

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 9, 2022
8:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for July 26, 2022.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Election of Planning Commission Vice-Chair
3. Site Plan Review: Sp-21-001 – Gregory Contracting
Location: Lake Boulevard / Highway 8 & Hazel Avenue
Applicant & Owner: Piper Properties, LLC
Property ID Number: 21.000712.10

OLD BUSINESS:

4. Comprehensive Plan Update Draft Review

COMMUNICATIONS:

UPDATES:

5. The Conditional Use Permit and Site Plan Review for the Dairy Queen were approved by

the City Council.

ADJOURN

UPCOMING:

- 6.** August 23, 2022 - Newman Sketch Plan Application
August 30, 2022 at 6:00pm - All Boards Meeting, Comprehensive Plan Update

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 26, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 26, 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, Michael Naumann, and Roger Carr

ABSENT: Commissioner Katie West

Also Present: Fred Weck Zoning Administrator, Kim Lindquist, WSB, Robb Linwood, City Administrator, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 14, 2022

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 14, 2022 AS SUBMITTED.

*Voting Aye: Carr, Naumann, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West*

SCHEDULED PUBLIC HEARINGS:

2. Conditional Use Permit: C-22-002 and Site Plan Review: SP-21-001 – Dairy Queen,
Location: 5111 East Viking Boulevard
Applicant: Fourteen Foods, LLC
Owner: D7 Wyoming, LLC
Property ID Number: 21-00020.00

Kim Lindquist, WSB, explained the request for a CUP and Site Plan Review. She noted that the plans are to remove the existing structures and construct a new 3,100 square foot Dairy Queen with 68 seats inside and 26 patio seats as well as a drive-thru. She reviewed the parking requirements and noted that the area to the west is paved but not striped and could potentially be used as an overflow area or a place for a large vehicle or someone hauling a trailer could park.

She stated that one of the conditions of approval is that if the City witnesses congestion on the site that they will ask the applicant to stripe that overflow area. She stated that there is hard surface over and above the Shoreland District requirement of 25% but noted that the new construction slightly reduces the hard surface on the site. She noted that there are a few issues with the project including the architecture because a significant amount of the building is the EIFS material which is considered a Class 3 material and the requirement is for 65% of Class 1 materials and no more than 35% to be Class 2 or Class 3 materials. She stated that there will need to be some modification of those materials in order to bring it into compliance. She noted that there is a cross access easement with the property to the south which is currently a large, open, paved area so there may also be some parking of Dairy Queen customers on that property as well. She stated that the other issue that was raised in the staff report deals with the eastern entrance, curb cut, and drainage. She stated that following a conversation with the applicant they have indicated that they will just remove that curbing which will remove one of the primary engineering concerns. She stated that they are planning to keep those engineering concerns in the recommendation because there are other minor fine points that will be needed. She noted that they are planning to bring the landscaping and utilities into compliance and will see significantly more plantings and screening of the trash enclosures. She explained that the proposal is just a general upgrading of the site to be more consistent with existing regulations and more complementary to new construction in the area. Staff recommends approval with the conditions as noted in the staff report.

Chair Lobermeier asked about the status of the underground tanks.

Building Official Weck stated that he believes that had been completed last week.

Chair Lobermeier stated that he would assume then that this should include continued compliance in terms of tank removal of remediation that may be necessary.

Ms. Lindquist explained that staff did not specifically have that laid out in the plans so they could be something that is added.

Justin Kraus, Fourteen Foods, stated that they have had this store since 2008 and noted that they had originally been leasing the property and then went through the bankruptcy with the former gas station. He stated that at that time they were able to purchase it and have come up with plans for this project. He explained that since the pandemic, they have seen drive-thru business increase to become more than 75% of their business, so for this store, they are planning a double drive-thru, which will be the first of its kind in Minnesota. He stated that their concept for the building is what they are calling 'Next Gen' and noted that it will be about 30 feet narrower than the existing building. He gave an overview of their kitchen practices and the cold wells for ice cream to help speed up the service and stop the ice cream from melting.

Chair Lobermeier asked about the EIFS building materials that are planned.

Mr. Kraus displayed the different material and explained the proposed color scheme. He stated that he believes they will be able to address the concerns raised in the staff report by incorporating things like wainscoting and stone.

Chair Lobermeier asked about the western portion of the site where they are leaving the pavement because it seemed odd to have a nice new store and then leave the older asphalt in place.

Mr. Kraus stated that they will most likely add an overlay on top of the existing asphalt.

Chair Lobermeier asked about the timber retaining wall along the west side of the property.

Mr. Kraus stated that he and Nick Johnson came to the City earlier today in order to take a look at the wall. He stated that it is currently constructed with railroad ties and they are taking a look at ways to try and clean that up a bit. He noted that at the very least they plan to do something

to reinforce the wall.

Chair Lobermeier noted that due to its age, he believes it would be worth the time and effort to take a closer look at the wall.

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

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

There was no public comment.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO CLOSE THE PUBLIC HEARING AT 7:26 PM.

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

Chair Lobermeier asked how long the turn-around time would be between demolition and reconstruction.

Mr. Kraus stated that it typically takes about 100-110 days to rebuild, but noted that it could take longer due to weather. He noted that they also own the stores in Lino Lakes and Centerville, so the employees can transfer to those locations during the construction process.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT C-22-002 AND SITE PLAN REVIEW SP-21-001 FOR DAIRY QUEEN LOCATED AT 5111 EAST VIKING BOULEVARD, FOR FOURTEEN FOODS, LLC, OWNER D7 WYOMING, LLC FOR PROPERTY ID: 21-00020.00, WITH THE CONDITIONS AS LISTED IN THE STAFF REPORT.

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

Building Official Weck explained that this item would come before the City Council on Wednesday, August 3, 2022, due to National Night Out festivities on Tuesday.

NEW BUSINESS - NONE

OLD BUSINESS:

3. Comprehensive Plan Update Draft Review

Building Official Weck explained that one of Planning Consultant Zweber's major comments was regarding the official maps and he recommended that the City not do an official map. He gave an overview that explained Planning Consultant Zweber's concerns with relation to 'taking'.

Chair Lobermeier stated that he did not think it would be a 'taking' issue and would just be the City trying to reserve areas for future plans such as a street or a water treatment plant. He stated that there is language in the Comprehensive Plan that takes about an official map as a tool which he would like to see remain because it, to him, is just talking about an implementation tool.

Building Official Weck stated that from reading the Statute, if they were to build a building without a permit in that area then they would be out of luck. He stated that if they applied for a permit in the area that the City is reserving, that building permit would be denied. He stated that they could then appeal it and the City could decide whether or not to issue the permit. He stated that the 'taking' was his own thinking because if he denies the permit and the City denies the appeal they cannot build on the property which to his mind seemed like a 'taking'.

Chair Lobermeier noted that he was not a fan of kicking the can down the road, but if the Comprehensive Plan is approved with that language included, he feels it just represents one way for the City to identify what they think is going to happen and preserve the ability to actually do it. He reiterated that he would like to keep language unless it was deemed to be problematic. He suggested that during the final review of the Comprehensive Plan the Commission determine if they are advocating for an official map and if its inclusion makes the Plan stronger or weaker.

Building Official Weck stated that the figures are pretty small and believes in the final version they will be incorporated into the body of the document.

Chair Lobermeier asked about the numbers referenced Figure 13 and noted that nothing had been included in the legend and suggested that information be added. He stated that he did not feel Figure 9 helped much at all because it was too small.

Building Official Weck noted that once the Commission has approved a rough draft of the Comprehensive Plan, the City would then get the final 'pretty' document from WSB and schedule a public hearing. He noted that there had also been discussion about holding an all boards meeting prior to the public hearing to make sure everyone was on the same page.

Chair Lobermeier stated that he would like to schedule approval of the rough draft at the next Commission meeting and set a date for an all boards meeting.

Commissioner Naumann asked about the difference between an official map and a usage map.

Chair Lobermeier explained that a usage map would be what Building Official Weck had referred to as 'land use' and an official map would be the procedural process that the State Statute goes through. He stated that the official map did not have to cover the whole City and could just be something for road right-of-way or showing where a freeway will go through a community so it becomes sort of an appendage.

Building Official Weck gave a brief explanation of what maps he uses when he gets a call from someone interested in development of various properties to explain to them what the possible uses are for the parcels. He stated that once the Comprehensive Plan is adopted, the City will then have to start the process of rezoning everything on the map that isn't currently included in the map.

COMMUNICATIONS:

4. Planning Commission Member Recommendation – Dan Iverson – 25675 Goodwin Road

Chair Lobermeier stated that Mr. Iverson appears to have great qualifications to serve on the Commission.

Dan Iverson addressed the Commission and noted that he has been in the corporate world for a number of years and is attempting to downshift into a reduced schedule before he officially retires. He stated that he would like to use that extra time in order to use his talents and skills working with the Planning Commission.

MOTION BY COMMISSIONER LOBERMEIER SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF APPOINTING DAN IVERSON TO SERVE ON THE PLANNING COMMISSION.

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

UPDATES:

Zoning Administrator Weck stated that at the next meeting, in addition to the Comprehensive Plan rough draft, there will also be an agenda item for Site Plan Review for Gregory Contracting.

City Administrator Linwood stated that a draft Master Park Plan will be shared with the Park Advisory Commission and the Council next week.

Chair Lobermeier asked if there needed to be a quick review of the parks section of the Comprehensive Plan to ensure there are not inconsistencies.

Zoning Administrator Weck explained that he did not think there should not be conflicts because they have been reviewing it.

City Administrator Linwood stated that he agreed, but noted that there would be time to take a look and make sure they are consistent.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE JULY 26, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:53 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	8/3/2022
FROM:	Kim Lindquist, City Planner Fred Weck
RE:	Site Plan Review,
APPLICANT:	Piper Properties, LLC Gregory Contracting, Inc.
PROPERTY:	R.21. 10712.10
FILE NO.:	SP-22-002

OVERVIEW

Piper Properties, LLC (“Applicant”) has requested a site plan review to construct a new 6,308 square foot office building on their property at 7310 Lake Boulevard (*this address will change to a Hazel Avenue address when the building permit is applied for and the driveway entrance is known*). The new building would be leased to Gregory Contracting, Inc. The parcel currently abuts County Road 8 to the south and Hazel Avenue to the east and is presently vacant. In the future, with the changes to Hwy 8, the road configuration around the site will change. The site was rezoned and reguiderd from residential to commercial in early 2022.

The applicant’s proposal is to build an office building, which includes some storage and showroom space, on the southwest portion of the parcel. The proposed building will have two different parking areas serving the main structure – with both lots accessible through separate access points from Hazel Avenue. The plans also reference a future building that would be located on the northeastern portion of the parcel that is scheduled for a future equipment storage building. While included in the site plan, there are several issues associated with the storage building, or additional information is needed which would preclude approval at this time. A separate site plan approval will be required prior to its construction.

In addition, plans illustrating site grading, storm sewer and access are provided. Given the property location the plan must meet both C-Commercial District standards and Highway 8 Overlay District Regulations. Unfortunately, the site plan does not comply with ordinance setback standards for front yard setback from Hwy 8 for the parking and principal structure and the side yard setback for a principal structure adjacent to a residential district. Three variances are required for the project as proposed.

STAFF RECOMMENDATION

Based on review of the request and the standards for approval, staff is recommending approval of a site plan for the new Gregory Contracting, Inc. office building at 7310 Lake Boulevard subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.

2. The Applicant shall revise the building elevations to comply with the ordinance exterior materials requirements Sec. 40 – 451 (2), including reduction of Class II or III materials to below 35%.
3. The Applicant shall submit a lighting plan that complies with all standards in ordinance lighting requirements Article VII, Division 15, including turning off site lighting, except for security lighting one (1) hour after closing.
4. The Applicant shall revise the site plan to increase the number of stalls to bring it into compliance with the ordinance required standard.
5. Any signage on site will require a separate sign permit (s).
6. Any future building construction on the site will require a separate site plan review and permitting from other regulatory agencies. Information such as building materials, site parking, and traffic generation are required prior to approval of the storage building, along with final site plans.
7. The Applicant shall revise parking area locations to comply with setback requirements Sec. 40 – 255 (5), for the west side property line that is adjacent to a residential district.
8. The applicant revise the landscape plan to be in compliance with the ordinance standards as required for the proposed principal structure without the equipment storage building.
9. The Applicant apply for required setback variances and receive City approval.
10. The Applicant address all engineering comments provided to the applicant.

STAFF REVIEW

Site Plan Review

The subject property was recently rezoned and reguided to C-Commercial District in Spring 2022, and it is not currently developed. The zoning and surrounding uses are as follows:

North – R2–Rural Residential II District; low-density housing.

South – Hwy 8, C-Commercial, A-Agriculture, and R1-Rural Residential I Districts. Light commercial use and low-density housing.

East –R2-Rural Residential II; low-density housing and agricultural uses.

West –R2-Rural Residential II District; low-density housing.

The applicant is proposing that the lot will serve as a newly constructed office space with a public showroom and warehousing space. Office buildings are a permitted use in the Commercial District. This parcel is not located within either the Shoreland or Floodplain Districts, however, is located within the Highway 8 Overlay District. The site is unusually shaped, a triangular shape, and therefore the site plan is being evaluated with one front yard and two side yards. The following table summarizes the regulations associated with the site, noting the Commercial District requirements standards:

Zoning District	<u>C- Commercial District</u>	<u>Proposed</u>
Lot Width	200 feet	351 feet (existing condition)
Lot Size	2.5 acres (minimum)	2.0 acres (existing condition)
Front Yard Setback	150 feet from right-of-way of Trunk Highway 8 for principal structure and parking	115 feet* principal structure, 48' for parking *
Side Yard Setback (west)	20 feet (principal building), 20 feet (parking area)(adjacent to residential districts)	20 feet and 10 feet*
Side Yard Setback (east)	20 feet (principal building), 20 feet (parking area) (adjacent to residential districts)	139 feet, 89 feet
Building Height	45 feet (four stories) maximum	27 feet
Impervious Surface	75% (maximum)	28.6%

*variance from the front yard principal structure setback and front yard parking setback and west side yard parking setback is required

Architecture

The proposed one-story building is residential in character with a pitched roof. The building footprint is 94'x62' with a small vestibule at the southern main entrance and 435 square feet of mezzanine space and unoccupied attic space. The provided floor plan indicates eleven offices with showroom and storage, along with break room, restrooms, conference room and reception area. A deck and paver patio is also proposed along the south and southwest side of the building.

Property developing in the Commercial District must adhere to the architectural standards and exterior materials contained in Division 5 Architectural Standards, Section 40-451(2). As part of these standards, commercial structures must be composed of at least sixty-five percent (65%) Class I materials; and not more than thirty-five percent (35%) percent Class II or Class III materials. The building elevations provided indicate that lap siding will be used exclusively on the north, west, and east elevations. The south, or front elevation will include 40% lap siding, 39% stone veneer, and 19% cedar wood shakes. Therefore, the building will have over 35% of the exterior covered in fiber-cement exterior lap siding, a material that is classified as a Class III material. A recommended condition of approval requires modifications to the building elevations to comply with the ordinance exterior materials standards.

Other standards are met by having a consistent architectural expression on all sides of the building and being compatible with its surroundings.

Landscaping

City standards require landscaping with a combination of overstory trees, understory trees, and shrubs within one year following the completion of development. The site must have a minimum of one overstory tree and two understory trees per 1/10 acre of land not being used for structures or parking, which will require at least 12 overstory trees and 24 understory trees. As currently proposed, the site plan does not meet these minimum requirements as 7 overstory trees and 14 understory trees are provided. Proposed trees meet all size and height requirements as shown on the plant schedule. All site areas not covered by buildings, sidewalks, parking lots, driveways or similar hard surface materials must be covered with plantings or an equivalent groundcover – excluding site areas that are preserved in a natural state. The landscaping plan illustrates compliance with this standard. only if future development is considered. When the equipment storage building is reviewed, the landscape plan should be modified.

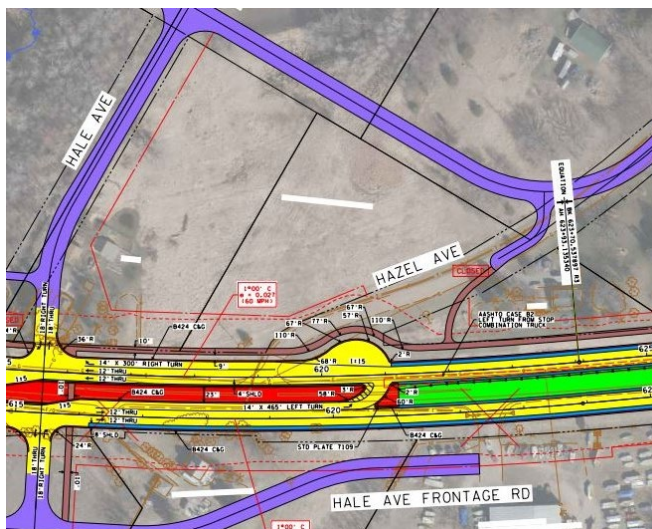
Proposed privacy fences on both the west and east property lines are consistent with minimum screening requirements as they both at least 6 ft tall and screen the property from adjacent residential uses. Screening standards also require a fully enclosed gate surrounding any trash storage facility and the site has a planned trash enclosure to the northwest of the main structure that meets this standard.

No additional tree removal is proposed to occur.

Roads, Traffic, and Access

The proposed development would create two new access points on Hazel Blvd. Currently Hazel Avenue is the only option for access to the site. In the future, Hwy 8 will be reconstructed, and local roads reconfigured, eliminating direct access to Hazel Avenue from Hwy 8 as shown below.

Comments from MNDOT and the Chisago County Public Works Director were not received at the time of completion of this report.



Drainage/Natural Resource/Wetlands

The site is within the Comfort Lake – Forest Lake Watershed District (CLFLWD) and permitting is required through the CLFLWD. The site has obtained conditional approval from CLFLWD. Based on the proposed disturbance area being over an acre, a NPDES permit is also required. There is no floodplain in the area so no floodplain permitting is required. The site is proposing to meet all stormwater management requirements through the use of two filtration basins onsite connected with an equalizer pipe. The basins are being designed and sized for the impervious proposed currently, and for 0.34 acres of future impervious planned onsite. The site is not currently meeting the City's 2-foot freeboard requirement with respect to the adjacent building; the design will need to be updated to meet the City requirement. Drainage and utility easements are required over stormwater management facilities and a stormwater maintenance agreement will be required. Additional comments on the drainage design have been provided to the applicant and should be addressed as the project moves forward. While the stormwater plan meets current standards and is sized for the principal structure plus future equipment storage building, the property owner will have to obtain appropriate permits for the storage building as part of the site plan review in the future.

Utilities

City sewer and water are not available in the area of the proposed site. There are several plumbing fixtures shown as part of the proposed floor plan of the building including bathrooms as well as sinks in the break and maintenance rooms. The applicant will need to provide details and show on the Utility Plan Sheet how the building will be served on-site by well and septic system.

Parking

The proposed development contains both office, mezzanine and storage space for a total of 6304 square feet of office space. The parking standard for office space is 1 stall/250 square feet meaning 25 parking spaces are required for the project. As shown, the site plan depicts 18 parking stalls, 7 short of the ordinance requirement. In reviewing the floor plans, a portion of the building is dedicated to storage and showroom. The presences of storage and showroom may, in actuality, reduce the parking demand at the site as compared to the parking demand if the entire building was dedicated to an office use. There is the opportunity for the addition of 2 to 3 stalls along the east side of the building and those should be added to the plan.

As noted, the site plan shows the addition of an 8,400 square foot storage building. Under the ordinance regulations the addition of that building will further bring the site out of compliance with the ordinance parking requirements. When the property comes forward for the new storage facility, they should work to address parking concerns either by increasing the amount of parking on site or providing additional information about the operations of the property to ensure all parking demand can be met on the property. There is no room for on-street parking in this area.

As noted, the parking standards for the office building are not met by the current site plan. Modifications can be made to reduce the deficiency within the proposed site plan footprint,

but additional stalls would have to be placed where the future storage building is to meet the ordinance requirements. Staff is recommending the addition of the new stalls adjacent to the building. Further a condition of approval requires additional stalls be added in the northeast, on the site of the future storage building, if the city notes parking needs on the site. This may prevent approval of the storage building, unless the storage building provides parking for vehicles already coming to the site and does not increase the overall future parking demand.

All proposed parking spaces have the required 9 feet of stall width, and they meet the stall depth and minimum aisle width requirements based on the specific angle of each parking spot.

Lighting

As part of the site plan review, the applicant must illustrate adherence to all ordinance performance standards including lighting standards. Lighting standards require that any development cannot have a light intensity that exceeds 1 foot candle on the right-of-way line of a public street or a residential property. Also, light fixtures may not be taller than 25 ft, to limit potential spillover lighting on public streets. Lighting location performance standards state that light fixtures must be setback a minimum of 10 ft from a street right-of-way and 5 ft from interior and rear lot lines. Furthermore, there shall be no light fixtures on the roof of the building. A recommended condition of approval requires submittal of a lighting plan that meets these ordinance regulations.

Highway 8 Overlay District

Chapter 40; Article VI, Division 14 of the City of Wyoming's municipal code outlines the requirements for any use within 500 ft of either side of Highway 8 ROW. Because the entire parcel is within this overlay zone, all buildings, parking areas, and other structures in the site plan must be setback at least 150 ft from the Highway 8 ROW. This standard prompts the need for two variances for the structure and southern parking area.

Variance Review

Section 40-120(5) outlines the criteria for granting a variance to provide relief to the landowner. The current proposal requires a variance from the Hwy 8 setback standards for the building and parking lot and the west side parking setback. Staff notes that with modifications to the site plan, the applicant can meet the 20' setback for parking when adjacent to a residential district. The applicant should submit for the necessary variances to facilitate approval of the project.

Site Plan Review Standards

In accordance with Sec. 40 – 86, the following criteria shall be met during the site plan review application process:

- (1) Consistency with the various elements and objectives of the City's long-range plans, including, but not limited to, the Comprehensive Plan;
- (2) Consistency with the purposes of this Code;

(3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;

(4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;

(5) Creation of a functional and harmonious design for structures and site features including;

(a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;

(b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;

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

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

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

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

These standards are met.

Next Steps

The City Council will review the Planning Commission's site plan review at the next regularly scheduled meeting. Variances are still needed for the current site plan.



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

SITE PLAN REVIEW
LAND USE APPLICATION

A site plan review application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 7310 Lake Blvd

Applicant(s) Information:

Name(s) Richard A. Gregory Jr./Piper Properties LLC Home 651-206-2853
Address 23090 Havelka CEN Work 651-213-0668
City Forest Lake State MN Zip 55025 Email dj@gregorycontracting.com

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

Name(s) _____ Home _____
Address _____ Work _____
City _____ State _____ Zip _____ Email _____

Owner(s) Signature(s) RAG Date 07/12/2022

Legal description of property: _____

Property Identification Number: R21.10712.10 Present zoning: Commercial

Present use of property: Land

Proposed use of property: Business

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

- A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
 - The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document.
 - Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in.
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26.
 - Lighting Plan in accordance with Article VII, Division 15.
- A letter explaining the proposed use and how it will be operated.
- Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance.
- Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
- The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
- Any other information deemed necessary by the Zoning Administrator or Planning Commission.

Signature of applicant(s) [Signature] Date 07/12/2022

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. All of Article V, Division 4, Site Plan Review is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

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

Application # SP22-002 OFFICE USE ONLY Date Application Received 7/18/22
Date Complete Application Received 7/18/22 60 Days 9/16/22 By: [Signature]
Fee \$220.00 + Escrow \$1,000.00 Date Paid 7/18/22 Check # 4070

City of Wyoming

This letter is in regard to the property located at 7310 Lake Blvd. Piper Properties LLC is the owner of the property and Gregory Contracting will be leasing the property. Gregory Contracting will have its offices at this location including a showroom. Gregory Contracting's operations will be run out of this building. A future building for operations is cited in the plans also.

Date: July, 12th 2022

Thank you,
Richard Gregory
Owner: Piper Properties, LLC
Owner: Gregory Contracting, Inc.
23090 Havelka Ct., Forest Lake, MN 55025
651-206-2853

CERTIFICATE OF SURVEY

NEWSTRAND
ADDITION
LOT 2
BLOCK 1

IVANSKI 1
2
BLOCK 1

SEC. 34

SW 1/4 - NW 1/4
TWP. 33

PROPERTY DESCRIPTION:(per Warranty Deed Doc. No. A604532)

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Thirty-four (34), Township Thirty-three (33), Range Twenty-one (21) West, lying northerly of the northerly right-of-way line of Lake Boulevard (also known as Trunk Highway 8) and lying northwesterly of the northwesterly right-of-way line of Hazel Avenue (formerly known as Trunk Highway No. 98), EXCEPTING THEREFROM the West 267 feet thereof, Chisago County, Minnesota.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
- Total Acreage of the property is 77,733 Sq. Ft. or 1.78 Acres.
- No address has been assigned to the property. PID No. 21-10712.10.
- The subject property is zoned R3 - Single Family Residential and Highway 8 Overlay District(per City of Wyoming Zoning Map.)
Building setbacks: (per City of Wyoming City Code)
Front : 30 feet from local street /150 feet from the ROW line of U.S. 8*
Rear : 35 feet
Side : 10 feet

*Minimum building setback on U.S. 8 per Highway 8 Overlay District
Building setbacks may be subject to interpretation.
- The field work was performed on February 8th, 2022.

LEGEND

- ROAD MARKER SIGN POST

Y GUY ANCHOR

● GUY POLE

⊥ SIGN SINGLE POST

⊂ ELEC POLE

□ TV

□ TV PEDESTAL

✕ MAILBOX
- SECTION LINE

SIXTEENTH LINE

LOT LINE

RIGHT OF WAY EXISTING

CENTER LINE

BOUNDARY LINE

LOT LINE PROPOSED

EASEMENT LINE

BUILDING SETBACK LINE

OHE OVERHEAD ELECTRIC

OHC OVERHEAD GUY WIRE

GRAVEL SURFACE

BITUMINOUS SURFACE

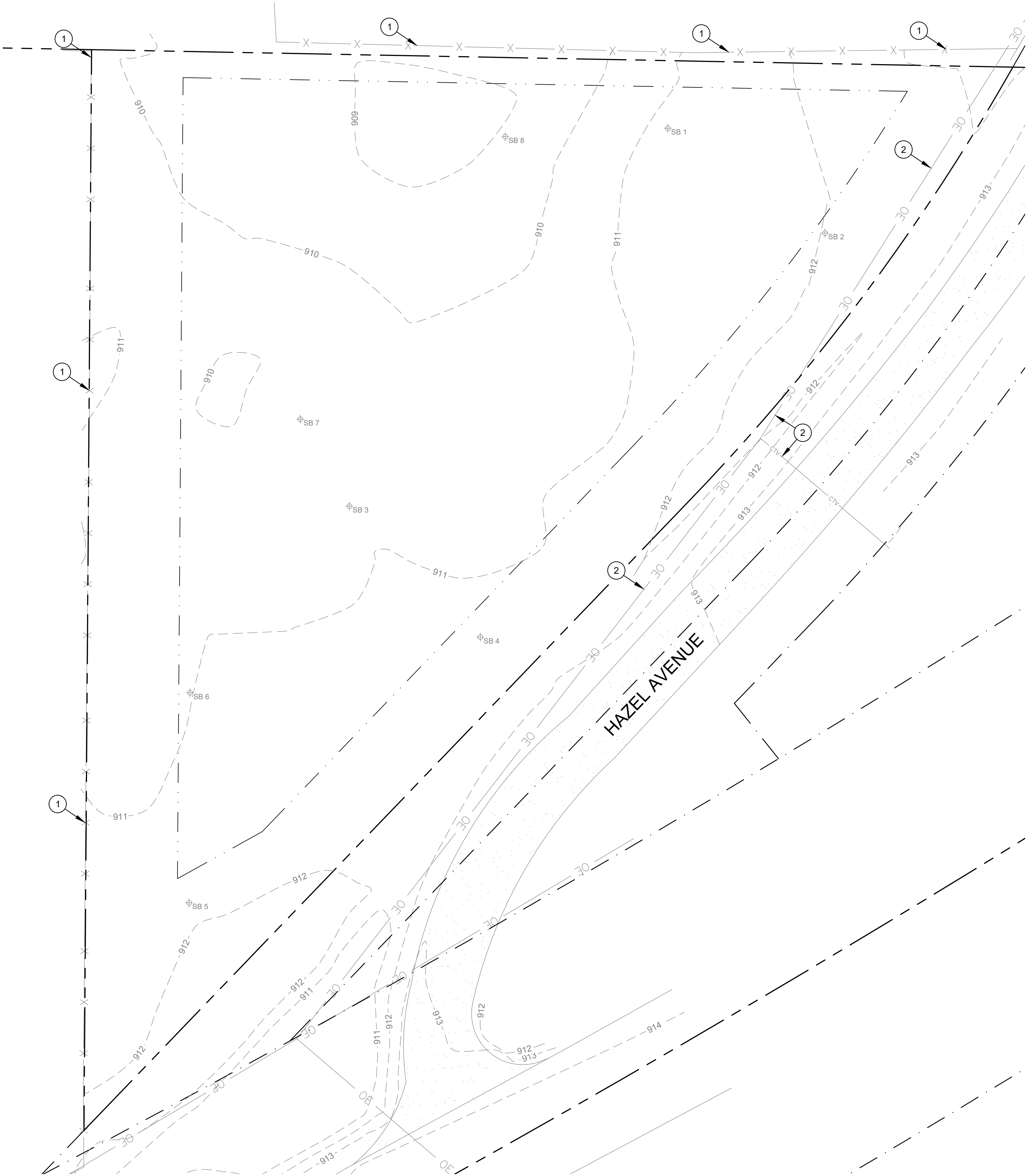


● = DENOTES FOUND 1/2" IRON PIPE MONUMENT W/CAP MARKED 13590 UNLESS OTHERWISE SHOWN

DATE:	February 18, 2022	DATE:		AMENDMENTS		BY:	PREPARED FOR: GREGORY CONTRACTING LLC
SCALE:	AS SHOWN						I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY:	JMM						
CHECKED BY:	SMK						Shawn M. Kupcho L.S.
FILE NUMBER:	2022-10177						DATE: 2/18/22 LIC. NO. 49021

© 2022 WIDSETH SMITH NOLTING & ASSOCIATES, INC.


ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS



SYMBOL LEGEND

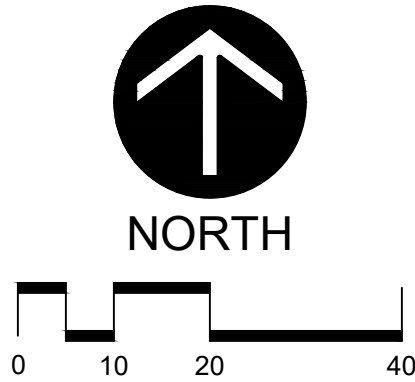
- APPROXIMATE SOIL BORING LOCATION
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

DEMOLITION NOTES

- Verify all existing utility locations.
- It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
- Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
- Sawcut along edges of pavements, sidewalks, and curbs to remain.
- All construction shall be performed in accordance with state and local standard specifications for construction.

KEY NOTES

- PROTECT FENCE DURING CONSTRUCTION.
- PROTECT UTILITIES DURING CONSTRUCTION.



2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION

Larson Engineering, Inc.
3524 Labor Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsengr.com

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I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

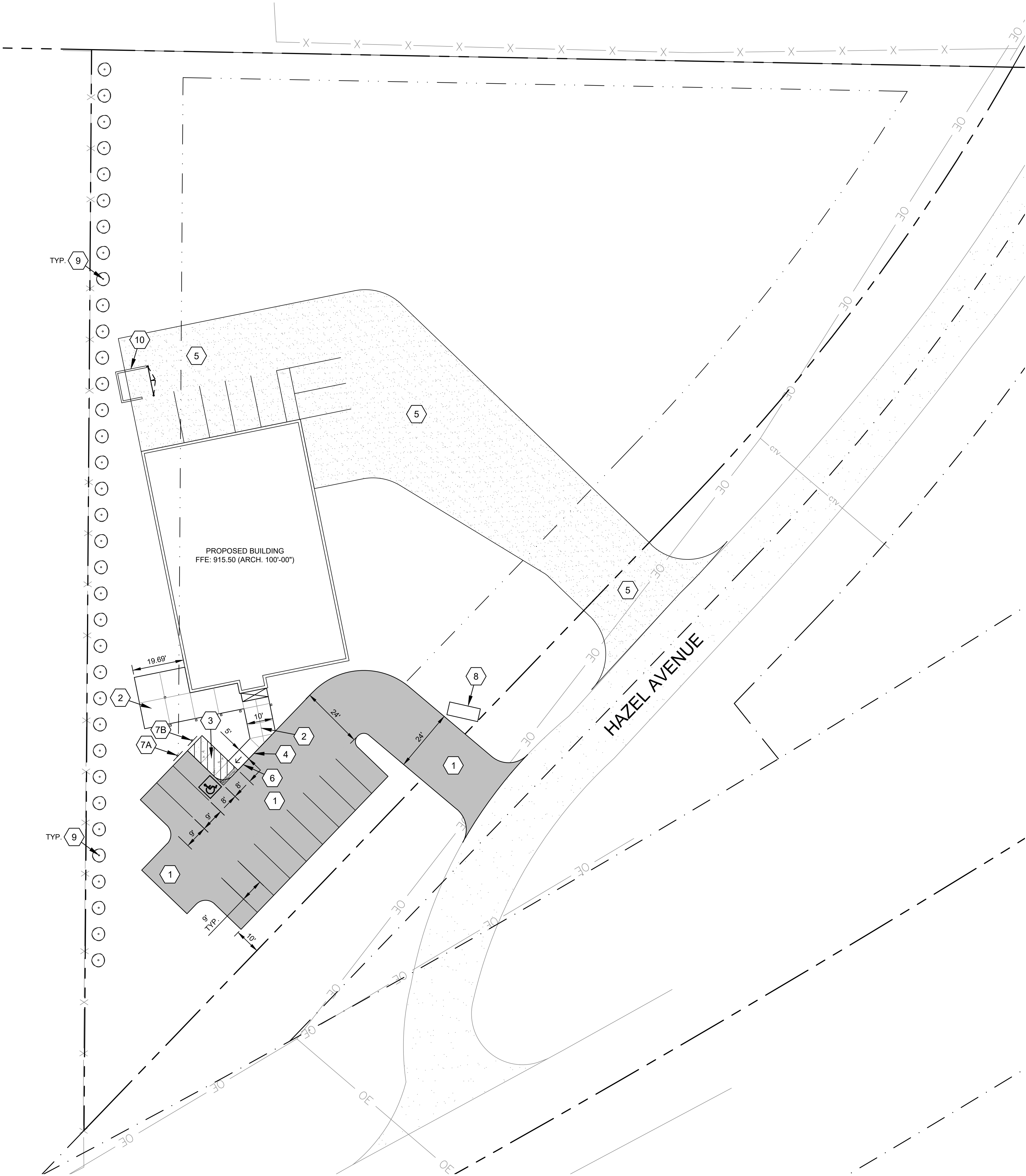
First M. Last, P.E.
Date: 05.23.2022 Lic. No.: 25520

REVISIONS:		
No.	Description	Date

GREGORY CONTRACTING LLC

**HAZEL AVENUE
WYOMING, MN**

C100
DEMOLITION PLAN



SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT
DETAIL 1/C500
- NEW CONCRETE PAVEMENT*
DETAIL 2/C500
- NEW HEAVY-DUTY CONCRETE PAVEMENT*
DETAIL 3/C500
- NEW GRAVEL SECTION
DETAIL 5/C500
- NEW STOOP
SEE STRUCTURAL/ARCHITECTURAL
- PAVEMENT MARKINGS

*JOINT PATTERN FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR JOINT SPACING REQUIREMENTS

KEY NOTES

- 1 NEW BITUMINOUS PAVEMENT, DETAIL 1/C500
- 2 NEW CONCRETE PAVEMENT, DETAIL 2/C500
- 3 NEW HEAVY-DUTY CONCRETE PAVEMENT, DETAIL 3/C500
- 4 NEW THICKENED EDGE CONCRETE, DETAIL 4/C500
- 5 NEW GRAVEL SECTION, DETAIL 5/C500
- 6 NEW ACCESSIBLE RAMP, DETAIL 6/C500
- 7 NEW PARKING SIGN AND POST, DETAIL 7/C500
 - A ADA PARKING
 - B ACCESS AISLE
- 8 NEW SIGN, SEE ARCHITECTURAL
- 9 NEW PLANTING, SEE ARCHITECTURAL
- 10 NEW TRASH ENCLOSURE, SEE ARCHITECTURAL

2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION

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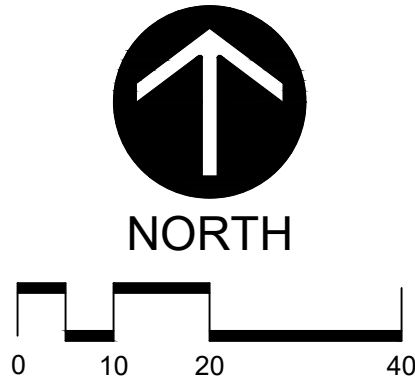
Thomas J. Vukobrat
First M. Last, P.E.
Date: 05.23.2022 Lic. No.: 25520

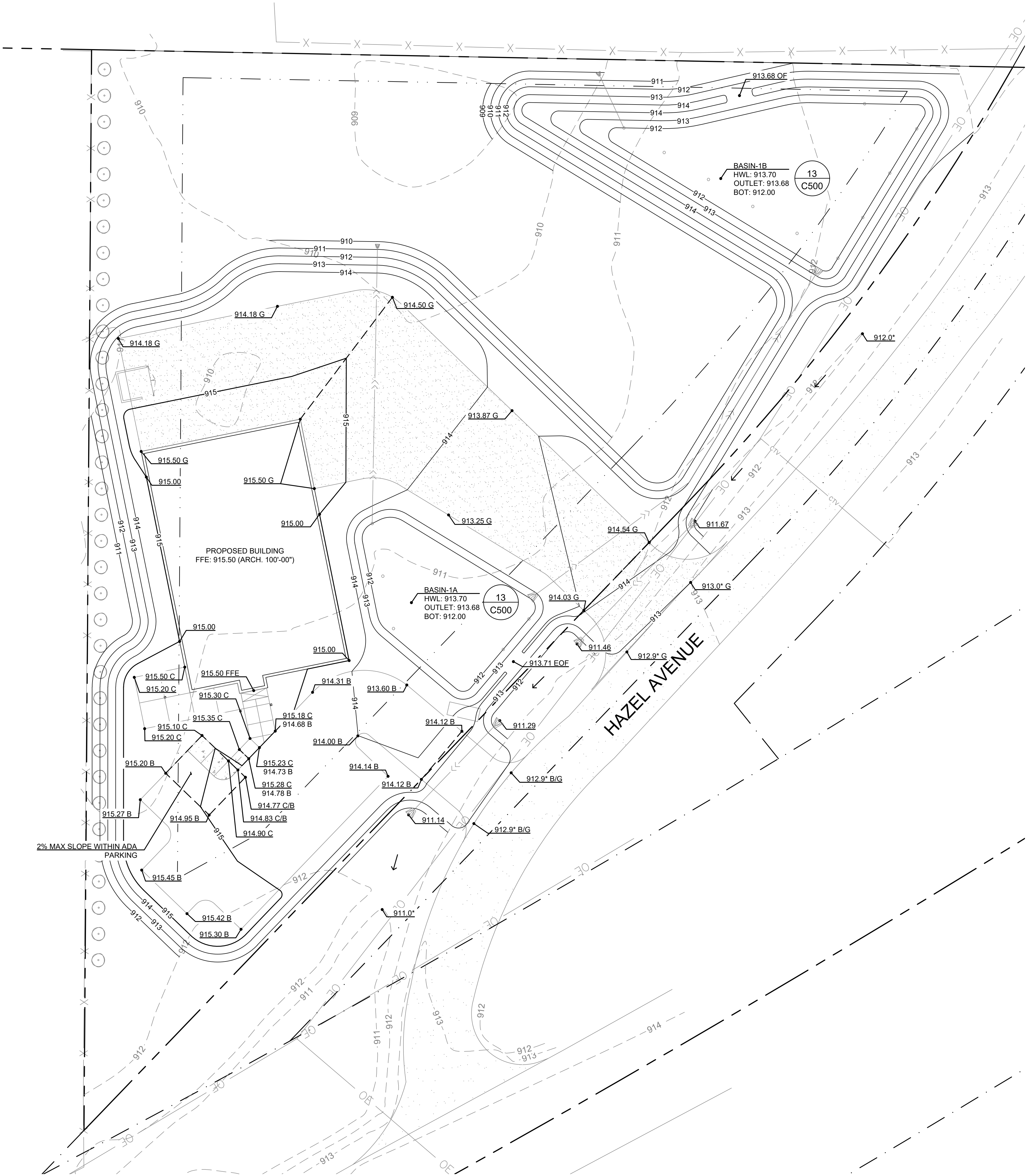
REVISIONS:		
No.	Description	Date

GREGORY CONTRACTING LLC

**HAZEL AVENUE
WYOMING, MN**

C200
PAVING PLAN





SYMBOL LEGEND

- 950 --- EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 --- PROPOSED CONTOURS - MINOR INTERVAL
- - - - - GRADE BREAK LINE
- 2.0% GRADE SLOPE
- SPOT ABBREVIATIONS:
 - B - BITUMINOUS
 - C - CONCRETE
 - G - GRAVEL
 - EOF - EMERGENCY OVERFLOW
 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

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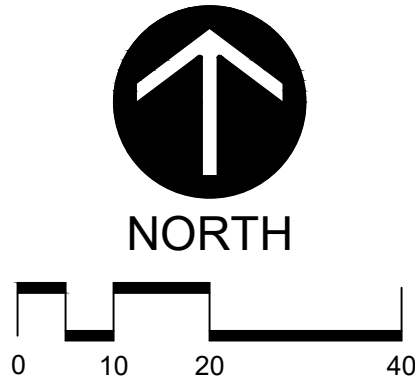
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No.	Description	Date

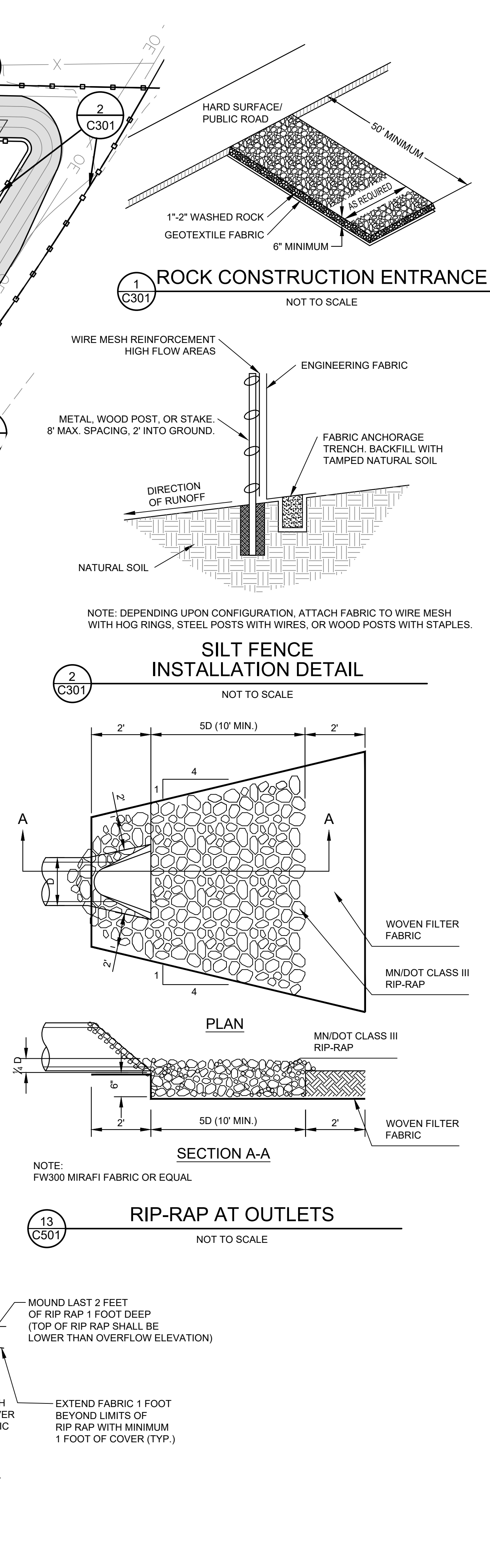
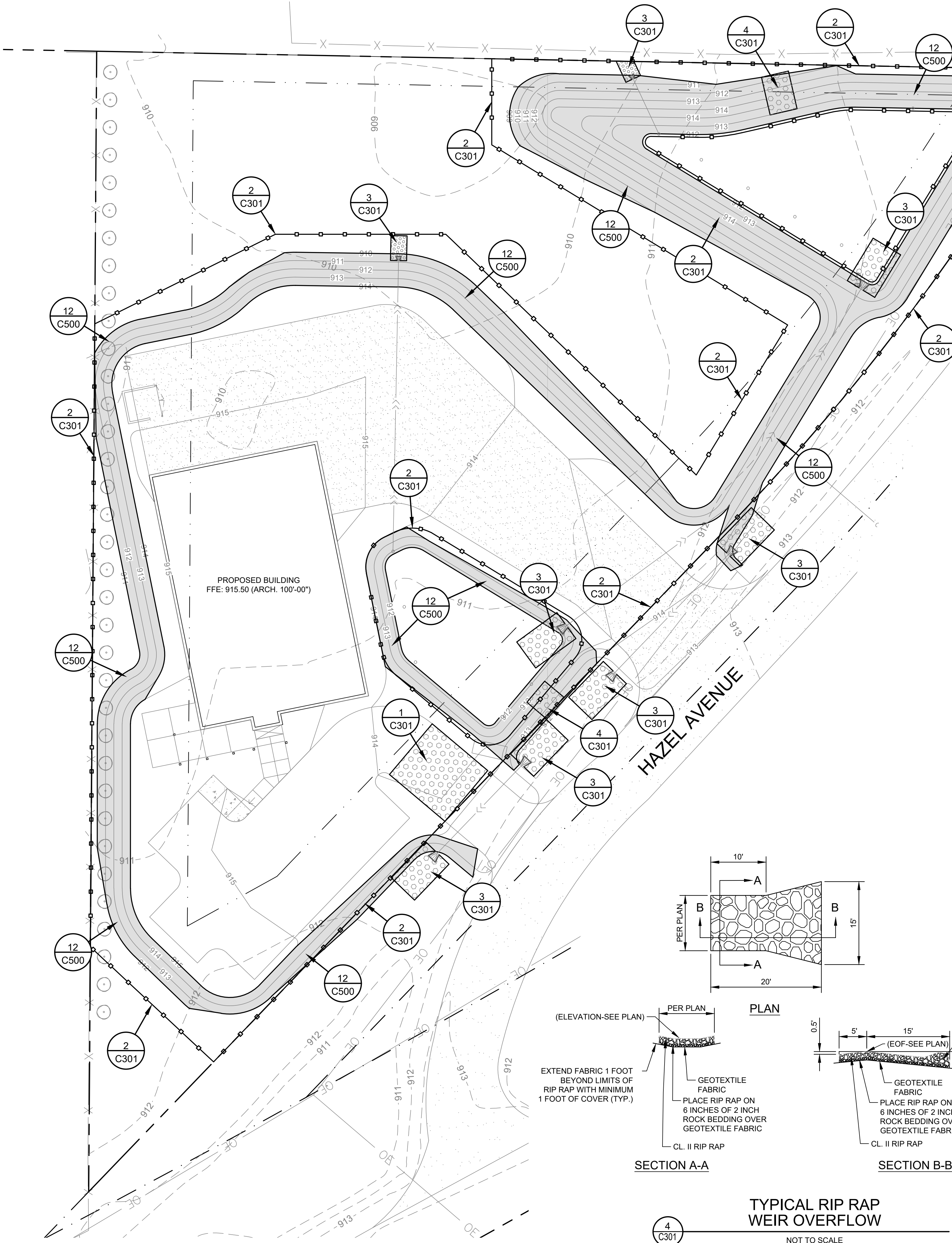
2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION

GREGORY CONTRACTING LLC

HAZEL AVENUE WYOMING, MN

C300 GRADING PLAN



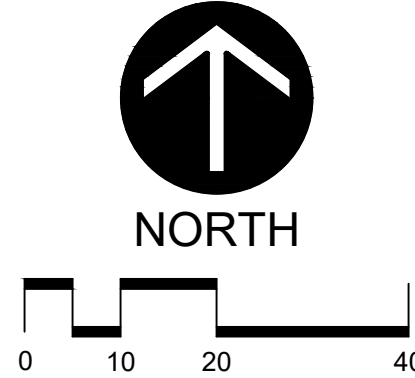


SYMBOL LEGEND

- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- CONCRETE WASHOUT STATION (LOCATE DURING CONSTRUCTION)

EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 7 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All filtration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the filtration area and these areas are protected from compaction due to construction equipment driving across the filtration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.



2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION

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Thomas J. Vukobratovic
First M. Last, P.E.
Date: 05.23.2022 Lic. No.: 25520

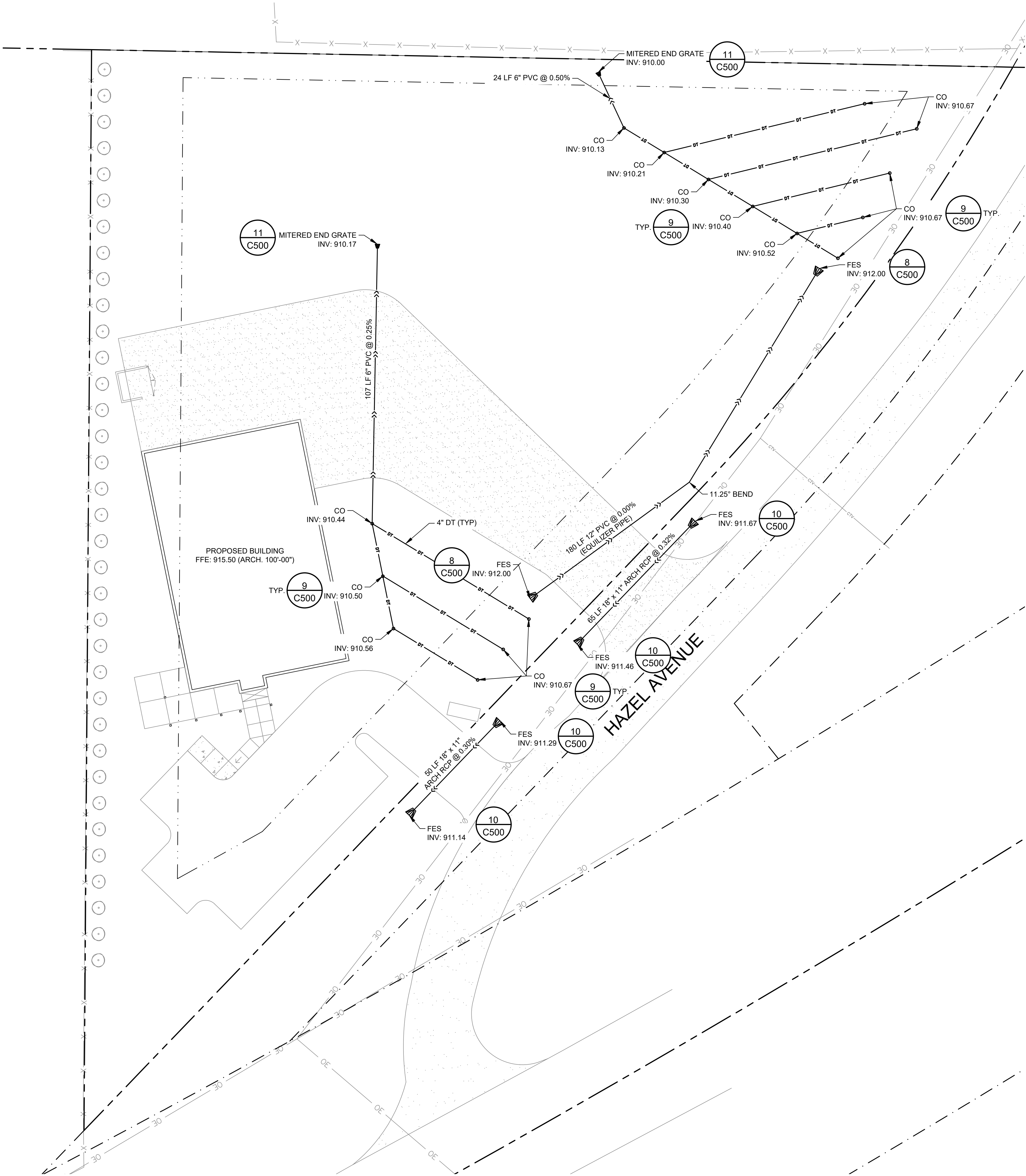
REVISIONS:

No.	Description	Date

GREGORY CONTRACTING LLC

HAZEL AVENUE WYOMING, MN

C301
EROSION CONTROL PLAN



SYMBOL LEGEND

- FLARED END (FES)
- STORM SEWER PIPE
- DRAINTILE PIPE

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- See Project Specifications for bedding requirements.

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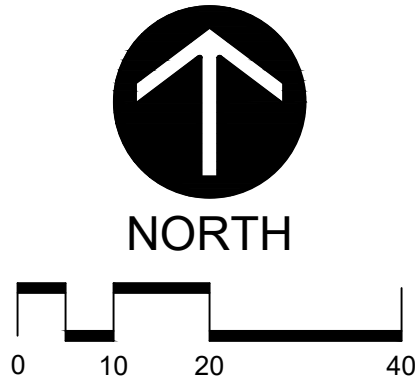
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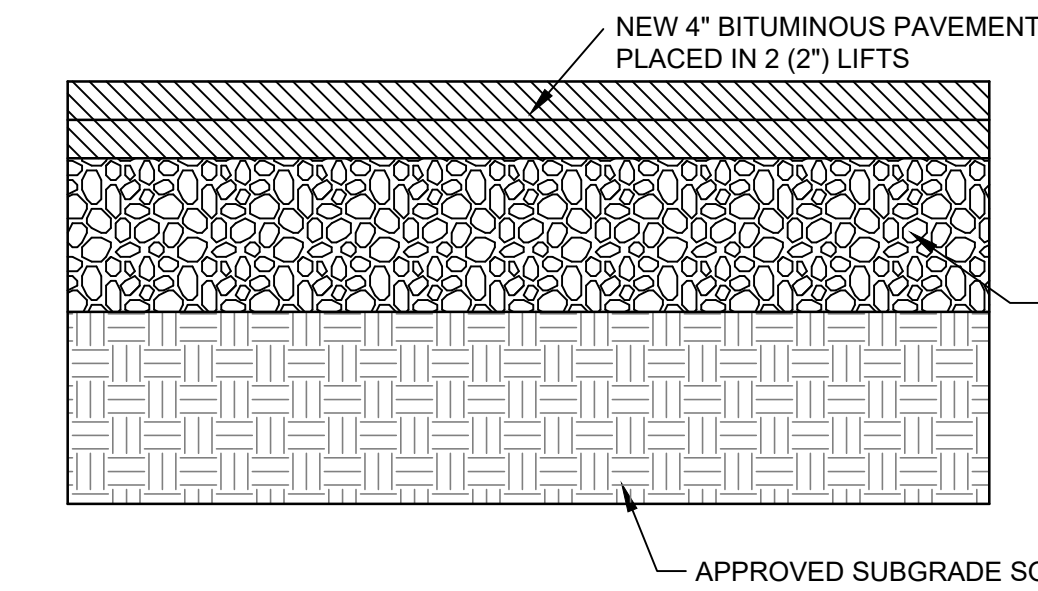
2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION

GREGORY CONTRACTING LLC

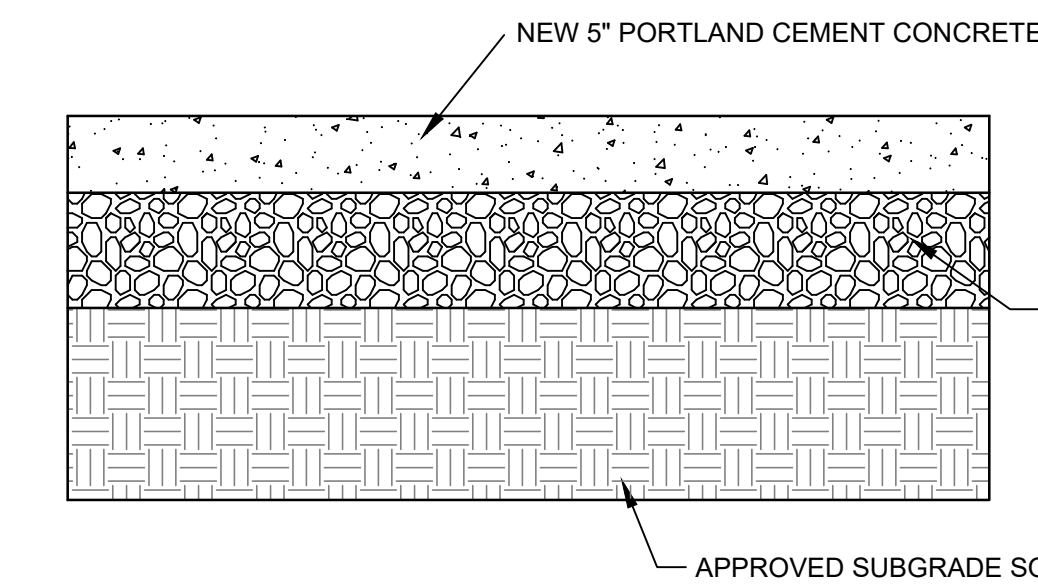
HAZEL AVENUE WYOMING, MN

C400
UTILITY PLAN

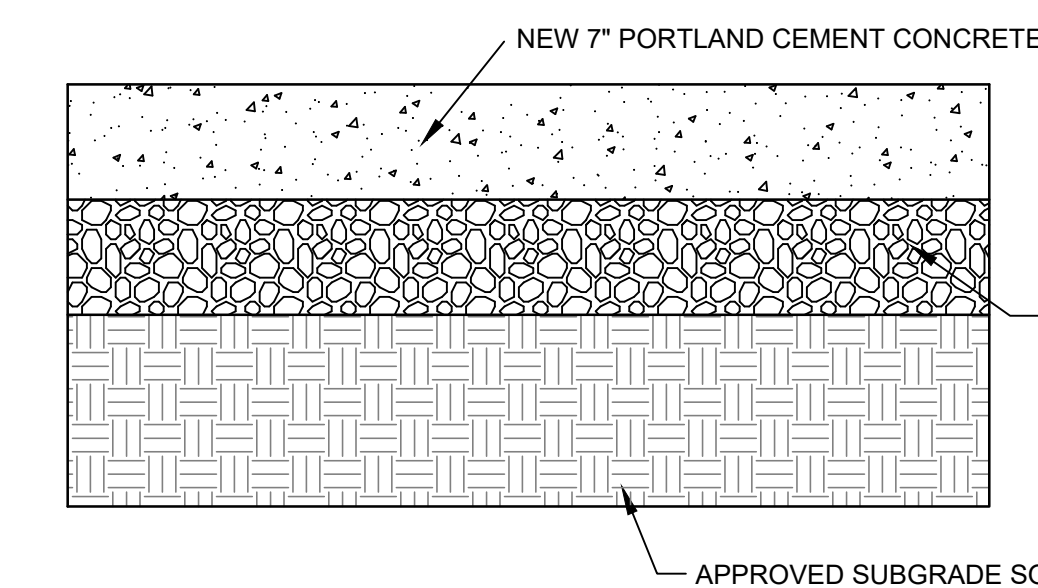




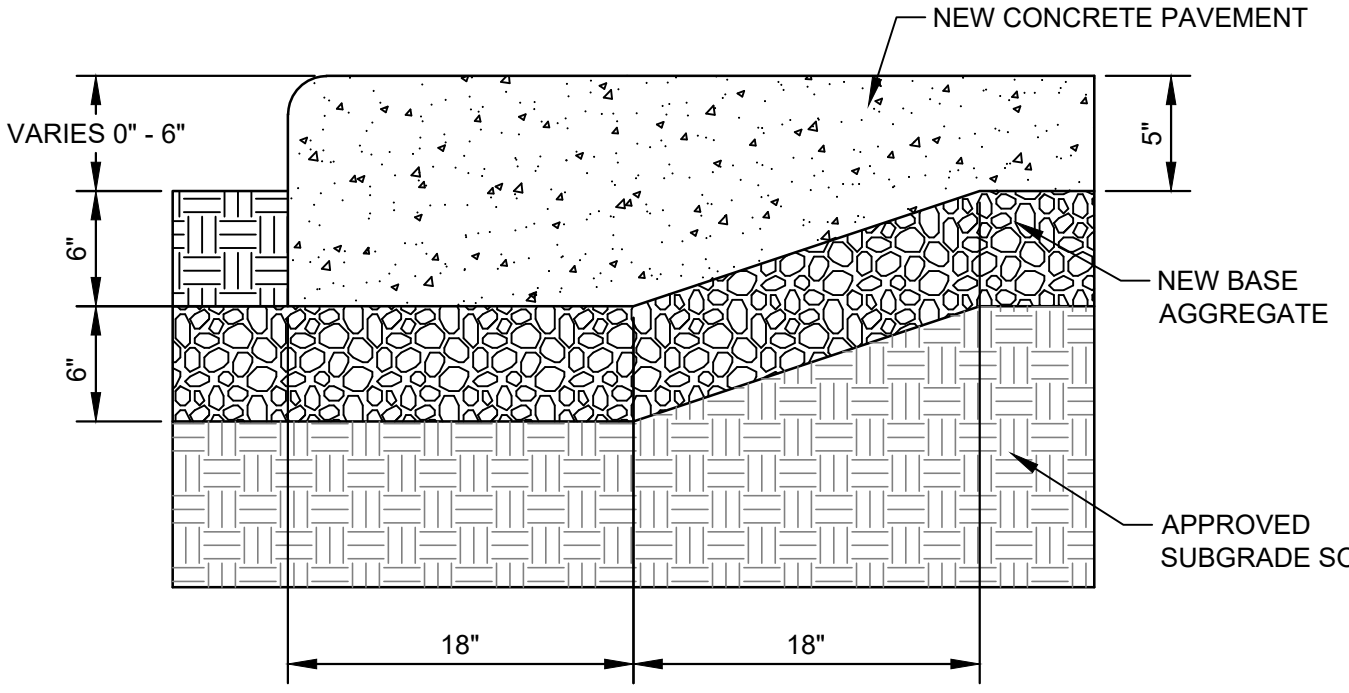
1
C500
BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



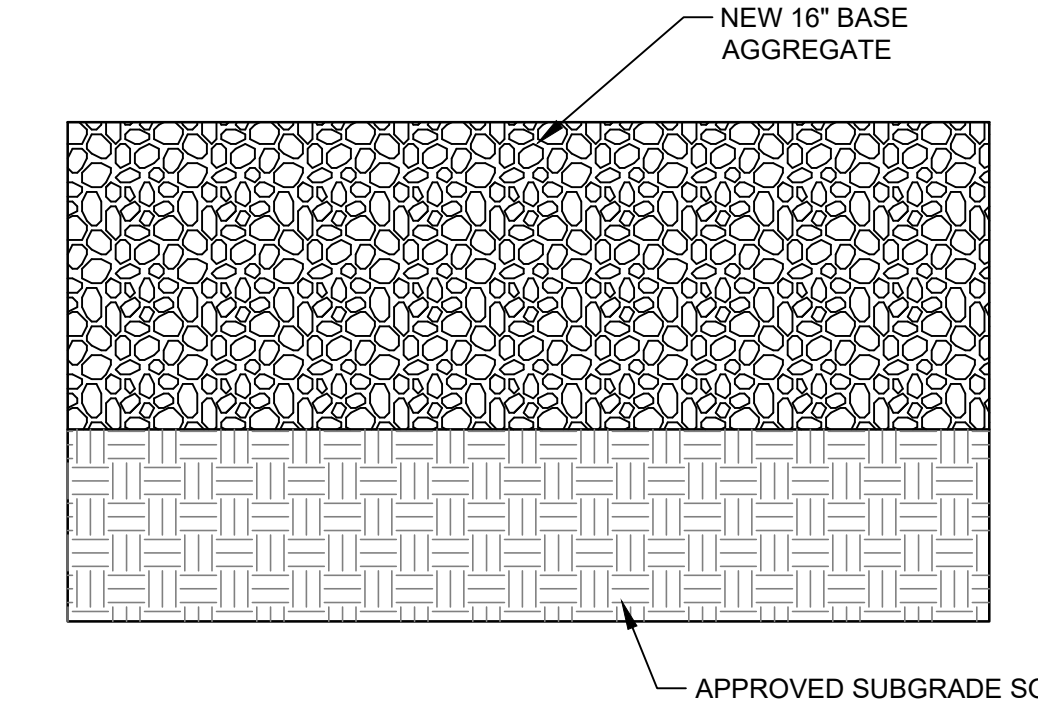
2
C500
CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE



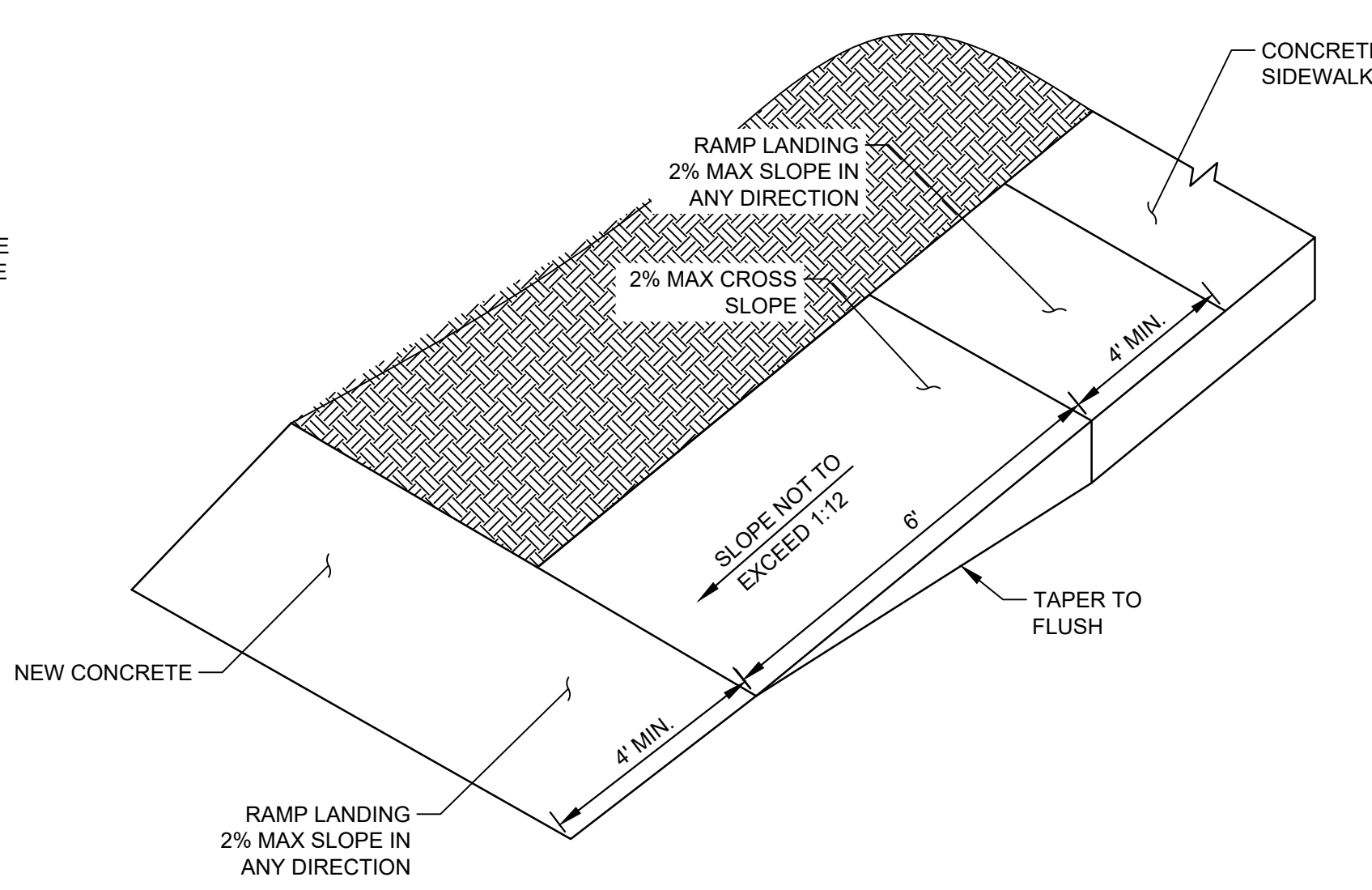
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HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE



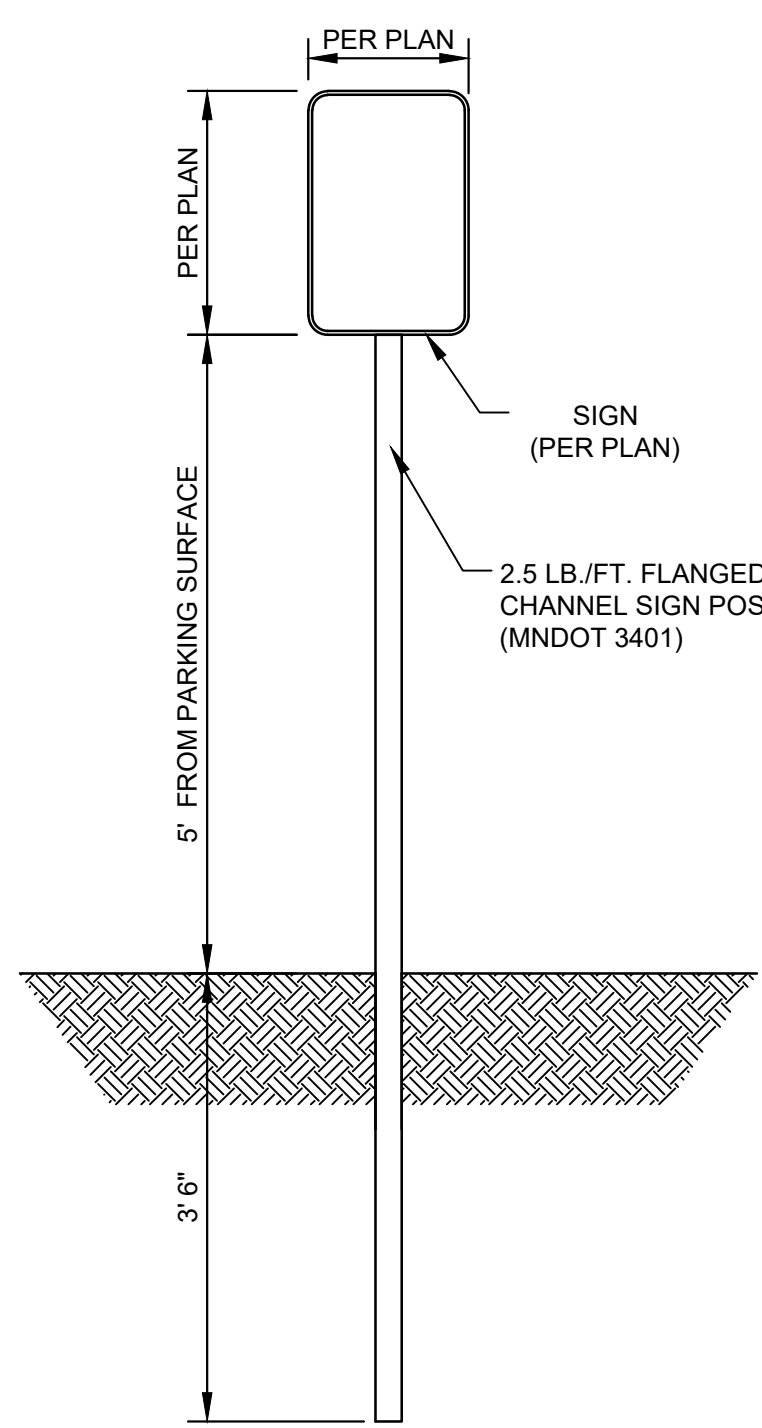
4
C500
CONCRETE WITH THICKENED EDGE DETAIL
NOT TO SCALE



5
C500
NEW GRAVEL SECTION
NOT TO SCALE

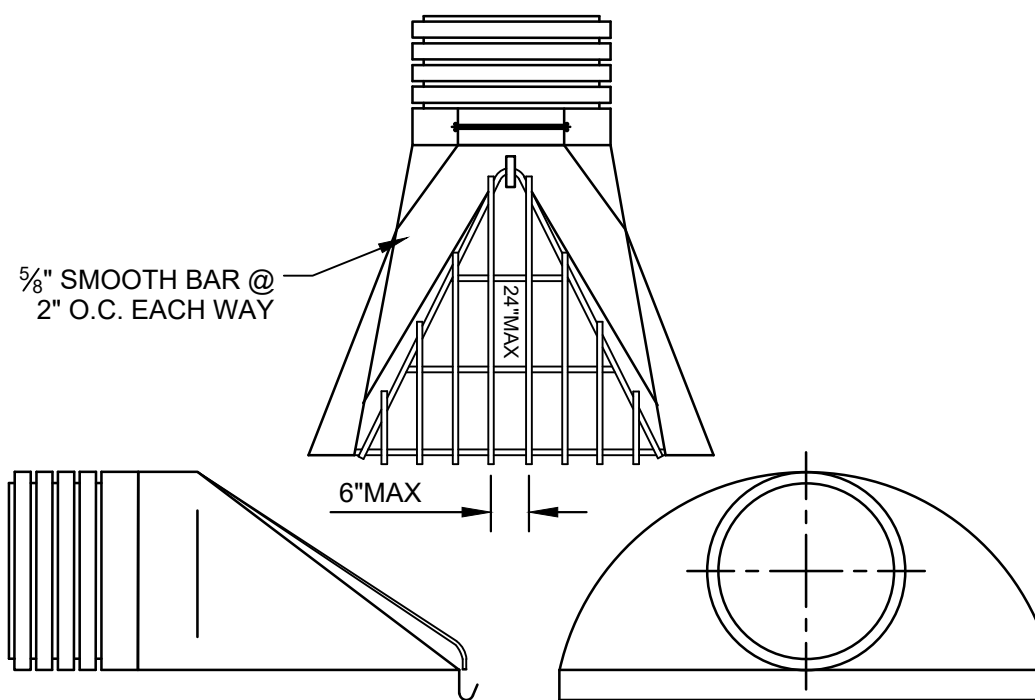


6
C500
ACCESSIBLE RAMP DETAIL
NOT TO SCALE



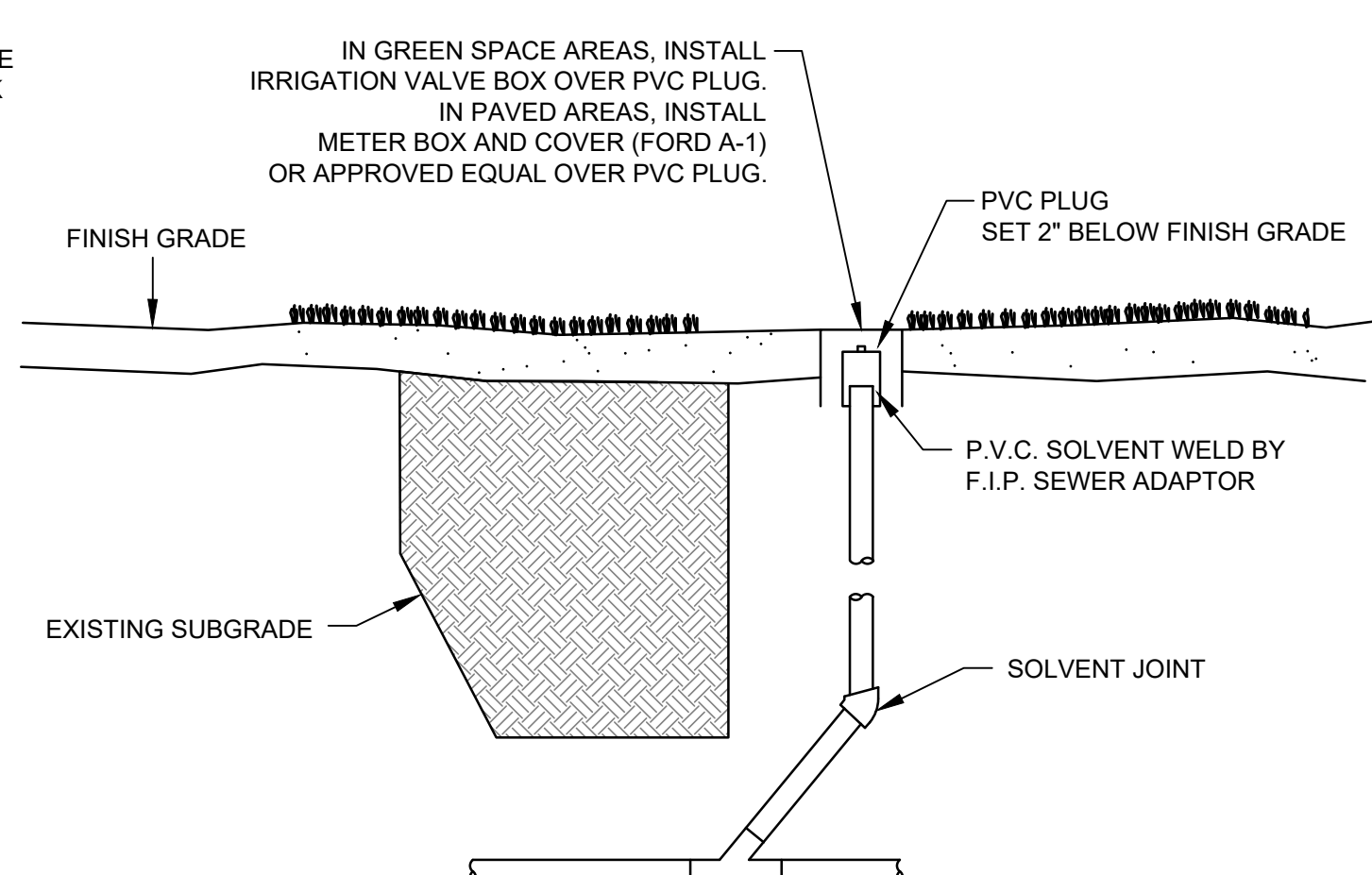
NOTES:
1. ALL SIGNS TO BE INSTALLED IN ACCORDANCE WITH MMUTCD AND MNDOT CURRENT STANDARD SIGNS MANUAL.
2. SEE PROJECT MANUAL FOR SIGN TYPES AND SPECIFICATION.
3. ALL SIGNS SHALL BE REVIEWED AND APPROVED BY OWNER/ENGINEER PRIOR TO CONSTRUCTION.
4. SIGN POSTS TO BE 18\"/>

7
C500
PARKING SIGN AND POST DETAIL
NOT TO SCALE

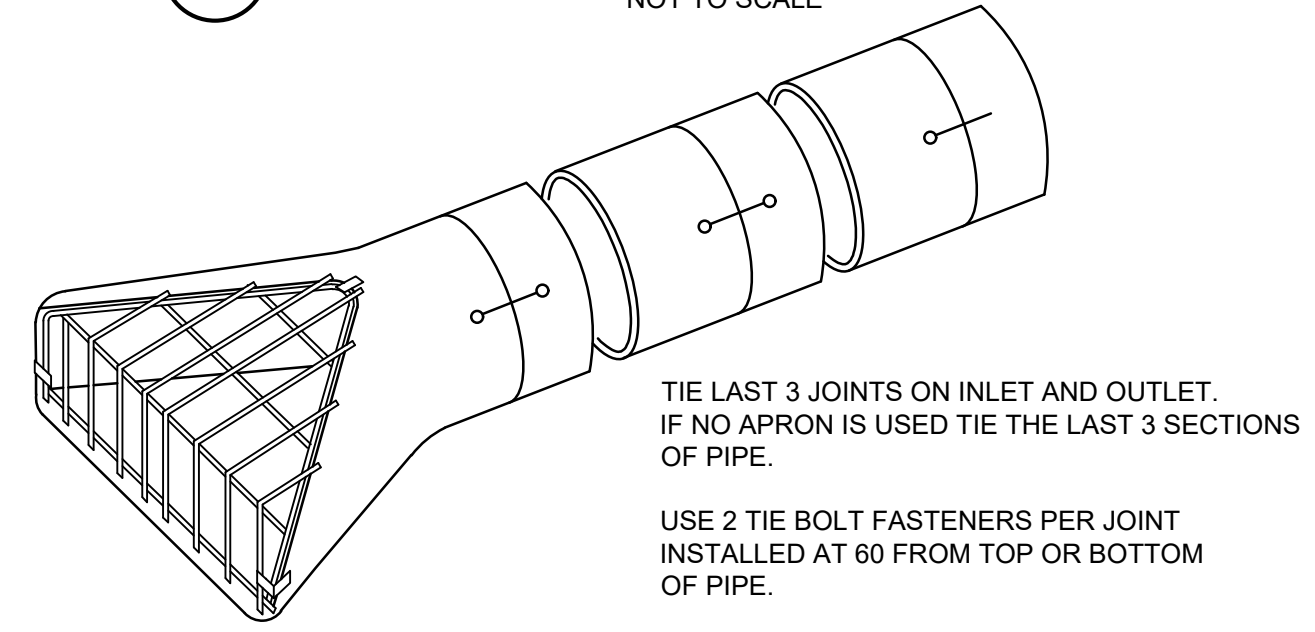


PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

8
C500
FLARED END SECTION DETAIL
NOT TO SCALE



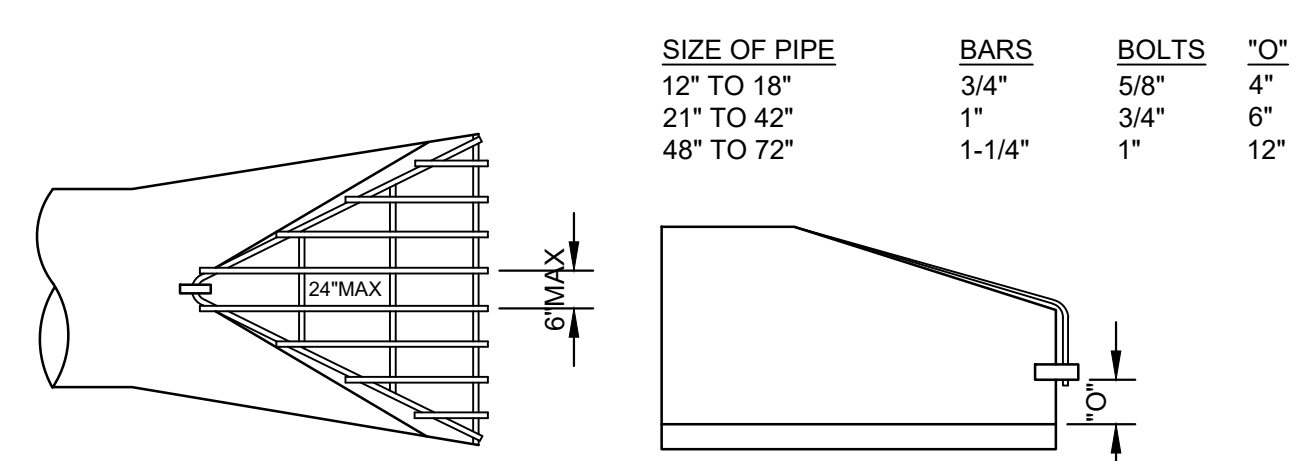
9
C500
CLEANOUT DETAIL
NOT TO SCALE



USE 5/8\"/>

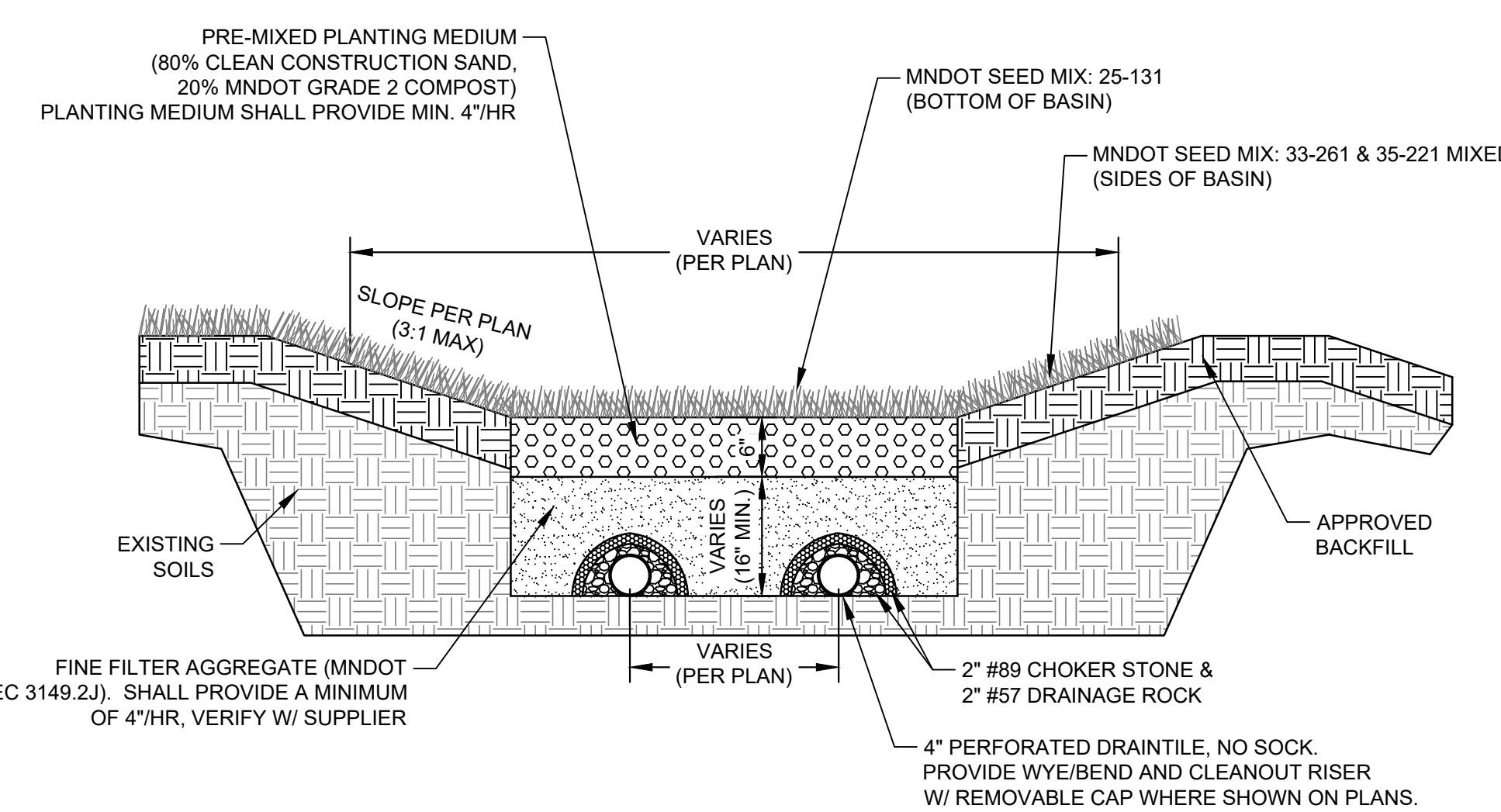
NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 21\"/>

TRASH GUARDS WILL BE REQUIRED ON 18\"/>



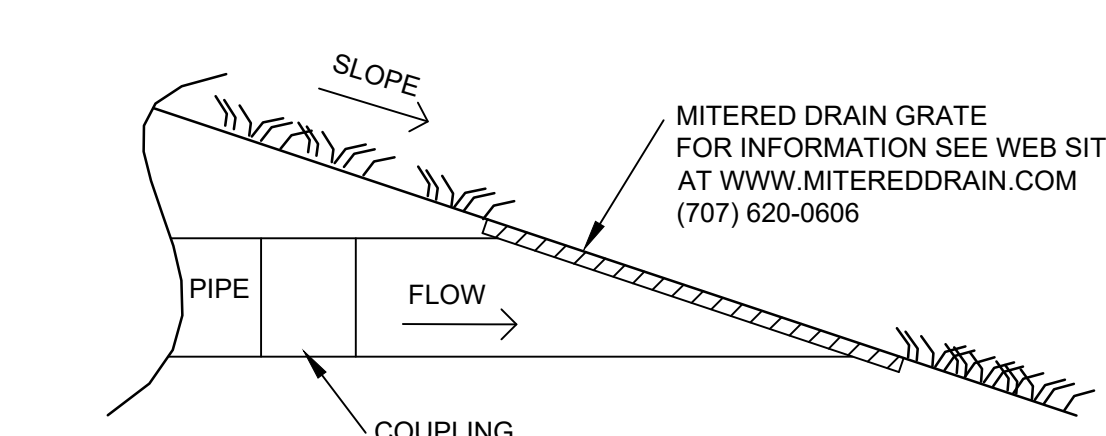
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

10
C500
FLARED END SECTION DETAIL
NOT TO SCALE

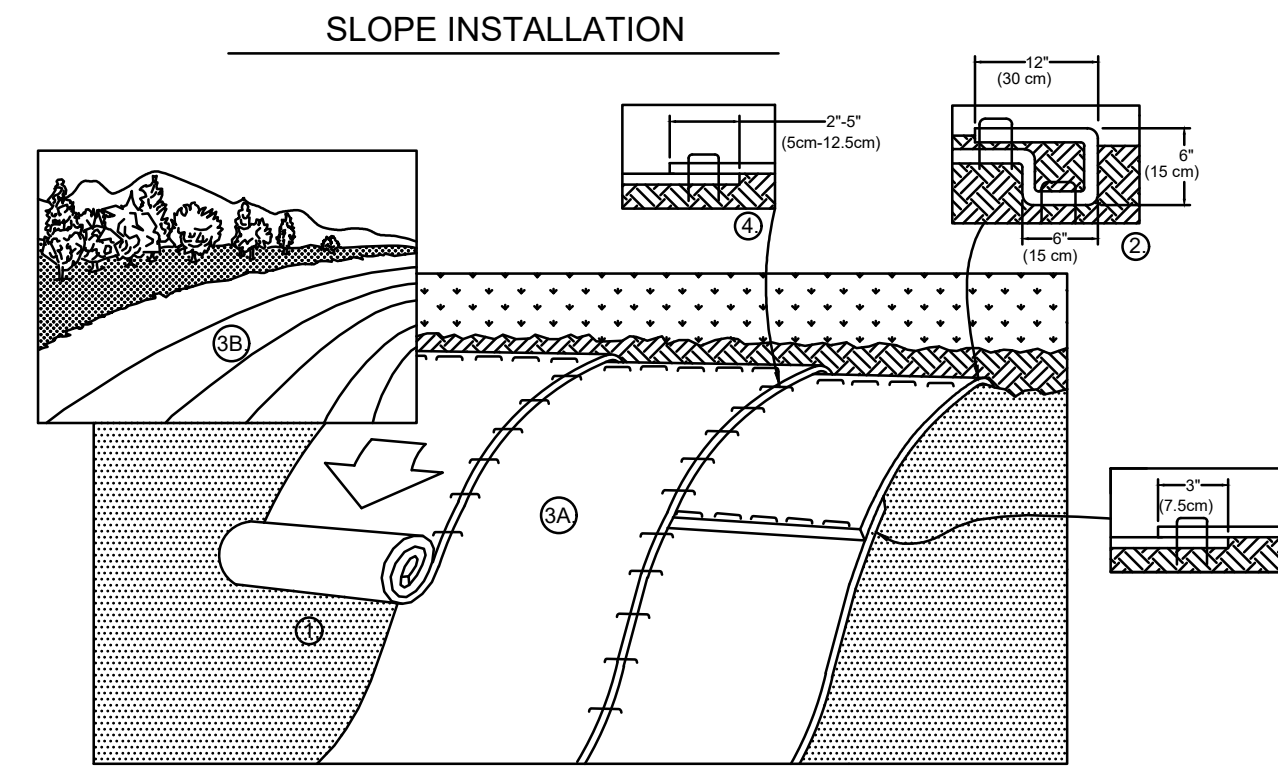


NOTES:
1. SOILS WITHIN FILTRATION AREAS SHALL BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION TRAFFIC. AREAS SHALL BE STAKED AND MARKED OFF, WITH ONLY LOW IMPACT EQUIPMENT (TRACKED OR SIMILAR) ALLOWED.

13
C500
FILTRATION BASIN CROSS SECTION
NOT TO SCALE



11
C500
MITERED END GRATE DETAIL
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING
5. CONSECUTIVE RECP's SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

12
C500
EROSION CONTROL BLANKET
NOT TO SCALE

2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION

Larson Engineering, Inc.
3924 Labor Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsengr.com
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I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.
Thomas M. Last
First M. Last, P.E.
Date: 05.23.2022 Lic. No.: 26520

REVISIONS:		
No.	Description	Date

GREGORY CONTRACTING LLC

**HAZEL AVENUE
WYOMING, MN**

C500
DETAILS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT DESCRIPTION / LOCATION

THE PROJECT CONSISTS OF A NEW BUILDING, PARKING LOT, GRAVEL DRIVE/PARKING LOT, UTILITY CONSTRUCTION, STORMWATER FILTRATION BASINS, AND ALL ASSOCIATED GRADING AND EROSION CONTROL MEASURES. THE PROJECT SITE IS LOCATED AT HAZEL AVENUE, WYOMING, MN 55025. STORMWATER RUNOFF FROM THE EXISTING SITE DRAINS OFF SITE TO THE NORTH.

THE PROJECT INCLUDES:
*GRADING
*UTILITIES
*STORM SEWER
*TURF ESTABLISHMENT

PLANS

THE PLANS SHOW THE PROJECT LIMITS.

ENVIRONMENTALLY SENSITIVE AREAS

PUBLIC WATERS LOCATED WITHIN 1 MILE OF THE PROJECT BOUNDARY AREA IDENTIFIED IN THE TABLE BELOW.

RECEIVING WATERS

COMFORT LAKE
SUNRISE RIVER

IMPAIRMENT

MERCURY IN FISH TISSUE
DISSOLVED OXYGEN, ESCHERICHIA COLI

OUTSTANDING RESOURCE VALUE WATERS (ORVWs)

NONE

CALCAREOUS FENS

THERE ARE NO CALCAREOUS FENS WITHIN 1 MILE OF THE PROJECT BOUNDARY.

ARCHAEOLOGICAL, HISTORICAL, AND ARCHITECTURAL RESOURCES

THERE ARE NO ARCHAEOLOGICAL, HISHORICAL, OR ARCHITECTURAL RESOURCES WITHIN THE PROJECT BOUNDARY.

ENDANGERED AND THREATENED SPECIES REVIEW

THERE ARE NO ENDANGERED OR THREATENED SPECIES IDENTIFIED WITHIN THE PROJECT BOUNDARY.

TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS

NA

LAND FEATURE CHANGES

TOTAL PROJECT AREA DISTURBED:	1.37 ACRES±
TOTAL EXISTING IMPERVIOUS SURFACE AREA:	0.00 ACRES
TOTAL EXISTING PERVIOUS SURFACE AREA:	1.78 ACRES
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	0.86 ACRES
TOTAL PROPOSED PERVIOUS SURFACE AREA:	0.92 ACRES

TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY DEMOLITION AND/OR CONSTRUCTION.

DRAINAGE COMPUTATIONS

STORMWATER RUNOFF FROM THE SITE IS DIRECTED TO THE NEW FILTRATION BASINS TO MEET WATER QUALITY REQUIREMENTS, THEN OFFSITE NORTH.

PROJECT CONTACTS

PROJECT ENGINEER:
LARSON ENGINEERING
816 WEST ST. GERMAIN, SUITE 38
ST. CLOUD, MN 56301
320-774-1944

OWNER:
RICHARD GREGORY/PIPER PROPERTIES LLC
23090 HAVELKA CT. N.
FOREST LAKE, MN 55025
651-206-2853

CONTRACTOR:
TBD

MPCA 24 HOUR EMERGENCY NOTIFICATION:

651-649-5451
800-422-0798

SWPPP DESIGN, INSTALLATION & MANAGEMENT

DESIGN: TOM HERKENHOFF (LARSON ENGINEERING) 320.428.5824

INSTALLER: TBD

MANAGEMENT: TBD

CONSTRUCTION NOTES

CONSTRUCTION SHALL BE GOVERNED BY THE PROJECT MANUAL. THE CONTRACTOR SHALL KEEP AND MAINTAIN THE INSPECTION AND MAINTENANCE RECORDS.

PERMANENT STORMWATER MANAGEMENT

PERMANENT STORM WATER IS BEING TREATED BY THE FILTRATION BASINS LOCATED ON SITE. THE OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE FILTRATION BASINS AFTER PROJECT COMPLETION AND ACCEPTANCE.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLANS.
2. COMPLETE THE REMOVALS AS NOTED ON THE PLANS.
3. CONSTRUCT ALL TEMPORARY SEDIMENT TRAPS.
4. CONSTRUCT DOWNSTREAM STORM SEWER.
5. CONDUCT SITE GRADING.
6. TEMPORARILY SEED DENUDED AREAS PER NPDES REQUIRMENTS.
7. CONTINUALLY STABILIZE THE NORMAL WETTER PERIMETER OF ALL AREAS WITHIN THE 200 LINEAL FEET OF THE SURFACE WATER OR THE PROPERTY EDGE.
8. COMPLETE PERMANENT STABILIZATION.

BMP PROJECT QUANTITY ESTIMATE
(QUANTITIES ARE AN ESTIMATE ONLY AND MAY VARY)

SILT FENCE:	2,000 LF±
INLET PROTECTION:	NA
TEMPORARY TURF ESTABLISHMENT:	0.45 AC±
PERMANENT TURF ESTABLISHMENT:	0.85 AC±
EROSION CONTROL BLANKET:	1,660 SY±
ROCK CONSTRUCTION ENTRANCE:	1 EA

STORM WATER POLLUTION PREVENTION PLAN (CONSTRUCTION ACTIVITY REQUIREMENTS)

1. THE CONTRACTOR WILL NEED TO IDENTIFY AN EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO WILL BE KNOWLEDGEABLE AND HAS THE APPROPRIATE MPCA LICENSURE IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES.
2. EROSION CONTROL MEASURES SHOWN THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL TEMPORARY EARTH DIKES, SEDIMENT TRAPS OR BASINS, ADDITIONAL SILTATION FENCING, AND/OR DISK THE SOIL PARALLEL TO THE CONTOURS AS DEEMED NECESSARY TO FURTHER CONTROL EROSION. ALL CHANGES SHALL BE RECORDED IN THE SWPPP.
3. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING AND AFTER CONSTRUCTION AS REQUIRED. THE BMP MEASURES SHALL REFERENCE CITY BMP DETAILS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE CONSTRUCTION STORMWATER PERMIT.
5. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.
6. THE CONTRACTOR WILL PREPARE A WRITTEN WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEERS APPROVAL.
7. THE CONTRACTOR WILL PREPARE AND SUBMIT A SITE PLAN FOR THE FOR THE PROJECT ENGINEERS APPROVAL FOR WORK IN CRITICAL AREAS AS IDENTIFIED ON THE PLANS OR AS REQUESTED BY THE PROJECT ENGINEER.
8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.
9. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 7 DAYS OR AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE THAT HAS TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITY COMPLETION.
10. WORK IN DRAINAGE SWALES OR THE NORMAL WETTED PERIMETER OF ANY SURFACE WATER WILL REQUIRE STABILIZATION WITHIN 24 HOURS OF CONNECTION. THESE AREAS WILL INCLUDE ALL AREAS THAT DRAIN WATER WITHIN 200 FEET FROM THE PROPERTY EDGE OR POINT OF DISCHARGE TO ANY SURFACE WATER. RAPID STABILIZATION WILL BE USED IN THESE AREAS.
11. DITCHES AND EXPOSED SOILS MUST BE KEPT IN A SMOOTH ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
12. ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, OR BLANKETED.
13. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THE TIMING OF THE INSTALLATION OF THE SEDIMENT CONTROL DEVICES CAN BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL DEVICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED IN ACCORDANCE WITH THE NPDES PERMIT.
 - A. SILT FENCE SHALL BE INSTALLED SO THAT IT FOLLOWS AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS WITH THE SILT FENCE J-HOODED AT A MAXIMUM OF 100 FOOT INTERVALS AND SHALL CONTAIN NO MORE THAN 1/4 ACRE OF DRAINAGE AREA.
 - B. DITCH CHECKS WILL BE INSTALLED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
 - * TEMPORARY DITCH CHECKS WILL CONSIST OF USING ROCK DITCH CHECKS AND ROCK WEEPERS IN FRONT OF CULVERT INLETS.
 - C. SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE 6 FEET FROM THE TOE.
 - D. ALL EXPOSED STOCKPILES LEFT FOR A PERIOD OF TIME SHALL BE TEMPORARILY STABILIZED ACCORDING TO THE NPDES PERMIT REQUIREMENTS BUT IN NO CASE LATER THAN 7 DAYS.
14. STREET SURFACES SHALL BE SWEEPED WITHIN 24 HOURS OF DISCOVERY OF SEDIMENT OR TRACKING WITH A VACUUM OPERATED BROOM SWEEPER. NO OPEN-BROOM SWEEPERS WILL BE ALLOWED.
15. STORM SEWER INLETS WILL BE PROTECTED WITH THE APPROPRIATE BMPS FOR EACH SPECIFIC PHASE OF CONSTRUCTION.
16. THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH WILL INCLUDE PROVIDING:
 - A. CONCRETE WASHOUT FACILITIES/PROCESSES ACCORDING TO THE NPDES PERMIT REQUIREMENTS
 - B. SOLID WASTE COLLECTION AND REMOVAL
 - C. SECONDARY CONTAINMENT
 - D. HAZARDOUS WASTE STORAGE CONTAINERS AND SPILL KITS
17. BUILDING PRODUCTS WITH POLLUTANT POTENTIAL SHALL BE STORED UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS) OR IN SECURE CABINETS TO MINIMIZE CONTACT WITH STORMWATER.
18. CHEMICALS (PESTICIDES HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC.) SHALL BE STORED UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS) OR IN SECURE CABINETS TO MINIMIZE CONTACT WITH STORMWATER.
19. HAZARDOUS MATERIALS AND TOXIC WASTE (OIL, GAS, PAINT, ETC.) SHALL BE STORED IN SEALED CONTAINERS IN A STORAGE AREA WITH RESTRICTED ACCESS. STORAGE AREAS SHALL BE PROVIDED WITH SECONDARY CONTAINMENT PER MINNESOTA CHAPTER 7045. ALL DISPOSAL SHALL BE IN ACCORDANCE WITH STATE REGULATIONS.
20. COLLECTION, STORAGE, AND DISPOSAL OF SOLID WASTE SHALL COMPLY WITH MINNESOTA ADMINISTRATIVE RULES 7035.0300 TO 7035.2915. STORAGE OF GARBAGE, REFUSE, AND OVERSIZE WASTE SHALL COMPLY WITH 7035.0700. RENOVATION AND DEMOLITION OPERATIONS SHALL COMPLY WITH 7035.0805.
21. PORTABLE TOILETS SHALL BE MANAGED IN ACCORDANCE WITH MINNESOTA ADMINISTRATIVE RULES CHAPTER 7041.
22. FUELING OF VEHICLES AND EQUIPMENT WILL BE PERFORMED IN A DESIGNATED, CONTAINED AREA. SPILL KITS SHALL BE READILY AVAILABLE AND DISPOSAL SHALL BE IN ACCORDANCE WITH STATE REGULATIONS. SPILLS WILL BE REPORTED IN ACCORDANCE WITH MINNESOTA STATUTE 115.061.
23. WASHING OF VEHICLES AND EQUIPMENT WILL BE PERFORMED IN A DESIGNATED, CONTAINED AREA. RUNOFF FROM THE WASHING AREA SHALL BE CONTAINED IN A SEDIMENT BASIN AND WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS.
24. CONCRETE AND WASHOUT WASTES (STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, ETC.) SHALL BE PERFORMED IN A DESIGNATED, CONTAINED AREA, SO THAT WASTES DON NOT CONTACT THE GROUND. LIQUID AND SOLID WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS. A SIGN SHALL BE POSTED AT THE WASHOUT AREA FOR IDENTIFICATION AND INSTRUCTIONS.
25. DEWATERING OR BASIN DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER WILL BE DISCHARGED TO TEMPORARY SEDIMENT BASINS WHENEVER POSSIBLE. IN THE EVENT THAT IT IS NOT POSSIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN THE WATER MUST BE TREATED SO THAT IT DOES NOT ADVERSELY AFFECT RECEIVING WATERS OR DOWNSTREAM LANDOWNERS.
26. THE CONTRACTOR WILL NEED TO PROVIDE A LICENSED EROSION CONTROL SUPERVISOR WHO CAN INSPECT THE SITE FOR NPDES PERMIT COMPLIANCE. MAINTENANCE OF ALL BEST MANAGED PRACTICES (BMPS) WILL BE REQUIRED AS SET FORTH IN THE PREVIOUSLY NAMED SECTIONS.
 - A. THE EROSION CONTROL SUPERVISOR WILL NEED TO CONDUCT ROUTINE INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE AS REQUIRED BY THE NPDES PERMIT
 - B. DATE AND TIME OF INSPECTION
 - C. NAME OF PERSONS CONDUCTING INSPECTIONS
 - D. CORRECTIVE ACTIONS TAKEN
 - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
 - F. DOCUMENTS AND CHANGES MADE TO THE SWPPP
 - G. MAINTANENCE ACTIVITIES
27. MAINTENANCE WILL BE PERFORMED WITHIN A PERIOD PER PERMIT REQUIREMENTS.
 - A. SILT FENCE REPAIRS SHOULD BE MADE WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE FENCE
 - B. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT AND/OR DEPTH OF THE DEVICE
 - C. TEMPORARY SEDIMENT BASIN MUST HAVE THE SEDIMENT REMOVED ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME
 - D. TRACKED SEDIMENT MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OF OFF SITE TRACKING ON PAVED SURFACES
 - E. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT
28. BURNING OF TREES, BRUSH, OR OTHER VEGETATED MATERIAL IS NOT ALLOWED WITHIN THE PROJECT BOUNDARIES.
29. THE CONTRACTOR MAY SKIP TEMPORARY OR RAPID STABILIZATION METHODS IF THEY CHOOSE TO STABILIZE AN AREA WITH PERMANENT STABILIZATION WITHIN THE APPROPRIATE TIME FRAMES OUTLINED IN THE PERMIT FOR THE DIFFERENT ACTIVITIES.
30. IF TEMPORARY OR PERMANENT COVER WILL NOT BE ESTABLISHED BY NOVEMBER 15, PROVIDE ADEQUATE MEASURES TO CONTROL SPRING EROSION AND SEDIMENTATION.
31. ALL SEDIMENT DEPOSITED INTO A WATER OF THE STATE MUST BE REMOVED IMMEDIATELY OR AS REQUIRED BY THE NPDES PERMIT.
32. OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS. ALL RIP RAP SHALL BE INSTALLED WITH A FILTER MATERIAL OR SOIL SEPARATION AND COMPLY WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
33. A 50 FOOT NATURAL BUFFER SHALL BE PRESERVED ADJACENT TO SURFACE WATERS. IF WORK ENCROACHES THE SURFACE WATER AS A COMPONENT OF THE WORK, REDUNDANT SEDIMENT CONTROLS SHALL BE INSTALLED.
34. ALL FILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE FILTRATION AREA AND THESE AREAS ARE TO BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE FILTRATION AREA. ONLY LOW IMPACT EQUIPMENT SHALL BE ALLOWED IN THE FILTRATION AREAS WHICH SHALL BE STAKED AND MARKED OFF.

** INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. RAINFALL SHALL BE MEASURED USING AN ONSITE RAIN GAUGE.

2022.05.23 WATERSHED SUBMITTAL - NOT FOR CONSTRUCTION



REVISIONS:

No.	Description	Date

**GREGORY
CONTRACTING
LLC**

**HAZEL AVENUE
WYOMING, MN**

C600

SWPPP



1 EXTERIOR VIEW - SOUTH SIDE
12" = 1'-0"



2 EXTERIOR VIEW - EAST SIDE
12" = 1'-0"



3 EXTERIOR VIEW - WEST SIDE
12" = 1'-0"

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4 INTERIOR VIEW - SHOWROOM
12" = 1'-0"



5 INTERIOR VIEW - BREAK ROOM
12" = 1'-0"

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UNDER THE LAWS OF THE
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05.31.22 19826

SCOTT C. MOWER DATE LICENSE #

Project Number GCOB

Date 05.31.22

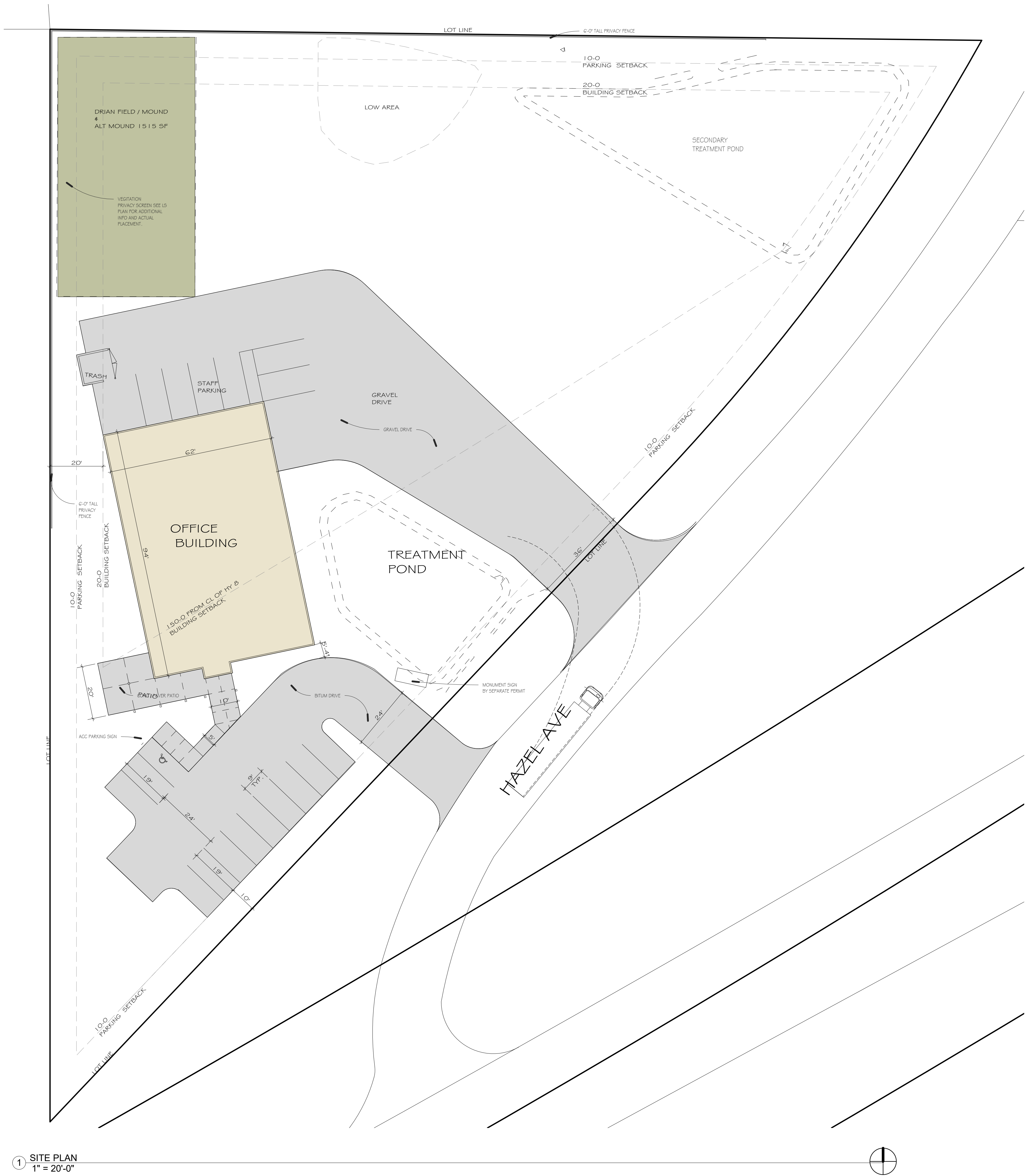
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CONTRACTING

246XX
Hy 8
Wyoming MN

A0.2
IMAGES

PERMIT



SITE INFORMATION			
SITE AREA	77733 SQ FT 1.78 ACRES		
PROPOSED CONSTRUCTION			
BUILDING	5869 SQ FT		
BITUMEN PAVING - FT PKG	5427 SQ FT		
PATIO AND WALK	1006 SQ FT		
GRAVEL PAVING - BACK PKG	10167 SQ FT		
TOTAL	22,469 SQ FT - 28.6% HARD SURF		
FUTURE CONSTRUCTION			
FUTURE WAREHOUSES	8400 SQ FT		
ADDITIONAL GRAVEL PAVING	6708 SQ FT		
TOTAL	15,108 SQ FT - 19.4 % HARD SURF		
TOTAL PROPOSED +FUTURE	37,306 SQ FT - 48.2 % HARD SURF		
PARKING - PROPOSED CONS	SIZE	FACTOR	SPACES REQ'D
SQ FT OFFICE	4842 SQ FT		24
SQ FT STORAGE	1027 SQ FT		
TOTAL	5869 SQ FT		29.34
SPACES GIVEN			
ACCESSIBLE	1		
STANDARD	17		
TOTAL	18		

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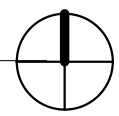
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SITE PLAN

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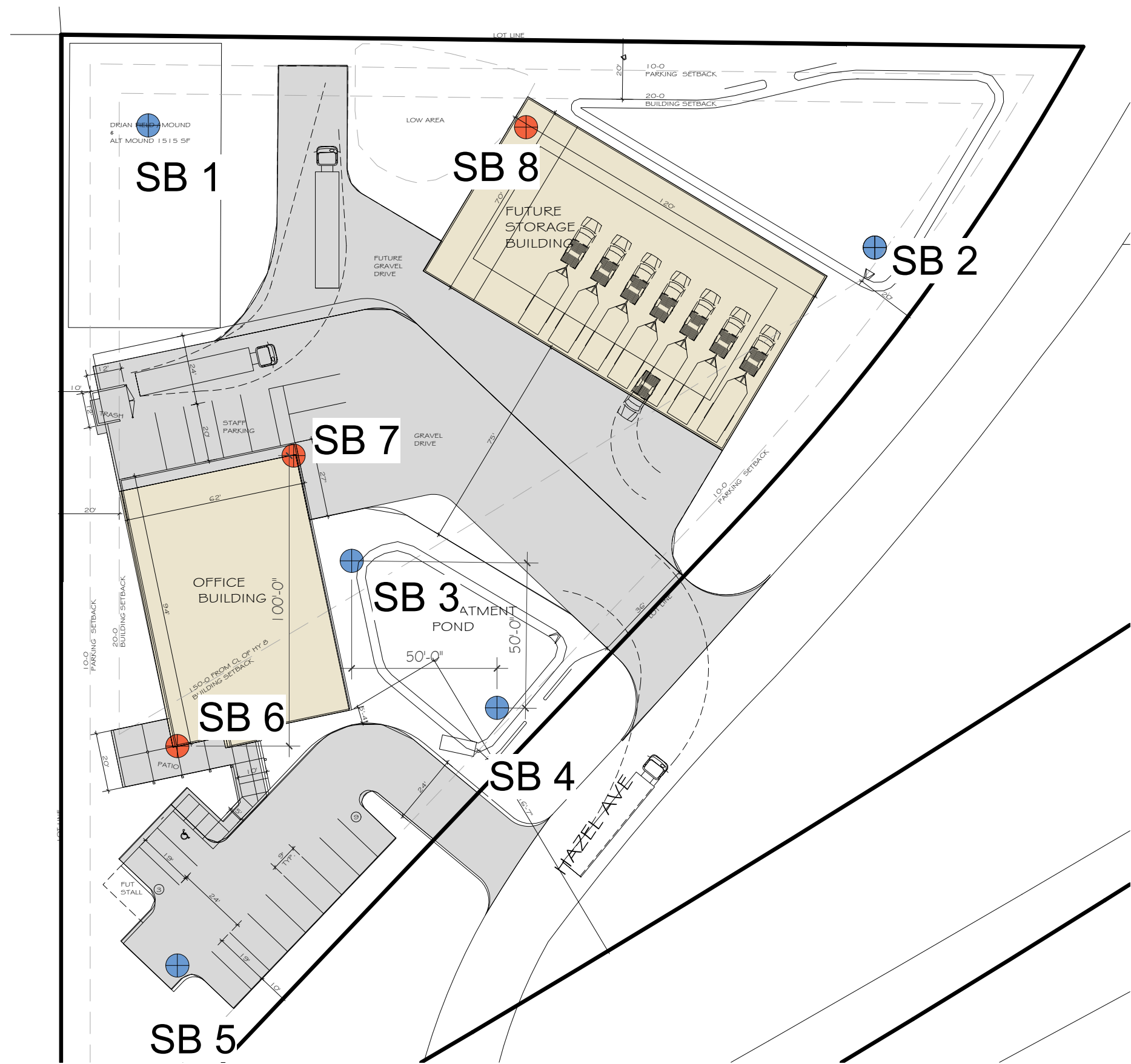
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① SITE PLAN FUTURE
1" = 20'-0"



SITE INFORMATION			
SITE AREA	77733 SQ FT 1.78 ACRES		
PROPOSED CONSTRUCTION			
BUILDING	5869 SQ FT		
BITUMEN PAVING - FT PKG	5427 SQ FT		
PATIO AND WALK	1006 SQ FT		
GRAVEL PAVING - BACK PKG	10167 SQ FT		
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PARKING - PROPOSED CONS	SIZE	FACTOR	SPACES REQ'D
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SQ FT STORAGE	1027 SQ FT		
TOTAL	5869 SQ FT		29.34
SPACES GIVEN			
ACCESSIBLE	1		
STANDARD	17		
TOTAL	18		



② SITE PLAN FUTURE -SOIL BORINGS
1" = 40'-0"

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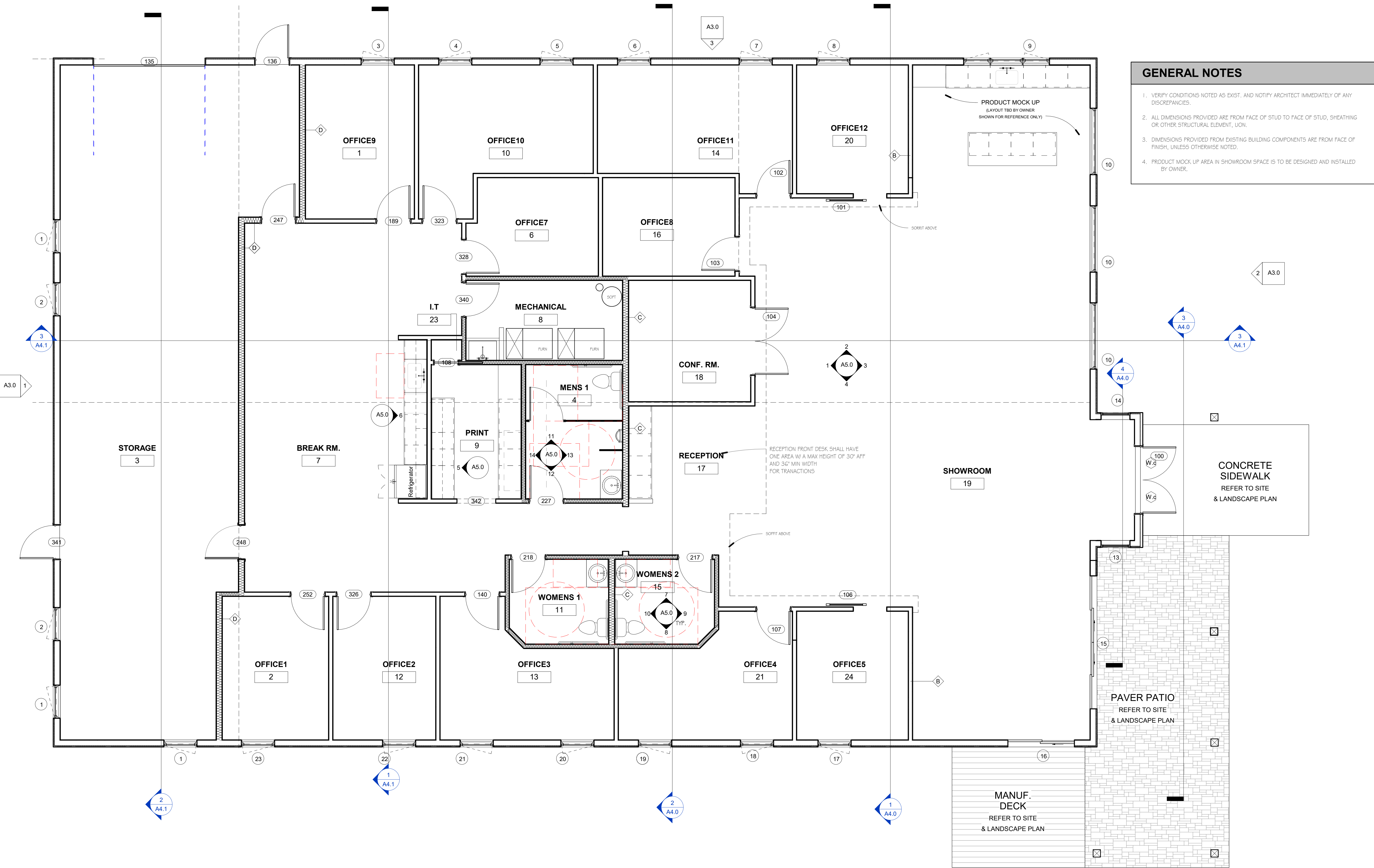
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A1.1

FUTURE
SITE PLAN

PERMIT



- GENERAL NOTES**
1. VERIFY CONDITIONS NOTED AS EXIST. AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL DIMENSIONS PROVIDED ARE FROM FACE OF STUD TO FACE OF STUD, SHEATHING OR OTHER STRUCTURAL ELEMENT, UNLESS OTHERWISE NOTED.
 3. DIMENSIONS PROVIDED FROM EXISTING BUILDING COMPONENTS ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
 4. PRODUCT MOCK UP AREA IN SHOWROOM SPACE IS TO BE DESIGNED AND INSTALLED BY OWNER.

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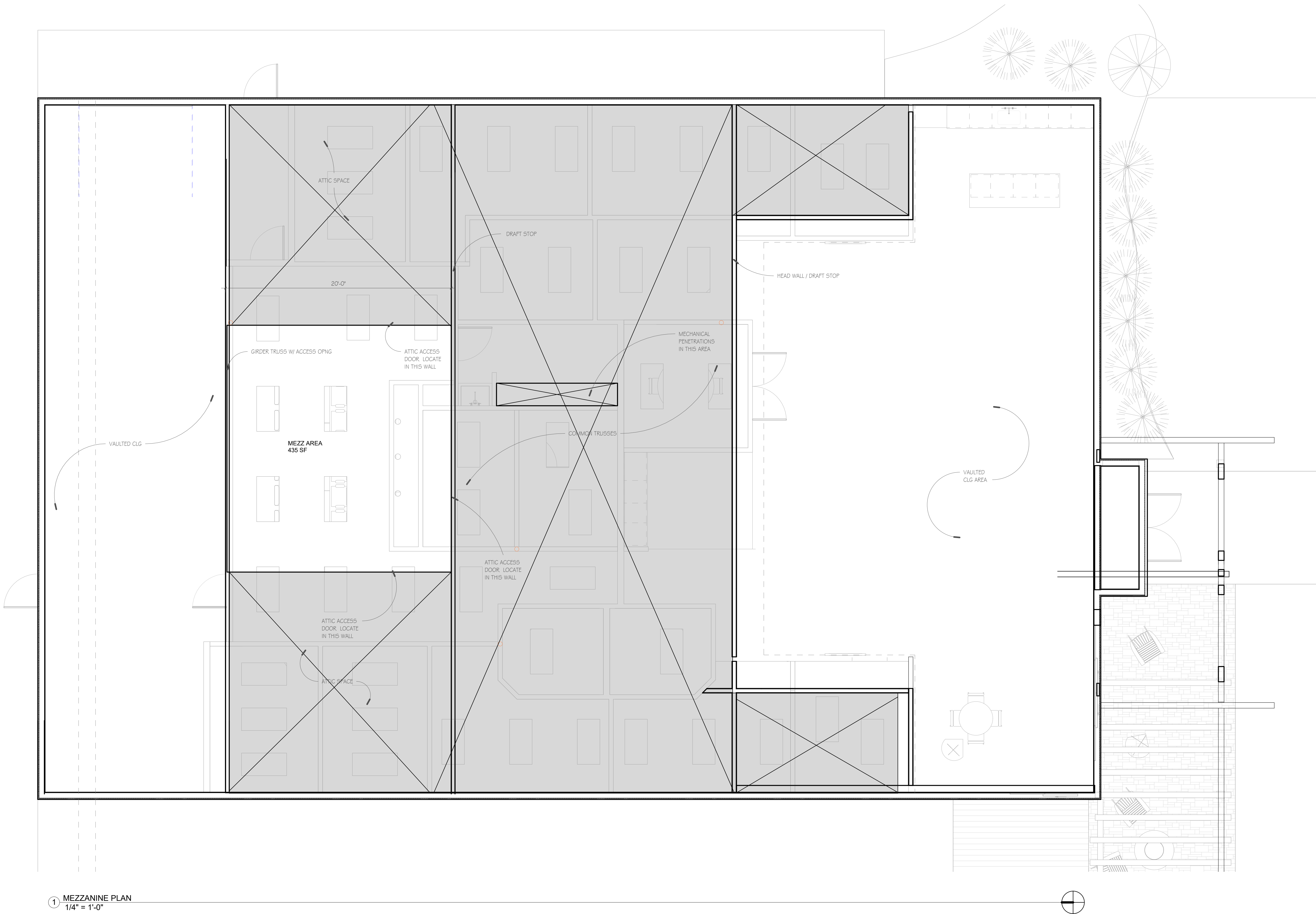
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Wyoming MN

A2.0
FLOOR PLAN
PERMIT

1 FIRST FLR PLAN
1/4" = 1'-0"



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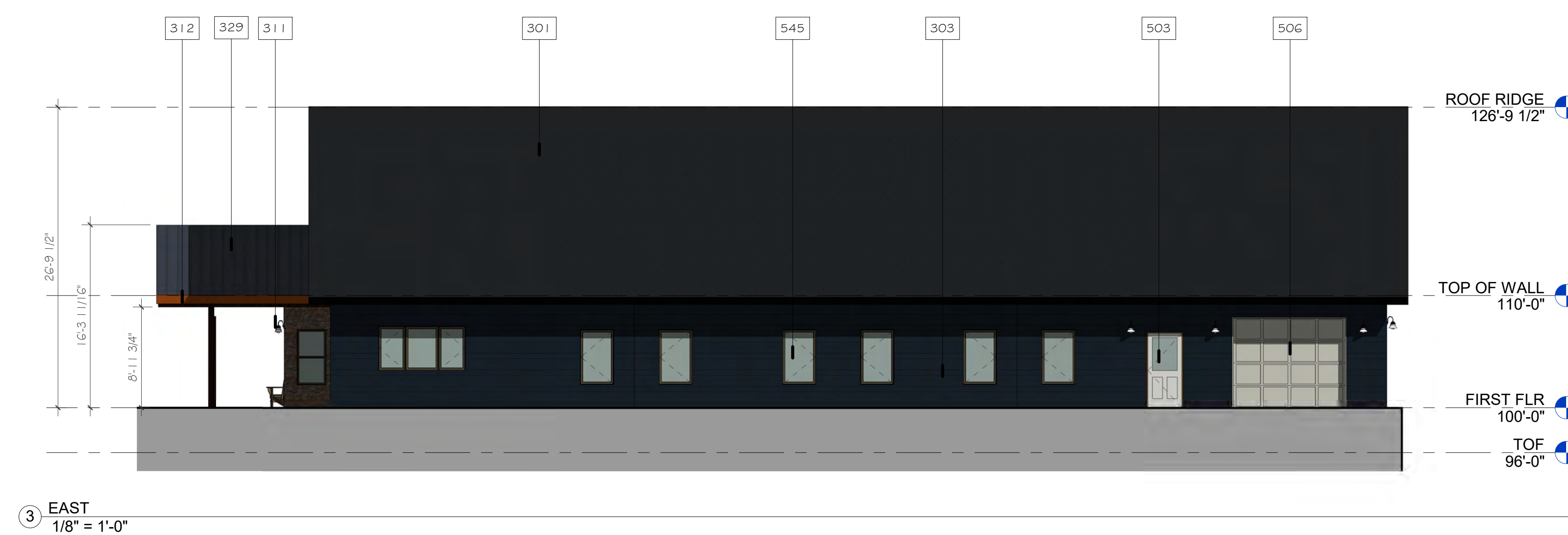
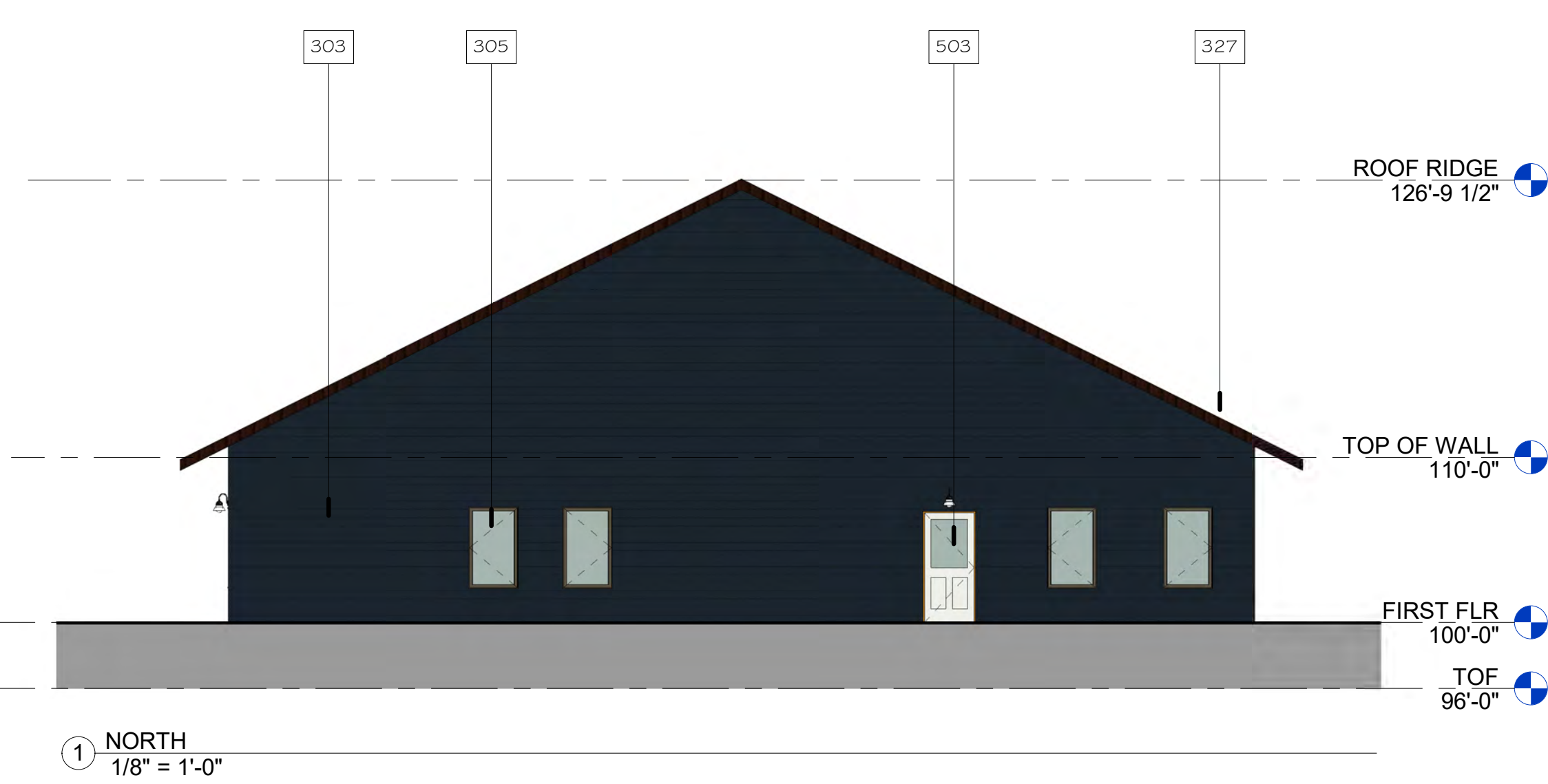
246XX
Hy 8
Wyoming MN

A2.1

MEZZANINE

PERMIT

1 MEZZANINE PLAN
1/4" = 1'-0"



ELEVATION KEYNOTES	
NUMBER	DESCRIPTION
301	EXTERIOR HIGH DEFINITION SHINGLES, BLACK
303	LAP HARDIE SIDING - COLOR TBD BY OWNER
304	FAUX STONE VENEER
305	EXTERIOR WINDOWS, PROVIDED BY OWNER
306	VERTICAL HARDIE SIDING - COLOR TBD BY OWNER
308	EXTERIOR SIGNAGE, PROVIDED BY OWNER
311	EXTERIOR LIGHTING
312	TIMBER TRELLIS - ADD ALT (FUTURE)
314	SPLIT CEDAR SHAKES, COLOR AND FINISHINGS TBD BY OWNER
327	STEEL SOFFIT SYSTEM, NON-VENTED
329	STANDING SEAM METAL ROOF - COLOR TBD BY OWNER
503	DOOR W/ FRAME, SEE DOOR SCHEDULE
506	OVERHEAD DOOR, SEE DOOR SCHEDULE
542	SMOOTH FINISH EXT. TRIM "BELLY BAND",COLOR TBD BY OWNER
545	EXTERIOR WINDOWS

EXT. MATERIAL TAKEOFF	
SF.	%
SOUTH ELEVATION	
94	19%
186	39%
193	40%
NORTH ELEVATION	
193	100%
WEST ELEVATION	
877	100%
EAST ELEVATION	
798	100%

EXTERIOR MATERIAL TAKEOFF	
1" = 1'-0"	

PROGRESSIVE

Architecture

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REVISIONS:

No.	Description	Date
05.31.22	19826	

SCOTT C. MOWER, DATE

LICENSE #

Project Number

GCOB

Date

05.31.22

Drawn By

PA

GREGORY CONTRACTING

246XX Hy 8 Wyoming MN

A3.0

EXT ELE

PERMIT

Municipal Tree Replacement Requirements:

Per City of Wyoming Requirements: (1) Overstory Tree and (2) Understory Trees are required per 1/10th acre of plantable area

Plantable Acres On Site*: 0.72 Acres
Overstory Trees Required On Site: 7
Understory Trees Required On Site: 14
*Less Easements, Basin Bottoms, and Future Building/Paving Area

Overstory Trees to Remain as Credit: 0
Understory Trees to Remain as Credit: 0

Municipal Screening Requirements:

Screening Buffers are required between different land uses. Screening requirements shall be satisfied by one or more of the following:

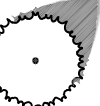
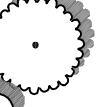
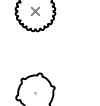
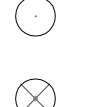
1. Screening Fence
2. Planting Screen (must meet one of the following requirements:)

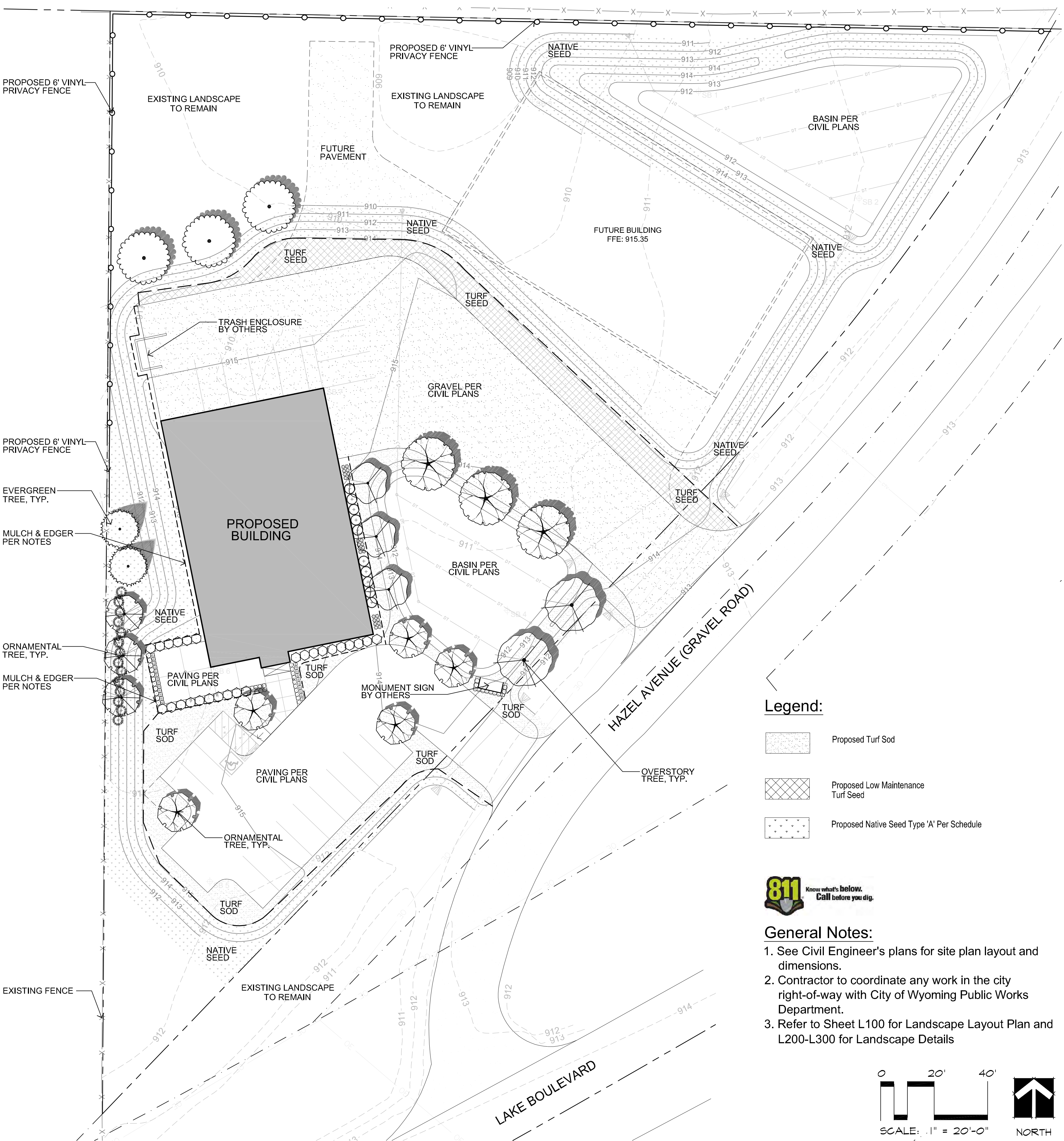
2.1. Evergreen shrubs (4' height) and deciduous trees (2" caliper minimum)

2.2. Continuous row of evergreen trees (4' height minimum)

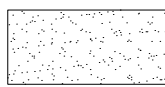
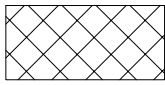
2.3. Mixed panting of native trees and shrubs
3. Berm

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Pd	Picea glauca 'Densata'	Black Hills Spruce	6" Hgt.	B&B	2	
OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Gi	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2.5" Cal.	B&B	3	
	Qr	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	2	Spring Dug
UNDERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Mp	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B&B	5	
	Ms	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B	3	
	Ov2	Ostrya virginiana	Ironwood	1.5" Cal.	B&B	3	
	Si	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	3	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am	Aronia melanocarpa 'Morton' TM	Iroquis Beauty Black Chokeberry	5 gal.	Pot	10	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	26	
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	14	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ho	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	26	
	PI	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	23	
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	24	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	15	



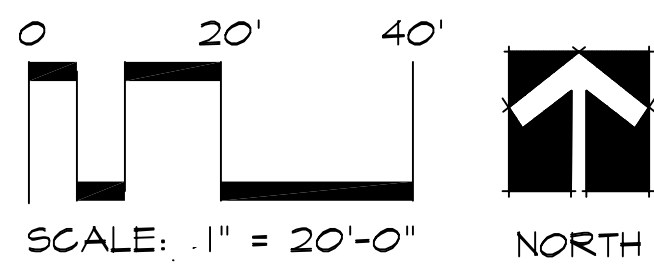
Legend:

- Proposed Turf Sod
- Proposed Low Maintenance Turf Seed
- Proposed Native Seed Type 'A' Per Schedule



General Notes:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Wyoming Public Works Department.
3. Refer to Sheet L100 for Landscape Layout Plan and L200-L300 for Landscape Details



CALYX

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Internet: www.calyxdesigngroup.com

Client:

GREGORY

CONTRACTING

Project Title:

GREGORY

CONTRACTING

246XX Highway 8

Wyoming MN, 55025

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of MINNESOTA.

PRELIMINARY

Benjamin Hartberg, PLA

Date: _____ Lic. No.: _____

Rev.	Date	Description

Project #:

Drawn By: HL

Checked By: BH

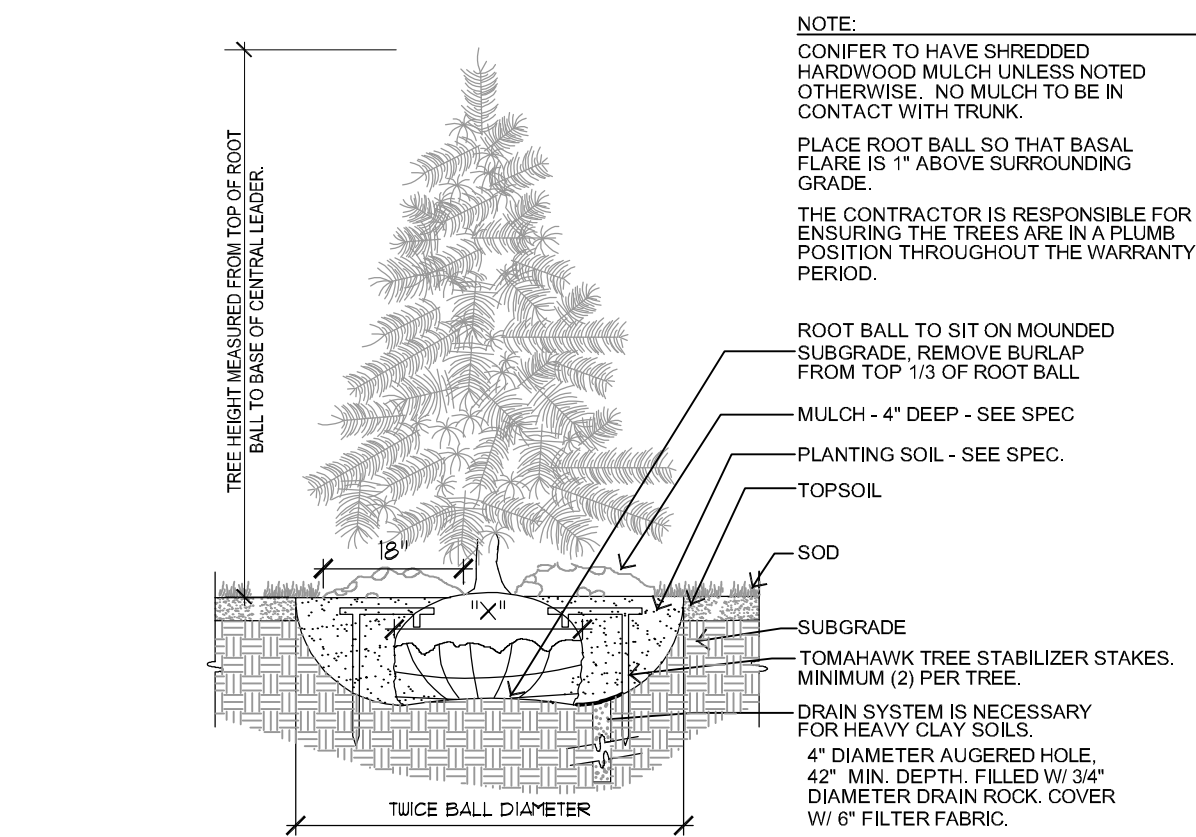
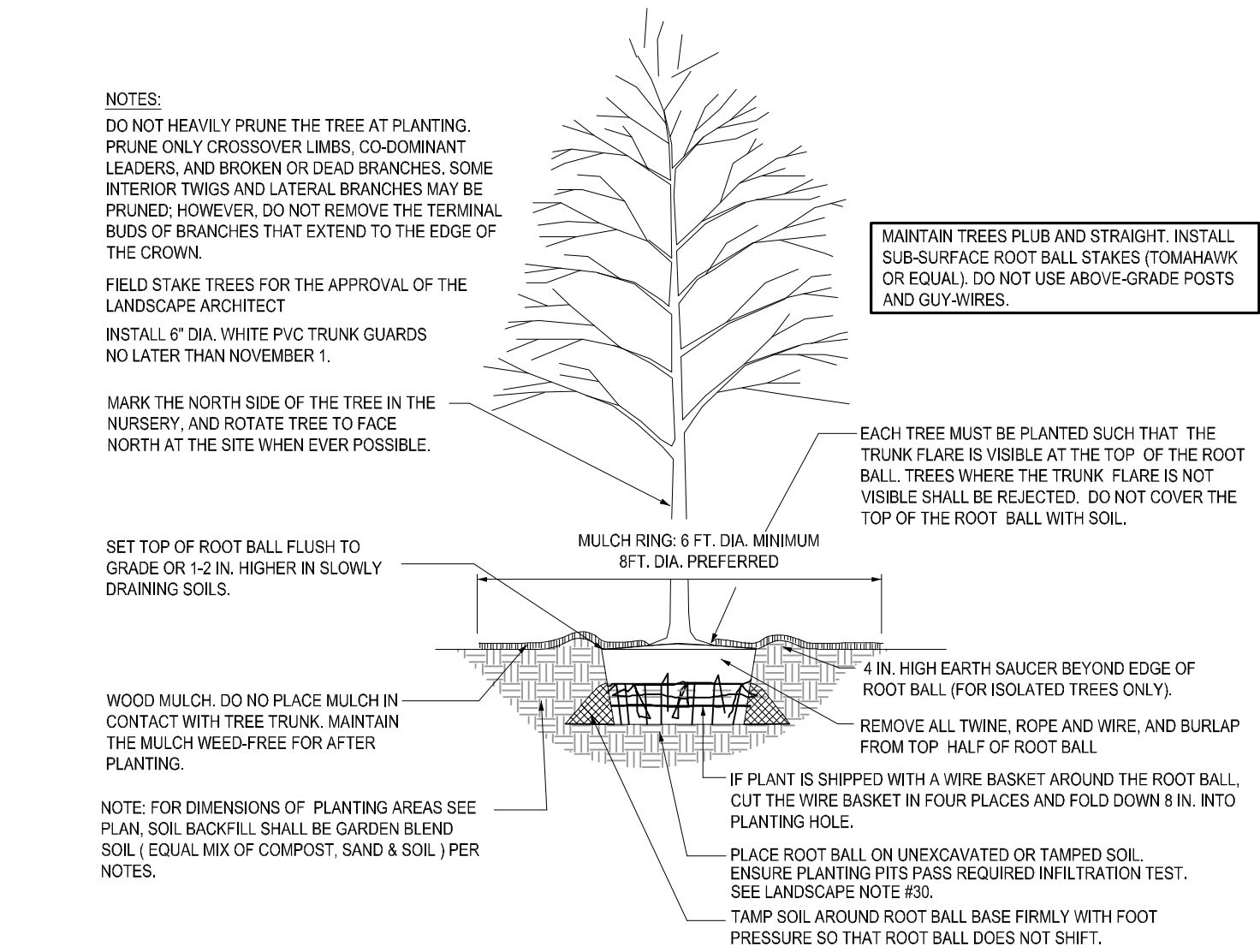
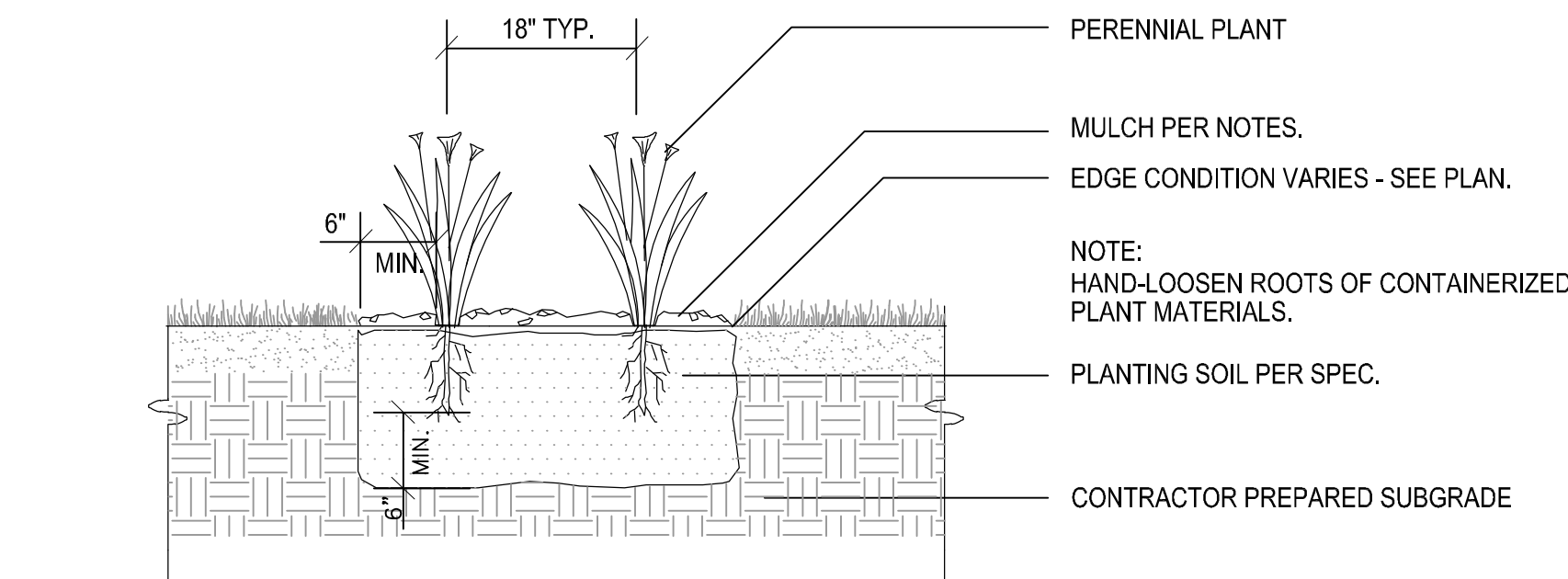
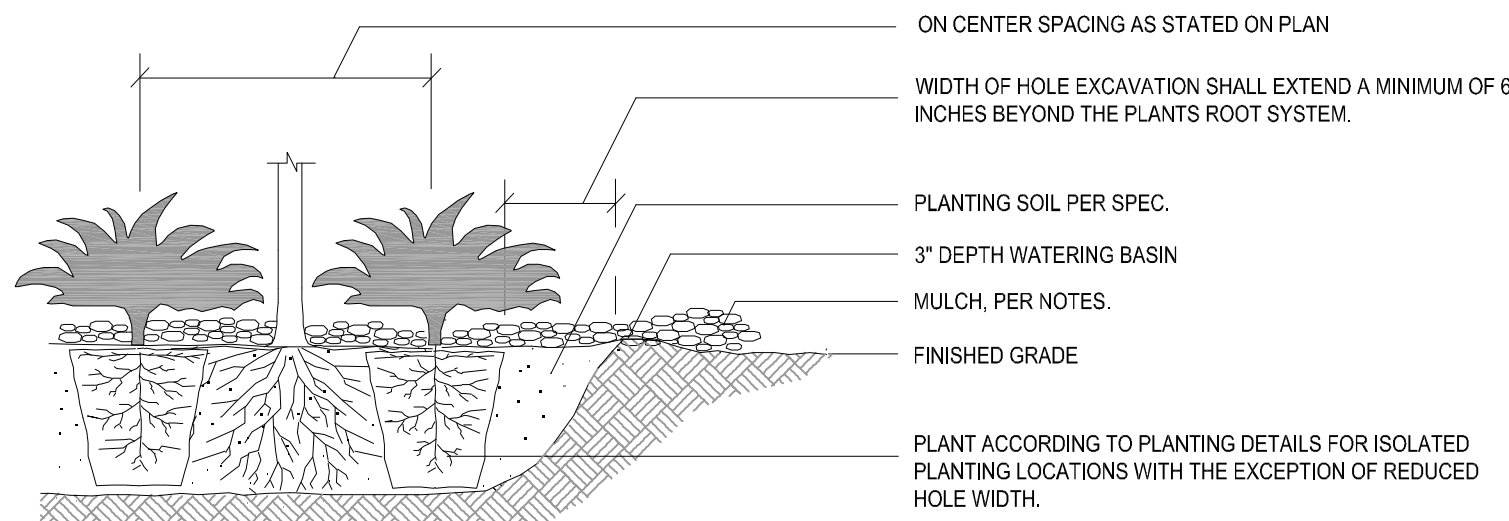
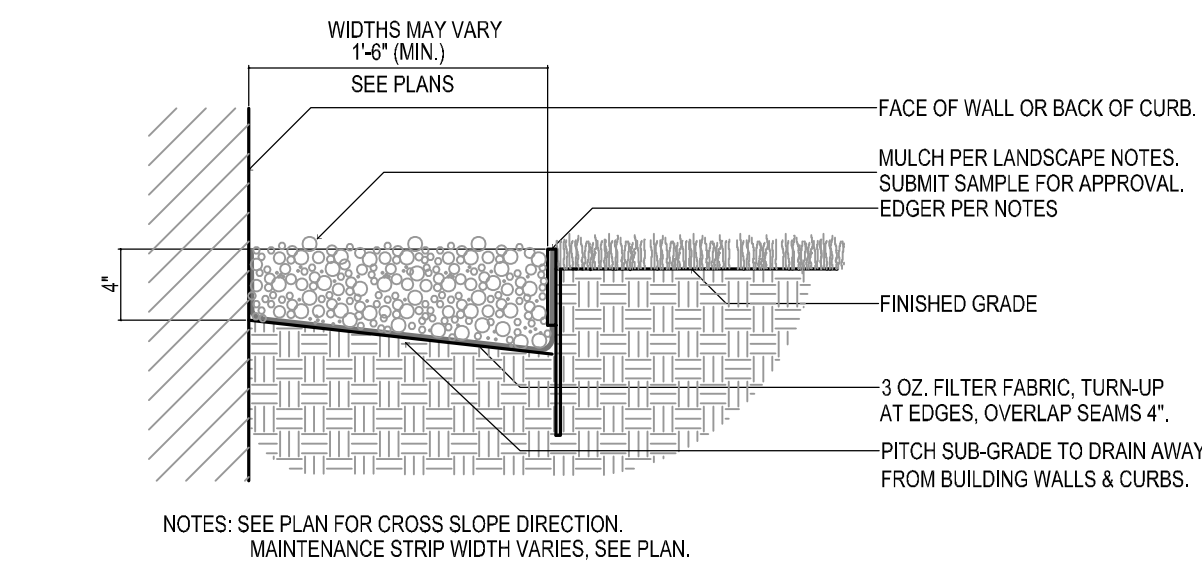
Issue Date: 07.07.2022

Sheet Title:

LANDSCAPE PLAN

Sheet:

L100



811 Know what's below.
Call before you dig.

Landscape Notes and Requirements:

3. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural Western Red Cedar mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from the central leader to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed plant material for the duration of the warranty period. Landscape contractor is responsible for coordinating lawn mowing hand-off with the Owner after the first mowing. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to weed control, plant pruning, fertilization and disease/pest control beyond the first year of maintenance. See Note #22.
13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree and turf planting areas. Use commercial grade irrigation equipment and provide cut-sheets and provide (3) copies of the proposed layout plan to the Civil Engineer for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valve locations with the architect and general contractor. Irrigation contractor to verify if a deduct meter is required and include in bid. Include (1) fall shut-down and (1) spring start-up in bid.
18. All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Rock mulch areas shall be $\frac{3}{4}$ " inch dia. local clean buff limestone over weed mat. Install per detail. Submit mulch sample for approval.
21. All planting and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. Turf Sodding shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Sod installation to include one year of maintenance in the bid price, which includes fertilization and weed control 3 times - (2) applications in the first growing season and (1) application the following spring. Also, include mechanical plug aeration, which is to occur (1) time the spring following turf sod installation, including snow storage areas. An acceptable stand of turf is lush, full, and weed-free. See specifications for additional information and contractor mowing requirement.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscape area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
29. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
32. Landscape contractor shall apply granular Preen pre-emergent herbicide in all wood mulch areas immediately following installation and again the following spring.



2022 Comprehensive Plan

City Council Members, 2022

Lisa Iverson, Mayor
Claire Luger, Linda Nanko/Yeager, Brett Ohnstad, Dennis Schilling,

Planning Commission, 2022

Roger Carr, Mark Lobermeier, Bryan Murdock, Kevin Teel, Katie West,

City Staff

Robb Linwood, City Administrator
Fred Weck, Zoning Administrator

Technical Consultants

WSB & Associates – Planning & Engineering

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Wyoming, Minnesota 55092-0188
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Draft Number 3 – April 12, 2022

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Introduction

What is a Comprehensive Plan?

A comprehensive plan is an extension of the community's vision for future growth and development. It is also a strategic road map to reach that goal. Comprehensive planning is an important tool to guide future development of land to ensure a safe, pleasant, and economically viable environment for residential, commercial, industrial, and public activities (Ref. 1).

The Comprehensive Planning process helps to:

- Protect important resources, agricultural, and other open lands.
- Create the opportunity for residents to participate in guiding a community's future.
- Identify issues, stay ahead of trends, and accommodate change.
- Ensure that growth makes communities better; not just bigger.
- Foster sustainable economic development.
- Provide an opportunity to consider future implications of today's decisions.
- Protect property rights and values.
- Enable other public and private agencies to plan their activities in harmony with City plans.

As a result, the comprehensive plan lays out a vision for future development and land use. It dictates where growth should occur, the type of growth that is allowed in various areas of the City, and the density of such growth. The plan should also establish the following:

- Public facilities plan (water and sewer).
- Thoroughfare or transportation plan.
- Parks and open space plan.
- Capital Improvement Plan.

Once adopted, the plan guides local officials in making their day-to-day decisions and becomes a factor in their decision process. Comprehensive plans assist the City in articulating the basis for zoning decisions, providing legal support to ensure that zoning ordinances are reasonable and have a rational basis.

Implementing the Plan

Once a Comprehensive Plan is adopted, the Planning Commission is tasked to study and propose to the City Council a reasonable and practicable means for putting the plan or sections of the plan into effect (Ref. 2). Reasonable and practicable means for putting the plan into effect, include:

- Zoning regulations.
- Subdivision regulations.
- A program for coordination of the normal public improvements and services.

- A program for development and redevelopment.
- A capital improvement program.
- An official map.

The Official Map

The official map is a unique map designed to help carry out the policies of the major thoroughfare plan and municipal facilities plan. The official map can cover parts of the City or the entire City. The purpose of the official map is to identify land for future public uses such as streets and other public facilities. It also allows property owners to make plans that align with the planned future land use.

The Planning Process

The Comprehensive Plan is meant to be a living document, grounded in real challenges and opportunities. It is meant to be revisited frequently and revised as conditions change. The Plan looks out to a horizon of twenty years; however, it is meant to be reexamined every ten years. The City will use the continuous input of the public, whether through formal or informal means, to make sure that the vision, goals, and policies are still relevant.

Wyoming's Initial Comprehensive Plan

In the Fall of 2007, the City of Wyoming and Wyoming Township formed a Comprehensive Plan Task Force to combine the Township's 2004 Comprehensive Plan and the City's 2001 Comprehensive Plan into a single, cohesive document to guide the future of the community (the two communities were merged in August of 2008). Some of the initial guiding principles for the inaugural meeting of the task force included (Ref. 3):

- Rural Character – Small town feel.
- Balance rural setting and urbanization.
- Property Rights.
- Orderly extension of sewer and water.
- Compatibility of adjoining uses.
- Natural Resources.
- Agriculture.

Ultimately, the Taskforce completed the combined comprehensive plan, which was officially adopted on January 21, 2009. The 2009 Comprehensive Plan was, for the most part, a land use map, that did not include a realistic development plan. In 2015, the Planning Commission kicked-off an effort to update the plan. The effort proceeded slowly, retaining much of the 2009 document. In the fall of 2019, an effort was undertaken to seek public input. Progress slowed again in 2020 in part due to the Covid-19 pandemic.

2019 Resident Survey

An online resident survey was made available during October 2019. The questions engaged respondents on a variety of subjects, from how they commute within the City, to what business they would like to see, to how they feel about the parks and trails system. A majority of respondents preferred the description of Wyoming that emphasized its small-town feel and that it was a nice and quiet community. The community's small-town qualities were highlighted in responses to other questions, for which many respondents believed that the small-town feel was the most important quality. Other survey findings included an emphasis on planning and growth, lowering taxes, and improvements to roads and infrastructure.

Open House

A public open house was held on November 20, 2019 at City Hall. Staff arranged three stations which were organized around specific themes, and prompted attendees to respond to questions addressing those themes.

The **Community Identity and Culture** station identified the low intensity nature of a “small town feeling”, the rural setting, and consideration and trust amongst neighbors.

The **Wyoming is Open for Business** station identified a desire for a larger variety of restaurants and retail businesses, actions that would increase job growth, and more specifically further development of the M Health Fairview Medical Center Campus area.

Station Three, the **Developing Wyoming** station prompted participants to identify prime areas of development, specific types of development that support a “bedroom-type” community, and other specific tenant types.

Prior Plans and Studies

This plan builds on a considerable amount of previous planning done by the City. A complete list of references is included in the appendix. Some of the critical resources relied on for the completion of this plan include the following:

- City of Wyoming Comprehensive Plan, 2009.
- City of Wyoming Zoning Ordinance and Map.
- City of Wyoming Strategic Plan, 2017.
- City of Wyoming Urban Service Area.
- Chisago County Housing Study, 2018.
- Comprehensive Water Plan, 2010.
- Comprehensive Sewer Plan, 2010.

Community Profile

History

To help understand the future of Wyoming, it is important to acknowledge the rich history of the community. The City of Wyoming began as the Township of Wyoming. The initial survey of the Township dates back to 1847.

The first settlers arrived in Wyoming in 1855. They were six German and Dutch families from Pennsylvania, shortly joined by families from Chicago and St. Paul. Wyoming Township was organized in 1858. They named the site “Wyoming” because it reminded them of the Wyoming Valley in Pennsylvania. “Wyoming” is an Algonquin word for “large plains” or “extensive meadows”. Many descendants of the original settlers still thrive in the area. The spot where the first structure was built is marked by a memorial stone. It’s in a small park on the southeast corner of 270th Street and Felton Avenue. In those days, it would have overlooked the Sunrise River, just to the North. When Wyoming was founded, there were only 225 houses in St. Paul (Ref. 4).

The original City was platted in 1869, taking its name from the Township.



Source: Minnesota Digital Photo Collection

Wyoming’s growth was closely linked to transportation. Wyoming was the first stop on the stagecoach route from Rice Street in St. Paul to Duluth. The house where travelers stayed overnight still exists. After the era of the stagecoach, the same travelers’ house served as a train crew house when the St. Paul & Duluth Railroad Company laid tracks down the old stage road. In the 1960’s the I-35 freeway was built and the population increased from 1,074 residents in 1960 to 7,839 residents in 2018.



Figure No. 1: 1888 Map of Wyoming Township.

Source: Chisago Historical Society. Gold line illustrates current City Boundary. The Red line depicts the City boundary prior to the merger with the Township.

Table 1 – Population Growth				
	Wyoming Township		City of Wyoming	
Census Year	Population*	Percent change	Population*	Percent change
1860	240	117.5%		
1870	522	-13.8%		
1880	450	28.9%		
1890	580	29.7%		
1900	752	-19.5%		
1910	605	17.4%	207	22.2%
1920	710	-10.1%	253	-15.4%
1930	638	-5.2%	214	18.2%
1940	605	-6.4%	253	28.5%
1950	566	12.9%	325	33.8%
1960	639	97.5%	435	59.8%
1970	1262	83.2%	695	124.3%
1980	2312	28.3%	1559	37.4%
1990	2967	47.6%	2142	42.3%
2000	4379	117.5%	3048	22.2%

*U.S. Decennial Census – Wikipedia

Up until the 1980s, the Township was primarily an agricultural community. Slowly, the transformation of the community began, from rural to small town, and towards metropolitan suburb. The City of Wyoming had also grown steadily, and it had developed infrastructure to support additional development, including its own water and wastewater systems.

Township and City Merger

In 1994, Wyoming Township and the City of Wyoming began merger discussions. In 2003, the City and the Township adopted a joint resolution for the orderly annexation of 611 acres for the site of Polaris Industries in the north east part of the Township. At the same time, the City extended sewer and water service to the site (Ref. 4).

Prior to annexation, approximately 200 - 250 acres of land remained within the City for development. Without annexation of the Township, the City's ability to accommodate growth would be significantly limited. Annexation would allow for further commercial, residential and industrial expansion. At the time, the Township was the fastest growing township in Chisago County, but the growth was almost entirely on one-, two- and five-acre lots with individual wells and individual sewage treatment systems (ISTs).

On August 15, 2008, the majority of Wyoming Township was merged with the City of Wyoming, with the remaining portions of the Township being annexed into the City of Stacy and Chisago City.

Regional Setting & Population Trends

Wyoming is located in the very southwest corner of Chisago County. The City of Wyoming borders Washington County and the City of Forest Lake to the south, Anoka County and the City of Columbus and Linwood Township to the west, Chisago City to the east, and the City of Stacy to the north. Wyoming is not included in the Seven County Metropolitan Planning Area; the City is not subject to the planning authority of the Metropolitan Council of the Twin Cities.

Over 33 percent of the City is open space (Ref.5), including the Carlos Avery Wildlife Area, numerous wetlands and other natural areas. From the rural origins of Wyoming Township, the City continues to transition to becoming more suburban. The municipal water and sewer services extended to the pre-merger City core area. Generally, the City core area has smaller residential lots and exhibiting a more suburban feel. Commercial and industrial land use is also prominent within the City core. The City core includes a mix of medium to higher density residential, while outside the core, semi-rural and rural land uses predominate, and the Highway 8 Corridor supports residential, commercial and industrial uses. Agricultural uses, including row crops, hay, and livestock operations, still dot the landscape, contributing to the small town feel of the community. Table 2 summarizes the population trends for Wyoming:

Table 2 – Population Trends		
Year	Population	Number of households
2008	6,940	2,361
2009	7,013	2,402
2010	7,791	2,845
2011	7,796	2,745
2012	7,777	2,746
2013	7,800	2,754
2014	7,854	2,776
2015	7,877	2,794
2016	7,906	2,804
2017	7,955	2,818
2018	8,037	2,847
2019	8,123	2,878

Source: Minnesota State Demographer

Table 3 illustrates the makeup of community:

Table 3 – Racial Makeup of Wyoming		
Race	2010	July 1, 2019
White	95.5%	90%
Hispanic	1.5%	2.6%
Two or more races	1.3%	1.4%
Asian	0.8%	0.0%
African American	0.3%	7.0%
Native American	0.3%	0.1%
Other races	0.3%	0.8%

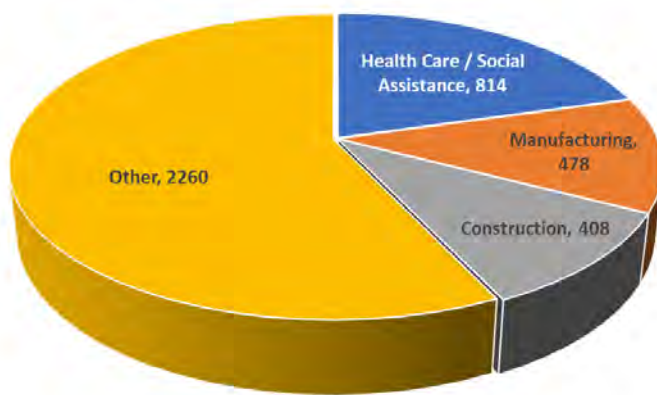
Source: Wikipedia, 2010 Census, Data USA, US Census 2019

In 2018, Chisago County commissioned a housing study. The study indicated that the Wyoming area had the highest population growth in the County with the 2017 – 2030 population expected to increase by almost 30% and the number of households to grow by more than 33% (Ref.6).

Economic Conditions/Leading Employers

The Wyoming Economic Development Authority (EDA) reports that there are over 100 businesses in Wyoming (Ref. 7). The diversity of small businesses is illustrated in the following chart:

Figure 2 – Estimated Number of Workers



Major employers in the community include:

- M Health Fairview Lakes Medical Center.
- Polaris Industries.
- Rosenbauer Motors.
- Hallberg Marine.



Existing Conditions

Before the City of Wyoming can effectively plan the future, it must first understand existing conditions, including the environmental setting, current land uses, highways and transportation, municipal utilities, and current trends.

General Demographics

With a 2020 population of 8,228, it is the 118th largest city in Minnesota and the 3,548th largest city in the United States. Wyoming is currently growing at a rate of 0.99% annually, and its population has increased by 5.61% since the most recent census, which recorded a population of 7,791 in 2010. **Spanning almost 22 square miles**, Wyoming has a population density of 398 people per square mile.

The average household income in Wyoming is \$97,474, with a poverty rate of 2.02%. The median rental cost in recent years is \$1,096 per month, and the median house value is \$242,600. The median age in Wyoming is 42.4 years, 38.6 years for males, and 44.7 years for females. For every 100 females there are 112.1 males. **(Ref. 7)**.

Environmental Setting

The total land area of the City is approximately **21.74 square miles** that occupies the southwest corner of Chisago County. The City land area is comprised of approximately **25% shallow wetland, 25% wooded upland, 25% agricultural land, and 25% developed land**. The topography is mostly flat to rolling, with surface water drainage following the Sunrise River branches to the north and northeast. Surface soil consists mostly of unconsolidated glacial till where the associated surface groundwater is very susceptible to spills of pollutants.

Existing Land Use

Today the City of Wyoming boasts approximately 84.58 acres of land designated for parks and open spaces, miles of scenic views and a multitude of breathtaking lakes and nature areas.

Highways and Transportation

The City continues to benefit from an efficient transportation system proximal to the I-35 interstate, and easy routes to the Twin Cities, St. Cloud, and Duluth, Minnesota.

Interstate I-35

Interstate 35 is the major transportation corridor that connects Wyoming to other Twin Cities to the south and the City of Duluth to the north. The I-35 / East Viking Boulevard interchange serves local businesses and connects businesses and residents alike to the local road system described in the following chapter.

US Highway 8

US Highway 8 traverses the south eastern corner of the City, providing a key transportation connection between I-35 and multiple communities from Wyoming to Taylors Falls and on further into north central Wisconsin. US Highway 8 is a busy roadway with a long history of safety issues. The corridor has been studied extensively to develop solutions for controlled access (signalized) intersections as well as proposed access control improvements, eliminating numerous low volume roadway access point and residential and business entrances.

US Highway 61

US Highway 61 once stretched from the southeast Minnesota community of La Crescent to Grand Portage. The majority of the route was paved by 1926. Construction of the I-35 interstate absorbed the bulk of the traffic. However, US 61 continues to serve as a major corridor through the north metro cities of White Bear Lake, Hugo, Forest Lake, Wyoming, Stacy and North Branch. Former Highway 61 north of East Viking Boulevard was recently turned-back to Chisago County and is now maintained as County State Aid Highway 30 (CSAH 30). US 61 and the associated historic railroad right of way is a major corridor for residents and businesses including service to the M Health Fairview campus and Wyoming Elementary School.

Community Services and Facilities

- City Hall.
- County Library.
- Hallberg Center for the Arts.
- Parks.
- Regional Trails.
- Regional Health Care.
- Industrial/Manufacturing Industries.
- Entertainment Venues.
- Elementary School.
- Open Space.

Current Trends

Our current moderate and deliberate commercial and residential development model appears to also be a logical future trend given our current municipal sewer and water infrastructure limitations. Future development will focus on land areas that can easily be serviced by City sewer and water services. Examples of recent development activity are included in the following table:

Table 4 – Recent Development Projects		
2015	Heims Lake Villas	33 units of 55+ detached townhomes
2019	Katies Glen PUD	51 units off of Goodview Avenue
2020	Summer Field	Kettle River Boulevard and
2021	Heims Lake Villas – North Addition	34 units of 55+ detached townhomes
2021	Hunter Hill	
2021	Midco Tech Building	

The future involves a balanced build out of the ultimate urban service area (described in the Land Use Chapter) while preserving the character of the community, and keeping taxes competitive with area communities. The build out is expected to include redevelopment within the City's Downtown Core to increase services and improve walkability and accessibility.

Planning Factors Affecting Development (challenges and opportunities)

Natural Resources

Wyoming is valued for its extensive conservation open space areas, including the Carlos Avery Wildlife Area across the northern third of the City, and the extensive and diverse wetland resources distributed across the entire City. These natural resources contribute to the small town feel and rural setting that attracted many of the area's residents. However, for a City that encompasses over 21 square miles, only about 41% of the property is "dry land" that is available to be developed.

Municipal Utilities

The City is part of the Chisago Lakes Joint Sanitary Treatment Commission (CLJSTC) that serves Wyoming and several surrounding communities with a regional wastewater treatment plant and regional conveyance systems (interceptors and lift stations). Extension of future sanitary sewer to the unsewered and undeveloped parts of the City is limited by the cost to construct gravity sewers, lift stations, forcemains (pressure sewer), and by the overall treatment capacity of the regional CLJSTC plant (See "Utilities Plan"). For that reason, the City has established Urban Service Areas to prioritize those parts of the City most easily served with municipal sewer during the next 20 years and beyond. As part of that analysis, it is understood that a significant part of the City will likely not ever be fully served with municipal utilities.

Housing

In 2018, Maxfield Research and Consulting LLC completed a housing study for Chisago County (Ref. 6). Maxfield presented initial findings to the City All Boards Meeting on January 30, 2018. Maxfield forecasted that Wyoming would see a 27% increase in population by 2030, to over 10,000 residents. Maxfield also predicted the potential housing demand for the City would amount to 4,760 new housing units through the year 2030. Maxfield observed that the lack of housing options could dampen economic development, as employees for future business expansion will not find place to live in the community. In particular, multi-family and rental housing stock for the City is very low.

Kettle River / Viking Boulevard Future Congestion

Several significant projects have been proposed for the northwest quadrant of I-35 and East Viking Boulevard. The area was part of the former Greenwood Golf Course. The development proposals included mixed-use development, including a range of residential housing and lot sizes to meet current demand. Major issues related to development in this area include traffic. The increase in traffic to the East Viking Boulevard / Kettle River Intersection, which is already congested (Ref. 8), and further complicated by the I-35 on and off ramps and several business entrances, represents a major issue to be overcome before development can move forward. Developing a transportation solution for this area will be a critical factor for future development proposals.

Inconsistent Stormwater Permitting

The Comfort Lake Forest Lake Watershed District (CLFLWD) has regulatory control over the southern third of Wyoming. The CLFLWD has taxing and permitting authority relating to land use and stormwater management. The area lying north of the watershed boundary falls under City jurisdiction meaning there are two sets of permitting rules and responsibilities which can create enforcement inconsistencies and confusion for developers.

Watershed Boundary

The Comfort Lake Forest Lake Watershed District (CLFLWD) has what is known as a watershed (drainage) boundary and an administrative boundary. Ideally, these two lines should be the same, resulting from those properties taxed by the watershed district actually being located in the watershed, i.e., the area that drains to Comfort Lake. Differences in the boundaries is somewhat common place but should be rectified if it has not already been addressed by the district.

Vision, Goals and Objectives

The Comprehensive Plan is based upon a shared vision of the citizenry and stakeholders of what Wyoming should and will become. The Comprehensive Plan establishes goals and objectives that will help to shape and direct growth. Plan envisions what the community will look like in 2030 and beyond, and what strategies will be necessary to get there.

Objectives developed for this plan will guide the community as it grows, matures, transitions, and ultimately attains the anticipated growth. The Comprehensive Plan objectives were formulated from input received from the public, City staff, elected and appointed officials, and other interested individuals.

Vision and Objectives

The City of Wyoming seeks to become an attractive, well-balanced place to live and work, with an appropriate combination of amenities and services. Wyoming will succeed with public-private partnerships focused on opportunities to live, work and play – for a reasonable investment.

When the Council adopted the 2009 Comprehensive Plan for the City, the first for the combined City/Township, an advisory group was formed to develop a set of plan objectives to give direction to the plan. In the process of developing this plan, The Planning Commission further refined these objectives, informed by the 2019 Community Engagement process and survey.

Based on the Commission's work, the following Vision Statement and Objectives were developed to guide the planning effort:

Vision: A thriving and inviting community that preserves our small town feel and natural landscape.

The Figure 3 illustrates the action-oriented plan objectives that support the plan vision.



Figure No. 3 – Plan Vision and Objectives

Plan Overview

Based on the priorities identified through public input, as well as demographic, physical, social, and economic changes affecting the City, the Plan is divided into the following chapters, each with corresponding action-oriented goals:

Land Use Plan

Utilize land efficiently:

- *Plan for more intensive use of land for housing, shops, or industries to allow more resources to be available for other uses, such as farming or urban development.*
- *Pursue a broader mix of residential housing options including more higher density development.*
- *Encourage development in balance with natural resource protections.*

Efficient use of land for a variety of housing types, shops and industries, with sensible requirements for parking, stormwater and green space, will ensure the availability for other uses, such as farming, parks or open space in harmony with planned urban development. As land is developed more efficiently, property tax revenues for city, school district, county and state governments will rise, which will make it more feasible to pay for the many facilities and services needed to support quality of life in the community. In addition, efficient land use can reduce the cost of municipal utilities over time.

Transportation Plan

Integrate Transportation Systems:

- *Interconnect neighborhoods with multiple modes of transportation and safe transportation systems.*
- *Reduce reliance on auto driving.*
- *Ensure that residents can travel throughout the community as pedestrians, while bicycling, and in motor vehicles.*
- *Ensure that these traveling opportunities are accessible to residents of all capabilities through constructing and improving infrastructure to Americans with Disabilities Act (ADA) standards.*

The Transportation Systems Plan addresses the pattern of existing and planned major roads, road design standards and intergovernmental coordination for road improvements.

Utilities

Expand municipal utilities:

- *Increase the use of public potable water and wastewater.*
- *Extend water and wastewater lines in staged and efficient manner in response to market demand and according to City capability.*
- *Equitably finance for public infrastructure related to development and redevelopment.*
- *Consider shared private wastewater disposal systems until public wastewater is available or when public wastewater is infeasible.*

The Utilities Chapter is intended to serve as a guide to completing the future water and sanitary sewer system to serve future development as outlined in the Land Use component.

Parks, Open Space, and Trails

Enhance Recreation Opportunities:

- *Develop, maintain, and improve public parks that provide diverse opportunities for active sports and passive recreation.*
- *Identify, establish, and develop trail corridors that connect the neighborhoods to the park system and to regional trail corridors.*
- *Plan for changes in recreational activities that accommodate changing demands.*
- *Integrate parks and trail systems with significant natural resources.*

The City of Wyoming Parks, Open Space and Trails System chapter guides acquisition of land or fees in lieu of land for municipal parks, promoting the protection of public and private open space and preservation of corridors for multiple-use paths. A greater focus is on neighborhood connectivity and pedestrian access will be applied to future development.

Housing

Diversify Housing Options:

- *Increase the range of housing options for people in all stages of life to retain and attract residents.*
- *Emphasize housing options like starter homes for young families and senior housing in locations that provide additional uses within walking distance.*
- *Preserve the integrity of neighborhoods by ensuring the neighborhoods are maintained to a high standard that reflects the values of the community.*

The City's housing stock is predominantly single family. Recent development has included larger lots and price points well above those for many first-time home buyers. The City will continue to attract multi-family developers and embrace new developments with a variety of life cycle housing options.

Environmental Resources

Protect the Natural Environment:

- *Protect and enhance the quality of our lakes, rivers and wetlands.*
- *Manage and treat stormwater in an effective manner to protect our water resources.*
- *Consider different strategies for equitable stormwater treatment suitable for different levels of land use intensities including on-site treatment, regional treatment and fees-in leu of best management practices.*
- *Protect significant woodlands.*
- *Enforce the regulatory protections for the shoreland of designated lakes and streams.*
- *Link woodlands, wetlands and other undisturbed natural areas into “greenways” will be established through the development process.*

The City must continue to address stormwater in an cost-effective manner to protect our water resources. At the same time, the City must allow for development to pursue for equitable stormwater treatment strategies suitable for different levels of land use intensities, including on-site treatment, regional treatment and fees-in leu of best management practices. The City will continue to enforce the regulatory protections for the shoreland of designated lakes and streams. The City will seek to link woodlands, wetlands and other undisturbed natural areas into “greenways”. The City will pursue opportunities to acquire public access to local natural areas. The City’s plan will ensure that our lakes and rivers are not bounded completely by homes and private properties without access for the general public.

Economic Development

Pursue a Thriving Local Economy:

- *Plan for and allow the creation of additional stores, offices and industries consistent with this comprehensive plan and regulated by zoning ordinance amendments including, but not limited to, encouraging mixed use opportunities.*
- *Diversify the range of local employment opportunities.*
- *Attract well-paying jobs plus goods and services that are needed locally.*
- *Realize increasing property tax revenues for city, school district, county and state governments.*

The Economic Development chapter details the priorities and goals to build upon the economic strength of the community.

Implementation

The Plan is meant to be a living document, grounded in real challenges and opportunities. It is meant to be revisited often and revised as conditions change. The Plan looks out to a horizon of twenty years for further refinement. The City will use the continuous input of the public, whether through formal or informal means, to make sure that the vision, goals and policies are still relevant.

Land Use Plan

Utilize land efficiently:

- *Plan for more intensive use of land for housing, shops, or industries to allow more resources to be available for other uses, such as farming or urban development.*
- *Pursue a broader mix of residential housing options including more higher density development.*
- *Encourage development in balance with natural resource protections.*

The Land Use Plan guides public and private actions regarding the pattern of land use and development and to express ideas from other plan chapters as they relate to land use. Its purpose is to encourage the orderly development of Wyoming, create an attractive and efficient urban environment and protect key natural resources. An efficient use of land for a variety of housing types, shops, and industries, with sensible requirements for parking, stormwater and green space, will ensure the availability for other uses, such as farming, parks or open space in harmony with planned urban development. As land is developed more efficiently, property tax revenues for city, school district, county and state governments will rise, which will make it more feasible to pay for the many facilities and services needed to support quality of life in the community. In addition, efficient land use can reduce the cost of municipal utilities over time.

The Land Use Plan is the central element of the Comprehensive Plan, and many people will think of this chapter as the comprehensive plan. The other plan chapters each related to the Land Use Plan as they each have a geographic component. Consequently, there is some overlap, and other elements provide more detail on certain subjects mentioned in this chapter.

The Land Use Plan translates the community vision for growth and conservation into a recommended physical pattern of neighborhoods, commercial and employment areas, road, and parks. Land use policies seek to influence the location, types, amount, and timing of future growth through private real estate development, public investment in infrastructure and community facilities, and conservation of natural areas. In addition, the policies are intended to ensure that the environment and other long-term public interests are given adequate consideration and protection.

The Land Use Plan will be used by the City in making decisions about private development proposals, and the location, size and timing of public improvements. This chapter serves as the basis for preparing more specific small-area or sketch plans for smaller subsections of the community, such as the central business district or a mixed-use development.

This chapter will be implemented through the City's zoning and subdivision ordinances, which will be amended after the adoption of this plan, and through the administration of that ordinance by City staff, the Planning Commission and the City Council.

The Land Use Plan should not be construed as a final blueprint for specific site development, nor as a prospective zoning map. The identification of preferred land uses does not imply that rezoning a specific area is immediately appropriate. While the zoning and subdivision ordinances must be consistent with this plan, the rezoning process is separate from the planning process and must consider the timing of zoning decision, availability of similar land, and the impact of the rezoning decision on other City objectives and policies.

The Land Use Plan may be amended occasionally as circumstances warrant. The City intends the policy direction of this plan will to be relatively consistent over time. Guidelines for reviewing and updating the plan are included in the Plan Implementation chapter of this comprehensive plan.

Land use patterns play a significant part of defining community identity. The organization of residential, business, and public uses influences how people choose to live, work, and play in the community. Land use relationships that help Wyoming achieve its vision will ultimately create a desirable community. Within the context of this Comprehensive Plan, the Land Use Plan promotes strong residential neighborhoods, a flourishing industrial base, a vibrant Downtown Core, focused commercial areas, and numerous recreational opportunities.

The Land Use Plan looks at broad community patterns; How much growth should be anticipated and accommodated? Where should growth occur? How do land uses relate to the natural environment and to one another?

Land Use Types and Descriptions

The Land Use Plan includes a variety of land use types described below. The land use descriptions identify the future plan for the City, while zoning regulates the actual current and future use. Zoning may need to be updated from time to time to reflect the Comprehensive Plan, while minimizing the creation of non-conforming parcels.

Semi-Rural Neighborhoods

The Semi-Rural Housing Areas are locations that are presently subdivided into parcels of approximately one to ten acres. This may include the present Agricultural, Rural Residential I and Rural Residential II zoning districts. Most of those locations cannot easily be subdivided further into smaller parcels that could economically accommodate public or shared private wastewater systems. The majority of the Semi-Rural Housing Area will continue to be unsewered – that is, continue to be served with individual on-site wastewater treatment systems.

Single Family Residential Neighborhoods

The Single-Family Residential Neighborhoods are areas that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcel sizes for Single Family Residential Neighborhoods should be in the range of 9,000 to 18,000 square feet. These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses. Neighborhoods with a combination of detached and attached housing types may be approved through a public review process that ensures:

- That nearby housing and roads are adequately protected.
- That the neighborhood provides more natural open space and/or public park than would result if it contained only detached housing.
- That the overall average density of the neighborhood is not more than 20 percent greater than what would be possible only using detached (single-family) housing.
- That no more than 50% percent of the dwelling units are of the attached variety.

Prior to Single Family Residential Neighborhoods being served with municipal or private shared wastewater treatment systems, they will be zoned to allow an average of 1 house per 20 acres (not 20-acre lots) on unsewered sites, and farming activities on sites of 20 acres or larger. Higher average housing densities may be allowed if the applicant receives approval from the City for a plan showing how the property could realistically be re-subdivided in the future and developed with lot sizes of 9,000 to 18,000 square feet that will be served with public or private shared wastewater treatment systems.

Multi-Family Suburban Neighborhoods

Multi-family Suburban Neighborhoods allow townhouses (2, 4 and 8 units) and similar forms of housing that have an individual exterior entrance for each dwelling unit. These neighborhoods may also include detached single-family houses on small lots (approximately 5,000) That are developed and maintained through an association or similar arrangement.

High Density Residential Neighborhoods

High Density Residential includes senior housing and apartment buildings. High Density Residential Neighborhoods should be:

- Permitted only by a “conditional use permit” under the zoning regulations.
- Limited through the zoning regulations to not more than 20 dwelling units per net acre (not counting streets, wetlands, parks, etc.).
- Required to have at least one garage space for every dwelling unit, either under the main building or in a separate building.

Commercial

The Commercial Areas will allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic. Trash handling, service docks, signs and lighting must be softened through site planning and landscaping. Protecting nearby housing will be an important consideration during the review of site plan applications. Apply zoning regulations to control building materials, landscaping, parking, lighting, signs and access. Access to all parcels must be via City streets.

Two areas designated for commercial development outside of the “Downtown Core” (that are along East Viking Boulevard and Highway 61/County Road 30) include:

- West of the interchange of I-35 and County Road 22.
- Along US Highway 8.

Mixed Use

Mixed Use development must include two or more types of land use, and may include retail businesses or service businesses, office buildings, single-family housing, multi-family housing, and high density housing Developers will be required to negotiate a unified and high-quality comprehensively design plan with the City. Any development in this category should be required to obtain a conditional use permit, or go through the planned-unit development process. Where Mixed Use development abuts an area either planned for or developed as single family residential, the design for the Mixed-Use site must be compatible with the nearby residential site.

Four areas planned as “Mixed Use” include:

- The southeast quadrant of Highway 61 and 250th Street.
- East of and adjacent to County Road 30 and directly south of the Wyoming – Stacy border.
- Between Kettle River Boulevard and I-35, directly west of the hospital.
- North of and adjacent to US Highway 8 bounded by Heath Avenue to the east and West Comfort Drive to the north.

Downtown Core

The Downtown Core is the location presently known as “Downtown” Wyoming. This area is located east of I-35, generally centered around Highway 61 and East Viking Boulevard. The Downtown Core is intended to be a more densely developed area with retail and service businesses, City Hall, County library and high-density residential neighborhoods.

In the area between Highway 61 and Fenwick Avenue, access should be limited to Highway 61 and/or the east-west streets (as opposed to Fenwick Avenue) and the houses east of Fenwick Avenue should be protected through careful building placement, parking design, landscaping, lighting, trash handling, signage and other site planning. To the extent that the market will allow, buildings in this area should follow the traditional pattern of being located adjacent to the public sidewalk, particularly if adjacent to one of the historic buildings that were constructed in that manner.

Urban design guidelines may be included in the zoning ordinance that is written to implement this plan category. A high level of site landscaping, building façade materials and signage should be required through zoning and site plan review in this highly visible part of the community.

Office and Health Care Business

The Office and Health Care Business land use category allows corporate or professional office buildings, hospital and health clinic buildings, hotels, nursing homes, and high density residential neighborhoods. Intensive site coverage should be sought in order to maximize the economic benefit. This district is intended to be an attractive employment area; approximately 15 percent of each site should be devoted to generously landscaped green space. A high level of site planning, landscaping and façade treatment will be required through zoning and site plan review. Coordinated campus-style developments are encouraged. Retail or service business will be allowed if they are a secondary component of an office or health care building. No manufacturing or outdoor storage will be allowed.

Industrial and General Business Area

This area provides for the development of a range of industrial and general business uses. This area includes light manufacturing, offices, sales, and research and development. It may also selectively allow retail or service business by conditional use permit, particularly in the industrial area south of the Downtown Core. Locations for industries designated by this plan include portions of the Highway 61 corridor and the site of the former landfill operation along Railroad Avenue. Zoning regulations will be used to control site planning, landscaping, lighting, parking, truck handling, outdoor storage, signs, and access. Access to all parcels must be via City streets. Private redevelopment of properties that have aging buildings and outdoor storage will be encouraged, especially adjacent to the Highway 61 and Sunrise River Trail right of way between Fairview Boulevard and East Viking Boulevard.

The Industrial and General Business Area will allow a variety of light manufacturing, office-showroom, and office buildings. Outdoor storage of goods and materials should only be allowed under a “conditional use permit” that specifies visual screening with buildings, walls, fences, berms, and/or landscaping.

Public and Semi-Public Facilities

This planning district includes public schools the Public Safety Building (former Township Hall site), and other properties owned by the City, the County, or the State of Minnesota. Places of worship, are also included in this category.

Parks and Open Space

Parks and Open Space includes lands designated for active and passive recreation. This use does not include any parks that may be privately owned. The exact locations of future neighborhood parks will be determined during the land development process.

Conservation and Open Space

This land use plan category includes all wetlands, which will continue to be protected under the regulations of Chisago County, the Comfort Lake–Forest Lake Watershed District, and other applicable state and federal entities. It also includes the Carlos Avery State Wildlife Management Area, which covers a large portion of the City.

Shoreland and Floodplain Areas

The City of Wyoming will continue to administer its Shoreland regulations for consistency with development, and natural resources protection. The Zoning Map shows the approximate location of the Shoreland Management Overlay Areas within 1,000 feet of state-designated lakes and 300 feet of state-designated streams. The Floodplain areas are encompassed within the Shoreland Management Overlay; however, the Overlay includes lands outside the Floodplain zones.

Table 5- Land Use and Zoning Descriptions	
Comprehensive Plan Land Use Categories	Current Zoning Equivalent
Semi-Rural Housing	Agricultural (A), Rural Residential I (R1), and Rural Residential II (R2)
Lower Density Suburban Neighborhoods	Single Family Residential (R3)
Medium and Higher Density Suburban Neighborhoods	One and Two Family Residential (R4), and Medium and High Density Housing District (R6)
Downtown Core	Central Business District (CBD)
Commercial	Commercial (C)
Mixed Use	Mixed Use (MXD)
Office and Health Care Business	Office and Health Care (OHC)
Light Industry and General Business Area	Industrial (I) and Commercial (C)
Public and Semi-Public Facilities	No specific zoning district. Government uses are conditional uses in R1, R2, R3, R4, & R6
Public Park	No specific zoning district. Parks are the same district as the surrounding properties
Conservation and Open Space	No specific zoning district. Parks are the same district as the surrounding properties
Shoreland and Floodplain Areas	Shoreland District Overlay and Floodplain Overlay
	Manufactured Home District (R5). Current map has both manufactured home parks as R1
	Highway 8 Overlay
	Solar Energy Systems Overlay
	Closed Landfill Restricted (CLR) District

Table 6 - Acreage by Land Use Category		
Land Use Plan Category	Acreage	Percent
Open Space	4,698	33.8%
Agriculture	351	2.5%
Low Density Residential	6,157	44.2%
High Density Residential	380	2.7%
Central Business District	136	1.0%
Mixed Use	275	2.0%
Commercial	307	2.2%
Medical	171	1.2%
Industrial	1,394	10.0%
Landfill	45	0.3%
Totals	13,913	100.0%

Source: 2022 Draft Comprehensive Plan (WSB)

Urban Service Area

Future development must reflect the ultimate buildout potential and future urban service goals for the City. There are three different urban service area classifications, each with a different set of goals and land development objectives. The three area classifications are as follows:

1. Interim Urban Service Area
2. Ultimate Urban Service Area
3. Permanently Unserved Area

Development that occurs today, depending on where it is located, must be mindful of the ultimate buildout potential and future urban service goals for that portion of the City, and should be sized and designed appropriately.

Interim Urban Service Area

The goal for the Interim Urban Service Area is to extend urban services concurrent with the timing of new development. This is the portion of the City where urban services are either currently available, or where the opportunity to supply urban services has been evaluated and determined to be feasible (given current infrastructure) within the time 20-year horizon of this Plan. The City will revisit the boundary of this area as development occurs and improvements are brought online. This boundary will be amended during the update of this plan ten years after adoption. Figure 4 illustrates the Interim Urban Service Area.

Ultimate Urban Service Area

The development goal for the Ultimate F Urban Service Area is to utilize one of the two following methods in unserved residential subdivision development:

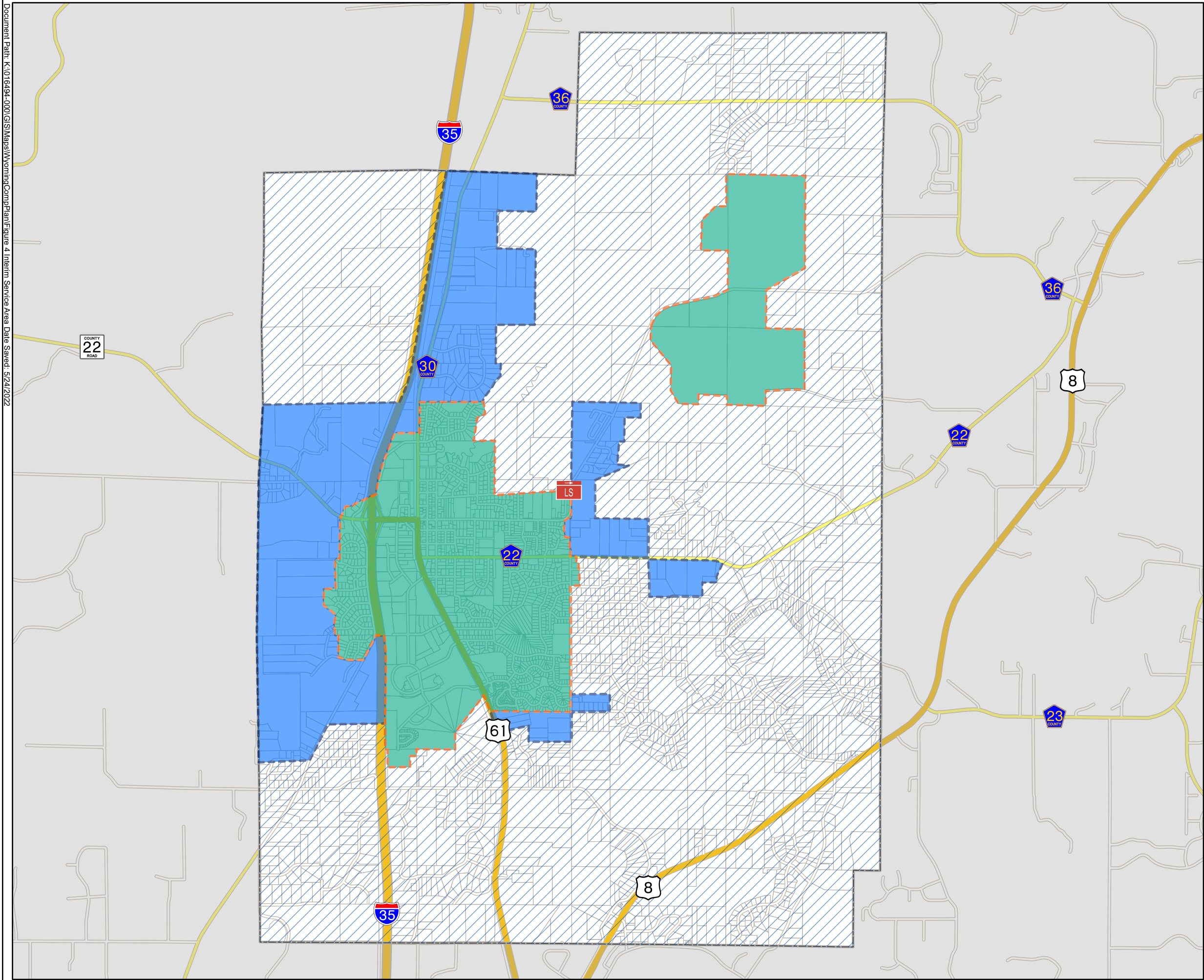
1. Develop at densities no greater than allowed by the Agriculture or Rural Residential zoning district so that future re-subdivision is feasible when utilities are extended.
2. Plan for a community septic system to support the subdivision development.

This area of Wyoming lies outside of the current urban service area, but includes the portions of the City that may become eligible for urban service connections at some time beyond the 20 year planning horizon. Proposed development in this area will not be served at this time, but should anticipate the potential for ultimate urban service density and connectivity.

Regardless of which method of development occurs, the City may require a “ghost plat” - a subdivision to show how future subdivision lots could allow for eventual urban density served with municipal utilities. For commercial development in the Ultimate Urban Service area, all new development should undergo a site a plan review to evaluate the capacity of the site to support septic and ensure sufficient water supply for operation and fire suppression. Figure No. 5 depicts the Ultimate Urban Service Area.

Permanently Un-Served Area

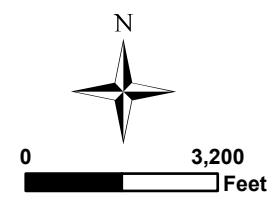
In this portion of the City, the development goal is to conform to the regulations of the governing zoning district with respect to minimum lot size and developable land requirements. These areas of Wyoming are anticipated to never be served with urban services. The natural features, existing lot sizes, lack of connectivity, and rural nature of these areas make it poorly suited for development at urban densities.

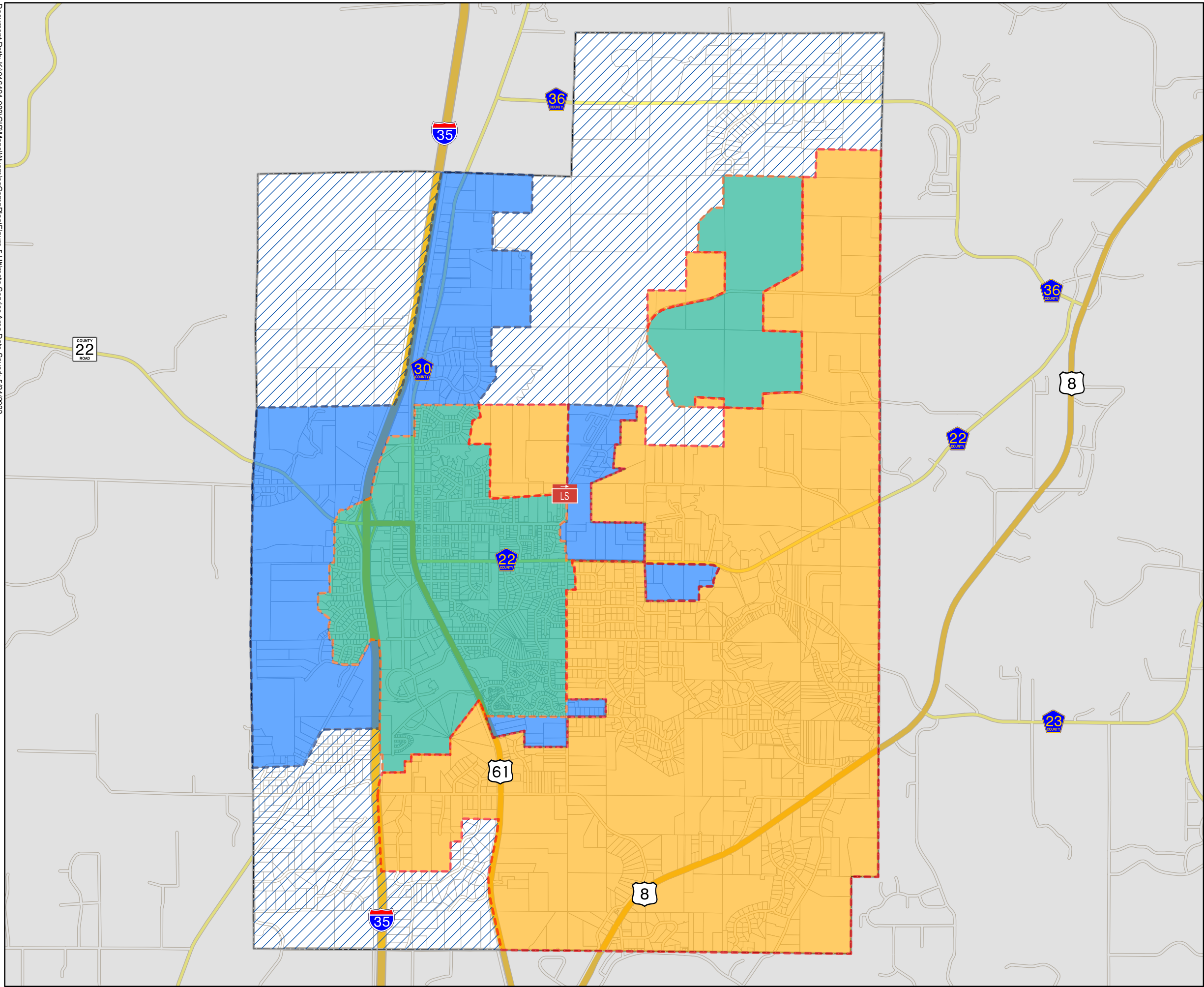


Wyoming Comprehensive Plan

Figure 4
Interim Service Area

-  CLJSTC Lift Station
-  Existing Service Area
-  Interim Service Area
-  Unserved Area
-  Wyoming Boundary
-  Parcel Boundaries

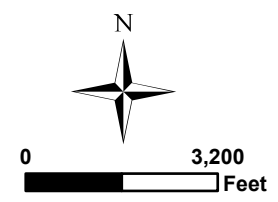




Wyoming Comprehensive Plan

**Figure 5
Ultimate Service Area**

-  CLJSTC Lift Station
-  Ultimate Service Area
-  Existing Service Area
-  Interim Service Area
-  Permanently Unserviced Area
-  Wyoming Boundary
-  Parcel Boundaries

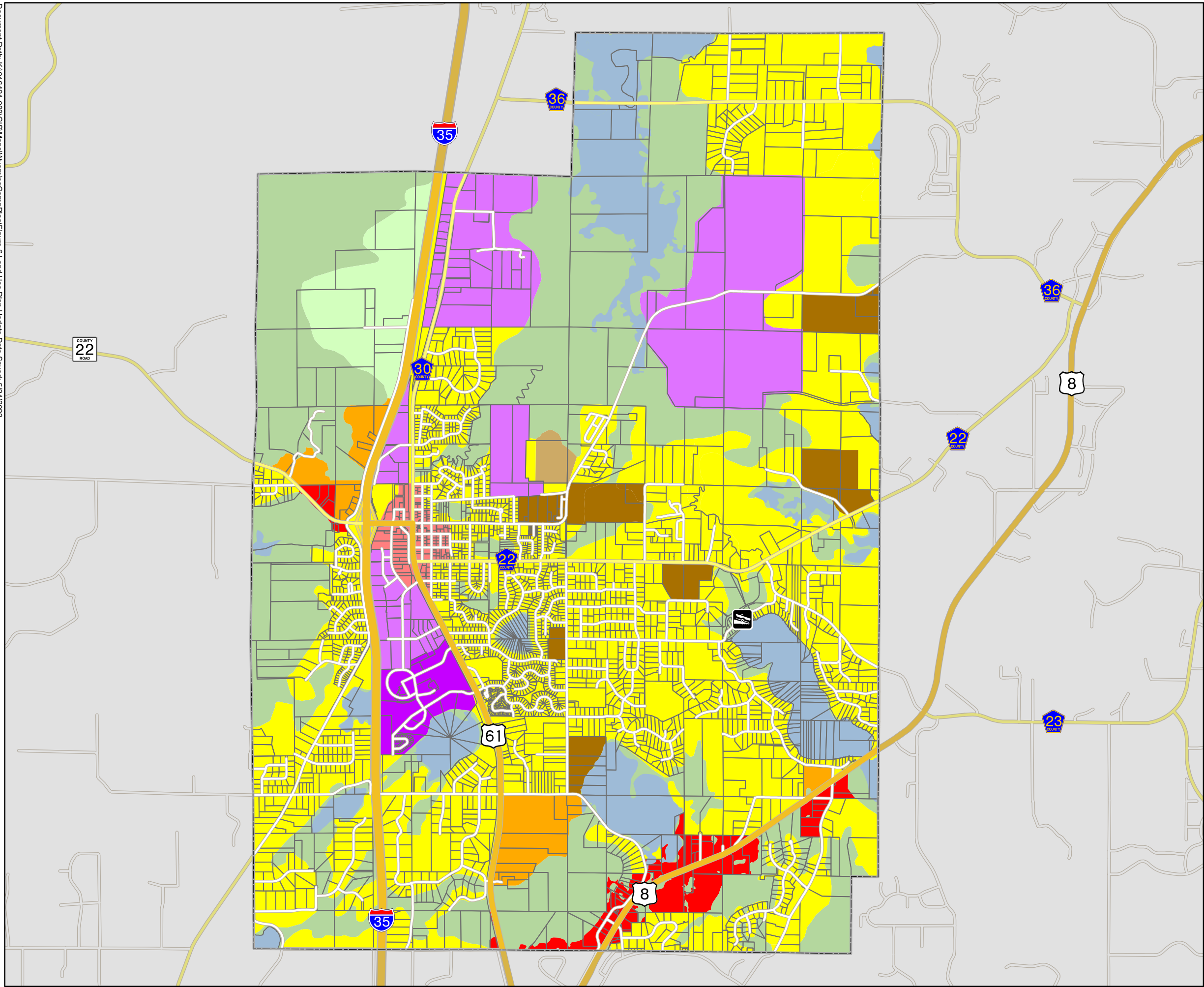


Land Use Plan

The City of Wyoming Land Use Plan map is a guide to zoning land for future use or conservation. It is not a zoning map and does not have the force of law that a zoning ordinance and zoning map do. Consequently, the zoning districts may not correspond perfectly with this land use plan map. The zoning ordinance and zoning map should be revisited after the adoption of this comprehensive plan.

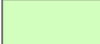
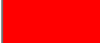
Table 7 – Land Use Categories and Urban Service Areas (acres)					
Land Use	Existing Service Area	Interim Service Area	Ultimate Service Area	Permanently Unserved Area	Entire City
Open Space	156	613	1,503	2,426	4,698
Agriculture	-	-	-	351	351
Low Density Residential	893	708	3,205	1,352	6,157
High Density Residential	53	64	263	-	380
Central Business District	136	-	-	-	136
Mixed Use	4	96	173	1	275
Commercial	4	23	276	5	308
Medical	171	0	-	0	171
Industrial	782	367	188	57	1,394
Landfill	-	5	40	-	45
Totals	2,199	1,876	5,647	4,191	13,914

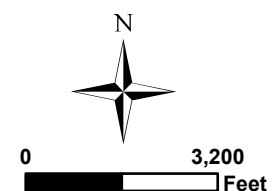
Source: 2022 Draft Comprehensive Plan (WSB)



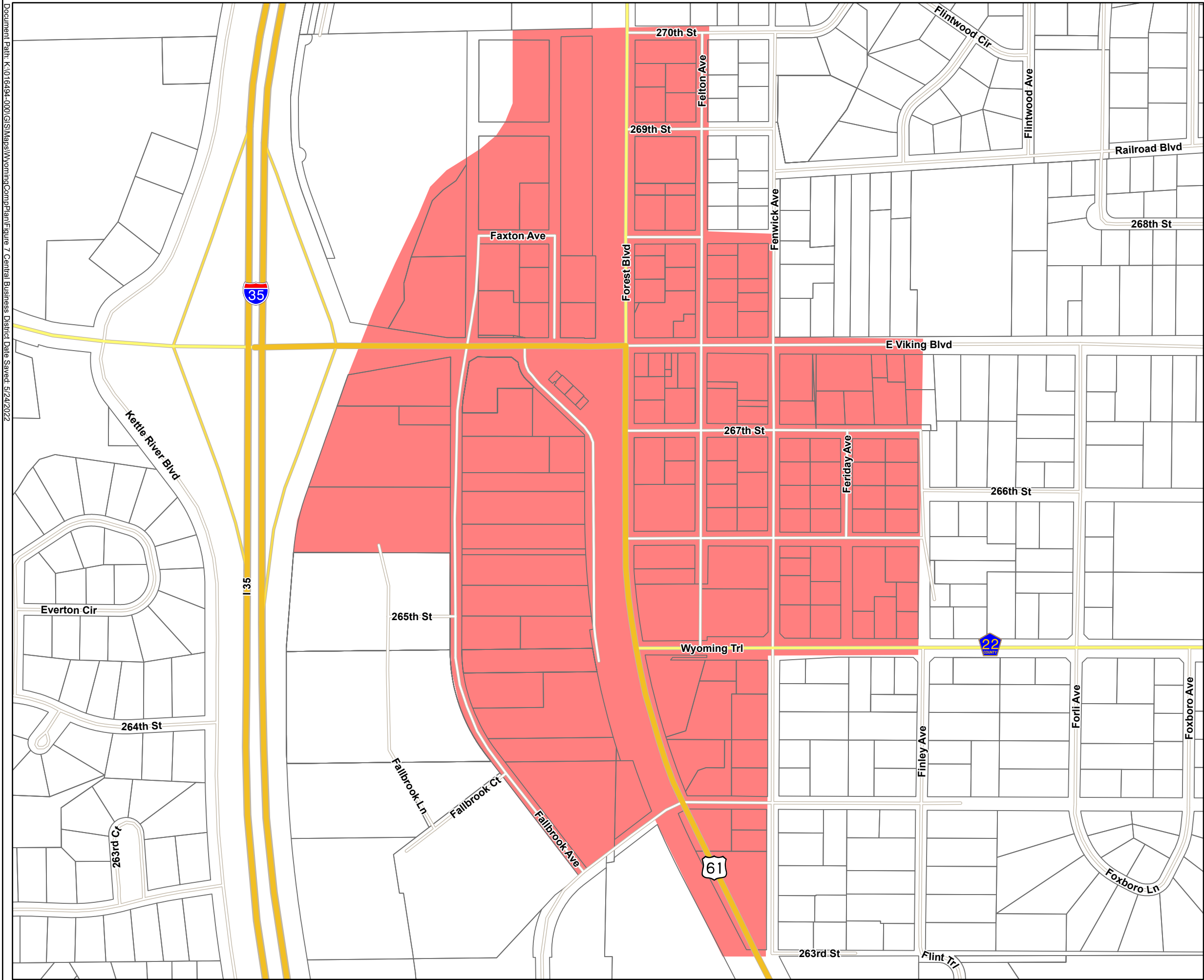
Wyoming Comprehensive Plan

Figure 6 Updated Land Use Plan

-  State Property and Boat Landing
 -  Wyoming Boundary
 -  Parcel Boundaries
 -  Waterbody
- Land Use**
-  Agriculture
 -  Central Business District
 -  Commercial
 -  Industrial
 -  Low Density Residential
 -  High Density Residential
 -  Mixed Use
 -  Medical
 -  Land Fill
 -  Open Space



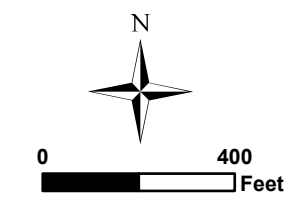
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Wyoming Comprehensive Plan

Figure 7
Central Business District

- Parcel Boundaries
- Land Use**
- Central Business District



Transportation Plan

Integrate Transportation Systems:

- *Interconnect neighborhoods with multiple modes of transportation and safe transportation systems.*
- *Reduce reliance on auto driving.*
- *Ensure that residents can travel throughout the community as pedestrians, while bicycling, and in motor vehicles.*
- *Ensure that these traveling opportunities are accessible to residents of all capabilities through constructing and improving infrastructure to Americans with Disabilities Act (ADA) standards.*

The City of Wyoming Transportation Plan describes the pattern of existing and planned major roads, establishes road design standards, and addresses intergovernmental coordination for road improvements.

Functional Classification

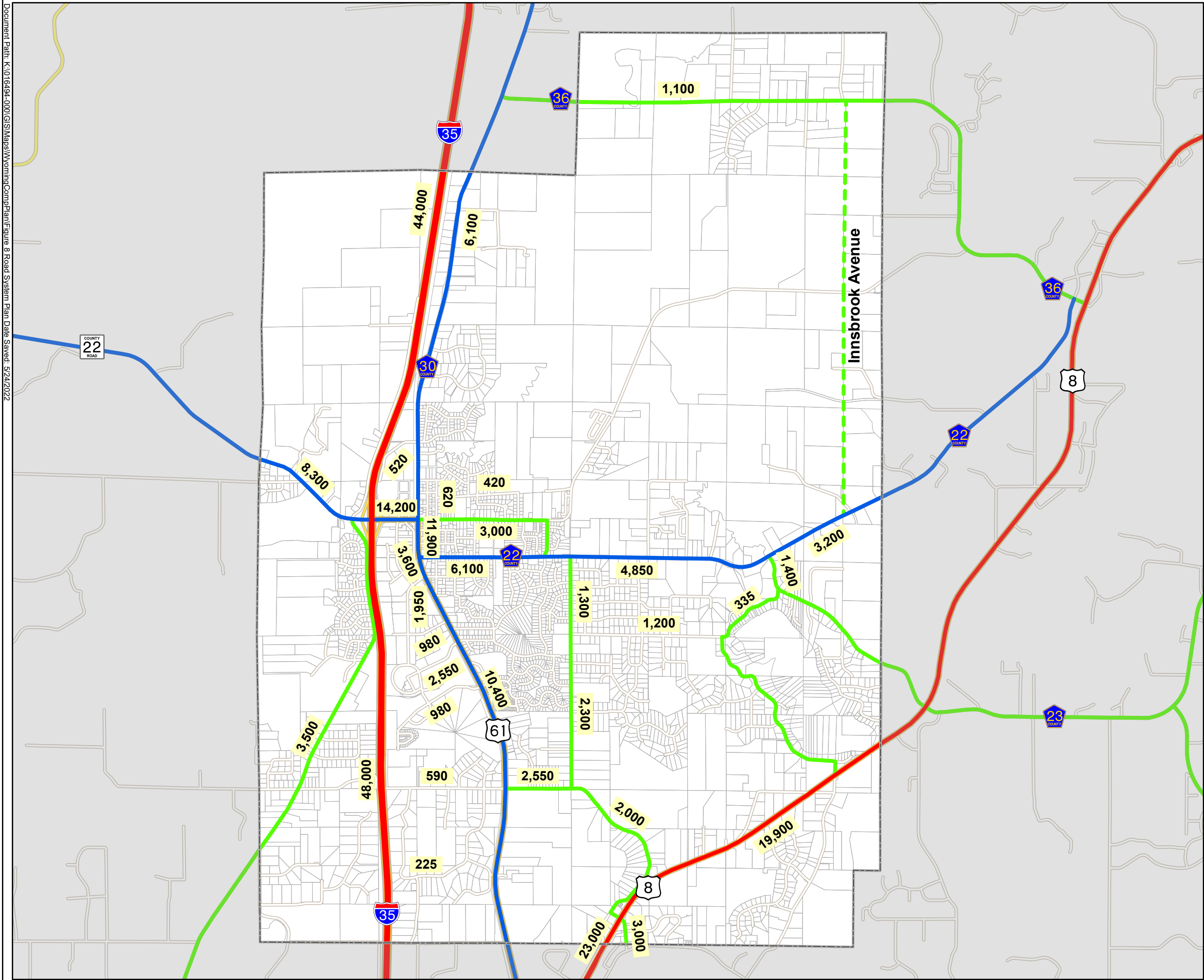
Functional classification is a method of categorizing streets by the type of transportation service provided, and the roadway's relationship to surrounding land uses. The purpose of a functional classification system is to create a hierarchy of roads that collect and distribute traffic from neighborhoods to the metropolitan highway system, in an efficient manner given the topography and other physical constraints of the area. This system is intended to create an orderly pattern of roads with appropriate spacing, access control, traffic capacity, and speed limits so as to accommodate planned land use densities and provide for safe and efficient movement.

The major road system functional classifications include:

- Principal Arterial
- Minor Arterial
- Collector
- Local

The functional classifications provide for freeway, urban, and rural standards. Figure 8 illustrates the planned pattern of the road functional classification. Table 8 lists roads by functional class, number of lanes, jurisdictional class and sub-class. Wyoming will work with the adjacent municipal jurisdictions, Chisago County and the Minnesota Department of Transportation to implement the proposed functional classification plan shown in Figure 8.

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Wyoming Comprehensive Plan

Figure 8 Road System Plan

- Wyoming Boundary
- Parcel Boundaries
- Principal Arterial
- Minor Arterial
- Collector
- Future Collector
- Existing Traffic Volumes

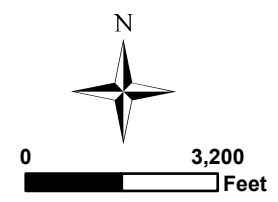


Table 8 - Functional Classification and Jurisdiction by Street		
Classification	Jurisdiction	Lanes
Principal Arterials		
I-35	State	4
US 8	State	2 or 4
Minor Arterials		
US 61	State	2 or 3
County Road 22	Chisago County	2
County Road 30	Chisago County	2
Collectors		
County Road 36	Chisago County	2
Viking Boulevard (west of US 61)	City of Wyoming	2
Goodview Avenue (south of CSAH 22)	City of Wyoming	2
Glen Oak Drive (north of CSAH 22)	Chisago County	2
Pioneer Road	City of Wyoming	2
250 th Street (partial)	City of Wyoming	
West Comfort Lake Drive	City of Wyoming	2
Kettle River Boulevard	Chisago County	2
Innsbrook Avenue (future road)	City of Wyoming	2

Principal Arterials

Principal arterials are roadways that provide the greatest level of mobility and access control. Within the metropolitan area, the great majority of principal arterials are under MnDOT jurisdiction. Principal arterials are typically interstate highways or other state or federal freeways or expressways. These facilities are intended to serve trips greater than eight miles, and express transit trips. Spacing of principal arterials varies within developing areas of the metropolitan area. Typically, these facilities are spaced between two and six miles apart. These facilities connect regional business and commercial concentrations, transportation terminals, and large institutions within the metropolitan area. Principal arterials also connect other cities, regions, and states outside of the metropolitan area.

Principal arterials are intended to maintain average speeds of 40 mph during peak traffic periods. To maintain mobility and speeds on principal arterials, land access and transportation system connections are limited. There is little to no direct land access from principal arterials. Intersections are limited to interstate freeways, other principal arterials, and “A” Minor arterials. Access points are typically grade-separated, or controlled with a signal, and are spaced one to two miles apart.

Minor Arterials

Minor arterials maintain a focus on mobility, but provide more land access than principal arterials. Minor arterials are intended to serve trips of four to eight miles in length. Within developing areas of the metro, these facilities are spaced between one and two miles apart. Minor arterials connect cities and towns within the region, and link to regional business and commercial concentrations. Access points along minor arterials are generally at-grade, and typically controlled with signals or stop signs.

During peak traffic, minor arterials in developing areas are intended to maintain 30 mph average speeds. As a result, transportation system connections are limited to interstate freeways, other principal arterials, other minor arterials, collectors, and some local streets. Land access is limited to concentrations of commercial and industrial land uses.

Collector Roadways

Collector roadways provide linkages to larger developments and community amenities. They generally do not link communities to one another. Collector roadways generally favor access to the system over mobility, but try to balance the two competing needs. These roadways are generally lower speed than the principal or minor arterial routes. They are usually owned and operated by cities, although counties operate some of these facilities. Collectors are intended to serve trips of one to four miles in length. Collectors link minor arterials, other collectors, and local streets.

Future Innsbrook Avenue should be constructed in the corridor suggested by Figure 8, but may be aligned differently to avoid natural or man-made features. The Innsbrook Avenue right-of way would also serve as a critical future utility corridor.

Local Streets

Local streets provide access to adjacent properties and neighborhoods. Local streets are generally low speed, and designed to discourage through traffic. All the remaining roadways in the City that were not listed under the previous functional classifications above fall under the local road designation. Wyoming has a unique street system due to the presence of many large natural features, including Carlos Avery Wildlife Refuge, lakes, wetlands and streams. Sensitivity to and preservation of these natural features is important and has played a large role in the development of the street system within the City. This has resulted in an interconnected street system that differs from the traditional grid system evident in other communities. Connectivity and continuity of roadways within the City is an issue that will persist as the City continues to balance the need to preserve these natural features with the need to provide accessibility, mobility, and efficiency within its transportation system.

Local and collector streets may be designed to either urban standards (curbing) or rural standards (shoulders and swales or ditches).

Roadway Capacity

Roadway capacity deficiencies and needs were determined using the existing Average Daily Traffic (ADT) volumes, based on data from the MnDOT traffic volume website, and City traffic counts. Figure 8 shows the existing traffic volumes on the area roadway system. Roadway capacity and roadway safety are two key indicators of how well the roadway system is meeting the City's transportation needs.

Existing Roadway Capacity

A roadway's capacity indicates how many vehicles may use a roadway before it experiences congestion. Capacity is largely dependent upon the number of lanes. Table 9 illustrates the planning-level thresholds that indicate a roadway's capacity. Additional variation (more or less capacity) on an individual roadway segment is influenced by a number of factors including amount of access, type of access, peak hour percent of traffic, directional split of traffic, truck percent, opportunities to pass, amount of turning traffic, the availability of dedicated turn lanes, parking availability, intersection spacing, signal timing and a variety of other factors. At the planning level, capacity problems are identified by comparing the existing number of lanes with current traffic volumes.

Table 9 - Planning Level Roadway Capacity			
Facility Type		Daily Two-Way Volume	
		Lower Threshold	Higher Threshold
Arterials	Two-lane undivided	10,000	12,000
	Two-lane divided or three-lane undivided	15,000	17,000
	Four-lane undivided	18,000	22,000
	Four-lane divided or five-lane undivided	28,000	32,000
Freeways	Four-lane freeway	60,000	80,000
	Six-lane freeway	90,000	120,000
	Eight-lane freeway or higher	Calculated on a segment-by-segment basis	

Source: FHWA Highway Capacity Manual and WSB Experience from Previous Projects

Using the methodology described above, existing capacity deficiencies were identified by comparing existing average daily traffic (ADT) volumes to the thresholds noted in Table 9. The existing traffic volumes (Figure 8), and the existing number of lanes, were used to develop the existing capacity deficiencies. Congested roadway segments are defined as those with a volume-to-capacity ratio at or above 1.0, which signifies that a segment of road has observed volumes which exceed its design capacity. Roadways that are approaching capacity have a volume-to-capacity ratio of 0.85 to 1.0.

All City of Wyoming existing volumes on local City streets are below or within the planning level capacity thresholds shown in Table 9. However, some congestion does occur along some primary routes, such as TH 8, TH 61 and CSAH 22 due to operational constraints at intersections.

Based on this review, the following road segment currently exceeds its design capacity:

- TH 61 – CSAH 22 (Wyoming Trail) to CSAH 22 (Viking Blvd)
- TH 8 - TH 61 to east City Limit

In addition, the following roadways are currently approaching congestion:

- TH 61 – South of CSAH 22 (Wyoming Trail)
- CSAH 22 (Viking Blvd) – I-35 to TH 61

The methodology described above is a planning-level analysis that uses average daily traffic volumes, and is not appropriate for all traffic conditions. Traffic conditions that do not fit the average daily traffic criteria (i.e., weekend travel, holiday travel, special events, etc.) are likely to produce different levels of congestion. Further, this methodology does not take into account specific geometric conditions that exist at the intersection nodes, potential peaking characteristics of these roadways, or directional flow disparities, which can greatly impact the order of magnitude of the deficiency (either meaning there is not a deficiency, or it is more significant than what is indicated by the average daily traffic (ADT) alone). For purposes of the transportation planning process, this volume-to-capacity (v/c) methodology is widely accepted and applicable. For detailed design consideration of access management, intersection traffic control and congestion mitigation, the City may require a traffic study, providing detailed operational analysis for specific developments.

Safety Issues

A central transportation issue is roadway safety. MnDOT maintains a database of crash records from around the State of Minnesota. These records identify the location, severity and circumstances associated with each crash. This dataset is useful for identifying crashes within the City, but it should be noted that the crash location data input may not always be extremely accurate. Therefore, further evaluation may be needed to determine if safety issues exist at locations identified as having a high frequency of crashes. MnDOT's dataset was reviewed to identify the number, location and severity of crashes in the City of Wyoming for the years 2016 - 2020. Overall, there were 451 crashes, of which 5 involved fatalities, 119 involved personal injury, and 327 involved property damage (see Table 10). These crashes were generally widely distributed throughout the City, with most locations accounting for only one or two incidents, suggesting that a crash at that location was a random event. However, several of these crashes were concentrated at a limited number of locations.

Table 10. Motor Vehicle Crashes in Wyoming (2016-2020) *						
Number of Crashes						
Year	Fatal Crashes	Personal Injury Crashes			Property Damage Crashes	Total Crashes
		Type A - Incapacitating Injury	Type B - Non-Incapacitating Injury	Type C - Possible Injury		
2016	0	2	7	16	61	86
2017	1	0	6	13	63	83
2018	2	3	5	16	70	96
2019	1	2	9	17	78	107
2020	1	2	10	11	55	79
5-Year Total	5	9	37	73	327	451
5-Year Average	1	2	7	15	65	90

*Includes Interstate and Trunk Highway Facilities

There is a high correlation between the frequency of crashes and traffic volumes. Roadways with high volumes have a tendency to have more crashes than a lower volume roadway. A planning-level safety analysis was conducted to identify locations in Wyoming with a high frequency of crashes. Further investigation is warranted at these locations to evaluate the types of crashes and to calculate crash rates at these locations to determine their relevance. The intersections with the most crashes are listed in Table 11.

Table 11. Top Eight Crash Locations in Wyoming (2016-2020) (by total crashes)						
Crash Location Descriptions	Number of Crashes					
	Fatal Crashes	Personal Injury Crashes			Property Damage Crashes	Total Crashes
		Type A	Type B	Type C		
1. TH 8 at Greenway Ave	0	1	3	9	24	37
2. CSAH 22 at NB I-35 Ramp	0	1	1	0	14	16
3. TH 61 at CSAH 30	0	0	0	4	7	11
4. TH 61 at CSAH 22	0	0	1	3	5	9
5. CSAH 22 at Kettle River Blvd	0	0	1	1	7	9
6. CSAH 22 at SB I-35 Ramp	0	2	0	2	7	9
7. TH 61 at 257 th St	0	0	0	4	2	8
8. TH 61 at 250 th St	0	0	1	0	6	7

In keeping with the State's goal of "Toward Zero Deaths", additional analysis of the fatal crashes within the City over the five-year study period was also conducted using crash reports. Based on the reports, roadway geometry was not cited as contributing factors in the fatal crashes. Instead, the reports showed that 4 of the 5 fatal crashes occurred on I-35 and the other on 250th Street west of Kettle River Blvd.

Access Management

The purpose of access management is to provide adequate access to adjacent land development while maintaining acceptable traffic flow on higher level roadways. Management consists of carefully controlling the spacing and design of public street intersections and private access points to the public roadway system. Arterials, being designed for higher speed, and longer distance trips, generally have reduced or restricted access, while local streets can accommodate much greater access. Collector roadways fall in between arterials and local roadways regarding the amount of access that is permitted. The agency with jurisdiction over a roadway establishes access management guidelines. Access to US 61 and US 8 must meet MnDOT access management guidelines, and is permitted subject to conditions.

Chisago County has established access management guidelines for urban and rural areas. Chisago County requires permits for new driveway access to County roads, and when land uses change at a site adjacent to a County road. Chisago County typically requires that new access points meet its guidelines; however, the County can make exceptions to the guidelines with sufficient justification. The City of Wyoming does not have access management guidelines for City streets. The City evaluates new and modified accesses to its City streets through a permitting process on a case-by-case basis.

It should be noted that there are existing access points that do not meet County and MnDOT access spacing guidelines. In many cases, these access points were established prior to agency access spacing guidelines. In other cases, the agency has granted an exception to the existing guidelines. As roadways are reconstructed, each of these agencies generally works to modify and/or relocate access points that do not meet current access spacing guidelines.

Road Design and Right of Way

A system of design guidelines is an effective tool to help provide safe, efficient, and consistent roadway networks. Some situations may require additional analysis due to unusual or unforeseen conditions but established baseline standards will minimize design uncertainties in most circumstances. This is not a purely technical issue, and individual communities may have different preferences for design standards.

Table 12 represents recommended typical roadway cross-sections based upon each functional class. This table represents a range of traffic levels for each roadway functional class and the corresponding design requirements. Right of way standards for the various roadway categories are also presented in Table 12. It may be noted that the City prefers and supports an integrated transportation network, with good circulation properties and limited cul-de-sacs. The City also prefers efficient connectivity with neighboring communities.

Table 12 - Characteristics of Future Residential Streets ⁽¹⁾							
	Right-of-Way Width ⁽³⁾	Road Width (to back of curb) ⁽³⁾	Through Lanes	On-Street Parking	Side-walks	Curb and Gutter	Drainage System
Collector ⁽²⁾	80	36	2 to 4	Yes	2 @ 5'		
Urban Local: Parking on both sides	60	32	Not striped	Both sides	1 @ 5'		
Urban Local: Parking one side only or cul-de-sac	60	28	Not striped	One side	1 @ 5'		
Rural Local: No parking	66	24 – 28 May be unpaved	Not striped	No parking	None		

⁽¹⁾ As part of a planned unit development (PUD), developments may include reduced pavement widths for local streets, based on a review by the City Engineer of other benefits of narrower roads (e.g. sidewalks/trails, saving trees, stormwater plans, etc.).

⁽²⁾ If State Aid Street, parking will need to be reviewed with newer impact width.

⁽³⁾ Cross-section and right-of-way width are not inclusive of intersection locations, when additional right-of-way and cross-section width may be necessary.

Sidewalks

Require that developers include a five-foot concrete sidewalk on at least one side of each new local and collector street in residential neighborhoods.

Traffic Calming

Traffic calming is an approach which is generally used to accomplish one or more of the following primary objectives:

- Reduce speeds on local streets.
- Reduce cut-through (non-local) traffic levels on local streets.
- Improve safety and usability for non-motorized traffic.

Under certain circumstances, traffic calming can be used on collector level roadways to reduce speeds, primarily at intersections. The focus is on “returning neighborhood streets to the neighborhood.” Traffic calming efforts are best evaluated and implemented within the context of the overall transportation network serving the City. It is never advisable

to simply shift a problem from one street or area to another. Since so much of Wyoming is rural in nature, traffic calming may not have the same application as in more typical urban settings. However, the types of measures identified below should be kept in mind as possible “tools in the toolbox:”

- Traffic circles/roundabouts.
- Lateral lane shifts – roadway striping.
- Curb extensions/neckdowns at intersections.
- Speed humps/tables.
- Raised crosswalks.
- Diverters – close access to street.
- Driver feedback signs.

It has been suggested that narrowed streets reduce speeds. However, empirical data on this is not conclusive. Traffic calming measures as listed above, should be reviewed on a case-by-case basis but should be evaluated within the context of the overall street network and from the perspective broad based policy objectives.

Complete Streets

“Complete Streets” refers to the planning, scoping, design, implementation, operation, and maintenance of roads as described in Minnesota Statutes (MINN. STAT. 174.75, Subd. 1.). Complete Streets is a process for developing a transportation network that best accommodates all modes of transportation. Roadway planners and designers must systematically consider all modes when developing their long-range plans and short-term maintenance and construction projects. The City of Wyoming supports considering implementing a Complete Streets process in roadway reconstruction projects where appropriate and feasible.

Jurisdictional Classification Plan

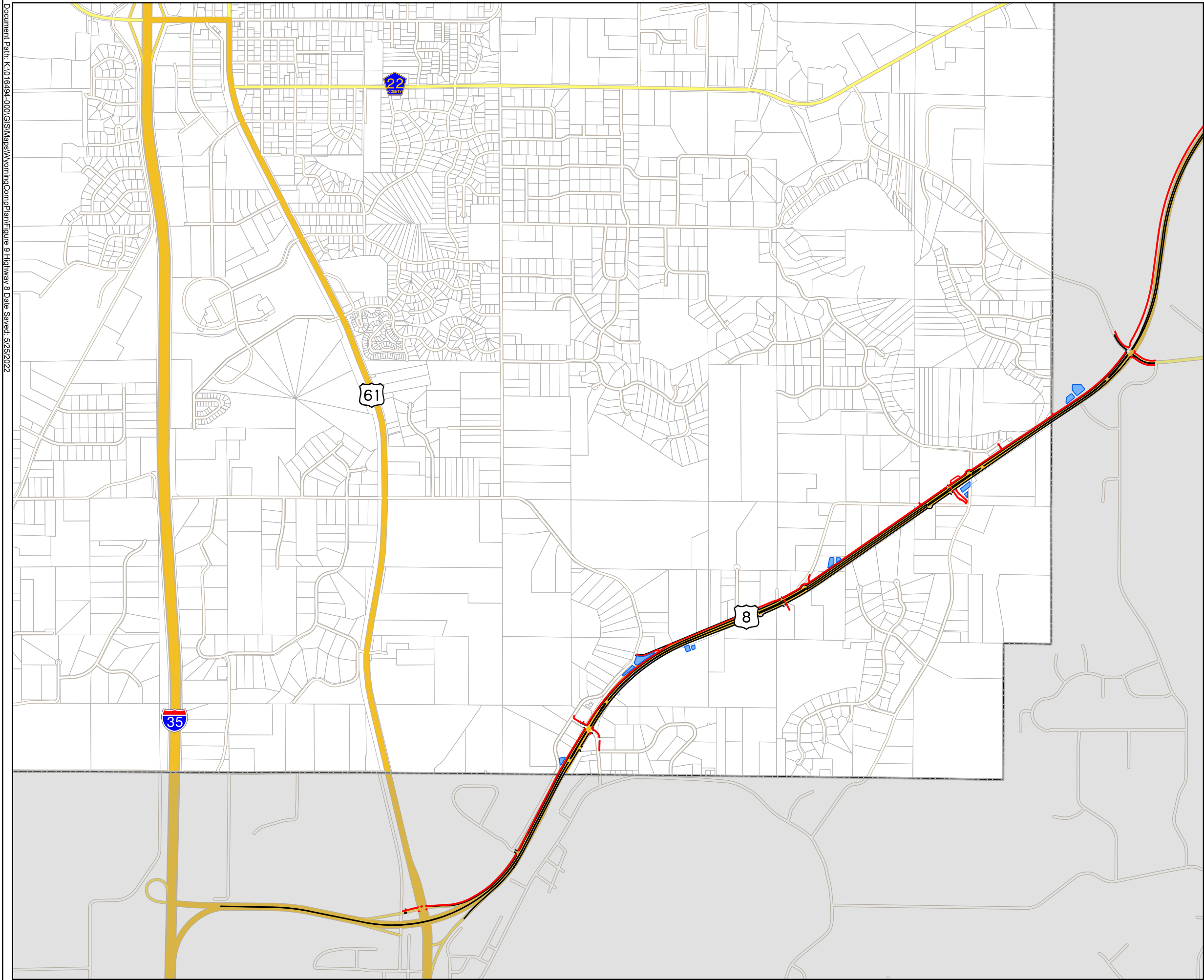
Jurisdiction over the City's roadway system is shared among three levels of government including the State of Minnesota, Chisago County and the City. The Minnesota Department of Transportation (Mn/DOT) maintains the Interstate and State trunk highway systems. Chisago County maintains the County State Aid Highway (CSAH) and County Road systems. The City maintains the remaining streets. The City is required to designate which local roads are included in the Municipal State Aid (MSA) system and thereby eligible to receive funding for construction projects. The program is administered by the Minnesota Department of Transportation (MnDOT). The City is part of MnDOT’s Metro region.

Intergovernmental Coordination

Minnesota Department of Transportation

Highway 8 Capacity and Safety Improvements

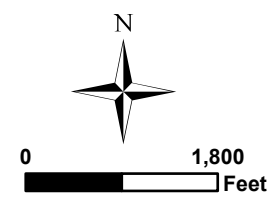
The Hwy 8 Corridor Study began in 2008 and is now complete. The study considered a range of roadway alternatives to address Hwy 8 capacity, including access and safety issues between Greenway Avenue North and Karmel Avenue in the cities of Wyoming and Chisago. Chisago County is now leading a project to identify a long-term solution to improve safety and mobility along U.S. Highway 8 from I-35 in Forest Lake to Karmel Avenue in Chisago County. The County is looking at a few options for a new corridor design, which will to address safety and mobility issues, while taking pedestrian and bicyclist needs into consideration. Currently, work is being done on the environmental review, traffic analysis, hydraulics and preliminary design of the corridor. Figure 9 shows the current concept being considered.



Wyoming Comprehensive Plan

Figure 9
US Highway 8 Corridor

- New US Highway 8
- Sidewalk
- Ponding Locations
- Wyoming Boundary
- Parcel Boundaries



Rush Line Corridor

The Rush Line Corridor is a transportation corridor extending 80 miles from Hinckley to the north, to Union Depot in downtown St. Paul, roughly following Interstates 35 and 35E and Trunk Highway (TH) 61. This corridor has been identified by the Metropolitan Council/Metro Transit, the Minnesota Department of Transportation (MnDOT), the Rush Line Corridor Task Force, and the corridor counties for transportation improvements based on current and future population, employment, and travel demand.

The Minnesota Department of Transportation initially studied the feasibility of commuter rail service on the former rail corridor that runs along Highway 61 through Wyoming and other communities known as the Rush Line. Ultimately, bus rapid transit was selected in 2017 as a result of a Pre-Project Development Study. Wyoming will monitor the development process and participate in decision-making; particularly as it relates to providing access for residents and employees to facilities in the corridor.

Ride-share Services

Wyoming currently has ride share services available to residents. Arrowhead Transit currently serves the community.

Chisago County

Kettle River and Viking Boulevard Transportation Plan

The City of Wyoming will continue to work with Chisago County to find a workable solution to the access, operation, and safety issues on East Viking Blvd from I-35 west through the Kettle River Blvd intersection. Based on existing land use and future potential development, the current location and capacity of the existing intersections and driveway accesses in the corridor create significant operational and safety issues.

Over the past 12 years, significant mixed-use development proposals have been brought before the City for the former Greenwood Golf Course site in the northwest quadrant of I-35 and Viking Boulevard. In 2019, an Environmental Assessment Worksheet was prepared for the “Greenwood at Carlos Avery” project. One of the issues related to the environmental review was the expected complexity, congestion, costs and cost sharing for developing an intersection that could serve the development and address the existing traffic from Viking Boulevard, Kettle River Boulevard, I-35 exit and entrance ramps and multiple business access points. Economic development in this area will depend on a public-private partnership to plan for, develop and pay for the improvements. Entities include MnDOT, Chisago County, the City, adjacent properties, and developers (future development agreements). The City of Wyoming will work with Chisago County and MnDOT on possible future improvements for this area.

Transportation Corridor Overlay District

Wyoming is committed to managed and orderly development. One tool in this effort is the creation of a Transportation Corridor Overlay, much like the Shoreland Management Overlay and the Solar Energy Systems Overlay. The creation of the Transportation Corridor Overlay District is based on the following beliefs:

1. Transportation improvements will create a catalyst for development.
2. The City should preserve future opportunities for economic development within these highly visible corridors.
3. The corridors are highly visible and any proposed development should adhere to design guidelines specific to the corridor.

A future overlay could be applied to Highway 8, and to a lesser extent, Highway 61 and County Road 30.

Utilities

Expand municipal utilities:

- *Increase the use of public potable water and wastewater.*
- *Extend water and wastewater lines in staged and efficient manner in response to market demand and according to City capability.*
- *Equitably finance for public infrastructure related to development and redevelopment.*
- *Consider shared private wastewater disposal systems until public wastewater is available or when public wastewater is infeasible.*

The Utilities Chapter is intended to serve as a guide to completing the future water and sanitary sewer systems to serve future development as outlined in the Land Use Chapter of the Comprehensive Plan.

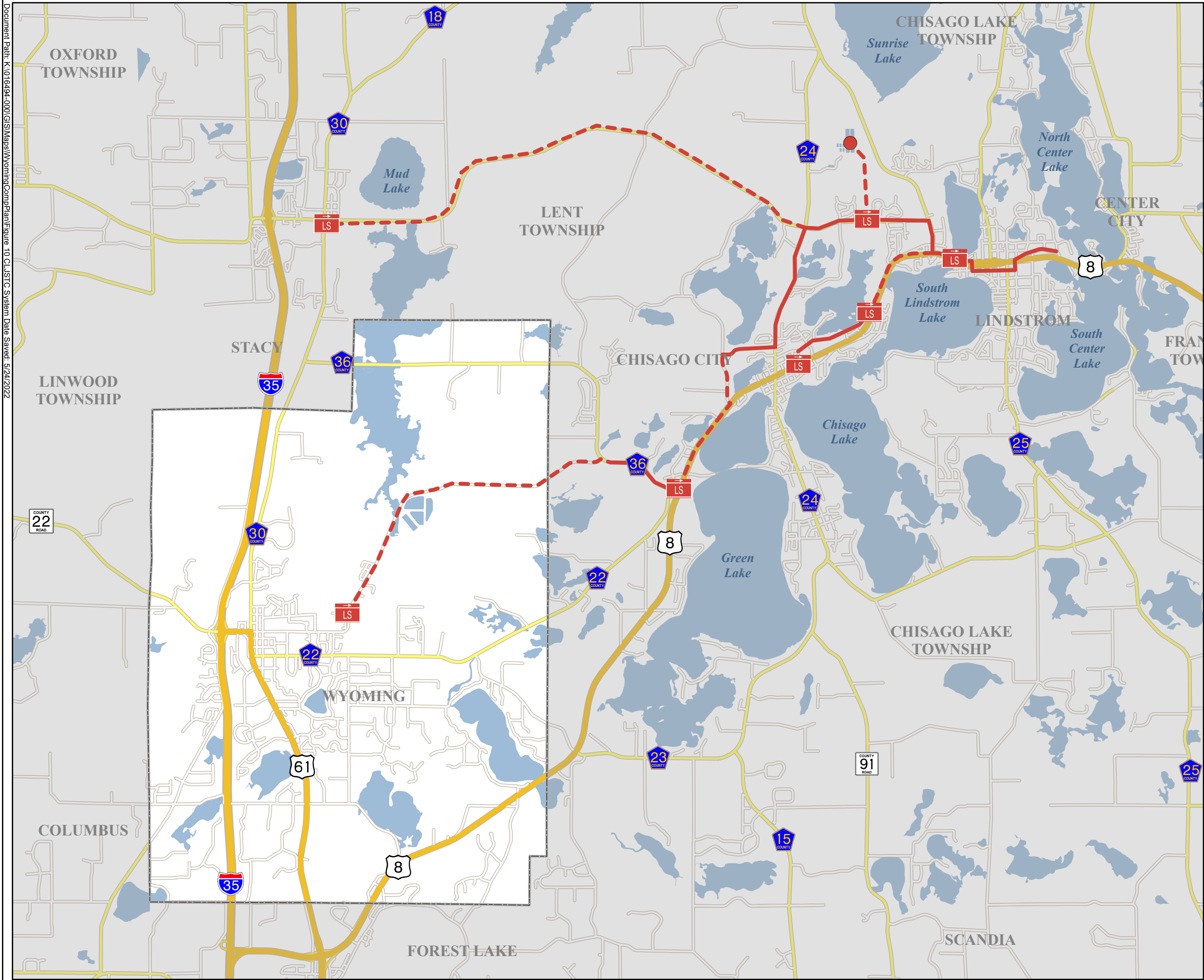
Urban Service Area

The urban service areas, as described in the Land Use chapter of the Comprehensive Plan, define where the City anticipates the future extension of municipal water and sewer service. To a great extent, the availability of sewer capacity defines the urban service areas, along with the cost of extending trunk water and sewer through undeveloped areas to meet disconnected development.

The portion of the City where urban services are either currently offered, or where the opportunity to supply public facilities, has been evaluated and determined to be feasible (given current infrastructure) within the time 20-year horizon of this Plan. The City will revisit the boundary of this area as development occurs, when improvements are brought online, and during the update of this plan ten years after adoption. The Utilities goal for the Comprehensive Plan is to extend urban services concurrent with the timing of new development.

Sanitary Sewer System Plan

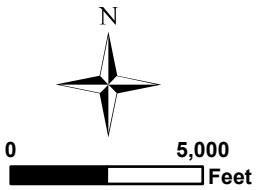
The City of Wyoming's sanitary sewer system serves approximately 1400 acres in the central part of the City. The existing service area generally covers the original pre-merger City limits. Wastewater from the City is conveyed by the Wyoming Interceptor. The City built and owned the interceptor which carried sanitary sewage to the City's wastewater ponds on the south side of Viking Boulevard to a location now part of the Polaris property. Ultimately, a regional sanitary district was formed to serve Wyoming and several surrounding communities. The Chisago Lakes Joint Sanitary Treatment Commission (CLSTC) was organized to develop a regional wastewater treatment facility, as well as a regional conveyance and treatment system to serve member cities. The CLJSTC purchased the Wyoming Interceptor and related lift stations as part of the regional conveyance system. In addition to the central service area, the Polaris Industries property on Viking Boulevard is also served by the regional system. Figure 10 illustrates the existing service area and the regional conveyance system



Wyoming Comprehensive Plan

**Figure 10
Chisago Lakes Joint Sewage
Collection and Treatment System**

-  Wastewater Treatment Plant (WWTP)
-  CLJSTC Lift Station
-  CLJSTC Forcemain
-  CLJSTC Gravity Main
-  Wyoming Boundary



The City's existing wastewater sytem has an average daily flow of 257,000 gallons per day (GPD) and a peak hourly flow of 0.95 million gallons per day (MGD), based on flow meter data from 2014 to 2020, and after excluding wastewater flow from Polaris. The City has 14 sewer districts and a total of 13 lift stations, not including the County Road 84 Lift Station and the Viking Boulevard Lift Station, both of which are owned by the CLJSTC. At present, the City has adequate capaciity in its collection system, interceptors, lift stations and in its allocation of treatment capacity at the CLJSTC regional treatment facility (Ref. 9).

Wyoming currently has a treatment capacity of 478,000 gallons per day (GPD) average flow at the CLJSTC treatment plant. CLJSTC has indicated they will add treatment capacity as demand increases, as necessary. If treatment capacity is not added quickly enough to serve Wyoming's growth, Wyoming will be able to purchase treatment capacity from other member Cities. When Wyoming has reached its interceptor capacity, CLJSTC will be responsible for adding capacity to serve the remaining future developable acres within Wyoming. Wyoming will be assessed the increased capacity cost by CLJSTC to serve the remaining future development. Veolia North America assumed operations of the CLJSTC system in the fall of 2020.

A SewerCAD model was used to evaluate the capacity of the existing system in 2010. The model indicated that existing trunk sewer mains have adequate capacity to serve those parts of the City that have existing sanitary sewer availability (existing service area) under full development, including the Wyoming interceptor.

Interim Sanitary Sewer System

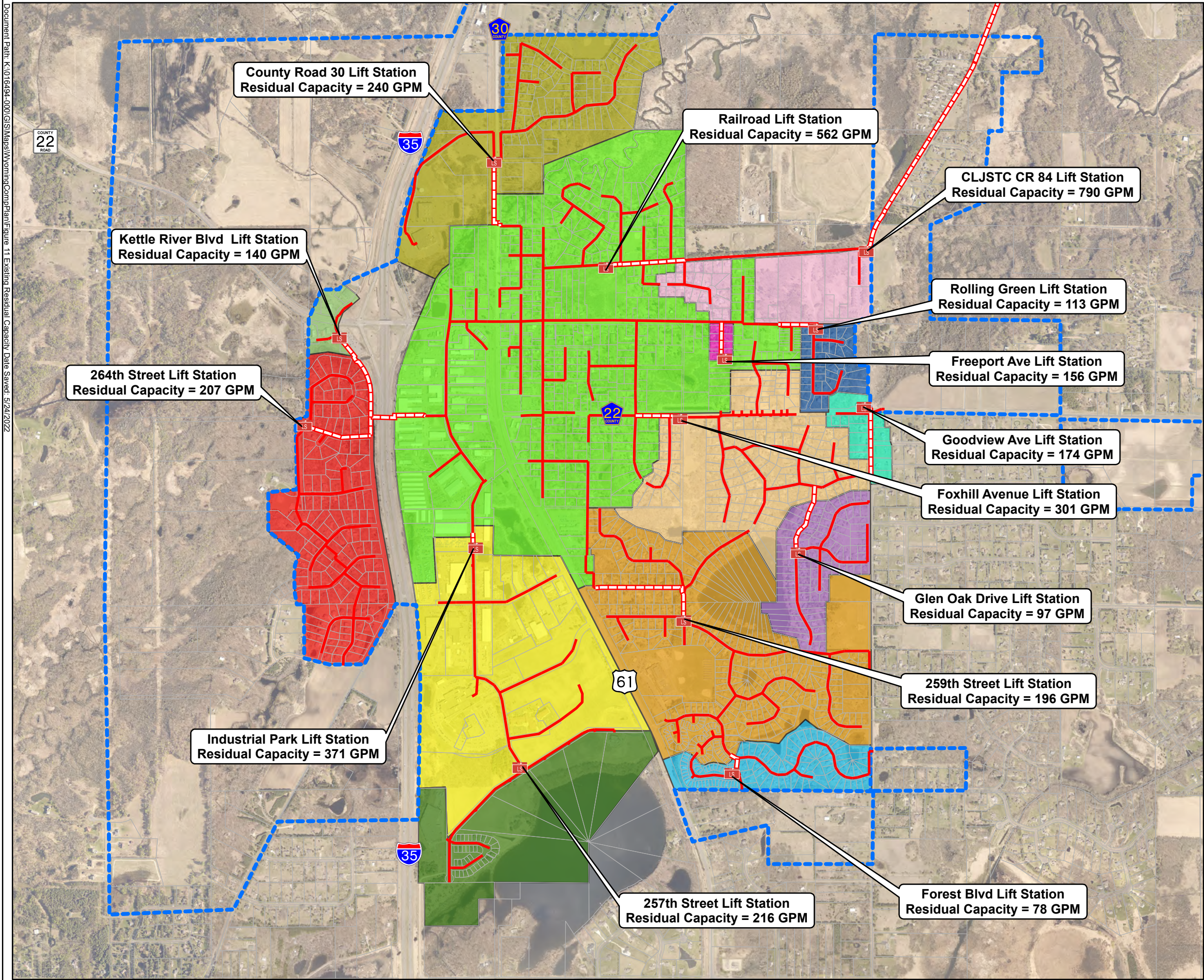
The interim sanitary sewer system includes full development within the existing service area, based on the remaining capacity. Figure 11 shows the remaining capacity of the lift stations.

Document Path: K:\016494-0001\GIS\MapSeries\WyomingCompPlan\Figure 11 Existing Residual Capacity Date Saved: 5/24/2022



Wyoming Comprehensive Plan

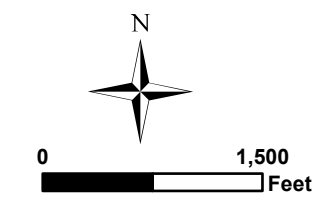
Figure 11 Existing Residual Capacity



- Lift Station
- Sewer Gravity Main
- Sewer Forecmain
- Future Growth Focus Area
- Parcel Boundaries

Sanitary Sewer District

- | | |
|------------|-------------|
| District 1 | District 8 |
| District 2 | District 9 |
| District 3 | District 10 |
| District 4 | District 11 |
| District 5 | District 12 |
| District 6 | District 13 |
| District 7 | District 14 |



Under the interim condition, wastewater flows are expected to increase to 516,000 gpd, and 1.75 MGD peak hour. The City will have exceeded its treatment capacity at the CLJSTC regional treatment plant by 8%. Prior to the full build out of the Interim Service Area (a larger area than served by the interim sanitary sewer system), the CLJSTC will need to increase the capacity of the County Road 84 and Viking Boulevard Lift Stations, as well as the capacity of the Wyoming Interceptor (forcemain).

Ultimate Wastewater System

Future wastewater flows will increase as population growth and development continues. In general, new development will occur where there is existing sewer capacity and where new sewer capacity is provided. The pattern of expansion of the sewer system will then dictate the pattern of future development

The topography of the undeveloped, unserved areas was studied to determine the general direction of surface water flow. The design of the future system follows the existing ground topography as much as possible in order to minimize the number of required trunk lift stations, and to keep the maximum depth of gravity sewers to less than 40 feet deep. Based on the analysis, the general direction of surface water flows was determined, and future sewer sheds (districts) and subdistricts were determined.

The sewer districts generally flow north to Carlos Avery. This is intended to guide the preliminary route of future sanitary sewers through all sub-districts to collect wastewater generated in future developments. Based on the land use plan and estimated unit wastewater flow rates, future wastewater flow projections were developed. The ultimate service area includes 4720 acres of developable property, including 1817 acres of semi-rural housing which will remain unsewered.

As a rule of thumb, the number of households that could be served would be approximately two-times the residual capacity.

Table 13 - Sanitary Sewer Service Areas				
Service Area	Existing Developed Area (Acres)	Undevelopable Area (Acres)	Future Developable Area (Acres)	Total Area (Acres)
Existing System	1,096	279	149	1,524
Interim System	1,096	1,204	1,498	3,798
Ultimate System	1,096	6,820	5,832	13,748

The ultimate peak hour future wastewater flow for the City is projected to be approximately 3.62 MGD average day – a 13-fold increase over existing - and 9.05 MGD peak hour. The City’s treatment plant capacity will need to increase from 0.478 MGD to 3.62 MGD by purchasing capacity from other member communities (or a future expansion of the regional plant). The layout of the future trunk sewer system with capacity to collect the projected ultimate wastewater flow is shown in Figure 12.

The layout is general in nature. Exact routing will be determined at the time of future development and final design. It is important that the general concept and sizing be adhered to for assurance of an economical and adequate ultimate system to collect the ultimate projected wastewater flow. In addition, additional sewer infrastructure will be required to serve individual developments as proposed by developers not accounted for in this plan because it is assumed it will be funded by developers.

Future expansion of the sanitary sewer system will be driven by development demand. Based on information provided by the City, a development phasing map was completed as shown in Figure13. The map shows the order of likely development of property to which sewer service will be extended to meet anticipated development demand. Development demand was one of many factors taken into account in developing the ultimate trunk sewer system.

Future trunk sewers were designed to flow around the existing City service area because reconstruction of trunk sewers within the City would be more expensive than if constructed with new development. Unfortunately, not all sewers could be routed around the existing service area and flows from the northwest would have to flow through the City because the route is confined by Carlos Avery to the east. Also, the property immediately west of I-35 is anticipated to develop in the near future. Due to its development timing and location relative to the interceptor, future flows were routed through the existing service area. The existing SewerCAD model was expanded in 2010 to determine the adequacy of the existing system to serve future development where necessary and design the future trunk sewer system.

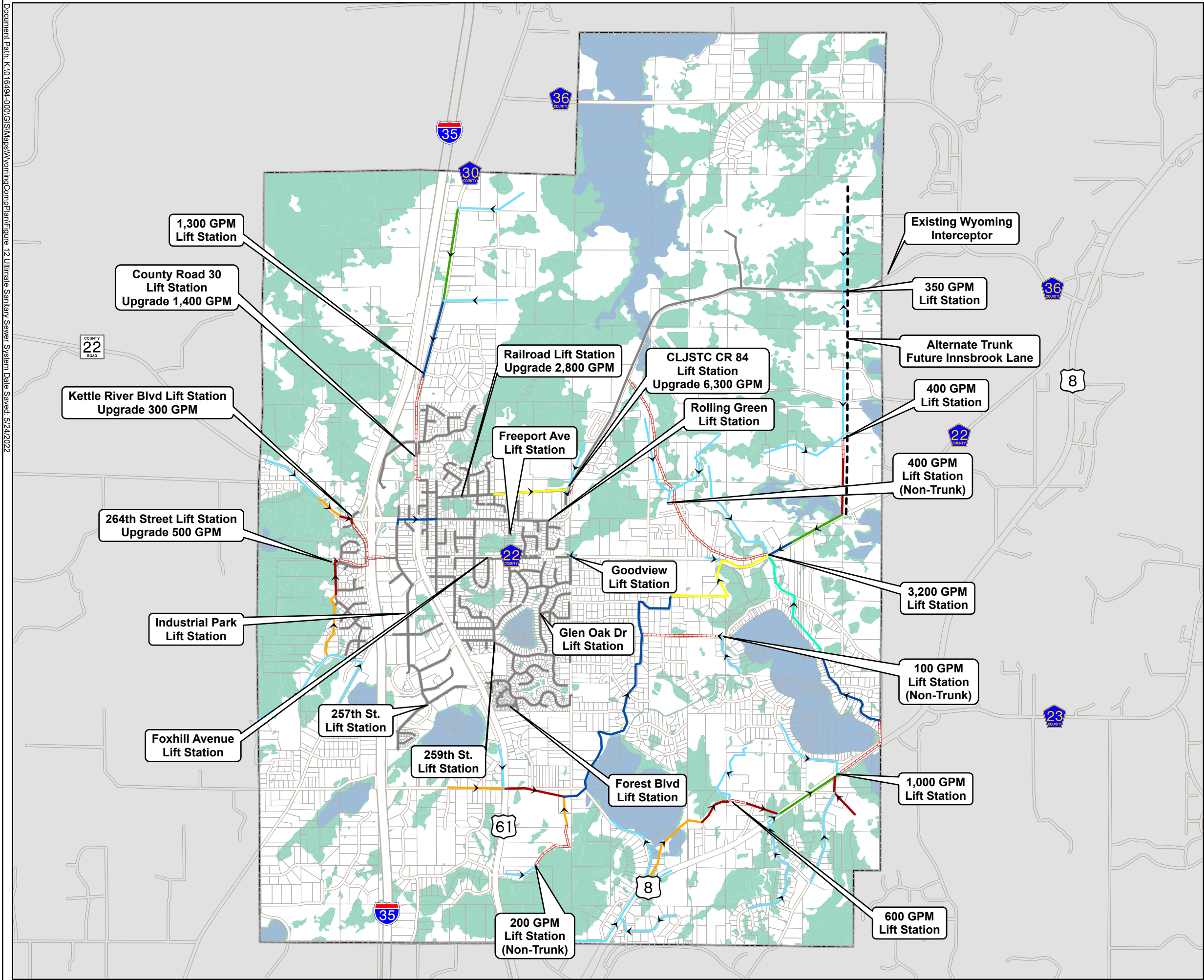
The future Innsbrook Avenue right of way, in the northeast part of the City, would serve as a critical sanitary sewer interceptor corridor. A future interceptor would connect to the Wyoming Interceptor in East Viking Boulevard and extend south to Wyoming Trail. The future interceptor would then provide a connection point for other future trunk sewer lines extending to the south and west.

Document Path: K:\016494-000\GIS\MapSeries\WyomingCompPlan\Figure 12 Ultimate Sanitary Sewer System Date Saved: 5/24/2022



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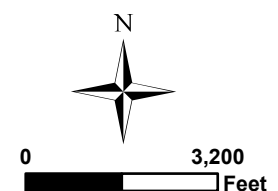
Figure 12
Ultimate Sanitary Sewer System



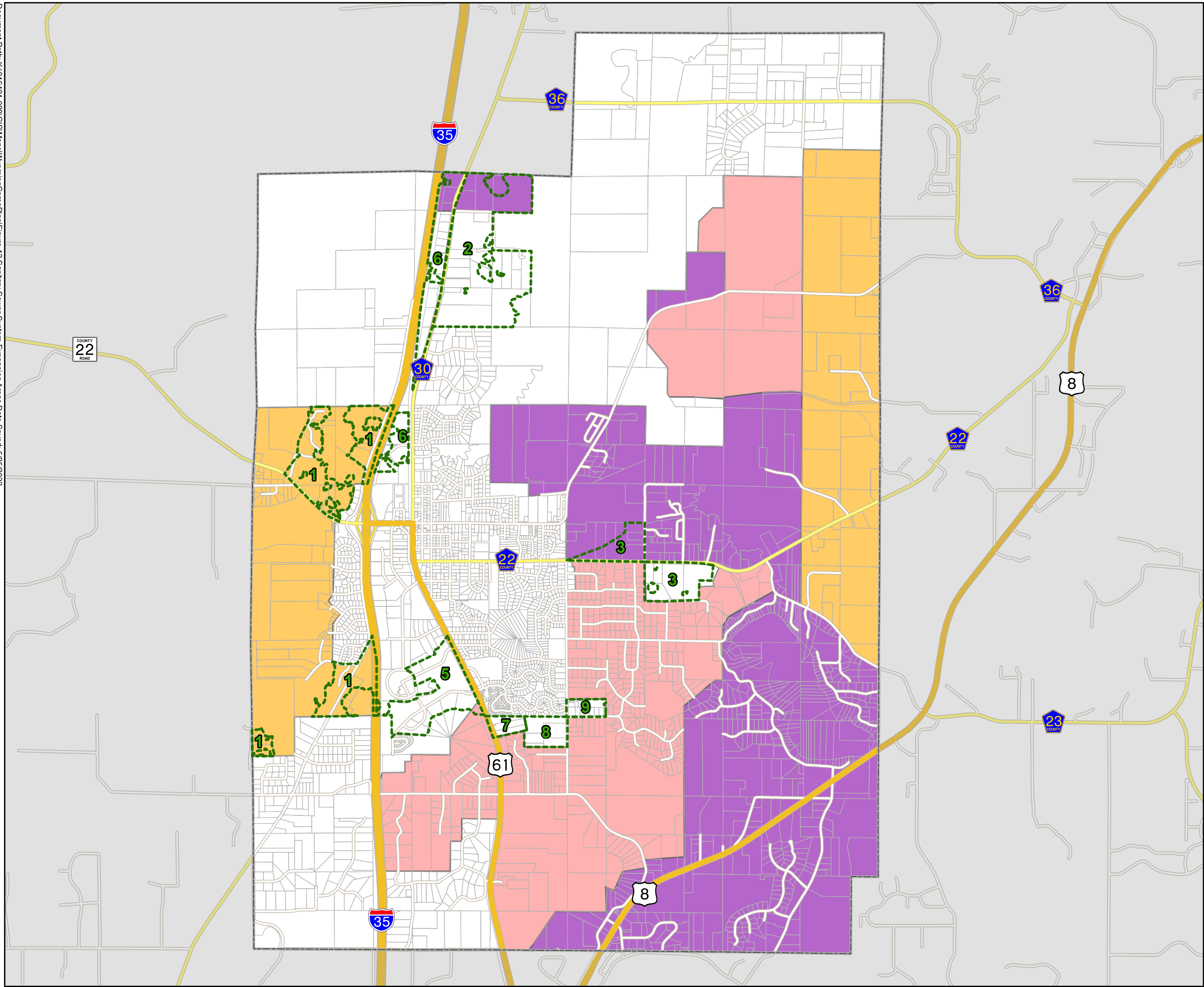
- Wyoming Boundary
- Parcel Boundaries
- Waterbody
- Wetland

Sanitary Sewer Piping

- 8 inch
- 10 inch
- 12 inch
- 15 inch
- 18 inch
- 21 inch
- 24 inch
- Forcemain
- Existing



Document Path: K:\016494-0001\GIS\MapSeries\WyomingCompPlan\Figure 13 Sanitary Sewer System Expansion Areas Date Saved: 5/25/2022



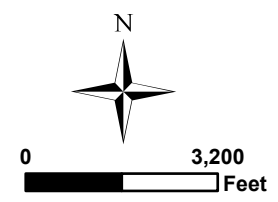
Wyoming Comprehensive Plan

Figure 13
Sanitary Sewer System
Expansion Areas

- Wyoming Boundary
- Parcel Boundaries
- Growth Areas

Development Phasing

- Phase 1
- Phase 2
- Phase 3



The ultimate sanitary sewer system is estimated to cost more than \$39 million (2020 dollars). The ultimate system will include approximately six new trunk lift stations, at least three new non-trunk lift stations, and capacity upgrades to four existing lift stations. Costs will be shared between developers and future connection fees. Table 14 summarizes the major cost elements:

Table 14 - Ultimate Sanitary Sewer System Costs	
Major Element	Estimated Cost
Treatment Capacity	\$19,300,000
Municipal Sewer	\$13,300,000
Interceptor and Lift Stations	\$5,200,000
Interim System Improvements	\$1,800,000
Total	\$39,600,000

Source: Wyoming Comprehensive Wastewater System Plan, approved August 2010

As discussed previously, CLJSTC is responsible for collection and treatment of wastewater. The Wyoming interceptor collects wastewater from the City and conveys it to the existing CLJSTC treatment plant as shown in Figure U-2. The existing Wyoming interceptor consists of gravity sewers, lift stations, and force mains. Existing interceptor capacity, wastewater flow allocations, and Wyoming's projected ultimate peak wastewater flow has been listed in the Table 15 below.

Table 15 - Wyoming Interceptor Capacity Allocation							
Section	Capacity Allocation Agreement				Ultimate Capacity Remaining		
	Chisago City Capacity (gpm)	Stacy Capacity (gpm)	Wyoming Capacity (gpm)	Interceptor Design Flow (gpm)	Wyoming Ultimate Peak Flow (gpm)	Total Pipeline Flow (gpm)	Capacity Excess - Deficit (gpm)
CR 84 (force main)	0	0	1,450	1,450	6,286	6,286	-4,836
CR 36 (gravity)	357	0	8,724	8,724	6,286	6,643	2081
Hwy. 8 & CR 80 (force main)	1,318	0	2,600	2,600	6,286	7,604	-5,004
Liberty Lane (gravity)	2,108	0	8,724	8,724	6,286	8,394	330
Hwy. 77 (gravity)	2,400	0	8,724	8,724	6,286	8,686	38
Hwy. 19 (gravity)	2,400	800	9,548	9,548	6,286	9,486	62

Source: Table 5-3 Comprehensive Wastewater System Plan, Approved August 2010

Private Individual or Community Wastewater Systems

Many properties within the City have parcel sizes too large to be feasibly served by public or shared private wastewater systems, particularly those planned as Semi-Rural Housing. Those locations will continue to use individual on-site wastewater systems, while other individual wastewater systems are expected to be phased out over the years and replaced with municipal service. If indicated by the City's comprehensive wastewater plan, the City should require locations served by private community systems to be designed for eventual connection to the municipal collection system.

Some locations remain too far from the present municipal sewer lines to be served in the desired time frame. A feasible option for those locations to explore is shared private systems. Those systems typically include collection lines under the public streets that lead to a small private treatment plant that discharges either to a stream or onto land. They would also be regulated and monitored by the City in a manner consistent with its official, adopted design standards and the regulations of the Minnesota Pollution Control Agency.

Water System

The Comprehensive Water System Plan is intended to guide completion of a water system to serve future development as envisioned in the City's Comprehensive Plan.

The existing municipal water system is shown in Figure 14. The water system consists of three wells, two elevated storage tanks, disinfection, and fluoridation at each well site. Distribution mains includes pipes ranging in size from 6 to 16 inches in diameter. The total supply capacity, or well pumping capacity, of the three wells is 2,125 gallons per minute (gpm), and the firm capacity of the system (firm capacity assumes the largest well in the system is out of service) is 1,250 gpm. Each well pump discharges into the distribution system after the addition of chlorine, fluoride, and polyphosphate. System storage includes one-300,000 gallon tower and one-750,000 gallon tower. The existing system also includes a 16-inch watermain that serves the Polaris Industries property.

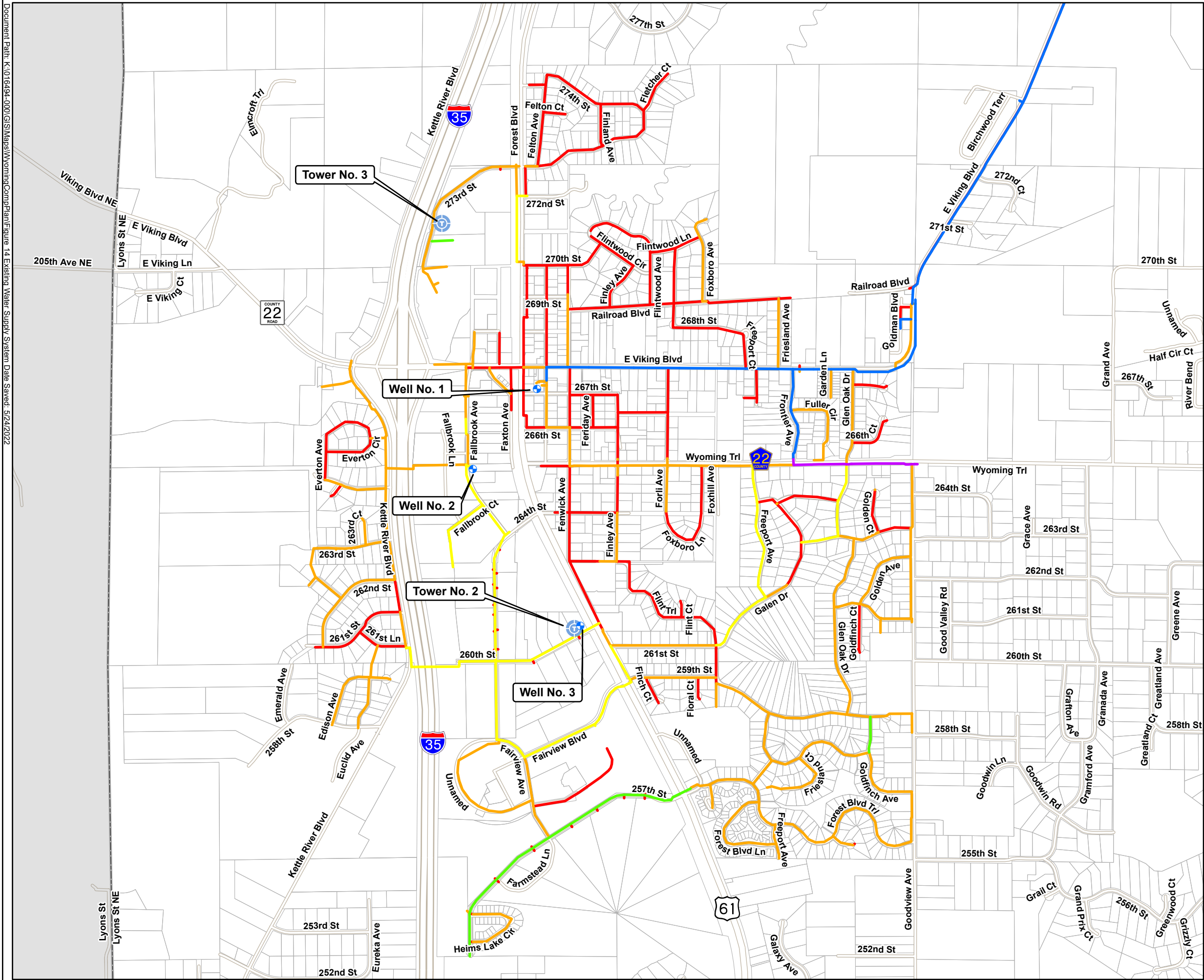
From 2011 to 2020, the average day water demand was approximately 350,000 gallons per day (gpd), and the maximum day demand was 782,000 gpd. A water distribution system computer model (WaterCAD v10), with both steady state and extended period simulation (EPS) scenarios, was used to evaluate the existing system's operating pressures and available fire flow. In addition, the existing system water quality was reviewed. Evaluation of the existing water system indicated:

- The system is capable of providing adequate supply and pressure during average day, maximum day, and peak hour demands while operating at supply firm capacity.
- System fire protection (available fire flow) is adequate throughout the system. The residential areas west of I-35 that previously had low available fire flows due to a single watermain crossing under I-35 now have available fire flows from 1,100 gpm to 3,400 gpm since a second watermain crossing was installed. The only locations with available fire flows from 750 gpm to 1,000 gpm are at dead-end 6-inch watermains in cul-de-sacs, as is expected and likely acceptable depending on building size, spacing, and materials.
- The Well No. 3 radium concentration continues to exceed the EPA Primary Drinking Water Regulations Maximum Contaminant Level (MCL). The Minnesota Department of Health (MDH) and City staff regularly monitor the combined radium concentrations in all three wells and limit the use of Well No. 3 in order to keep annual average combined radium levels within safe limits.



Wyoming Comprehensive Plan

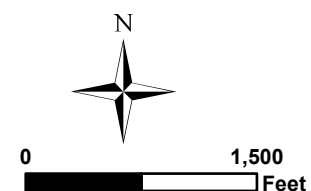
Figure 14 Existing Water Supply System



- Wyoming Boundary
- Parcel Boundaries
- Well
- Elevated Storage

Watermain Pipe Size

- 6"
- 8"
- 10"
- 12"
- 16"
- 24"



Two future planning scenarios were developed – the interim system and the ultimate system. The interim system serves the Interim Urban Service Area as defined in the Land Use chapter, addressing those areas that presently have access to water but have not yet developed or connected to the water system. The ultimate system provides water to the majority of the City at full build-out. The water service areas discussed above are summarized in the Table 16.

Table 16 - Water Service Area				
Service Area	Existing Developed Area (Acres)	Undevelopable Area (Acres)	Future Developable Area (Acres)	Total Area (Acres)
Existing System	1,096	279	149	1,524
Interim System	1,096	1,204	1,498	3,798
Ultimate System	1,096	6,820	5,832	13,748

The quantity of future water demands was estimated based on the anticipated future land. A maximum day to average day demand ratio of 2.20 was used for estimating ultimate system demands. In the past ten years, maximum day to average day demand ratios have ranged from 1.8 to 2.8. This ratio is significant in that the maximum day demand and peak hour demand are used in sizing the water supply, treatment, storage, and distribution system for a community.

Interim System

The interim system is projected to have an average day demand of 1.37 million gallons per day (MGD) and a maximum day demand of 3.02 MGD. Previously identified storage capacity needs were satisfied by the construction of a 750,000 gallon composite water tower east of I-35 at 273rd Street. A future water main extension west and extending under I-35 will eventually address fire flow issues.

Based on projected water demands for full build-out of the Interim Urban Service Area, two additional wells and one additional storage facility will be required. The demand triggers for those facilities will occur beyond 2040. Trunk watermain improvements to serve anticipated growth prior to 2040 include a 12-inch trunk watermain crossing under I-35 and along Kettle River Boulevard and a 24-inch trunk watermain extension in Wyoming Trail. The cost for these watermain improvements total \$1.8 million. The costs for complete build-out of the Interim Urban Service Area, including trunk watermain, two production wells, and one storage facility, totals \$9.0 million. The costs for treatment are discussed under the Ultimate System (below), although treatment may be required before that time.

Ultimate System

The City's water system needs are met by first providing a water source capable of satisfying a maximum day water demand. When the source water is from groundwater, as is the case in Wyoming, the maximum day demand should be satisfied assuming the largest well is temporarily out service (firm capacity). It is anticipated that approximately 3,000 gpm of additional supply will be necessary to serve Wyoming's ultimate system demands. If each well produces approximately 700 gpm, as the City's geology indicates, 4 to 5 wells would be required. The ultimate system is projected to have an average day demand of 2.20 MGD and a maximum day demand of 4.83 MGD.

Considering the typical water quality from the region, it is anticipated that future water supply wells will first pump to treatment facilities prior to distribution. Well No. 3 currently exceeds the EPA Primary Drinking Water Regulations Maximum Contaminant Level (MCL), therefore it's use is limited based on the results of on-going water quality analysis. Additionally, secondary standards for iron and manganese will most likely be exceeded in future water sources. A future centralized water treatment facility would be designed for removal of radium, iron, and manganese, with capacity to treat water from all new supply. The future plant could be constructed in several phases to meet demand.

American Water Works Association (AWWA) standards indicate that water storage should equal 70 to 100 percent of average day demand, or the sum of required firefighting storage, equalization storage, and reserve storage, whichever is greater. Since projected future average day demands are projected to be greater than future equalization, firefighting, and reserve storage, the average day demand of 2.2 MGD was used for future storage planning. An additional storage volume of 1.0 MG to 1.5 MG is expected to meet the ultimate demand based on current ultimate population forecasts. If a new 0.75 MG tower were constructed to serve full build-out of the Interim Urban Service Area, then an additional 0.75 MG tower would be needed to serve the Ultimate Service Area.

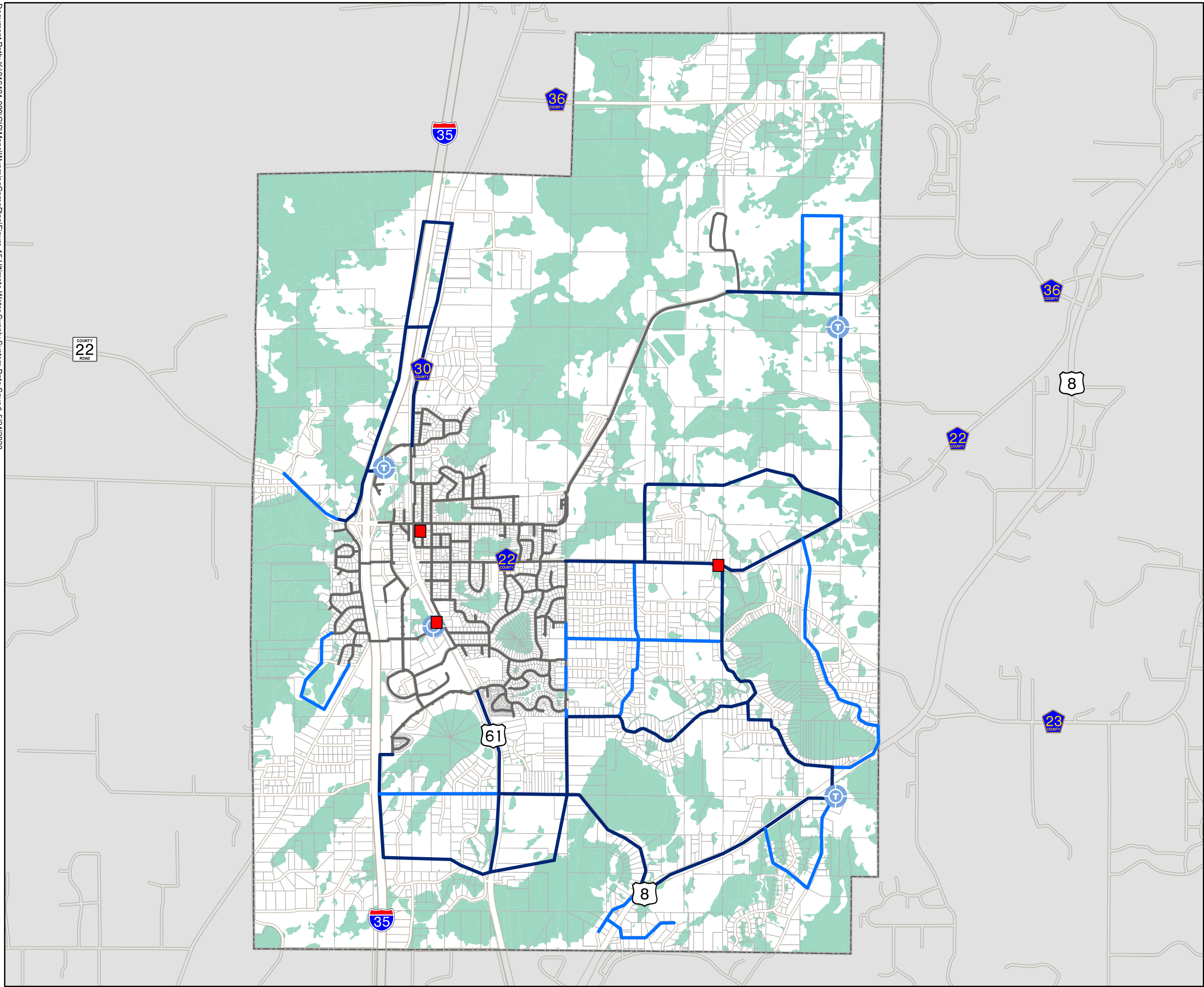
The water distribution system will need to be expanded as development requires service. The future trunk water main system presented in Figure 15 consists of a 24-inch trunk main loop and several 12-inch trunk main loops. The system would provide capacity to distribute water throughout the City from one point, as would be the case for a centralized treatment plant. If treatment is not required of future water sources, and the City decides not to provide treated water to residents, then wells can be distributed throughout the system. The future trunk water main system illustrated in Figure 14 would be capable of providing adequate fire flow and pressure regardless of how water is supplied.

Future expansion of the water system will be driven by development demand. Development demand was one of many factors considered in developing the ultimate trunk water system. The City should begin to plan for a potential future well field and develop a corresponding well head protection plan.

The total estimated costs associated with the ultimate water system, including trunk watermain, three additional production wells, one additional storage facility, as well as treatment for all new supply, are summarized in Table 17. All estimated costs are based on 2020 construction costs and include a ten percent (10%) construction contingency and twenty-five percent (25%) for indirect costs.

Table 17 – Cost of Proposed Ultimate Water System	
Description	Estimated Cost
Growth Area Trunk Watermain	\$1,823,000
Interim Urban Service Area	\$8,995,000
Ultimate Service Area	\$46,918,000

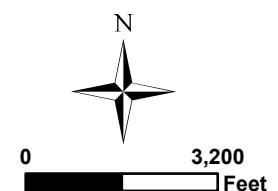
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Wyoming Comprehensive Plan

Figure 15
Ultimate Water Supply System

-  Wyoming Boundary
-  Parcel Boundaries
-  Waterbody
-  Wetland
-  Tower
-  Potential WTP Site
-  Existing Watermain
- Conceptual Future Watermain**
 -  8 inch
 -  12 inch



Housing

Diversify Housing Options:

- *Increase the range of housing options for people in all stages of life to retain and attract residents.*
- *Emphasize housing options like starter homes for young families and senior housing in locations that provide additional uses within walking distance.*
- *Preserve the integrity of neighborhoods by ensuring the neighborhoods are maintained to a high standard that reflects the values of the community.*

Housing is a defining characteristic of Wyoming. The quality of the housing stock is a basic community characteristic. The provision of safe and decent housing is an essential objective of the Comprehensive Plan. Housing is not a single, one size fits all, commodity. Personal housing needs change as life passes from single adult to family to elderly. This concept of life cycle housing allows people to live in Wyoming for an entire lifetime, not just for pieces of it. Household income influences the housing choices for Wyoming residents. Housing provides the foundation for economic growth. People living in Wyoming provide the demand for goods and services. Housing provides the customer base needed to support business retention and expansion. The amount of income required for housing expenses influences support of local businesses and demand for government services.

Housing Conditions

Wyoming has a strong housing market with high home values and a low vacancy rate. Wyoming residents report they choose and stay here because of the small-town rural setting, low crime rate, and close proximity between the Twin Cities metro (30 minutes south), and Minnesota's incredible natural and recreational resources to the north

The City is known as a quite rural bedroom community that experienced expansive growth from the 1970s to the early 2000s with 87% of the housing units being constructed as single-family homes. The fastest population growth period was from 1990 to 2000 where City experienced annual population increases of over 400 people per year. Since 2008, the annual population growth rate has been approximately 50 people per year. Approximately 45% of the housing stock have individual water and sewer systems (private well, and septic system) with the remainder on municipal services.

Wyoming Population By Year

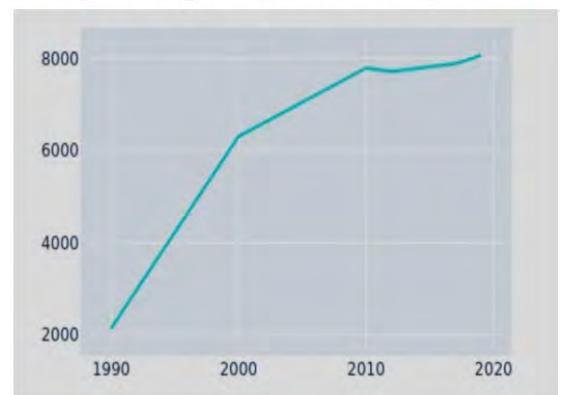


Table 18 – Housing Unit History

Year Structure Built	No. of Units
Total housing units	2,930
Built 2014 or later	26
Built 2010 to 2013	15
Built 2000 to 2009	641
Built 1990 to 1999	973
Built 1980 to 1989	434
Built 1970 to 1979	456
Built 1960 to 1969	185
Built 1950 to 1959	60
Built 1940 to 1949	18
Built 1939 or earlier	122

Table 19 – Housing Unit Types

Units in Structure	No. of Units
Total housing units	2,930
1-unit, detached	2,560
1-unit, attached	17
2 units	0
3 or 4 units	0
5 to 9 units	15
10 to 19 units	78
20 or more units	166
Mobile home	94
Boat, RV, van, etc.	0

Table 20 – Housing Unit Values

Owner-occupied units	No. of Units
Owner-occupied units	2,438
Less than \$50,000	89
\$50,000 to \$99,999	19
\$100,000 to \$149,999	46
\$150,000 to \$199,999	399
\$200,000 to \$299,999	1,271
\$300,000 to \$499,999	541
\$500,000 to \$999,999	73
\$1,000,000 or more	0
Median (dollars)	\$242,600

The 2020 US Census indicates that the City has a total of 2,930 housing units, 2.8 persons per household, 384 people per square mile, and a median owner-occupied home value of \$242,000. The 2020 US Census also indicates that Wyoming's median household income is \$90,000 and the percent of persons in poverty is 2%. A 2019 US Department of Justice study identified that Wyoming has had fewer total crimes than most similarly sized cities and our 2020 housing vacancy rate is approximately 1.9%.



In 2021 there were 32 new housing starts and it appears approximately 56 homes will be constructed in 2022. Additional single family and multi-family projects are in the initial stages of planning and the projected new housing starts for 2023 appear to be similar to 2022. The combination of demand, lower interest rates, and higher construction costs has elevated current construction costs with new single-family homes in 2021 averaging \$329,000 in construction value.

Future Housing Needs

Wyoming's future housing needs include broader options for starter and senior housing units. More budget friendly housing is necessary for new or existing residents who have moderate or retirement incomes.

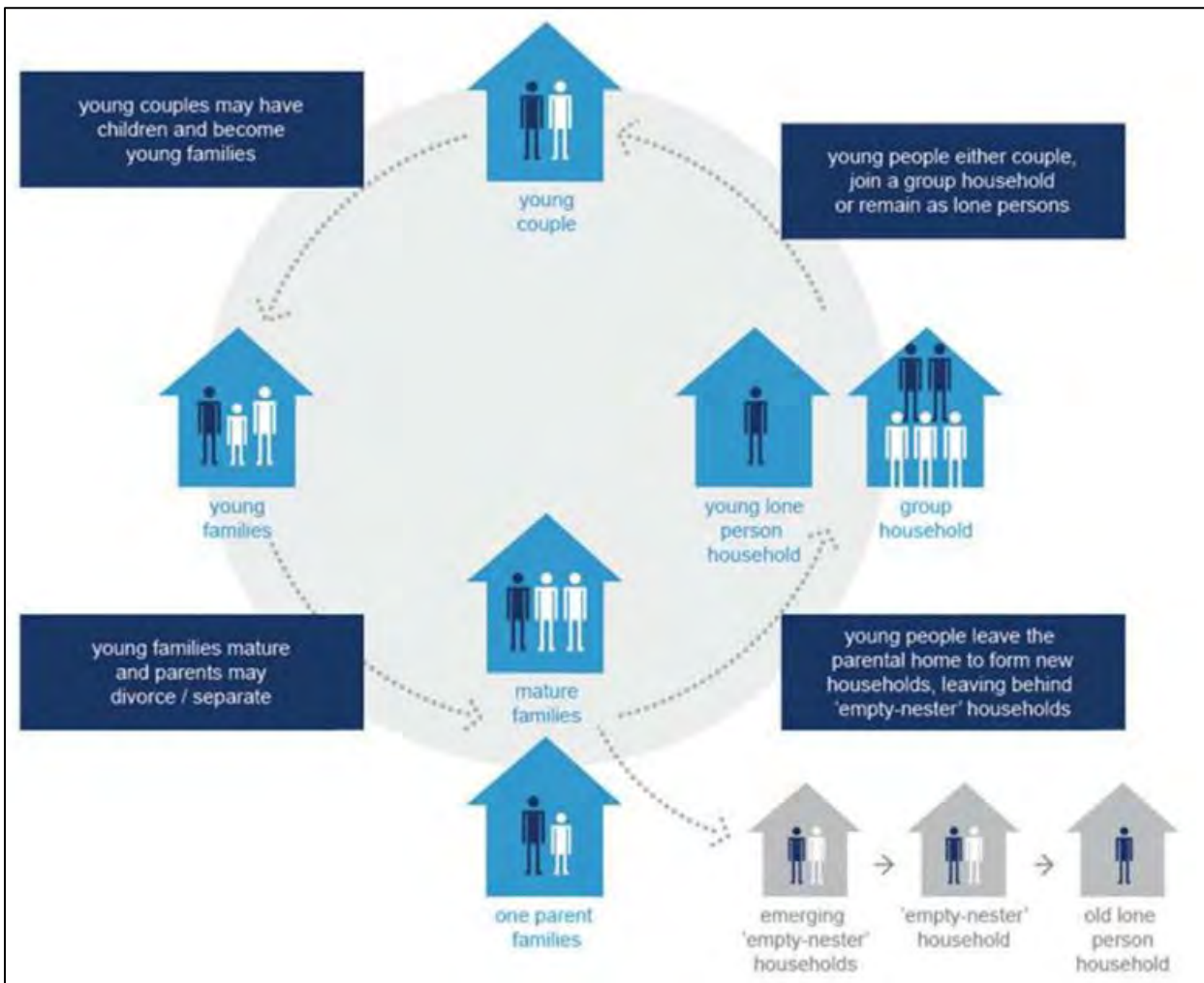
Wyoming's current low vacancy rate is supported by a 2018 Chisago County study that projected housing demand in the range of 1,130 units from 2018 to 2030, or about 94 units per year.

More people, especially members of the millennial and baby boomer generations are looking for alternatives that include housing with lower price points, reduced maintenance, and locations in within walking distance of services and entertainment. Additional high quality multi-family and single family attached housing could help Wyoming attract younger professional and retirement age residents to stay in Wyoming through all phases of life. This new housing stock should be thoughtfully designed to account for the expected senior housing demand peak estimated in 2040.

Housing Plan

Housing Mix and Types

Providing a balanced mix of housing will satisfy the needs of both existing and future City residents. With the trend towards an older population within the next 20 years, providing more lifestyle housing options, particularly multi-family housing, will be critical to attracting young professionals as well as retaining empty nesters and seniors. In response to the current housing supply and projected need of available land designated for residential housing in the community, the future land use plan has identified areas where higher density developments are more appropriate.



Source: Scott County Community Development Agency (CDA)

Figure 16 – Life Cycle Housing

Future housing development will be guided primarily by the availability of buildable upland areas that are scattered throughout our many natural areas. Higher density housing developments will be further guided by the availability of existing or nearby municipal sewer and water, and suitable transportation infrastructure. These new neighborhoods should be designed for great connectivity within and to nearby neighborhoods, parks, natural areas and local services/entertainment. The following sections outline focus areas and themes designed to improve the quality, amount, and design of future housing.

Senior Housing Small Area Plan

The presence of a hospital and clinic in Wyoming sets us apart from our adjoining cities and appears to be an attractive feature for seniors and older adults. The City should prepare a small area plan that identifies how we can promote and attract additional housing and related services for older seniors.

Zoning Ordinance Amendment

The City should consider amending the zoning ordinance so as to align the number of attached units of each type (apartments, row houses, back-to-back townhouses, etc.) in each development project with the policies of this plan. Locate attached and multifamily housing in transitional spaces between commercial and single-family areas, and at high-amenity locations near streams, parks, and greenways. When combining housing types, it is preferable for the transition between types to occur at the rear rather than the front (i.e., across a courtyard or parking area rather than across the street).
Neighborhood Design Policies

Prevent Premature Development

Wyoming should consider a premature subdivision ordinance to require that subdivisions have adequate transportation facilities planned or in place to support the land use. Additionally, the ordinance may require adequate provisions for sanitary sewer, water, and storm water facilities, as well as adequate park, trails, and open spaces.

Compact Growth

Encourage new neighborhood development that is generally more compact than historic patterns. Where appropriate, design each new major neighborhood to include both detached and attached forms of housing.

Variety within Each New Neighborhood

Encourage in each major neighborhood a range of housing types, densities, and building configurations to encourage life-cycle housing. Give favorable consideration to applications that include two or more types of housing without overlooking other legitimate concerns.

Links to and Between Neighborhoods

The City should prioritize and require connectivity through our city for pedestrians, and between new neighborhoods and existing parks and neighborhoods. Well-designed pedestrian paths, trails, and sidewalks improves the overall health of our residents, decreases our environmental footprint, and creates a more cohesive community. These connections should both visually and functionally link any new development to the established portions of Wyoming via street connections, bicycle paths or lanes and natural features.

Neighborhood Protection

Wyoming will continue to protect the best aspects of established areas from negative effects such as excessive auto traffic or incompatible, unbuffered land uses. The City will continue to administer and support the state environmental review programs (Alternative Urban Areawide Review (AUAR), environmental assessment worksheet (EAW), environmental impact study (EIS)), a portion of which addresses traffic impacts.

Simultaneously, blighted, deteriorating, or obsolete activities will be phased out and those sites improved according to an established plan. Guided by the Comprehensive Plan, public and private investments will aim to enhance or strengthen a sense of neighborhood identity in all established areas.

Provide Housing and Development Resources

Promote and support housing and development opportunities through ongoing continuing education regarding the potential funding, tools and guides available through the Chisago County HRA, the League of Minnesota Cities tool kits and other similar organizations.

Parks, Trails and Recreation

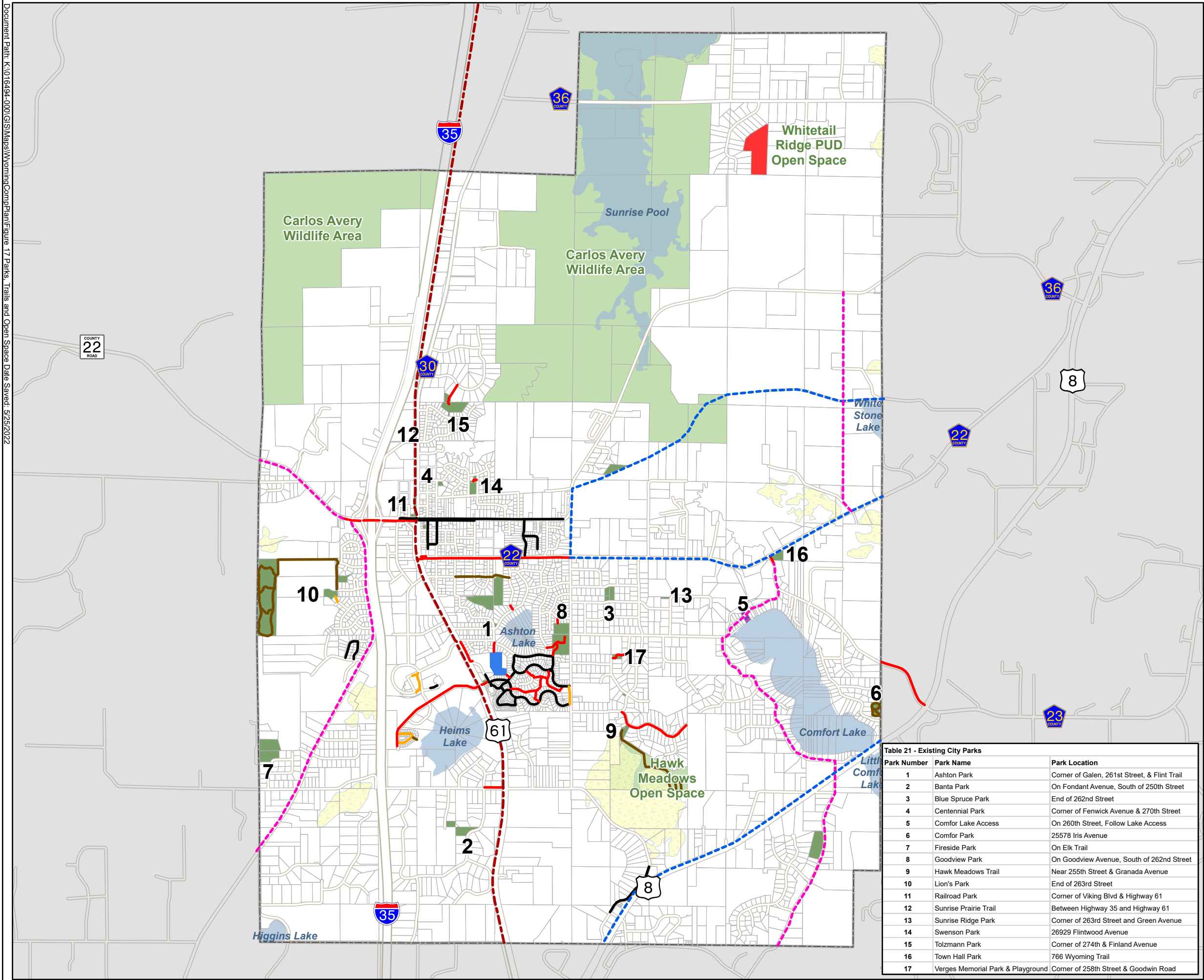
Enhance Recreation Opportunities:

- *Develop, maintain, and improve public parks that provide diverse opportunities for active sports and passive recreation.*
- *Identify, establish, and develop trail corridors that connect the neighborhoods to the park system and to regional trail corridors.*
- *Plan for changes in recreational activities that accommodate changing demands.*
- *Integrate parks and trail systems with significant natural resources.*

Wyoming is blessed with an extensive system of formal parks, open space, conservation lands, and local and regional trails. Parks are a major and highly visible public investment that can have a significant positive effect on the appearance of a community, and its quality of life. The City is committed to the implementation of a comprehensive park program and greenway system as visual assets that enhance the level of private investment in nearby housing and create lasting value in neighborhoods. At the same time, the City should strive to ensure that development that occurs next to parks is compatible with these open space areas. The City of Wyoming Parks, Open Space and Trails System Plan (Ref. 10) guides acquisition of land or fees in lieu of land for municipal parks, protection of public and private open space and reserving corridors for multiple-use paths. Table 21 identifies the existing City parks. Figure 17 illustrates parks, open space and trails in the community.

Table 21 - Existing City Parks		
Park Number	Park Name	Park Location
1	Ashton Park	Corner of Galen, 261st Street, & Flint Trail
2	Banta Park	On Fondant Avenue, South of 250th Street
3	Blue Spruce Park	End of 262nd Street
4	Centennial Park	Corner of Fenwick Avenue & 270th Street
5	Comfort Lake Access	On 260th Street, Follow Lake Access
6	Comfort Park	25578 Iris Avenue
7	Fireside Park	On Elk Trail
8	Goodview Park	On Goodview Avenue, South of 262nd Street
9	Hawk Meadows Trail	Near 255th Street & Granada Avenue
10	Lion's Park	End of 263rd Street
11	Railroad Park	Corner of Viking Blvd & Highway 61
12	Sunrise Prairie Trail	Between Highway 35 and Highway 61
13	Sunrise Ridge Park	Corner of 263rd Street & Greene Avenue
14	Swenson Park	26929 Flintwood Avenue
15	Tolzmann Park	Corner of 274th & Finland Avenue
16	Town Hall Park	7665 Wyoming Trail
17	Verges Memorial Park & Playground	Corner of 258th Street & Goodwin Road

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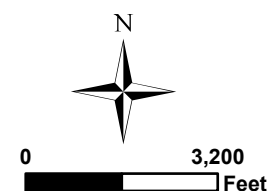


Wyoming Comprehensive Plan

Figure 17
Parks, Trails and Open Space

- Wyoming Boundary
- Parcel Boundaries
- Lake
- Wetland
- City Park
- State Open Space
- City Open Space
- Elementary School Fields
- State Water Public Access
- Concrete Sidewalk
- Asphalt Trail Less Than 8 Feet Wide
- Asphalt Trail Greater Than 8 Feet Wide
- Unpaved Trail
- Future City Trail
- Sunrise Prairie Trail
- Swedish Immigrant Trail (Future)

Table 21 - Existing City Parks		
Park Number	Park Name	Park Location
1	Ashton Park	Corner of Galen, 261st Street, & Flint Trail
2	Banta Park	On Fondant Avenue, South of 250th Street
3	Blue Spruce Park	End of 262nd Street
4	Centennial Park	Corner of Fenwick Avenue & 270th Street
5	Comfor Lake Access	On 260th Street, Follow Lake Access
6	Comfor Park	25578 Iris Avenue
7	Fireside Park	On Elk Trail
8	Goodview Park	On Goodview Avenue, South of 262nd Street
9	Hawk Meadows Trail	Near 255th Street & Granada Avenue
10	Lion's Park	End of 263rd Street
11	Railroad Park	Corner of Viking Blvd & Highway 61
12	Sunrise Prairie Trail	Between Highway 35 and Highway 61
13	Sunrise Ridge Park	Corner of 263rd Street and Green Avenue
14	Swenson Park	26929 Flintwood Avenue
15	Tolzmann Park	Corner of 274th & Finland Avenue
16	Town Hall Park	766 Wyoming Trail
17	Verges Memorial Park & Playground	Corner of 258th Street & Goodwin Road



Comprehensive Park Plan

The City of Wyoming maintains a Comprehensive Park and Recreation Plan. The last update to the Comprehensive Park Plan was approved in 2017. The plan identifies specific recreation needs, considers the needs of organized athletic leagues in the community, assess the quality and quantity of existing facilities, and include a capital improvements program for improving facilities to meet identified needs over time. In 2021, the City initiated a study of City parks and pedestrian infrastructure. The updated plan will accommodate the diverse recreational needs of the community.

Community Feedback

During the preparation of the Comprehensive Plan, the City conducted a community survey (2019). Figure 18 summarizes feedback regarding the future park program.

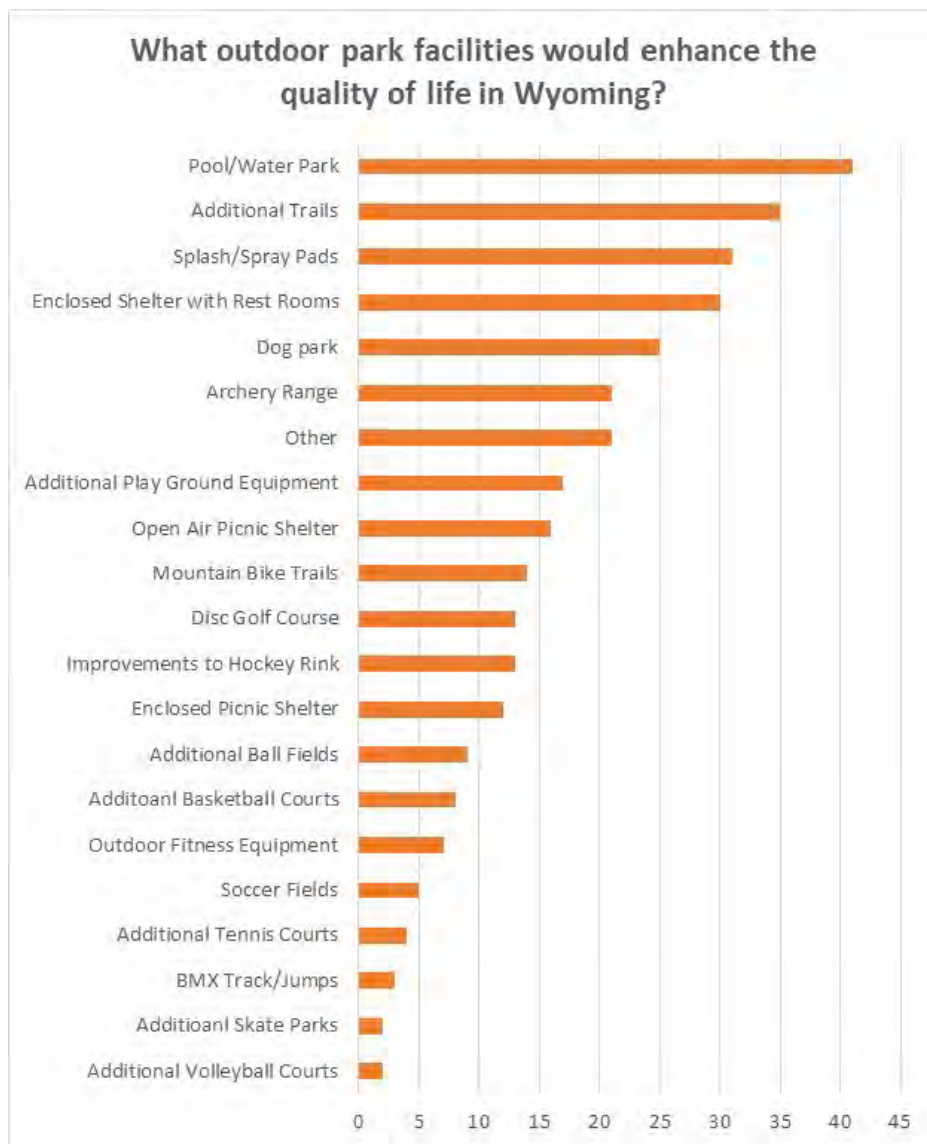
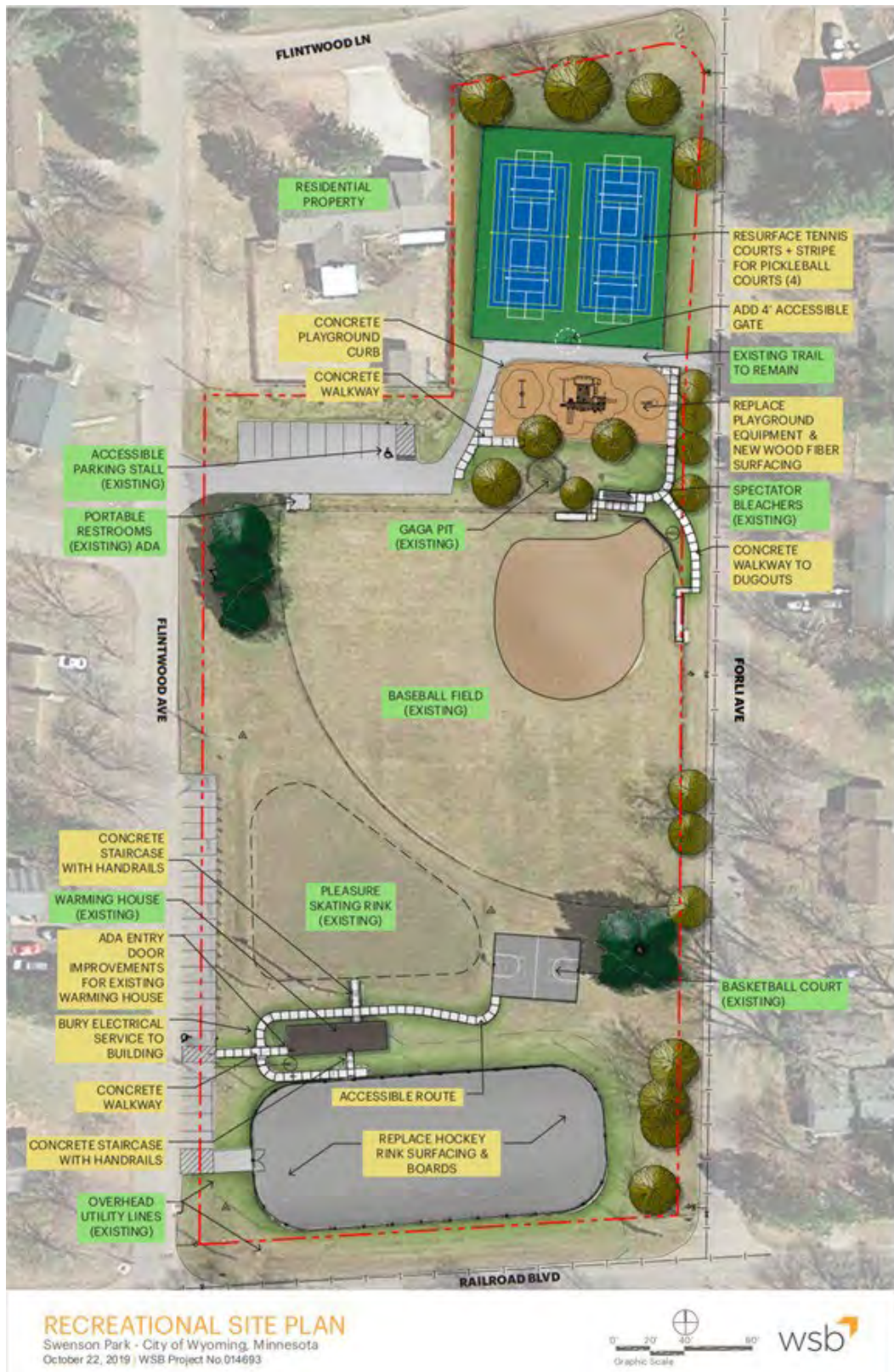
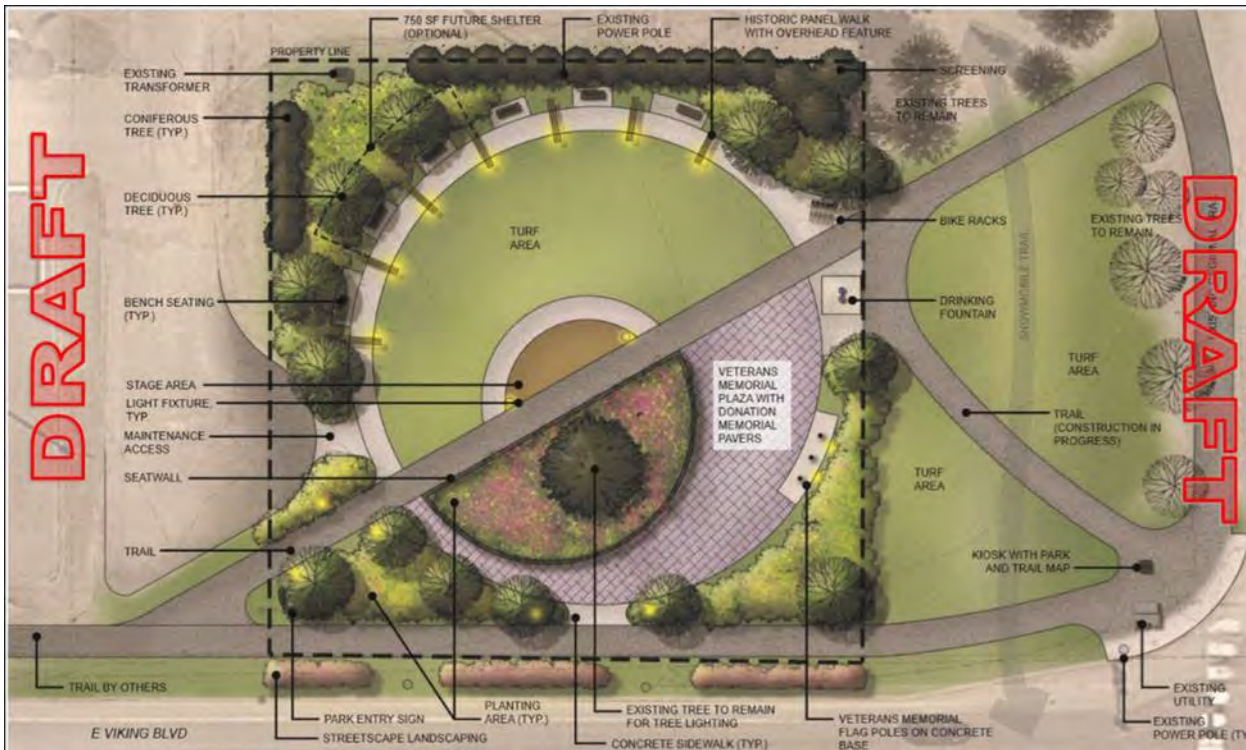


Figure 18: Future Park Program

Concept Plan for future enhancements to Swenson Park. Upgrades expected in 2021 include ADA accessibility.





Concept Plan for future enhancements to Railroad Park

Park Acquisition

The City of Wyoming, at its discretion, can acquire land by dedication during the platting process in order to assemble parks of sufficient size. Alternatively, cash may be required instead of (or in combination with) land to either buy park land in appropriate locations and/or to improve a park in that neighborhood

Park Classification and Design Guidelines

The 2022 Park Plan update will include a park classification system and design guidelines. This will update information in the 2017 Park Plan and the City's 2009 Comprehensive Plan.

Open Space

Major intact natural areas should be linked by corridors of native woods and grasses for the sake of wildlife habitat and movement, and urban aesthetics. Landscape elements that can be used for such links include streams and stream edges, fence rows and hedgerows, drainage swales, roadside ditches with natural vegetation, floodplains and wetlands. Keep a few wooded or other natural areas in the park system at a very low level of management in order to provide places for people to explore on their own and experience a rudimentary bit of wildness.

Land owned and managed for its natural features will be an important feature of the future City of Wyoming. It is anticipated that Wyoming will be at least 43 percent public open space when fully developed. There may be additional private property held in a natural condition to supplement the public lands in a conservation state.

Trails System

County Trails:

The City of Wyoming will cooperate with Chisago County to develop and maintain regional paths for bicycling, skating, walking, and running. Figure 17 illustrates regional trails with existing/future connections to Wyoming.

Sunrise Prairie Trail – Chisago County

Sunrise Prairie Trail was built by Chisago County in coordination with Washington County and the Minnesota Department of Natural Resources. Sunrise Prairie Trail follows the former Burlington Northern Railroad right-of way between North Branch and Forest Lake. From Forest Lake south to Hugo, the trail is called the Hardwood Creek trail and is under the jurisdiction of Washington County. The trail features a ten-foot-wide paved surface for hikers, bicyclists and inline skaters during spring, summer and fall, and is plowed in the winter months. The parallel unpaved portion of the trail is open to non-studded snowmobiles when there is sufficient snow and to horseback riders at all other times. Snowmobiles and horses are not allowed on the paved portion of the trail at any time. Parking areas and information kiosks are located adjacent to the trail at Sunrise Prairie Park across from City Hall.

Swedish Immigrant Trail – Chisago County (Ref. 11)

The Swedish Immigrant Regional Trail Corridor is 20 miles long trail system that, when complete, will extend from Wyoming to Taylors Falls. The trail will highlight the historical significance of the Swedish Immigration through Taylors Falls across southern Chisago County. The Swedish Immigrant Regional Trail will provide an interconnection between several cities and parks. The trail will provide access to diverse natural and cultural communities while expanding multi-modal transportation and recreation access to vital recreation and employment sites in Chisago County. The Swedish Immigrant Trail will connect to the Sunrise Prairie at the intersection of County Road 22 (Wyoming Trail) and US Highway 61 (Forest Boulevard). The Swedish Immigrant will be open to bicyclists and pedestrians, and some portions may be open to horses and snowmobiles.

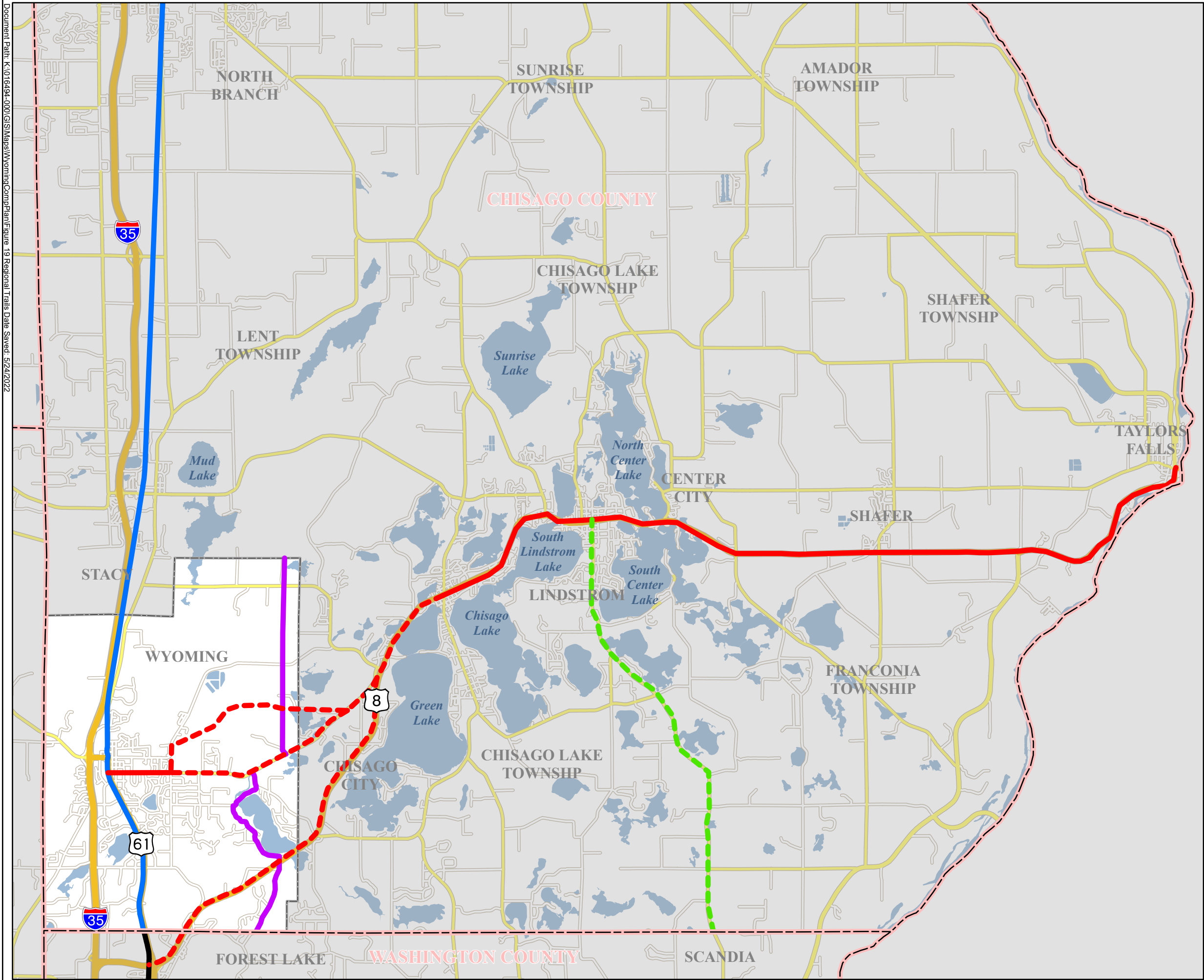
Two potential alignments of the Swedish Immigrant Trail have been identified in Wyoming (see Figure 17). Alternative 1 would follow former railroad right-of-way that served as the transportation spine of the Wyoming to Taylors Falls corridor. Many segments of that railroad corridor have been turned back to adjacent land owners; therefore, the County is attempting to negotiate easements across private properties that were formerly the route of the railroad in cities to the east. Alternative 2 would follow County Road 22, Wyoming Trail. Wyoming Trail west of Goodview Avenue was reconstructed in 2009 with a physically-separated asphalt bicycling path. There is sufficient right-of-way to continue that path to the east in the future. **With the intended reconstruction of Hwy 8 the completion of the Swedish Immigrant Trail along highway 8 is included in that plan.**

Kettle River Boulevard – Chisago and Anoka Counties

Chisago and Anoka Counties may collaborate to build a bicycling route along Kettle River Boulevard. A feasibility study will have to be conducted to determine whether this facility will be a separate asphalt path or wide, paved road shoulders.

Comfort Lake Route – City of Wyoming

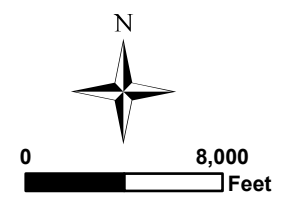
The Comfort Lake Trail was first proposed in the City's 2009 Comprehensive Plan. The Comfort Lake Trail was planned as a municipal route for bicycling between the northern and southern sides of Wyoming with a link to the Swedish Immigrant Trail at County Road 22. This route could consist of a combination of off-road paths, paved road shoulders and a signed-only route as conditions and funding allow. Along the extension of Innsbrook Avenue (the road planned between County Roads 36 and 22), it would be feasible to build either an off-road path or paved shoulders. Along Comfort Drive, lower traffic volumes may allow use of either a striped shoulder or signs. Along Heath Avenue, paved shoulders or an off-road path may be feasible.



Wyoming Comprehensive Plan

**Figure 19
Regional Trails**

- Wyoming Boundary
- County Boundary
- Lakes and Wetlands
- Hardwood Creek Trail
- Sunrise Prairie Trail
- Swedish Immigrant Trail
- Swedish Immigrant Trail (Future)
- Gateway Trail Connection
- Comfort Lake Route Trail



Natural Environment and Sustainability

Protect the Natural Environment:

- *Protect and enhance the quality of our lakes, rivers and wetlands.*
- *Manage and treat stormwater in an effective manner to protect our water resources.*
- *Consider different strategies for equitable stormwater treatment suitable for different levels of land use intensities including on-site treatment, regional treatment and fees-in leu of best management practices.*
- *Protect significant woodlands.*
- *Enforce the regulatory protections for the shoreland of designated lakes and streams.*
- *Link woodlands, wetlands and other undisturbed natural areas into “greenways” will be established through the development process.*

Natural Environment

Wetlands Regulation

The City will continue to protect wetlands through the regulations of the Chisago County Department of Environmental Services and the Comfort Lake - Forest Lake Watershed District (CLFLWD). The Watershed District has regulatory responsibility over the southern third of Wyoming (see Figure 20). In its Watershed Management Plan, the CLFLWD established goals for water management, lakes, streams, wetlands, natural resources, biotic diversity, and interagency and public communication. That plan also contains standards and rules for review of land alteration permits that will be imposed across the District.

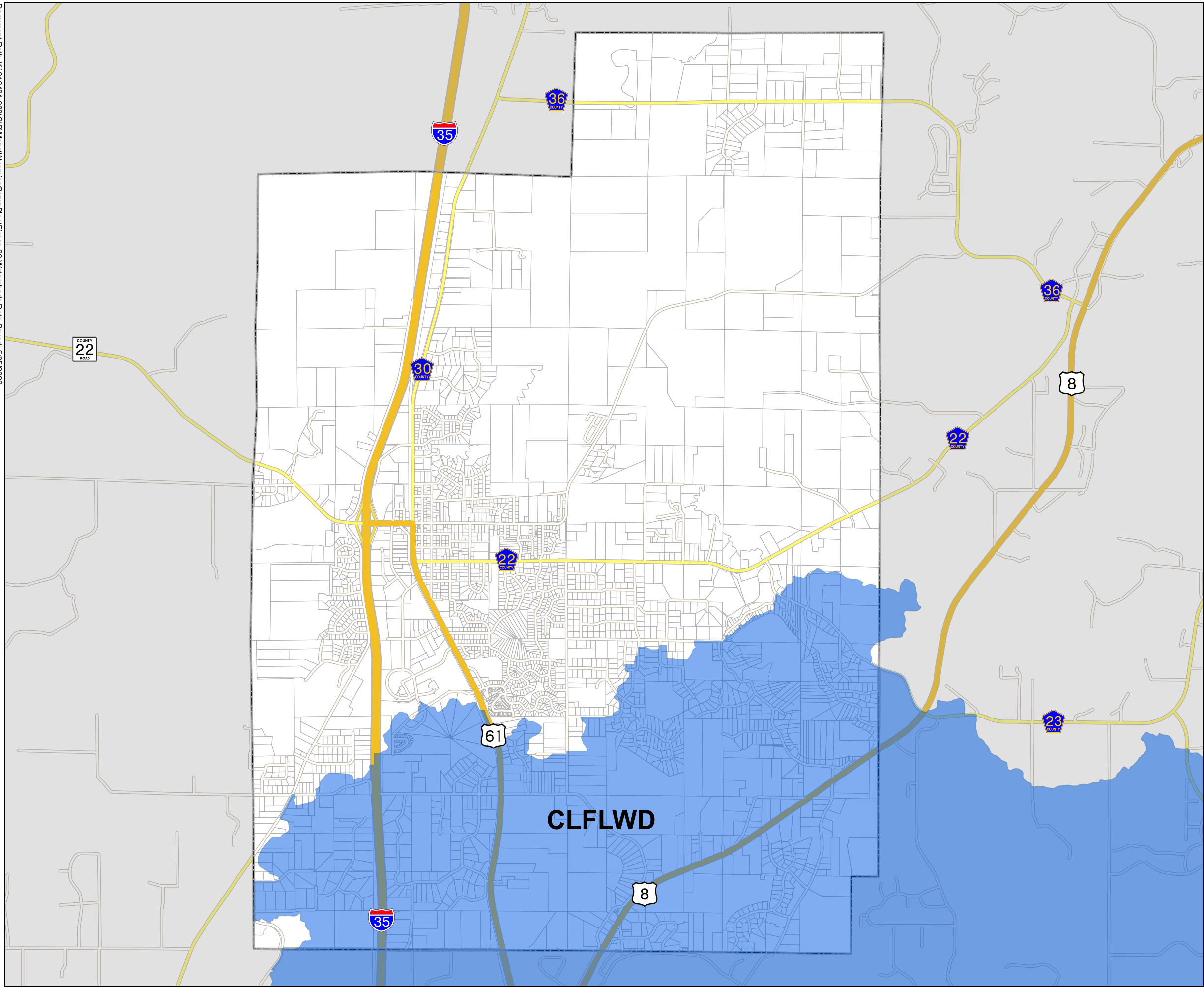
The City has regulatory authority over the balance of the City. In 2011, the City adopted its own Comprehensive Surface Water Management Plan (Ref. 12). Prior to any site grading or drainage, a professional wetland survey is required to delineate and stake the edges of any wetland that may be defined by state or federal regulations. Site grading and drainage will be regulated through the City’s subdivision and zoning application review process, which require that any applicant also receive the approval and conditions of the Watershed District or the City outside of the CFLL watershed.

Shoreland Management

The Shoreland zoning regulations supplement any other zoning regulations in place within 1,000 feet of certain state-designated lakes and 300 feet of state-designated streams. Those regulations address percent impervious cover, screening, maximum building height, land use, lot sizes, lot widths, building setbacks from the ordinary high-water levels, docks, shoreland alterations, grading and filling, roads, agriculture, forest management, mining, surface water drainage, wastewater treatment and substandard lots.

Where municipal sewer service is available in a Shoreland area, state law allows a City to adopt local Shoreland regulations that permit smaller lots and shorter setbacks from the ordinary high-water mark. The regulations differ between Natural and Recreational Lakes, between Transition and Tributary Rivers, and between riparian and non-riparian lots.

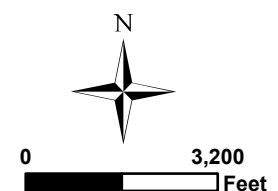
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Wyoming Comprehensive Plan

**Figure 20
Watersheds**

-  Comfort Lake-Forest Lake Watershed District Boundary
-  Wyoming Boundary
-  Parcel Boundaries



- **Natural Environment Lakes:** Higgins, Sam, Swamp, Sunrise Pools
- **Recreational Development Lakes:** White Stone and Heims.
- **General Development Lakes:** Comfort and Little Comfort.
- **Transition River:** Sunrise River from Comfort Lake to the Sunrise Pools located in the Carlos Avery State Wildlife Management Area.
- **Tributary Rivers:** Sunrise River from Comfort Lake south to School Lake and south from School Lake to Birch Lake. Sunrise River from Comfort Lake south to the Washington County line.

Floodplain Management

Land use and development in the officially mapped floodplains will continue to be regulated by the City through a floodplain zoning district. This district will be based on the mapping of the Federal Emergency Management Administration (FEMA).

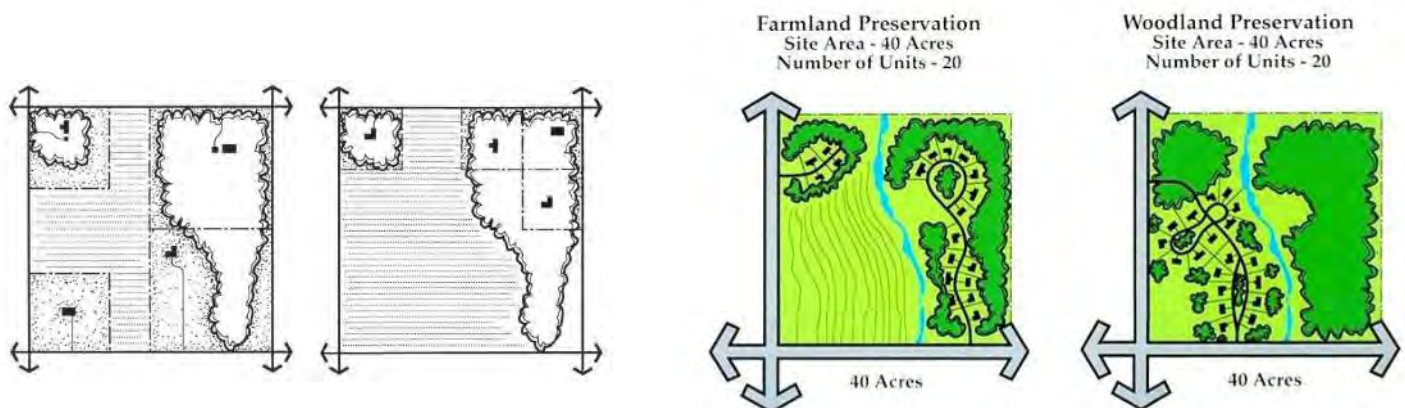
Significant Woodlands Protection

When reviewing an application for a Grading Permit, Preliminary Plat or Site Plan, City staff will meet with the applicant to determine the most feasible and practical placement of buildings, parking, driveways, streets and other physical features in order that the fewest significant trees and least amount of forest be lost or damaged. The Woodland Preservation Regulations contained in the City Code will be enforced.

Clustering

On every development site, especially residential properties, use municipal zoning and subdivision regulation powers to attempt to conserve the best of the natural resources in a pattern that works in concert with natural resources and open spaces on adjacent properties. Zoning regulations to be written to implement this land use plan should allow housing to be clustered into a smaller part of a site than would normally be the case in exchange for deliberately conserving significant natural resources.

House clustering may also be used to develop part of a site prior to the arrival of municipal utilities while preserving options for full development at higher densities.



Natural Drainage

The City will strive to use natural drainage techniques, such as swales and ditches rather than pipes, whenever feasible, in order to cleanse surface water runoff and increase infiltration back to the aquifer. This includes small ponds and rainwater “gardens,” especially those sites with large parking lots or rooftops, to reduce downstream surges or flooding and improve water quality.

The City has implemented a comprehensive surface water management plan (Ref. 12) that meets state and federal guidelines. That plan will address wetlands, lakes, streams, floodplains, erosion control, drainage of all types and “best management practices.”

Sustainability

The Wyoming Comprehensive Plan will help improve environmental, social and fiscal sustainability through the following features.

Protection of Water and other Natural Resources

The plan provides for the protection of wetlands, floodplains and significant woodlands. It will enforce the State’s regulatory protections for the shoreland of designated lakes and streams. Linking woodlands, wetlands and other undisturbed natural areas into “greenways” will be sought through the development process. Finally, the plan calls for building setbacks from the Carlos Avery State Wildlife Management Area and for carefully managing the runoff of surface water to that area.

Housing Options

The *Wyoming Comprehensive Plan* will allow builders to create a variety of housing types, which should provide alternatives for people at all stages of life. This will help people remain in this community while they are young, middle-aged or elderly, which will help create a stronger sense of community.

Green Step Cities

In October 2017, the City Council voted to join the GreenStep Cities initiative. GreenStep Cities is a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. GreenStep Cities is a partnership between the Minnesota Pollution Control Agency and various other entities including the League of Minnesota Cities. Currently there are approximately 160 communities that have joined the GreenStep movement.

As cities try to attract residents, businesses and economic development, they need to be able to demonstrate accountability. This free continuous improvement program, managed by a public-private partnership, is based upon a menu of 29 optional best practices. The 29 GreenStep practices can be broken into five categories, all designed to help cities ask whether their practices make sense from a sustainability standpoint. The categories include:

- Buildings and lighting.
- Land use.
- Transportation.
- Environmental management, and.
- Economic development.

Each best practice can be implemented, as decided by city elected officials, staff and community members, by completing voluntary actions. These voluntary actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation.

Economic Development

Pursue a Thriving Local Economy:

- *Plan for and allow the creation of additional stores, offices and industries consistent with this comprehensive plan and regulated by zoning ordinance amendments including, but not limited to, encouraging mixed use opportunities.*
- *Diversify the range of local employment opportunities.*
- *Attract well-paying jobs plus goods and services that are needed locally.*
- *Realize increasing property tax revenues for city, school district, county and state governments.*

The Wyoming Economic Development Authority, with the assistance of the City Council, completed a process in early 2017 to develop a strategic plan to help guide the community as it reinvigorates the activities for continued development (Ref. 2). The Economic Vision Statement in the plan is:

“Regionally located Business friendly and family-oriented community”

Through a series of meetings, the City developed a list of economic development goals for the City. The plan includes five goals that reflect the Economic Development Authority’s vision for the community.

1. Enhance Sense of Destination, Identity and Community.
2. Enhance Wyoming Partnerships and Communications.
3. Develop Financial Support and Plans for Development Needs.
4. Develop Population and Workforce Development Plan.
5. Strategic Allocation and Innovative Marketing of Land.

Economic Development Goals

1. **Enhance Sense of Destination, Identity, and Community:**
 - Develop and implement zoning districts to foster a centralized business district.
 - Develop a comprehensive plan that supports the development of a centralized business district.
 - Identify and promote the development of business areas that complement the existing businesses and currently occurring development patterns.
 - Develop a plan to create an identity of a business-friendly community.
2. **Enhance Wyoming Partnerships & Communications:**
 - Develop a clear and comprehensive communication plan with other advisory groups in the community (i.e., Planning Commission, Wyoming Business Association, etc.).
 - Scheduling of regular meetings between groups to discuss the issues and plans for future development in the community. Many communities encourage this by placing signs on properties that are currently being considered for development or a land use change. Look to other organizations to develop partnerships

(County EDA, Initiative Foundations, etc.) to assist with the promotion and development of the community.

- Develop or enhance relationships while working with other organizations to provide for long-term infrastructure improvement projects.

3. Develop Financial Support & Plans for Development Needs:

- Develop a strategy and policy to assist new development projects.
- Review and update development process to remain competitive with surrounding communities.
- Identify the process and areas that city infrastructure will be extended to promote development.
- Develop and implement a plan for the control of funding for proposed infrastructure improvements.
- Develop a process for how proposed projects are handled that is inviting and inclusive for developers. Develop complete list of tasks to be completed to facilitate permitting and approvals.

4. Develop Population & Workforce Development Plan:

- Revisit Chisago Housing Study and update implementation priorities.
- Work with local businesses to understand and determine their long-term workforce needs.
- Collaborate with the local school district to improve outcomes for students and enhance employment opportunities in the community.

5. Strategic Allocation & Innovative Marketing of Land:

- Identify partners to help assist the community in marketing possible new industrial park land.
- Identify available properties that meet the development strategies for the City both residential and commercial/industrial.
- Identify the barriers to the successful marketing of the City and work to remove those barriers.
- Maintain an effective and responsive website to allow for developers and residents to get accurate and up to date information about the community.

Comprehensive Planning and Economic Development

The Comprehensive Plan serves as a blueprint for future commercial and residential land uses, housing, public, and conservation amenities. An important component of the plan is identifying new infrastructure and growth demands needed to support economic development. An economic plan adopted into the Comprehensive Plan creates a supportive and complementary strategy to meet the community overall goals to become a place where families want to live, where companies will want to do business, and where people can thrive.

Cost of Services Study

Neither the Comprehensive Plan nor the Economic Development Plan can succeed without the other. There is a clear symbiotic relationship. Together, the City can plan for land use change while considering the financial impacts of implementation. One example tool is the “cost of community services” (COCS) study of COCS. COCSs help to understand the financial contribution of various land use types leading to future land use development strategies that are physically and financially implementable. COCS studies can help communities make informed decisions about their futures within the constraints of available budgets and other private and public funding scenarios (Ref. 13).

For communities to respond to development trends and proposed economic development, the Comprehensive Plan considers where to extend public utilities (sewer, water, roads, etc.). Ultimately, there is a cost to implement a comprehensive plan, and often there is a cost to respond to a proposed development that can ultimately become a road block to success. By understanding the upfront costs, cities can develop financial plans that will respond to and not stand in the way of future economic and community development.

Small Area Plans

Small Area Plans are City-led plans that address the issues of a focused portion of the City. Small area plans can cover three different geographic scales -- neighborhood, corridor, and district, regardless of the size of the area. Small area plans cover a specific geography that often has a cohesive set of characteristics.

Small Area Plans are an effective tool for addressing areas where significant change is occurring or anticipated, public facilities and/or physical improvements need to be addressed, opportunities for substantial infill or redevelopment are present, and opportunities arise to influence site selection, development or major expansion of a single large activity generator. Small Area Plans can define in detail the types of development, architectural standards, pedestrian facilities, shared parking, lighting etc.

One area that would benefit from Small Area Plan and associated analysis is the Downtown Core area on the Land Use. The purpose of the plan would be to encourage a stronger "Downtown Wyoming" that would include shops, offices, high-density housing and public facilities. The City may need to make zoning amendments that allow for the area to develop with greater intensity than other portions of Wyoming while maintaining the same values. The study area would be centered around the intersection of US Highway 61 and East Viking Boulevard. The Plan would describe retail opportunities, other Commercial and residential development and pedestrian-friendly amenities. The completed plan would be the catalyst for establishing visual standards or styles that identifies the area as the downtown core. Redevelopment of the area will have many challenging elements.

Land Assembly

Land assembly is a process of forming a single site from a number of properties, typically for economic development purposes. In some communities, an individual site may not be conducive to the type of development or redevelopment desired by the community. Working with property owners and other stakeholders to combine contiguous properties can create larger parcels of land more favorable for development projects. From a developer's perspective, development projects are all about time to market (Ref. 14).

Assembling properties one piece at a time is typically a very lengthy process; especially when the subject properties have environmental or legal challenges associated with prior use. This is a very costly process for a developer to undertake on their own and, as a result, they are typically attracted to larger tracts of undeveloped land on the fringes of developed areas. Through strategic land assembly, communities can position properties in their urban core to appeal to the development community and be able to attract a wide range of development.

Plan Implementation

Implementation of the recommendations proposed in the Wyoming Comprehensive Plan can be accomplished using a variety of tools. The City can regulate land, offer incentives for its development and undertake its own improvement projects. These powers fall into two general categories:

1. The City's official controls.
2. The City's capital improvements program.

The Wyoming Comprehensive Plan must respond to the continuous stream of changes that occur in the community. This chapter of the Comprehensive Plan lists the major actions that the City expects to take to carry out the objectives and policies of the plan. This chapter also describes how the plan's usefulness will be monitored and how it may be amended.

Official Controls

- **Update the Zoning Ordinance.** Update the City's zoning ordinance to conform with the newly adopted comprehensive plan. Incorporate the best and most appropriate features of the current zoning ordinances of the City. Write new districts and features as needed. Involve the public in the review and refinement of the draft ordinance.
- **Update the Zoning Map.** Update the zoning districts map, adjusting the classification of properties according to the guidelines on the next page. Involve the public in the review and refinement of the map. Conduct a public hearing and officially adopt the map.
- **Revise the City's Subdivision Ordinance.** Revise the subdivision ordinance as needed to reflect the adopted Comprehensive Plan as the new ordinance for the City.
- **Adopt an Official Map of Public Facilities.** Adopt an Official Map(s) consistent with Minnesota Statute 462.359 that reserve property for future, planned arterial roads, water storage tanks or other public facilities where the future location has been adequately identified.

Guidelines for Adjusting the Zoning Map

These guidelines should be considered when considering changes to the zoning map:

1. Maintain Current Zoning:

Maintain the intent, if not the exact wording, of the current zoning classifications and regulations unless they are in direct conflict with the comprehensive land use plan.

2. Changes from Existing Zoning Districts:

Properties may retain their zoning classification until either:

- A. The landowner requests a change;
- B. The property is subdivided;
- C. The property is sold or transferred to another owner;
- D. The property is vacant and zoning does not match the Land Use Plan

3. Roads and Utility Extensions:

When an engineering feasibility study is ordered and reviewed by the City Council, the Council should consult with potentially affected landowners to determine how those properties should be zoned.

4. Transition to Smaller Lots:

Large parcels zoned Residential or Agriculture may be subdivided into smaller residential lots if a plan is submitted and approved for future re-subdivision into smaller lots which may be served by City sewer and water in the future.

Annual Report

The Wyoming City Planning and Zoning staff will prepare a brief report to the Planning Commission summarizing:

- How the Comprehensive Plan was used to direct regulatory, spending, and construction decisions.
- How development and redevelopment did (or did not) coincide with the guidance of the plan.
- How the City has changed in ways that may call for amendments to the plan.

The report should be transmitted to the Planning Commission and City Council, and made available to the public. A brief verbal presentation at a workshop meeting should be conducted to call attention to the major findings of the annual report.

Formal Reviews

At least once every five years, the Wyoming City Planning and Zoning staff and the City Planning Commission will complete a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose. At least once every ten years, the process for the formal review should involve an *ad*

hoc advisory group that assists the City Planning Commission as well as a public engagement process. Thus, it would be similar to the process used to draft the current Comprehensive Plan.

Periodic Amendments

It is appropriate that some parts of the plan are rarely amended while others are highly subject to examination. The features that should be most long-lasting are those that are most fundamental such as the plan objectives (e.g., Land Use). Policies of the implementation priorities should be more open to revision. Changes to the plan maps will depend on the magnitude of the revision, their relationship to the objectives, and the nature of the changing circumstances that lead to the desire for amendments.

The City staff and the City Planning Commission will propose amendments to the Comprehensive Plan as part of the annual identification of goals, initiatives and priorities, and from time to time as circumstances warrant. The public, including nearby Cities and Townships, should be notified of these proposed changes and allowed an opportunity to become informed of the change and provide input. The City should consider neighborhood opinion in evaluating how a proposed change would meet the above criteria. The City may consider soliciting public opinion through direct mail survey forms, neighborhood meetings (where applicable) or Planning Commission meetings and public hearings as required. These criteria should be considered when reviewing changes to the plan:

1. The change is consistent with the goals and objectives or other elements of the Wyoming Comprehensive Plan.
2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
6. There is a change in City policies or neighborhood characteristics that would justify a change.
7. The change corrects an error made in the original plan.
8. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
9. The change helps the City meet its life-cycle and affordable housing objectives.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Priority Actions

The City's actions will be consistent with the policies of the Comprehensive Plan. Those actions include:

- Development applications
- Capital improvements program
- Neighborhood and district plans
- Plans of other agencies as they affect Wyoming
- Official Maps
- The Zoning Ordinance and Zoning Map
- The Subdivision Ordinance

Responsibility for specific actions will be assigned to departments and individuals by the City Administrator (or occasionally the City Council), who will also lead in formulating annual work programs. The indicated time frame for each action is an estimate, and actual timing may vary.

The City will conduct the actions listed in the following tables through annual and multi-year assignments. The following actions are should be regularly reviewed to ensure that they both comply with the Comprehensive Plan Objectives and consider the current technology available. Because this is a twenty-year plan, individual actions could occur multiple times over the life of the plan. As previously noted, it is anticipated that the City will revisit the plan after a period of ten years.

Additional actions may be added through periodic review, and certain actions may be modified or deleted based on the judgment of the City Council, Plan Commission or City Administrator.

Table 20 Major Plan Implementation Actions

	Plan Element	Objective	Actions	Responsible Parties	Target Completion Date
1	 Land Use	Utilize Land Efficiently	1.1 Prepare a Small Area Plan for the northwest of the intersection of I35 and East Viking Boulevard This is essentially completed	Staff, Consultants, Developers	2023
			1.2 Prepare a cost of community services study	Consultants	Future
			1.3 Map undeveloped parcels within service area and growth areas.	Engineer/GIS	2022
			1.4 Address inconsistencies between zoning and Land Use Plan	Planning Commission	2022
			1.5 Rezone vacant properties to match Comprehensive Plan	Planning Commission	2022
			1.6 Address non-conforming issues related to the Comprehensive Plan and current zoning	Planning Commission	2022
2	Transportation Plan	Integrate Transportation Systems	2.1 Create a bicycle and Pedestrian Plan as part of new Park Master Plan	Consultant	2022
			2.2 Encourage a Transportation Investments for Pedestrians, Bicyclist, and Motor Vehicles	City Council	Annually
			2.3 Connect Neighborhoods; develop plans for connecting dead-end roadways.	Staff, Consultants	2023
			2.4 Prepare feasibility study of future Innsbrook Avenue, from East Viking Boulevard to 269 th Street/ Wyoming Trails, including location of future regional municipal utilities. The timeline is not realistic	Consultants, County, Staff	2022
			2.5 Prepare a feasibility study to develop intersection improvements for Kettle River Boulevard and East Viking Boulevard to facilitate development	Consultants, MnDOT, County, Staff	2022
			2.6 Update the Official Map	Engineer	Annually
			2.7 Explore the viability of extending CSAH 22 west through the signalized intersection to the commercial/industrial park Not feasible or necessary		

3	Utilities	Expand Municipal Utilities	3.1 Review and update wastewater and water comprehensive plans and capital improvement programs	Engineer, Consultants	2025
			3.2 Consider adoption of an Adequate Facilities ordinance	Staff, Planning Commission	Future
			3.3 Prepare a cost of community services study	See Task 1.3	
			3.4 Update the Official Map	See Task 2.6	
4	Housing	Diversify housing	4.1 Review and update residential zoning to promote greater density where appropriate, and variation in lot sizes.	Planning Commission	2022 -2023
			4.2 Review ordinances to provide for greater multi-family opportunities and senior house near amenities	Planning Commission	2022-2023
			4.3 Consider zoning amendments to encourage more starter homes and life cycle housing	Planning Commission	2023
5	Parks, Trails and Recreation	Enhance recreation opportunities	5.1 Review and update the Parks Improvement Plan and park program	Consultant	2022
			5.2 Study the feasibility of water-based park/access facility (Comfort Lake or Heims Lake) - swimming, fishing, passive use, splash pad	Consultant	2023
			5.3 Consider and encourage regional collaboration for trail extensions - Swedish Immigrant Trail, Comfort Lake Route, Kettle River Boulevard.	City Council, County	2025-2030
			5.4 Improve neighborhood connections	See Task 2.4 and Task 5.1	
6	Natural Environment and Sustainability	Protect the natural environment	6.1 Update 2011 Surface Water Management Plan	Consultant	2024
			6.2 Review and reduce parking requirements and enhance shared parking to increase pervious surfaces.	Planning Commission, staff	2023
			6.3 Complete tree inventory and assess forest quality and effectiveness of woodland protection ordinance – Inventory is done – ordinance can be updated if necessary	Consultant, Planning Commission	2024



7	Economic Development	1. Pursue a thriving economy	7.1.1 Update the 2017 EDA Strategic Plan	City EDA, County	2027
			7.1.2 Engage a public funding specialist to assist with the pursuit of grants and loans.	Administrator	On-going
			7.1.3 Establish a business advisory group that meets quarterly.	Administrator	On-going
			7.1.4 Review and update the business subsidy policies	Administrator	2022
			7.1.5 Prepare a cost of community services study	See Task 1.3	
			7.1.6 Kettle River Industrial park - develop incentives to shift outside storage intensive business to Kettle River Boulevard and 280th Street	Staff, Consultant	2030
			7.1.7 Prepare a feasibility study to develop intersection improvements for Kettle River Boulevard and Viking Boulevard to facilitate development	See Task 2.5	
		2. Strengthen the Downtown Core	7.2.1 Prepare Small Area Plan for the Downtown Core	Consultant	2023
			7.2.2 Consider a shared parking ordinance and shifting store fronts towards the curb with street parking and parking lots behind	Planning Commission	2023
			7.2.3 Review appropriate building setbacks in Downtown Core	Planning Commission	2023
			7.2.4 Consider Surface Water Management rules that allow for greater impervious coverage while providing equitable treatment or cash in lieu of treatment	Planning Commission, Council	2023
			7.2.5 Encourage a Transportation Investments for Pedestrians, Bicyclist, and Motor Vehicles	See Task 2.3	
			7.2.7 Prepare a land assembly study incorporating the Bingham property, Railroad Park and Lakes Gas, etc.	Staff, Consultants, EDA, County	On-going
			7.2.8 Explore a facade Improvement Program and financial assistance for businesses facing Highway 61, East Viking Boulevard and CSAH 30	Staff, Consultants, EDA, County	On-going
			7.2.9 Prepare a land assembly study incorporating the area south of East Viking Boulevard and east of highway 61	Staff, Consultants, EDA, County	On-going

Other Implementation Items:

1. Develop and Complete Official Zoning Map, showing sanitary sewer extensions
2. Develop future water well field and well head protection plan.
3. See 2022 Planning Commission Goals

List of References

1. League of Minnesota Cities Planning Commission Guide, August 3, 2018.
2. City of Wyoming Economic Development Strategic Plan, 2017.
3. 2009 Comprehensive Plan Task Force Meeting, September 20, 2007.
4. State of Minnesota, Office of Administrative Hearings for the Department of Administration, Document 3-2900-16083-2 – In the Matter of the Petition of Chisago City for Annexation of Unincorporated Property in Wyoming Township (A-6996).
5. City of Wyoming Comprehensive Plan, 2009.
6. Chisago County Housing Study, Maxfield, 2018.
7. Minnesota State Demographer
8. Chisago County Commuter Study 2019.
9. City of Wyoming Comprehensive Sewer Plan, 2010.
10. City of Wyoming Parks, Open Space and Trail System Plan (2022).
11. Chisago County Swedish Immigrant Trail Plan (2015).
12. City of Wyoming Surface Water Management Plan, WSB and Associates, August 23, 2011.
13. Cost of Services Study, SEH Inc.
14. Land Assembly, Camion Associates.