

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 23, 2023
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

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

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for April 25, 2023.
2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 9, 2023.

SCHEDULED PUBLIC HEARINGS:

3. Conditional Use Permit for Sight-In Days Structure: C-23-002
Location: 4648 240th Street
Applicant / Owner: Forest Lake Sportsman’s Club, Ron Westberg
Property ID Number: 21.10632.00

NEW BUSINESS:

4. Sketch Plan, Wildlife Estates Plat 5: D-23-001
Location: 24996 Fondant Avenue
Applicant & Owner: Brian Mulroy
Property ID Number: 21.11125.34

OLD BUSINESS:

5. Conditional Use Permit for Apartment Buildings: C-23-001
Location: 257th Street, south end of cul-de-sac
Applicant / Owner: 257 Land Holdings, LLC; Brian Solsrud

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

June 13, 2023 - Site Plan Review, Gregory Contracting Sp-23-004 & V-23-001._____

Tentative: June 13, 2023 - Conditional Use Permit for a Home Occupation, Vang: ICUP-23-002

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 25, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for April 25, 2023 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, Katie West, and Dan Iverson

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Council Liaison 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 March 28, 2023

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 28, 2023 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Architectural Standards: Architect Comments, Community Ordinances, and Material Examples

Zoning Administrator Weck noted that in the packet he had included his e-mail communication with Widseth as well as information regarding ordinances from the cities of Brainerd and Baxter.

Chair Lobermeier stated that one of the things that came to mind as he was reviewing this material was the notion of a pre-design meeting as opposed to having a builder or architect come in and show their plans. He asked for Zoning Administrator Weck’s thoughts beyond just simply sending them the ordinance. He stated that he suspects that this is where the ‘dance’ begins and reiterated his questions about whether that type of meeting would help.

Zoning Administrator Weck stated that it would help, but many times he gets the phone call after they have already done half of the work. He stated that it why he tells them the City has architectural standards and encourages them to take a look at them.

Commissioner West stated that she had spoken with a few other architects that she works with about different standards and how they like to see them. She stated that she had shared the standards from the City, Chisago, and Forest Lake and they really like the example from Chisago because it was clear and comprehensive. She explained that they liked the idea of a tiered classification of the materials, but they like charts that stay consistent. She stated that they did not like the idea of having a supplemental or secondary manual because it would be hard to navigate. She stated that they also liked the idea of 'bolding' out the various sections so they are easier to follow and find the information they were searching for.

Commissioner Iverson stated that it sounds like the feedback was more on the format of the information and not necessarily about the content.

Commissioner West agreed and stated that one other comment they made was that it was important for the City to figure out what their 'feel' is for example more White Bear or more Lindstrom. She stated that the thought was that if you were going to set a 'standard' it should not really be negotiable because then the community will end up being more of a hodge podge. She stated that she thinks it may make sense to have a different list of materials for the downtown area and some of the structures near Hallberg. She reiterated that the architects she spoke with really liked Chisago's information.

Chair Lobermeier stated that in comparing the City's with others he noticed that the language starts out with what the City does 'not want' rather than what they 'want'. He stated that he thinks it may be a good idea to take a step back and have the Commission try to figure out what problem the City is trying to solve and the intent of the ordinance. He noted that he was surprised that the feedback Zoning Administrator Weck and Commissioner West got was not really related to the actual materials.

Commissioner West noted that it looks like the issue may not really be the materials. She noted that her input also touched on percentages and if they are going to say 50% of Class 1, they want to know what the means for the whole building. She reiterated that the input was related to the readability and that it be clear and concise and not so much related to the actual materials. She stated that she thinks it is important for them to know who is in the community and what their price point is for those that can afford to bring their businesses to the City.

Chair Lobermeier stated that he had highlighted some things included in the minutes from the last meeting and read aloud the statement about cities the size of Wyoming not getting into design details. He stated that usually smaller towns are happy to get development and try not to get in the way too much. He stated that he feels they end up walking the fine line between the intent and not over-specifying. He stated that the Commission was given some 'homework' at the last meeting to take a look around town at some of the buildings they may or may not like. He shared examples of facilities that he really liked such as Ebenezer, Wyoming Dental, and Lakes Gas. He stated that he also feels the Pfeiffer Chiropractic office has character.

Commissioner West stated that she is happy that they switched the entrance to the drug store, but noted that it is still not one of her favorite buildings.

Chair Lobermeier asked if the Commission could paint a picture that is not too restrictive of what they would like the City to look like that still allows development to come.

The Commission discussed some of the difficulty in situations where they are not a chain so they do not have the same financing available. The Commission shared examples of buildings and details that they would not necessarily want to see more of in the City.

Zoning Administrator Weck shared examples of various development projects that have happened in the City.

Commissioner West stated that one of the reasons that she thinks this conversation is important is because there is currently kind of a mismatch of things going on in the downtown area. She stated that she thinks windows are huge and things like light pollution because people move out here so they don't have that. She referenced the liquor store and noted that while it may meet the standards, it looks very 'unique' in how it was actually put together.

Commissioner Iverson stated that you see the word uniformity and the direction to make it look like it belongs and he thinks that is important. He stated that he feels it should look like that was the way it was intended to look and with remodeling they sometimes lose that.

Chair Lobermeier reiterated that he thinks it is important to focus on the intent and that it is concise. He stated that he was part of the group who put together these architectural standards, but acknowledged that the very first sentence is 4 lines long, which is not concise. He noted that another section he feels needs work is the section where 'other' materials can be allowed but questioned how they could state it without allowing things to go forward that don't really meet the ordinance but they decided to let it go through as kind of a loop hole. He asked if the right place for things to come when developers have a proposal is the Planning Commission or whether a staff member should make a recommendation.

Zoning Administrator Weck stated that as a Building Official, the building code allows him to make interpretations of the code, but it does give him standards on how to do that. He stated that when it comes to building materials, or an aesthetic detail, it is subjective. He explained that he could think something looks great, but the Commission could disagree and wonder what he was thinking. He explained that without a standard in the ordinance to clarify where the City is going, he thinks it is hard for one person to say what it is or is not.

Commissioner West asked if when there is a questionable or new material if that could be part of what is presented before the Commission so it can be addressed at the time of approval. She stated that way it would not just be left up to one person.

Zoning Administrator Weck shared examples of the process and materials discussion for recent projects, such as the one for Hallberg.

Commissioner West noted that views on materials can change over time and noted that communities like Lindstrom and White Bear have an aesthetic that really has not changed and with time, has become even more beautiful which is what she hopes for the City. She stated that she would like to be able to find materials that age gracefully. She reiterated that she loves the ideas of windows for the wellbeing of the people who have to work in these buildings and if the City does not already have something that speaks to that she would like to see that added.

Chair Lobermeier referenced the industrial park in Stacy that seems to be growing like gangbusters, but noted that there is a real mix of things they have going in there and does not appear to be a theme to what is being approved. He stated that if he goes back to the original statement, he would like to attempt to eliminate the negative statements. He gave the example of it saying that the City wants visual harmony, complement surrounding properties, and contribute to the character and the appearance of the district.

The Commission discussed other buildings around the town.

Commissioner West stated that she has nothing against pole barns but she really does not want to see that in the downtown area.

Chair Lobermeier noted that he feels the church that is just south of the liquor store did a good job when they redid their façade. He stated that it was just a warehouse type building, but when they redid it they added some brick and color that really made it work well. He stated that he thinks that

if the Commission can figure out what problem they are trying to address and get the intent statement so it is clear and address some of the formatting, which will help.

Zoning Administrator Weck stated that he can try to work on the opening statement so it is positive rather than negative. He stated that he can also look at keeping the text that is there, but perhaps moving the information into some tables and charts as recommended by Commissioner West.

Chair Lobermeier noted that Kim Lindquist, WSB, stated that she thought the list of materials was good and did not think this needed a big overhaul. He stated that he would agree, but would suggest that it really be read for intent to make a determination if it is too open or if there are areas that need clarification.

The Commission discussed roofing and window additions.

Chair Lobermeier noted that Mayor Iverson had mentioned that she would like to hook the EDA into this process and asked if she felt they would have input in the area of 'fit'.

Mayor Iverson stated that she brought that up because they want to have a certain aesthetic on Highway 61. She stated that there has been discussion about certain franchise businesses coming to town, such as Caribou, that have set standards that they have to meet. She referenced the difference if you travel to someplace like Hilton Head where everything is all the same, no matter what. She stated that the goal is to have some character and have some standards, but for it to be more updated. She stated that their hope is to get some apartment buildings that will attract or keep the younger people in town, which means it will have to have more of a 'hip' vibe. She noted that the problem becomes that a 'hip' vibe can look different to everyone.

Commissioner West stated that she has long thought that the City needed another restaurant or something like a bar/pub or brewery.

Mayor Iverson stated that from the EDA side she and City Administrator Linwood work very closely in inviting businesses and restaurants to come to the City. She stated that they are also part of MnCAR and invite people to consider the City and what they have to offer as well. She stated that they are working with some possible 3D images of certain pieces of land so they can draw images of what they would like to see there. She reiterated that this was why she felt it was important to work alongside the EDA in these efforts.

Zoning Administrator Weck stated that he thinks the Commission has made a good start in this discussion and recommended that they take a look at how they want to define or tweak the comparable materials so it is clear to everyone.

Chair Lobermeier stated that he thought the information included in the packet was very helpful. He stated that having something that is just 2-3 pages that has some of the nicer looking buildings that fit a bit more closely to what the City is looking for. He stated that it can serve as a bit of a 'hint-hint', 'nudge-nudge' for developers.

Commissioner Iverson stated that it may help them design something that fits into the area rather than just designing it the way they usually do without consideration for what may be nearby.

Chair Lobermeier stated that there are some really nice buildings in town, but they are scattered around and not just in one spot. He stated that if those could be represented to people coming in, it will set up the idea for them without having to write it down.

Commissioner Iverson noted that the example of the code from Baxter highlighted the positive language rather than the negative. He stated that he found it interesting to see how often they used terms like 'community image' and 'visual environment' in their first points. He noted that he also liked the feedback shared by Commissioner West about changing some of the formatting to the tables/charts so it makes the information stand out and be understood more easily.

Commissioner Naumann suggested utilizing some of the information from the Comprehensive Plan

that talks about rural character, small-town feel, balance rural setting, and urbanization. He stated that he feels that this may give a developer and idea of what they should be shooting for.

Mayor Iverson reminded the Commission to keep Highway 8 in mind because eventually there will also be more businesses along that corridor. She stated that they know what the area looks like now but questioned whether that was really the image that the City wanted to have as people travel the highway heading towards Wisconsin.

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck noted that for the next meeting there is a possible public hearing for a Home Occupation for a slaughter house at a farm that is not zoned Agricultural. He explained that this family purchased the property without calling to find out if they could do what they wanted to do on the property. He stated that he expecting there to be a fairly large turnout from the neighbors.

Chair Lobermeier stated that he visited with City Administrator Linwood about the recent public hearing. He stated that they had a conversation that people come to a public hearing thinking that what they tell the Commission will make a difference. He stated that it can be challenging because the Commission is really there to take their testimony, but at the end of the day, their decision has to be based on what the ordinance says they can and cannot allow. He stated that their conversation was about how that information can be communicated to residents because people tend to walk away discouraged and thinking that the Commission just did whatever it wanted to and did not listen to them. He stated that he has been trying to think of a way to word a statement that will clearly communicate this to residents.

Commissioner Iverson stated that he thinks making it clear that the Commission is a recommending body and not the decision maker would be helpful.

Mayor Iverson stated that she feels that there are some things that are not clearly written and understands that there needs to be some interpretation, but feels that there are some things that are not clear for the lay person. She referenced the example of Katie's Glen and noted that is why sometimes she thinks the public comes in with the idea that the City does not have any rules or regulations. She stated that she is hoping that by making things more clearly understood that there will be less situations where it is just brought to the Council so they can say no.

Commissioner Iverson stated that you cannot write code so everything is black and white for every situation so there will need to be a certain amount of interpretation.

Chair Lobermeier stated that he will try to work on a statement to help people understand the role of the Commission. He asked that when the notices are sent out that it be made clear that the Commission is a recommending body and that it will be based on how well the proposal meets with the existing Comprehensive Plan and Zoning Ordinances.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE APRIL 25, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:07 PM.

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

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 9, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 9, 2023 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, Katie West, and Dan Iverson

ABSENT:

Also Present: Fred Weck Zoning Administrator, Planning Consultant Kim Lindquist, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for April 25, 2023**

Commissioner Iverson noted that it appears as though many of the comments credited to Commissioner Naumann were transposed with those he made and vice versa.

Zoning Administrator Weck noted that he will make amendments to the minutes and the Commission can approve them at a future meeting.

SCHEDULED PUBLIC HEARINGS:

- 2. Interim Conditional Use Permit for a Home Occupation: ICUP-23-002**
Location: 24803 Kettle River Boulevard
Applicant: Tong Vang
Owner: Kathy Vang
Property ID Number: 21.10622.30

Chair Lobermeier reviewed the Public Hearing process for the City and the role of the Planning Commission in review of the application related to the City’s code, ordinances, zoning regulations, and the Comprehensive Plan. He explained that the Planning Commission would be making a recommendation to the City Council, but noted that the City Council would be the one to make the final decision.

Planning Consultant Lindquist gave an overview of the request for an Interim Conditional Use Permit for a Home Occupation for 24803 Kettle River Boulevard. She stated that this parcel is about 8 acres and currently has a home and an accessory structure. She stated that the property owner has indicated that they are planning to build a new accessory structure and bring in a trailer associated with the home occupation proposal. She stated that the property is zoned R-2 Rural Residential and to the south is property that is zoned Agricultural. She stated that this property, in the Comprehensive Plan, is designated for semi-rural neighborhood with a wetland overlay on the rear portion of the property. She explained that the application indicates that this is generally a weekend work type of business where they would be bringing in 80 crated chickens to the property on a Thursday and would use the new accessory structure and the trailer to slaughter and process the chickens over the weekend. She explained that there would be a delivery from the site on Saturday and the applicant has indicated that there would be some customers that would be coming to the site to get the product, but most would be transported off the site by the applicant. She stated that they plan to clean up the site on Sunday and get ready to start the process again the following week. She explained that the ordinance does allow for home occupations in the R-2 Rural Residential district and in this situation can have a use that is a bit more intense than a more traditional home occupation. She reviewed the home occupation standards and noted that they all need to be met as they relate to review of the permit. She noted one important standard is that the home occupation shall not generate sewage of a nature or type that cannot be treated by a standard on-site sewage system. She explained that the property owner recognizes that they will have to put in a system directly related to this proposed occupation for this site. She reviewed the things staff has recommended for conditions of approval and noted that staff believes that this use meets the home occupation standards as long as they follow the criteria in the ordinance. She stated that the conditions of approval would be only one outside employee, no outside storage, and installation of a new septic system designed specifically for this type of use. She noted that there are additional conditions that recognize that this use is probably different than what was originally anticipated by this type of ordinance such as having trash pickup on Monday so it would be done immediately after the pickup day. She noted that the applicant has indicated that any waste material would be put into refrigeration so it wouldn't smell or attract rodents. She explained that staff is also recommending that no nuisances do occur, including noise, odor, or attraction of rodents or small animals can be associated with this business. She stated that staff was also called out the maximum of 80 chickens per weekend and noted that number was derived from the agricultural district. She noted that staff was recommending a date for the ICUP of June 1, 2028 in order to have a termination date so the community has the opportunity to re-evaluate. She reiterated that staff is recommending approval of the ICUP, subject to the 13 conditions listed in the staff report, and noted that this does not run with the property and any change in ownership or operation or sale of the property would void the ICUP.

Commissioner Iverson asked if the City has another facility like this in the City.

Zoning Administrator Weck stated that they do not have one as a home occupation, but in the agricultural district, this would be considered a permitted use.

Commissioner Iverson asked about what type of septic system needed to be in place for this type of use.

Zoning Administrator Weck stated that currently they have a mound system and for this proposed use would need to have a holding tank.

Commissioner West asked if there were parameters for the size of the holding tank from the City's standpoint.

Zoning Administrator Weck referenced Chapter 78 of the State septic code and noted that it would

need to be done under those standards.

Chair Lobermeier stated that he appreciated the 13 conditions staff has laid out for consideration and noted that he feels that they may be some of the more stringent conditions they have had.

The sister of Tong Vang addressed the Commission and explained that her brother was unable to attend tonight's meeting so she was here on his behalf. She stated that her mother owns the home and explained that she had purchased it in Wyoming in order to give her children a job. She stated that the plan is to process the chickens here for 2-4 years, but if she can grow more quickly than that, they will move out further onto agricultural land. She stated that if they can move out further, they can grow larger. She explained that they would prefer to have someplace larger to operate their business but needed to start small. She stated that they have been looking for land for about a year and have found it difficult to find something a bit closer to St. Paul which is where their customers are located.

Chair Lobermeier stated that they have talked about using a trailer for butchering and asked how for a description of how that would work.

Ms. Vang stated that they do not butcher the chicken inside the trailer. She explained that they were planning to buy a shed or whatever the standard is. She noted that they have spoken with the Department of Agriculture and plan to start there.

Chair Lobermeier asked if the applicants had seen the staff report that included the 13 conditions that need to be met and if they were in agreement with those items.

Following some discussion and translation, Ms. Vang stated that they have seen them and agree with the conditions.

Commissioner Iverson asked about the plans for a 600 sq. ft. accessory structure for processing.

Ms. Vang stated that they did build a shed but it is not for the butchering part but for the chickens.

Zoning Administrator Weck stated that he had met with the applicants last week. He noted that he had explained to them that they had built the shed without a permit, so that one will need to be removed because it does not meet code. He noted that one of the conditions relates to coming into compliance and stated that in the R-2 district they are allowed 2 accessory buildings for a total combined square footage of 2,000 sq. ft.

Commissioner Iverson stated that the application states that the chickens would be delivered on Thursdays and would be put in the chicken coop or left outside for the night.

Ms. Vang stated that was not correct and explained that they would like to have a shed just for the chickens where they will be fed and watered overnight, and then will be butchered the following day.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:28 P.M.

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

Michelle Deters, 24755 Kettle River Boulevard, Forest Lake, noted that she owns the property just south of the applicant. She stated that under the 13 proposed conditions she asked if those would be under the law of nuisance so that as a homeowner she has the right to enjoy her property without anything interfering, such as odor, noise, or congestion.

Planning Consultant Lindquist stated that the conditions are specifically related to ICUP. She explained that one of the conditions was specifically related to nuisances, but there are other conditions.

Ms. Deters stated that she would also think that it would be items that could be considered injurious to health and explained that her husband was a Vietnam Veteran that was in fragile health and is required to get rest and have fresh air. She explained that she grew up on a farm and knows what it smells like, feels like, and sounds like to butcher chickens and it is not pleasant. She stated that she is right next door to the Vang's and explained that they are a wonderful family. She noted that having them as neighbors is in sharp contrast to the series of rotten renters that were previously at the property. She stated that when she had first spoken to Building Administrator Weck, he told her there would be a maximum of 30 chickens and when she had done a calculation about fluid and blood, that could be around 3.7 gallons of blood and fluid into the soil in they lose containment. She stated that with the updated number of 80 chickens, that number would go up to 10.5 gallons of fluid. She stated that containment of fluid and blood is important so they do not add contaminants into the ground water. She asked if the Vang's had liability insurance and asked what would happen if the wells in the area became contaminated and the nearby residents can no longer drink the water or cook with it. She asked if the City would do consistent testing of the water. She noted that she also has concerns with what this may do to her property value and noted that she was told by a local realtor that it could lower her value by 40%. She reviewed the area property maps and noted that she wanted to reinforce that this is a neighborhood and not agricultural.

Terry Gentry, 24800 Kettle River Boulevard, explained that they are directly across the street from the Vang's. She stated that she and her fiancé moved to the City in 2010 and are concerned about the equity in their property if this business is approved. She stated that they invested in the City when not a lot of people were moving here. She stated that they also really like the Vang family and noted that they have been great neighbors in comparison to the shady dealings by the previous renters. She stated that when they moved in they came over and introduced themselves and told them that they would be operating a sewing business out of their home. She noted that they had assured them that there wouldn't be much traffic involved and that has not been a huge issue. She stated that there are more cars than a normal household would have and also have trailers that come in bringing the projects that happens about 10:15 p.m. She noted that she does not believe that business had been licensed by the City. She explained that one of their main concerns is the increase in traffic on Kettle River Boulevard and shared examples of issues trying to get out of driveways on some days due to traffic. She stated that during the summer when traffic is back up on the freeway, Kettle River Boulevard becomes freeway access. She stated that they are concerned about smells, waste products, and the possibility of coyotes or other predators being brought to the area by this activity. She stated that they love the wildlife in the area but don't want to feel like their small dogs are in danger from predators. She stated that she had done some research into how chickens are slaughtered and it is not pretty or humane. She stated that in addition to concerns about hosing the blood and guts into the ground water she was also concerned about the smells becoming intolerable and feels it will remain in the area for days during the summer months. She stated that they pay a lot of property taxes and have seen the amount increase year after year but they have been fine with that because they love it here. She explained that the reason they love it is because of fresh air and noted that if they wanted to have smells of the country, they would have moved out to the country and not to a neighborhood. She stated that she was not sure that this is what the Planning Commission should be painting for the City has an up and coming City and asked if they would want this business to be located near their properties.

Bob Houle, 4556 245th Street, noted that he has lived here since 1990. He asked about the

holding tank and whether it would be above or below ground and how large it will be. He stated that his understanding was that they would use about 800 gallons of water every time they slaughter in addition to all the other waste products. He asked if the holding tank would be vented and noted that he believed that it would give off an odor.

Commissioner West noted that in the application that indicated the size of the holding tank would be 3,000 gallons.

Zoning Administrator Weck explained that the Septic Code requires 4 days of retention in the holding tank and noted that it would be located below ground.

Randall Tague, 26435 Finley Avenue, explained that the Vang property used to be owned by his grandfather. He stated that his only issue is related to the 13 conditions outlined by staff because the applicant said that they are planning to move to a bigger spot within 4 or 5 years. He stated that he felt that this was a lot of capital to invest in order to answer those 13 conditions to build up the business to just to move it elsewhere it in 4 years. He expressed concern that the only way to make that profitable would be to cut corners. He stated that he feels this is a dangerous proposition that could end up being something that the City does not discover until afterward and asked the Commission to deny the request.

Julie Tatarek, 4586 245th Street, stated that there is currently wildlife, kids, dogs, and bunnies in the area. She stated that at night when they have their windows open, they hear the coyotes and questioned how many more there will be with this proposed business. She noted that it is a horrific sound when you hear the coyotes killing animals.

Jennifer Johnson, 4520-245th Street, stated that she grew up butchering chickens and it is very stinky. She stated that she does not care how much they say they will contain this because it will stink. She stated that the people who live in the neighborhood would like to be in their yards enjoying themselves after working hard all week without having to listen to chickens being slaughtered and to smell what happens when they take the feathers off. She stated that she does not want this on her weekend and would like to enjoy herself. She stated that she pays high taxes and her home is basically right in their backyard and explained that she wanted nothing to do with this. She stated that she found it concerning that the applicant did not appear to understand anything about the 13 conditions and is concerned that they do not even know what they are agreeing to. She stated that she is also concerned that they may cut corners because she also doesn't understand why they would put this much money into this business and then leave within 4 years.

Michelle Welch, 18745 Jennings Street NE, stated that her biggest concern is where the chickens will be coming from. She stated that she has animals and the bird flu is still around and asked where these chickens would be coming from.

Chair Lobermeier stated that he did not believe the City had that information at this time.

Ms. Welch stated that she was also concerned that Mr. Vang was not present at the public hearing in order to answer questions.

Chair Lobermeier noted that other members of the family were present and had been able to answer some of the questions that have been raised.

Colleen and Chris Huberty, 24829 Kettle River Boulevard, stated that they were also appreciated when the Vang family moved into this property. She stated that they have been very kind and very nice, and up to this point, have been good neighbors. She stated that she has many of the same concerns as have already been mentioned. She explained that her property is tucked right behind the Vang's so when they look out their living room window, they look at the accessory structure. She stated that she did not think that 7.5 acres was big enough for this kind of activity.

Duane Lofstad, 25765 Euclid Avenue, stated that he did not get the impression that the applicants are very well prepared for this project. He suggested that perhaps a decision should be held off and allow the Vang's to get their 'ducks in a row' to see if they can come up with something a bit more concrete. He noted that it sounds like they will have a lot to do before they can begin. He stated that his other concern was that the information presented said that the temporary use permit would end in 2027 and now it appears that timeframe is 2028. He stated that he is also concerned about butchering and slaughtering and asked if the USDA would handle many of those concerns. He asked how the Vang's would measure their growth and what would happen if they went over their limit before they move out. He stated that the Vang's deserve a shot but thinks that everyone needs to really know what they are getting into. He referenced the 13 conditions outlined by staff and asked how often that would be monitored by the City and noted that he thinks that will be a key factor in allowing the residents' minds to be at rest.

Zoning Administrator Weck explained that the Zoning Ordinance requires at least a 1 year verification that they are still doing what they are supposed to be doing. He noted that the City cannot be there all day every day, so if people are aware of the conditions and see something not right, he would encourage them to contact the City.

Planning Consultant Lindquist explained that some of the conditions are not operational, such as bringing the accessory buildings into compliance. She noted that not all 13 conditions would be variable and based on their operations.

Jeanetta Lee - Callier, 25164 Kettle River Boulevard, stated that had not received notice about tonight's meeting and heard about it from friends. She stated that they appreciate that there are some small businesses located in the area and referenced one across the street from the Vang's that appears to be a storage facility for boats and other equipment. She stated that everyone came to the area in order to have a little elbow room and less government. She stated that years ago she helped her dad, as an adult child, cut chickens up and noted that the smell is just short term. She stated that as long as there are inspections happening, she thinks this may be a good location for this to happen. She stated that perhaps this will be the start to having slightly larger small businesses starting in the community. She stated that when they moved out here 10 years ago it was pretty rural and explained that they are already thinking about moving because it is getting clustered. She stated that she appreciated the Vang's ideas and asked the Commission to let them feel them out.

Nicole Boyd, 4417 250th Street, Forest Lake, stated that she has boys aged 6 and 8 and they had moved here so they would have more free range. She stated that she agrees that the coyotes are already here, but does not want activity that will draw them in. She stated that she was concerned that even things like cougars would want to come for the chickens. She expressed concern that the Vang's had already put a building on the property that was not authorized. She asked who would be monitoring the situation to ensure that all of the conditions were met and that this was all done right and up to code. She stated that the neighborhood she lives in was built in the 1990s and they have been there for 6 years. She stated that there are more people in the neighborhood that are retiring and will want to be outside and expressed concern about smells and possible water contamination. She reiterated that she feels there needs to be someone that ensures that this was completely done according to code, but noted that she opposed the request.

Tim Pryzbilla, 5056 Evergreen Road, Forest Lake, explained that they are about 1 mile from the Vang's. He noted that his biggest concern was whether the limit for 80 chickens also encompassed poultry, water fowl, swine, or goats. He stated that his concern was that it may start as chickens and then morph into something else.

Dean Steiner, 4729- 252nd Street, stated that he does not have an issue with someone doing business like this, but they have indicated that they will bring in a trailer and seem to not really

know what they are going to do. He stated that he agrees that it does not make sense that they would spend the money to put in the appropriate septic holding tank and necessary concrete because he does not feel the business will be lucrative enough to make it worth it. He asked how things would be monitored to ensure that they do not sneak in 400 chickens. He explained that he would like to ensure that this activity is policed more than once a year.

Chris Huberty, 24825 Kettle River Boulevard, stated that he felt the point made by Mr. Steiner regarding how much money the Vang's would make for slaughtering the chickens was a good one. He shared examples of costs for pumping out the holding tank every week and make a decision to pump it every other week instead or choose to pump the debris out onto the ground. He stated that they could also decide to put the renderings into the ground and compost it themselves rather than having it all taken away. He reiterated that he felt the point he made regarding the amount of profit compared to the cost of what it will take to set up the business.

Ms. Gentry asked for a few more moments to touch on what Jen stated from processing chickens with her dad and felt the smell was not that bad. She asked if it was done 4 days a week with her dad and believes that the smell will be present every week. She stated that she was also concerned about 800 gallons of water coming out of the water table/groundwater affecting the nearby wells if they pull all the water out. She stated that the avian flu was touched on and referenced an article that was published April 15, 2023 that cited Minnesota topping the numbers of wild bird deaths from avian flu. She stated that the avian flu can transfer to domestic flocks and songbirds and questioned who would be inspecting and checking for that.

Donna Tatting, 4624-245th Street, stated that she had recently called the County to verify information. She stated that they have 13 acres and quite a bit of it is on protected wetland. She stated that she understands that all wetlands in Minnesota are protected and noted that she believed the end of the Vang's property hits a wetland. She stated that if any of the waste water is not contained properly, it is a violation of the water ends up seeping into the wetland. She stated that she did not believe the wetland issue had been brought up when it should have been.

Zoning Administrator Weck explained that to address the 800 gallons per days issue, the DNR does not require a permit until someone is drawing 1 million gallons per day. He explained that most homes were designed for the septic system to handle 450 gallons per day.

Chair Lobermeier noted that the proposed butchering was not to happen 4 days a week as mentioned, but only 2 days per week.

Ms. Deters asked how many weeks in a row would slaughtering take place. She asked if the activity was going to take place year round.

Chair Lobermeier explained that his understanding was that this would be year round operation.

Ms. Deters stated that one you lost containment and the wetlands are contaminated there is not clean up other than time and nature which is very concerning for everyone in the area.

Ms. Huberty stated that the end of the Vang property is all wetland and noted that was part of the reason that they bought this property in 1995. She stated that she is also concerned about the potential changes that may bring to the wildlife in the area. She noted that she is outside year round and is concerned that it will change things so the deer, pheasants, and ducks and is concerned that may be destructed.

Jerry Franzen, 24800 Kettle River Boulevard, stated that he works part-time and is home a lot. He stated that on weekends they are out in the yards a lot and feels that Thursday through Sunday should be a time of peace and when the neighborhood has a hope that the usual traffic will die down. He stated that he is sick of the traffic and people using his driveway as a turn around when the road gets backed up. He stated that they squeal their tires and shine headlights onto his

property. He stated that adding this activity will make it crazier in the area and noted that perhaps the Vang's should have bought property that was zoned agricultural rather than disrupting a quiet, rural community.

Jennifer Johnson, 4520-245th Street, stated that when the township merged by the City of Wyoming she questioned why they would not be considered residential. She stated that their taxes went up when they became part of the City and questioned how a business like this could operate in the City.

Chair Lobermeier stated that all properties in the City have a certain zoning and the zoning of the two entities were brought together. He stated that there was no tie between the merger on why this was not zoned a particular way.

Ms. Johnson asked why their taxes had to go up every year for the last 5 years since they became part of the 'City'.

Chair Lobermeier stated that he could not speak specifically to her concerns related to taxes.

Ms. Gentry stated that she and Michelle have done a lot of research on how they may affect the neighborhood and their ground water. She noted that she had spoken with Adam, from the MPCA out of Duluth, who told her that no one from the City had contacted them to ask about the potential risk for a business like this. She stated that he had concerns and felt it had the potential to cause problems.

Mr. Houle asked if they could request either an EAW or an EIS.

Zoning Administrator Weck explained that there is a petition process if they would like to request either or those documents.

Ms. Welch asked if she understood correctly that if they were to be granted this permit that the City would only look at their operations just once a year. She asked if it would be up to the nearby property owners that will have to observe the operations every week to ensure that they are only processing 80 birds/week.

Chair Lobermeier stated that the City is required to do a review at least once a year and if there are complaints, then it would generate more frequent review.

Zoning Administrator Weck noted that the property will also be inspected by the Department of Agriculture.

MOTION BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 8:11 P.M.

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

Commissioner West stated that she assumed since this was involving a food product that there would be somebody outside of the City that would also be inspecting this operation.

Zoning Administrator Weck explained that all of the other things that go along with processing animals and selling them will be inspected by the USDA. He stated that if there was a pollution problem they could take to the MPCA. He stated that the City allows urban fowl on all properties now, so it is possible that others neighbor could be processing chickens for either meat or eggs. He stated that the rural character of the township was taken into account when they did the

Comprehensive Plan in order to allow people to still do ‘rural things’ and explained that it didn’t turn into all city which means no one can hunt or have any of these activities.

Commissioner Iverson stated that he believed one of the recommended conditions was related to nuisance of noise of smell. He asked how loud a screaming chicken would have to be before it would be an issue. He stated that he would like to know when noise or smell would be considered a problem and when it would not.

Commissioner West stated that she would also like to know the hours of butchery as well.

Chair Lobermeier stated that he believes it is clear that this is a use that can be allowed in the City, but noted that there are some details missing from the applicant regarding how some of the activities will be handled, for example, containment. He stated that they also had not shared much detail about where the chickens would be butchered and how the water will be contained and moved to a holding tank. He reiterated that there are a number of things that have detail missing before he feels it can be moved forward.

Commissioner West agreed and stated that she felt there needed to be more clarity on how this operation will work, containment, accountability for the number of chickens being processed.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO
TABLE DISCUSSION OF THE ICUP REQUEST FOR ICUP-23-002; LOCATION: 24803
KETTLE RIVER BOULEVARD FOR APPLICANT: TONG VANG/OWNER - KATHY VANG;
PROPERTY ID NUMBER: 21.10622.30.**

Voting Aye: Iverson, Naumann, West, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

Zoning Administrator Weck noted that he would communicate with the applicant regarding the things that the Commission was looking for.

Chair Lobermeier thanked the residents for taking the time to come in and share their concerns with the Commission.

OLD BUSINESS:

3. Architectural Standards: Example Draft Ordinance

Zoning Administrator Weck explained that followed the Chisago City formatting and included information to show the original text and the new text. He stated that he had not made many changes other than what had already been discussed and had just wanted to put together a rough draft for the Commission to consider.

Chair Lobermeier confirmed that details such as percentages had not yet been done and this rough draft was just for them to look at the formatting.

Zoning Administrator Weck stated was correct.

Commissioner West stated that she likes the chart/table that was included.

COMMUNICATIONS:

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE MAY 9, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:24 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
MEETING DATE:	5/23/2023
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Conditional Use Permit in Agriculture
	district and Shoreland Overlay District
APPLICANT:	Forest Lake Sportsman's Club
PROPERTY OWNER:	Forest Lake Sportsman's Club
PROPERTY:	4648 240th St // 21.10632.00
FILE NO.:	C-23-002

OVERVIEW

The applicant is Forest Lake Sportsman's Club, a Minnesota non-profit 501C membership owned "corporation" in accordance with Minnesota Statute Chapter 317A. The applicant is proposing construction of a small outbuilding to be used for the gun club activities, replacing the existing obsolete building in the same location. The zoning ordinance requires a conditional use permit for a public park owned and operated by a government agency or nonprofit organization and as the site is within the Shoreland District, a conditional use permit is required for a public or semi-public use in the district associated with a Natural Environment Lake.

The in-place structure has previously been used as a check-in for public events associated with the gun club. This structure, along with many on the site, were constructed prior to the annexation of property into the City of Wyoming and some would be considered existing non-conformities. The removal and replacement of the structure negates the non-conforming status and therefore City review and approval is required. The property has no dwelling structures and has numerous outbuildings that support the non-profit operations. The property is zoned A-Agriculture and falls partially within the Shoreland District. The property is guided for a combination of Semi-Rural Neighborhood with a wetland overlay.

The 63.81-acre lot is surrounded by properties zoned R2-Rural Residential II and A-Agriculture. To the north, rural residential and agricultural lots average 5 acres. To the east is a 40-acre agricultural lot. To the west lies a 5-acre lot within the Shoreland Management District with a single-family house and a few small outbuildings. The applicant's property has two (2) access points, on 240th St and Elmcrest Ave, respectively. The access nearest to the existing "check-in" structure is from Elmcrest Ave.

The applicant is proposing to replace an existing accessory structure with one of similar size and characteristics. This accessory structure supports the public or semi-public use of the property by a non-profit corporation. There is no proposal to modify the existing use of the facilities which are currently open to the public via club members on limited weekends and weekdays.

The ordinance requires thirteen (13) conditions be met for granting of a conditional use permit in the agricultural district. Additionally, the zoning ordinance lists five (5) performance standards for granting of a conditional use permit in the Shoreland Management District.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 and Chapter 40, Article VI, Division 16 “Notification of Variance and Conditional Uses” 40-333 Shoreland District as contained in the city of Wyoming Ordinance have been complied with. Staff is recommending approval of a Conditional Use Permit for an accessory structure, and it’s use on the subject property to be used for a public park or semi-public recreational use owned and operated by a government agency or nonprofit organization in the A-Agriculture zoning district and a conditional use permit in the Shoreland District for a public or semi-public use in the District associated with a Natural Environment Lake based upon the findings of fact and subject to the following conditions.

1. The applicant obtain all applicable permits for installation of the building, electrical and the heating/cooling system prior to commencement of building construction or electrical and HVAC installation.
2. The proposed new structure shall be located in the same location as the current building, as depicted on the submitted site plan.
3. The applicant install erosion control prior to installation of the building base and accessory building.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned A-Agriculture with a partial Shoreland District designation and is guided as Semi-Rural Neighborhood in the City of Wyoming’s Comprehensive Plan. The Agriculture district allows “commercial outdoor recreation areas that are similar to public recreation areas including recreational camping area, golf course, swimming pools, and resorts” as well as other uses determined to be similar to those listed as permitted and conditional use. The applicant proposes a semi-public recreational use which is similar to the conditional uses described in Section 40-172.

The zoning and surrounding guided uses are as follows:

North – A-Agriculture and R2- Rural Residential; Semi-Rural Neighborhood

South – *Lies outside of city boundaries*

East – A-Agriculture; Semi-Rural Neighborhood

West – A-Agriculture; Semi-Rural Neighborhood

Existing Site

The 63.81-acre site contains approximately 13 structures, all of which are outbuildings. The largest accessory structure, in the south, is approximately 1800 square feet. Four outbuildings are described by the applicant as “shoot houses”. The structure to be replaced is 275 square feet and

serves as a check-in station for public “sight-in” days held periodically. The applicant indicates that the building is used approximately 6 weekends and 5-7 weekdays between October 1st and November 15th. The remainder of the year, the facility is closed to the public. The area is gated and only accessible by members. The applicant seeks a building permit for a slightly smaller replacement structure with an area of 200 square feet. The building will be placed on crushed aggregate and there is no intention to change location or grades on the site. The structure will have power to the building and an electrical permit is requested. Along with power for lighting, the structure will have heating and cooling. No sewer or water or planned for the building.

Permitted uses in the Agricultural district focus on structures and uses that are used for purposes related to the operation of a farm. Public or semi-public park and recreational uses as described by the applicant are conditional uses of the Agricultural District and Shoreland District. Public and semi-public uses in the Shoreland District-Natural Environment Lake- are a conditional use and must also comply with the shoreland conditional use permit standards.

Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting of a Conditional Use Permit is required for approval of a public or semi-public use in the Agriculture zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
The accessory building replacement will not change the use of the land nor conformity with the development policies and Comprehensive plan. This standard has been met.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
The replacement of the accessory building will not have an impact on existing parks, schools, street and other public facilities and utilities which serve the area. This standard has been met.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
The proposed replacement of the accessory building is not anticipated to impact adjoining development. No trees or screening features will be altered by the building replacement. This standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
This standard has been met.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
The accessory building replacement is consistent with the goals of the community. This standard has been met.

6. The use will be consistent with the purpose of this and other City Ordinances.
This standard has been met with compliance of recommended conditions.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The applicant must adhere to the ordinance standards and conditions of approval for the conditional use permit, which will mean the site is consistent with the existing and intended character of the Agriculture zoning district. This standard has been met.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
The proposed replacement of the accessory building is not anticipated to increase the number of visitors to the site. There is an existing parking lot on site with reserved ADA parking spaces that has suitably served the non-profit's needs in the past. This standard has been met.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
The proposed building replacement is not anticipated to impact the current site's functions including an increase in noise, glare, or negative general appearance. This standard has been met.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
The proposed building replacement will not be detrimental to the public, health, safety, or general welfare. This standard has been met.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.
The proposed building replacement will not negatively affect the property or the surrounding land uses. This standard has been met.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
The proposed building replacement is not anticipated to significantly change the site appearance. This standard has been met.
13. The use will cause minimal adverse environmental effects.
The proposed building replacement is not anticipated to create any potential environmental impacts. This standard has been met.

Applicable Shoreland Ordinance Conditional Use Permit Standards

Additional evaluation criteria is required for conditional uses in the Shoreland District as stated in Chapter 40, Article VI, Division 16. A Conditional Use Permit should only be passed given demonstrated satisfaction of the following conditions:

1. Prevention of soil erosion or other possible pollution of public waters, both during and after construction.
2. The visibility of structures and other facilities as viewed from public waters is limited.
3. The site is adequate for water supply and on-site sewage treatment.
4. The types, uses, and number of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.
5. The removal of significant trees shall not exceed those in accordance with Section 40-556 of this Ordinance.

In staff's opinion, the applicant can meet these additional regulatory standards. A condition of approval requires installation of erosion control during the installation of the aggregate base and building.

Next Steps

The City Council will review the Planning Commission's Conditional Use review at the next regularly scheduled meeting.



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

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit 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: 4648 240th St.

Applicant(s): Name(s) Forest Lake Sportsman's Club

Address 4648 240th St.

City Forest Lake State MN Zip 55025

Phone Number 651-261-9265 Email manzgerflsc@gmail.com

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

Name(s) _____

Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Owner(s) Signature(s) _____ Date _____

Legal description of property: Sec 31 T33 R21 - lot 1 + SE 1/4 of SW 1/4 (with exceptions)

Property Identification Number: R.21. 10632.00

Present Zoning: _____

Present use of property: Sportsman's Club - shooting range

Proposed use of property: Sportsman's Club - shooting range - No changes in operations

Is this an application for an Interim Use permit? ☐ Yes ☒ No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ____ / ____ / ____ OR Event: _____

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

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- 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
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
 - The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 5/2/2023

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 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 5/2/23

Application # C-23-002

60 Days 7/1/23

Date Application Received 5/2/23

By: [Signature]

Fee: **\$220.00 + Escrow**

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Date Paid 5/2/23

Check # 2140

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Forest Lake Sportsman's Club

Address: 4648 240th St, Forest Lake, MN 55025

Type of Business: Sportsman's Club - shooting range

Business name: Forest Lake Sportsman's Club

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: No changes to current operations
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: No changes
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☒ Yes ☐ No Explain: currently well screened from adjacent properties
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Public + high school deerage use
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: No changes
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☒ Yes ☐ No Explain: No changes
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: rural location - no additional traffic will be generated
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: No changes
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: No changes
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: No changes
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: No changes
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: Club has maintained natural + scenic features and will do so in the future
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: No changes



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

LAND USE APPLICATION: SITE PLAN REVIEW

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

Property Address: 4648 240th St.

Applicant(s): Name(s) Forest Lake Sportsmen's Club

Address 4648 240th St.

City Forest Lake

State MN

Zip 55025

Phone Number 651-261-9265

Email menzgerflsc@gmail.com

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

Name(s) _____

Address _____

City _____

State _____

Zip _____

Phone Number _____

Email _____

Owners(s) Signature(s) _____

Date _____

Legal description of property: Sec 31 T33 R21 - Lot 1 + SE 1/4 of SW 1/4 (with exceptions)

Property Identification Number: R.21. 10632.00

Present Zoning: Cd1 + Cd2

Present use of property: Sportsmen's Club - shooting range

Proposed use of property: Sportsmen's Club - shooting range - No changes in operations

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

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

Applicant(s) Signature(s) [Signature]

Date 5/2/2023

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. Article V, Division 4, Site Plan Review, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

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

OFFICE USE ONLY

Application # C-23-002

Date Complete Application Received 5/2/23

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

Revised 01/24/23

Date Application Received 5/2/23

60 Days 7/1/23

Date Paid 5/2/23

By: [Signature]

Official

Check # 2140

May 1, 2023
Forest Lake Sportsman's Club
4648 N. 240th St
Forest Lake, MN 55025

City of Wyoming, Planning Commission
26885 Forest Blvd.
Wyoming, MN 55092

City of Wyoming Planning Commission

The Forest Lake Sportsman's Club is a Minnesota non-profit 501C membership owned "Corporation" in accordance with Minnesota Statutes Chapter 317A. We are applying for a building and use permit to replace an existing aged structure that has outlived its useful life. The existing structure was constructed prior to the annexation of the Forest Lake Sportsman's Club property by the City of Wyoming.

The new building will replace the existing structure which is used as an administrative "check-in" building during our seasonal public rifle site-in days which are held in October and November. The use will be limited to approximately 6 weekends and approximately 5-7 weekdays between October 1st and November 15th. The remainder of the year the facility is closed to the public. "Gate 1" is a member only access area controlled by an electronic locked gate.

The footprint of the existing building is 12.5' x 22' – the new structure will be placed at same location and has a slightly smaller footprint of 10' x 20'. The pre-constructed, "side lofted barn cabin" will be delivered to and placed at the site by Lake County Sheds; 17415 Lake Blvd, Shafer, MN after the existing building is removed by membership volunteers.

The new structure will be placed on reclaimed aggregate/class 5 gravel with no impacts to the existing and established drainage of the site. An existing source of power (on pole) exists near the structure location and wiring for basic lights will be done by a licensed electrician and a small HVAC 12,000 BTU Mini-split heating and cooling unit will be installed by a licensed HVAC technician. The structure will not have water or sewer connections.

The Forest Lake Sportsman's Club is requesting an approval of a functional "in kind" replacement of an existing aged building with a new constructed building. There are no functional changes or expanded club operations as a result of this work.

Thank you for your considerations,

Ron Westberg, Operations Manager

ORDER SHEET (REQUIRED ON ALL ORDERS)

Dealer Name



Lake Country Sheds

Date

04/18/2023

Customer

Forest Lake Sportsman Club

Name Building

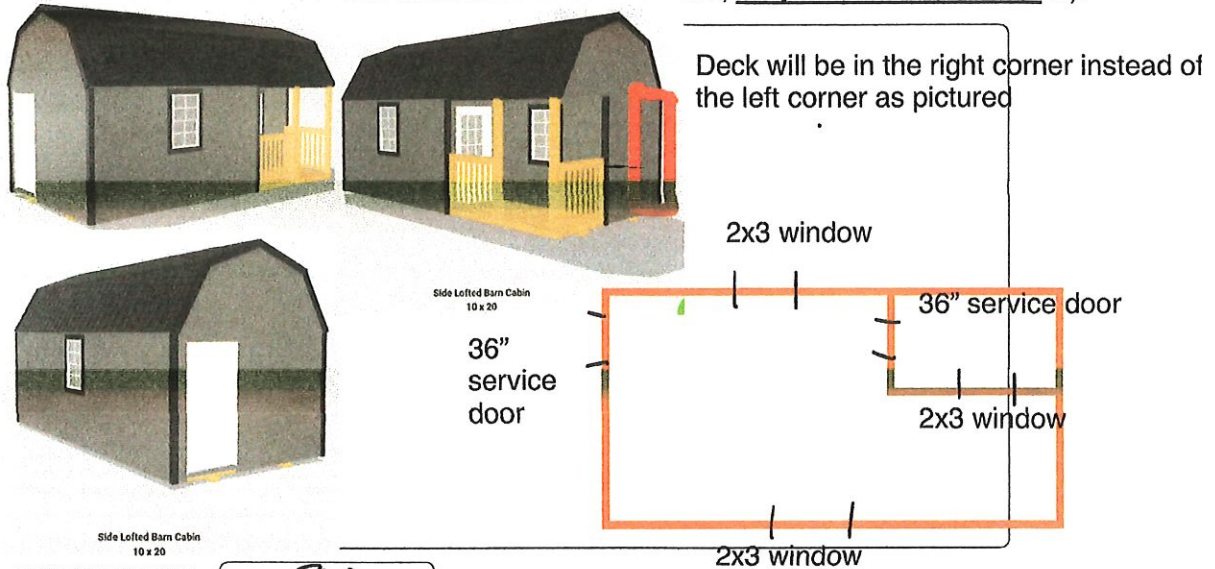
10 X 20

Size Building

Side Lofted Barn Cabin

Style

Building Diagram (Please draw placement of options here, **Required on ALL Orders**):



BUYER INITIALS

RW

Written Directions:

No deck railing

Notes: each 36" service door will be equipped with
ADA ramps

Parking lot has Handicapped dedicated spaces (2)

Premier Portable Buildings

317 East State Line, South Fulton, TN 38257

PHONE 1-844-879-1468

Email info@premierbuildings.us

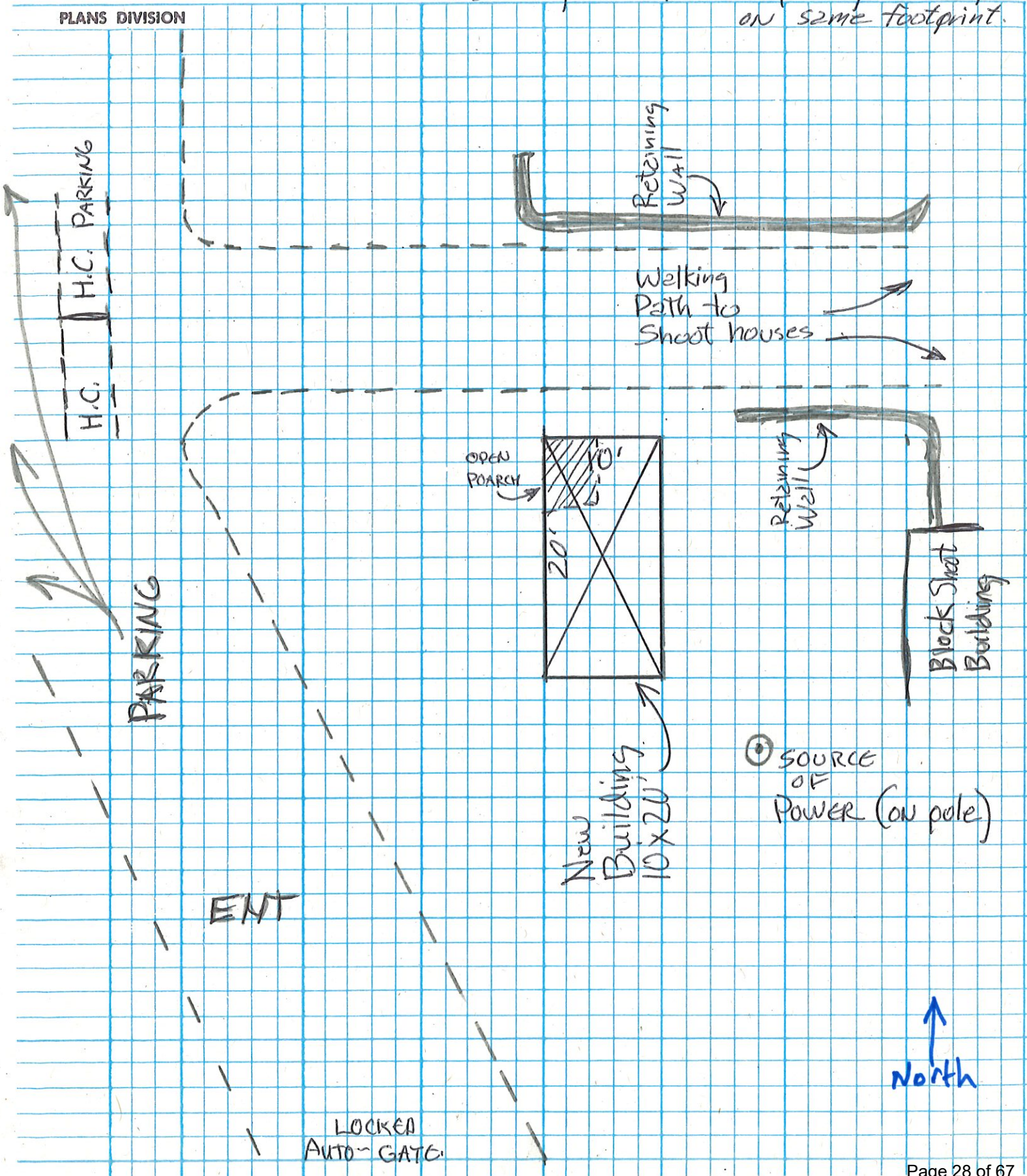
Email to orders@premierbuildings.us Page 3 of 8

STATE OF MINNESOTA
DEPARTMENT OF HIGHWAYS

COMPUTATION SHEET

PLANS DIVISION

S.P. No. Forest Lake Sportsman's Club Sheet No.
DESIGN SUBJECT
Computed Date
Checked Date
Remarks Building Site Plan - Replacing Existing on same footprint.





FLSC Gate 1

Date: 4/28/2023
Time: 12:28:54 PM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

0 25 50 100 ft

21.10631.00

4314

4398

242ND ST

ELMORECT AVE

Site
Location of
Shed (replacement)

10' x 20'

21.10632.00

31

24138

24111

21.10633.00

21.10633.00

31

Higgins Lake
Higgins Lake





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Extreme care was used during the compilation of this product. However, due to changes in ownership and the need to rely on outside information, errors or omissions may exist. If you should discover an oversight, we encourage you to let us know by calling the DNR at 1-888-646-6367 or by e-mail at info.dnr@state.mn.us.

Note: Elevation images and contours were generated from LiDAR derived elevation surfaces acquired 2007-2012.



Scale: 1:3,660



Created on 4/28/2023



Existing Building to
be replaced @ same
location.

CITY OF WYOMING PLANNING AND ZONING

TO: Planning Commission
FROM: Kim Lindquist, City Planner
Fred Weck, Zoning Administrator
MEETING DATE: May 23, 2022
RE: Sketch Plan Review
APPLICANT/OWNER: Brian Mulroy
PROPERTY: 24996 Fondant Ave
PID 21.11125.34
FILE NO.: D-23-001

General Staff Review

Brian Mulroy, (the “Applicant”) is proposing to subdivide one (1) parcel into two (2) parcels, to create another lot for future residential development. The property, 24996 Fondant Ave, is located at the intersection of Fondant Avenue and 250th Street and has a combined area of approximately 2.06 acres. The parcel is proposed to be subdivided east to west, with the northern lot containing the existing residence and accessory buildings and estimated to be 1.05 acres. The southern lot, which is currently undeveloped, is approximately one (1) acre.

The property is currently zoned as R2 – Rural Residential II and the present use of the property is residential. While the sketch plan need not be to scale, the applicant should note that the required lot area minimum in the R2 – Rural Residential II District is two acres. For this reason, the applicant should explore rezoning of the property to R-1 Rural Residential where the lot size requirement is one (1) acre. Both districts have the same lot width and lot depth requirements, and a variance will be needed for both parcels. Both lots have undersized depths at 185’. The currently occupied northern parcel and vacant southern parcel would need a variance for lot depth which is required to be at least 200’.

Upon review, the primary issues associated with the resulting lot split would be the need to obtain a rezoning and variance for lot depth. The applicant will also need to prove that the land can support a septic system.

The Commission should note that a nearly identical subdivision application, immediately across Fondant from the current proposal, was submitted for the eastern adjacent parcel in 2022. A recommendation for rezoning to R-1 Rural Residential I was also made in that instance due to the resulting lot size. Other recommended conditions of approval were also similar.

Direction	Adjacent Land Use
North	Rural Residential
West	Rural Residential

South	Rural Residential
East	Rural Residential

In preparation for the preliminary and final plats, the applicant should ensure that plans adhere to the following sections of the City of Wyoming’s municipal ordinances:

Section 32-98 of the Subdivision Ordinance indicates lot requirements for any subdivision.

Section 40-120 provides guidance for variance request procedures.

Section 40-141 provides guidance for zoning amendment procedures.

Section 40-185 of the Zoning Ordinance indicates dimensional requirements for properties located within the R1 District. Proposed buildings were not shown on the sketch plan submission.

As of the writing of this report, no additional comments have been received from the other reviewers. Potential issues include, but may not be limited to:

The applicant should verify there are no wetlands on the site.

General Comprehensive Plan and Zoning Ordinance Review

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

Comprehensive Plan Designation

The subject property is guided as a Semi-Rural Neighborhood in the City’s Comprehensive Plan. This land use category is described as follows:

“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.” This site is currently not served by municipal sewer systems.

Zoning

The lot is currently zoned R-2 Rural Residential II, but it is recommended that applicant apply to rezone the property to R-1 Rural Residential I. The purpose of the R-1 district is intended to provide an area for very low-density housing with on-site wastewater systems in locations that are already predominately developed in a pattern similar to that described in this zoning district. The property is not located within the Shoreland Management Overlay District.

Conforming lots in R1 and R2 Districts are required to have the following minimum dimensional standards:

Zoning District	R1 – Rural Residential I	R2 – Rural Residential II (current zoning)
Minimum Lot Area	One (1) acre, at least one (1) acre of which must be buildable	Two (2) acres, at least one (1) acre of which must be buildable
Lot Width	200 feet; corner lots must be 215 feet	200 feet, corner lots must be 215 feet
Lot Depth	200 feet; must be less than four (4) times the lot width	200 feet; must be less than four (4) times the lot width

Any future building within the R-1 or R-2 Zoning Districts shall conform to the following setback standards:

1. Front Yard Setback:
 - a. 73 feet from the centerline of all city streets or 40 feet from the road right-of-way, whichever is more restrictive
2. Side Yard Setback:
 - a. 10 feet for principal buildings
 - b. 3 feet for accessory buildings
 - c. 5 feet for driveways
3. Rear Yard Setback:
 - a. 35 feet for principal buildings
 - b. 3 feet for accessory buildings
4. Height
 - a. 35 feet (three stories) maximum height for principal building
 - b. 25 feet (one story) maximum height for accessory building

The proposed subdivision will require variances to gain approval. Neither the northern lot nor newly created southern lot will meet the R-1 lot depth standard of 200' set forth in Section 40-185 of the Zoning Ordinance.

In addition, for the preliminary plat, the applicant will need to obtain additional soil borings on Lot 2 to ensure that at least one acre of buildable area is present on each. The applicant will also need to certify that the construction of an additional wastewater treatment system, a septic system, is possible on the new lot.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for minor subdivisions is that when three or fewer lots are being created that the minimum park

and trail fees will be collected without the need for the Joint Park Planning Board to meet unless the development is in an area where the City is looking to acquire park land. This policy was reaffirmed at a Joint Park Planning Board held on October 28, 2014.

The area of the proposed subdivision is not an area that the City is looking to acquire land and as such the City will require park and trail dedication funds. The minimum park dedication for the proposed subdivision equals \$1,500.00 plus the minimum trail dedication of \$300.00. The fees are to be collected prior to final plat approval.

Access

Currently the subdivision is proposing to separate the parcel along Fondant Avenue. The northern lot will retain access from Fondant Avenue and a new access will be created from Fondant Avenue for the southern lot.

Utilities

Municipal sanitary sewer and watermain are not currently available to the site. The sketch plan does not propose locations for septic treatment sites. The applicant will need to provide soil borings to show that each lot has an acre of buildable land and soil that can support septic treatment sites

Drainage

Stormwater management is not triggered for this site since the parcel is proposed to be split into two lots. While it is located within the Comfort Lake – Forest Lake Watershed district, the parcel is not within shoreland management overlays nor any wetland buffers. There is no floodplain located on the parcel. There may be some watershed-related permits and/or City related stormwater management required depending upon the amount of grading work anticipated for the ultimate development of the site, or if there are any wetland impacts. Additional information will be needed to assess whether watershed permitting, or City stormwater management is required.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. The applicant should ensure that district standards and regulations are met and, if they are not, the appropriate variances and/or zoning amendments should be requested. In this case, it is anticipated that the future applications would request rezoning the site and variances for lot dimensions. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.



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

SUBDIVISION APPLICATION: SKETCH PLAN

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

Applicant(s): Name(s) Brian Mulroy
Address 29721 So. NICABOYNE 24996 Fondant Ave.
City Danbury State WI Zip ~~55830~~ 54830
Phone Number 612-209-6446 Email brianmulroy@gmail.com

Owner(s) - If other than Applicant(s):
Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) _____ Date _____

Legal description of property: Wildlife Estates Lot 3, Block 2

Property Identification Number: R.21. 21.11125.34
Present use of property: Single Family Dwelling
Proposed use of property: 2 Single Family lots
Present zoning of property: R2

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

- Total size of property: 2.06 Acres Total acreage in wetlands or floodplain: ?
Number of proposed lots: 2 ☒ Septic Site Evaluation Report(s) if available.
☒ 4 full size copies of the Sketch Plan ☒ 2 reduced copies (no larger than 11 X 17).
☒ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: B. Mulroy Date: 4/5/23
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

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

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

OFFICE USE ONLY

Application # D-23-001 Date Application Received 4/5/2023
Date Complete Application Received 4/5/2023 120 Days 8/3/2023 By: [Signature]
Fee: \$100.00 + Escrow \$500.00 Date Paid 4/5/2023 Check # ✓
Revised 07/27/22

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

Lot 3, Block 1, WILDLIFE ESTATES, according to plat thereof, Chisago County, Minnesota.

1. Orientation of this bearing system is based on the Chicago County Coordinate System NAD83 (1996 adj.)
2. Property's address: 24996 Fondant Avenue, Forest Lake, MN, 55025.
PID No. 21.11125.34
3. Existing Total Acreage: = 89,725 Sq. Ft. or 2.06 Acres
4. Proposed Acreages:
Lot 1: 46,157.5 Sq. Ft. or 1.06 Acres
Lot 2: 43,567.5 Sq. Ft. or 1.00 Acres
5. The Property is currently zoned R-2 - Rural Residential II (per City of Wyoming Zoning Map)
Proposed Zone is R1 - Rural Residential I (per City of Wyoming Zoning Map)

Building Setbacks (per City of Wyoming City Code - Zoning District Provisions Division 3- Rural Residential I)

Front Yard: = 40 feet
Side Yard: Principal Building/Accessory Building = 10 feet / 3 feet
Rear Yard: Principal Building/Accessory Building = 35 feet / 3 feet
Driveway: = 5 feet

Rural Residential I Zoning District Regulations:
Minimum Lot Area = 1 Acre w/ 1 Acre of buildable
Minimum Lot Width = 200 feet
Minimum Lot Depth = 200 feet

6. The property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map No. 27025C0375D, Community No. 270076, effective date April 17, 2011

MNDOT Benchmark "MNDOT SHANDO"
Elevation = 912.85 NAVD88

LAND SURVEYOR
WIDSETH
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 464-3130
FAX (651) 464-4822

JACOBSON ENVIRONMENTAL, PLLC
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
(612)-802-6619

	PROPOSED LOT LINE
	RIGHT OF WAY LINE
	BOUNDARY LINE
	PRINCIPAL BUILDING SETBACK LINE
	LOT LINE
	EASEMENT LINE
	BITUMINOUS SURFACE

BEING 5 FEET IN WIDTH, UNLESS
OTHERWISE INDICATED, AND ADJOINING
LOT LINES, AND 15 FEET IN WIDTH
AND ADJOINING STREET LINES, AS
SHOWN ON THIS PLAT.

250TH STREET

SITE

FOREST BLVD

FORDANT AVE

U.S. HWY NO 51

NORTH

1 INCH = 2000 FEET

SEC. 32, T33, R21
CHISAGO COUNTY, MINNESOTA

PREPARED FOR: **BRIAN MULROY**

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.

CONCEPT

Shawn M. Kuechli, S. DATE: 04/04/2023, I.C. NO. 49021

AMENDMENTS		BY
DATE:	April 4, 2023	
SCALE:	AS SHOWN	
DRAWN BY:	JAS	
CHECKED BY:	SMK	
FILE NUMBER: 2023-10451		

© 2023 WIDSETH SMITH HOLDING & ASSOCIATES, INC.

WILDLIFE ESTATES PLAT 5



PROPERTY DESCRIPTION:

Lot 3, Block 1, WILDLIFE ESTATES, according to plat thereof, Chisago County, Minnesota.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
- Property's address: 24996 Fondant Avenue, Forest Lake, MN, 55025.
PID No. 21.11125.34
- Existing Total Acreage: = 89,725 Sq. Ft. or 2.06 Acres
- Proposed Acreages:
Lot 1: 46,157.5 Sq. Ft. or 1.06 Acres
Lot 2: 43,567.5 Sq. Ft. or 1.00 Acres
- The Property is currently zoned R-2 - Rural Residential II (per City of Wyoming Zoning Map)
Proposed Zone is R1 - Rural Residential I (per City of Wyoming Zoning Map)

Building Setbacks (per City of Wyoming City Code - Zoning District Provisions Division 3- Rural Residential I)

Front Yard: = 40 feet
Side Yard: Principal Building/Accessory Building = 10 feet / 3 feet
Rear Yard: Principal Building/Accessory Building = 35 feet / 3 feet
Driveway: = 5 feet

Rural Residential I Zoning District Regulations:
Minimum Lot Area = 1 Acre w/ 1 Acre of buildable
Minimum Lot Width = 200 feet
Minimum Lot Depth = 200 feet
- The property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map No. 27025C0375D, Community No. 270076, effective date April 17, 2012.

BENCHMARK:
MNDOT Benchmark "MNDOT SHANDO"
Elevation = 912.85 NAVD88

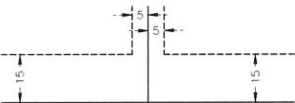
LAND SURVEYOR
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5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 464-3130
FAX (651) 464-4822

WETLAND SPECIALIST
JACOBSON ENVIRONMENTAL, PLLC
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
(612)-802-6619

LEGEND

- PROPOSED LOT LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- PRINCIPAL BUILDING SETBACK LINE
- LOT LINE
- EASEMENT LINE
- BITUMINOUS SURFACE

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS
OTHERWISE INDICATED, AND ADJOINING
LOT LINES, AND 15 FEET IN WIDTH
AND ADJOINING STREET LINES, AS
SHOWN ON THIS PLAT.

VICINITY MAP



SEC. 32, T33, R21
CHISAGO COUNTY, MINNESOTA

DATE	AMENDMENTS	BY
April 4, 2023		
AS SHOWN		
DRAWN BY: JAS		
CHECKED BY: SMK		
FILE NUMBER: 2023-10451		

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	05/23/2023
FROM:	Kim Lindquist, City Planner
RE:	Fred Weck, Zoning Administrator
	Conditional Use Permit & Site Plan
	Review Application
APPLICANT:	257 Land Holdings, LLC.
PROPERTY:	R.21.10605.00 & R.21.10542.10
FILE NO.:	C-23-001

OVERVIEW

In March 2023, the Planning Commission recommended continuance of the 257 Land Holdings, LLC (“Applicant”) request for approval of 13 multi-family residential units with one office on the subject property. The continuance was to obtain more detailed information about the site development and the use proposed. The following list is the information requested from the Commission to assist in current review of the project:

1. The applicant clarify the type of housing project proposed and it’s compliance with the OHC zoning district.
2. The applicant address all engineering comments provided to the applicant.
3. The applicant address Comfort Lake Forest Lake Watershed District Comments
4. The applicant shall submit architectural drawings for the detached garage building and verify the number of parking stalls provided on site.
5. The residential unit design shall be modified, or a drive aisle be installed around each residential unit to permit fire and emergency vehicle access to all units within each structure.
6. The applicant provide traffic generation and calculations for the 13 residential units and one office unit.
7. The applicant revised the landscape plan to add additional overstory trees onto the site.
8. The applicant clarify the intended use of the proposed office unit.

The applicant has provided information addressing the items above. Additionally, due to concerns raised the site plan has been modified slightly from what was previously proposed. Access continues to be solely from the 257th Street cul-de-sac, providing access for the 13 apartments and one office space. One garage has been shifted slightly so Garage A is parallel to Building A, making the site more compact and allowing an internal turn-around for residents, visitors and emergency vehicles. While Garage B is in the same location, it has been reduced by almost 1,000 square feet. These changes reduce the site impervious surface negating the need for a Conditional Use Permit from Shoreland District regulations.

The following information is provided to address the eight requests:

1. The applicant clarify the type of housing project proposed and it's compliance with the OHC zoning district.

The applicant has indicated that the housing will be a restricted over 55 independent living product. Senior housing is allowed in the OHC zoning district.

2. The applicant address all engineering comments provided to the applicant.
3. The applicant address Comfort Lake Forest Lake Watershed District Comments (items 2 & 3)

The site is located within Comfort Lake Forest Lake Watershed District and will require a permit through the watershed district. Initial feedback from CLFLWD staff was provided and incorporated into the comments provided to the applicant. An NPDES permit will also be required and compliance with all NPDES permit requirements will need to be confirmed. The proposed subdivision is outside of the 100-year floodplain, so there are no floodplain requirements. The site is showing peak rates decreasing from existing to proposed conditions for the 2-, 10- and 100-year storm events. Soil borings are needed to confirm infiltration is feasible onsite and that the proposed infiltration basin meets NPDES required separation to groundwater.

A stormwater Maintenance Agreement will be required for the private stormwater management facilities on site. A drainage and utility easement will be required to be placed over the stormwater management feature as well as access to it. Detailed redline comments related to stormwater management have been provided to the applicant's engineer.

Regarding non-stormwater engineering comments, the applicant has made adjustments to the plans and is generally in compliance with the previously requested changes. There are some additional redline comments provided to the applicant but nothing that would affect the ability to implement the plan or require significant modifications to the current site plan.

4. The applicant shall submit architectural drawings for the detached garage building and verify the number of parking stalls provided on site.

The site plan indicates there are 21 surface stalls provided in the site and 21 garage parking stalls. Seven stalls are located within Garage A and fourteen in Garage B. Each garage building will be residential in character with LP smart siding over the majority of the buildings and a brick veneer wainscoting on the front elevation, facing the private road. The wainscoting turns the corner on the two sides. Vertical batt and board smart siding will be located in the garage gables and along portions of the rear façade to break up the long row of siding. The garage height is approximately 12'2".

5. The residential unit design shall be modified, or a drive aisle be installed around each residential unit to permit fire and emergency vehicle access to all units within each structure.

The Fire Chief has reviewed the revised plan and acknowledges that the redesign allows for a turn-around area for emergency vehicles. There are still questions about the layout of the units and the number of doors access the exterior of the building. There are three

exterior doors for each unit, in two bedrooms and the central living space. While the units facing the front more readily accessible, the units facing the rear will have access around the building by a 5' sidewalk.

6. The applicant provide traffic generation and calculations for the 13 residential units and one office unit.

The applicant has submitted a traffic study for the 13 senior housing units and 1 office space. They have indicated that, based upon the ITE manual that 42 daily trips are projected for the project. They do not include the office space in the calculation although that should be negligible if the office is only used as an accessory to the independent senior housing. The traffic study also indicates that the "adjacent roadway network can support this development and no capacity improvements are expected to be needed." Staff agrees with this assessment based upon the stated use of the site.

7. The applicant revised the landscape plan to add additional overstory trees to the site.

The applicant has updated the landscape plan and increase the amount of overstory trees and ornamental or understory trees. There are now 10 overstory trees proposed within the project area and 47 ornamental trees. The ordinance requirement is 45 overstory trees and 90 understory trees although it is recognized that a significant amount of vegetation around the development site is being maintained. Staff is requesting installation of overstory trees adjacent to the northern border, replacing the Hophornbeam trees.

8. The applicant clarify the intended use of the proposed office unit.

The applicant has indicates that the project will serve tenants 55 and older and will be a senior independent living apartment community. The one office space will be used as the rental office for the 13-unit community.

BACKGROUND

The site was previously rezoned from R1 to OHC to allow the multi-family use. The zoning ordinance allows elderly housing, either independent living, assisted living, memory care or convalescent care in the OHC by permitted use. The applicant has indicated that this project will be restricted to 55 and older residents. A recommended condition of approval requires consistent compliance with this standard.

The property is also located in the Shoreland Overlay District which requires greater setbacks, regulates impervious surface and impacts site density. Staff has determined that a commercial PUD expansion could be appropriate for the project development. Use of a PUD requires approval of a master development plan and a CUP to permit the PUD overlay. In March, the plan also required a conditional use permit for hard surface coverage. The revision in the plans has reduced the amount of impervious surface on the site and it is now below the ordinance maximum, negating the need for a CUP. Therefore, a conditional use permit for the PUD, a PUD master development plan and a site plan approval are required to allow construction of the proposal as currently proposed.

The site is comprised of two parcels identified as R.21.10605.00 (Lot 1) and R.21.10542.10 (Lot 2) which are presently vacant. In total the sites are 14.23 acres however both parcels have significant wetlands and therefore the total land above the delineated wetland is closer to 4.53 acres. In addition, both parcels abut Heims Lake and therefore the site is subject to Shoreland Overlay standards.

The applicant will construct two multi-family residential buildings housing seven (7) or six (6) units within the two structures. An office suite is also provided in the 7-unit building. Detached garage buildings are also located next to the two residential buildings along with twenty-one surface stalls. Access will be from 257th Street, by a private drive extension from the existing cul-de-sac. The site has access to sanitary sewer and water and each residential building will have a sprinkler system. Building location is constrained due to the amount of land designated for natural resource protection and the required setbacks from the wetlands and Heims Lake. The buildings and parking meet the setback requirements.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40 – 112, as contained in the City of Wyoming Ordinance has been complied with. Staff is recommending approval of a Conditional Use Permit to allow establishment of a Commercial Planned Unit Development based upon the findings of fact related to use of the PUD Overlay and conditions for granting of a Conditional Use Permit for the property PID R.21.10605.00 & R.21.10542.10.

Staff is recommending approval of a PUD master plan for the Heims Lake Senior Housing project (PID R.21.10605.00 & R.21.10542.10) based upon a finding of conformance with standards for granting of approval subject to the following conditions:

1. The use on the site is age-restricted to over 55 independent living. Any modification in the use of the site shall require an amendment to the PUD Master Plan approval prior to the modification.
2. The use of the on-site office space shall be restricted to management and rental office for the attached multi-family project. No additional uses shall be permitted from the office without an amendment to the PUD Master Plan.
3. Parking along the access drive into the site or in front of the garages is prohibited.
4. All required local, state and/or federal permitting must be obtained.
5. Compliance with all Engineering Comments provided on the marked-up Plat drawings.
6. All utilities and the access road will be privately installed and privately maintained.
7. An NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed.
8. All appropriate permitting be obtained from the CLFLWD, including both a stormwater and erosion control permit.
9. The developer shall submit a surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is completed and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used.
10. The applicant provide an easement over the proposed stormwater ponding basin and enter into a maintenance agreement regarding the ponding operation.

11. The applicant install tree protection for city review and approval prior to any tree removal on the site.
12. The applicant revise the landscape plan to include overstory trees along the northern lot line, replacing the Hophornbeams proposed for staff review and approval.
13. The applicant submit for review and approval by the City a restrictive covenant that maintains all areas not being developed in their nature condition and precludes removal of significant vegetation unless diseased, dying or a health threat.
14. If By-laws, Property Owner's Association Articles of Incorporation, and/or Protective Covenants are to be established for the lots, said instruments must first be approved by the City Attorney. No matter which instrument is used, they must include within their restrictions on use of property to require compliance with Minnesota Statutes Section 363A.21, which states that at least 80 percent of the units that are occupied are intended to be occupied by at least one person 55 years of age or older per unit.

STAFF REVIEW

Site Plan Review

The subject property is currently zoned OHC – Office and Health Care. It is guided as Office and Health Care Business in the City of Wyoming’s Comprehensive Plan. The zoning and surrounding uses are as follows:

North – OHC – Office and Health Care and I – Industrial; Heims Lake

South – R1 – Rural Residential I; Semi-Rural Neighborhood and Wetlands

East – R1 – Rural Residential I; Heims Lake

West – R1-Rural Residential I; Interstate 35

This property is located within the Shoreland Zoning District, but not within a FEMA floodplain designated area. The following table summarizes the regulations associated with the site, outlining the standards for property zoned OHC – Office and Health Care. The site will have public sewer.

Zoning District	<u>OHC – Office and Health Care</u>	<u>Shoreland Recreational Development Lake</u>	<u>Existing</u>
Lot Area	20,000 sq. ft.	65,000 sq. ft.	Lot 1 – 510,421 sq. ft. Lot 2 – 108,900 sq. ft.
Lot Width	115 feet (corner lot) 100 feet (interior lot)	255 feet	Lot 1 – 977 feet Lot 2 – 372 feet
Lot Depth	200 feet; shall not be greater than four times the lot width	*Underlying Zoning Applies	Lot 1 – 604 feet

			Lot 2 – 235 feet(pre-existing condition)
Front Yard Setback	135 feet from the centerline of highway & 40 feet from the ROW of a local street	75feet from OHWL (all structures meet the setback from OHWL)	87' building A 127' to building B
Side Yard Setback	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	75feet from OHWL (all structures meet the setback from OHWL)	15' north side 171' to garage A north side 64' parking
Rear Yard Setback	Principal – 20 feet Accessory – 3 feet Parking Area – 15 feet	75 feet from OHWL (all structures meet the setback from OHWL)	88' Building A 40' Garage A 57' parking

Site Plan Review

The subject property is currently zoned OHC and will be developed as a multi-family project. The site plan contains a total of 13 units and one office unit housed in two separate buildings. There are also two garage buildings detached from the two principal buildings along with 21 surface parking stalls. There is only one access into the project, from the 257th Street public cul-de-sac. Although modified as compared to the prior plan, and improved upon, circulation remains difficult due to the constrained site.

PUD Density

The Shoreland District allows PUDs, either commercial or residential. The initial review calculated the density permitted by use under the commercial PUD designation. The density calculations are based upon the number of units on a tiered system. The tiers are defined by the distance away from the OHWL. In this case each tier is 267 feet because Heims Lake is categorized as a Recreational Development Lake. Under that formula, the property could allow up to 15 units, with some restrictions pertaining to the exact location of individual units on the site. The current plan meets the locational requirements and the number of units permitted by ordinance. In other words, the site plan is compliant with the density requirements found within the Shoreland District based upon the tier calculation. Other standards beside unit density also are regulated in the Shoreland Ordinance and those items are noted within the staff report.

Architecture

The building elevations depict one level buildings that are very residential in character. The sidewall is nine feet one inch, with a 6/12 pitch roof. Overall building height is 18.5 feet, as calculated using the building height definition. Exterior materials consist of asphalt shingles, smart siding, a 3-foot brick veneer wainscoting and a batt and board sided dormer. The garages are a similar architecture at approximately 12' in height and predominately clad in smart siding. There

is a small wainscoting area between garage doors and there is some batt and board siding on the gables and along the rear façade of the garages to provide some visual relief.

Perhaps one of the more unusual things with the proposal is the floor layout of the individual units. The units are back-to-back and provide for up to 3 separate bedrooms along with a living and kitchen space. The 3rd bedroom could function as a den but the presence of three individual bathrooms associated with each bedroom and the individual exterior doors would seem to encourage more tenants in each unit than would be anticipated with an over 55 independent living project.

Landscaping & Tree Preservation

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 (excluding wetlands), which will require at least 45 overstory trees and 90 understory trees. The applicant had initially calculated the amount of landscaping needed based upon the amount of “plantable area” which is significantly less than the amount of upland area minus wetlands. The ordinance also notes that in instances where healthy plant materials of acceptable species exist on the site prior to development and are maintained, the City may allow credit for the material provided so long as the adjustment is consistent with the intent of the ordinance. While the amount of natural vegetation to remain leads the City to support some credit, staff had recommended a modification to the plans to include more overstory trees since none were initially included as well as additional landscaping in total. The new plan includes 10 overstory trees, four located at the perimeter of the site in the southwest and six within the parking area islands. Staff is recommending the inclusion of some overstory trees along the northern boundary of the site, adjacent to the existing family neighborhood. That would mean swapping the American Hophornbeam for larger deciduous trees. Based upon the information on-line, the Hophornbeam is a slower growing tree, which is undesirable in the location proposed. In total, staff is comfortable with the landscaping plan as proposed. The area impacted by the project does not offer a lot of additional space for plantings and it is recognized that much of the existing vegetation around the project is being maintained.

The applicant has provided a woodland preservation plan to the City for review. The plan indicates there are 138 significant trees within the “developing” area of the properties. Of the 138, fifty are scheduled for removal. Based upon the plan information, it appears that the trees to be removed fall into the “permitted removal of existing trees” since the applicant has noted that removal is prompted by location of buildings, parking, accessways, and stormwater ponding. Additionally, some of the trees within the developing area are shown to be saved. Care must be taken during grading and construction that these trees and their root systems are not adversely affected by the site activities. The plans indicate installation of fencing to define areas for preservation. Snow fencing or some other type of fencing should also be located along the vegetative buffer being maintained on the site to ensure grading, equipment and materials storage do not negatively impact the preserved woodland areas. The preservation fencing should be installed by the applicant and inspected by the City prior to any tree removal work occurring. The landscape plans note, and it is a condition of approval, that trees lost due to construction that were proposed to be saved will need to be mitigated through additional plantings.

Utilities

As part of the 257th Street Project, sanitary sewer and watermain were extended to this parcel. In place public utilities are of sufficient size and capacity to accommodate the proposed development. The utilities within the project, and the roadway will be privately installed and maintained.

Roads, Traffic, and Access

Access to the site comes from the end of the public cul-de-sac, 257th Street. The private drive entering the site is 24' which is maintained the length of the development. Surface parking is accessed from the main access aisle, requiring tenants to back into the main circulation drive when leaving their garage or surface parking stall. There is no room for parking in front of the detached garage units.

The applicant provided a revised traffic study that indicates that estimated daily trips for the 13 units and one office building are 42 trips. The calculation was only for the residential units, although given the office use proposed, additional traffic relating to the office should be negligible.

The number of units on the site will impact the traffic generation for the project. The adjoining single-family neighborhood along Heims Lake Circle will notice a change in traffic on 257th Street as compared to the existing undeveloped condition. However, the amount of traffic, particularly with the proposed use, is not significant, and the adjoining local street design would have capacity to handle the projected traffic without negative traffic consequences. It is recognized that 13 residential units will create more demand than one traditional single-family unit.

Parking

The zoning ordinance requires 2 parking stalls per multiple housing unit, which is decreased to ½ space per dwelling unit for senior housing. With the 21 garage stalls and the 21 surface spaces the site meets the ordinance parking requirements. However, given the sites location there is little extra space for parking should visitors come to the site. Due to site constraints, there is no parking in front of the garage doors and no opportunities for “on-street” parking.

Similar to the discussion about the unit style for the project, the unit’s style also has an impact on parking demand. While the applicant indicates that the units will be restricted to over 55 population, the units depict up to 3 bedrooms along with living and kitchen space. The 3rd bedroom could be a study or den; however, the units have 3 separate bathrooms and 3 outdoor entrances. If the applicant assumes there will be more than 2 people per unit that could impact the parking demand for the site.

Drainage/Natural Resource/Wetlands

Much of the current site is designated wetlands and therefore not buildable. The estimate was that 4.53 acres of the site is considered upland with the remainder restricted.

The site is located within Comfort Lake Forest Lake Watershed District and will require a permit through the watershed district. Initial feedback from CLFLWD staff was provided and incorporated into the comments provided to the applicant. An NPDES permit will also be required and compliance with all NPDES permit requirements will need to be confirmed. The proposed subdivision is outside of the 100-year floodplain, so there are no floodplain requirements. The site is showing peak rates decreasing from existing to proposed conditions for the 2-, 10- and 100-year storm events. Soil borings are needed to confirm infiltration is feasible onsite and that the proposed infiltration basin meets NPDES required separation to groundwater.

A stormwater Maintenance Agreement will be required for the private stormwater management facilities on site. A drainage and utility easement will be required to be placed over the stormwater management feature as well as access to it. Detailed redline comments related to stormwater management have been provided to the applicant's engineer.

Lighting

Lighting standards require that any development cannot have a light intensity that exceeds one foot candle on the right-of-way line of a public street or a residential property – which this plan does not. Compliance is achieved in part by the use of light fixtures with downward directed lighting. Also, the light fixtures 20' in height. 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.

Shoreland District Requirements

The site is entirely within the Shoreland Management Overlay because of its proximity to Heims Lake. The prior plan reviewed by the Planning Commission required a conditional use permit from the impervious surface coverage standards in the Shoreland Overlay District. The plan has been modified and the impervious surface reduced, eliminating the need for a CUP.

General Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
The applicant has indicated that the use will be age-restricted over 55 community which is in compliance with the Comprehensive Plan.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
The proposed use will not create excessive demand on public facilities and utilities.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
This standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
This standard has been met.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.
Based upon the proposed land use and revised plans this standard has been met.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
Based upon the updated plans provided this standard has been met.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
This standard has been met.

9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
This standard has been met.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
This standard has been met.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.
This standard has been met.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
This standard has been met.
13. The use will cause minimal adverse environmental effects.
This standard has been met.

APPLICABLE ZONING ORDINANCE PLANNED UNIT DEVELOPMENT STANDARDS.

Section 40-364 defines the required standards and considerations the city will review when an application is requesting a PUD. The following criteria should be considered:

- (1) Location of the buildings, compatibility, parking areas and other features with respect to the topography of the area and existing natural features such as streams and large trees;
- (2) Efficiency, adequacy and safety of the proposed layout of internal streets and driveways;
- (3) Adequacy and location of green areas;
- (4) Adequacy, location and screening of parking areas; and
- (5) Such other matters as may be found to have a material bearing upon the stated standards and objectives of the comprehensive land use plan.

The item is being continued to address some site plan issues. Staff believes the applicant will be able to address these requirements in the revised submittal.

Section 40-367 General Regulations.

- (1) All other development regulations of the appropriate Zoning District not specified in this Division or specified as a condition to the Conditional Use Permit shall apply to a Planned Unit Development.
- (2) The application for a Conditional Use Permit shall state precisely the reasons for requesting the consideration of the property for Planned Unit Development
- (3) Each living unit must have at least nine hundred sixty (960) square feet of floor area excluding the basement.
- (4) Each living unit must have a garage with minimum area of three hundred twenty (320) square feet.
- (5) The land which is to be set aside as open or common area shall be clearly indicated on the plan. Provisions for recreational area and for continual maintenance of that area not dedicated and accepted by the City shall be required.

- (6) No conveyance of property within the Planned Unit Development shall take place until the property is platted in conformance with the provisions of this Division and applicable to the City Subdivision Ordinance.
- (7) The uses in the PUD shall be those uses allowed for in the Zoning District in which the PUD is located.
- (8) There is to be provided within the tract, or immediately adjacent thereto, parking spaces in private garages or off-street parking areas in accordance with the requirement of Article VII, Division 23.

These standards have been addressed in the proposed site plan. The compact nature of the project allows for more preservation of the surrounding land and the proposed use and that the utilities are private means less impact on public facilities.

Section 40-368 Site Design

- (1) The number of principal use structures which may be constructed within the PUD shall be determined by dividing the net buildable acreage of the project area by the required lot area per unit which is required in the district in which the Planned Unit Development is located. The net buildable acreage shall be defined as the project area less the land area dedicated for public streets, and land which is not deemed as buildable by this Ordinance. The project area includes all the land within the Planned Unit Development which is allocated for residential and for common open space as required by this Division. Land to be dedicated for public streets is to be excluded from the project area.
- (2) The common open space, any other common properties, individual properties, and all other elements of the Planned Unit Development shall be so planned that they will achieve a unified scheme of integrated planning and a harmonious selection and efficient distribution of uses.
- (3) The proposed PUD shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development.
- (4) All PUD's shall be served by public sewer and water.
- (5) Planned unit development (PUD) dwelling units should have a character and scale that relate to the heritage of the city, similar to design standards for the residential districts.
- (6) Vegetated buffers of native trees, shrubs and understory shall be planted in buffer zones of sufficient area from edge of the PUD so as to provide residential privacy and minimize views of house lots from exterior road and abutting properties.

These standards have been addressed in the proposed site plan. The compact nature of the project allows for more preservation of the surrounding land and the proposed use and that the utilities are private means less impact on public facilities. A restrictive covenant is being required to ensure preservation areas.

Next Steps

The City Council will review this item at their next regularly scheduled meeting.



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

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit 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: Parcels 21.10542.10 @ 21.10605.00
Applicant(s): Name(s) 257 Land Holdings, LLC
Address 4463 White Bear Pkwy
City White Bear Lake State MN Zip 55110
Phone Number 612-532-1164 Email brian@bergen-financial.com

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

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

Owner(s) Signature(s) _____ Date _____

Legal description of property: Survey is attached

Property Identification Number: R.21. 10605.00 + 21.10542.10 Present Zoning: OTC R1

Present use of property: Vacant lot

Proposed use of property: 13 unit affordable mult. family housing

Is this an application for an Interim Use permit? ☐ Yes ☒ No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ____/____/____ OR Event: _____

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

- A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:
 - 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
- A completed Conditional & Interim Use Permit Worksheet
- Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
- Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
- The application fee and escrow must be paid at the time of application - The fee is not refundable and the unused portion of the escrow will be returned to the applicant.
- Any other information deemed necessary by the Zoning Administrator or Planning Commission

RECEIVED
JAN 17 2023

BY: FW

Applicant(s) Signature(s) [Signature] Date 11/20/22

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

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

OFFICE USE ONLY

Date Complete Application Received 2/21/23

Fee: \$220.00 + Escrow

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # C-23-001

60 Days 4/22/23

Date Paid 1/17/23

Date Application Received 1/17/2023

By: [Signature]

Check # 5590

Revised 10/19/22

Extended to 6/21/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: 257 Land Holdings LLC
 Address: 4463 White Bear Pkwy
 Type of Business: Apartment
 Business name: 257 Land Holdings LLC

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: _____
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: _____
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☒ Yes ☐ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: _____
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☒ Yes ☐ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: _____
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: _____
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: _____
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Application # _____

Revised 10/19/22



March 17, 2023

257 Land Holdings, LLC
Attn: Brian Solsrud
4463 White Bear Parkway
White Bear Lake, MN 55110

VIA EMAIL & U.S. MAIL

RE: Minnesota Statute 15.99; Time Deadline for Agency Action on the Conditional Use Permit Application for the Construction of Two Apartment Buildings and Two Parking Garage Structures

Dear Mr. Solsrud:

Pursuant to Minnesota State Statute 15.99, the City of Wyoming must make a decision on your Conditional Use Permit application within sixty (60) days of a complete application being received (which was on February 21, 2023) unless the City extends the time limit in accordance with Subdivision 3, (f).

The Wyoming Planning Commission has tabled your request until on or before their regular meeting on May 24, 2023. This was done in order to give you and your consultants the opportunity to provide the following information as detailed in the Staff Report to the Planning Commission:

1. The applicant clarify the type of housing project proposed and it's compliance with the OHC zoning district.
2. The applicant address all engineering comments provided to the applicant.
3. The applicant address Comfort Lake Forest Lake Watershed District Comments
4. The applicant shall submit architectural drawings for the detached garage building and verify the number of parking stalls provided on site.
5. The residential unit design shall be modified, or a drive aisle be installed around each residential unit to permit fire and emergency vehicle access to all units within each structure.
6. The applicant provide traffic generation and calculations for the 13 residential units and one office unit.
7. The applicant revised the landscape plan to add additional overstory trees unto the site.
8. The applicant clarify the intended use of the proposed office unit.

In accordance with Minnesota Statute 15.99, Subdivision 3, (f), the City of Wyoming is extending the deadline for action on your request an additional 60 days to June 21, 2023. The city will need to receive the information at least ten (10) business days prior to the May 24th meeting so that it can be reviewed.

If you have any further questions I can be reached at (651) 462-4947 between the hours of 8:00 a.m. & 4:30 p.m., Monday through Friday.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
City of Wyoming



DEPARTMENT OF BUILDING SAFETY

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938

257 Land Holding LLC
4463 White Bear Pkwy Suite 101
White Bear Lake MN 55127
612-532-1164
brian@bergen-financial.com

April 14, 2023

City Planner
City of Wyoming
7665 Wyoming Trail
Wyoming MN 55092

Dear Sir:

RE Response to your letter dated March 17, 2023

Number 1. The applicant clarify the type of housing project and it's compliance with he OHC zoning district.

This project will serve tenants 55 and older. It will be a senior independent living apartment community.

Number 8. The applicant clarify the intended use of the proposed office unit.

The office unit will serve as the rental office for the apartment community.

Thanks

A handwritten signature in black ink, appearing to read 'Brian Solsrud', with a stylized flourish at the end.

Brian Solsrud
Member



Trip Generation Review

SRF No. 16672.00

To: Wayne C.B. Stark, P.E., LEED AP BD+C
Stark Engineering, LLC

From: Brent Clark, PE, Traffic Studies Lead
Ashley Sherry, EIT, Traffic Engineer

Date: March 31, 2023

Subject: Heim's Lake Senior Housing Apartments Trip Generation Review; Wyoming, Minnesota

Introduction

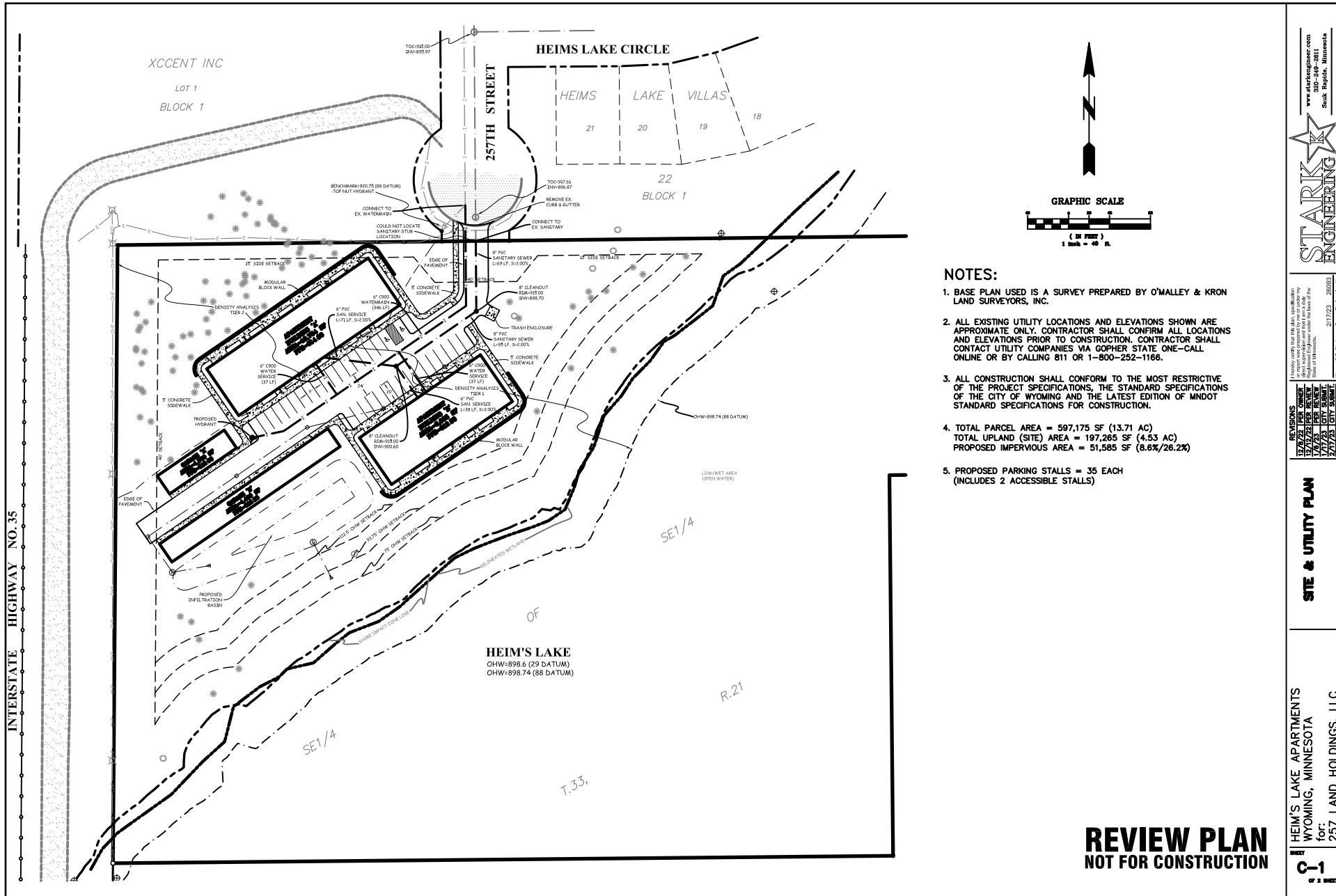
As requested, SRF Consulting Group has completed a trip generation review for the proposed senior housing development in the City of Wyoming, Minnesota. The proposed development is generally located east of Interstate 35 and south of 257th Street. The proposed development, shown in Figure 1, consists of 13 senior housing units. The main objectives of this review are to estimate the number of trips generated by the proposed development and quantify any potential impacts to the adjacent transportation network, if any. The following information provides the assumptions, analysis, and study findings offered for consideration.

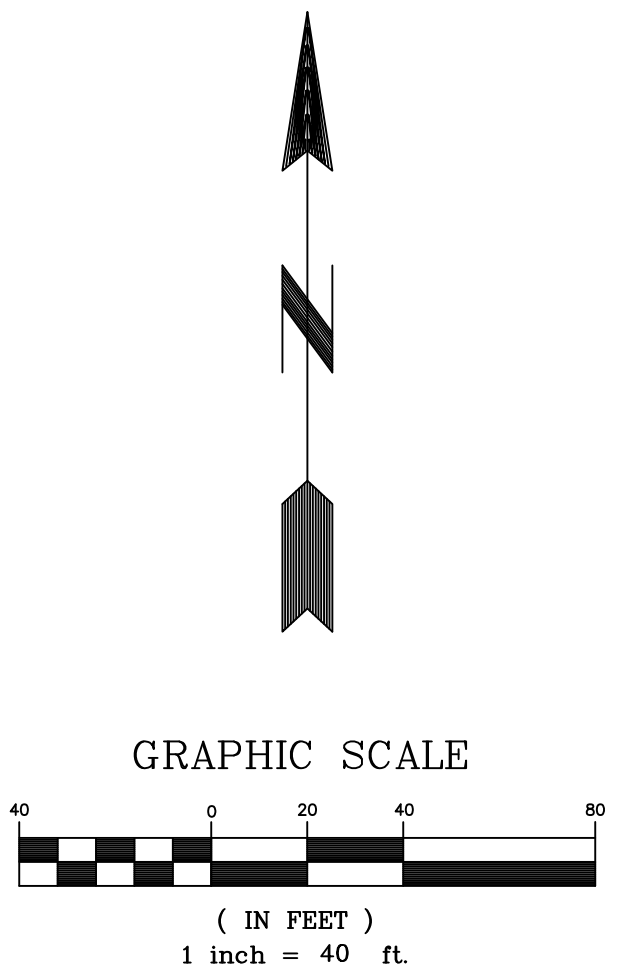
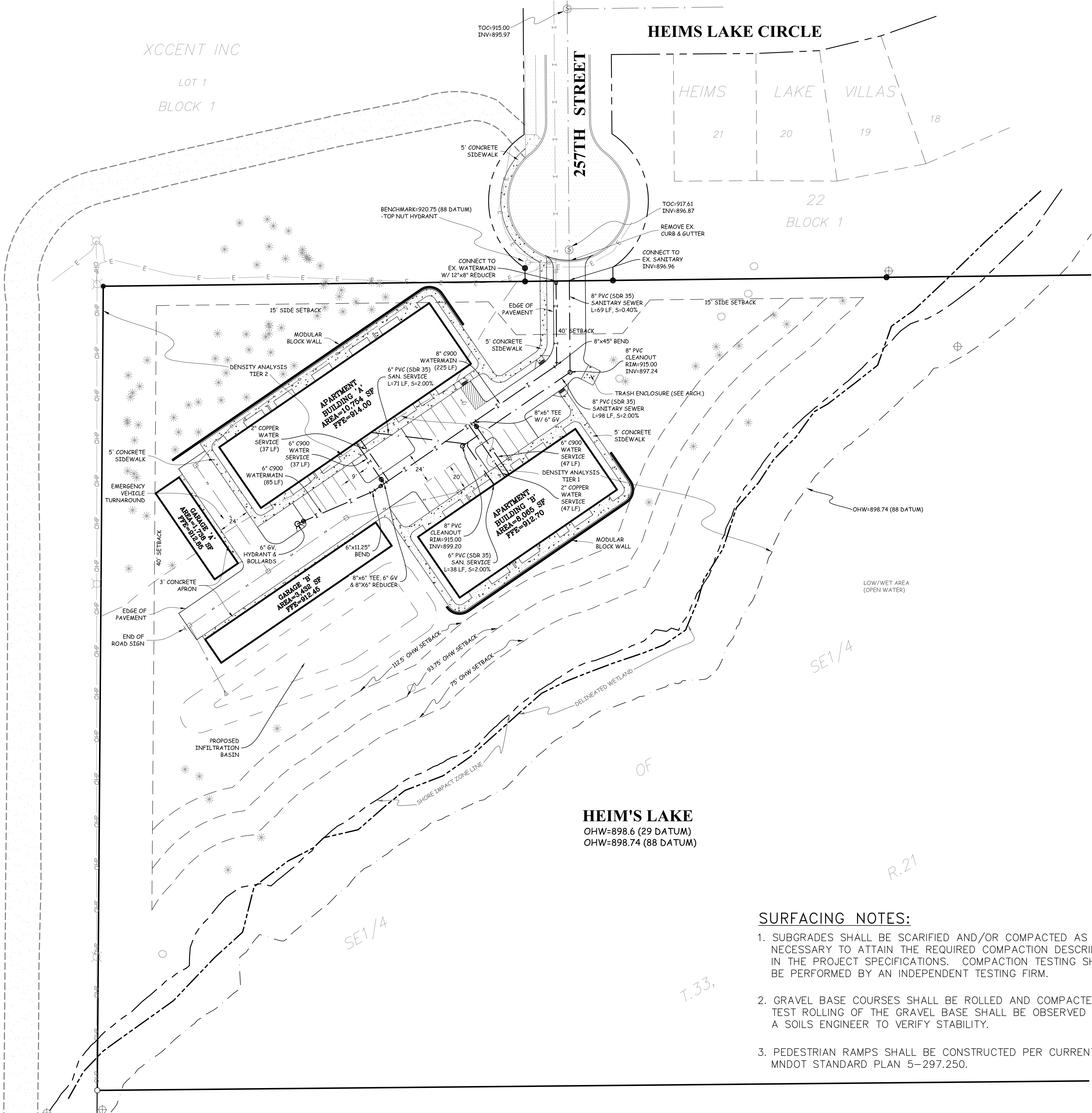
Trip Generation Review

To understand potential traffic impacts associated with the proposed development, trip generation estimates for the proposed land use were developed for the weekday a.m. and p.m. peak hours, and on a daily basis. The estimate, shown in Table 1, was developed using the *ITE Trip Generation Manual, 11th Edition*. Upon completion, the proposed development is expected to generate approximately 3 a.m. peak hour, 3 p.m. peak hour, and 42 daily trips. Based on this level of trip generation, the adjacent roadway network can support the proposed development and no capacity improvements are expected to be needed. The proposed development access along 257th Street is expected to operate acceptably as either an uncontrolled (yield controlled) or a side-street stop-controlled intersection.

Table 1. Proposed Development Trip Generation Estimate

Land Use Type (ITE Code)	Size	A.M. Peak Hour		P.M. Peak Hour		Daily Trips
		In	Out	In	Out	
Senior Adult Housing – Multifamily (252)	13-units	1	2	2	1	42





NOTES:

- 1. BASE PLAN USED IS A SURVEY PREPARED BY O'MALLEY & KRON LAND SURVEYORS, INC.
- 2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
- 3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF WYOMING AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 4. TOTAL PARCEL AREA = 597,175 SF (13.71 AC)
TOTAL UPLAND (SITE) AREA = 197,265 SF (4.53 AC)
EXISTING IMPERVIOUS AREA = 0 SF
PROPOSED IMPERVIOUS AREA = 48,241 SF (8.1%/24.5%)
- 5. PROPOSED PARKING STALLS = 21 EACH
(INCLUDES 1 ACCESSIBLE STALL)
PROPOSED GARAGE STALLS = 21 EACH

UTILITY NOTES:

- 1. WATER MAIN AND ANY WATER SERVICE LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
- 2. HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 10'.
- 3. WHERE SEWER AND WATER LINES CROSS, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED. IF INSULATION IS NECESSARY, IT SHALL BE PROVIDED AS AN INCIDENTAL ITEM. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THIS VERTICAL SEPARATION.
- 4. THE CONTRACTOR SHALL TIE ALL WATER MAIN FITTINGS TO THE MAIN ON ALL SIDES. THREADED ROD JOINT RESTRAINT SHALL BE USED ON ALL HYDRANTS, WHILE POURED CONCRETE SHALL BE UTILIZED ON ALL OTHER FITTINGS. MECHANICAL RESTRAINED JOINTS ARE AN APPROVED ALTERNATIVE TO THREADED ROD JOINT RESTRAINTS AND POURED CONCRETE.
- 5. ALL STORM SEWER PIPE SHALL HAVE WATERTIGHT GASKETED JOINTS CONFORMING TO MNDOT STANDARD PLATE NO. 3006G.
- 6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.

SURFACING NOTES:

- 1. SUBGRADES SHALL BE SCARIFIED AND/OR COMPACTED AS NECESSARY TO ATTAIN THE REQUIRED COMPACTION DESCRIBED IN THE PROJECT SPECIFICATIONS. COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM.
- 2. GRAVEL BASE COURSES SHALL BE ROLLED AND COMPACTED. TEST ROLLING OF THE GRAVEL BASE SHALL BE OBSERVED BY A SOILS ENGINEER TO VERIFY STABILITY.
- 3. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED PER CURRENT MNDOT STANDARD PLAN 5-297.250.

PERMIT PLAN
NOT FOR CONSTRUCTION

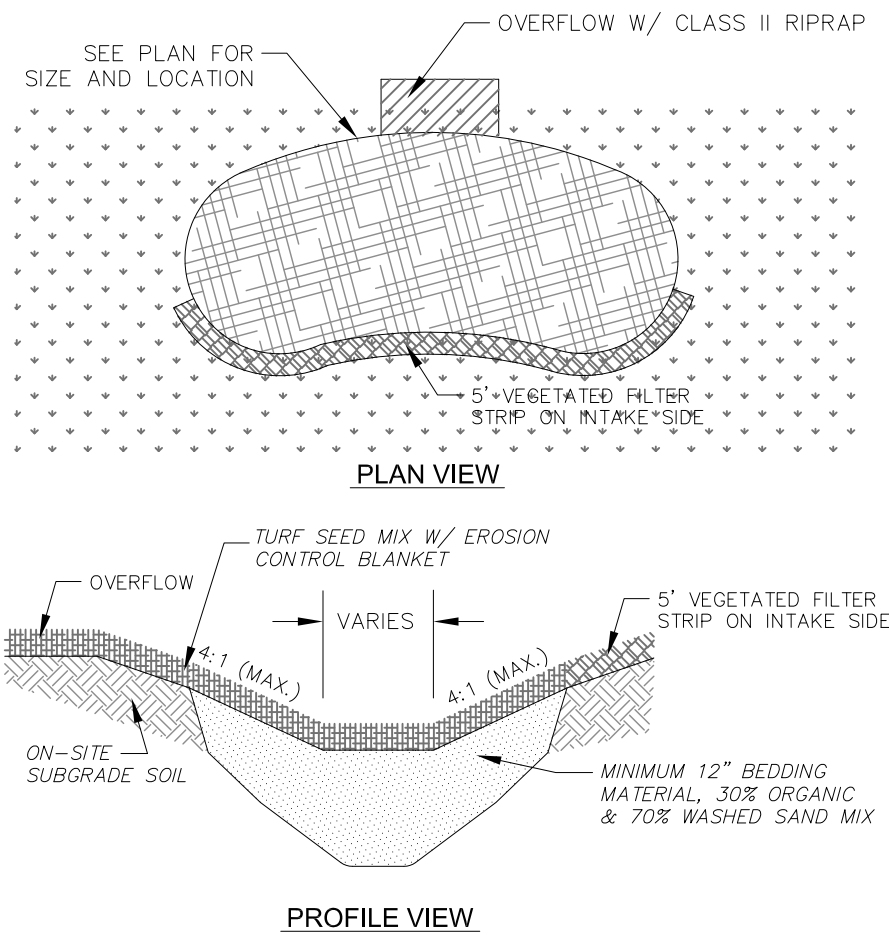
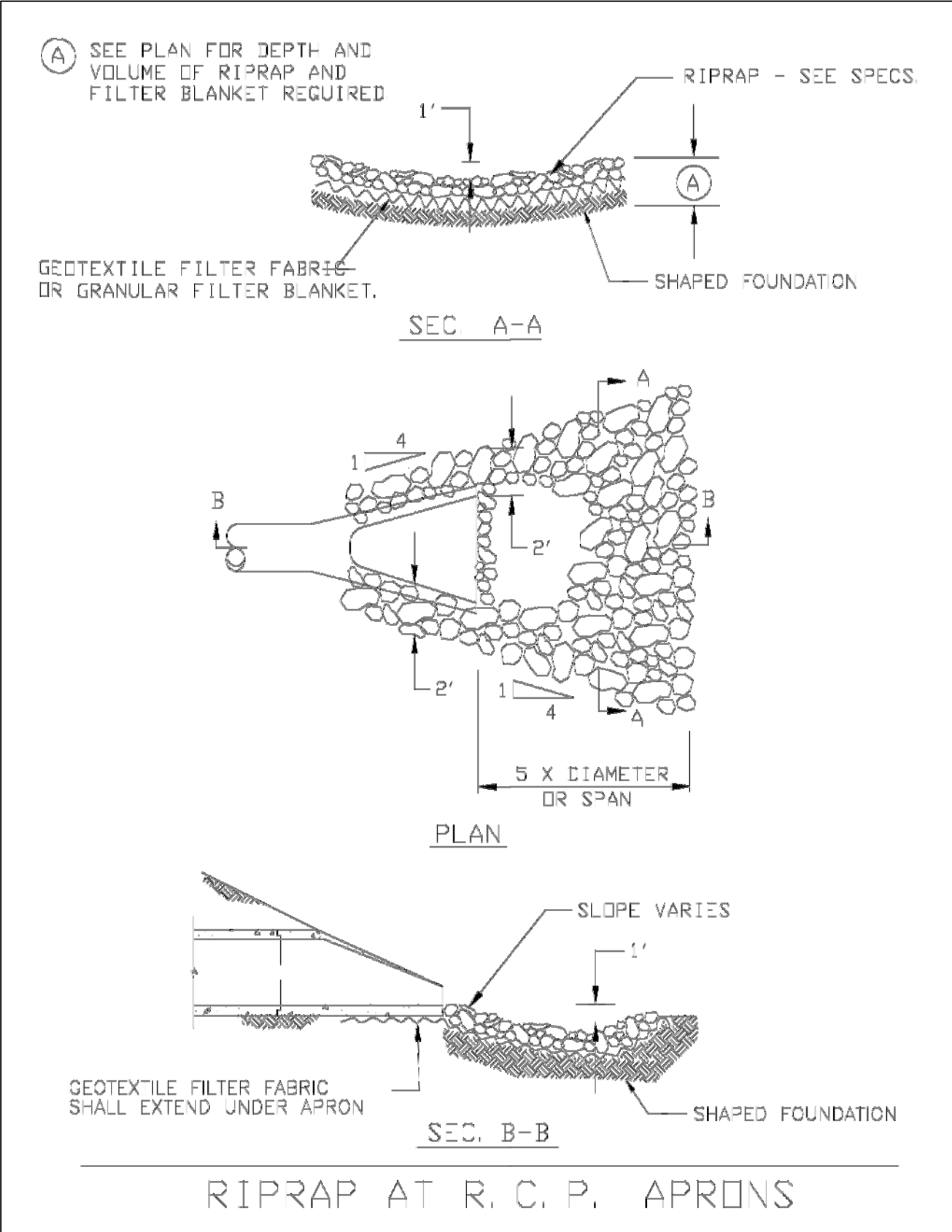
REVISIONS			
1/17/23	CITY SUBMIT.	2/17/23	CITY SUBMIT.
4/10/23	PER REVIEW	4/13/23	PER REVIEW
4/17/23	CITY SUBMIT.		

SITE & UTILITY PLAN

HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

STARKENGINEERING

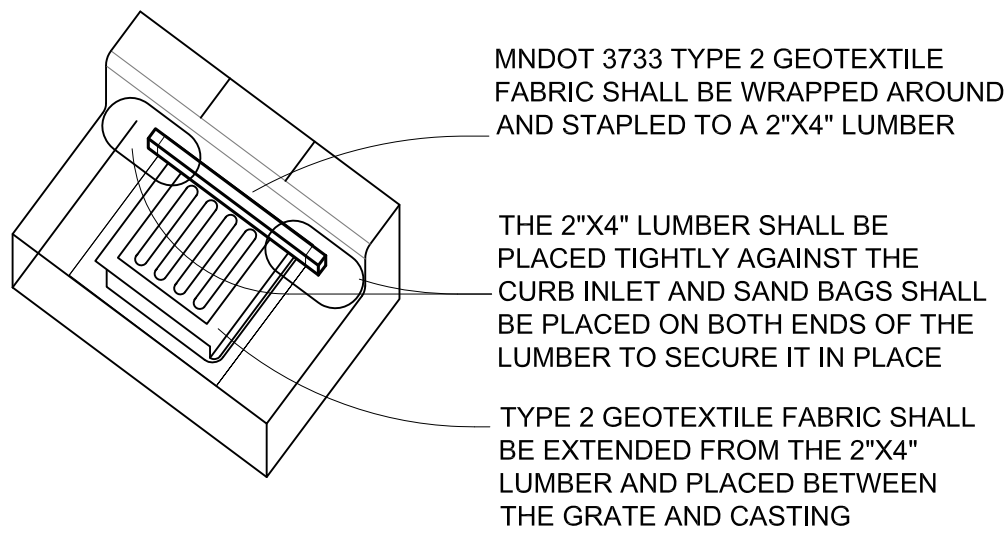
www.startkengineer.com
320-249-2611
Sauk Rapids, Minnesota



NOTES:
1) FILTRATION BASIN AREAS SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AND SCARIFIED AFTER GRADING OPERATIONS ARE COMPLETE.

INFILTRATION BASIN DETAIL

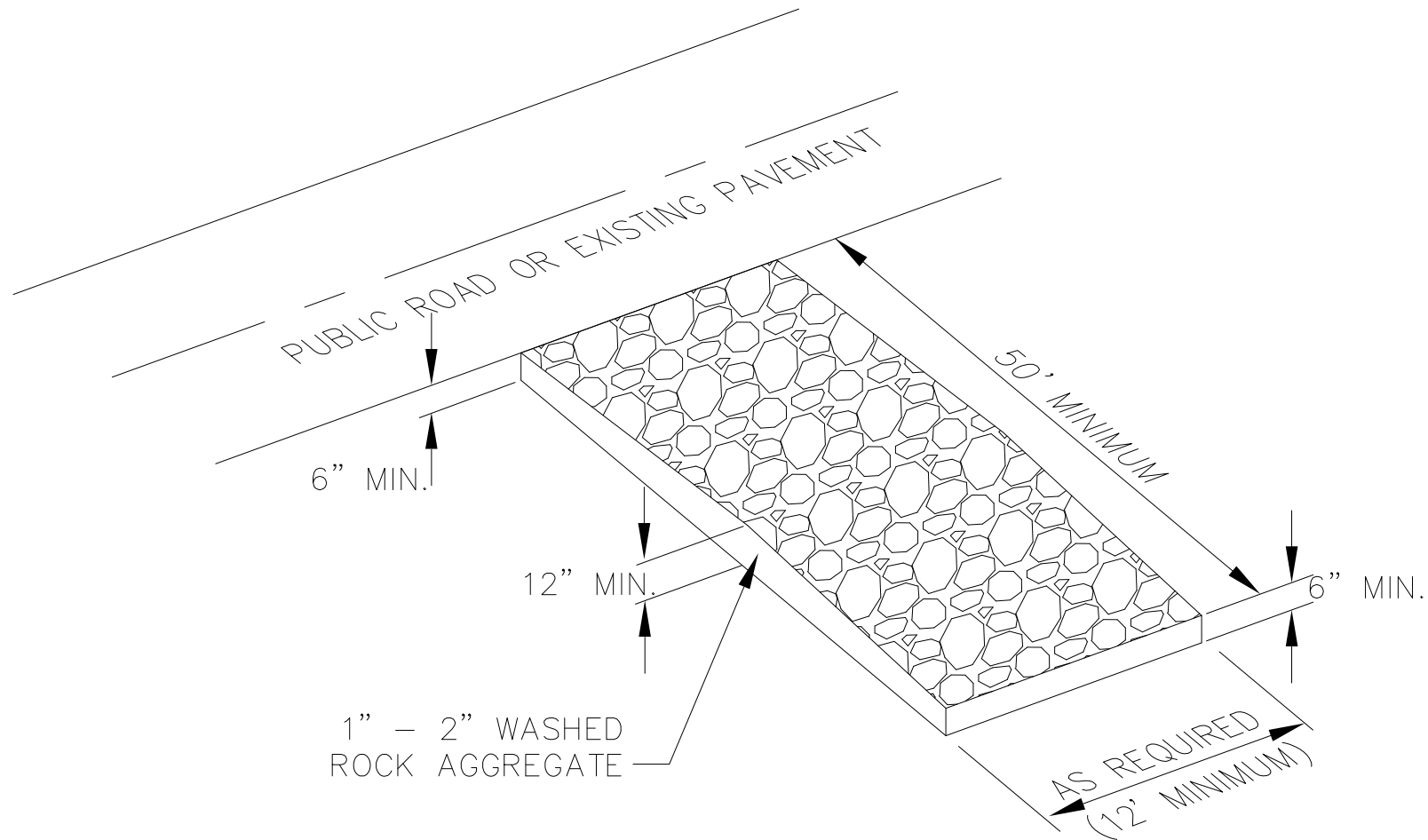
NO SCALE



- NOTES:
1. THE CATCH BASIN PROTECTION SHOWN IN THIS DETAIL SHALL BE USED IN PAVED AREAS.
 2. WIMCO INLET PROTECTION DEVICES (OR APPROVED EQUAL) ARE ALSO ACCEPTABLE.

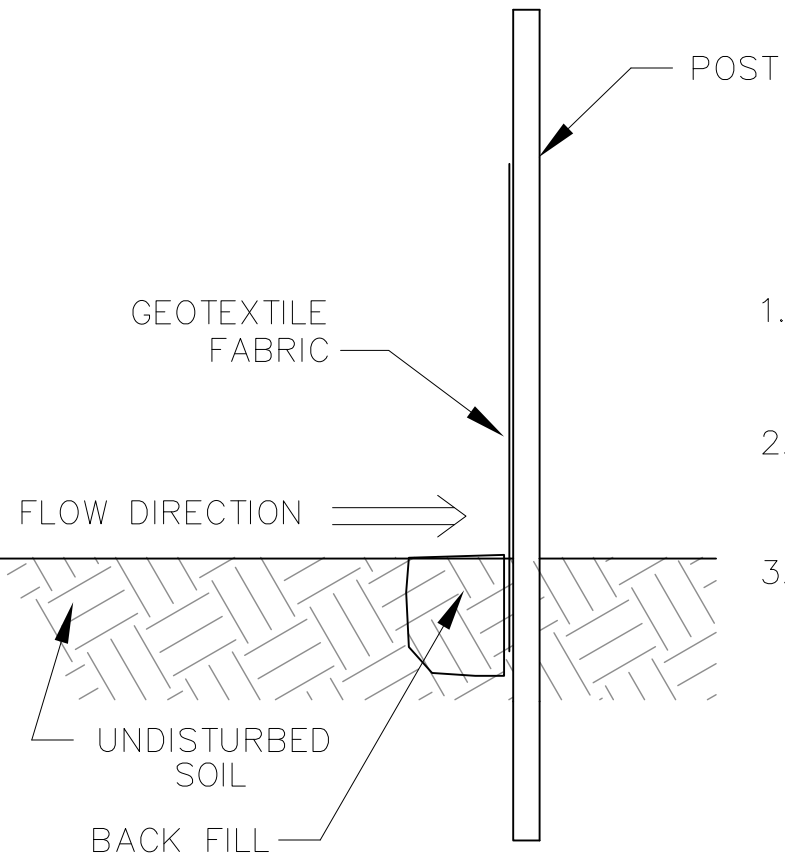
INLET PROTECTION

NO SCALE



ROCK ENTRANCE DETAIL

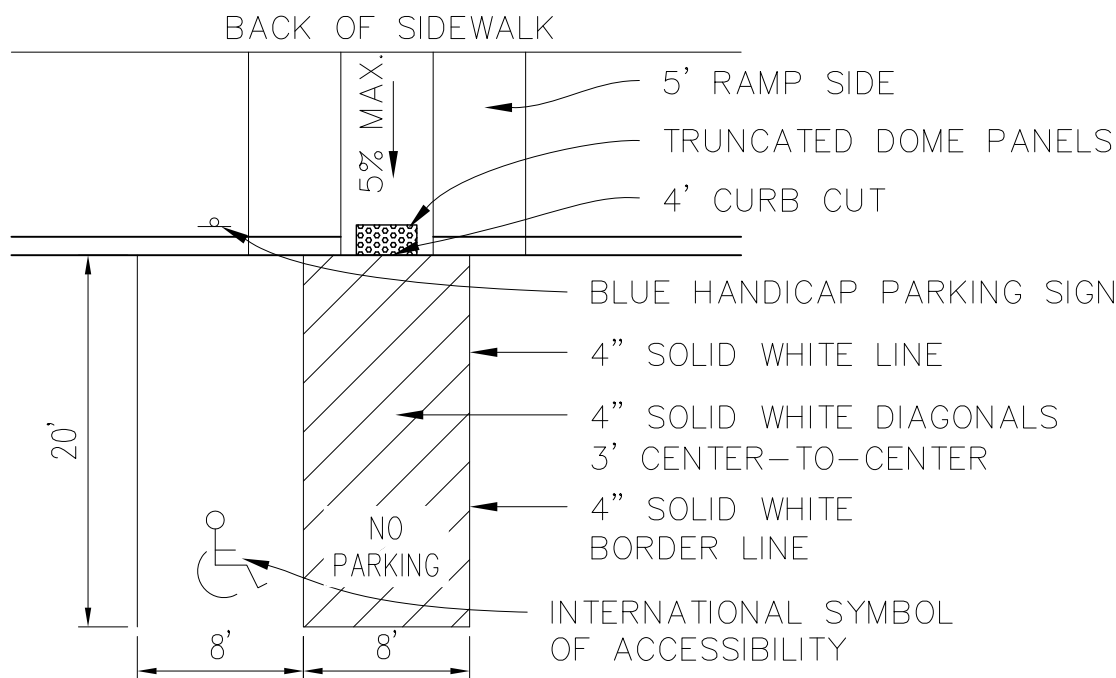
NO SCALE



1. DIG A 4"-6" TRENCH ALONG THE INTENDED FENCE LINE.
2. DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH
3. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL

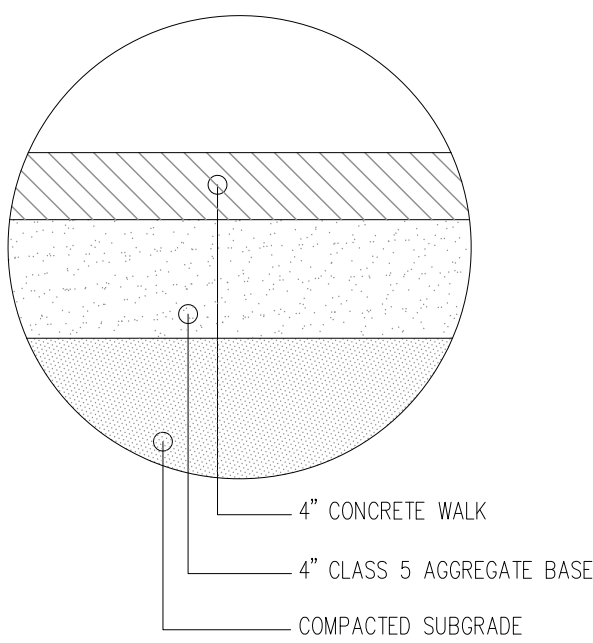
TYPICAL SILT FENCE INSTALLATION

NO SCALE



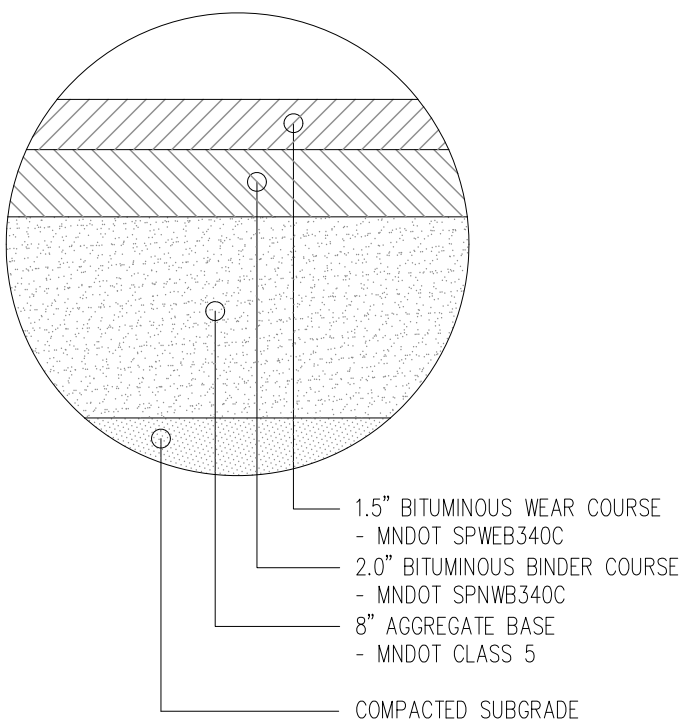
ACCESSIBLE PARKING STALL

NO SCALE



SIDEWALK SECTION

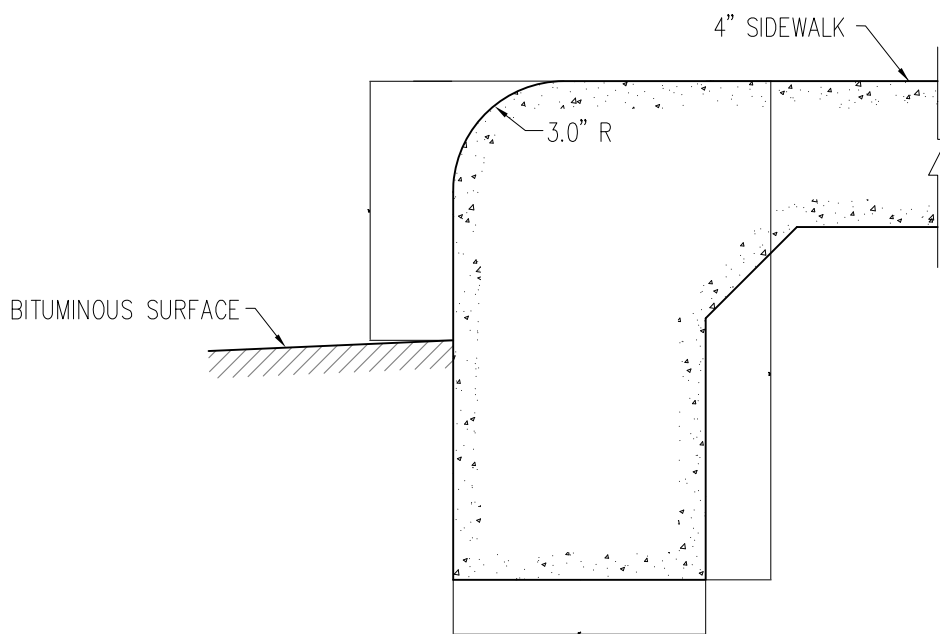
NO SCALE



NOTE: PAVEMENT SECTION MAY BE REVISED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS

PAVEMENT SECTION

NO SCALE



REFERENCE TO MNDOT SPEC. 2531

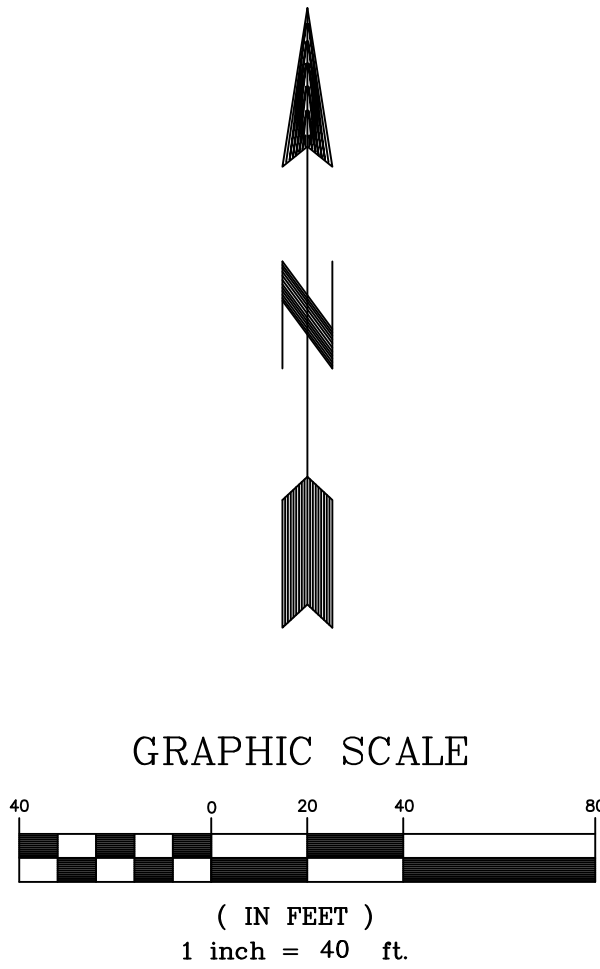
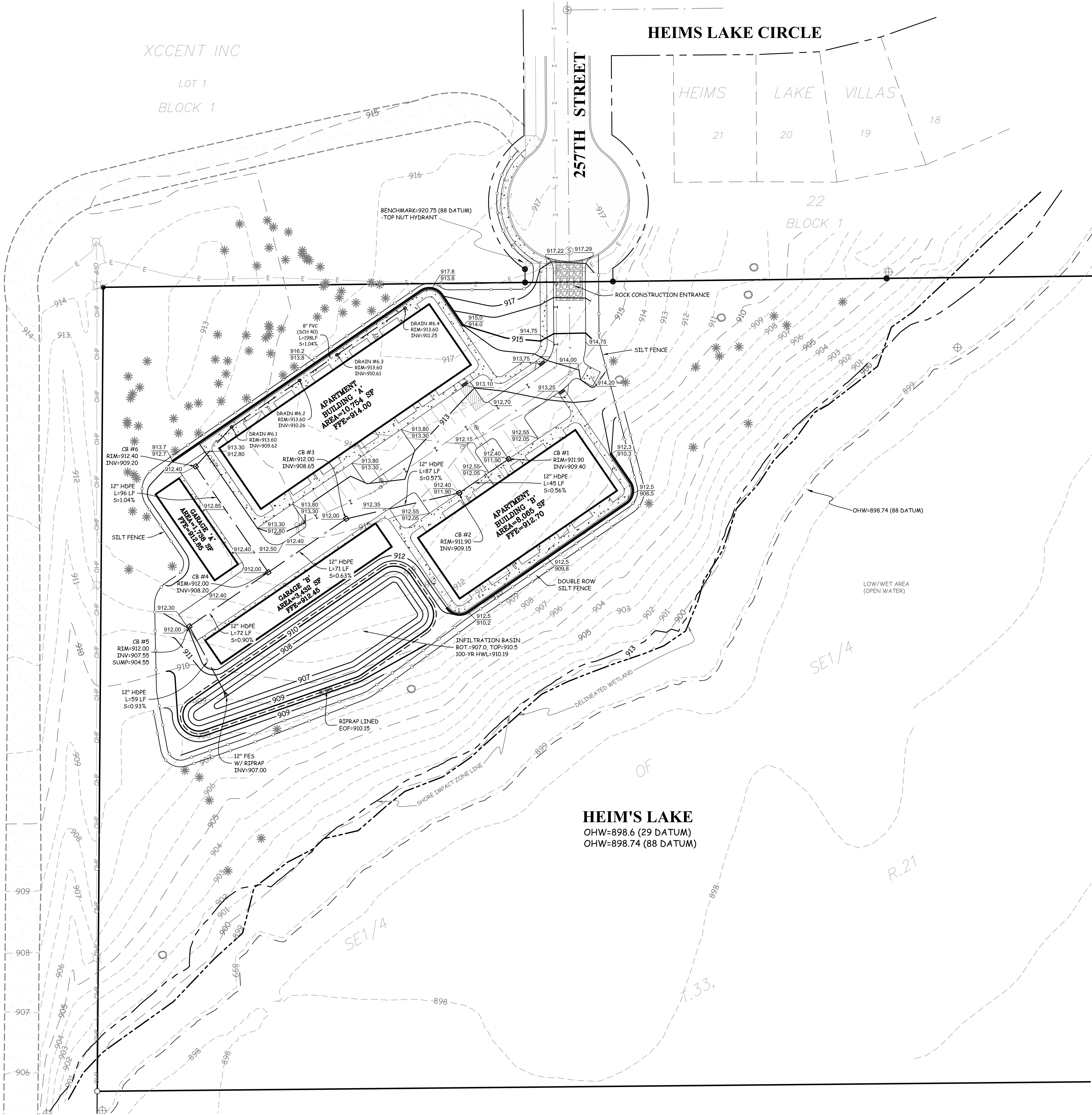
INTEGRAL 6" CURB & SIDEWALK

NO SCALE

PERMIT PLAN
NOT FOR CONSTRUCTION

REVISIONS	CITY SUBMIT.
4/17/23	

DETAILS



NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY O'MALLEY & KRON LAND SURVEYORS, INC.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF WYOMING AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. SEE SHEET C-4 FOR THE SEQUENCE AND PROTOCOLS TO BE FOLLOWED FOR EROSION AND SEDIMENT CONTROL DURING THE SITE DEVELOPMENT PROCESS.
5. CATCH BASINS SHALL BE 24" DIAMETER NYLOPLAST WITH ROUND CASTINGS AND GRATES SUITABLE FOR VEHICLE TRAFFIC. DRAINS ON NORTH SIDE OF BUILDING A SHALL BE 12" DIAMETER NYLOPLAST WITH ROUND CASTINGS AND GRATES SUITABLE FOR PEDESTRIAN TRAFFIC.
6. ESTIMATED QUANTITIES: ROCK CONSTRUCTION ENTRANCE=1 EACH, INLET PROTECTION=6 EACH, SILT FENCE=1,800 LF AND TEMPORARY/PERMANENT SEEDING=0.74 ACRE.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS, AND RIM AND INVERT ELEVATIONS, OF EXISTING DRAINAGE AND SANITARY STRUCTURES. LOCATION AND SIZE OF EXISTING SANITARY, WATER, AND STORM SEWER STUBS, AND EXISTING GRADES SHALL ALSO BE VERIFIED.
2. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE EXISTING CONDITIONS AND THE CONDITIONS NOTED ON THE PLANS, WHICH ARE SIGNIFICANT ENOUGH TO ALTER THE INTENT OF THE DRAWINGS.
3. CONTRACTOR SHALL PERFORM CALCULATIONS TO VERIFY EARTHWORK QUANTITIES. CONTRACTOR'S BID/QUOTE SHALL BE BASED ON HIS/HER OWN EARTHWORK CALCULATIONS.
4. ALL PROPOSED ELEVATIONS ARE TOP OF PAVING OR GUTTER, UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE INTENDED TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS AND/OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED ELEVATIONS, WHICH WILL PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE.
5. TOPSOIL SHALL BE RESPREAD IN THE SEEDING AREAS ONLY AT A MINIMUM DEPTH OF 6 INCHES.
6. ANY BITUMINOUS PAVEMENT OR CONCRETE REMOVED OR DEBRIS ENCOUNTERED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF THE R.O.W. AND EASEMENTS OF THE OWNER PER MNDOT SPECIFICATION 2104.3C3 OR RECYCLED PER MNDOT SPECIFICATIONS.

PERMIT PLAN
NOT FOR CONSTRUCTION

REVISIONS			
1/17/23	CITY SUBMIT		
2/17/23	CITY SUBMIT		
4/17/23	CITY SUBMIT		

GRADING & EROSION
CONTROL PLAN

HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

SHEET
C-3
OF 4 SHEETS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.
Wayne C.B. Stark Date 4/17/23 Registration No. 26093

PROJECT INFORMATION:

1. PROJECT NAME: HEIM’S LAKE APARTMENTS
PROJECT LOCATION: 52xx 257TH STREET, WYOMING, MINNESOTA
SE 1/4 OF SE 1/4 OF SEC. 30, TOWNSHIP 33, RANGE 21
N=45.314486°, E=-93.001743°
PROJECT SIZE: 2.00 ACRES DISTURBED.
IMPERVIOUS SURFACE AREA: EXISTING=0.00 ACRES, PROPOSED=1.11 ACRES.
2. PERMANENT STORMWATER MANAGEMENT:
ONSITE INFILTRATION BASIN. THIS SYSTEM WAS DESIGNED TO MEET THE CITY OF WYOMING STORMWATER REQUIREMENTS AND IS DETAILED IN THE PROJECT’S STORMWATER ANALYSIS, DESIGN AND REPORT. COPIES ARE AVAILABLE FROM THE ENGINEER UPON REQUEST.
3. RECEIVING WATERS:
ONSITE INFILTRATION BASIN: SPECIAL WATER-NO, IMPAIRED WATER-NO
HEIM’S LAKE: SPECIAL WATER-NO, IMPAIRED WATER-NO
4. STORMWATER MANAGEMENT DESCRIPTION:
ONSITE INFILTRATION BASIN WILL PROVIDE STORMWATER QUALITY (3,980 CF REQUIRED, 4,608 CF PROVIDED), RATE CONTROL (AVERAGE REDUCTION OF 0.03 CFS FROM EXISTING CONDITIONS) AND VOLUME CONTROL (AVERAGE REDUCTION OF 2,768 CUBIC FEET FROM EXISTING CONDITIONS).

5. PERMITS FROM DNR. ARMY CORP OR LGU:
IT APPEARS THAT NO OTHER PERMITS ARE REQUIRED SINCE THE EXISTING WETLANDS ON THE PROJECT SITE WILL NOT BE IMPACTED.
EAW, ENDANGERED OR THREATENED SPECIES OR ARCHEOLOGICAL REVIEW - NONE.
IS THIS SITE LOCATED IN KARST OR DRINKING WATER SUPPLY MANAGEMENT AREA - NO.

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY DESCRIPTION:

OWNER:
BRIAN SOLSRUD, 257 LAND HOLDINGS, LLC

SWPPP DESIGNER:
WAYNE C.B. STARK, P.E., STARK ENGINEERING, LLC.
UoM DESIGN OF CONSTRUCTION SWPPP

SWPPP COORDINATOR:

NAME _____

TITLE _____

CONSTRUCTION NOTES:

1. THE OWNER AND CONTRACTOR SHALL COMPLETE AND SUBMIT AN NPDES PERMIT TO THE MN POLLUTION CONTROL AGENCY (MPCA) PRIOR TO CONSTRUCTION AND COMPLY WITH ALL REQUIREMENTS. REFER TO SHEET C-3 FOR LOCATION OF EROSION AND SEDIMENT CONTROL ITEMS.
2. THE FOLLOWING SEQUENCE AND PROTOCOLS SHALL BE FOLLOWED FOR EROSION AND SEDIMENT CONTROL DURING THE SITE DEVELOPMENT PROCESS:
A. INSTALL SILT FENCE AND ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS PRIOR TO START OF WORK.
B. INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION).
C. NO CONCRETE WASHOUTS ARE ALLOWED ON THE PROJECT SITE. SOIL STOCKPILES SHALL HAVE PERIMETER CONTROL AND HAVE TEMPORARY SEED AND MULCH.
D. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH 1/2” OR MORE RAIN EVENT. CLEAN OR MAINTAIN THESE DEVICES AS NEEDED TO BE EFFECTIVE. REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
E. REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN IT OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT.
F. PERFORM SITE REMOVALS, GRADING, EXCAVATION AND EMBANKMENT. SEED AND MULCH ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT AND BUILDING AREAS IMMEDIATELY AFTER THIS WORK WHEN ACTIVITY WILL BE CEASED FOR 7 DAYS.
G. INSTALL UTILITIES. CONSTRUCT BUILDINGS, SIDEWALK AND BITUMINOUS PAVEMENT SECTION. FINE GRADE SITE AND RESTORE GREEN AREAS WITH PERMANENT VEGETATION OF SOD/SEED PER LANDSCAPE PLANS.
H. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED WITH AT LEAST 70% COVERAGE.

NARRATIVE:

1. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING:
A. DESCRIPTION OF THE EXISTING SITE CONDITIONS INCLUDING EXISTING LAND USE FOR THE SITE, SOIL TYPES FOR THE SITE AND THE LOCATION OF SURFACE WATERS WHICH ARE LOCATED ON OR NEXT TO THE SITE.
B. IDENTIFICATION OF THE BODY OF WATER(S) WHICH WILL RECEIVE RUNOFF FROM THE CONSTRUCTION SITE INCLUDING THE ULTIMATE BODY OF WATER THAT RECEIVES THE STORMWATER.
C. THE FOLLOWING ADDITIONAL PROJECT DOCUMENTATION SHALL BE CONSIDERED PART OF THIS SWPPP, BUT IS NOT BEING DUPLICATED FOR THIS DOCUMENT: CERTIFICATE OF SURVEY/PLAT, BUILDING PLANS AND GEOTECHNICAL REPORT.
D. DESCRIPTION OF STORMWATER MANAGEMENT CONTROLS AND VARIOUS BEST MANAGEMENT PRACTICES (BMPs) NECESSARY TO REDUCE EROSION, SEDIMENT AND POLLUTANTS IN THE STORMWATER DISCHARGE.
E. DESCRIPTION OF SWPPP COORDINATOR DUTIES INCLUDING FACILITY-MONITORING PLAN AND HOW CONTROLS WILL BE COORDINATED WITH CONSTRUCTION ACTIVITIES.
F. DESCRIPTION OF IMPLEMENTATION SCHEDULE AND PROVISIONS FOR AMENDMENT OF THE PLAN.
G. PROVISIONS FOR PERMANENT TURF ESTABLISHMENTS AND WATER QUALITY TREATMENT BMPs FOR IMPERVIOUS SURFACES.
2. THE CONSTRUCTION SITE SWPPP COORDINATOR FOR THE FACILITY SHALL BE DEFINED BY THE OWNER AND CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. DUTIES OF THE SWPPP COORDINATOR SHALL INCLUDE THE FOLLOWING:
A. IMPLEMENTATION OF THE SWPPP.
B. OVERSEE MAINTENANCE PRACTICES IDENTIFIED AS BMPs IN THE SWPPP.
C. CONDUCT OR PROVIDE FOR INSPECTION AND MONITORING ACTIVITIES.
D. IDENTIFY POTENTIAL POLLUTANT SOURCES AND MAKE SURE THEY ARE ADDED TO THE PLAN.
E. IDENTIFY ANY DEFICIENCIES OF THE SWPPP AND MAKE SURE THAT THEY ARE CORRECTED.
F. ENSURE THAT ANY CHANGES IN CONSTRUCTION PLANS ARE ADDRESSED IN THE SWPPP.
G. EDUCATE AND/OR INSURE THAT CONTRACTORS AND SUB-CONTRACTORS ARE AWARE OF THE SWPPP AND PRACTICE EROSION/SEDIMENT CONTROLS, SPILL PREVENTION AND RESPONSE, GOOD HOUSEKEEPING, PROPER MATERIAL HANDLING, DISPOSAL AND CONTROL OF WASTE, EQUIPMENT FUELING, AND PROPER STORAGE, WASHING AND INSPECTION PROCEDURES.
3. FACILITY DESCRIPTION:
A. THE CONSTRUCTION SITE IS LOCATED IN THE CITY OF WYOMING, CHISAGO COUNTY, MN. SEE PROJECT INFORMATION SECTION FOR MORE DETAILED LOCATION INFORMATION. IT IS BOUNDED BY INTERSTATE 35 ON THE WEST SIDE, A CLINIC ON THE NORTH SIDE AND HEIM’S LAKE ON THE EAST AND SOUTH SIDES.
B. THE CONSTRUCTION WILL CONSIST OF SITE GRADING, CITY SERVICES, STORM SEWER, INFILTRATION BASIN EXCAVATION, BUILDING CONSTRUCTION, SIDEWALK, AND BITUMINOUS PAVEMENT.
C. THE EXISTING CONDITIONS OF THIS SITE IS A VACANT LOT WITH NO BUILDINGS. ACCORDING TO THE WEB SOIL SURVEY, THE MAJORITY OF THE EXISTING SOILS ON THE PROJECT SITE ARE ZIMMERMAN FINE SAND (158B & 158C) AND SEELYEVILLE MUCK (540).
D. REFER TO THE PLANS FOR THE SITE IMPROVEMENTS AND CONTOURS. DISTURBANCE OF THE SITE WILL OCCUR DUE TO SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PARKING LOT CONSTRUCTION AND LANDSCAPING.
4. IDENTIFICATION OF POTENTIAL STORMWATER CONTAMINANTS:
A. SIGNIFICANT MATERIAL INVENTORY (SEE TABLE 1) - POLLUTANTS THAT RESULT FROM CLEARING, GRADING, EXCAVATION AND BUILDING MATERIALS THAT HAVE THE POTENTIAL TO BE PRESENT IN STORMWATER RUNOFF.
B. THE FOLLOWING POTENTIAL SOURCE AREAS OF STORMWATER CONTAMINATION WERE IDENTIFIED AND EVALUATED: CLEARED AND GRADED AREAS, SITE CONSTRUCTION INCLUDING CONCRETE WALKS AND BITUMINOUS PAVEMENTS, UTILITY INSTALLATION AND BUILDING CONSTRUCTION.
5. TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES:
A. SILT FENCE BARRIERS WILL BE PLACED ACCORDING TO THE PLANS AND PRIOR TO CONSTRUCTION. THESE TEMPORARY PERIMETER CONTROLS SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED ON THIS SITE AND SOILS HAVE BEEN STABILIZED.
B. TOPSOIL WILL BE STRIPPED AND STOCKPILED. STOCKPILES WILL BE STABILIZED WITH MULCH.
C. A ROCK CONSTRUCTION ENTRANCE WILL BE MAINTAINED THROUGHOUT THE PROJECT. THIS ENTRANCE WILL BE REQUIRED TO REDUCE VEHICLE TRACKING FROM THE SITE. REGULAR MAINTENANCE MAY NEED TO BE PERFORMED TO INSURE SEDIMENT IS NOT TRACKED ONTO LOCAL ROADWAYS. SWEEPING WILL BE USED TO CLEAN UP TRACKED SEDIMENT.
D. INLET PROTECTION WILL BE USED AT DRAINAGE INLETS.
E. EROSION CONTROL BLANKET AND SEDIMENT LOGS WILL ALSO BE IMPLEMENTED IN CRITICAL AREAS ALONG WITH SEED AND MULCH OR SOD DURING KEY PERIODS OF TURF ESTABLISHMENT.
F. UPON COMPLETION OF EXTERIOR WORK, TOPSOIL WILL BE RESTORED AND THE SITE WILL BE LANDSCAPED AND SEEDED/SODDED ACCORDINGLY.
G. ONCE UP SLOPE AREAS ARE PERMANENTLY STABILIZED, ACCUMULATED SEDIMENT WILL BE REMOVED FROM ANY POND AREAS AND THEY WILL BE SEEDED AND MULCHED.
H. AFTER THE ENTIRE SITE IS STABILIZED, THE TEMPORARY BMPs WILL BE REMOVED FROM THE SITE.

6. CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION:
A. ALL CONSTRUCTION WASTE MATERIALS WILL BE COLLECTED AND DISPOSED OF PROPERLY ACCORDING TO ALL LOCAL AND REGULATORY REQUIREMENTS. GOOD HOUSEKEEPING, MONITORING AND SPILL CONTROL PRACTICES WILL BE FOLLOWING DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS AND CONCRETE.
B. ENVIRONMENTALLY FRIENDLY FERTILIZERS WILL ONLY BE APPLIED WITHIN THIS AREA AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
C. ALL VEHICLES ON SITE WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE FOR LEAKAGE.
D. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER’S RECOMMENDATION.
E. SANITARY WASTE WILL BE MONITORED AND COLLECTED AT REGULAR INTERVALS FROM PORTABLE UNITS TO AVOID OVERFILLING.
F. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.
G. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER WITHIN THE PROJECT SITE.
H. PLASTER AND DRYWALL CLEANUP WATER WILL USE AN APPROVED ONSITE CONTAINMENT FACILITY.

7. MAINTENANCE AND INSPECTION PROCEDURES: :
A. AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A 1/4” RAINFALL EVENT OR GREATER, VISUAL INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE WILL BE PERFORMED. THESE INSPECTIONS WILL BE CONDUCTED BY THE SWPPP COORDINATOR OR THEIR DESIGNEE. THE INSPECTION WILL VERIFY THE EROSION AND SEDIMENT BMPs ARE FUNCTIONING PROPERLY. THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS.
B. SILT FENCES WILL BE INSPECTED FOR DEPTH OF SEDIMENT, FOR TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
C. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED 1/3 OF THE HEIGHT OF THE FENCE.
D. SEDIMENT BASINS, IF ANY, WILL BE INSPECTED FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES A DEPTH OF 1’.
E. TEMPORARY AND PERMANENT SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
F. THE ROCK CONSTRUCTION ENTRANCE WILL BE INSPECTED FOR SEDIMENT TRACKED ONTO ROADWAY, FOR CLEAN GRAVEL AND TO MAKE SURE THAT ALL TRAFFIC USE IT WHEN LEAVING THE SITE.
G. A MAINTENANCE INSPECTION REPORT WILL BE COMPLETED DURING EACH INSPECTION BY THE SWPPP COORDINATOR. A BLANK REPORT FORM IS AVAILABLE UPON REQUEST. COMPLETED FORMS WILL BE STORED ONSITE DURING THE ENTIRE CONSTRUCTION PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS WILL BE RETAINED BY THE OWNER OR THEIR DESIGNEE FOR A MINIMUM OF 3 YEARS.
H. TERMINATION OF COVERAGE: THE SWPPP COORDINATOR AND THE OWNER WILL TERMINATE THE PERMIT BY SUBMITTING THE NOTICE OF TERMINATION AS DIRECTED IN PART 11C OF THE NPDES PERMIT. THE NOTICE SHALL BE SUBMITTED WHEN CONSTRUCTION IS COMPLETE AND PERMANENT COVER IS ESTABLISHED.
I. MAINTENANCE PLAN: MAINTENANCE INSPECTIONS WILL BE COMPLETED BY THE OWNER BIANNUALLY AND WILL INCLUDE INSPECTION OF THE DRAINAGE BASINS, RECORD THE FINDINGS AND NOTE ANY CORRECTIVE ACTIONS TAKEN.

Table 1: Potential Construction Site Stormwater Pollutants			
Material/Chemical	Physical Description	Stormwater Pollutants	Location
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	Herbicides used for noxious weed control
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Plaster	White granules or powder	Calcium sulphate, calcium carbonate, sulfuric acid	Building construction
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits
Asphalt	Black solid	Oil, petroleum distillates	Streets and roofing
Concrete	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, building construction
Glue, adhesives	White or yellow liquid	Polymers, epoxies	Building construction
Paints	Various colored liquid	Metal oxides, stoddard solvent, talc, calcium carbonate, arsenic	Building construction
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter
Wood preservatives	Clear amber or dark brown liquid	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	Timber pads and building construction
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment/ staging area
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	Secondary containment/ staging area
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment/ staging area
Antifreeze/coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment
Sanitary toilets	Various colored liquid	Bacteria, parasites, and viruses	Staging area
Sediment	Solid particles	Soil	Erosion from cleared and graded areas

PERMIT PLAN
NOT FOR CONSTRUCTION

www.starkengineer.com
320-249-2611
Stark Rapids, Minnesota

STARKENGINEERING

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

4/17/23 26093

Wayne C.B. Stark Date Registration No.

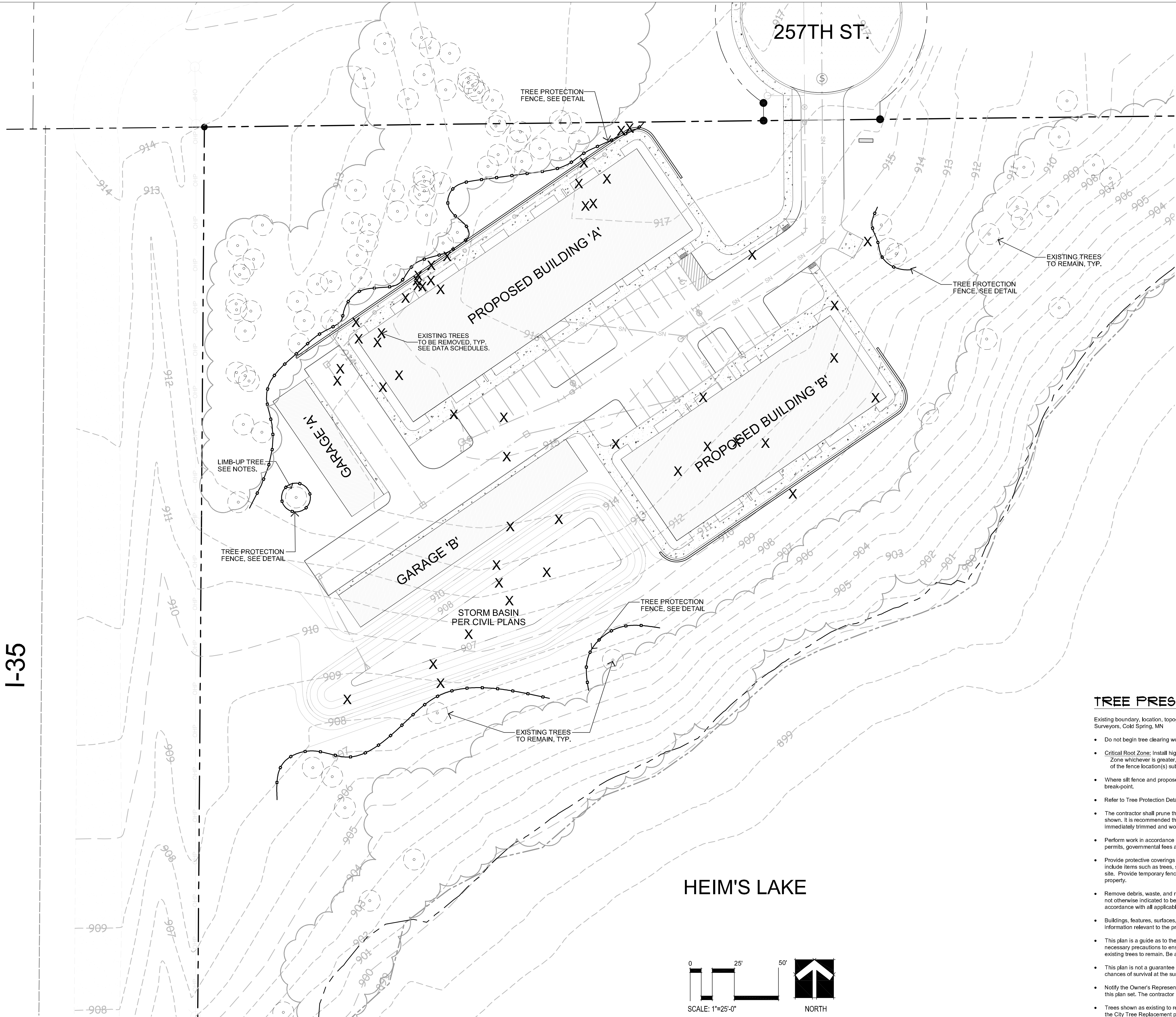
REVISIONS

4/17/23	CITY	SUBMIT

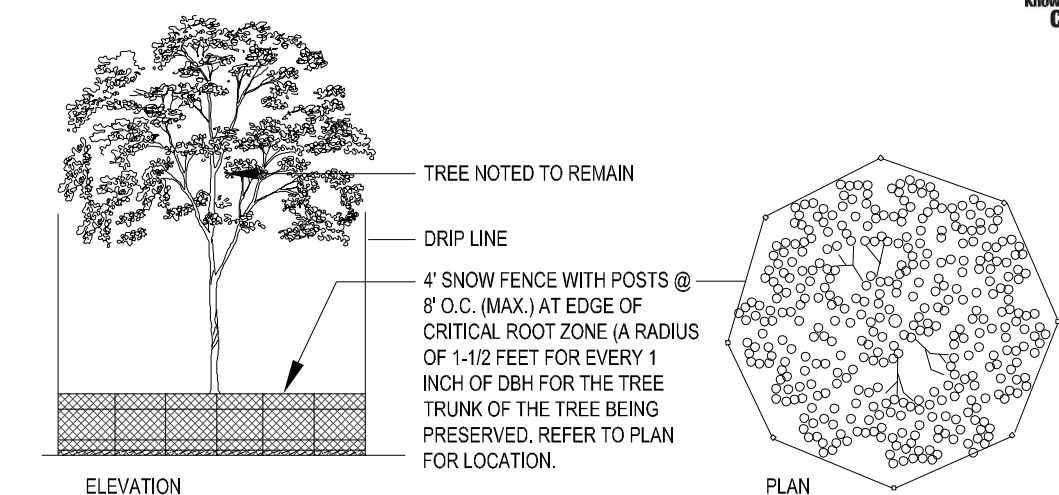
HEIM’S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

SWPPP NOTES AND
NARRATIVE

SHEET
C—4
OF 4 SHEETS



PROTECT EXISTING TREES TO REMAIN



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

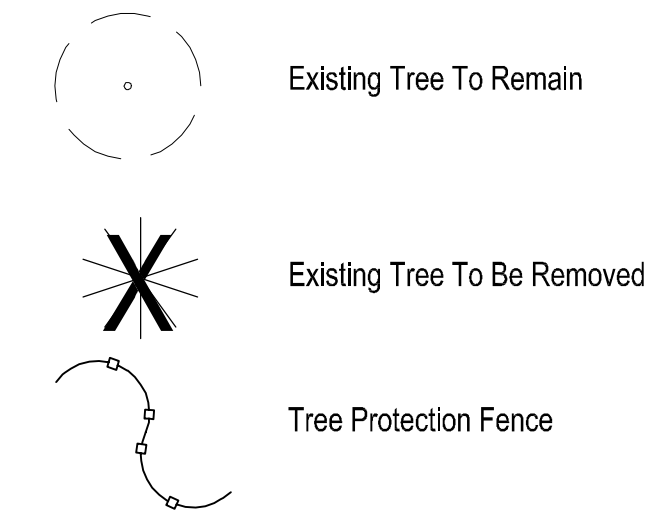
TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TREE PROTECTION DETAIL
L-1 NOT TO SCALE

GENERAL NOTES:

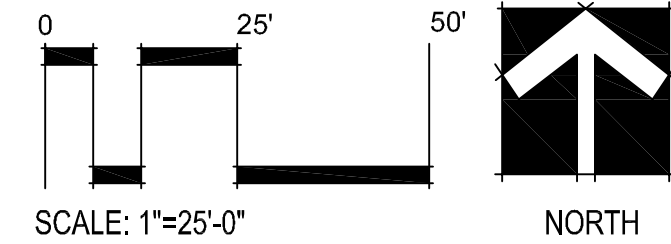
1. Refer to Sheet L-1 for Tree Preservation Plan.
2. Refer to Sheet L-2 for Landscape Plans.
3. Refer to Sheet L-3 for Landscape Details, Notes, and Schedules.
4. Refer to Sheet L-3 for Tree Inventory Schedule.
5. Contractor to coordinate work in the city easement or right-of-way with City of Wyoming.
6. Protect existing trees to remain from damage during construction.
7. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. Re-use stripped topsoil.
8. Protect existing paving during landscape installation.

LANDSCAPE LEGEND:

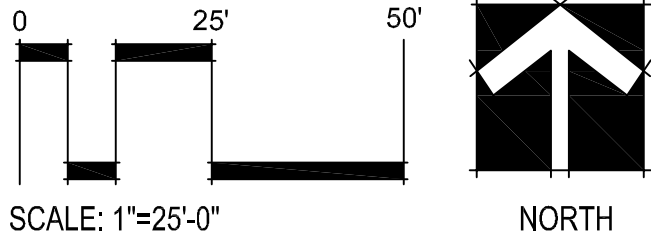
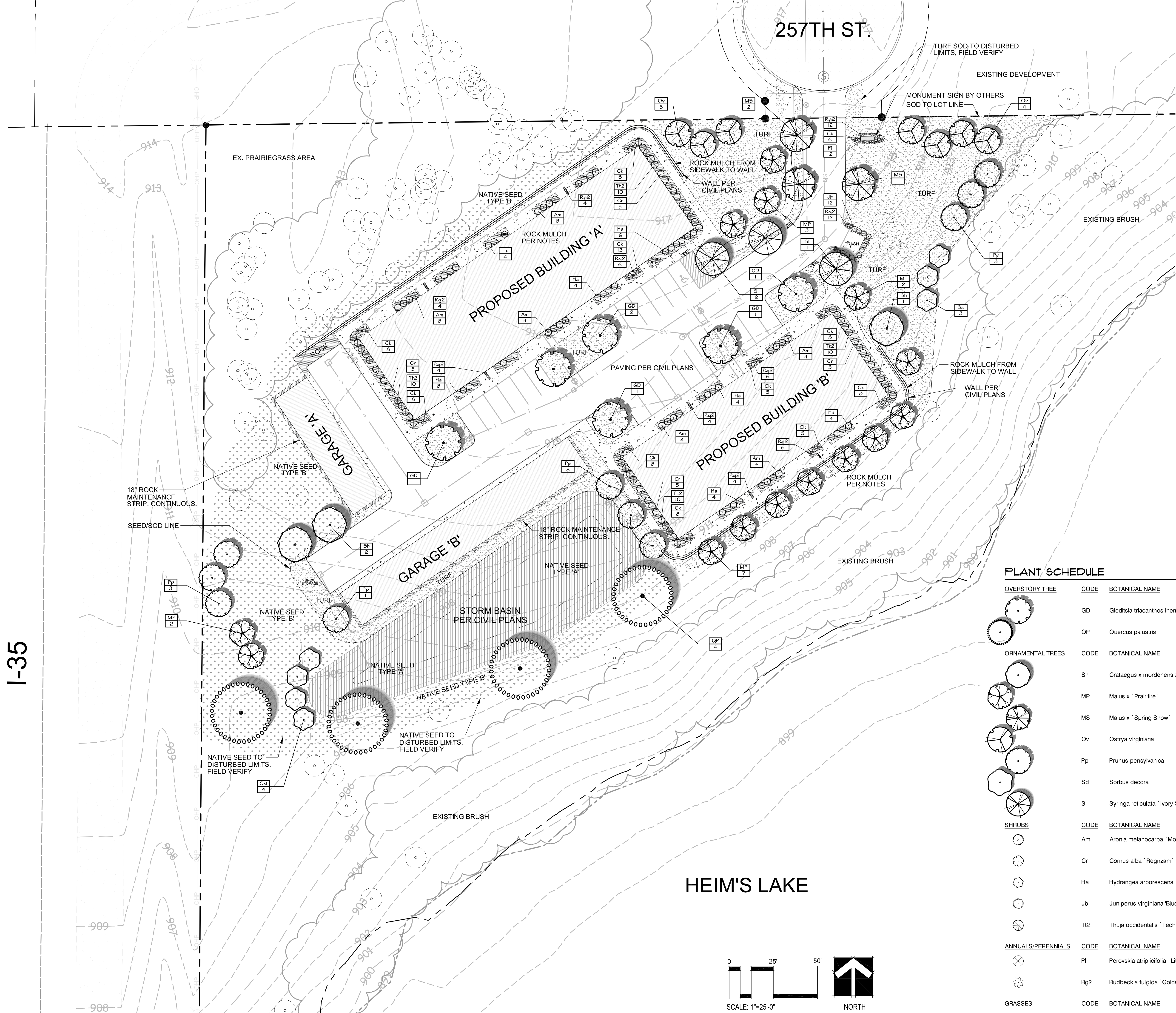


TREE PRESERVATION NOTES:

- Existing boundary, location, topographic, vegetation, and utility information shown on this plan is from a field survey by O'Mally and Kron Land Surveyors, Cold Spring, MN
- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
 - **Critical Root Zone:** Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
 - Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
 - Refer to Tree Protection Detail 1
 - The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
 - Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
 - Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
 - Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
 - Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
 - This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
 - This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
 - Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
 - Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.



REVISIONS	CITY COMMENTS
04/17/23	



MUNICIPAL LANDSCAPE CALCULATIONS:

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

Site Area (excluding wetlands):	4.53 Acres
Overstory Trees Required On Site:	45
- Existing Overstory Trees as Credit:	35
New Overstory Trees Owed:	10
Understory Trees Required On Site:	91
- Existing Understory Trees as Credit:	44
New Understory Trees Owed:	47

GENERAL NOTES:

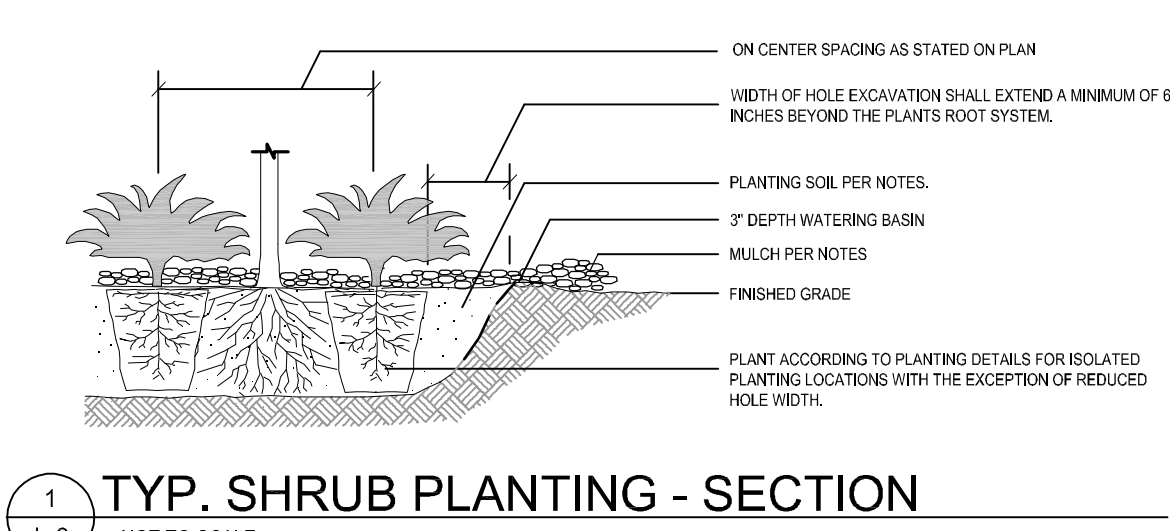
1. Refer to Sheet L-1 for Tree Preservation Plan.
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3. Refer to Sheet L-3 for Landscape Details, Notes, and Schedules.
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6. Protect existing trees to remain from damage during construction.
7. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. Re-use stripped topsoil.
8. Protect existing paving during landscape installation.

LANDSCAPE LEGEND:

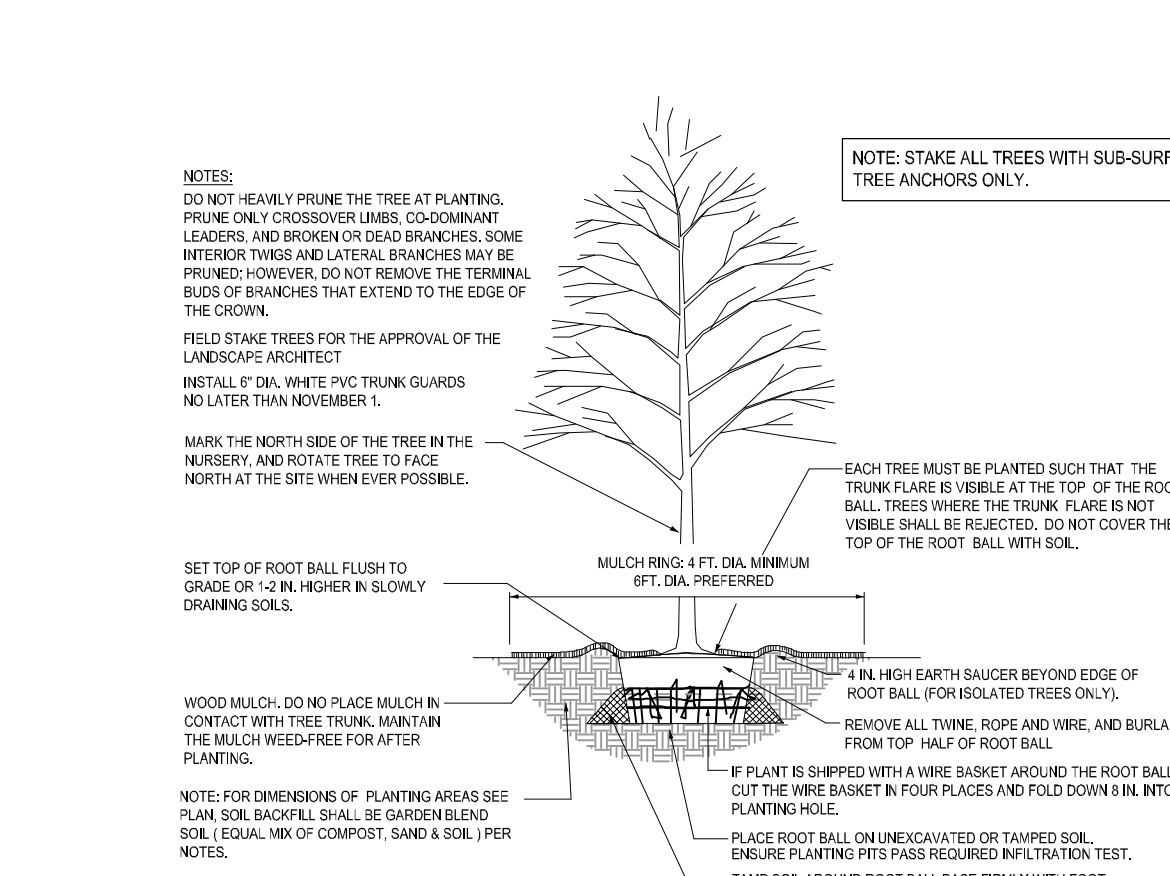
	Existing Tree To Remain		Proposed Native Seed Type 'A' In Basin Bottom Area
	Proposed Turf Sod		Proposed Native Seed Type 'B' Basin Sides and Upland Areas
	Proposed Rock Mulch		

PLANT SCHEDULE

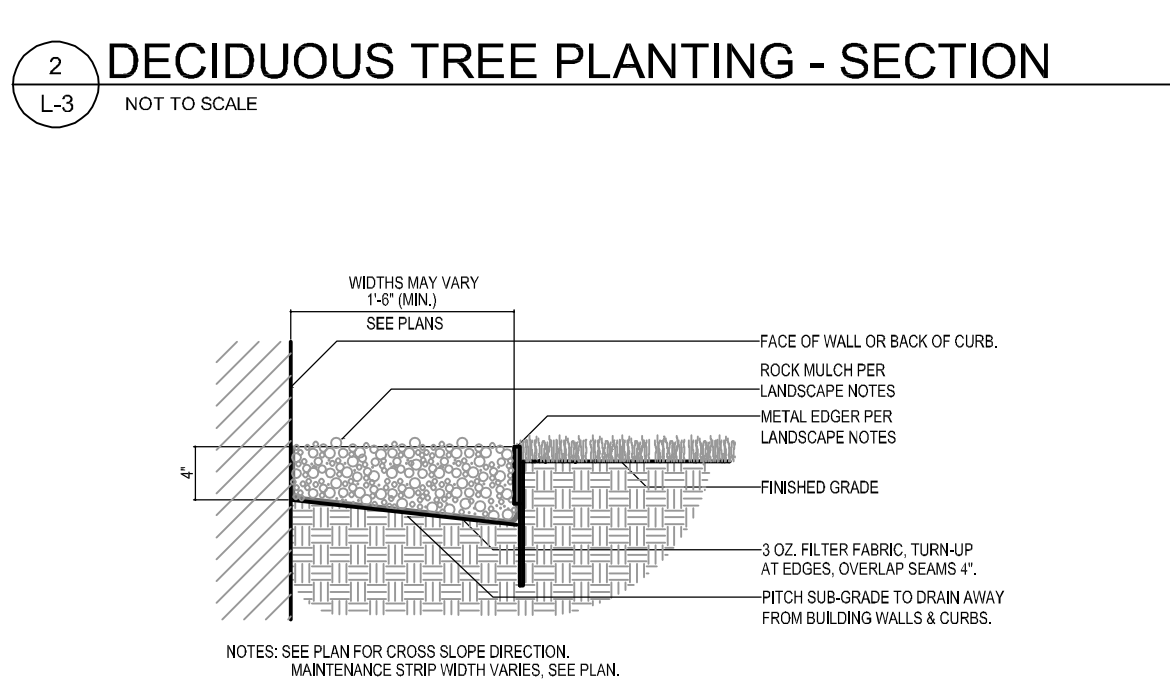
OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	6
	QP	Quercus palustris	Pin Oak	2.5" Cal.	B&B	4
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Sh	Crataegus x mordenensis 'Snowbird'	Snowbird Hawthorn	2" Cal.	B&B	3
	MP	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B&B	14
	MS	Malus x 'Spring Snow'	Spring Snow Crab Apple	2.5" Cal.	B&B	3
	Ov	Ostrya virginiana	American Hophornbeam	2.5" Cal.	B&B	7
	Pp	Prunus pensylvanica	Pin Cherry	2" Cal.	B&B	10
	Sd	Sorbus decora	Showy Mountain Ash	1.5" Cal.	B&B	7
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Am	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	5 gal.	Pot	32
	Cr	Cornus alba 'Regnzam'	Red Gnome Dogwood	3 gal.	Pot	20
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	34
	Jb	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	10 gal.	Pot	12
	Tt2	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal.	Pot	40
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	PI	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	12
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	62
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	85



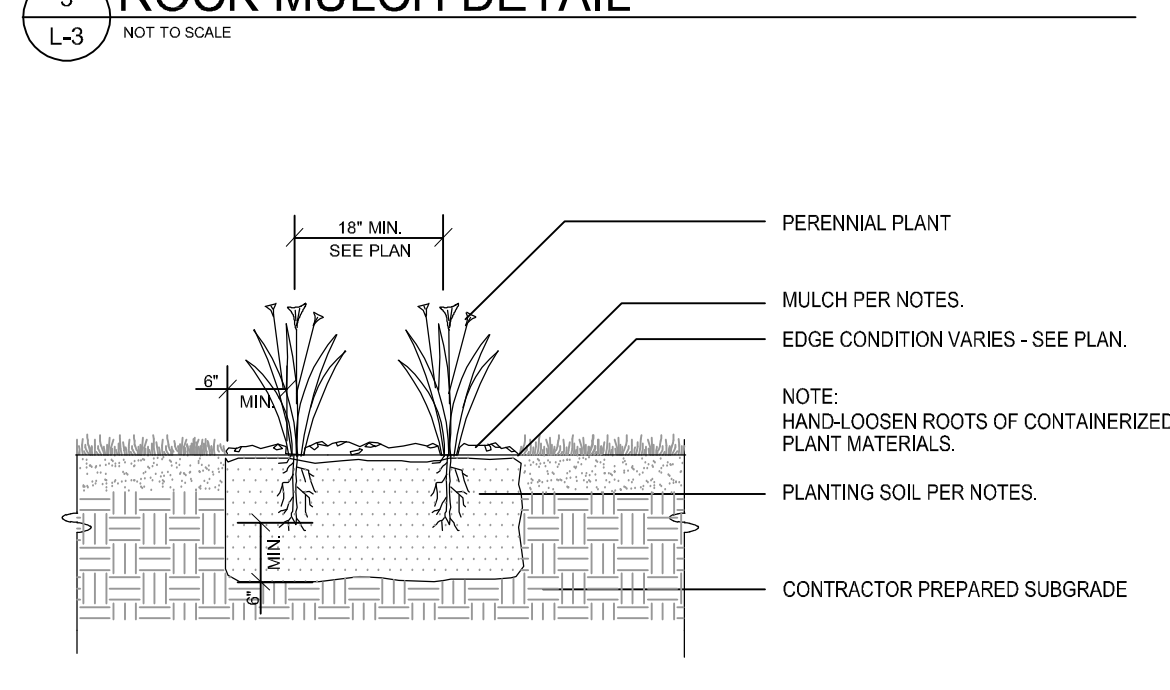
1 TYP. SHRUB PLANTING - SECTION



2 DECIDUOUS TREE PLANTING - SECTION



3 ROCK MULCH DETAIL



4 PERENNIAL PLANTING DETAIL

LANDSCAPE DETAILS, NOTES, & SCHEDULES:

SEEDING SPECIFICATION:

Seed in the Storm Basin Bottom TYPE A: (unless otherwise noted on civil plans), shall be: MnDOT #35-241 Mesoic Prairie General, worked into the topsoil layer at 40.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications. Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop to pond bottom.

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	Andropogon gerardii	2.00	2.24	5.48%	7.35
Indian grass	Sorghastrum nutans	2.00	2.24	5.48%	8.82
side-oats grama	Bouteloua curtipendula	1.60	1.79	4.39%	3.53
Schizachyrium scoparium		1.60	1.79	4.39%	8.82
nodding wild rye	Elymus canadensis	1.17	1.31	3.26%	2.23
slender wheatgrass	Elymus trachycaulus	1.00	1.12	2.72%	2.53
kalm's brome	Bromus kalmii	0.50	0.56	1.37%	1.47
prairie dropseed	Sporobolus heterolepis	0.07	0.08	0.18%	0.30
switchgrass	Panicum virgatum	0.06	0.07	0.17%	0.32
Grasses Subtotal		10.00	11.21	27.35%	35.46
black-eyed susan	Rudbeckia hirta	0.31	0.35	0.86%	10.56
purple prairie clover	Dalea purpurea	0.31	0.31	0.51%	1.03
Early Sunflower	Heliopsis helianthoides	0.13	0.15	0.34%	0.29
blue giant hyssop	Asystache foeniculum	0.06	0.07	0.15%	1.82
lead plant	Ampelopsis cuneata	0.06	0.07	0.15%	0.25
Canada milk vetch	Astragalus canadensis	0.06	0.07	0.17%	0.30
white prairie clover	Dalea candida	0.06	0.07	0.17%	0.44
Canada tick trefoil	Desmodium canadense	0.06	0.07	0.16%	0.13
stiff sunflower	Heliopsis pauciflorus	0.06	0.07	0.17%	1.40
wild bergamot	Monarda fistulosa	0.06	0.07	0.17%	1.61
stiff goldenrod	Oligoneuron rigidum	0.06	0.07	0.17%	0.54
smooth aster	Symphoricarum leave	0.06	0.07	0.17%	1.40
hoary vervain	Verbena stricta	0.06	0.07	0.17%	0.64
golden alexanders	Zizia aurea	0.06	0.07	0.15%	0.23
common milkweed	Asclepias syriaca	0.04	0.04	0.10%	0.06
butterfly milkweed	Asclepias tuberosa	0.04	0.04	0.10%	0.06
blue vervain	Verbena hastata	0.04	0.04	0.12%	1.50
rough blazing star	Liatris aspera	0.03	0.03	0.08%	0.48
great blazing star	Liatris pycnostachya	0.03	0.03	0.09%	0.13
heath aster	Symphoricarum ericoides	0.03	0.03	0.09%	2.30
Forbs Subtotal		1.50	1.68	4.11%	23.89
Oats	Avena sativa	25.00	28.02	68.45%	11.14
Cover Crop Subtotal		25.00	28.02	68.56%	11.14
Total		36.50	40.91	100.00%	76.49

Seed in the Storm Basin Sides and Other Open Areas TYPE B: (unless otherwise noted on civil plans), shall be: MnDOT #35-221 Dry Prairie General, worked into the topsoil layer at 40.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications. Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop to pond bottom.

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
side-oats grama	Bouteloua curtipendula	3.00	3.36	8.22%	6.61
Schizachyrium scoparium		3.00	3.36	8.22%	16.53
nodding wild rye	Elymus canadensis	1.00	1.12	2.74%	1.91
kalm's brome	Bromus kalmii	0.73	0.82	2.00%	2.19
big bluestem	Andropogon gerardii	0.70	0.78	1.92%	2.57
Indian grass	Sorghastrum nutans	0.70	0.78	1.92%	3.99
blue grama	Bouteloua gracilis	0.50	0.56	1.37%	7.35
junegrass	Koeleria macrantha	0.25	0.28	0.69%	18.37
prairie dropseed	Sporobolus heterolepis	0.12	0.13	0.34%	0.73
Grasses Subtotal		10.00	11.21	27.42%	59.30
black-eyed susan	Rudbeckia hirta	0.31	0.35	0.84%	10.32
purple prairie clover	Dalea purpurea	0.31	0.31	0.51%	1.02
hoary vervain	Verbena stricta	0.13	0.15	0.34%	1.29
lead plant	Ampelopsis cuneata	0.09	0.10	0.46%	0.42
blue giant hyssop	Asystache foeniculum	0.06	0.07	0.17%	1.82
butterfly milkweed	Asclepias tuberosa	0.06	0.07	0.17%	0.10
Canada milk vetch	Astragalus patens	0.06	0.07	0.16%	0.40
bird's foot cornelopsis	Cornelopsis palmata	0.06	0.07	0.16%	0.21
white prairie clover	Dalea candida	0.06	0.07	0.15%	0.39
Canada tick trefoil	Desmodium canadense	0.06	0.07	0.16%	0.13
stiff sunflower	Heliopsis pauciflorus	0.06	0.07	0.17%	0.89
wild bergamot	Monarda fistulosa	0.06	0.07	0.15%	1.42
stiff goldenrod	Oligoneuron rigidum	0.06	0.07	0.15%	0.83
large-flowered beard tongue	Pentstemon grandiflorus	0.06	0.07	0.17%	0.32
smooth aster	Symphoricarum leave	0.06	0.07	0.17%	1.40
rough blazing star	Liatris aspera	0.04	0.04	0.12%	0.25
gray goldenrod	Solidago nemoralis	0.04	0.04	0.10%	3.86
heath aster	ericoides	0.04	0.04	0.10%	2.58
Forbs Subtotal		1.50	1.68	4.09%	26.96
Oats	Avena sativa	25.00	28.02	68.45%	11.13
Cover Crop Subtotal		25.00	28.02	68.45%	11.13
Total		36.50	40.91	100.00%	97.39

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1

Establishment (spring seeding):

- 1) Prepare site - Late April - May
- 2) Seed - May 1 - June 1

Maintenance:

- 1) Mow (6-8 inches) - every 30 days after planting until September 30.
- 2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):

- 1) Prepare site - Late August - early September
- 2) Seed - late September to freeze-up

Maintenance (following season):

- 1) Mow (6-8 inches) - once in May, June, and July
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:

- 1) Cover crop growing within 2 weeks of planting (except dormant plantings).
- 2) Seedlings spaced 1-6 inches apart in drill rows.
- 3) Native grass seedlings may only be 4-6 inches tall.
- 4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2

Maintenance:

- 1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
- 3) Some sites may not require much maintenance the second year.

Evaluation:

- 1) Cover crop will be gone unless winter wheat was used in a fall planting.
- 2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
- 3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
- 4) If there is a flush of growth from foxtail etc., mow site.

Year 3

Maintenance:

- 1) Mow only if necessary.
- 2) Weed Control - Spot spray thistles, etc.
- 3) Sites usually do not require much maintenance the third year.

Evaluation:

- 1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term

Maintenance:

- 1) Weed Control - Spot spray thistles, etc.
- 2) Burning (3-5 year rotation) alternate spring and fall if possible.
- 3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
- 4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

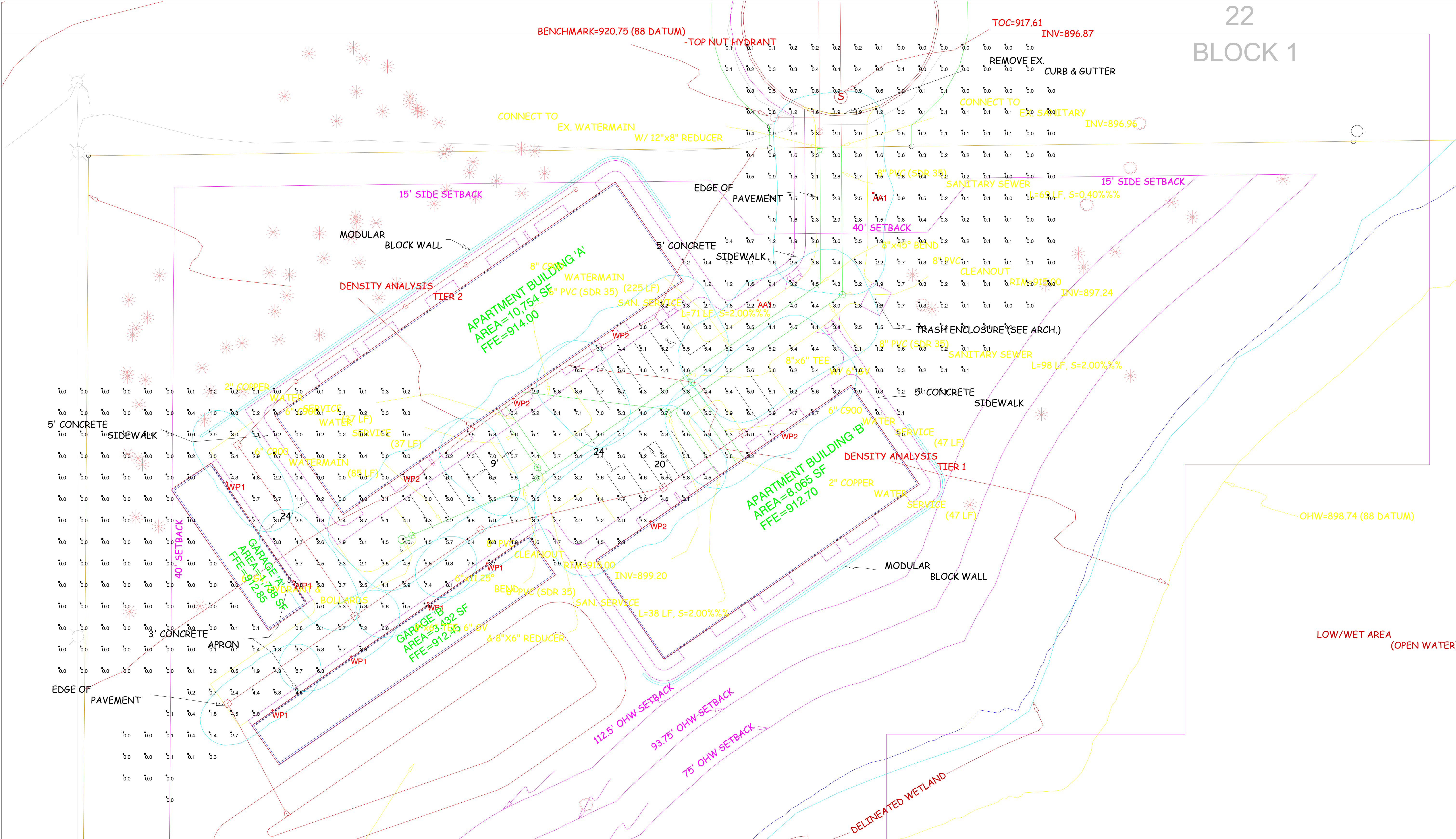
Drop Seeding Onto Tilled Sites

This is the "standard" method for seeding on prepared sites such as those on construction projects.

- Site Preparation:** The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
- Fertilizer:** Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
- Seed Installation:** Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Billion-type). The drop seeder should be equipped with a cutlifter assembly to ensure seed-to-soil contact.
- Seeding Rates:** Rates are specified in the mixture tabulation for the specified mix.
- Packing:** If the drop seeder is not equipped with a cutlifter, the site should be cutlifter-packed following the seeding to ensure seed-to-soil contact.
- Mulch:** Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Glinder at 100 lbs per acre.

TREE INVENTORY:

TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	REMOVE?	EXEMPTED?	LOSS REASON:	NOTES	
114	8	SCOTCH PINE	FAIR	Y	Y	BLDG		
115	5	RED CEDAR	FAIR	Y	Y	BLDG		
116	8	BLACK HILLS SPRUCE	FAIR	N	N			
117	8	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	4 TRUNKS	
118	9	BLACK HILLS SPRUCE	FAIR	N	N			
119	16	PONDEROSA PINE	FAIR	Y	Y	BLDG		
120	11	PONDEROSA PINE	FAIR	Y	Y	BLDG		
121	5	PONDEROSA PINE	FAIR	Y	Y	BLDG		
122	4	RED CEDAR	FAIR	Y	Y	BLDG		
123	10	BLACK HILLS SPRUCE	FAIR	N	N			
124	5	SCOTCH PINE	FAIR	N	N			
125	5	SCOTCH PINE	FAIR	N	N			
126	13	SCOTCH PINE	GOOD	N	N			
127	7	BLACK HILLS SPRUCE	FAIR	N	N			
128	9	BLACK HILLS SPRUCE	GOOD	N	N			
129	7	BLACK HILLS SPRUCE	FAIR	N	N		2 TRUNKS	
130	7	SCOTCH PINE	FAIR	N	N		3 TRUNKS	
131	7	SCOTCH PINE	FAIR	N	N			
132	12	SCOTCH PINE	FAIR	N	N			
133	5	SCOTCH PINE	FAIR	N	N			
134	8	SCOTCH PINE	FAIR	N	N			
135	10	SCOTCH PINE	FAIR	N	N			
136	4	SCOTCH PINE	POOR	N	N			
137	9	SCOTCH PINE	FAIR	N	N			
138	9	SCOTCH PINE	FAIR	N	N			
139	13	SCOTCH PINE	GOOD	N	N			
140	5	SCOTCH PINE	FAIR	N	N			
141	5	SCOTCH PINE	POOR	N	N			
142	5	SCOTCH PINE	FAIR	N	N			
143	8	BLACK HILLS SPRUCE	GOOD	N	N			
144	6	RED CEDAR	GOOD	N	N			
145	7	SCOTCH PINE	FAIR	N	N			
146	11	SCOTCH PINE	GOOD	N	N			
147	6	SCOTCH PINE	GOOD	N	N			
148	11	SCOTCH PINE	FAIR	N	N			
149	5	SCOTCH PINE	FAIR	N	N			
150	4	BLACK HILLS SPRUCE	FAIR	N	N			
151	13	BLACK HILLS SPRUCE	FAIR	N	N			
152	10	SCOTCH PINE	FAIR	N	N			
153	6	SCOTCH PINE	FAIR	N	N			
154	7	BLACK HILLS SPRUCE	FAIR	N	N		10 TRUNKS: 7,3,3,3,3,3,3,3,3	
155	5	SCOTCH PINE	FAIR	N	N			
156	11	RED CEDAR	GOOD	N	N			
157	6	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
158	12	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
159	7	RED CEDAR	GOOD	Y	Y	BLDG		
160	8	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
161	4	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
162	11	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
163	4	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
164	3	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
165	10	SCOTCH PINE	FAIR	N	N			
166	11	BLACK HILLS SPRUCE	GOOD	N	N			
167	6	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG		
168	10	BLACK HILLS SPRUCE	FAIR	N	N			
169	6	SCOTCH PINE	FAIR	N	N			
170	3	SCOTCH PINE	GOOD	N	N			
171	8	SCOTCH PINE	GOOD	N	N			
172	12	SCOTCH PINE	FAIR	N	N			
173	6	BLACK HILLS SPRUCE	FAIR	N	N		9 TRUNKS: 6,3,3,3,3,3,3,3,3	
174	7	SCOTCH PINE	FAIR	N	N			
175	3	SCOTCH PINE	FAIR	Y	Y	BLDG		
176	9	SCOTCH PINE	GOOD	Y	Y	BLDG		
177	7	SCOTCH PINE	GOOD	Y	Y	BLDG		
178	14	BLACK HILLS SPRUCE	GOOD	Y	Y	BLDG		
179	4	SCOTCH PINE	FAIR	Y	Y	BLDG		
180	3	RED CEDAR	FAIR	Y	Y	BLDG		
181	4	RED CEDAR	FAIR	Y	Y	BLDG		
182	4	BLACK HILLS SPRUCE	GOOD	Y	Y	PARKING		
183	5	BLACK HILLS SPRUCE	FAIR	Y	Y	PARKING	7 TRUNKS: 5,3,3,3,3,3,3	
184	5	RED CEDAR	GOOD	N	N			
185	3	RED CEDAR	GOOD	N	N			
186	9	RED CEDAR	GOOD	N	N			
187	7	SCOTCH PINE	GOOD	N	N			
188	7	SCOTCH PINE	FAIR	N	N			
189	7	SCOTCH PINE	FAIR	N	N			
190	6	SCOTCH PINE	FAIR	N	N			
191	8	SCOTCH PINE	POOR	N	N		HEAVY LEAN	
192	7	SCOTCH PINE	FAIR	N	N			
193	7	SCOTCH PINE	FAIR	N	N			
194	7	SCOTCH PINE	FAIR	N	N			
195	4	RED CEDAR	GOOD	N	N			
196	8	SCOTCH PINE	FAIR	N	N			
197	10	SCOTCH PINE	FAIR	N	N			
198	8	RED CEDAR	FAIR	N	N			
199	13	SCOTCH PINE	FAIR	N	N			
200	5	SCOTCH PINE	FAIR	N	N			
201	2	RED CEDAR	POOR	N	N			
202	5	SCOTCH PINE	GOOD	N	N			
203	3	RED CEDAR	GOOD	Y	Y	PARKING	Tag Located on Branch w/Flagging	
204	6	SCOTCH PINE	GOOD	Y	Y	PARKING		
205	4	RED CEDAR	GOOD	Y	Y	PARKING		
206	4	RED CEDAR	GOOD	Y	Y	POND		
207	3	RED CEDAR	GOOD	Y	Y	BLDG		
208	15	GREEN ASH	POOR	Y	Y	POND		
209	4	RED CEDAR	GOOD	Y	Y	POND		
210	4	RED CEDAR	GOOD	Y	Y	POND		
211	4	RED CEDAR	GOOD	Y	Y	POND		
212	5	RED CEDAR	GOOD	Y	Y	POND	Tag Located on Branch w/Flagging	
213	2	RED CEDAR	GOOD	Y	Y	POND		
214	2	RED CEDAR	GOOD	Y	Y	POND		
215	3	RED CEDAR	GOOD	N	N			
216	4	RED CEDAR	GOOD	Y	Y	POND		
217	7	RED CEDAR	FAIR	N	N		2 TRUNKS: 4,7	
218	4	RED CEDAR	GOOD	N	N			
219	4	RED CEDAR	FAIR	N	N			
220	19	PIN OAK	GOOD	N	N			
221	4	RED CEDAR	GOOD	N	N			
222	5	RED CEDAR	GOOD	N	N			
223	11	GREEN ASH	POOR	N	N			
224	5	RED CEDAR	GOOD	Y	Y	BLDG		
225	7	RED CEDAR	GOOD	Y	Y	BLDG		
226	7	SCOTCH PINE	POOR	Y	Y	BLDG	TRUNK ROT	
227	3	RED CEDAR	GOOD	Y	Y	BLDG		
228	3	WHITE FIR	FAIR	Y	Y	BLDG		
229	3	WHITE FIR	POOR	Y	Y	BLDG		
230	3	RED CEDAR	GOOD	Y	Y	BLDG		
231	9	WHITE PINE	GOOD	Y	Y	BLDG		
232	6	RED CEDAR	GOOD	Y	Y	BLDG	2 TRUNKS: 6,6	
233	3	RED CEDAR	GOOD	Y	Y	BLDG		
234	6	RED CEDAR	GOOD	Y	Y	PARKING	3 TRUNKS: 6,6,6	
235	13	GREEN ASH	POOR	Y	Y	PARKING	2 TRUNKS: 11,13	
236	13	GREEN ASH	POOR	N	N			
237	6	RED CEDAR	GOOD	N	N			
238	4	SCOTCH PINE	FAIR	N	N			
239	4	WHITE FIR	GOOD	N	N			
240	8	RED CEDAR	GOOD	N	N			
241	11	RED CEDAR	GOOD	N	N			
242	4	RED CEDAR	GOOD	N	N			
243	4	SCOTCH PINE	FAIR	N	N			
244	10	SCOTCH PINE	FAIR	N	N			
245	9	RED CEDAR	GOOD	N	N			
246	5	GREEN ASH	POOR	N	N			
247	8.8	SCOTCH PINE	GOOD	N	N			
248	3	RED CEDAR	GOOD	N	N			
249	10	RED CEDAR	GOOD	N	N			
250	8	GREEN ASH	POOR	N	N		2 TRUNKS: 7,8	
251	9	GREEN ASH	POOR	N	N			
	138	NO. OF SIGNIFICANT TREES TAGGED						
	14	LESS 10% ALLOWED REMOVAL						
	50	TOTAL TREES REMOVED:						
	50	TOTAL EXEMPT TREES REMOVED:						
	0	NON-EXEMPT TREES REMOVED OVER ALLOWED:						
	0	PENALTY TREES REQUIRED						



Not to Scale

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.96	9.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⌈	5	WP2		RWL2-160L-135-4K7-4-U	Single	17390	137.1	0.900
⌋	6	WP1		RWL2-160L-45-4K7-3-U	Single	6780	46.1	0.900
⊕	2	AA1		RAR1-160L-115-4K7-4W-U	Single	15232	109.7	0.900

TYPE AA1 20FT POLE ON 3FT BASE

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

Project #:
Date: 4/14/2023
Paper Size: ARCH D - 24X36"

HEIM LAKE APARTMENTS v2

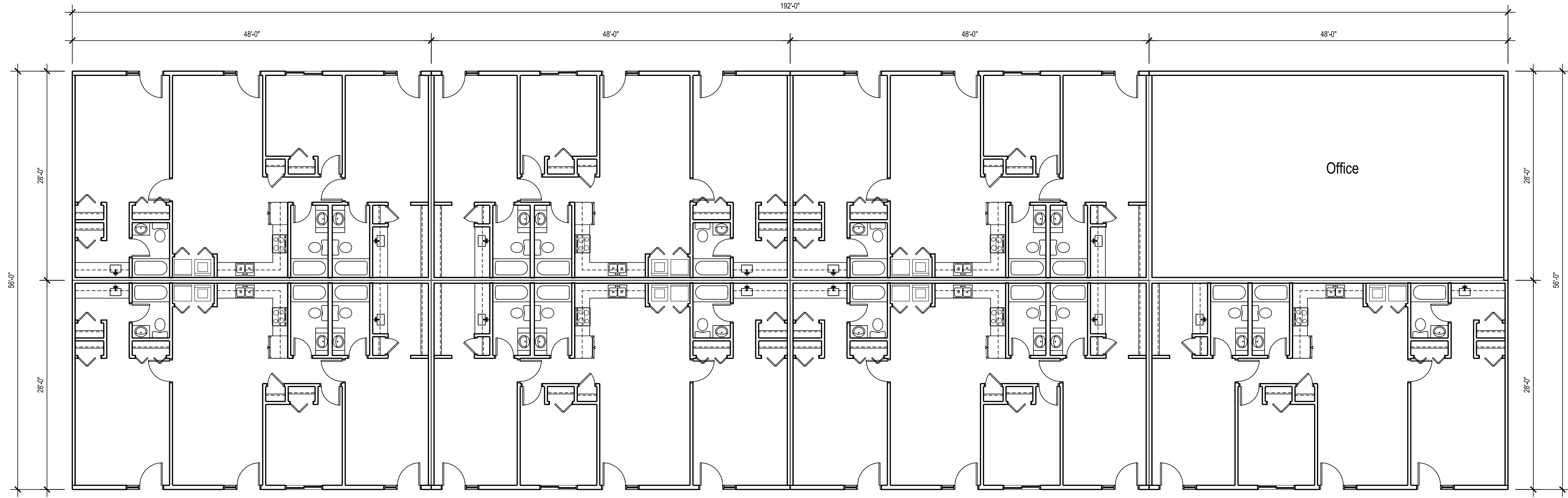
Page M of 1

MIN. ND. SD. W. WI
6885 146TH ST W
APPLE VALLEY, MN 55124
952.223.6300
WWW.JTHLIGHTING.COM

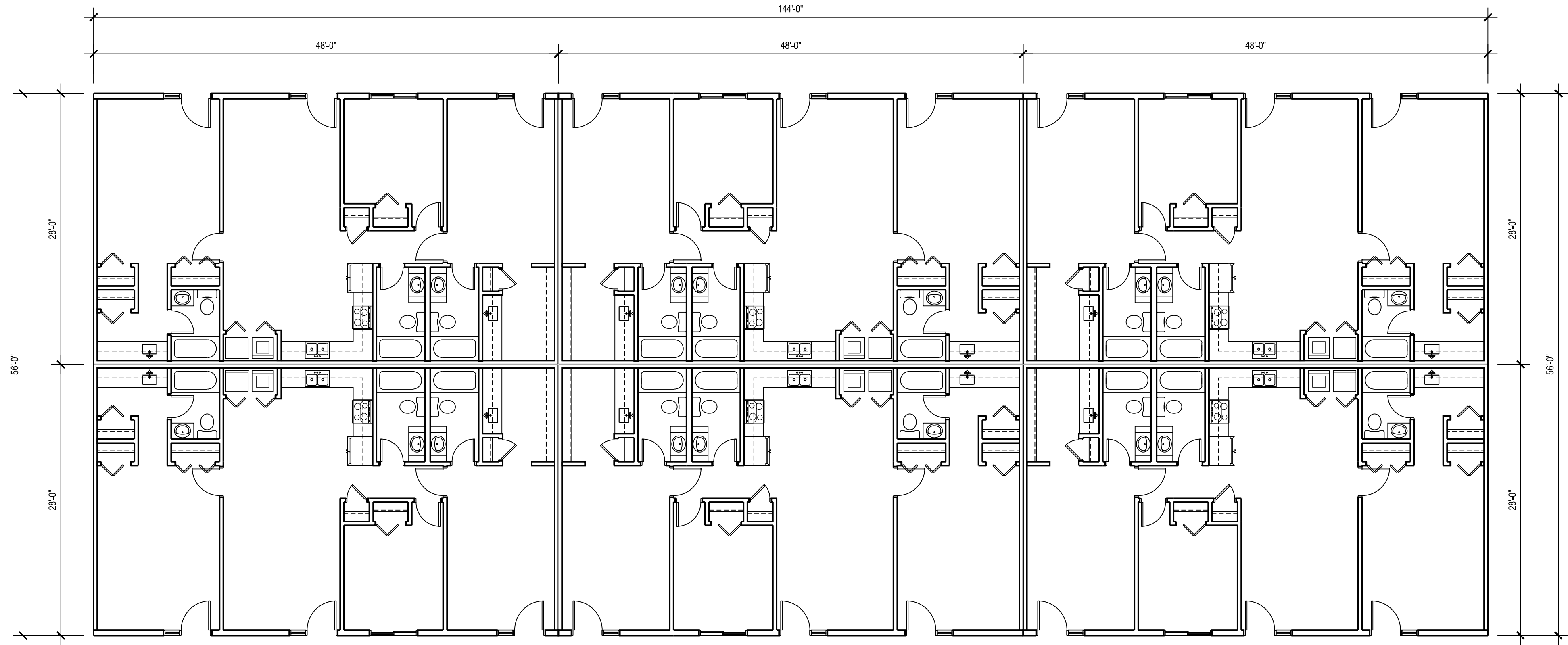
jth

LIGHTING ALLIANCE

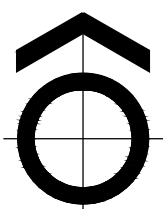
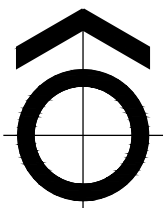
Calculated light levels shown are estimates based on information available at time of layout request. Due to unknown site conditions JTH Lighting assumes no responsibility for installed light levels.



1 FLOOR PLAN - 7 UNITS APARTMENT PLUS OFFICE: BUILDING #1
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - 6 UNITS APARTMENT: BUILDING #2
SCALE: 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED 13 RESIDENTIAL UNITS
APARTMENT

Address
City, State Zip Code

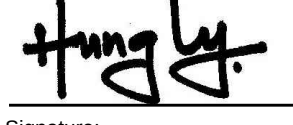
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MM/DD/YYYY

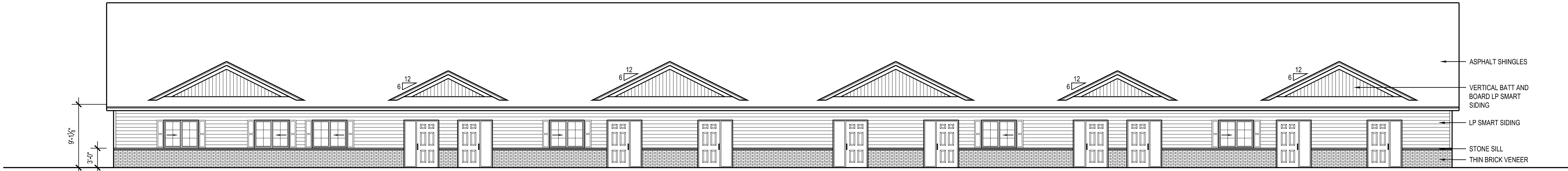
SHEET TITLE
FLOOR PLANS: BUILDING #1
AND BUILDING #2

DRAWN BY: DATE:
Hung Ly 04/15/2023

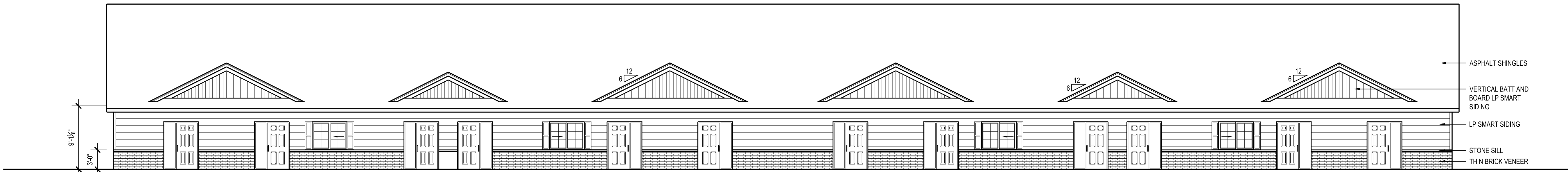
SHEET NO.
A2

H Architects
Commercial | Retail | Mixed Use Residential | Restaurants
51 11th Ave. South
Waite Park, MN 56387
320-237-7411: harchitects2000@gmail.com

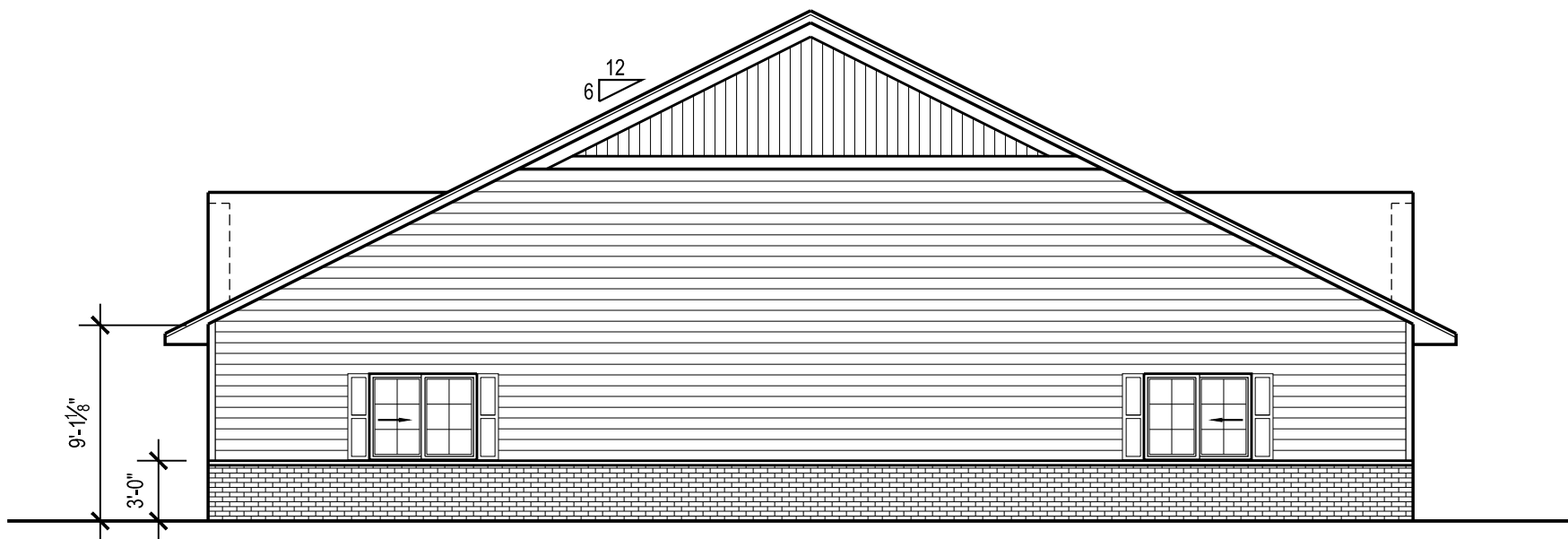
ARCHITECT CERTIFICATION:
I Herby Certify That This Plan Was
Prepared By Me Or Under My
Direct Supervision and I am A Duty
Licensed Architect Under The Laws
Of The State of Minnesota

Signature:
Printed Name: Hung T. Ly
REG. 50476 Date: 04/15/2023



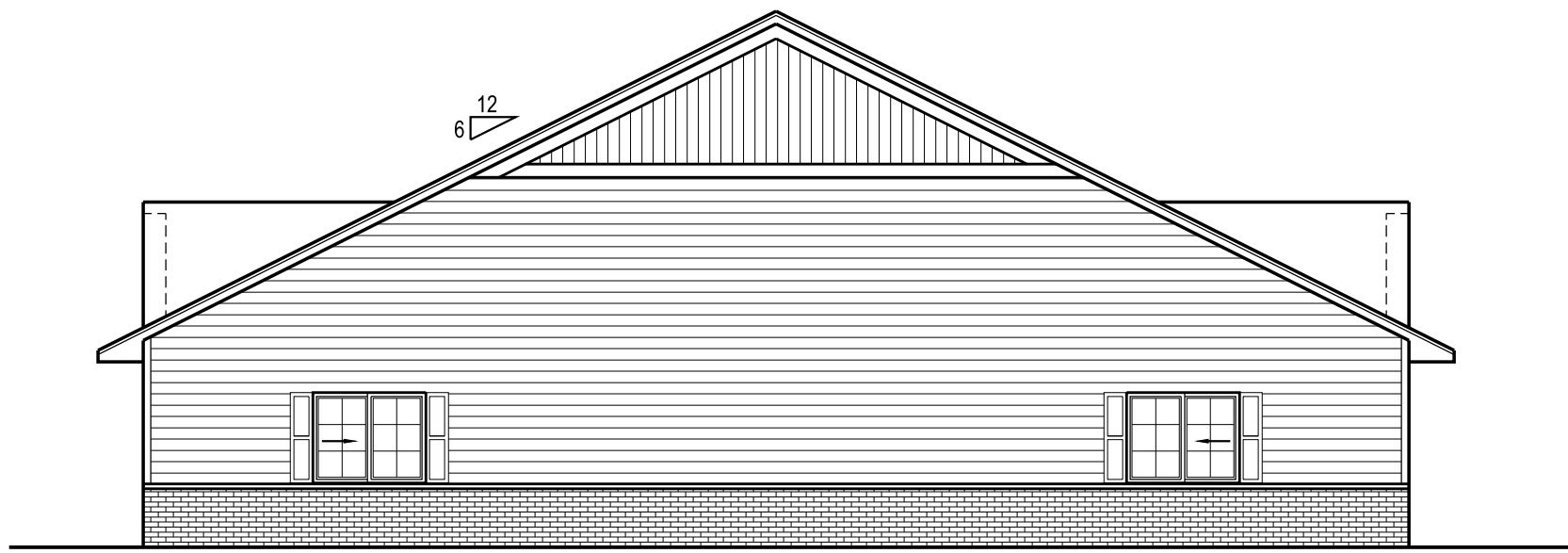
1 EXTERIOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



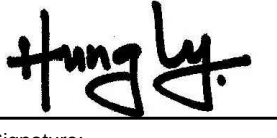
4 EXTERIOR LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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REG. 50476 Date: 04/15/2023

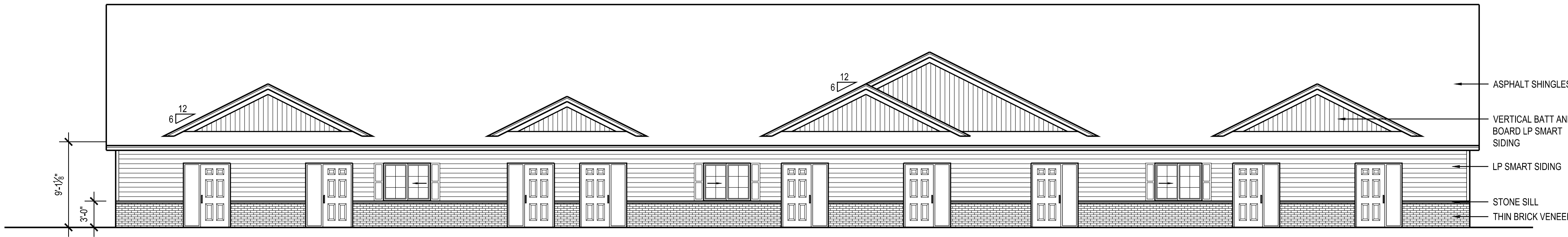
REVISIONS
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SHEET TITLE
EXTERIOR ELEVATIONS:
BUILDING #1

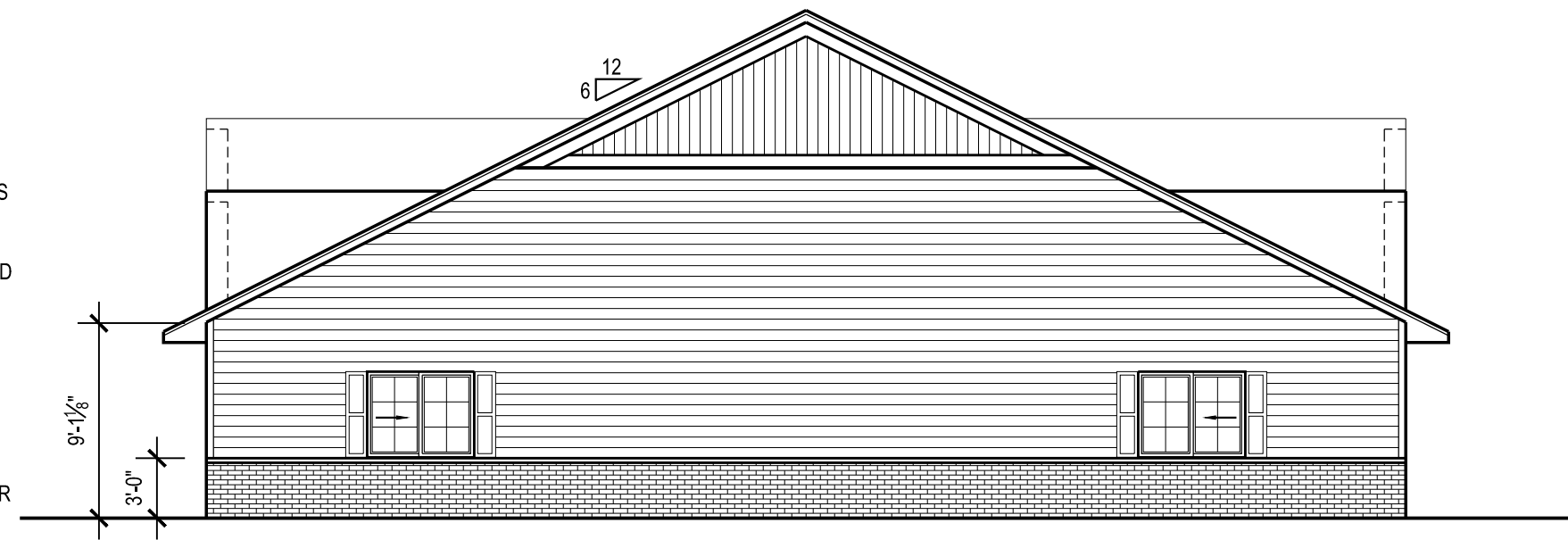
DRAWN BY: DATE:
Hung Ly 04/15/2023

SHEET NO.
A3

PROJECT NO.:



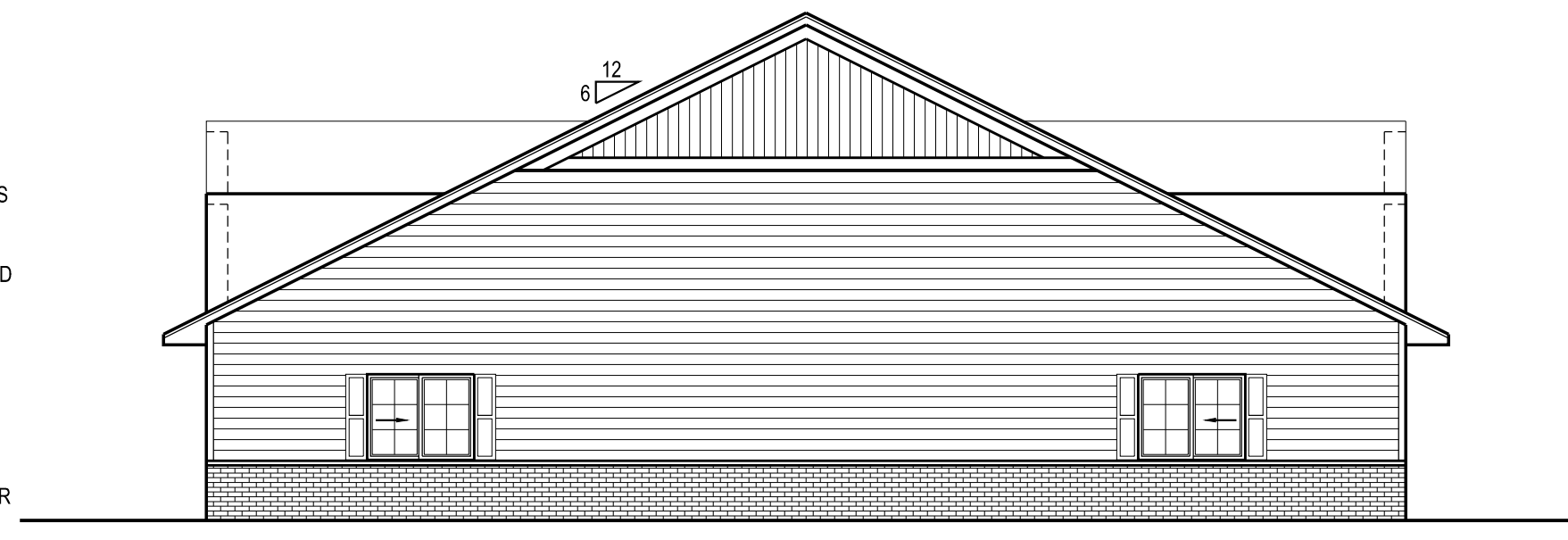
1 EXTERIOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR REAR ELEVATION
SCALE: 1/8" = 1'-0"



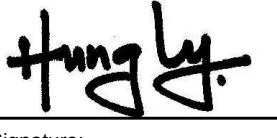
4 EXTERIOR LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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Printed Name: Hung T. Ly
REG. 50476 Date: 04/15/2023

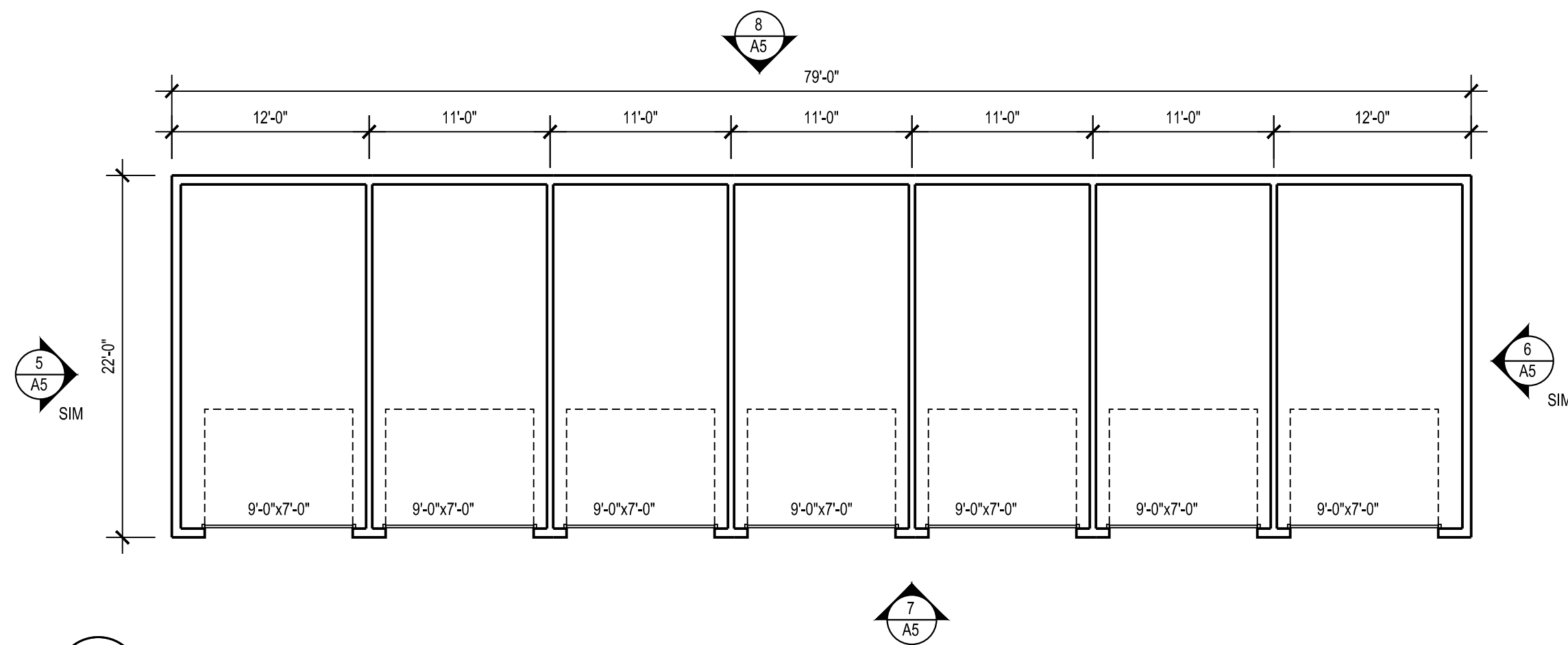
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SHEET TITLE EXTERIOR ELEVATIONS: BUILDING #2
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DRAWN BY: Hung Ly	DATE: 04/15/2023
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SHEET NO. A4

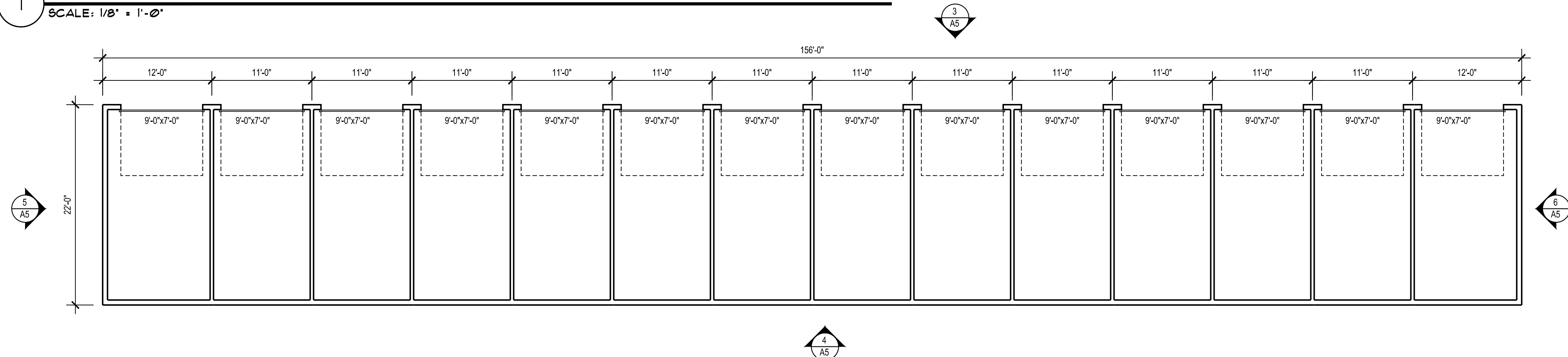
PROJECT NO.:



1 FLOOR PLAN AT 7 GARAGES
SCALE: 1/8" = 1'-0"



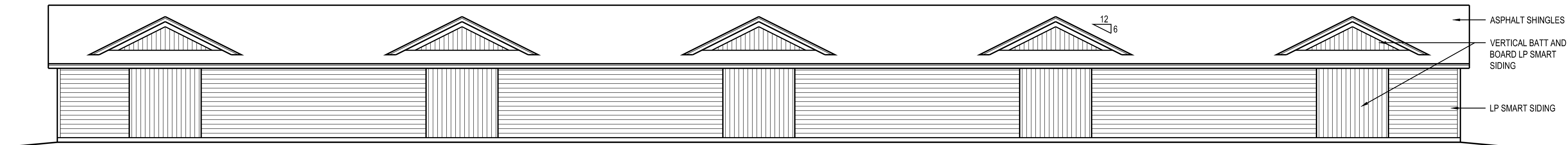
7 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



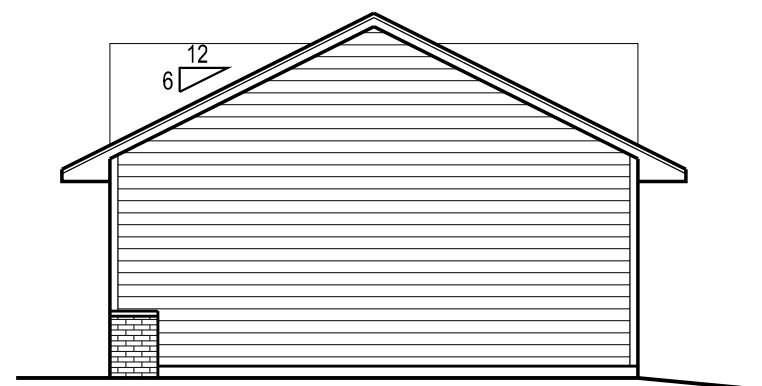
2 FLOOR PLAN AT 14 GARAGES
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



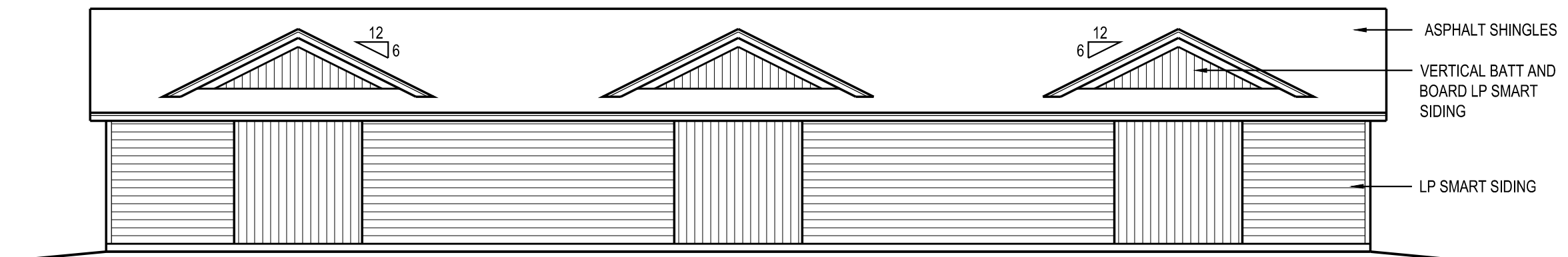
4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



6 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



8 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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Signature:
Printed Name: Hung T. Ly
REG. 50476 Date: 04/15/2023

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MM/DD/YYYY

SHEET TITLE
GARAGE FLOOR PLANS AND
EXTERIOR ELEVATIONS

DRAWN BY: DATE:
Hung Ly 04/15/2023

SHEET NO.
A5

PROJECT NO.: