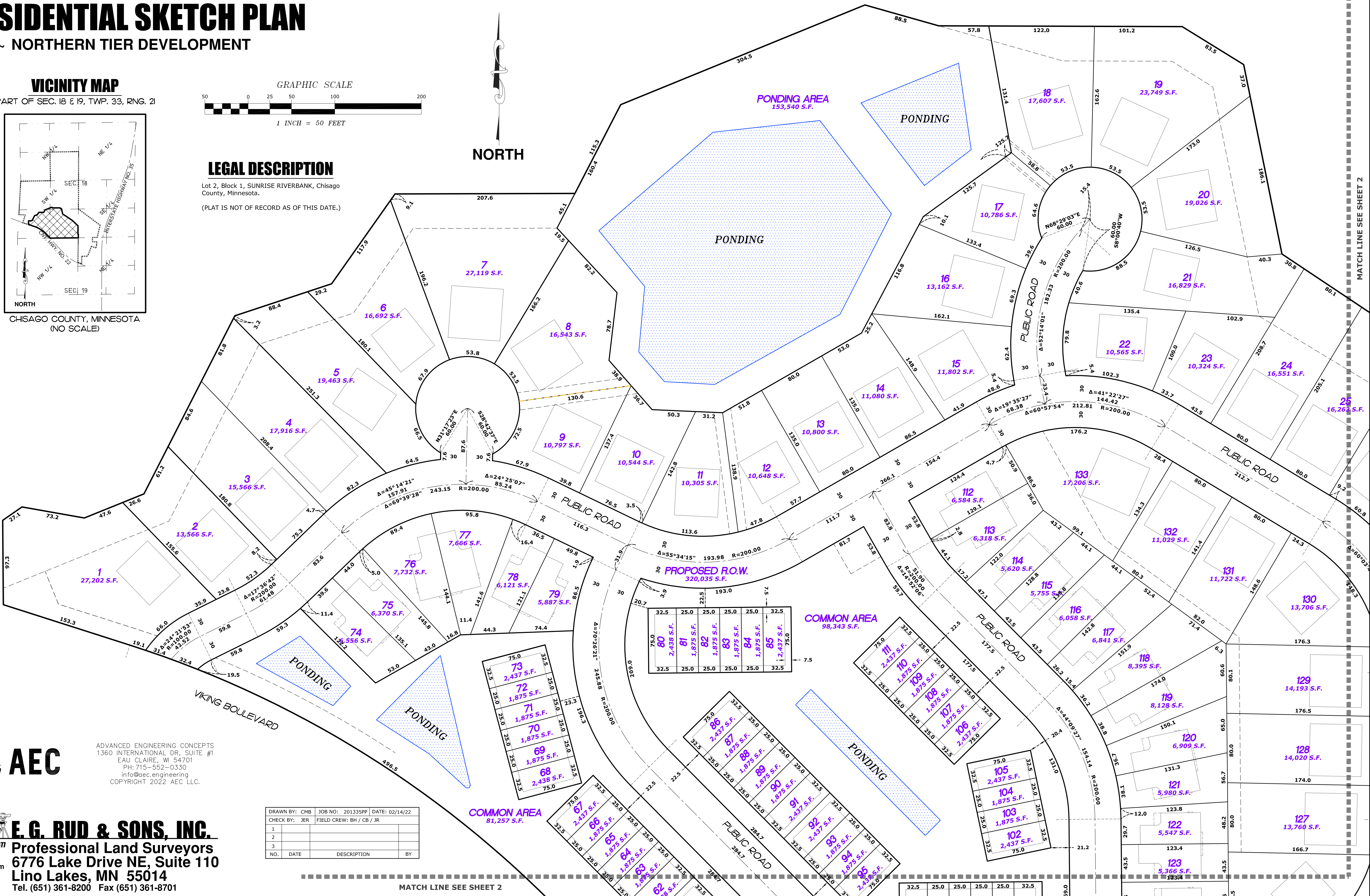
1 INCH = 50 FEET

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
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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

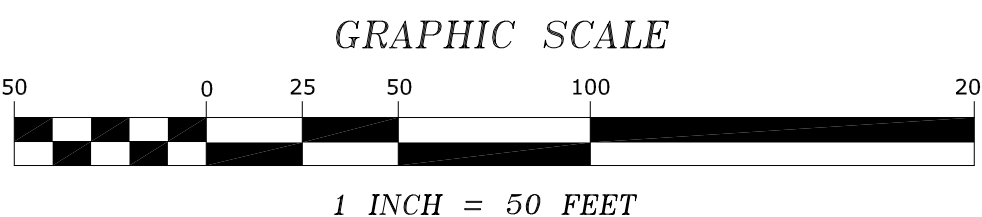
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NO.	DATE	DESCRIPTION	BY		

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

RESIDENTIAL SKETCH PLAN

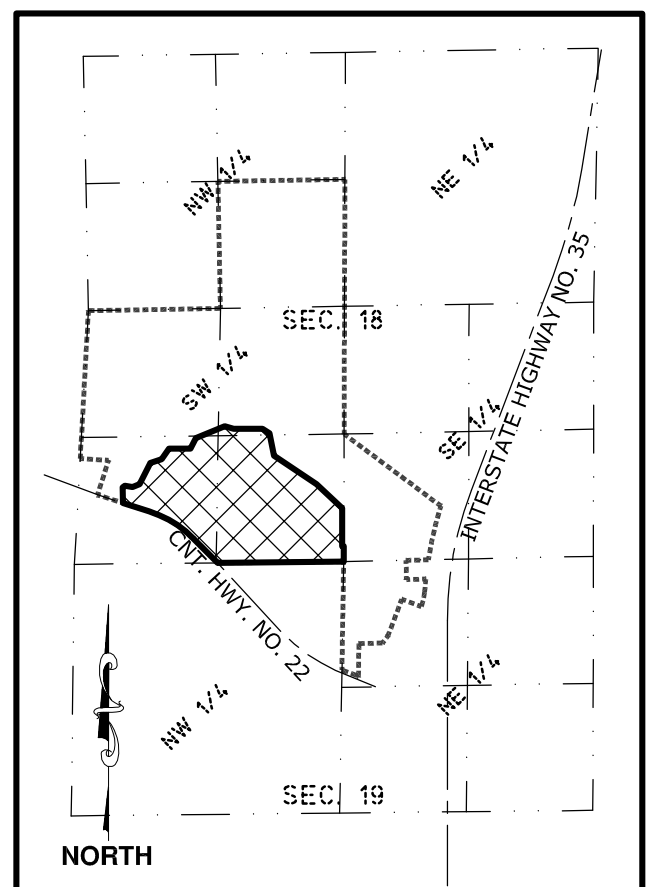
~for~ NORTHERN TIER DEVELOPMENT



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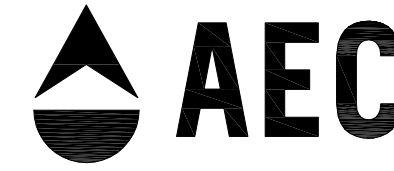
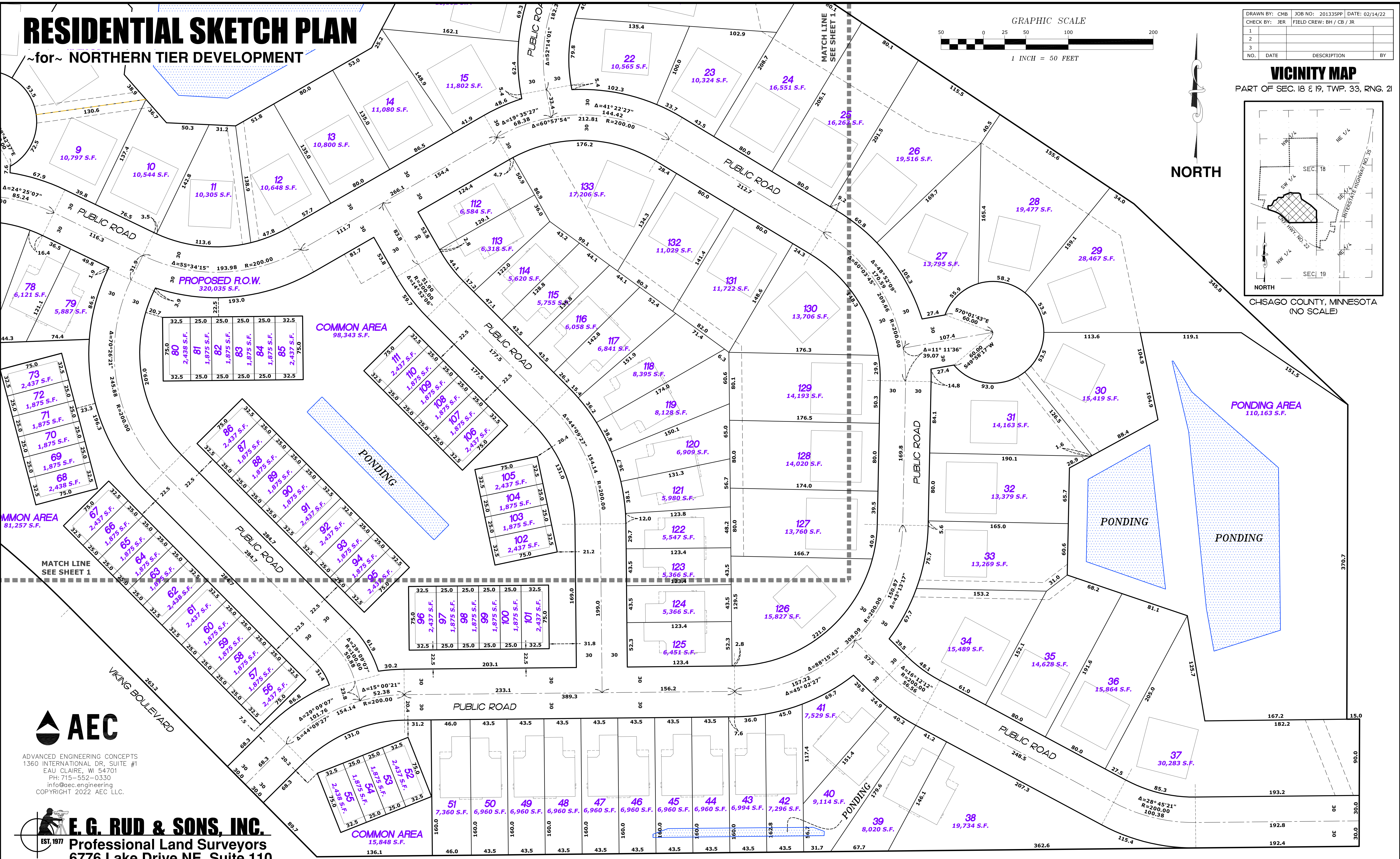
VICINITY MAP

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



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

NORTH



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**CITY OF WYOMING
PLANNING AND ZONING**

TO: Joint Park Planning Board
DATE: March 22, 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 (Commercial site)

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 *(Engineering comments have been removed)*

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.

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. *(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 parcel 21.00012.00 which the value is based on.)*

Land Dedication – The area is approximately 15.87 acres in size (691,297 square feet); 5% of that is 0.79 acres (34,565 square feet).

Based on the area of parcel 21.00012.00 being 13.84 acres (602,870 square feet) and a value of \$753,900.00; the value per square foot is \$1.25.

Cash Dedication – The approximate land value is (691,297 sq. ft. x \$1.25/sq. ft.) \$864,121.00; 5% of that is \$43,206.00.

A prorated combination land and cash dedication is \$1.25 per square foot.

Combination cash and land dedication – Example: a 0.3 acre area (13,068 square feet) is set aside for a land dedication and would be valued as \$16,335.00. The remaining cash dedication would be \$26,871.00.

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.



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, TH N 85 D 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]
Fee \$100.00 + Escrow \$500.00 Date Paid 2/14/22 Check # [Signature]
Official

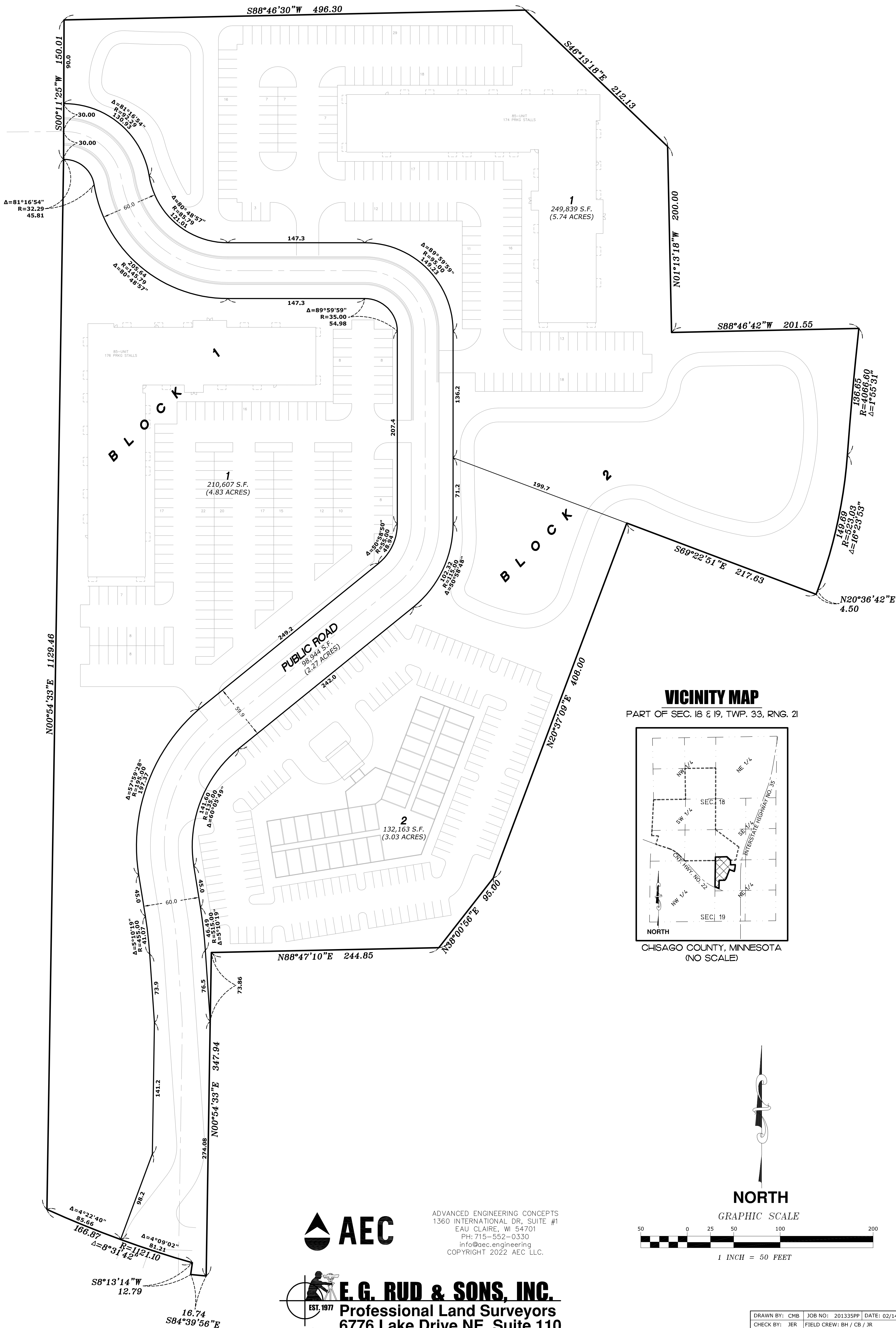
COMMERCIAL SKETCH PLAN

~for~ NORTHERN TIER DEVELOPMENT

LEGAL DESCRIPTION

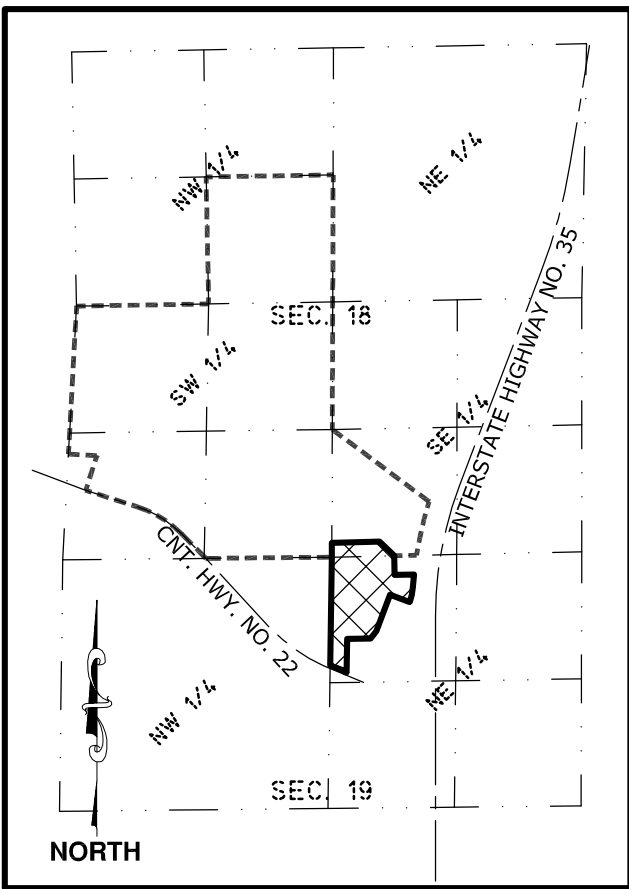
Outlot A, SUNRISE RIVERBANK, Chisago County, Minnesota.

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



VICINITY MAP

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



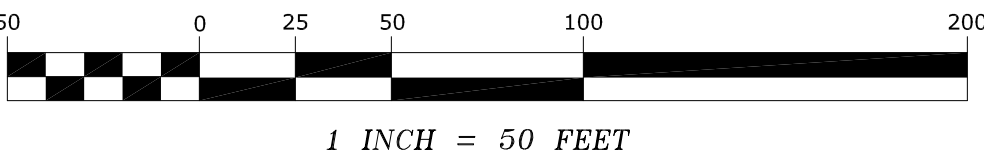
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NORTH

GRAPHIC SCALE



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		

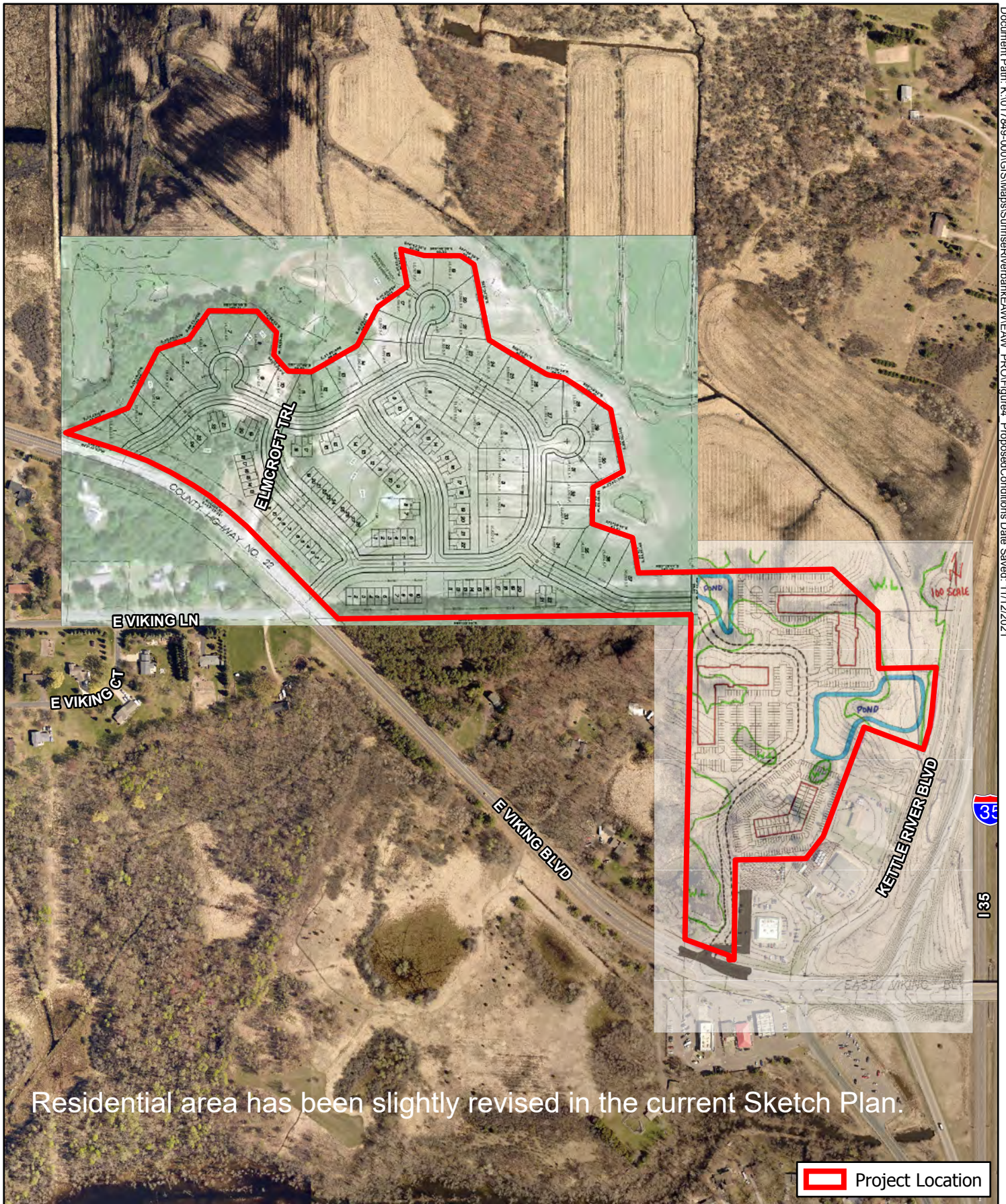


Figure 4 - Proposed Conditions

Sunrise Riverbank EAW
Wyoming, MN



0 450
Feet
1 inch = 450 feet