

## Introduction and Summary

office-showroom and office buildings. Outdoor storage of good and materials should only be allowed under a “conditional use permit” that specifies visual screening with buildings, walls, fences, berms and/or landscaping.

- **Public Park:** Public parks include lands owned by the City for active recreation. This district does not include any parks that may be privately owned. The exact locations of future neighborhood parks will be determined during the land development process.
- **Public and Semi-Public Facilities:** This planning district includes public schools, the City Hall, the former Township Hall site, the Chisago County Library and other properties owned by the City or the County now or in the future. Also included are places of worship.
- **Conservation and Open Space:** This land use plan category includes all wetlands, which will continue to be protected under the regulations of Chisago County and the Comfort Lake–Forest Lake Watershed District. It also includes the Carlos Avery State Wildlife Management Area, which covers a large portion of the city.
- **Shoreland Management Overlay:** The City of Wyoming will amend then adopt the Shoreland regulations currently administered by Wyoming Township to include provisions and standards allowable when public sanitary sewer service is available.

### Land Use Policies

Land use policies seek to influence the location, types, amount and timing of future growth through private real estate development, public investment in infrastructure and community facilities and conservation of natural areas.

Subjects addressed include:

- Natural resource management
- Agriculture
- Original townsite residential areas
- Sub-area plans
- Zoning and subdivision regulations
- Arterial road plan
- Municipal utilities plan
- Private individual or community wastewater systems
- Natural resource management techniques
- Residential development design
- Retail, office and industrial development design
- Sustainability.

## Park, Open Space and Trails

### Park, Open Space and Trails Objectives

- 1. Additional Public Parks:** Acquire land for public parks that provide options for active sports and passive recreation. The park system may also be a component of an integrated effort to conserve significant natural resources.
- 2. Ecology and the Environment:** Plan and design parks and greenways to protect environmentally sensitive features, reduce negative environmental effects and serve as models of land stewardship.
- 3. Bicycling and Walking:** Work with Chisago County to build a system consisting of off-road paths, paved shoulders, striped on-street bicycling lanes street and municipal sidewalks.
- 4. Role of Parks in Community Design:** Locate and design parks and greenways to enhance the quality of residential neighborhoods and commercial districts, reflect Wyoming's cultural heritage and honor civic life.
- 5. Greenways:** Create linear patterns of private and/or public open space that are interconnected, preserve upland and wetland habitat, aid wildlife movement and may include paved paths.

### Parks Plan

The Park System Plan calls for acquiring land and building three types of parks for outdoor recreation:

- **Neighborhood Playground:** Approximately five to ten acres in size and serving a ½- to ¾-mile radius. Facilities may include play apparatus, multi-purpose athletic field, outdoor hockey or skating rink, picnic shelter, and quiet or passive areas.
- **Community Athletic field:** Ten to twenty-five acres in size and serving the entire community. Oriented toward organized athletics with lighted fields and off-street parking. This site would have to be acquired through purchase.
- **Special Area:** Potentially oriented toward preserving and providing public access to a significant natural resource such as a major woods.

Figure P-1, Parks System Plan, illustrates the approximate boundaries of Park Service Areas, those districts that are demarcated by major roads or water features and may grow to sufficient population to warrant a municipal park. It will be the practice of the City of Wyoming to acquire land by dedication during the platting process in order to assemble parks of sufficient size.

### **Open Space Plan**

Land owned and managed for its natural features will be an important feature of the future City of Wyoming.

1. **Wetlands and Floodplains:** The City will continue to protect wetlands and floodplains through its own zoning regulations and through cooperation with Chisago County and the Comfort Lake–Forest Lake Watershed District.
2. **Carlos Avery Wildlife Management Area:** The City will adopt a land use plan and zoning regulations that respect the natural resource functions of the Carlos Avery Wildlife Management Area.
3. **Greenways:** The City will strive to reduce the loss of wooded uplands as residential neighborhoods are created.

### **Trails Plan**

1. **County Trails:** The City of Wyoming will cooperate with Chisago County to create three regional paths for bicycling, skating, walking and running. Descriptions of the three regional trails are provided below.
2. **Local Trails:** The City will create a north-south route for bicycling along the alignment of Innsbrook Avenue, Comfort Drive and Heath Avenue. That facility, named the Comfort Lake Route, is described below.
3. **Sidewalks:** The City will adopt subdivision regulations (or reference its public facility design manual) that requires a five-foot concrete sidewalk along at least one side of each future Local or Collector residential street in the areas planned as Suburban Neighborhoods.

## Land Use Plan Map

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

### Land Use Plan Areas

#### Semi-Rural Housing

The Semi-Rural Housing Areas are locations that are presently subdivided into parcels of approximately one to ten acres, which may include the present Agricultural, Rural Residential I and Rural Residential II zoning districts of Wyoming Township. Many of those locations cannot easily be resubdivided into smaller parcels that could economically accommodate public or shared private wastewater systems.

Thus, it is assumed that the Semi-Rural Housing Area will continue to be served with individual on-site wastewater treatment systems. (However, any location is eligible to receive municipal sewer and water services if desired.) Lot sizes would likely continue to be in the range of one to ten acres.

#### Lower Density Suburban Neighborhoods

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

These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses.

Neighborhoods with a combination of detached and attached housing types may be approved through a public review process that ensures:

- That nearby housing and roads are adequately protected
- That the neighborhood provides more natural open space and/or public park than would result if it contained only detached housing
- That the overall average density of the neighborhood is not more than 20 percent greater than what would be possible only using detached (single-family) housing.
- Not more than half percent of the dwelling units are of the attached variety.



### **Conservation and Open Space**

This land use plan category includes all wetlands, which will continue to be protected under the regulations of Chisago County and the Comfort Lake–Forest Lake Watershed District. It also includes the Carlos Avery State Wildlife Management Area, which covers a large portion of the city. The future City zoning ordinance should specify a minimum setback distance for nearby buildings from the boundary of the Wildlife Management Area.

### **Shoreland Management Overlay**

The City of Wyoming will amend then adopt the Shoreland regulations currently administered by Wyoming Township to include provisions and standards allowable when public sanitary sewer service is available. The Land Use Plan Map shows the approximate location of the Shoreland Management Overlay Areas within 1,000 feet of state-designated lakes and 300 feet of state-designated streams. The Floodplain zoning district is encompassed by the Shoreland Management Overlay although the Overlay includes lands outside the Floodplain zoning.

### Significant Woodlands

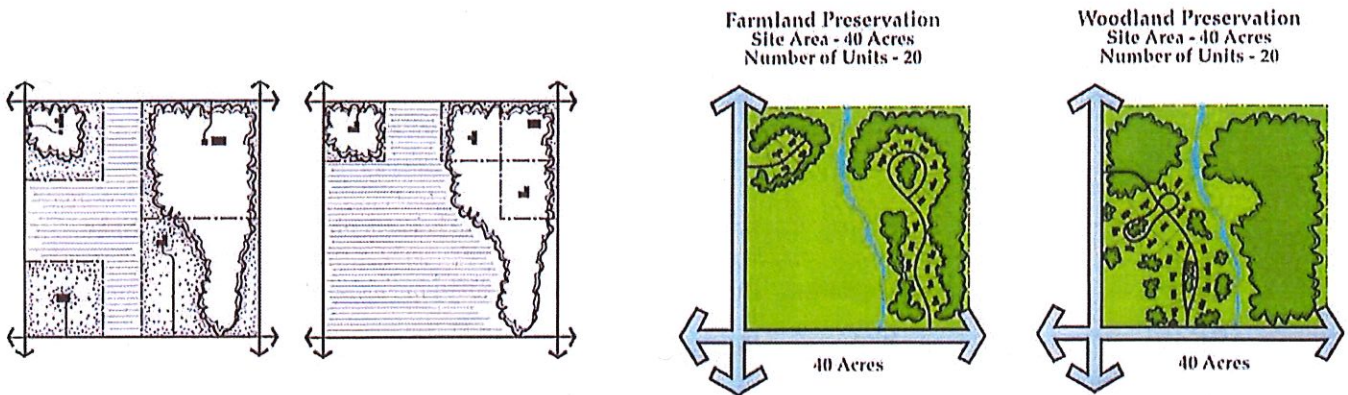
When reviewing an application for a Grading Permit, Preliminary Plat or Site Plan, City staff will meet with the applicant to determine the most feasible and practical placement of buildings, parking, driveways, streets and other physical features in order that the fewest significant trees and least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

Within two years of the time this plan is adopted, the City will use a professional forest scientist to determine which woods are of highest quality and deserving of protection. Subsequently, a woodland preservation overlay zoning district may be created, and the outcome of that study will help guide the application of the Woodland Preservation Regulations.

### Clustering

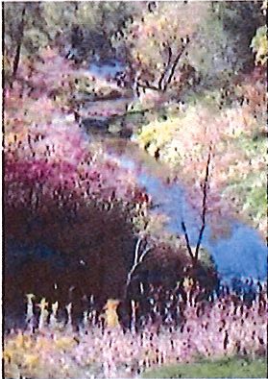
On every development site, especially residential properties, use municipal zoning and subdivision regulation powers to attempt to conserve the best of the natural resources in a pattern that works in concert with natural resources and open spaces on adjacent properties. Zoning regulations to be written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

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



### Linked Open Spaces

Ideally, forests and wetlands should be conserved in locations that create a linked and continuous pattern across the community.



### Natural Drainage

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

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

### City Parks

Potentially acquire certain tracts of land for their benefit as significant natural resources and passive recreation (e.g., walking, picnics, viewing, solitude, etc.). Conduct a study of the remaining large, undeveloped tracts of land to determine whether any are worthy of city acquisition as passive public parks and natural conservation.



Accept dedications of land as public park during the platting process for natural resource conservation purposes only if that land has been determined by an ecologist to locally significant. Protect valuable but non-significant natural resources through normal subdivision and site plan review regulations.

Acquire other park land either through dedication during platting or direct purchase for active recreation (e.g., sports fields) in locations targeted by the Wyoming Parks Plan (an element of this comprehensive plan).

### Public Open Space

Carlos Avery State Wildlife Management Area is owned and managed by the State of Minnesota, extends across several local units of government and receives surface water from the northern half of the City of Wyoming.

Require that parking areas adjacent to the borders of the Carlos Avery State Wildlife Management Area be set at least 100 feet from those property lines. Do not allow grading or vegetative cutting within 75 feet of the those property lines.

### Private Lands with Significant Resources

Potentially acquire conservation easements over certain tracts of land for their benefit as significant natural resources. Conduct a study of the remaining large, undeveloped tracts of land to determine whether any are worthy of preservation as permanent undisturbed natural areas without public access or use.



In situations where housing abuts high volume roads (either facing or backing up to the road), landscaping will be required to mitigate the effect of the traffic on the housing. Such screening should consist of earth berms or screen walls. Landscaping treatments should be used for the berms and the screen walls, and the screen walls should be designed to complement the adjoining residential developments.



### **Retail, Office and Industrial Development**

#### **Commercial Site Design**

Improve standards for site planning and design, including building and parking placement, pedestrian connections, signage and landscaping.

#### **Connections**

Maximize visual and physical linkages between adjoining land uses that are similar or can coexist compatibly such as offices and retail or high-density housing. Encourage pedestrian movement between adjacent sites rather than multiple trips by car. Where uses are less compatible (such as industry and housing), provide adequate landscape buffers and screens to soften the transition between them.

#### **Efficiency**

Encourage sites to share functional site design elements such as shared access, shared parking, coordinated landscaping, linked open space, and surface water detention areas, when such elements support a more efficient and attractive development pattern.

#### **Landscaping**

Require high quality planting plans for all new multi-family residential, commercial and industrial developments. Incorporate the guidelines of the landscaping manual into the zoning ordinance to give them more force.

#### **Sensitivity to Context**

Design new development to respect surrounding development, whether this includes quiet low-density residential neighborhoods, traditional storefronts or major institutions such as the hospital.





## Appendix A: Summary of Acreage by Land Use Plan Category

Table LU-2 indicates that

- 41 percent of the future City of Wyoming has been planned as Conservation and Open Space, which includes wetlands, floodplains and the Carlos Avery State Wildlife Management Area.
- 15 percent as Semi-Rural Housing (served by on-site private wastewater treatment systems),
- 26 percent as sewered suburban housing
- 11 percent as commercial and industrial land (including Mixed-Use and Rural Research and Development).

**Table LU-2  
Acreage by Land Use Plan Category**

Land Use Plan Category	Acreage	Percent
Semi-Rural Housing	1,927	14
Lower-Density Suburban Neighborhoods	3,204	23
Medium-and Higher-Density Suburban Neighborhoods	440	3
City Center	71	1
Commercial	325	2
Mixed Use	258	2
Rural Research & Development	404	3
Office and Health Care Business	155	1
Light Industry and General Business	521	4
Parks	134	1
Public and Semi Public	52	0
Conservation and Open Space	5,719	41
Public Road Right-of-Way	838	6
<b>Totals</b>	<b>14,048</b>	<b>100</b>

Table LU-3 indicates that the population of the City of Wyoming could grow to approximately 24,400 when all the land in the community has been developed. Please note that a relatively low estimate of 2.0 dwelling units per acre was assumed for the Lower-Density Suburban neighborhoods because the fractured pattern of existing parcels and scattered housing will make resubdivision somewhat inefficient.

**Table LU-3:  
Forecast of Households and Population at Full Development**

Land Use Plan Category	Acreage	Average Dwelling Units per Acre	Dwelling Units	Households	Average Population per HH	Total Population
Semi-Rural Housing	1,927	0.3	578	561	3.0	1,682
Lower-Density Suburban Neighborhoods	3,204	2	6,408	6,216	2.8	17,404
Medium-and Higher-Density Suburban Neighborhoods	440	6	2,640	2,561	2.0	5,122
<b>Totals</b>			<b>9,626</b>	<b>9,337</b>		<b>24,208</b>

# City of Wyoming Parks, Open Space and Trails System Plan

The City of Wyoming Parks, Open Space and Trails System Plan will guide acquiring land for municipal parks, the protecting public and private open space and reserving corridors for multiple-use paths.

## Parks, Open Space and Trails Objectives

- 1. Additional Public Parks:** Acquire land for public parks that provide options for active sports and passive recreation. The park system may also be a component of an integrated effort to conserve significant natural resources.
- 2. Ecology and the Environment:** Plan and design parks and greenways to protect environmentally sensitive features, reduce negative environmental effects and serve as models of land stewardship.
- 3. Bicycling and Walking:** Work with Chisago County to build a system consisting of off-road paths, paved shoulders, striped on-street bicycling lanes street and municipal sidewalks.
- 4. Role of Parks in Community Design:** Locate and design parks and greenways to enhance the quality of residential neighborhoods and commercial districts, reflect Wyoming's cultural heritage and honor civic life.
- 5. Greenways:** Create linear patterns of private and/or public open space that are interconnected, preserve upland and wetland habitat, aid wildlife movement and may include paved paths.

## Parks System

### 1. A Network of Green Spaces

Wyoming will continue to build a system of green open spaces for recreation, community beauty and natural protection that are linked by linear parks (greenways), off-road paths and on-street bicycle lanes, and generously landscaped roads.

### 2. Park Classification

Wyoming will create the following types of parks:

- **Neighborhood playground:** Approximately five to ten acres in size and serving a ½- to ¾-mile radius. Facilities may include play apparatus, multi-purpose athletic field, outdoor hockey or skating rink, picnic shelter, and quiet or passive areas.
- **Community athletic field:** Ten to twenty-five acres in size and serving the entire community. Oriented toward organized athletics with lighted fields and off-street parking. This site would have to be acquired through purchase.
- **Special area:** Potentially oriented toward preserving and providing public access to a significant natural resource such as a major woods.



### 3. New Neighborhood Playground Locations

Figure P-1, Parks System Plan, illustrates the approximate boundaries of Park Service Areas, those districts that are demarcated by major roads or water features and may grow to sufficient population to warrant a municipal park.

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

City staff will negotiate with landowners and developers to specify the location and configuration of each park with the aim of acquiring the appropriate amount of land needed to accommodate the planned facilities. Street access, the length of public street abutting each park and the relationship to adjacent buildings will also be negotiated in that process.



The City will study and possibly amend its ordinance for the dedication of park land and/or cash during the platting process.

#### 4. Coordination with the School District

The City will seek to co-locate City parks with schools and to use existing school gymnasiums or pools to meet City recreational program needs.

#### 5. Role of Parks in Community Design

Parks are a major and highly visible public investment that can have a significant positive effect on the appearance of a community and its quality of life. The City will seek to design parks and greenways as visual assets that enhance the level of private investment in nearby housing and create lasting value in neighborhoods. Each park should:

- Be open to the neighborhood on at least half of its perimeter
- Include generous landscaping to soften and direct views
- Provide both active spaces and quiet, natural areas
- Use civic buildings such as a gazebo or picnic shelter as a focal point
- In a school-park situation, be designed in coordination with the facilities provided by the school.
- Include off-street parking designed in careful relation to the topography, plantings and views so as to minimize its visual effect. No more off-street parking should be provided than is reasonable in addition to on-street parking.

At the same time, the City should strive to ensure that development that occurs next to parks is compatible with these open space areas.

#### 6. Ecology and Environment

Parks can and should provide benefits in addition to outdoor recreation such as protecting environmentally sensitive areas and connecting people to nature on a daily basis.

The City will identify, preserve and enhance existing valuable natural areas such as wetlands, major wooded areas, hilltops, and native prairies (if any) and provide for appropriate public use. Identify such lands prior to the neighborhood development process.

Drainage swales and creeks are important for their ability to provide wildlife habitat and movement paths, cost-effectively manage stormwater, reduce flooding and serve as visual amenities. Drainageways in parks should be identified and maintained in a natural state. Mowing should be discouraged, and environmentally sensitive methods of bank protection should be used rather than engineering approaches.

The City will also try to incorporate neighborhood detention ponds into parks for the sake of park aesthetics, water quality and land efficiency. This should be done without losing the amount of land needed for active park uses, however.



## Open Space Network

Land owned and managed for its natural features will be an important feature of the future City of Wyoming. It is anticipated that Wyoming will be at least 43 percent public open space when fully developed. There may be additional private property held in a natural condition to supplement the public lands in a conservation state. Figure 2 illustrates the extensive network of lands to be preserved as public conservation open space.

- 1. Wetlands and Floodplains:** The City will continue to protect wetlands and floodplains through its own zoning regulations and through cooperation with Chisago County and the Comfort Lake–Forest Lake Watershed District.
- 2. Carlos Avery Wildlife Management Area:** The City will adopt a land use plan and zoning regulations that respect the natural resource functions of the Carlos Avery Wildlife Management Area.
- 3. Greenways:** The City will strive to reduce the loss of wooded uplands as residential neighborhoods are created. Woods may be protected by first retaining a professional forester to conduct a city-wide survey of the quality of the community's forests. Later, as neighborhood development sketch plans are brought forward, the City will apply the provisions of its subdivision regulations to encourage or require a design that limits the loss of the best forest and creates a linked network of woods, prairie, wetlands and lakes.



## Trails System

- 1. County Trails:** The City of Wyoming will cooperate with Chisago County to create three regional paths for bicycling, skating, walking and running. Descriptions of the three regional trails are provided below.
- 2. Local Trails:** The City will create a north-south route for bicycling along the alignment of Innsbrook Avenue, Comfort Drive and Heath Avenue. That facility, named the Comfort Lake Route, is described below.
- 3. Sidewalks:** The City will adopt subdivision regulations (or reference its public facility design manual) that requires a five-foot concrete sidewalk along at least one side of each future Local or Collector residential street in the areas planned as Suburban Neighborhoods. Those locations are expected to have streets with curb-and-gutter and public utilities. Sidewalks are an important element of any non-motorized circulation network.

